Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5392 | W: desplainesil.gov

Planning and Zoning Board Agenda
January 14, 2025
Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: November 26, 2024 Planning and Zoning Board Meeting

Public Comment: For matters not on the agenda

General Communications: None at this time

Administrative Decisions – Administrative determinations by staff were made for the following properties:

- None to report since November 26, 2024 PZB meeting

Pending Applications:

1. **Address:** 2134 Sprucewood Ave. **Case Number:** 24-058-TSUB-FPLAT

   The applicant requests Tentative and Final Plat of Subdivision under Section 13-2 of the Subdivision Regulations to subdivide one existing lot into two lots of record.

   PINs: 09-30-403-009-0000

   Petitioner: Irene Heldak, 2294 Westview Dr, Des Plaines, IL 60018

   Owners: Irene and Zenon Heldak, 2294 Westview Dr, Des Plaines, IL 60018

2. **Address:** 10 W. Algonquin Road **Case Number:** 24-063-PUD-V

   The petitioner requests: (i.) a Conditional Use for a Preliminary & Final Planned Unit Development; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) fencing with an open design instead of solid opaque fencing abutting existing residential uses; and (iii.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

   PINs: 08-24-201-052-0000 & 08-24-201-053-0000

   Petitioner: Vetter Pharma International USA, Inc., 10 W. Algonquin Road, Des Plaines, IL 60016 represented by Legat Architects, 549 W. Randolph Street, Chicago, IL

   Owners: Vetter Commercial Manufacturing USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016

3. **Address:** 1685 E. Oakton Street **Case Number:** 25-001-CU

The petitioner requests: (i) a Conditional Use for an Auto Service Repair use; (ii) a Conditional Use for an auto body repair use, and (iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-28-101-084-0000

Petitioner: Vechean Shamoan, 9219 N. Ashland Avenue, Niles, IL 60714

Owner: Chicago Land Trust (Representative: Trustee Steven Malina, 4075 E. Estes Avenue, Lincolnwood, IL 60712)

Adjournment

Next Agenda: Next meeting is on Tuesday, January 28, 2025.

City of Des Plaines, 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 the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.

DES PLAINES PLANNING AND ZONING BOARD MEETING
November 26, 2024
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, November 26, 2024, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:00 p.m. and roll call was established.

PRESENT:	Bronakowski, Saletnik, Szabo, Veremis, Weaver
ABSENT:	Fowler and Catalano
ALSO PRESENT:	Jonathan Stytz, Senior Planner
	Jonathan Mendel, Assistant Director of CED

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Member Veremis, seconded by Member Bronakowski, to approve the meeting minutes of November 12, 2024, as amended in the draft provided to staff from Member Weaver.

AYES:	Bronakowski, Saletnik, Veremis, Weaver, Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

ADMINISTRATIVE DECISIONS

Chairman Szabo summarized the list of the recent administrative decisions on the agenda for license agreement and minor variation requests:

- Case #24-065-V: 31 Westmere Road – Minor variation to permit a 6-foot-tall solid fence along the south (rear) property line along the Millers Road public right-of-way. Approved 11/22/2024.
- Case #24-010-V: 840 E Grant Road – Minor variation to permit a building addition to be 4’8” from side property line, where 5’-0” is required. Approved 11/12/2024.

No comments from PZB members.

Pending Applications:

1. **Address:** 2991-3025 Mannheim Road, 3041 Orchard Place & 162001-1630 W. Higgins Road **Case Number:** 24-051-CU LASR

The petitioner is requesting a Conditional Use for a Localized Alternative Sign Regulation (LASR), and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-33-305-018-0000, 09-33-305-019-0000, 09-33-305-020-0000, 09-33-305-023-0000, 09-33-305-024-0000, 09-33-305-025-0000

Petitioner: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173 (Owner / Authorized Agent)

Owners: Orchards Lot 5, LLC; Orchards Lot 6, LLC; Orchards Lot 7, LLC; Prominence O'Hare, LLC; and DP Higgins, LLC (Manager: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173)

Chair Szabo introduced the case.

Leonid Girik representing the petitioner was sworn in by Chair Szabo.

Mr. Girik outlined the proposed LASR amendment purpose and intent.

Chair Szabo asked applicant to elaborate on the proposed sign changes. Mr. Girik detailed the changes and proposed signs' design and locational details.

Member Weaver asked if the proposed signs were internally or externally lit. Mr. Girik explained that neither lighting methods are proposed.

Jonathan Stytz provided staff report and presentation outlining the proposed LASR amendment, applicable regulations and staff review.

Case Number: 24-061-CU LASR

PINs: 09-33-305-018-0000, -019, -020, -023, -024, -025

Ward: #6, Alderman Mark Walsten

Existing Zoning: C-3, General Commercial District

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Existing Land Uses: Hotel (commercial) with attached restaurant under construction (commercial), Convenience Mart Fueling Station with accessory food and beverage (commercial), Multi-Tenant Commercial Building (commercial), and Class B restaurant with EV charging lot under construction (commercial)

Surrounding Zoning:
North: C-3, General Commercial District (City of Des Plaines)
South: Commercial (D) (Village of Rosemont)
East: C-2, Limited Office Commercial District / C-3 General Commercial District (City of Des Plaines)
West: C-3 General Commercial District (City of Des Plaines) / Commercial (D) (Village of Rosemont)

Surrounding Land Use:
North: I-90 Tollway, Commercial restaurants and retail development
South: Class B Restaurant in City of Des Plaines (Commercial); Two Hotels and Class A Restaurant in Village of Rosemont (Commercial)
East: Railroad; then Multi-tenant Office Building (Commercial)
West: Hotel (Commercial) in Village of Rosemont

Street Classification: Mannheim Road and Higgins Road are arterial roads under Illinois Department of Transportation (IDOT) jurisdiction.

Comprehensive Plan: Commercial is the designated use of the property.

Zoning/Property History: *Property Background*
Based on City records, the eight lots compromising the subject property were annexed into the City in 1956 as vacant lots. A portion of the subject property was originally utilized as an office and warehouse building until 2010 when the building was demolished, and the site was utilized as a parking lot.

Previous Entitlements
On August 1, 2016 via Ordinance Z-18-16, City Council approved a Final PUD with a height exception and a Final Plat of Subdivision consisting of a hotel (Lot 3), a freestanding Class A restaurant (Lot 5), an automotive service station with two food services (Lots 6 and 8), and a car wash (Lot 7). Out of the eight-lot subdivision, Lots 1, 2, and 4 were not included in the original PUD. Ordinance Z-18-16 required certain conditions, among others, related to signs and any future adjustments to the approved PUD. All signs on the PUD would require a LASR through Section 12-11-8 of the Zoning Ordinance, and any proposed changes to uses within the PUD would be a major change requiring City Council approval pursuant to Section 12-3-5.G of the Zoning Ordinance. As such, in 2017 the

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petitioner applied for a conditional use for a LASR, which was approved by City Council on June 18, 2018 through Ordinance Z-18-18. The LASR request included a variety of different wall, monument, pole, directional, and canopy signs. Lots 3, 6, and 8 were developed and improved with the approved signs. However, Lots 5 and 7 had not yet been developed.

In 2019, the petitioner requested to amend both the original PUD and LASR sign plan approvals was submitted to develop Lot 1 of the subdivision with a one-story commercial building with two tenant spaces, a drive-through, and separate surface parking area. These proposed amendments were approved by City Council on April 1, 2019 through Ordinance Z-5-19, and all associated improvements have been completed on Lot 1.

In 2023, the petitioner requested to amend both the original PUD and LASR sign plan approvals to develop Lot 5 of the subdivision with a one-story, Class B restaurant, a drive-through, surface off-street parking area, and a separate off-street EV parking lot, which was approved by City Council on October 2, 2023 through Ordinance Z-28-23.

The most recent application associated with this property was earlier in 2024, when the petitioner requested amending both the original PUD and LASR sign plan approvals to allow the development of an EV charging parking lot use instead of the originally approved car wash use. This was approved by City Council on March 18, 2024 through Ordinance Z-4-24 and is currently under construction.

Deviation from Approved Sign Plan on Lot 3

As noted in the table above, Ordinance Z-28-23—approved October 2, 2023—allowed for the installation of nine wall signs totaling 526 SF on the hotel building on Lot 3 for use by two new restaurants—Cilantro and Ostras—in addition to the four existing wall signs for the hotel. Each restaurant was allotted one wall sign on the upper north, west, and south elevations of the hotel building while Ostras was permitted a second wall sign lower on the south elevation. A sign permit in conformance with Ordinance Z-28-23 was submitted, reviewed, and approved late 2023. However, the permit was not issued until early 2024 when the required permit fee was paid. Staff inspected the subject property and discovered that wall signs differing from the approved LASR, and related sign permit were installed on the hotel building as noted on the attached Photos of Existing Conditions. As a result, on September 9, 2024, staff sent a letter to the business owner detailing the code violations and requirement to amend the LASR.

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CONDITIONAL USE LASR

Request Summary:

Overview of Existing LASR Sign Plan

The existing LASR sign plan for the Orchard's at O'Hare development has been amended multiple times since its approval in 2018 through Ordinance Z-18-18. The table below summarizes the signs included in the original LASR for Lot 3 and the approved amendments since then.

Ord. Z-18-18	Ord. Z-5-19	Ord. Z-28-23	Ord. Z-4-24
• 6 wall signs for hotel • 1 EMB pole sign • 4 directional signs	• Retention of signs previously approved	• *9 new wall signs for hotel restaurants*	• Retention of signs previously approved

Proposed Sign Plan

The proposal requests amending the existing LASR for the Orchards at O'Hare PUD for the new Ostras restaurant located in the existing hotel building on Lot 3. However, with the installation of signs deviating from the approved sign plan, the LASR will need to be amended to reflect the new signs for Ostras. The current request to amend the LASR sign plan includes the removal of the originally approved wall signs and replacement with new "Ostras" wall signs detailed below:

Wall Sign ID	**Wall Sign Locations***	**Wall Sign Area****
"Ostras"	North side of restaurant South side of restaurant	24 SF each (48 SF total)
"Latin Asian"	North side of restaurant	12 SF
"Oyster Bar"	South side of restaurant	14 SF
"Ostras" circular logo	Center of restaurant	31 SF
"Ostras Latin Asian – Oyster Bar" *(black)*	South building elevation at street level	37 SF
"Ostras Latin Asian – Oyster Bar" *(white)*	North building elevation on upper hotel floor	29 SF
Total Sign Area (Lot 3, Ostras)		**171 SF**

* All signs located on west building elevation at street level unless otherwise noted.
**Sign areas rounded to the nearest whole number.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3- 4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. **The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**

   Comment: The restaurant build-out includes signs in a quantity and size that require a LASR. A LASR is a Conditional Use, as specified in Section 12-11-8 of the Zoning Ordinance for PUDS and multi-building commercial developments.

2. **The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:**

   Comment: The build-out of the Ostras restaurant on Lot 3 of the Orchards at O'Hare PUD requires the installation of appropriate signs to direct motorists and pedestrians to/from and throughout the site. The Comprehensive Plan strives to increase commercial development along major corridors like Mannheim Road as well as increase wayfinding for motorists and pedestrians alike. A great deal of building-mounted signs are proposed throughout the development. However, it can be argued that many of these signs provide proper wayfinding for motorists and pedestrians as they access the site.

3. **The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:**

   Comment: The proposed Conditional Use for a LASR requests additional identification signs at the front of the building to help both motorists and pedestrians navigate the property. The restaurant build-out is consistent with the PUD and the proposed signs are generally harmonious to these surrounding developments.

4. **The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:**

   Comment: Many of the proposed signs are not hazardous or disturbing to the existing neighboring uses since a majority of all signs are directed towards public streets or other commercial properties. All signs will meet all required performance standards as outlined in Section 12-11-6(B) of the Zoning Ordinance.

5. **The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or agencies responsible for establishing the Conditional Use shall provide adequately any such services:**

   Comment: The proposed signs have no effect on essential public facilities and services. Instead, the new signs will identify the new restaurant's location in the PUD.

6. **The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

   Comment: The proposed signs would not create a burden on public facilities, nor would they be a detriment to the economic well-being of the community. The signs are intended to share information about the new restaurant in the hotel building.

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7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

Comment: The proposed signs will not create additional traffic, noise, smoke fumes, or odors. They will also not create glare since they are non-illuminated.

8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

Comment: The proposed signs will not change or create an interference with traffic on surrounding public thoroughfares but rather establish building identification for motorists and pedestrians.

9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:

Comment: The proposed new signs would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The signs will be used to enhance a site that is already developed.

10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:

Comment: All signs will comply with the performance standards in the Ordinance.

PZB Procedure and Recommended Condition: Pursuant to Section 12-11-8 of the Zoning Ordinance, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use LASR Amendment request. If the PZB chooses to recommend approval of the LASR, as amended, staff recommends the following conditions.

Recommended Conditions of Approval:

1. Structural design plans shall be provided for all signage at time of building permit.
2. Plans may need to be altered at time of building permit to comply with all applicable City of Des Plaines code requirements.

Member Saletnik stated that proposed condition No. 2 may be unnecessary as it is a code requirement. Senior Planner Stytz outlined the reasoning for the condition.

A motion was made by Member Weaver, seconded by Member Veremis, to recommend approval LASR amendment with the two staff recommended conditions of approval in the staff report.

AYES: Weaver, Veremis, Bronakowski, Saletnik, Szabo
NAYES: None
ABSTAIN: None

MOTION CARRIED

Ratification of proposed 2025 Meeting Schedule

Mr. Mendel presented the final draft 2025 PZB meeting schedule for formal approval by the PZB. The approved schedule will then be added to all applicable information guides, the Clerk's office and City Manager's office.

Motion by Member Saletnik and seconded by Bronakowski to approve. Approved by all members.

Discussion of PZB member availability for Workshop

Developers for 2200 E. Golf Road would like to schedule a PZB Workshop soon to discuss:

"Heritage Woods" is a proposed 4-story assisted senior living facility by Woodlane Development, to be located south of the Monarch Apartments at the NE corner of the E. Golf Rd/N. East River Road intersection. The facility would feature 150 private apartments and community amenities for residents. It aims to support seniors aged 85 and older requiring assistance with daily living activities, including regular medical support, catering to those with incomes at or below 80% of the median family income.

The applicant requests a special workshop to provide an avenue to share information about the project and solicit any public feedback to shape the final development plans prior to any formal zoning requests.

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 7:30 p.m.

Sincerely,
Jonathan Mendel Assistant CED Director, Recording Secretary
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners

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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: January 10, 2025

To: Planning and Zoning Board (PZB)

From: Samantha Redman, AICP, Senior Planner SCR

Cc: Jonathan Mendel, AICP, Assistant Director of Community and Economic Development

Subject: Consideration of Tentative and Final Plat of Subdivision at 2134 Sprucewood Ave

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Issue: The applicant requests Tentative and Final Plat of Subdivision under Section 13-2 of the Subdivision Regulations to subdivide one existing lot into two lots of record.

Applicant: Irene Heldak, 2294 Westview Dr, Des Plaines, IL 60018

Owner: Irene and Zenon Heldak, 2294 Westview Dr, Des Plaines, IL 60018

Case Number: 24-058-TSUB-FPLAT

PIN: 09-30-403-009-0000

Ward: #5, Carla Brookman

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Single family residence

Surrounding Zoning:
North: R-1 Single Family Residential District
South: R-1 Single Family Residential District
East: R-1 Single Family Residential District
West: R-1 Single Family Residential District

Surrounding Land Use:
North: Single Family Dwellings (Residential)
South: Single Family Dwellings (Residential)
East: Single Family Dwellings (Residential)
West: Single Family Dwellings (Residential)

Street Classification: Sprucewood Avenue is classified as a local road.

Comprehensive Plan: The Comprehensive Plan illustrates the site as single family residential.

Zoning/Property History: Based on City records, the subject property has been one parcel throughout known history. A single-family detached home has been located on the property since around the early 1960s. The property owners have received a demolition permit for the current house intending to subdivide the property into two lots and construct a new single family, detached residence on each lot.

Tentative and Final Plat of Subdivision Report

The petitioner, Irene Heldak, requests a Tentative and Final Plat of Subdivision for the 19,983 square foot (0.45 acre) property located at 2134 Sprucewood Avenue. The petitioner's Final Plat shows the subdivision of the existing lot into two lots, one 75 feet wide and 11,529 square feet in area and the other 55 feet wide and 8,454 square feet in area. All required yards and building lines are noted on the plat of subdivision and meet R-1, Single Family Residential Zoning requirements.

The Preliminary Site Improvement Plan includes installation of necessary water, sanitary sewer, and stormwater infrastructure for the new lots as well as erosion control during construction and installation of a new concrete apron for access to the second lot and any associated replacement of sidewalk, curb and gutter, and parkway restoration. The required improvements were approved by the Director of Engineering (Refer to Final Engineering Plans). A financial security in the amount of 125% of the approved engineer's estimate of cost of the public improvements will be collected in a form approved by the City Attorney prior to recordation of the final plat of subdivision. The total amount of the estimated improvements and the required financial securities are noted in the Engineering Letter and EOPC attachment. The petitioner provided correspondence from required utilities demonstrating they would serve this property and future easements would be determined when new structures are proposed to be constructed.

PZB Procedure:

Under Section 13-2-7 of the Subdivision Regulations, the PZB has the authority to recommend approval, approval subject to conditions, or denial of the request: A Tentative and Final Plat of Subdivision to split an existing lot into two lots of record at 2134 Sprucewood Avenue.

The decision should be based on review of the information presented by the applicant and meet requirements of Section 13-2-7 as outlined in the Subdivision Regulations. Staff has no suggested conditions.

Attachments:
Attachment 1: Location and Zoning Map
Attachment 2: Site and Context Photos
Attachment 3: Tentative and Final Plat of Subdivision
Attachment 4: Final Engineering Plans
Attachment 5: Engineering Letter and EOPC
Attachment 6: Utility Correspondence

GISConsortium | Zoning Map

Legend

Subject Site

Zoning

R-1: Single Family Residential

[redacted]

0 200 400 ft

Print Date: 1/5/2025

Notes

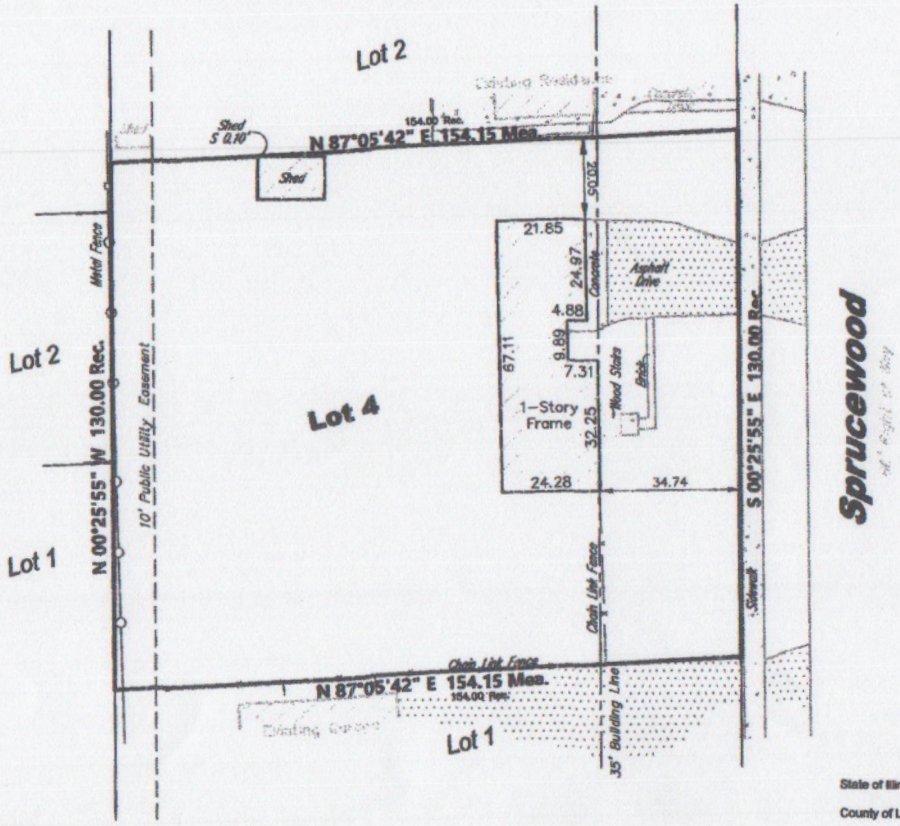
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PLAT OF SURVEY

LOT 3 IN BLOCK 4 IN DOUGLAS MANOR, A SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 30'



Legend:

O-Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

Surveyor Notes:

1. Field Work Completed on 08-12-2020
2. Prepared for Angelina & Herrick P.C., for real estate transaction.
3. Site Address: 2134 Sprucewood Avenue, Des Plaines, IL 60018
4. Pin No.: 09-30-403-009
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. All building dimensions and ties are to the current siding material and not to the foundation.
9. Title Commitment Date: July 13, 2020 Number: BW20052160

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the date of the survey.

Given under my hand and seal this 17th day of August, A.D. 2020 at Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3623
License Expiration Date 11-30-20

This professional service conforms to the current Illinois minimum standards for a boundary survey.

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

Drafted By : btk

Drawing Revisions	
REVISION	Date

Field Work Completed: 08-12-2020
Scale: 1" = 30' | Date: 08-17-2020

Site Address:
2134 Sprucewood Ave.
Des Plaines, Illinois

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1279 Fax. (847)847-1279
Professional Design Firm License No. 184-003832

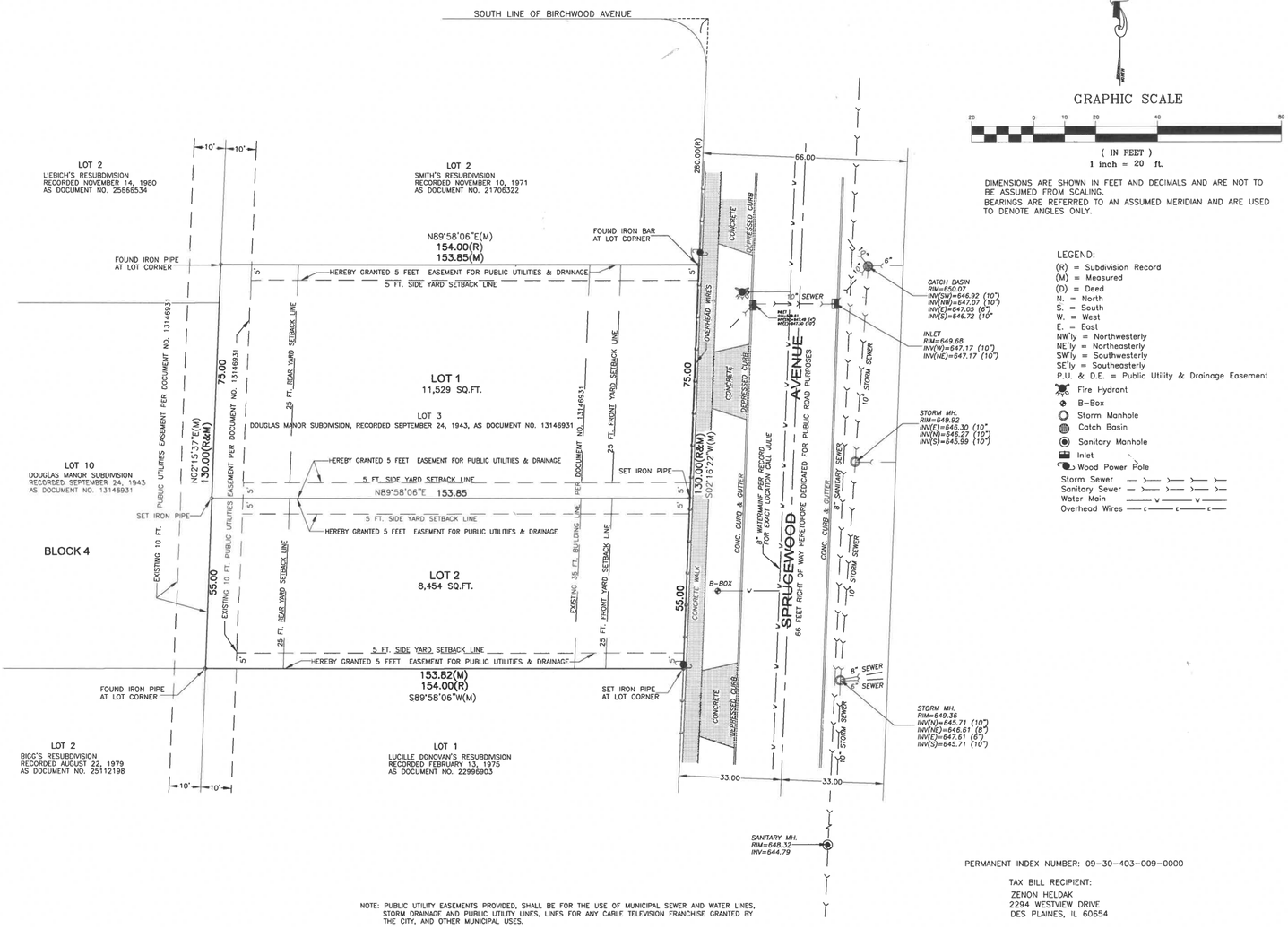
Job Number
LS201041

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

TENTATIVE AND FINAL PLAT OF HELDAK'S RESUBDIVISION

BEING A RESUBDIVISION OF LOT 3 IN BLOCK 4 IN DOUGLAS MANOR, A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
NW'ly = Northwesterly
NE'ly = Northeasterly
SW'ly = Southwesterly
SE'ly = Southeasterly
P.U. & D.E. = Public Utility & Drainage Easement
Fire Hydrant
B-Box
Storm Manhole
Catch Basin
Sanitary Manhole
Inlet
Wood Power Pole
Storm Sewer
Sanitary Sewer
Water Main
Overhead Wires

PERMANENT INDEX NUMBER: 09-30-403-009-0000

TAX BILL RECIPIENT:
ZENON HELDAK
2294 WESTVIEW DRIVE
DES PLAINES, IL 60654

NOTE: PUBLIC UTILITY EASEMENTS PROVIDED, SHALL BE FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINES, LINES FOR ANY CABLE TELEVISION FRANCHISE GRANTED BY THE CITY, AND OTHER MUNICIPAL USES.

MAYOR

Approved by the Mayor and the City Council of the City of Des Plaines, Illinois on this _____ day of _____, 20___.

_____
Mayor

ATTEST:

_____
City Clerk

PLANNING AND ZONING BOARD

Approved by the Planning and Zoning Board of the City of Des Plaines, Illinois on this _____ day of _____, 20___.

_____
Chairman

DIRECTOR OF FINANCE

I certify that there are no delinquent or current unpaid special assessments on the property shown on this plat.

Date: _____

_____
Director of Finance

DIRECTOR OF PUBLIC WORKS & ENGINEERING

Approved by the Director of Public Works & Engineering of the City of Des Plaines, Illinois on this _____ day of _____, 20___.

_____
Timothy P. Oakley, P.E.

DRAINAGE CERTIFICATE

To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this Subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the Subdivision.

OWNER

_____
Name: _____
Date: _____

REGISTERED PROFESSIONAL ENGINEER

_____
Name: ABHIJIT VEER
Firm: BONO CONSULTING
Date: _____

ABHIJIT VEER
062-067075
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXP. 11-30-25

EASEMENT FOR PUBLIC UTILITIES

A permanent and perpetual easement is hereby granted to the City of Des Plaines, Cook County, Illinois, its successors and assigns, to survey, construct, reconstruct, use, operate, maintain, test, inspect, repair, replace, alter, remove or abandon in place water, sanitary sewer and storm sewer mains together with related attachments, equipment and appurtenances thereto, in, upon, under, along and across the areas designated "Easement for Public Utilities" on this subdivision plat. The owners of the property subdivided on this plat or any part thereof hereby reserve the right to use the areas designated "Easement for Public Utilities" and the adjacent property in any manner that will not prevent or interfere with the exercise by the City of the rights hereby granted; provided, however, that the owners shall not in any manner disturb, damage, destroy, injure, obstruct or permit to be obstructed the "Easement for Public Utilities" at any time whatsoever without the express prior written consent of the City. After the installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

EASEMENT FOR STORM WATER DRAINAGE

A permanent and perpetual easement is hereby granted to the City of Des Plaines, Cook County, Illinois, its successors and assigns, and to, and for the use and benefit of, the owners of all of the lots in this subdivision, for the sole purpose of storm water drainage, in, upon, under, along and across the areas designated "Easement for Storm Water Drainage" on this subdivision plat. No change shall be made in the finished grade of the land within any "Easement for Storm Water Drainage," and no construction of any kind whatsoever shall be erected or permitted to exist within any "Easement for Storm Water Drainage" that might materially reduce the storm water drainage capacity thereof. Trees, shrubs, fences, and normal landscape planting shall be permitted within any "Easement for Storm Water Drainage" only with the prior written approval of the Director of Public Works of the City of Des Plaines. Each owner of a lot with any "Easement for Storm Water Drainage" located on it shall maintain a grass cover on the surface of that portion of such lot located within the "Easement for Storm Water Drainage," and shall keep such grass and landscaping in a first-class and trimmed condition. The owners of lots on which any "Easement for Storm Water Drainage" is located shall not in any manner damage, destroy, injure, obstruct, or permit to be obstructed the "Easement for Storm Water Drainage" at any time whatsoever without the express prior written consent of the Director of Public Works of the City of Des Plaines.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH), GRANTEES

APPROVED BY:_____, THIS_____ DAY OF_____, 20_____

COMMONWEALTH EDISON COMPANY

APPROVED BY:_____, THIS_____ DAY OF_____, 20_____

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY:_____, THIS_____ DAY OF_____, 20_____

COMCAST

APPROVED BY:_____, THIS_____ DAY OF_____, 20_____

WIDE OPEN WEST

APPROVED BY:_____, THIS_____ DAY OF_____, 20_____

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "EASEMENT", "COMMON AREA OF AREAS", AND THE STREET AND ALLEYS WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTIES, ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHOULD NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CH. 765 ILCS 625/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE

SEPARATELY OWNED LOTS/PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAYBE DESIGNATED ON THE PLAT BY OTHER TERMS.

PUBLIC UTILITY EASEMENTS PROVIDED, SHALL BE FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINES, LINES FOR ANY CABLE TELEVISION FRANCHISE GRANTED BY THE CITY, AND OTHER MUNICIPAL USES.

OWNER

Zenon Heldak and Irene Heldak, owners of the property shown and described hereon, hereby adopts this plat of Heldak Subdivision; establishes the minimum building restriction lines, dedicates the roads, streets, alleys, walks, and other areas indicated thereon to the public use; and establishes any other easements shown thereon.

Owners signature _____

Owners signature _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Zenon Heldak and Irene Heldak, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

SURVEYOR

I, Thomas R. Krohn, hereby certify that I have prepared the plat shown hereon and that it is correct; the iron pipe will be placed in the ground as indicated hereon, in accordance with the Subdivision Regulations of the Des Plaines City Code; that the property is within the corporate limits of the City of Des Plaines, which has adopted an official comprehensive plan; that the property is not within a Special Flood Hazard Area, as identified by the Federal Emergency Management Agency on the most recent Flood Insurance Rate Map Panel 217 of 832, Community Panel No. 17031C0218 J.

Dated this 2nd day of January, 2025.

_____
Professional Illinois Land Surveyor no. 3000

PROFESSIONAL LAND SURVEYOR
THOMAS R. KROHN
035-003000
GLENVIEW
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, Jadranka Bokan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas R. Krohn, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of January, 2025.

_____
Jadranka Bokan
Notary Public

My Commission Expires: 02/24/2025

GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-003942
200 WAUKEGAN ROAD, GLENVIEW IL 60025
TEL. (847) 904-7690; INFO@GSURVEY.NET

REVISIONS	DATE

PROPOSED 2-LOT SUBDIVISION OF EXISTING RESIDENTIAL LOT
SITE DEVELOPMENT PLAN
2134 SPRUCEWOOD AVE., DES PLAINES, ILLINOIS

SECTION: 17
TOWNSHIP: 41N
RANGE: 12E

PIN(S):
09-17-302-003

REFERENCE BENCHMARK:
CITY OF DES PLAINES BENCHMARK NO. 34
MONUMENT SET IN CONCRETE AT S.W. CORNER HOWARD AVENUE AND THE C&NW RAILROAD, 5 FEET SOUTH OF EDGE OF PAVEMENT OF HOWARD AND 117 FEET WEST OF RAIL ROAD TRACKS.
ELEVATION=653.75 FEET NAVD 88

DRAWING INDEX:

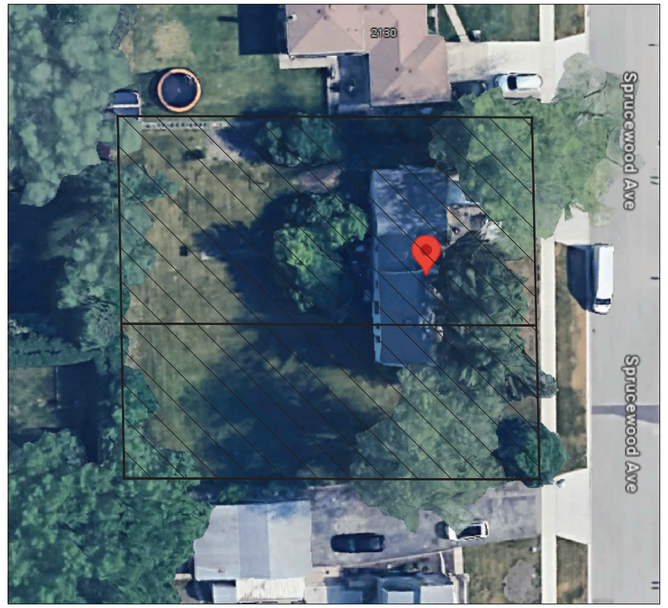
(C-1) 1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
(C-2) 2. EXISTING TOPOGRAPHY, TREE PROTECTION & DEMOLITION PLAN
(C-3) 3. PROPOSED GRADING & UTILITY PLAN – NEW LOTS 1 & 2
(C-4) 4. SITE PLAN & GEOMETRIC PLAN – ENTIRE SUBDIVISION
(C-5) 5. CITY OF DES PLAINES STANDARD DETAILS
(C-6) 6. CITY OF DES PLAINES STANDARD DETAILS CONT.

PROJECT DESCRIPTION

THE EXISTING PROPERTY AT 2134 SPRUCEWOOD AVE. WILL BE SPLIT TO CREATE TWO (2) NEW LOTS. ONE LOT WILL BE 55' WIDE AND ONE LOT WILL BE 75' WIDE.

PROPOSED LOT SIZES:
LOT 1 – 11,529 S.F.
LOT 2 – 8,454 S.F.

AERIAL MAP



LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE		
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		
DOWNSPOUT (ROOF DRAINS)		
WATER B. BOX		
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB BOTTOM OF GUTTER		M/C XXX.XX B/C XXX.XX

CITY OF DES PLAINES NOTES:

1. CITY STANDARDS SUPERCEDE ALL OTHERS
2. A $20,000 STREET OPENING BOND IS NEEDED
3. CALL AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION
4. AFTER FOUNDATION SPOT SURVEY IS APPROVED, STORM SEWER MUST BE CONSTRUCTED BEFORE ANY STICK WORK
5. AFTER STORM SEWER IS CONSTRUCTED, TELEVISE AND GIVE DIGITAL MEDIA TO CITY FOR APPROVAL

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

DES PLAINES DRAINAGE STATEMENT:
"TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT."

ABHIJIT VEER
062-067076
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11-30-25

(SEAL)

Abhi Veer 01-02-2025
REGISTERED PROFESSIONAL ENGINEER

OWNER

ADDRESS

ISSUE	REVISIONS	DATE
1	PRELIMINARY DRAWINGS	09-27-2024
2	REVISIONS TO PLANS PER CITY COMMENTS	12-04-2024
3	REVISIONS TO PLANS PER CITY COMMENTS	1-02-2025

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: M. BALOW
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1016 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX : (847) 823-3303
bbono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
2134 SPRUCEWOOD AVE., DES PLAINES, IL 60016

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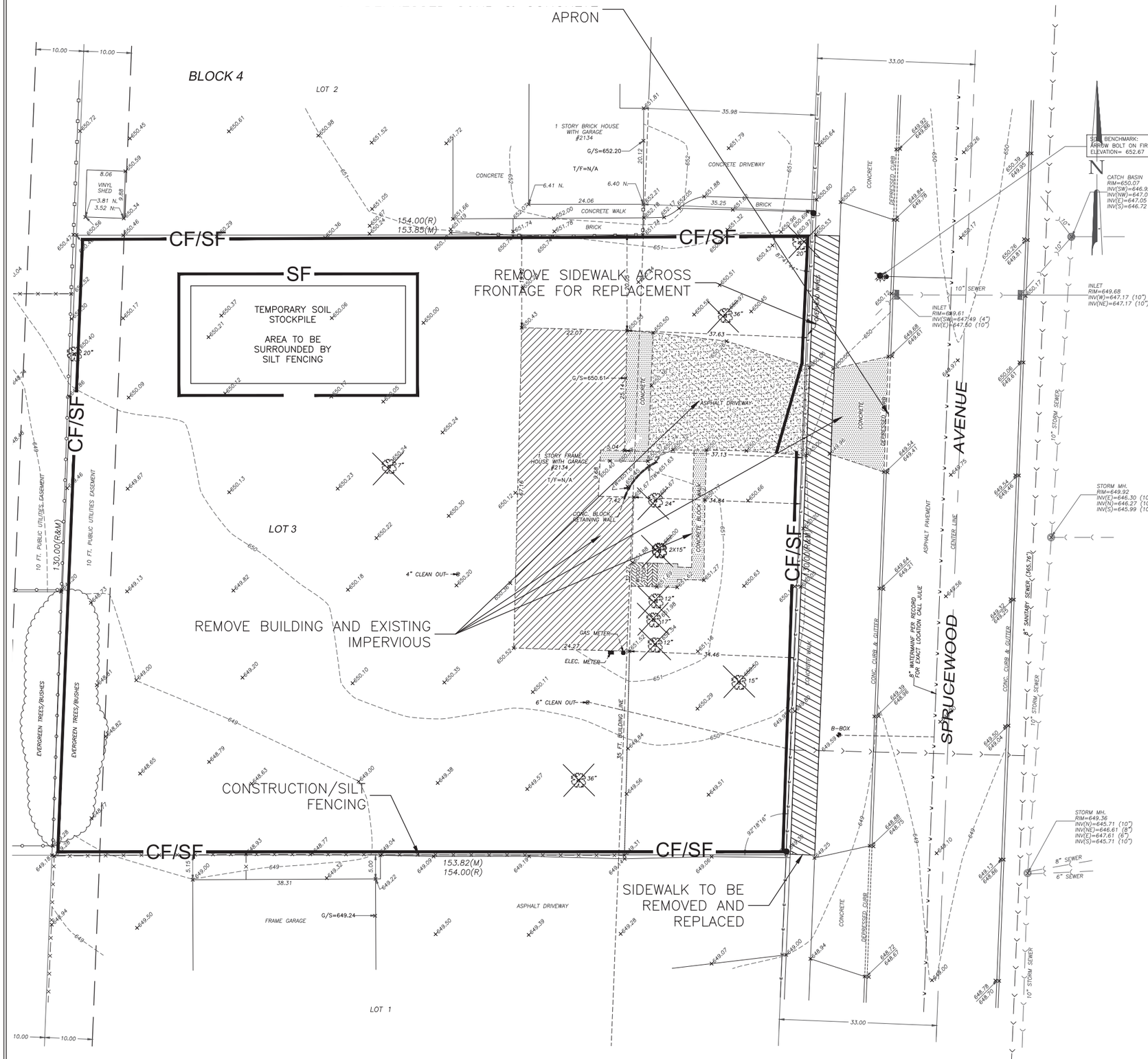
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 21091
START DATE: MAY 3, 2021
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
1 OF 6

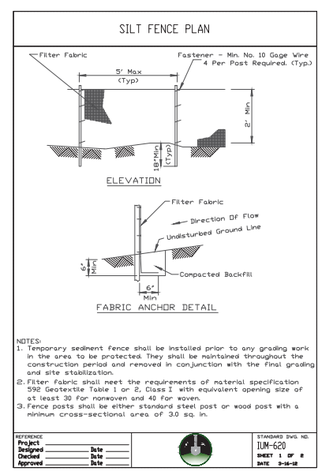


EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
   a) ~~Submittal of a Notice of Intent (NOI) to ECPA.~~
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP.
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) ~~Submittal of a Notice of Termination (NOT) when final stabilization is achieved.~~
   h) Follow Illinois Urban Manual (IUM) for sediment and erosion control guidelines.
2) ~~Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.~~
3) ~~In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1) foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.~~
4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures, Building slabs, steps and pavements,Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control,"
7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
10) Sediment shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
13) Culverts and drainage ditches shall be kept clear of obstructions during the construction period.
14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
16) ~~Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all other site seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.~~
17) The contractor shall install all erosion control items prior to commencement of any work.
18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence with fabric around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123, minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans, any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety.** Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Bono Consulting, Inc.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.



PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	PRELIMINARY DRAWINGS	09-27-2024
ENGINEER:	A. VEER P.E.	2	REVISIONS TO PLANS PER CITY COMMENTS	12-04-2024
ENGINEER:	M. BALOW	3	REVISIONS TO PLANS PER CITY COMMENTS	1-03-2025
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
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PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

EXIST. TOPOGRAPHY, TREE PROTECTION, EROSION CONTROL & DEMOLITION PLAN

PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
2134 SPRUCEWOOD AVE., DES PLAINES, IL 60016

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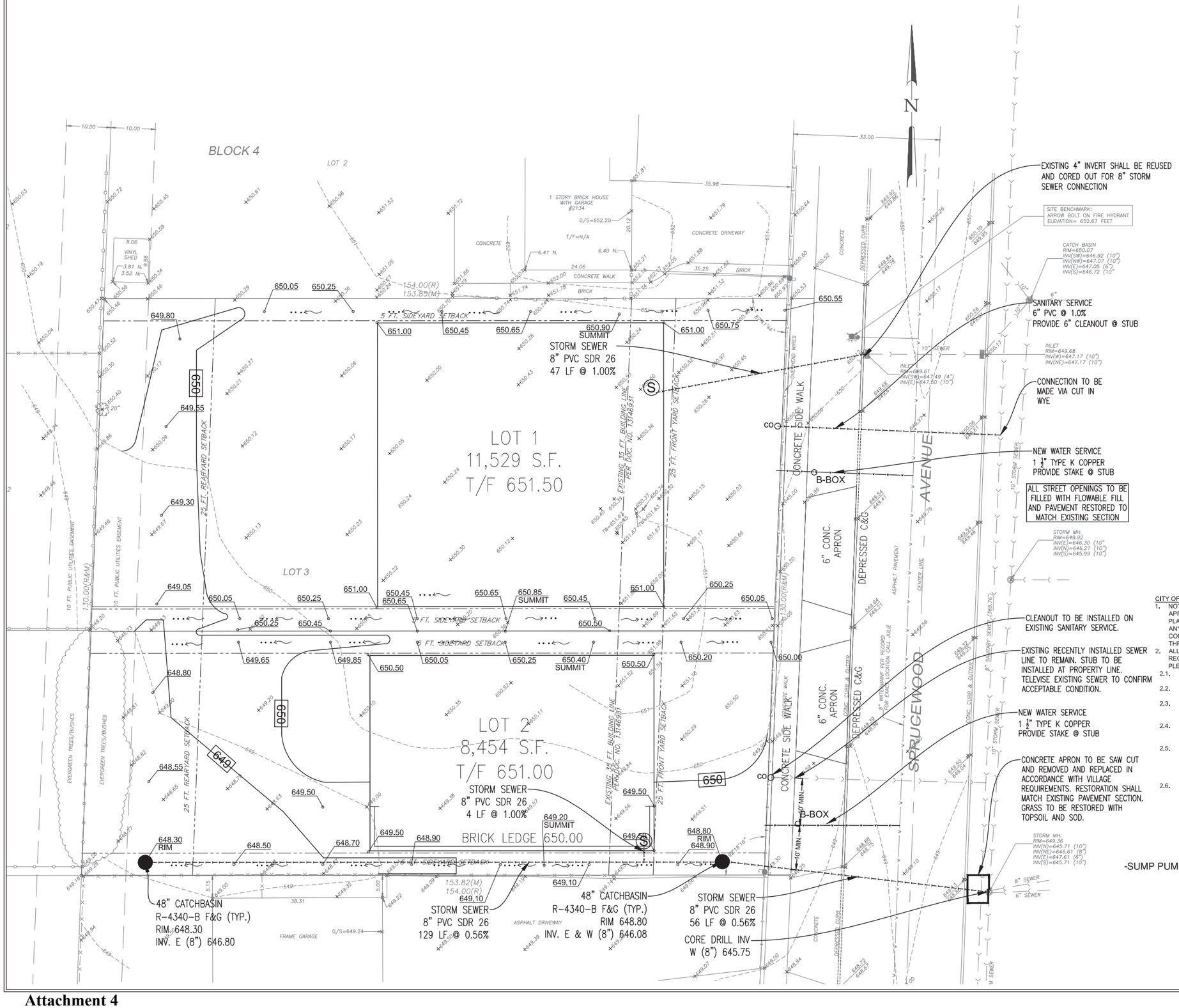
PROJECT NUMBER: 21091
START DATE: MAY 3, 2021
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
2 OF 6



CITY OF DES PLAINES NOTES

1. NOTE THAT THE APPROVAL OF THE ENGINEERING PLANS ONLY INCLUDES THE APPROVAL OF ALL ENGINEERING ITEMS AS SHOWN ON THE FINAL ENGINEERING PLANS, THE REMAINING STRUCTURES, SURFACES, MECHANICAL EQUIPMENT AND ANY OTHER IMPROVEMENT ON THE PROPERTIES INDICATED ON THIS PLAN MUST COMPLY WITH ALL APPLICABLE CITY OF DES PLAINES CODES AND BE APPROVED THROUGH THE BUILDING PERMIT PROCESS.
2. ALL LOTS SHALL CONFORM TO THE ZONING ORDINANCE, SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE CITY OF DES PLAINES CODES. PLEASE BE ADVISED OF THE FOLLOWING ITEMS:
   - 2.1. SIDEWALKS CANNOT EXCEED 4' IN WIDTH, PLEASE ENSURE THIS IS ADDRESSES AT TIME OF BUILDING PERMIT.
   - 2.2. ONLY ONE GARAGE (ATTACHED OR DETACHED) IS PERMITTED ON A SINGLE LOT. PLEASE ENSURE THIS IS ADDRESSES AT TIME OF BUILDING PERMIT.
   - 2.3. ALL RESIDENCES SHALL CONFORM TO THE BULK REGULATIONS IN SECTION 12-7-2(J) OF THE ZONING ORDINANCE, ENSURE THAT BOTH RESIDENCES DO NOT ENCROACH INTO ANY REQUIRED YARDS.
   - 2.4. DRIVEWAYS SHALL BE SETBACK A MINIMUM OF 2' FROM ALL PROPERTY LINES AND CONFORM TO THE REGULATIONS IN SECTION 12-9-6(B) OF THE ZONING ORDINANCE.
   - 2.5. FOUNDATION LANDSCAPING WILL BE REQUIRED AROUND BOTH RESIDENCES WITH EMPHASIS ON STREET FACING ELEVATIONS, A MINIMUM OF 25% OF THE FOUNDATION SHALL BE IMPROVED WITH LANDSCAPING. LANDSCAPE DETAILS, INCLUDING PLANT TYPES, NAMES, AND QUANTITIES WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
   - 2.6. ADDITIONAL NOTES AND CORRECTIONS MAY APPLY BASED ON PERMIT SUBMITTAL.

REVISIONS		DATE
PRELIMINARY DRAWINGS	1	09-27-2004
REVISIONS TO PLANS PER CITY COMMENTS	2	10-20-2004
REVISIONS TO PLANS PER CITY COMMENTS	3	1-26-2005

PROJECT STAFF		ISSUE
PROJECT MANAGER:	B. BONO P.E.	1
ENGINEER:	B. BONO P.E.	2
ENGINEER:	A. VERVILLE	3
ENGINEER:	M. ERLICH	
TECHNICIAN:		

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PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com

PROPOSED GRADING & UTILITY PLAN

PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT 2134 SPRUCEWOOD AVE., DES PLAINES, IL 60016

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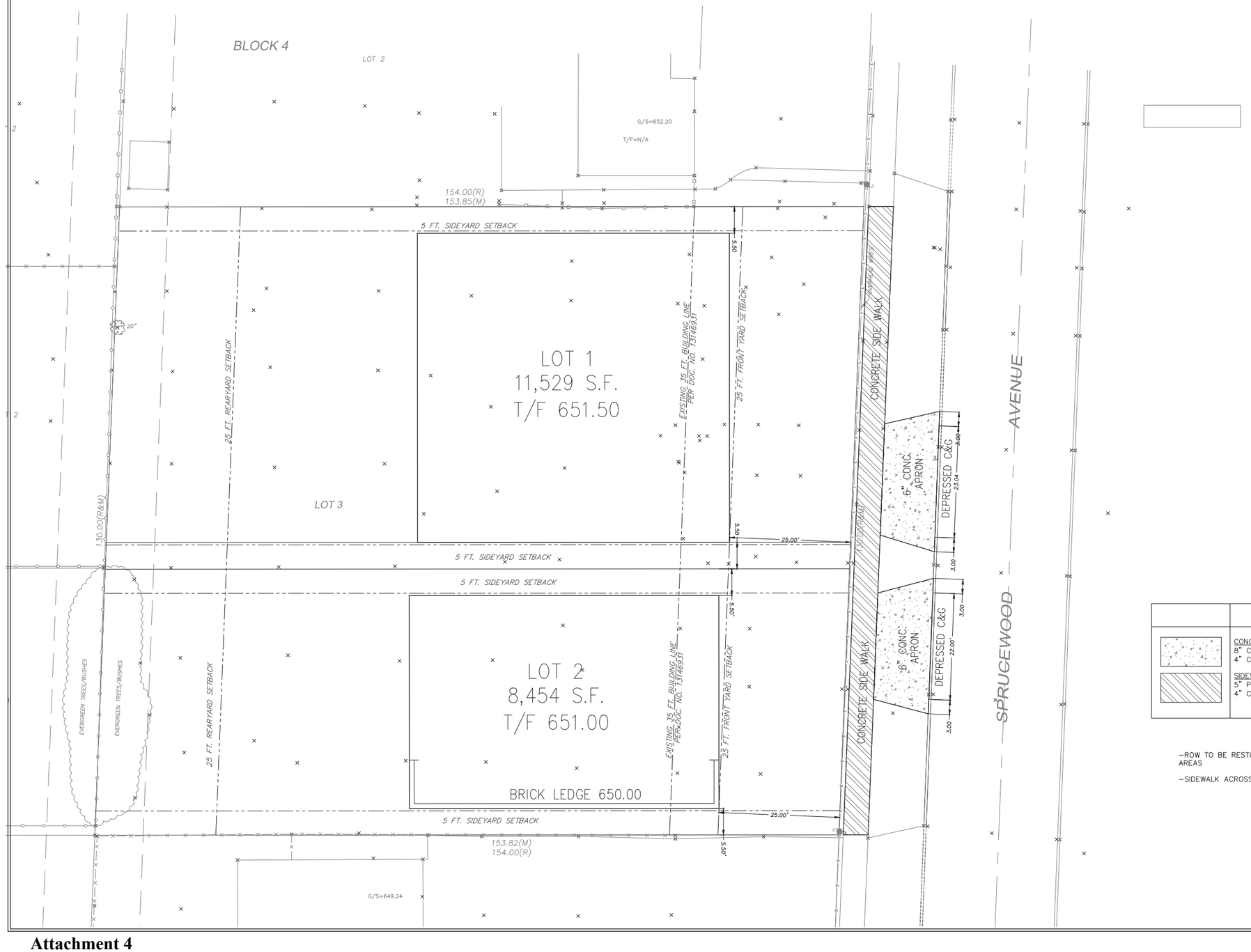
PROJECT NUMBER: 21091
START DATE: MAY 3, 2021
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 3 OF 6



PAVEMENT LEGEND

CONCRETE APRON/PAVEMENT
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

SIDEWALKS
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

-ROW TO BE RESTORED WITH TOP SOIL AND SOD IN ANY DAMAGED AREAS

-SIDEWALK ACROSS FRONTAGE SHALL BE REMOVED AND REPLACED.

N

PROJECT STAFF		ISSUE
PROJECT MANAGER:	B. BONO P.E.	1
ENGINEER:		2
ENGINEER:	A. KEELY P.E.	3
TECHNICIAN:	M. MASON	3

REVISIONS	DATE
PRELIMINARY DRAWINGS	09/21/2020
REVISIONS TO ELANS PER CITY COMMENTS	12/04/2020
REVISIONS TO ELANS PER CITY COMMENTS	1/4/2021

BCI
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CIVIL ENGINEERS
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PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

SITE PLAN & GEOMETRIC PLAN
ENTIRE SUBDIVISION
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
2134 SPRUCEWOOD AVE., DES PLAINES, IL 60016

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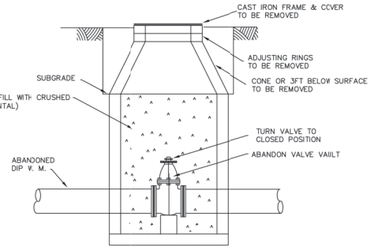
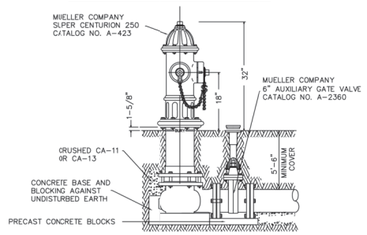
PROJECT NUMBER: 21091
START DATE: MAY 3, 2021
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 4 OF 6

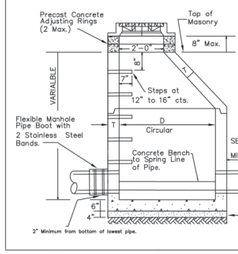
VALVE VAULT ABANDONMENT DETAIL



TYPICAL HYDRANT INSTALLATION



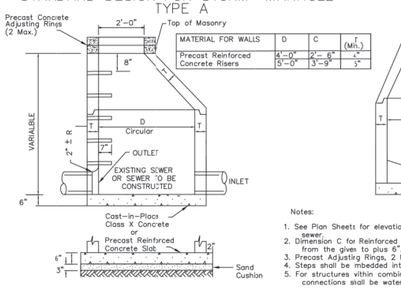
STANDARD DESIGN FOR SANITARY MANHOLE



MATERIAL FOR WALLS	D	T (MAX.)
Precast Reinforced Concrete Risers	4'-0"	4"
	5'-0"	5"

Notes:
1. Frame, Adjusting Rings, & all Manhole Sections to be joined with "E-Z-Stick Materials," ASSHTO M198 Type B, Press Seal Corp., Ft. Wayne, Indiana or approved equal.
2. Sanitary Manhole lids to be imprinted with "CITY OF DES PLAINES SANITARY".
3. All Manhole sections shall be precast Reinforced Concrete.
4. Frame and lid shall be closed as shown in general notes.
5. All lifting holes shall be sealed with bitumastic material.
6. Use eccentric cone only.
7. Bottom section shall be monolithic with precast flexible boots conforming to ASTM 923.
8. Length of sanitary sewer pipe adjacent to sanitary manhole shall be a minimum of 24 inches in length.
9. Frames and Lids for manholes within the flood plain shall be water tight, locking lid type.

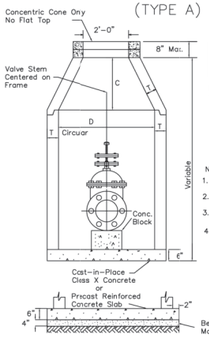
STANDARD DESIGN FOR STORM MANHOLE TYPE A



MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'- 6"	4"
	5'-0"	3'-9"	5"

Notes:
1. See Plan Sheets for elevation of invert and diameter of sewer.
2. Dimension C for Reinforced Concrete Risers may vary from the given to plus 6".
3. Precast Adjusting Rings, 2 Maximum 8" is height.
4. Steps shall be imbedded into wall a minimum of 3".
5. For structures within combined sewer areas, pipe and structure connections shall be watertight in accordance with ASTM C923.

STANDARD DESIGN FOR VALVE VAULT (TYPE A)



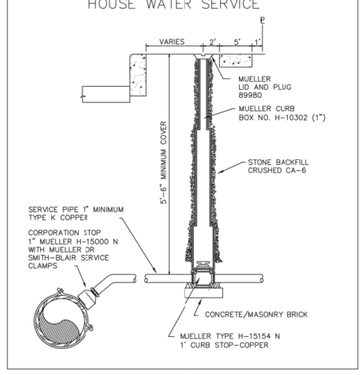
MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'- 6"	4"
	5'-0"	3'-9"	5"

Dimension C for Frecast Reinforced Concrete Risers may vary from the dimension given to plus six inches.

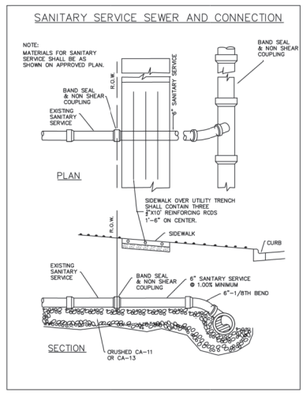
DIAMETER OF WATER MAIN	D
8 inches and under	4'-0"
10 inches and over	5'-0"

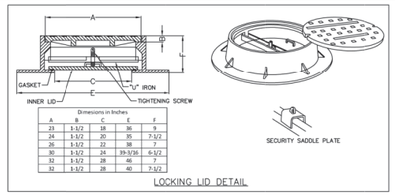
Notes:
1. If the valve stem is greater than 5' in depth, a valve stem extension to 5' is required.
2. Type A Valve Vault shall be provided with Frame and Lid as shown in general notes.
3. Valve Vault joints shall be sealed with Bitumastic joints.
4. Valve shall be Mueller A-2360 resilient seat valve only.

TYPICAL CURB BOX INSTALLATION HOUSE WATER SERVICE



SANITARY SERVICE SEWER AND CONNECTION



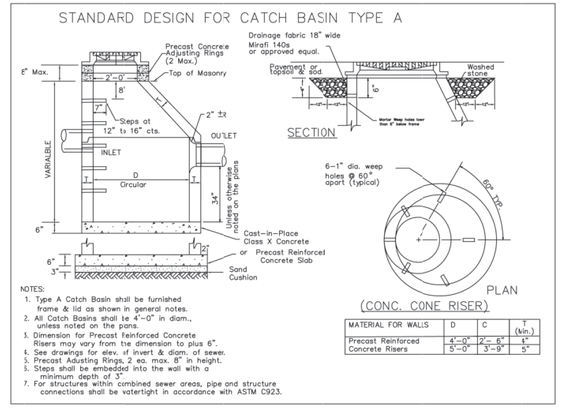


Dimensions in Inches

A	B	C	E	F
23	1-1/2	18	36	9
24	1-1/2	20	35	7-1/2
26	1-1/2	22	38	7
30	1-1/2	24	39-3/16	6-1/2
32	1-1/2	28	46	7
32	1-1/2	28	40	7-1/2

LOCKING LID DETAIL

STANDARD DESIGN FOR CATCH BASIN TYPE A

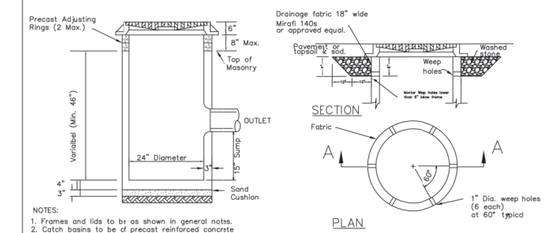


NOTES:
1. Type A Catch Basin shall be furnished frame & lid as shown in general notes.
2. All Catch Basins shall te 4'-0" in diam., unless noted on the plans.
3. Dimension for Precast Reinforced Concrete Risers may vary from the dimension to plus 6".
4. See drawings for elev. of invert & diam. of sewer.
5. Precast Adjusting Rings, 2 ea. max. 8" in height.
6. Steps shall be embedded into the wall with a minimum depth of 3".
7. For structures within combined sewer areas, pipe and structure connections shall be watertight in accordance with ASTM C923.

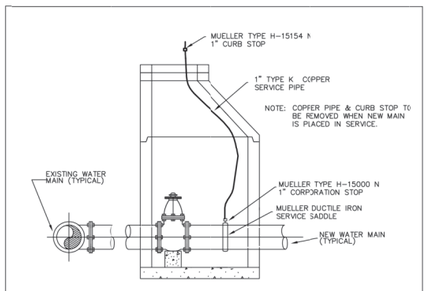
(CONC. CONE RISER)

MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'- 6"	4"
	5'-0"	3'-9"	5"

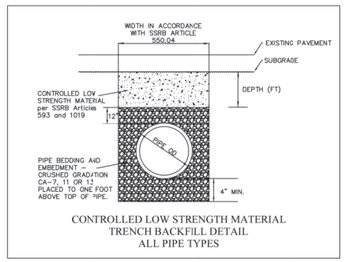
24" TYPE C CATCH BASIN



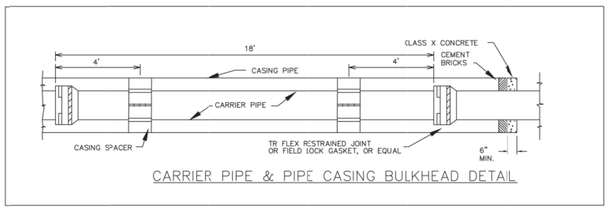
NOTES:
1. Frames and lids to be as shown in general notes.
2. Catch basins to be of precast reinforced concrete construction only.
3. For adjustments, use only precast concrete adjusting rings,maximum of 8" total height.
4. Adjusting rings and frames to be joined with mortar.
5. For rim and pipe invert elevations, refer to plans.
6. For structures within combined sewer areas, pipe and structure connections shall be watertight in accordance with ASTM C923.



DISINFECTION/FLUSHING-TAP DETAIL- INCIDENTAL

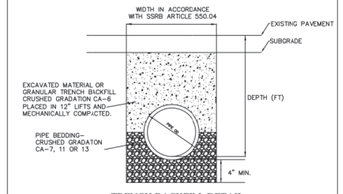


CONTROLLED LOW STRENGTH MATERIAL
TRENCH BACKFILL DETAIL
ALL PIPE TYPES



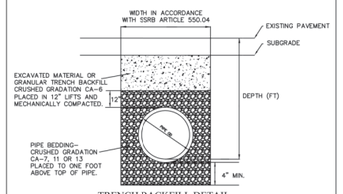
CARRIER PIPE & PIPE CASING BULKHEAD DETAIL

ALL TRENCH BACKFILL WILL BE MEASURED USING THE IDOT TRENCH BACKFILL TABLES



TRENCH BACKFILL DETAIL
ALL SEWER AND WATER (EXCEPT PVC)

ALL TRENCH BACKFILL WILL BE MEASURED USING THE IDOT TRENCH BACKFILL TABLES



TRENCH BACKFILL DETAIL
PVC SEWER

REV. NO.	DATE	DESCRIPTION
	3-28-13	MWRD COMMENTS - ADDED WATER TIGHT LOCKING LID DETAIL

FILE: H:\COMMON\AUTODESK\CIVIL 3D PROJECTS\STANDARD DETAILS\FOR PROJECTS\DETAIL SHEETS REV 020518.DWG

CITY OF DES PLAINES
PUBLIC WORKS AND ENGINEERING DEPARTMENT
1420 MINER STREET
DES PLAINES, IL 60016
PHONE-847-391-5390 FAX 847-391-5619
WWW.DESPLAINES.ORG

DETAIL SHEET

DESIGNED BY	SCALE
B.S	HORIZ: 1"=N/A
CHECKED BY	VERT: 1"=N/A
AJD	
APPROVED BY	SHEET NO.
TPO	1 OF 2
DATE	
2/5/18	

REVISIONS

ISSUE	DESCRIPTION	DATE
1	PRELIMINARY DRAWINGS	09/21/2020
2	REVISIONS TO PLANS PER CITY COMMENTS	12/24/2020
3	REVISIONS TO PLANS PER CITY COMMENTS	1/4/2021

PROJECT STAFF

PROJECT MANAGER:	B. BORKOWSKI
ENGINEER:	A. KEMPF
ENGINEER:	M. MALOW
TECHNICIAN:	

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bbono@bonoconsulting.com

SITE PLAN & GEOMETRIC PLAN
ENTIRE SUBDIVISION
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
2134 SPRUCEWOOD AVE., DES PLAINES, IL 60016

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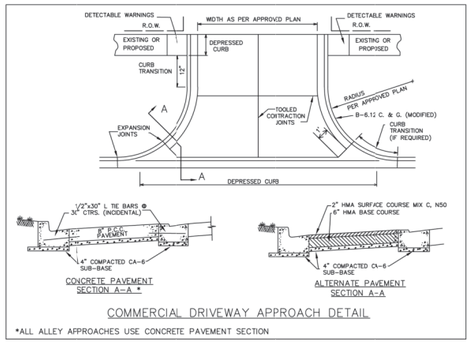
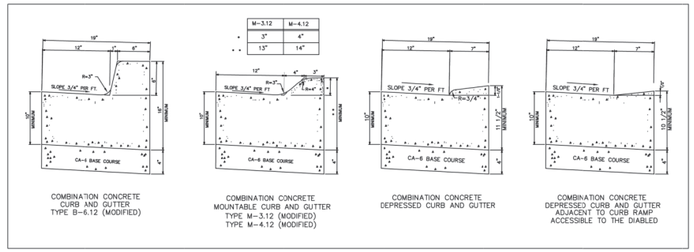
PROJECT NUMBER: 21091
START DATE: MAY 3, 2021
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 5 OF 6



COMMERCIAL DRIVEWAY APPROACH DETAIL

*ALL ALLEY APPROACHES USE CONCRETE PAVEMENT SECTION

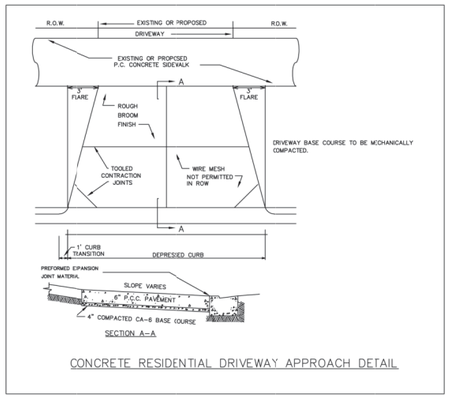


COMBINATION CONCRETE CURB AND GUTTER TYPE B-6.12 (MODIFIED)

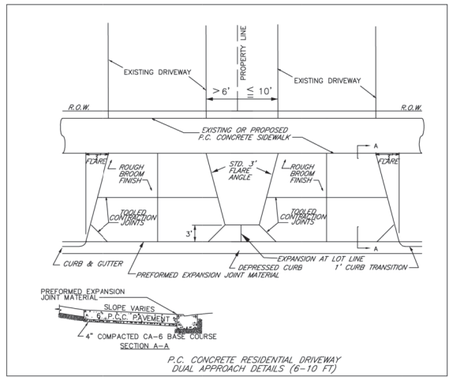
COMBINATION CONCRETE MOUNTABLE CURB AND GUTTER TYPE M-3.12 (MODIFIED) TYPE M-4.12 (MODIFIED)

COMBINATION CONCRETE DEPRESSED CURB AND GUTTER

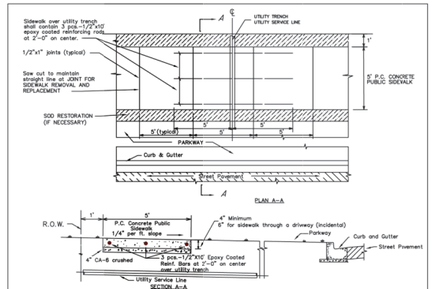
COMBINATION CONCRETE DEPRESSED CURB AND GUTTER ADJACENT TO CURB RAMP ACCESSIBLE TO THE DIABLED



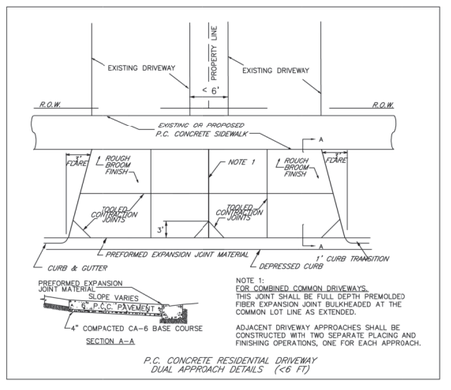
CONCRETE RESIDENTIAL DRIVEWAY APPROACH DETAIL



P.C. CONCRETE RESIDENTIAL DRIVEWAY DUAL APPROACH DETAILS (6-10 FT)



CONCRETE PUBLIC SIDEWALK DETAIL

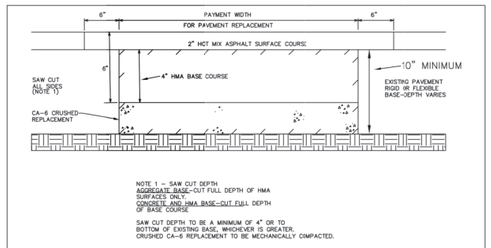


ASPHALT RESIDENTIAL DRIVEWAY APPROACH DETAIL

NOTE 1:
FOR COMBINED COMMON DRIVEWAYS, THIS JOINT SHALL BE FULL DEPTH PREMOLDED FIBER EXPANSION JOINT BULKHEADED AT THE COMMON LOT LINE AS EXTENDED.

ADJACENT DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH TWO SEPARATE PLACING AND FINISHING OPERATIONS, ONE FOR EACH APPROACH.

P.C. CONCRETE RESIDENTIAL DRIVEWAY DUAL APPROACH DETAILS (<6 FT)

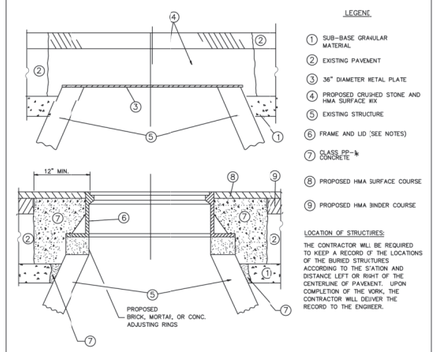


NOTE 1 – SAW CUT DEPTH
AGGREGATE BASE–CUT FULL DEPTH OF HMA SURFACES ONLY.
CONCRETE AND HMA BASE–CUT FULL DEPTH OF BASE COURSE.

SAW CUT DEPTH TO BE A MINIMUM OF 4" OR TO BOTTOM OF EXISTING BASE, WHICHEVER IS GREATER. CRUSHED CA-6 REPLACEMENT TO BE MECHANICALLY CIMPACTED.

PAVEMENT PATCHING

MANHOLE ADJUSTMENT DETAIL



LEGEND

1. SUB-BASE GRAULAR MATERIAL
2. EXISTING PAVEMENT
3. 36" DIAMETER METAL PLATE
4. PROPOSED CRUSHED STONE AND HMA SURFACE MIX
5. EXISTING STRUCTURE
6. FRAME AND LID (SEE NOTES)
7. CLASS PP-1* CONCRETE
8. PROPOSED HMA SURFACE COURSE
9. PROPOSED HMA BINDER COURSE

LOCATION OF STRUCTURES:

THE CONTRACTOR WILL BE REQUIRED TO KEEP A RECORD OF THE LOCATIONS OF THE BURIED STRUCTURES ACCORDING TO THE ELATION AND DISTANCE LEFT OR RIGHT OF THE CENTERLINE OF PAVEMENT. UPON COMPLETION OF THE WORK, THE CONTRACTOR WILL DELIVER THE RECORD TO THE ENGINEER.

CONSTRUCTION PROCEDURES

STAGE 1 (BEFORE PAVEMENT MILLING)

A) REMOVE A MINIMUM OF 12" OF THE PAVEMENT FROM AROUND THE STRUCTURE.
B) REMOVE THE EXISTING FRAME AND LID FROM THE STRUCTURE.
C) COVER THE STRUCTURE OPENING WITH A 36" DIAMETER METAL PLATE.
D) BACKFILL WITH CRUSHED STONE AND A MINIMUM 1 3/4" THICK HMA SURFACE MIX APPROVED BY THE ENGINEER.

STAGE 2 (AFTER PAVEMENT MILLING)

A) REMOVE THE HMA SURFACE MIX AND CRUSHED STONE.
B) INSTALL THE FRAME AND LID; ADJUST THE FRAME TO ITS FINAL SURFACE ELEVATION.
C) THE SURROINDING SPACE SHALL BE FILLED WITH CLASS PP-1* CONCRETE TO THE ELEVATION OF THE SURFACE OF THE EXISTING BASE COURSE OR THE BINDER COURSE.

*UNLESS OTHERWISE SPECIFIED IN THE PLANS.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS EXCEPT THAT THE CONTRACTOR SHALL ADJUST THE STRUCTURES TO THE FINISHED PAVEMENT ELEVATION NO MORE THAN 5 CALENDAR DAYS PRIOR TO PLACEMENT OF THE FINAL LIFT OF SURFACE UNLESS APPROVED BY THE ENGINEER.*

NOTES:

EXISTING BRIKEN FRAMES AND LIDS SHALL BE REMOVED AND DISPOSID OF BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER. REPLACEMENT FRAMES AND LIDS WILL BE PAID FOR IN ACCORDANCE WITH ARTICLI 109.04 OF THE STANDARD SPECIFICATIONS UNLESS A SIPARATE PAY ITEM HAS BEEN PROVIDED.

IF THE EXISTING LIDS ARE OPEN, THE FRAME WILL BE ADJUSTED TI THE ELEVATION OF THE MILLED PAVEMENT SURFACE PRIOR TO THE MILLING OPERATION. THE FRAME WILL NOT BE REMOVED AND COVERED BY THE METAL PLATE.

THE METAL PLATE USED TO COVER THE STRUCTURE SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.

ADJUSTING RNGS SHALL BE 2 MAXIMUM, 8" H TOTAL HEIGHT. FOR SANITAFY MANHOLES AND VALVE VAULTS; USE 2 RINGS OF ROPE MASTIC MATERIAL BETWEEN MANHOLE, ADJUSTING RINGS, AND FRAME.
FOR STORM SEWER MANHOLES: USE 1" MORTAR BED TO SET FRAMES AND ADJUSTING RINGS.

WHEN STRUCTURES ARE TO BE ADJUSTED OR RECONSTRUCTED, THE LOWERING AND RAISING OF THE FRAMES AND LIDS WILL NOT BE PAIE FOR SEPARATELY BUT WILL BE NCLUDED IN THE COST OF THE CORRESPONDING PAY ITEM.

REV. NO.	DATE	DESCRIPTION

FILE: H:\COMMON\AUTODESK\CIVIL 3D PROJECTS\STANDARD DETAILS\FOR PROJECTS\DETAIL SHEETS REV 020518.DWG

CITY OF DES PLAINES
PUBLIC WORKS AND ENGINEERING DEPARTMENT
1420 MNER STREET
DES PLAINES, IL 60016
PHONE-847-391-5390 FAX 847-391-5619
WWW.DESPLAINES.ORG

DETAIL SHEET

DESIGNED BY: BLS	SCALE: HORIZ: 1"=N/A
CHECKED BY: AJD	VERT: 1"=N/A
APPROVED BY: TPO	SHEET NO.: 2 OF 2
DATE: 2/5/18	

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONOVITZ	1	PRELIMINARY DRAWINGS	09/21/2020
ENGINEER:	A. KEMP	2	REVISIONS TO PLANS PER CITY COMMENTS	03/24/2021
ENGINEER:	M. MAJOR	3	REVISIONS TO PLANS PER CITY COMMENTS	1/25/2022
TECHNICIAN:				

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CIVIL ENGINEERS
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PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com

SITE PLAN & GEOMETRIC PLAN
ENTIRE SUBDIVISION
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
2134 SPRUCEWOOD AVE., DES PLAINES, IL 60016

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PROJECT NUMBER: 21091
START DATE: MAY 3, 2021
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 6 OF 6

PUBLIC WORKS AND
ENGINEERING DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5390
desplaines.org

MEMORANDUM

Date: December 20, 2024

To: Jeff Rogers, Director of Community and Economic Development

From: Tim Oakley, P.E., CFM, Director of Public Works, and Engineering

Subject: 2134 Sprucewood Proposed 2 lot subdivision

Public Works and Engineering approve the attached Engineer's Estimate for the above subdivision to Section 13-2-8B. of the City Code. The required surety amount is $92,944.38 with a 10% maintenance warranty of $9,294.44. There was a math error in the engineer's estimate and that is why the engineer's estimate is lower.

JL/jl

ENGINEER'S COST ESTIMATE - 2 LOT SUBDIVISION - 2134 SPRUCEWOOD DES PALINES
COST ESTIMATE FOR SEDIMENTATION CONTROL, TREE PROTECTION, LANDSCAPING & UTILITIES

THIS DOES INCLUDE EROSION CONTROL, TREE PROTECTION, & UTILITIES

DATE: 12.4.24 PREPARED BY: MB

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	SUB-GROUP TOTAL
Erosion Control Earth Moving					
Silt Fence	lin. ft.	565.0	$2.5	$ 1,412.50	
Stabilized Construction Entrance	ea	1.0	$600.0	$ 600.00	
Strip Topsoil and Build Topsoil Stockpile	cu. yd.	2202.0	$3.0	$ 6,606.00	
Daily Street Cleaning	lump sum	1.0	$2,000.0	$ 2,000.00	
Concrete Washout	ea	1.0	$85.0	$ 85.00	
Filter Basket - Phase I	ea	2.0	$125.0	$ 250.00	
Tree Removal	ea	10.0	$1,000.0	$ 10,000.00	
SUBTOTAL					**$ 20,953.50**
Utilities					
1-1/2" Copper Water service	lin. ft	40.0	$25.0	$ 1,000.00	
6" PVC PIPE SDR 26	lin. ft	50.0	$35.0	$ 1,750.00	
8" PVC PIPE SDR 26	lin. ft	236.0	$40.0	$ 9,440.00	
48" Catch basin	ea	2.0	$5,500.0	$ 11,000.00	
Storm and Sanitary Connections to main	ea	2.0	$5,000.0	$ 10,000.00	
Clean out	ea	1.0	$250.0	$ 250.00	
SUBTOTAL					**$ 37,885.00**
Final Restoration					
CONCRETE APRON	sf	580.0	$12.0	$ 6,960.00	
SIDEWALK	sf	666.0	$7.0	$ 4,662.00	
Final Grading and Sod Establishment	lump sum	1.0	$7,500.0	$ 7,500.00	
Curb & Gutter	lin. ft	56.0	$15.0	$ 840.00	
SUBTOTAL					**$ 19,962.00**
TOTAL					**$ ~~78,800.50~~**

Addition error - True amount is $33,400

Updated based on revised utility number

$ 74,355.50

Note: This estimate was prepared using standard cost estimating practices. It is understood that Bono Consulting Inc. has no control over costs, the price of labor, equipment or materials, or over the Contractor's method of pricing.

Inputs	
Engineering Estimate of Probable Cost (EOPC) - With Final Plat*:	$74,356
Number of Lots:	2
Acres of Subdivision:	0.459

*Defer to PWE about whether contingency from EOPC to be included (Can range from 10-25%). Not the same as maintenance warranty. Public and private improvements to be included in EOPC and financial security needs to include both.

Collected before Case:	Amount:	Form of Payment:	Code Section with Requirements:
Lot Acreage	256	Physical check or cash	Section 13-1-3.A

Collected before Recordation:	Amount	Form of Payment	Code Section with Requirements:
Financial Guarantee (125% of EOPC):	$92,944.38	Letter of credit, bond or check	Section 13-2-8.B.1.a
Maintenance Warranty (10% of Financial Guarantee):	$9,294.44	Letter of credit, bond or check	Section 13-2-8.B.1.c
Engineering subdivision reviewing fee (2% of estimated value of improvements):	$1,487.11	Physical check or cash	Section 13-1-3
Engineering Inspection Fee:	$2,230.67	Physical check or cash	Section 13-1-3
Acreage Fee:			
$55.00 per acre for water	$25.25	Physical check or cash	Section 13-1-3
$110 per acre for sewer	$50.49	Physical check or cash	Section 13-1-3
Parkland Fee in Lieu (for more than 16 units, refer to separate spreadsheet to calculate)			

Totals:	
Letter of credit, bond, or check:	$102,238.81
Check or cash:	$3,793.51

January 7th, 2025

Irene Heldak,

WILL SERVE LETTER

Dear Ms. Heldak,
This letter is in response to your request for information on the availability of AT&T services at proposed 2134 Sprucewood Ave, Des Plaines new Development.

This letter acknowledges that the above referenced project is in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to proposed development at 2134 Sprucewood Ave, Des Plaines but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

Kolade Fajimi (Engineer)
Mgr Osp Plng & Eng Design
ATO, Construction & Engineering-MW

AT&T
1000 Commerce Dr,
Oak Brook, IL 60523
M 847-226-7885 | kf129f@att.com

January 7, 2025

Mrs. Irene Heldak
2294 Westview dr.
Des Plaines, Il 60018

Re: Building a new residential home at 2134 Sprucewood Ave., Des Plaines, Il 60018.

Dear Mrs. Irene Heldak:

Regarding the above project, Comcast Cable Communications, Inc. is the local Broadband Provider for this area. Please call Nathan Burman at (224) 229-4451 with any installation questions that you may have.

If you have any other questions, please feel free to give me a call.

Very truly yours,

Robert L. Schulter Jr.
Central Division Director of Construction
(224) 229-5863

Will Serve Letter

January 08, 2024

Irene Heldak
2134 Sprucewood Ave.
Des Plaines, IL 60018

RE: Service Request # 06619312 – 2134 Sprucewood Ave. Resubdivided Parcel.

Dear Ms. Heldak,

ComEd is required by the Illinois Commerce Commission to supply electrical service to any customer within our territory. ComEd does have adequate facilities to service your 2 lots/Units project being built at 2134 Sprucewood Ave.

Also, it is the developer's responsibility to research and secure acceptable easements, provide a recorded property plat and provide adequate access onto the site, so that ComEd can service this development.

Sincerely,

Mari Paramo

Mari Paramo
ComEd General Service Rep.
New Business
Office: 779-231-0551
Cell Number: 779-279-2605
Maricela.Paramo@ComEd.com

Supervisor: Antwoyne Marshall @ (773) 682-0944
Manager: Lashawn Greer @ 779-231-2459

Get Started | Installation Guidelines | Energy Efficiency Programs

Nicor Gas

January 6, 2025

Irene Heldak
2294 Westview Dr
Des Plaines, IL 60018

This letter shall serve as Nicor Gas' intention and availability to serve the proposed new construction project located in 2134 Sprucewood Ave Des Plaines, IL 60018 with the 2" service line along Sprucewood Ave. Nicor Gas will provide 200' of gas **main** per new customer/meter and 60' of **service** line per new customer/meter at no cost. If your project exceeds these footages, we will determine the cost to you based on an economic evaluation of the project, as well as any unusual condition which may apply, i.e. directional boring charges, etc.

Nicor requires that you complete specified improvements and obtain private property rights before providing service. Curbing established, required sleeves installed at paved intersections and under all pavements for new commercial services.

Private property rights must be obtained, and any easements, rights-of-way and underground utility lines must be staked and clearly marked. All necessary permits need approved prior to all service & gas main installations.

If you have any questions, please feel free to contact me at 779-227-4011.

Best regards,

Jocelyn Hernandez
New Business Construction Consultant

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplainesil.gov

MEMORANDUM

Date: January 10, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, Director of Community and Economic Development

Cc: Jonathan Mendel, Assistant Director of Community and Economic Development

Subject: Consideration of Preliminary & Final Planned Unit Development (PUD) and Major Zoning Variations for Vetter Commercial Manufacturing USA, LLC at 10 W. Algonquin Road

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Issue: The petitioner requests (i.) a Conditional Use for a Preliminary & Final Planned Unit Development with an exception to reduce the required quantity of parking stalls; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) fencing with an open design instead of solid opaque fencing abutting existing residential uses; (iii.) a Minor Variation for fencing with a height of up to 10.0 feet instead of a maximum of 8.0 feet; and (iv.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

Petitioner: Legat Architects, 549 W. Randolph Street, Chicago, IL, as agent for Vetter Commercial Manufacturing USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016

Owner: Vetter Commercial Manufacturing USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016

Case Number: 24-063-PUD-V

PINs: 08-24-201-052-0000 & 08-24-201-053-0000

Ward: #8, Alderman Mike Charewicz

Existing Zoning: M-3, Special Manufacturing District

Existing Land Use: Vacant office buildings, surface parking lots, and undeveloped land

Surrounding Zoning:
North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: M-3, Special Manufacturing District
West: R-1, Single Family Residential District

Surrounding Land Use: North: Single-family detached residences
South: Single-family detached residences
East: Commercial buildings
West: Single-family detached residences

Street Classification: Algonquin Road is classified as a Major Collector and is under the jurisdiction of the Illinois Department of Transportation (IDOT); and Mount Prospect Road is classified as a Major Collector and is under the jurisdiction of Cook County.

Comprehensive Plan: The Comprehensive Plan's future land use designation for the property is "Commercial."

Property/Zoning History: Per the Cook County Tax map, the subject property is comprised of unsubdivided parcels. The existing vacant office buildings, an underground parking structure, surface parking lots, and an area of undeveloped land were established over time beginning in the late 1960s through the mid-1970s in accordance with a Planned Unit Development approved via Ordinance Z-9-69.

Prior to the current proposal, a prior application for a Planned Unit Development for the subject property was approved via Ordinance Z-19-16 in 2016. The current property owner acquired the subject property in 2017. The term of the approvals associated with the 2016 PUD Ordinance were extended via Ordinance Z-17-17 in 2017 but were not pursued further by the property owner and subsequently expired in 2018.

Project Overview: The petitioner is Legat Architects as agent for Vetter Commercial Manufacturing USA, LLC, the property owner. The proposed improvements would be comprised of a new building generally at the north end of the site to be comprised of approximately 158,000 square feet. The existing office buildings would remain vacant at this time except for a temporary occupancy of the north office building by the construction contractors as a site office for the duration of the construction activities on site. Details of the project are included below and in relevant attachments.

Site Development

The site is comprised of two parcels together totaling approximately 17.84 acres. A consolidation of the two parcels into one lot will be required prior to approval of final engineering design and prior to issuance of permits for the project. The proposed building would be situated in an area of existing open space at the north end of the property and would add approximately 158,000 square feet of new floor area including new mechanical space, laboratory space, office space, and logistics space.

Three existing buildings would remain. The floor area of the five-story west building, Building A, is approximately 22,350 square feet. The floor area of the two-story south building, Building B, is approximately 22,350 square feet. The floor area of the one-story east building, Building C, is approximately 46,620 square feet. The applicant proposes minor remodeling improvements to accommodate a temporary occupancy of a portion of Building A for the purpose

of offices for the onsite construction management personnel.

Bulk Regulations

The table below illustrates staff's interpretation of the required yards (i.e., building setbacks) for this property and the proposed building setbacks as noted in Section 12-7-4 and defined in Section 12-13-3.

Bulk Controls	***Required***	***Proposed***
Lot size	5 acres (min.)	18 acres
Building Height	50 ft. (max.)	46 ft.
Front yard building setback (south & east)	60 ft. (min.)	169 ft.
Side yard building setback (west)	60 ft. (min.)	92.9 ft.
Rear yard building setback (north)	60 ft. (min.)	80.3 ft.
Building Coverage	75% (max.)	27.6%

Off-Street Parking

In accordance with the requirements of the Code, the following quantities of off-street parking stalls are required:

Parking	***Requirement***	***Total***
Office Uses	1 space per 250 square feet of gross floor area	82,964 square feet = 332 stalls
Industrial and Manufacturing Uses	1 space for every 1,500 square feet of gross floor area	78,266 square feet = 53 stalls
Accessible Spaces	Between 301-400 spaces provided	8 accessible stalls
Total Accessible Proposed:		14 stalls
Total Required:		385 stalls
Total Proposed:		298 surface stalls + 20 underground stalls = 318 stalls

Sec. 12-3-5.C.4. of the Code allows for consideration of reductions in required parking associated with a PUD by up to 25% of the total collective parking requirement. In conjunction with the PUD request, the applicant requests an exception to reduce the minimum parking requirement to one stall per employee plus one stall per visitor.

The applicant proposes up to 72 employees plus up to 10 visitors during their busiest shift with 48 employees arriving at a 3 p.m. shift change for a total of 130 simultaneous individuals daily. The proposed site plan design would provide 318 parking stalls including both surface and underground parking, a reduction from the minimum required quantity of parking stalls of 17.5%.

If the exception is approved, the applicant will need to maintain compliance with this minimum parking ratio prior to occupying the existing buildings upon the property any new uses. Although land-banking of parking is not permissible in the M-3 District per Sec. 12-9-10 of the Code, there remain areas of open space across the property which could be improved in the future to accommodate additional off-street parking should additional parking be required to allow a future use to occupy existing space on the subject property.

A similar exception was included in the PUD Ordinance adopted in 2016 which has since expired.

Off-street Loading

In accordance with the requirements of the Code, the following quantities of off-street loading stalls are required:

Loading	***Requirement***	***Total***
Building Size	200,001-300,000 sq. ft.	3 loading stalls
Total Proposed:		5 loading stalls

Site Access

The subject property is currently accessible via two full access curb cuts including one unsignalized access to E. Algonquin Road at the southwest corner of the property and one signalized access to S. Mount Prospect Road. The proposed improvements would add one additional full access curb cut to S. Mount Prospect Road for visitors to the site at the northeast corner of the site.

Traffic

The applicant provided a traffic impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc, a copy of which is attached to this report. The study includes results from a traffic survey of existing conditions with the current building vacancies on the property and among other buildings in the vicinity in addition to projections of future traffic volumes assuming the proposed building improvements and occupancy of other buildings in the area. The proposed weekday morning peak hour of traffic is estimated to generate 65 inbound & 5 outbound traffic movements (approximately 1.2 vehicles per minute). The proposed weekday afternoon peak hour of traffic is estimated to generate 45 inbound and 65 outbound traffic movements (approximately 1.8 vehicles per minute). Most of these traffic movements would utilize the existing Algonquin Road access drive.

Proposed logistics deliveries, refuse management, and other truck trips would primarily utilize the signalized access to S. Mount Prospect Road.

Transparency & Building Materials

Section 12-3-11 requires the facades of the office components of the new building to be comprised of a minimum of 20% window glass on all floors. Ground floor elevations must be comprised of face brick, stucco, metal, and/or concrete masonry units while upper floors may additionally feature painted or stained wood and/or exterior insulation and finishing systems (EIFS).

	Required	Proposed
Ground Floor Office Space Transparency	20% (min.)	97.5% (behind curtainwall)
Upper Floor Office Space Transparency	20% (min.)	97.5% (behind curtainwall)
Ground Floor Building Materials	Face brick, stucco, metal, and/or concrete masonry units	Metal panels & louvers and concrete masonry units
Upper Floor Building Materials	Face brick, stucco, metal, and/or concrete masonry units, painted or stained wood and/or exterior insulation and finishing systems (EIFS)	Metal panels & louvers and concrete masonry units

Site Lighting

The applicant has provided a site photometric plan and catalog cuts of the proposed light fixtures. The proposed design features pole-mounted light fixtures with LED light elements at a height of 20.0 feet designed to direct light inward toward the perimeter circulation drive and building exterior. In the proposed locations, the light fixtures would not cast light beyond the lot lines and would be expected not to create glare visible from adjacent properties.

Tree Preservation, Removal, & Landscaping

The applicant proposes to retain the existing perimeter fencing which features a transparent design rather than an opaque design. The applicant has provided a tree survey identifying 96 existing trees that would be retained and 50 existing trees and stumps that would be removed. The proposed landscaping plan would introduce 261 new shrubs and 133 new trees including 39 new deciduous trees, 45 new evergreen trees, and 49 new "Techny" arborvitae.

Mechanical and Dumpster Screening

Section 12-10-11 of the Code requires screening of roof-top mechanical units and utility areas. The proposed design utilizes rooftop parapets to screen mechanical units from line-of-sight from adjacent properties and is intended to provide additional sound attenuation. Refuse management is proposed within two compactor units proposed within the two northernmost loading berths.

Stormwater Management

In accordance with the requirements of Title 14 of the City Code and the Cook County Watershed Management Ordinance, the applicant is proposing the installation of two new underground vaults near the south end of the property to provide additional stormwater detention volume as required for the proposed scope of site modifications. If the project is approved, additional analysis of the proposed design would be completed during review of final engineering plans in advance of the finalization of the Tentative & Final Plat of Subdivision and prior to the approval of any final designs in advance of the issuance of grading & site work permits or building permits.

Major Variations

The applicant requests several major zoning variations. The variation requests are summarized as follows:

Loading Berth Orientation

Per Code, loading berths are not permitted to be oriented toward the public right-of-way. The applicant proposes to orient the loading stalls for the proposed building at the southeast corner of the building facing the existing signalized intersection at S. Mount Prospect Road. The proposed location would be arguably less impactful than alternate locations along the west or north side of the building which abut existing residences. The applicant has not identified a future use of the proposed open space south of the proposed building, however relocation of loading berths to this side of the building may inhibit future opportunities for a building expansion in this direction.

Fence Opacity

Per Code, a solid privacy fence with a minimum height of 8.0 feet is required between the subject property and adjacent residential properties. In light of comments from adjacent property owners provided during the consideration of the 2016 PUD request, the applicant proposes to retain the existing 8-foot transparent mesh perimeter fence. The applicant proposes landscaping in a pattern of three rows with various spacings in the attempt to provide landscape buffer between the proposed perimeter circulation drive and the property line.

Fence Height

The applicant proposes a second area of fencing along the northwest corner of the new building on top of a proposed retaining wall. This fencing would feature a similar transparent mesh style as the existing perimeter fence, but would be installed on top of a new retaining wall. The height of the fence on top of the wall would stand up to 10.0 feet in height from the lowest adjacent grade.

Site Plan Review

The table below combines a zoning analysis of both the site plan and the buildings. A Site Plan Review is required for all development application requests to assess how the request meets the characteristics identified in Section 12-3-2, which are listed below along with staff's assessment of each in relation to the current Site Plan provided by the petitioner, located in the Site Plan attachment.

Site Plan Review	
Item	***Analysis (based on Proposal)***
The arrangement of structures on the site	• The existing buildings would remain in their current locations. • The new building would occupy an area of open space at the north end of the site.
The arrangement of open space and landscape improvements	• The proposed site plan would maintain open space within setbacks along the north and west lot lines, south of the new building, and between the existing office buildings in the south half of the property. • The applicant proposes a new landscaped buffer yard comprised of three rows of landscaping along the north and west lot lines.

The adequacy of the proposed circulation system on the site	• The proposed site plan separates truck movements to and from the site at the signalized intersection from passenger vehicles at both the primary employee entrance at the southwest corner and the visitor entrance at the northeast corner of the property. • The applicant has located certain service access areas at the northwest corner of the new building. The applicant should describe the frequency of truck movements to these areas of the building and how noise impacts upon adjacent properties will be mitigated.
The location, design, and screening of proposed off-street parking areas	• The applicant proposes three primary off-street parking areas including the primary employee parking field on the interior of the property south of the proposed building and west of the existing building, a new visitor parking area east of the new building, and an existing underground parking structure.
The adequacy of the proposed landscaping design on the site	• The applicant proposes the removal of approximately 50 existing trees and stumps across the site. • The proposed landscaping plan includes shrubs plus approximately 133 new trees intended to establish a landscape buffer yard along the north and west lot lines. • Per Code, a solid privacy fence with a height of 8.0 feet would be required along the north and west lot lines. The applicant instead requests approval of a variation to allow the existing 8-foot transparent mesh fence to remain.
The design, location, and installation of proposed site illumination	• The proposed site illumination plan would comply with Code requirements for site lighting & mitigation of potential glare onto adjacent properties.
The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comprehensive plan	• The Comprehensive Plan recommends promoting employment growth in industrial areas. • Site design abutting residential areas is encouraged to incorporate treatments along the property's edge to screen the property from view. • Fencing serving as a physical barrier should be attractive while facilitating safe operations. • Industrial property is encouraged to include additional stormwater management infrastructure. Two new underground vaults are proposed at the south end of the property.

ENTITLEMENT REQUESTS AND ANALYSIS

Overview of Requests

The petitioner requests consideration of the following items to facilitate the proposed development:

1. A Conditional Use for a Preliminary and Final Planned Unit Development (PUD) in the M-3 Special Manufacturing District;

2. Major zoning variations for the following:

    a. Five (5) loading spaces that open onto or face a public right-of-way;

    b. Fencing with an open design instead of solid opaque fencing abutting existing residential uses;

3. A Minor zoning variation for fencing with a height of up to 10.0 feet instead of a maximum of 8.0 feet; and

Preliminary & Final PUD

A planned development, as defined below, was requested to accommodate the existing and proposed improvements across the property, including previously approved relief from bulk regulations of the Code applicable in the M-3 District for building height, parking, and other site characteristics.

Per Code, the Planned Unit Development allows for the following:

> *A development occurring on a parcel under single ownership or unified control which is developed as a unit and includes two (2) or more principal buildings or uses and is processed under the planned development procedure of this title" (Section 12-13-3).*

The purpose of a PUD is to promote a unified development by providing flexibility in development standards to accommodate site conditions and encourage innovative use of land. Certain characteristics are required by Section 12-3-5.A. of the Zoning Ordinance, which are listed below along with staff's assessment of each in relation to the attached Preliminary PUD Plat provided by the petitioner.

Preliminary & Final PUD Plat Review	
Item	***Analysis (based on Proposal)***
A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this title	The subject property was developed in accordance with a prior PUD which allowed for a concentration of buildings on the south half of the site at heights which would not have been permissible by right. Although the new building would comply with the bulk regulations of the M-3 District, a PUD is required to include the new improvements on the same property with the prior improvements.

Permanent preservation of common open space and recreation areas and facilities	The proposed site design includes several areas of open space around the perimeter and among the proposed buildings.
A pattern of development to preserve natural vegetation, topographic and geologic features	The currently proposed site improvements would involve remediation of various issues with site trees including removal & replacement of dead trees, existing tree stumps, and trees in poor condition. The proposed tree removal activities would be accompanied by new tree plantings at a ratio of 2.67 new trees per tree removed.
A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities	Although not currently proposed, the site design establishes opportunities for future office uses and additional employment opportunities in addition to those associated with the manufacturing, office, and logistics uses currently proposed.
An efficient use of the land resulting in more economic networks of utilities, streets and other facilities	The proposed plan supplements the existing utility designs and would not substantially increase traffic or congestion in the area.
A land use which promotes the public health, safety, and general welfare	The applicant's application materials attest that cleaning agents would exclude hazardous chemicals like ethylene oxide and instead would feature water and hydrogen peroxide. No site design elements would introduce factors which would detract from the public health, safety, or general welfare.

Prerequisites: Location, Ownership, and Size
PUDs are authorized in all zoning districts in the City subject to the regulations in Section 12-3-5 of the Zoning Ordinance and must be under single ownership and/or unified control.

PUD Bulk Exceptions
The requested PUD would include both the existing and proposed improvements, including previously approved relief from bulk regulations of the M-3 District to accommodate the height and other characteristics of the existing office buildings.

Plat of Subdivision

The proposal includes a consolidation of two original unsubdivided parcels into one new lot of record. The attached Tentative Plat of Planned Unit Development shows the dimensions of the proposed lot.

Subdivision Improvements
Public right-of-way was dedicated previously and various public improvements are existing along both E. Algonquin Road and S. Mount Prospect Road.

In addition, the memo states required public improvements for this development will include new watermain through the site, new underground

stormwater detention vaults, in addition to work within Cook County & IDOT rights-of-way. In addition, Section 13-3-2 of the Subdivision Ordinance discusses required improvements for subdivided properties and timelines for the improvements. Improvements are approved by the City Council during the final plat of subdivision process and financial guarantees for improvements are included within the resolution at that stage in the process.

Note the petitioner's request at this time is for a Tentative Plat only. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8. The Final Plat of Subdivision would occur at a later date and would be required prior to the issuance of building permits for the proposed development. All necessary dedications, fees, and necessary improvements, if any, would be outlined in the final subdivision resolution.

Proposed Schedule

Entitlement Schedule

The proposed requests for Preliminary & Final Planned Unit Development, Major Variations, and a Minor Variation are the first of two phases of required entitlements.

The Tentative & Final Plat of Subdivision needed to consolidate the existing parcels and memorialize new easements and a Conditional Use for a Localized Alternative Sign Regulation (LASR) to allow a custom signage plan for the property including more ground signs than would be permissible by right and any other wayfinding and wall signage would need to be finalized after the current requests are reviewed by City Council and prior to the approval of final plans and issuance of permits.

After a Tentative Plat of Subdivision is approved by the Planning and Zoning Board, the next step is a Final Plat of Subdivision. A Final Plat of Subdivision must be submitted within 12 months of the approval of the Tentative Plat.

If the Preliminary & Final PUD is recommended by PZB and approved by the City Council, the Final Plat of Subdivision will need to be submitted for review & approval prior to recording subsequent to the collection of required financial securities associated with the engineering improvements.

Construction Schedule

With any subdivision, construction must commence on any required public improvements within one year. A financial security is collected by the City to guarantee improvements and released after inspection of completed improvements. An additional warranty security is collected by the City to ensure the public improvements will not require repair after installation, any funds from which that remain unused are returned after 18 months after completion of the project.

The applicant has provided a Preliminary Construction Schedule attachment which outlines their projected project schedule for construction of site & building improvements. The proposed construction would be initiated in 2025 and would continue for approximately 24 months into late 2027.

PUBLIC INPUT AND COMMUNITY CONTEXT

Engagement Summary

On June 25, 2024, the Planning and Zoning Board hosted a public workshop for the developer, PZB, and the public. A City webpage shared details about the proposed project and included a public input form to continuously gather community comments.

Legal notice for this case was provided pursuant to the requirements of Section 12-3-1.C. of the Code, including publication in a local newspaper, posting of notice signs on the property, and a notice mailed to residents within 500 feet of the property.

Summary of Comments

Refer to Public Comment attachment for all public comments. Discussion surrounding this property and the proposed development had several general themes. The summary below includes themes and commentary from public comments.

Use of Cleaning Agents

The use of ethylene oxide should be prohibited. The operator should be transparent regarding the types of cleaning agents that will be used and no harmful chemicals should be released into the ground water or the air. The Petitioner's Narrative provides details on cleaning operations, describing the decontamination process with hydrogen peroxide. In addition, the petitioner provided information regarding hazardous waste in the Waste Profile attachment.

Traffic Impacts

There are concerns regarding an increase in traffic congestion originating from the proposed development. Respondents noted a preference for all traffic to enter the site at the traffic signal on S. Mount Prospect Road rather than at multiple proposed site entrances. There are concerns regarding impacts from the proximity of the proposed circulation drive around the new building to the existing residences. Refer to the petitioner's Traffic Study attachment.

Lighting

Increased light from the existing and proposed site improvements was identified as a concern. Compliance with International Dark Sky Association outdoor lighting principles was requested by one respondent. Refer to the Photometric Plan attachment provided by the petitioner. Note that during the building permit process, the photometric plan will be further examined to determine compliance with Section 12-12-10 of the Zoning Ordinance which limit light spillage onto adjacent properties.

Landscaping

Removal of existing mature trees to accommodate the proposed building is considered unfortunate. There are concerns that proposed landscaping will not provide a sufficient buffer separation from existing residences. Refer to the Landscape Plan and the Tree Survey attachments for landscaping details from the petitioner.

PUD Findings of Fact:

The following is a discussion of standards for PUDs from Section 12-3-5 of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written, as modified, or adopt its own to represent its rationale.

1. **The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5.A of this title:**

   The proposed PUD generally aligns with the stated purposes of PUDs as analyzed in the Preliminary & Final PUD Plat Review table above with a proposed office & manufacturing development, designated open spaces, and landscaping. Refer to Petitioner's Response to Standards for a full analysis of how the development meets each standard.

2. **The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:**

   The proposal meets the ownership/unified control and size requirements in the Zoning Ordinance.

3. **The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:**

   The new site and building improvements meet the bulk regulations outlined in Section 12-7-4.F. of the Zoning Ordinance (See Site Plan Review section above), however the original existing building improvements were developed in accordance with a prior PUD Ordinance (ca. 1969) and several major variations relating to design elements of the proposal are required.

4. **The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for, protect open space, and further the amenities of light and air, recreation and visual enjoyment:**

   The proposed design introduces one new curb cut to aid in separating passenger vehicles from truck traffic and maintains areas of open space among the existing and proposed buildings. Any impact to air or light quality from this development is not anticipated to be greater than any similar development of this nature or permitted in this zoning district and will be controlled by the environmental performance standards of Chapter 12 of the Zoning Ordinance.

   Refer to the Traffic Study for details on anticipated traffic impact. The report states the development will not generate a disproportionate impact to the street network. Refer to the Petitioner's Response to PUD Standards attachment for further discussion of traffic generated and parking demands of the proposed uses.

5. **The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:**

   The subject property is positioned at the boundary of an existing area of M-3 District office/industrial development and an existing R-1 Residential District. The mix of office and manufacturing uses and proposed landscape buffer yards is intended to serve as a transition from the predominantly industrial uses to the east and the residential uses to the west. The proposed scope of operations associated with the new

improvements would not of themselves introduce substantial additional vehicular traffic or congestion in area streets.

6. **The extent to which the proposed plan is or is not desirable to physical development, tax base, and economic well-being of the entire community:**

   The proposed development would increase the value of the property and site improvements and thereby increase the taxes generated by the property. Additionally, the proposed land use would introduce new employment within the community.

7. **The extent to which the proposed plan is in conformity with the recommendations of the 2019 Comprehensive Plan:**

   Site design elements of the proposed manufacturing and office improvements would comply with the recommendations of the 2019 Comprehensive Plan particularly including Goals 3.10. and 3.11.

PZB Procedure and Recommended Conditions:
Under Section 12-3-5.D.2.c (Procedure for Review and Decision for PUDs) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve with modifications, or deny the Preliminary & Final Planned Unit Development (PUD). The City Council has final authority on this request.

The PZB should take the following motions. The zoning motions can be combined or taken individually:

Zoning Recommendations to City Council

- A motion pursuant to Section 12-3-5.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the requests for a Conditional Use for a Preliminary & Final PUD, Major Variations and a Minor Variation including the following:

  A. An exception is granted to reduce the minimum required parking stall quantity to one stall per employee plus one stall per site visitor.
  B. Five (5) loading spaces shall be allowed to face a public right-of-way;
  C. Perimeter fencing along the north and west lot lines abutting existing residential uses shall be allowed to feature an open design instead of solid opaque design;
  D. Fencing near the northwest corner of the site abutting the circulation drive shall be allowed a height of up to 10.0 feet instead of a maximum height of 8.0 feet; and

If the PZB recommends approval, staff recommends the following conditions for the Preliminary & Final PUD, Major Variations, and Minor Variation.

Condition(s) of Approval:

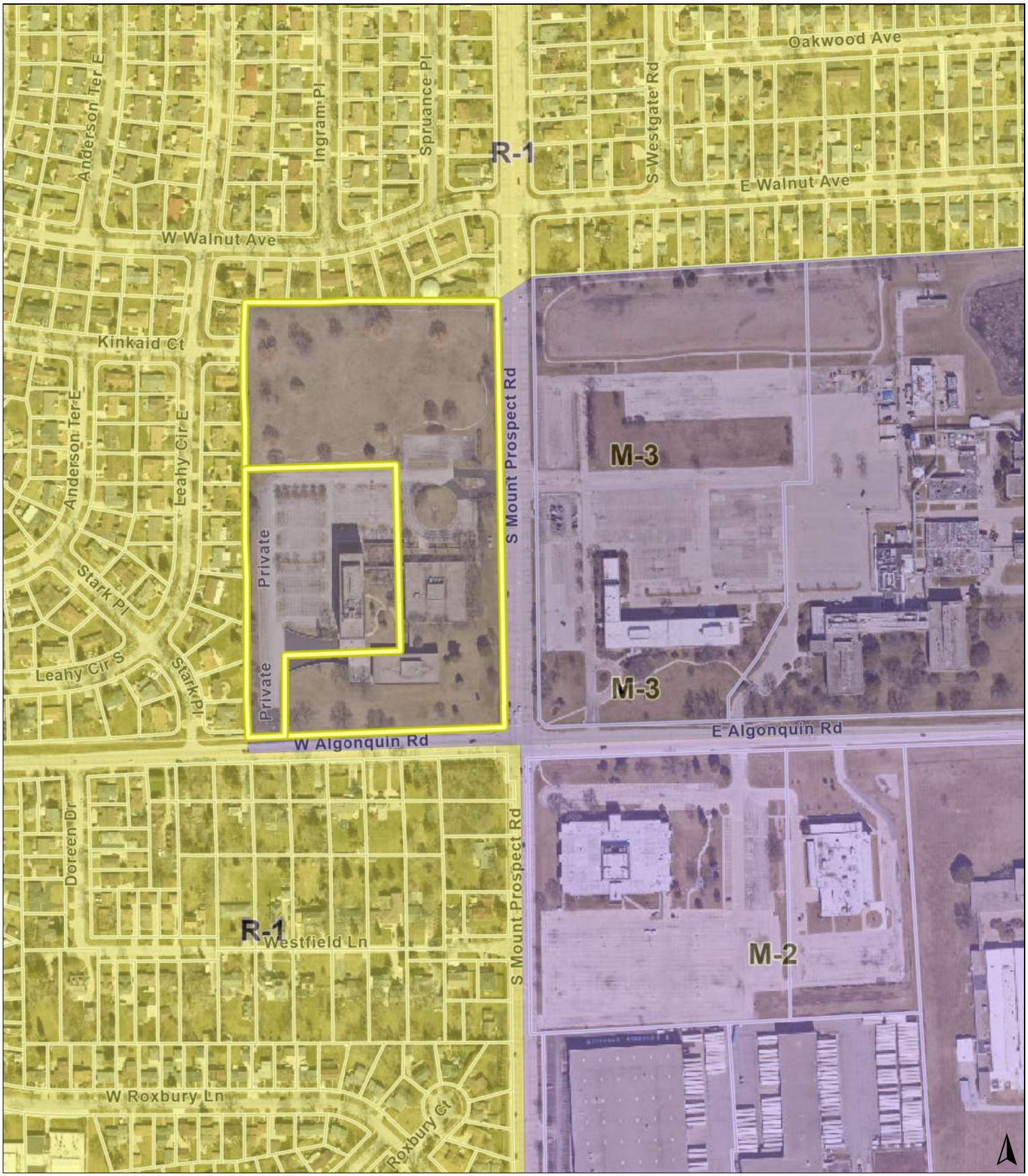
1. Ordinance Z-9-69 shall be repealed and the previously approved bulk regulations and improvements authorized by Ordinance Z-9-69 shall be incorporated in the new PUD Ordinance.
2. At time of both Tentative & Final Plat of Subdivision, approval of utility easements by all privately owned utility companies shall be indicated via written correspondence or lettered on the final document.
3. Final signage shall be considered in accordance with a Conditional Use for a Localized Alternative Sign Regulation (LASR) Ordinance after all site signage has been finalized.
4. The Petitioner must maintain the Property and operate the Proposed Use in compliance with the Performance Standards in Chapter 12 of Title 12 of the City Code, including, without limitation, light, odor, and noise. Upon the receipt of complaints regarding the operation of the Proposed Use, the City

will investigate and apply the appropriate provisions, If City code enforcement staff observes or detects a violation of the Performance Standards ("Original Violation"), it will notify the Petitioner in writing and provide a 14-day period for compliance, which compliance must be verified at a follow-up inspection. If upon follow-up inspection the Original Violation is still observed and uncorrected, a citation will be issued to Petitioner, which may result in a fine in a final amount to be determined by the City's administrative hearing officer.

Attachments:

Attachment 1: Location Map
Attachment 2: Site and Context Photos
Attachment 3: Petitioner's Development Application
Attachment 4: Petitioner's Narrative
Attachment 5: Petitioner's Responses to PUD & Variation Standards
Attachment 6: Legal Description
Attachment 7: Proposed Construction Schedule
Attachment 8: Zoning Map
Attachment 9: Land Use Map
Attachment 10: Preliminary & Final PUD Plat
Attachment 11: Tree Survey
Attachment 12: Landscape Plans
Attachment 13: Architectural Plans (includes Site Plan, Elevations, Floor Plans, Shadow Study, & Renderings)
Attachment 14: Signage Plan
Attachment 15: Lighting Plans
Attachment 16: Traffic Impact Study
Attachment 17: Economic Impact Study
Attachment 18: Geotechnical Report
Attachment 19: Phase I Environmental Site Assessment
Attachment 20: Waste Profile
Attachment 21: Preliminary Engineering Plans
Attachment 22: Public Works & Engineering (PWE) Department Memo
Attachment 23: Building Division Memo
Attachment 24: Fire Department Memo
Attachment 25: Public Comment

GISConsortium | 10 W. Algonquin Road



0 500 1000 ft

Print Date: 12/19/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

10 W. Algonquin Road – Notice Sign

10 W. Algonquin Road – Notice Sign

10 W. Algonquin Road – Ground Sign at NWC of Intersection

10 W. Algonquin Road – Notice Sign

DES PLAINES ILLINOIS

COMMUNITY AND ECONOMIC DEVELOPMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplaines.org

DEVELOPMENT APPLICATION (3 pages)

Do not write in this space – Office use only

Case Number: _____ Date Filed: _____

Type of Request: _____

Fee Paid Amount: _____ Receipt Number: _____ Date: _____

Legal Notice Publication Date & Paper: _____

Scheduled Hearing Date: _____ Property in: ☐ Floodway ☐ Floodplain ☐ Neither

Action by Zoning Administrator/Planning & Zoning Board/City Council: _____

Property Address: 10-60 W Algonquin Road **Date:** _____

Requested Action:

- ☐ Variation
  - ☐ Minor
  - ☐ Standard
  - ☐ Major
  - ☐ Sign
- ☐ Conditional Use
- ☑ Planned Unit Development
  - ☑ Preliminary
  - ☑ Final
- ☐ Plat of Subdivision
  - ☐ Tentative
  - ☐ Final
- ☐ Map Amendment
- ☐ Text Amendment
- ☐ License Agreement
- ☐ Other_____

Description of the request:

Partially redevelop the property indicated above with up to 160,000 sf of office, warehousing, and manufacturing floor area necessary for the relocation of Vetter Development Services' clinical fill facility from Skokie to Des Plaines. The project will be completed in a single phase. Minor renovations to the existing 5-story building will be completed so a portion of the building can be used for temporary offices; the 1-story and 2-story buildings will remain unoccupied. The existing buildings were built as a PUD with a maximum height of 92 feet. The new buildings will not exceed 50 feet.

PIN(s): 08-24-201-052-0000, 08-24-201-053-0000

Legal Description: (please attach and submit electronically in Word document)

Zoning Classification of Property: M-3, Special Manufacturing / PUD

Proposed Zoning Classification of Property (if applicable): _____

Current Use of Property: Partially occupied office

Proposed Use of Property: Pharmaceutical manufacturing

Applicant Name (printed): Legat Architects, Inc.

Applicant Signature: Thomas Kikta

Applicant's Interest in Property: ☐ Owner ☐ Lessee ☐ Contract Purchaser ☑ Authorized Agent

☐ Other (explain) _____

Applicant's Address: 549 W Randolph Street, Chicago, IL 60661

Phone Number: (312) 498-1471 **Email Address:** tkikta@legat.com

Property Owner Name (printed): Vetter Commercial Manufacturing USA, LLC

Property Owner Signature*: I.V. T. Ruebekeil

*Or submit an original letter of authorization from the property owner of record

Property Owner's Address: 10 W Algonquin Road, Des Plaines, IL

Phone Number: (847) 581-6720 **Email Address:** thomas.ruebekeil@vetter-pharma.com

Contact Person: ☑ Applicant ☐ Owner ☐ Other: _____

TRUST INFORMATION (required if property is in a trust)

Name(s) of Trust Beneficiary(ies)* Not applicable

Address(es) of Trust Beneficiary(ies)* Not Applicable

*All applications involving property held by a land trust must be signed by the trust officer of the institution holding the trust as the owner of the property. Additionally, the trust beneficiary and his/her current address must be disclosed on this form. The application must also be accompanied by the following:

1) A certified copy of the trust agreement.
2) A letter from the trustee certifying that the beneficiary as shown on this application is correct and disclosing any beneficiary changes or lack thereof during the 12 months preceding the filing of this application.

I hereby certify that all of the above statements and those contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. Furthermore, I consent to the entry in or upon the premises described in the application, by any authorized official of the City of Des Plaines, for the purpose of posting, maintaining, and removing public hearing notices as may be required, as well as conducting a site analysis.

Applicant's Signature: _____

Applicant Name (Printed): Thomas Kikta **Date:** 7/22/2024

Owner's Signature: i.V. T. Ruebekeil

Owner Name (Printed): Thomas Ruebekeil **Date:** 17. Sept. 2024

PROJECT NARRATIVE OF SUBJECT PROPERTY

Vetter Commercial Manufacturing, USA, a global solution provider of filling and packaging medical syringes, cartridges, and vials, intends to partially redevelop the property indicated above with up to 160,000 square feet of office, warehousing, and manufacturing floor area necessary for the relocation of their Vetter Development Services clinical fill facility from Skokie, IL to Des Plaines, IL.

The proposed project will be completed in a single phase. Minor renovations to the existing 5-story building will be completed so a portion of the building can be used for temporary construction offices; the 1-story and 2-story buildings will remain unoccupied. The existing buildings were built as a planned unit development with a maximum height of 92 feet. The proposed new buildings will not exceed 50 feet, which is also the maximum building height in the M-3 District.

Construction days and hours of operation are to be Monday through Friday, with occasional Saturdays, from 7:00 am to 7:00 pm. Construction is set to begin in the first quarter of 2025 and will be 25 months continuous.

Landscape

An effort was made to preserve as many of the existing trees as possible. Trees are planned for removal in order to accommodate the new building, the parking lot areas, and the utility locations which were coordinated between the engineer and landscape architect. It should be noted that a survey of the trees found no heritage quality specimens were present. Most of the plants are common species such as honeylocust, silver maple, and Norway maple. Many are at, or near, the end of their expected life. Specifications for tree protection are provided on the tree preservation plan which will include measures such as protection fencing and root pruning for excavations that occur within the driplines of trees.

The proposed planting plan concentrates plantings around the perimeter of the property where they will screen the new development and beautify the surrounding properties. A diversity of native and adapted trees and shrubs will be installed including species of Oak, Maple, Basswood, and Elm. Spacing for these shade trees will vary, but will generally be 25 to 30 feet apart. Masses of native and adapted shrubs will be placed between the trees to break the scale of the landscape down and provide screening at eye level. These shrubs will include species of serviceberry, chokeberry, dogwood, witch hazel, hydrangea, ninebark, sumac, and viburnum. Spacing will vary for these plants depending upon their expected mature size, but will generally be between 4 feet and 6 feet apart. Evergreen trees will be placed in sweeps between the deciduous trees to provide for winter interest as well as a higher degree of visual screening. Species of evergreen will include juniper, dawn redwood, spruce, baldcypress, and arborvitae.

Component Operations

The aseptic production environment requires sterilized materials and decontaminated cleanrooms. The materials used in production are either provided to Vetter pre-sterilized in sealed bags, or they are sterilized on site using steam. The cleanroom spaces are decontaminated with manual cleaning (mopping or wiping) and vaporized hydrogen peroxide. All hydrogen peroxide is contained within the spaces during this process and broken down into water and oxygen by activated carbon filters within the cleanrooms. There will be no hydrogen peroxide exhausted from the facility at any time. All areas surrounding this process are monitored with hydrogen peroxide sensors to ensure no operators are exposed during decontamination.

PINs: 08-24-201-052-0000, 08-24-201-053-0000
Commonly known as 10 West Algonquin Road, Des Plaines, Illinois.

www.legat.com

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT 5 CHAINS AND 26 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS DEDICATED FOR ALGONQUIN ROAD BY FRED LINNEWEH AND SOFIE LINNEWEH BY DOCUMENT DATED NOVEMBER 8, 1929, AND RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195788 IN BOOK OF PLATS NUMBER 304 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 10, 1968, AND RECORDED APRIL 2, 1968, AS DOCUMENT NUMBER 20448026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET; THENCE NORTHEASTERLY, TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING, AND ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD), IN COOK COUNTY, ILLINOIS.

PINs: 08-24-201-052-0000, 08-24-201-053-0000
Commonly known as 10 West Algonquin Road, Des Plaines, Illinois.

Attachment 4

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Attachment 4

PUD Findings

The Planning and Zoning Board and the City Council will review this proposed development and recommend or authorize approval, approval with modifications, or disapproval of the planned unit development in terms of the findings, to the extent applicable, set forth in Section 12-3-5.E of the Zoning Ordinance. The findings which need to be made are as follows:

1. **The extent to which the proposed plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5.A:**

Comment: The proposed planned unit development contemplates the construction on a currently unimproved portion of the Property of a new, state-of-the-art industrial building that would not be permitted under the strict application of the City's Zoning Ordinance. The plans submitted to City staff showcase the preservation of open space and contemplate substantial landscape plantings around the perimeter of the Property to add screening between the site and surrounding residential properties. The project will promote the health safety and welfare of City residents by improving the City's property tax base and creating approximately 100 net new jobs by 2031.

2. **The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:**

Comment: The proposed Planned Unit Development meets the ownership and minimum size requirements contained in Section 12-3-5.B of the Zoning Ordinance.

3. **The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:**

Comment: The proposed planned unit development meets or exceeds the following applicable zoning regulations as proposed for the M-3 Special Manufacturing District (the "M3 District"):

- Required setbacks: Required setbacks met;
- Minimum lot size: 5 acres required; 17.844 acres provided;
- Maximum building coverage: Maximum 75% permitted; 20.2% proposed (existing and new);
- Building Height: A maximum height of 50 feet is allowed; 46 feet is proposed;
- Parking: Based on 50,000 sf of office space = 200 spaces min required and 75,000sf of industrial/manufacturing use = 50 spaces min required = 250 total spaces minimum. 298 parking spaces are provided. That total is only surface parking and does not include any parking under the existing buildings.

We have requested approval for only four exceptions to applicable site requirements as part of this planned unit development approval as follows:

- A. Fencing requirements: According to City Code, the M-3 Special Manufacturing District (the "M3 District") requires a solid opaque view screen fence, 8 feet in height, along the property line abutting residential districts. We are proposing an 8-foot-high horizontal wire mesh fence which is in response to comments received from surrounding neighbors during the initial PUD process in 2016. At that time, the neighbors indicated that they would enjoy seeing the heavily planted landscape improvements on the Property which would otherwise be blocked from view were the fence to satisfy this requirement. The proposed fence is slightly more expensive to install than a wooden screen fence but is projected to last longer and require less maintenance thereafter. Please refer to the PUD submittal for more information.

- B. Loading Screening requirements: Per City Code, loading berths in all zoning districts must be screened by a solid wood or masonry fence to a height of not less than six feet or a continuous evergreen or dense deciduous shrub hedge. The proposed loading dock area will be screened from S. Mount Prospect Road by multiple layers of vegetation to both the north and south of the entrance drive. The landscape to the north of the drive will have a 6-foot-high ornamental picket fence backed by a row of shade trees spaced 30 feet apart with a row of large deciduous shrubs between them spaced 6 feet apart. This will be further backed up by a row of upright evergreen trees spaced 8 to 10 feet apart. The landscape to the south of the entrance drive will be the same as to the north except that existing mature trees will replace the row of deciduous trees. Please refer to the PUD submittal for more information.

- C. Fencing height: Per Section 12-8-2A.1 of the City's Zoning Code (the "Zoning Code"): The maximum height of a fence for nonresidential use shall be eight feet (8'). There is a fence at the northwest corner of the site that is comprised of a 6-foot fence on top of a 4-foot retaining wall, for a total height from grade of ten feet.

- D. Ground sign count: Per Zoning Code Section 12-11-6B: Lots of 5 acres or more and having 300 feet of street frontage on a single street or highway are permitted to have a maximum number of three ground signs. We are proposing a total of 4 ground signs, two of which are existing signs at the south entrance drive from Algonquin Road and the southeast corner of the site. We are therefore proposing to add two new ground signs – one ground sign at each of the other entrance drives onto the site from Mt. Prospect Road.

4. **The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for, protect open space, and further the amenities of light and air, recreation and visual enjoyment:**

Comment: Kenig, Lindgren, O'Hara, Aboona, Inc. prepared a Traffic Impact Study for the proposed development which is dated as of May 29, 2024. This study concluded that (i) the proposed access system will provide flexible and efficient access to the proposed facility and will

have limited impact on the through traffic, and (ii) the adjacent roadway system has sufficient reserve capacity to accommodate the traffic to be generated by the development and no additional roadway improvements or traffic control modifications are required. A copy of this study is included with our application for further review by staff.

With respect to open space and the provision of light and air, the proposed plans include maintenance of substantial open space within the site which will enhance the appearance of the site from those traveling on the adjacent roadways and surrounding properties. Building heights will comply with the applicable requirements of the City's Zoning Ordinance to prevent light interference.

5. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:

Comment: The proposed planned unit development is consistent with the pattern of land uses within the surrounding area. The property to the east of the site is zoned in the M3 District. The areas to the north, south and west are zoned in the R-1 Single Family Residential District. The proposed bio-tech use presents a lower intensity use than many uses that are otherwise permitted in the M3 District and is thus a use that is well-suited for the Property. The proposed site was designed to be sensitive to the potential impact on nearby residents and has taken great care to design the site accordingly by providing a landscape berm, additional trees and vegetation, and an architectural mesh fence to act as a buffer along those sides. Additionally, light-colored exterior materials will be used and any large rooftop mechanical units will be screened to provide increased screening of light and sound emissions from the Property to nearby residences.

The proposed building will be set back 80 feet from the north property line and 88 feet from the west property line. The portions of the Property within these setbacks are reserved primarily for emergency access and small box truck deliveries.

6. The extent to which the proposed plan is not desirable to physical development, tax base and economic well-being of the entire community:

Comment: The portion of the Property that is proposed for new development is currently unimproved. If the development is built as proposed, the assessed valuation of the Property will increase substantially, resulting in an increase in property tax revenues for the City of Des Plaines, local school districts and other local taxing jurisdictions, thus enhancing the economic well-being of the City and its residents. It is also anticipated that the proposed development will generate an additional 100 net new jobs on site by 2031 according to the Economic Impact Study included within this PUD submittal. These new jobs will serve a variety of income levels and diversify the available work opportunities for residents of Des Plaines and the surrounding area.

7. The extent to which the proposed plan is in conformity with the recommendations of the Comprehensive Plan:

Comment: Development of the Property by the applicant is referenced on page 25 of the City's Comprehensive Plan as an example of a site that has potential to incorporate modern development best practices while improving the overall image of the City by replacing the existing outmoded building stock with new building improvements. In addition to the proposed new construction, the proposed development aims to incorporate best practices for industrial development on the Property by locating office functions at the front of the property with manufacturing at the rear, using site design and property edge treatments to screen industrial properties adjacent to residential areas, and the use of attractive fencing where physical barriers are needed for safe business operations.

We have requested approval for only four exceptions to applicable site requirements as part of this planned unit development approval as follows:

- A. Fencing requirements: According to City Code, the M-3 Special Manufacturing District (the "M3 District") requires a solid opaque view screen fence, 8 feet in height, along the property line abutting residential districts. We are proposing an 8-foot-high horizontal wire mesh fence which is in response to comments received from surrounding neighbors during the initial PUD process in 2016. At that time, the neighbors indicated that they would enjoy seeing the heavily planted landscape improvements on the Property which would otherwise be blocked from view were the fence to satisfy this requirement. The proposed fence is slightly more expensive to install than a wooden screen fence but is projected to last longer and require less maintenance thereafter. Please refer to the PUD submittal for more information.

- B. Loading Screening requirements: Per City Code, loading berths in all zoning districts must be screened by a solid wood or masonry fence to a height of not less than six feet or a continuous evergreen or dense deciduous shrub hedge. The proposed loading dock area will be screened from S. Mount Prospect Road by multiple layers of vegetation to both the north and south of the entrance drive. The landscape to the north of the drive will have a 6-foot-high ornamental picket fence backed by a row of shade trees spaced 30 feet apart with a row of large deciduous shrubs between them spaced 6 feet apart. This will be further backed up by a row of upright evergreen trees spaced 8 to 10 feet apart. The landscape to the south of the entrance drive will be the same as to the north except that existing mature trees will replace the row of deciduous trees. Please refer to the PUD submittal for more information.

- C. Fencing height: Per Section 12-8-2A.1 of the City's Zoning Code (the "Zoning Code"): The maximum height of a fence for nonresidential use shall be eight feet (8'). There is a fence at the northwest corner of the site that is comprised of a 6-foot fence on top of a 4-foot retaining wall, for a total height from grade of ten feet.

- D. Ground sign count: Per Zoning Code Section 12-11-6B: Lots of 5 acres or more and having 300 feet of street frontage on a single street or highway are permitted to have a maximum number of three ground signs. We are proposing a total of 4 ground signs, two of which are existing signs at the south entrance drive from Algonquin Road and the southeast corner of the site. We are therefore proposing to add two new ground signs – one ground sign at each of the other entrance drives onto the site from Mt. Prospect Road.

STANDARDS FOR VARIATIONS

In order to understand your reasons for requesting a variation, please answer the following items completely and thoroughly (two to three sentences each). Variation applicants must demonstrate that special circumstances or unusual conditions prevent them from following the specific regulations of their zoning district. Applicants must prove that the zoning regulations, in combination with the uncommon conditions of the property, prevents them from making any reasonable use of the land. Keep in mind that no variation may be granted that would adversely affect surrounding properties or the general neighborhood.

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

- **A:** Installing the type of fence required would frustrate the intent underlying the Zoning Code and would compel the installation of a fence type that is not preferred by the surrounding City residents directly impacted by it. Furthermore, the required fence type presents a practical difficulty to the developer to both enhance and adequately screen the property from nearby residential homes.
- **B:** It is important for the entrance drive to the loading berth be designed to include a transparent fence to provide additional visibility to drivers entering and leaving the loading area. Furthermore, concrete shown in the plans submitted to City staff is required as part of this development to accommodate minimum truck-turning radiuses.
- **C:** Reducing the fence height or landscape berm height so that the overall top of barrier is lower would reduce the effectiveness of the barrier to screen noise and activities on-site from surrounding residential property owners. Any reduction in the proposed height of this fence would provide more visibility from the neighbors over into the project site 'back of house' area that will have utility connections, louvers, and overhead doors. The landscaping berm at the bottom helps reduce the appearance of fence height from the nearby residences to only 6 feet of the overall total height.
- **D:** Limiting the number of ground signs to three would prohibit installation of signs at each vehicle entrance and the main street corner. It is critical for each separate vehicle entrance to have their own sign to avoid traffic slow-downs and confusion, especially since each entrance has a gated entry where it's harder for a driver to turnaround and re-locate.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

- **A:** This property is unique in its proximity both to the major roadways of Mt. P Prospect Road to the east and Alquin Road to the south, as well as its adjacency to nearby residential homes to the north and west. An opaque fence would close off these properties and would change the openness that neighbors are accustomed to seeing at the back of their properties through chain link fences. The new horizontal wire mesh fence will allow neighbors to see through to the existing and

improved landscaping along the north and west edges of the Property between the property line and the site of the proposed building.

- **B:** This property has residential properties to the north and west of the site, so the loading berth location on the east along the Mt Prospect Road with a commercial property across the street to the east is the least obtrusive to neighbors and provides for the most efficient access from adjacent roadways. Additionally, landscaping will provide screening from most points along the street except for immediately in line with the entrance drive.
- **C:** The 6-foot fence is located on top of a 4-foot concrete retaining wall support a landscape berm to the west and the residential side of the fence. Though this fence is measured at an overall height of 10 feet from grade, this will only be realized from the project side as the fence will appear to be only 6 feet in height when viewed from nearby residences due to its location at the top of the landscaped berm.
- **D:** The site is over 1,000 feet long from north to south with three different entrance points spread across two streets for three different types of drivers – employees, truck delivery drivers, and visitors. It is critical to include sufficient signage at each entrance since a driver can't easily see to other site signage. Additionally, the new building signage is not visible from Algonquin Road to the south because it is blocked by the existing buildings on site. The new building signage on the east is also not readily visible until inside the property fence and landscaped edges.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

- **A:** The location of the site and its proximity to nearby residential homes are a result of pre-existing conditions affecting the site.
- **B:** The proposed loading berth location is designed for efficient access from the adjacent roadways and to respect the residences that already exist to the west and north of the site.
- **C:** The fence height is designed to provide improved screen to the existing residential homes from the activities of the proposed building.
- **D:** The site lies at the corner of two existing major roadways. As such, signage needs to be installed and visible at each distinct entrance to adequately identify the site and prevent traffic slow downs on those roadways.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

- **A:** Enforcement of the strict fence requirements of the Zoning Code would deprive the owner of the right to proceed with a development as planned, that was designed to enhance the surrounding landscaping and respect the nearby homeowners.
- **B:** The layering of fences and landscaping is necessary to provide efficient access for loading vehicles to and from the ite and to protect those drivers by providing an adequate field of view of the loading berth from the access gate. Furthermore, the proposed screening will act as a better

sound buffer between the building and Mt. Prospect Road than simply a single solid wood fence. This also creates more visual interest for drivers along Mt. Prospect Road.

- **C:** The 6-foot fence is located on top of a 4-foot concrete retaining wall in order to provide both adequate screening and support a landscape berm to along the west side of the property.
- **D:** Without sufficient signage at each vehicle entry, the owner would need to be monitoring the gates to let vehicles in and out of incorrect entrances. This will likely present site safety issues if there are slow-downs on these roadways to verify the site location, or if transient drivers are forced to turn around and leave the site once turning into the property.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.

- **A:** The use of a high-quality transparent horizontal wire mesh fence does not provide a cost benefit to the owner. This is being proposed in response to feedback received from surrounding property owners that have requested visibility to landscaping beyond the property line instead of a solid barrier.
- **B:** While most industrial properties in the area have a large parking lot and take trucks back far from the road, this site is designed to utilize existing parking and access drives while maximizing green space. While locating the loading berth further away from the road may have allowed for more screening, it would have put it closer to the residential neighbors to the north and west.
- **C:** Without the variance, the adjacent property would be screened by an 8-foot solid fence and there would still be visibility from that property to the building's mechanical area where there are occasional small box truck deliveries as well as the fire access lane. The proposed fence design provides the adjacent property with a 4-foot hill and new landscaping improvements installed behind a new fence, with an additional fence height to align with the 10-foot overhead doors beyond.
- **D:** The property currently has 2 existing signs while only the southern half of the site is occupied. With the addition of a new visitor entrance driveway and updating another driveway to be truck-only access, 2 more ground signs need to be added.

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.

- **A:** The proposed horizontal wire mesh fence will improve the quality of fence along the street and the neighborhoods and provide better screening from the site to nearby residences, which is in harmony with the purposes for which the relevant provisions were enacted.
- **B:** The proposed screening loading berth will promote driver safety and efficient access to the site, while also providing adequate screening from the roadways and nearby residences.
- **C:** The additional height of protection at the northwest corner of the property helps create a better delineation between the proposed use of this site and the nearby residences.

- **D:** The additional ground sign remains in harmony with the purpose of the zoning code as its purposes it to adequately identify the site and prevent a negative impact to the adjacent roadways. Surrounding industrial properties maintain some sort of signage at each entry drive similar to what has been proposed here.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

- **A:** There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit adequate screening to surrounding residences from the use of the site, which is otherwise permitted in the M3 District.
- **B:** There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot. The requested relief is necessary to provide access to these loading berths while promoting driver safety.
- **C:** There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit adequate screening to surrounding residences from the use of the site, which is otherwise permitted in the M3 District.
- **D:** There are no other means to adequately identify the site at each entrance, given the location of each curb cut along the adjacent roadways.

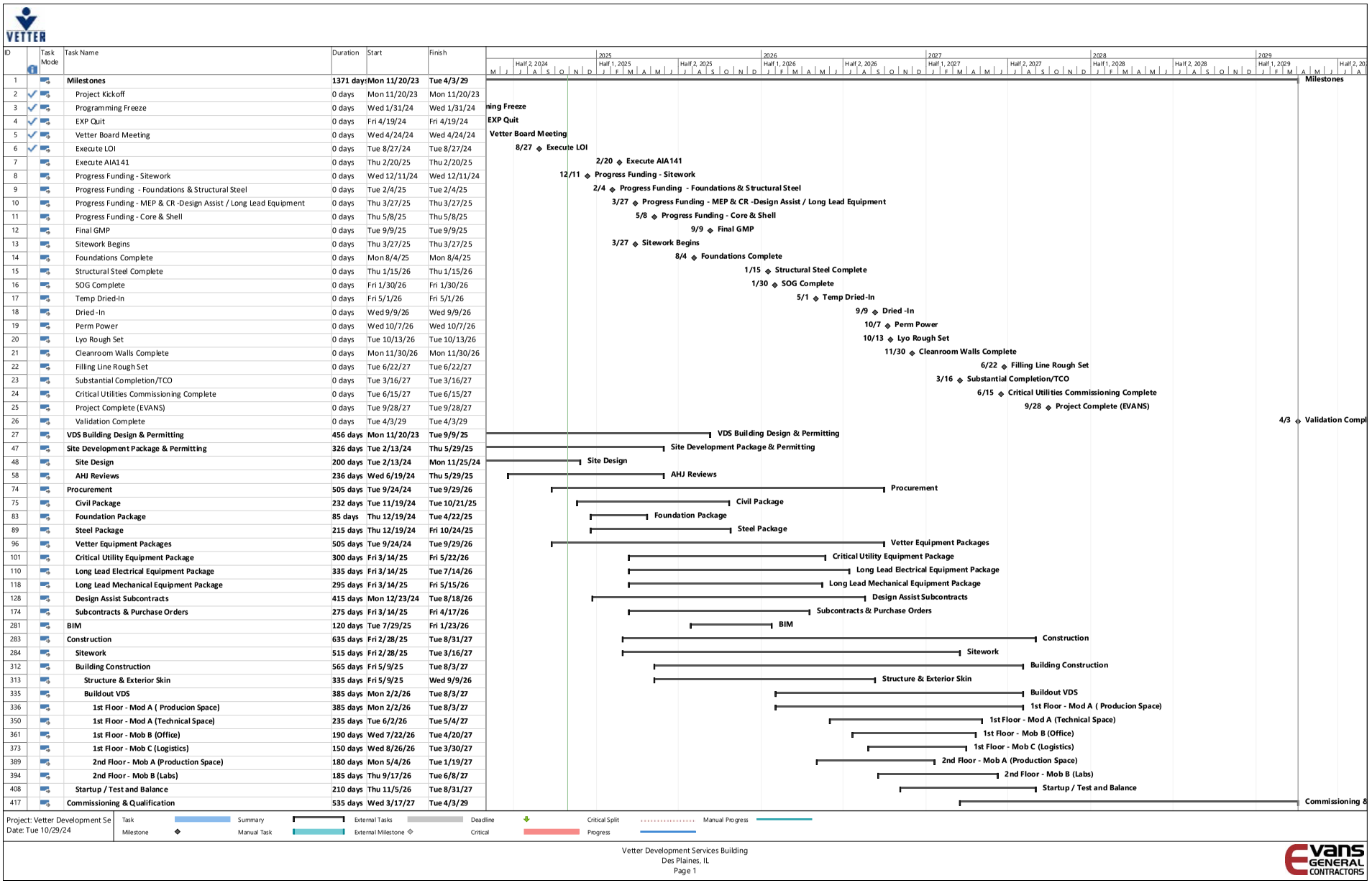
8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

- **A:** The proposed fence has a tight weave of metal members for limited transparency through to the other side. The percent open area provides more coverage than the existing chain-link fence.
- **B:** The requested variance will apply only at the entrance drive where trucks enter the site from the street along Mt Prospect Road on the east and can see the loading dock beyond. All areas north and south of this entrance comply with multiple layers of vegetation.
- **C:** The landscape berm retaining wall fence is only located at the northwest corner of the site to provide additional visual blockage to the ground-mounted utilities, small truck deliveries, and overhead doors in this area. The wall ends along the north at the transition to glass back to glass.
- **D:** The requested variation is only one sign beyond the maximum number of 3. The new ground signs are for vehicle entrances and not solely for advertisement or design purposes.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

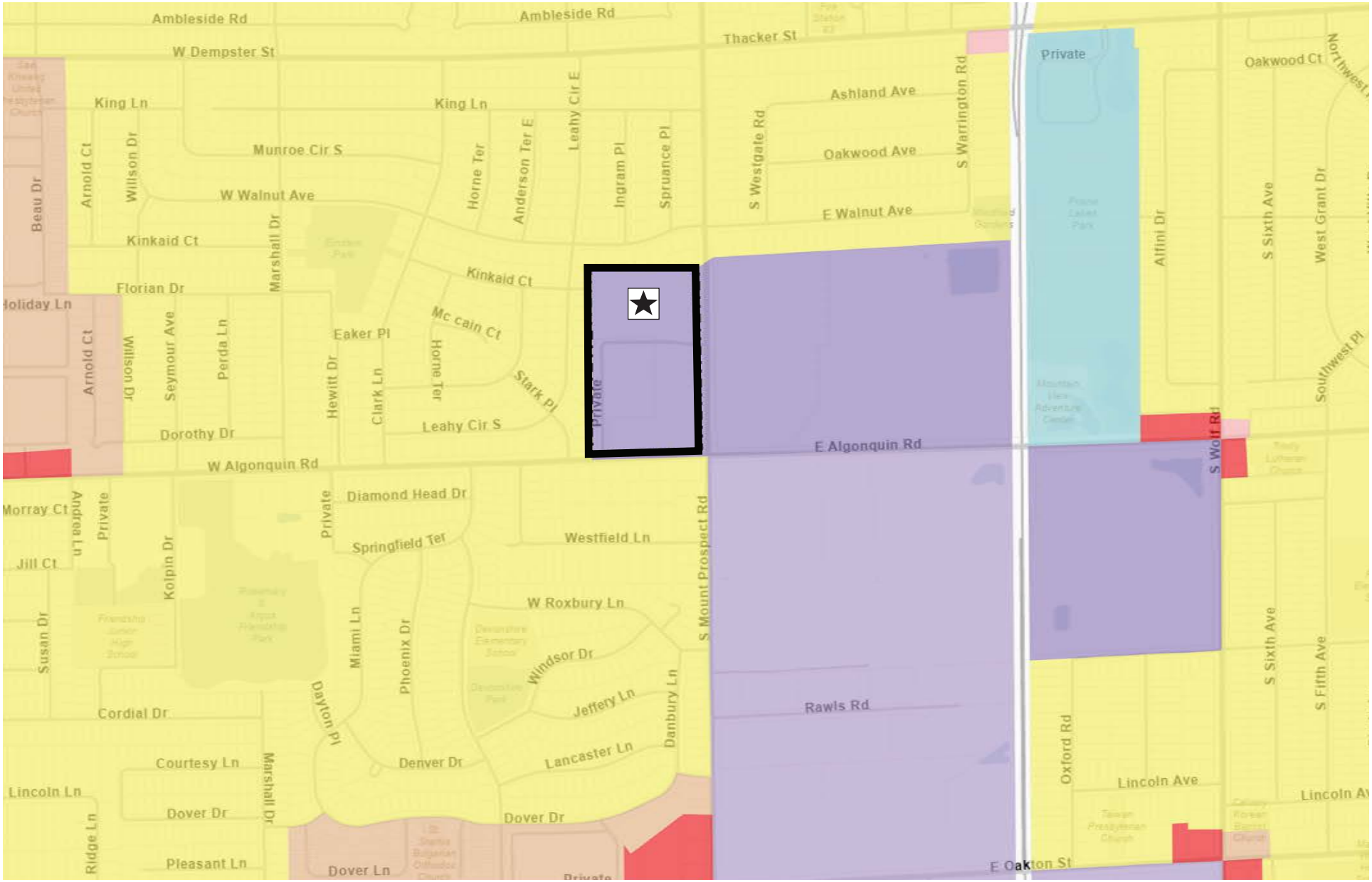
THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT 5 CHAINS AND 26 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS DEDICATED FOR ALGONQUIN ROAD BY FRED LINNEWEH AND SOFIE LINNEWEH BY DOCUMENT DATED NOVEMBER 8, 1929, AND RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195788 IN BOOK OF PLATS NUMBER 304 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 10, 1968, AND RECORDED APRIL 2, 1968, AS DOCUMENT NUMBER 20448026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET; THENCE NORTHEASTERLY, TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING, AND ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD), IN COOK COUNTY, ILLINOIS.

PINs: 08-24-201-052-0000, 08-24-201-053-0000
Commonly known as 10 West Algonquin Road, Des Plaines, Illinois.



ID	Task Mode	Task Name	Duration	Start	Finish
1		**Milestones**	**1371 days**	**Mon 11/20/23**	**Tue 4/3/29**
2		Project Kickoff	0 days	Mon 11/20/23	Mon 11/20/23
3		Programming Freeze	0 days	Wed 1/31/24	Wed 1/31/24
4		EXP Quit	0 days	Fri 4/19/24	Fri 4/19/24
5		Vetter Board Meeting	0 days	Wed 4/24/24	Wed 4/24/24
6		Execute LOI	0 days	Tue 8/27/24	Tue 8/27/24
7		Execute AIA141	0 days	Thu 2/20/25	Thu 2/20/25
8		Progress Funding - Sitework	0 days	Wed 12/11/24	Wed 12/11/24
9		Progress Funding - Foundations & Structural Steel	0 days	Tue 2/4/25	Tue 2/4/25
10		Progress Funding - MEP & CR -Design Assist / Long Lead Equipment	0 days	Thu 3/27/25	Thu 3/27/25
11		Progress Funding - Core & Shell	0 days	Thu 5/8/25	Thu 5/8/25
12		Final GMP	0 days	Tue 9/9/25	Tue 9/9/25
13		Sitework Begins	0 days	Thu 3/27/25	Thu 3/27/25
14		Foundations Complete	0 days	Mon 8/4/25	Mon 8/4/25
15		Structural Steel Complete	0 days	Thu 1/15/26	Thu 1/15/26
16		SOG Complete	0 days	Fri 1/30/26	Fri 1/30/26
17		Temp Dried-In	0 days	Fri 5/1/26	Fri 5/1/26
18		Dried -In	0 days	Wed 9/9/26	Wed 9/9/26
19		Perm Power	0 days	Wed 10/7/26	Wed 10/7/26
20		Lyo Rough Set	0 days	Tue 10/13/26	Tue 10/13/26
21		Cleanroom Walls Complete	0 days	Mon 11/30/26	Mon 11/30/26
22		Filling Line Rough Set	0 days	Tue 6/22/27	Tue 6/22/27
23		Substantial Completion/TCO	0 days	Tue 3/16/27	Tue 3/16/27
24		Critical Utilities Commissioning Complete	0 days	Tue 6/15/27	Tue 6/15/27
25		Project Complete (EVANS)	0 days	Tue 9/28/27	Tue 9/28/27
26		Validation Complete	0 days	Tue 4/3/29	Tue 4/3/29
27		**VDS Building Design & Permitting**	**456 days**	**Mon 11/20/23**	**Tue 9/9/25**
47		**Site Development Package & Permitting**	**326 days**	**Tue 2/13/24**	**Thu 5/29/25**
48		**Site Design**	**200 days**	**Tue 2/13/24**	**Mon 11/25/24**
58		**AHJ Reviews**	**236 days**	**Wed 6/19/24**	**Thu 5/29/25**
74		**Procurement**	**505 days**	**Tue 9/24/24**	**Tue 9/29/26**
75		**Civil Package**	**232 days**	**Tue 11/19/24**	**Tue 10/21/25**
83		**Foundation Package**	**85 days**	**Thu 12/19/24**	**Tue 4/22/25**
89		**Steel Package**	**215 days**	**Thu 12/19/24**	**Fri 10/24/25**
96		**Vetter Equipment Packages**	**505 days**	**Tue 9/24/24**	**Tue 9/29/26**
101		**Critical Utility Equipment Package**	**300 days**	**Fri 3/14/25**	**Fri 5/22/26**
110		**Long Lead Electrical Equipment Package**	**335 days**	**Fri 3/14/25**	**Tue 7/14/26**
118		**Long Lead Mechanical Equipment Package**	**295 days**	**Fri 3/14/25**	**Fri 5/15/26**
128		**Design Assist Subcontracts**	**415 days**	**Mon 12/23/24**	**Tue 8/18/26**
174		**Subcontracts & Purchase Orders**	**275 days**	**Fri 3/14/25**	**Fri 4/17/26**
281		**BIM**	**120 days**	**Tue 7/29/25**	**Fri 1/23/26**
283		**Construction**	**635 days**	**Fri 2/28/25**	**Tue 8/31/27**
284		**Sitework**	**515 days**	**Fri 2/28/25**	**Tue 3/16/27**
312		**Building Construction**	**565 days**	**Fri 5/9/25**	**Tue 8/3/27**
313		**Structure & Exterior Skin**	**335 days**	**Fri 5/9/25**	**Wed 9/9/26**
335		**Buildout VDS**	**385 days**	**Mon 2/2/26**	**Tue 8/3/27**
336		**1st Floor - Mod A (Producion Space)**	**385 days**	**Mon 2/2/26**	**Tue 8/3/27**
350		**1st Floor - Mod A (Technical Space)**	**235 days**	**Tue 6/2/26**	**Tue 5/4/27**
361		**1st Floor - Mob B (Office)**	**190 days**	**Wed 7/22/26**	**Tue 4/20/27**
373		**1st Floor - Mob C (Logistics)**	**150 days**	**Wed 8/26/26**	**Tue 3/30/27**
389		**2nd Floor - Mob A (Production Space)**	**180 days**	**Mon 5/4/26**	**Tue 1/19/27**
394		**2nd Floor - Mob B (Labs)**	**185 days**	**Thu 9/17/26**	**Tue 6/8/27**
408		**Startup / Test and Balance**	**210 days**	**Thu 11/5/26**	**Tue 8/31/27**
417		**Commissioning & Qualification**	**535 days**	**Wed 3/17/27**	**Tue 4/3/29**

Schedule



R-1 Single Family Residential
R-3 Townhouse Residential
C-1 Neighborhood Shopping
C-3 General Commercial
M-2 General Manufacturing
M-3 Special Manufacturing
I-1 Institutional
Planned Development

N

Zoning Map

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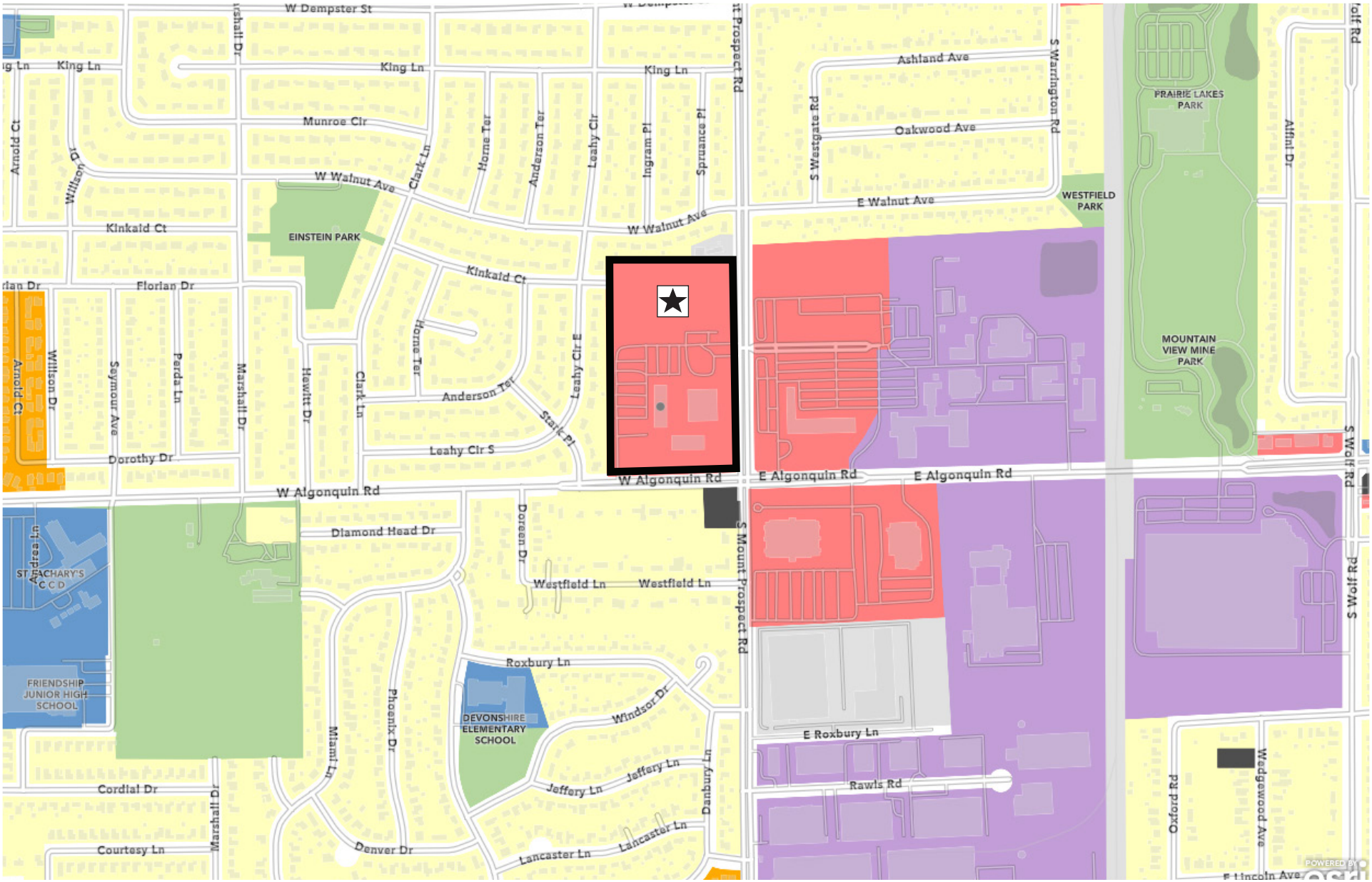

Single Family Residential
Multi-Family Residential
Industrial
Institutional
Commercial
Open Space
Transportation/Communication/Utilities
Vacant
Planned Development

N

Land Use Map

9

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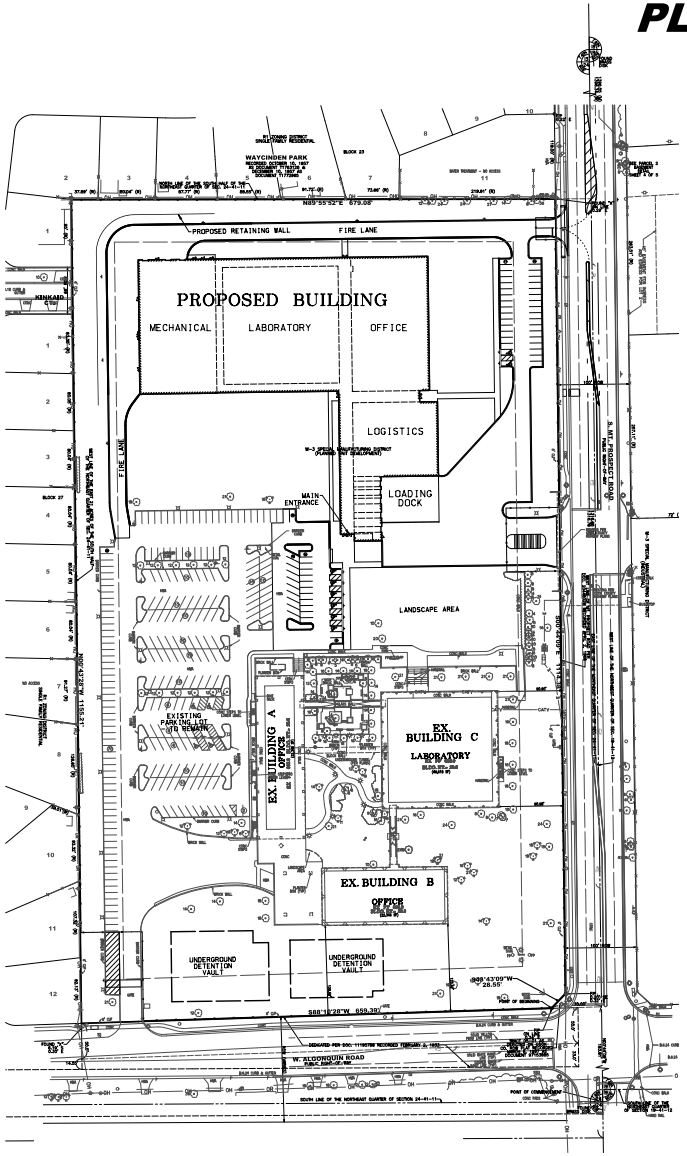
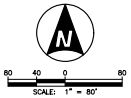
PLANNED UNIT DEVELOPMENT

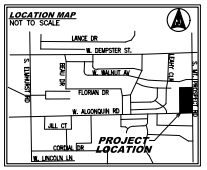
VETTER DEVELOPMENT SERVICES





P.I.N.'s:
08-24-201-052
08-24-201-053

AREA:
777,287 SQ.FT. OR 17.844 ACRES



PARKING STALL SUMMARY:

PROPOSED PARKING COUNT TO BE BASED ON EMPLOYEES	
TOTAL EMPLOYEES (PEAK TIME W/ SHIFT-OVERLAP)	420
TOTAL PARKING STALLS PROVIDED	298
TOTAL REQUIRED ACCESSIBLE STALLS	8
TOTAL ACCESSIBLE STALLS PROVIDED	8

* BICYCLE PARKING IS TO BE PROVIDED IN MULTIPLE LOCATIONS NEAR SITE ENTRANCES AS PART OF THIS PROJECT

SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENTS FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401-00898065-02 WITH AN EFFECTIVE DATE OF MAY 19, 2016 AND HAVE BEEN USED FOR LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE.
   1A. TITLE EXCEPTION M (GRANT DATED MARCH 14, 1949 AND RECORDED APRIL 20, 1949 AS DOCUMENT 14536838 TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, CORPORATION OF ILLINOIS, OF THE RIGHT TO LAY, MAINTAIN AND OPERATE A 20 INCH GAS MAIN, WITH THE NECESSARY APPURTENANCES FOR THE CARRYING AND DISTRIBUTING OF GAS WITH THE RIGHT OF ACCESS TO THE SAME FOR THE MAINTENANCE, REPAIR AND OPERATION THEREOF, IN, UPON, AND ACROSS THE EAST 21 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24-41-11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID GAS MAIN TO BE INSTALLED 45 WEST OF AND PARALLEL TO THE EAST LINE OF SAID PROPERTY.) – BLANKET IN NATURE, UNPLOTTABLE; EXISTING GAS MAINS CURRENTLY LIE WITHIN THE MT. PROSPECT ROAD RIGHT-OF-WAY.
   1B. TITLE EXCEPTION P (ALL TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT, DOCUMENT NUMBER 87280647, (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT) – EASEMENT SHOWN ON SHEET 2 OF 2; SEE DOCUMENT FOR PARTICULARS.
2. SURVEY BASED ON FIELD WORK COMPLETED ON 02-03-16. DUE TO SNOW COVER AT THE TIME OF THE FIELD WORK, SOME IMPROVEMENTS AND FEATURES MAY NOT HAVE BEEN LOCATED.
3. CONTACT J.U.L.I.E. AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
4. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDER-GROUND UTILITIES LOCATED AND SHOWN HEREON.
5. BEARINGS BASED ON STATE PLANE COORDINATES.
6. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREAS, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 17031C0221G AND 17031C0215J, WITH A REVISED DATE OF AUGUST 19, 2008, SUBJECT TO MAP INTERPRETATION AND SCALING.
7. THERE ARE 329 STANDARD & 7 HANDICAP PARKING STALLS STRIPED WITHIN THE ABOVE DESCRIBED PROPERTY.
8. SUBJECT PROPERTY IS ZONED "M-3 SPECIAL MANUFACTURING DISTRICT" (FOR LIGHT MANUFACTURING, DISTRIBUTION, OFFICE AND RESEARCH FACILITIES). ADJACENT PROPERTIES TO THE NORTH AND WEST ARE ZONED "R1-SINGLE FAMILY RESIDENTIAL".
9. ACCESS TO PROPERTY IS VIA TWO SEPARATE PUBLIC RIGHTS-OF-WAY, WHICH ARE PHYSICALLY OPEN AND DEDICATED.
10. ALL BUILDING ADDRESSES, PROPOSED AND EXISTING, WILL BE 10 W. ALGONQUIN RD.
11. OPERATION HOURS ARE 24 HOURS PER DAY, 7 DAYS PER WEEK
12. APPROXIMATE NUMBER OF EMPLOYEES IS 500.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

PROPERTY DESCRIPTION:

PARCEL 1:
THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5 CHAINS AND 28 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRICIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS DEDICATED FOR ALGONQUIN ROAD BY DOCUMENT DATED NOVEMBER 8, 1929 AND RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195788 IN BOOK OF PLATS NUMBER 304 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 19, 1968 AND RECORDED APRIL 2, 1968 AS DOCUMENT NUMBER 20448026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET; THENCE NORTHEASTERLY, TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD) IN COOK COUNTY, ILLINOIS.

PARCEL 1 (AS SURVEYED):
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 44 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 183.81 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST ALGONQUIN ROAD PER DOCUMENT 11195788 RECORDED FEBRUARY 2, 1933; THENCE SOUTH 88 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF TRACT 05-01, AS DEPICTED ON COOK COUNTY RIGHT OF WAY PLAT RECORDED MARCH 6, 1997 AS DOCUMENT 97153885, AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE OF WEST ALGONQUIN ROAD, A DISTANCE OF 659.39 FEET TO THE WEST LINE OF THE EAST 21 ACRES OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID LINE BEING ALSO AN EAST LINE OF WAYCINDEN PARK, RECORDED OCTOBER 10, 1957 AS DOCUMENT T1763126 AND DECEMBER 10, 1967 AS DOCUMENT T1772965; THENCE NORTH 00 DEGREES 43 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1155.21 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID LINE BEING ALSO A SOUTH LINE OF SAID WAYCINDEN PARK; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 679.08 FEET TO THE WEST LINE OF MOUNT PROSPECT ROAD PER DOCUMENT 20448026 RECORDED APRIL 2, 1968; THENCE SOUTH 00 DEGREES 44 MINUTES 09 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1114.38 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT 05-01; THENCE SOUTH 43 DEGREES 43 MINUTES 09 SECONDS WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE 28.55 FEET TO THE NORTH LINE OF WEST ALGONQUIN ROAD AND POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DRAINAGE EASEMENT FROM UOP INC., A DELAWARE CORPORATION TO HENLEY HOLDINGS, INC., A DELAWARE CORPORATION DATED NOVEMBER 21, 1986 AND RECORDED APRIL 6, 1987 AS DOCUMENT NUMBER 87180647, FOR THE OPERATION, MAINTENANCE, REPAIR, RENEWAL AND REPLACEMENT OF THE STORM WATER DRAINAGE LINE, THE PUMP STATION AND THE STORM WATER DRAINAGE LAGOON FACILITIES, NOW LOCATED WITHIN THE EASEMENT TRACT FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE, WITH RIGHT OF INGRESS AND EGRESS THERETO OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF LOTS 1 AND 3 IN RESEARCH PARK SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF ALGONQUIN ROAD AS DEDICATED BY DOCUMENT 11194086 RECORDED JANUARY 30, 1933, AND EXCEPT THE WEST 50 FEET THEREOF DEDICATED FOR THE EAST HALF OF MT. PROSPECT ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
THE NORTH 70 FEET OF SAID LOT 1 AND THAT PART OF LOT 3 DESCRIBED AS BEING 3 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: A LINE LYING 32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3, RUNNING EAST 550 FEET FROM THE EAST LINE OF LOT 1 ALSO BEING THE WEST LINE OF LOT 3 THENCE TO THE RIGHT 30 DEGREES A DISTANCE OF 150 FEET THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3 A DISTANCE OF 60 FEET TO THE STORM WATER STORAGE LAGOON SAID POINT BEING 110 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, ALL AS DEPICTED AS "RETENTION POND" ON PLAT ATTACHED AS EXHIBIT "A" AND FURTHER CONTINUING THROUGH THE ENTIRETY OF SAID STORM WATER STORAGE LAGOON DEPICTED AS "RETENTION POND" TO THE SOUTHERLY "OUTLET" AS SHOWN ON SAID PLAT, AND THENCE FURTHER INCLUDING 3 FEET ON EITHER SIDE OF SAID OUTLET TO THE EAST LINE OF SAID LOT 3.

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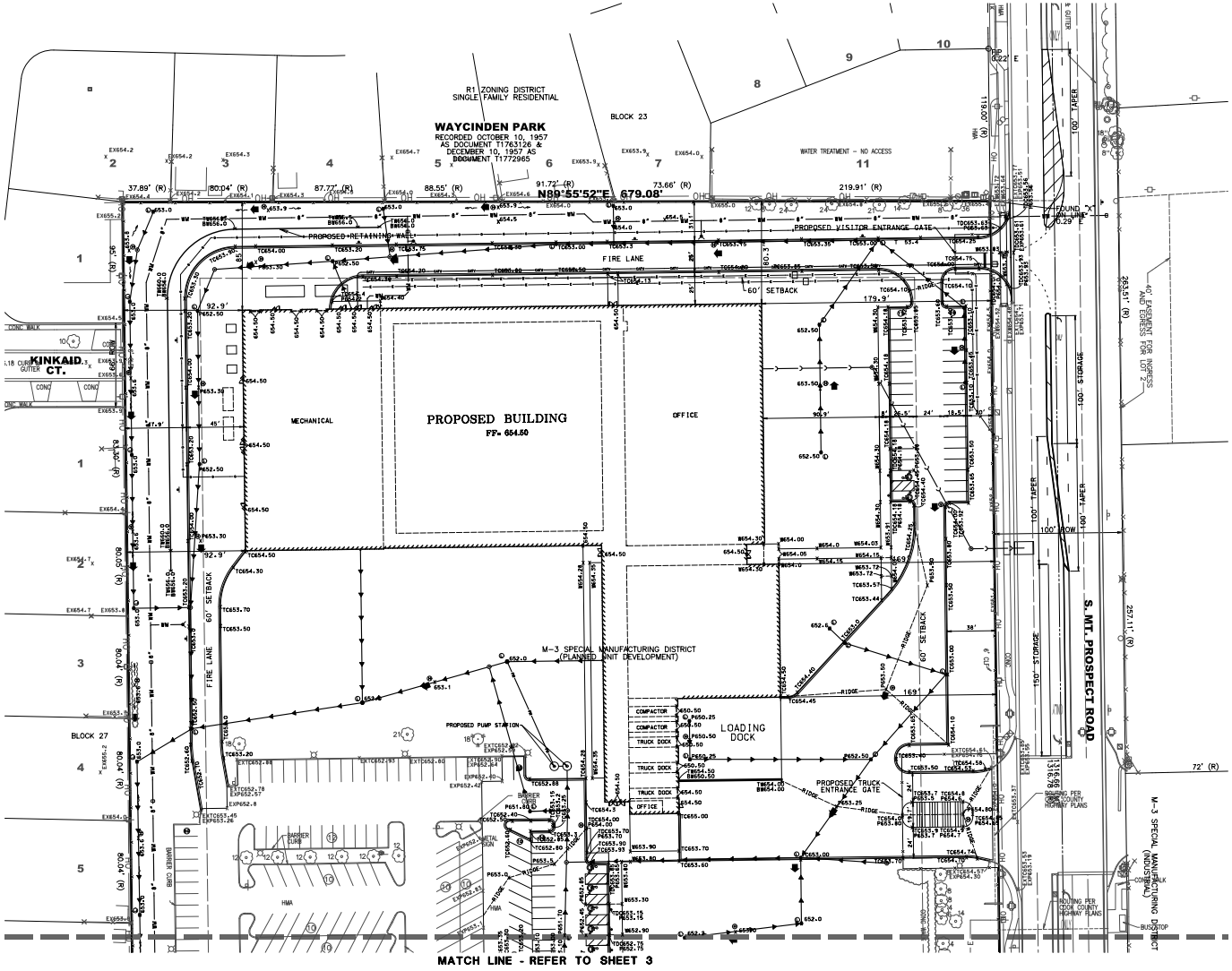
PLANNED UNIT DEVELOPMENT

VETTER DEVELOPMENT SERVICES



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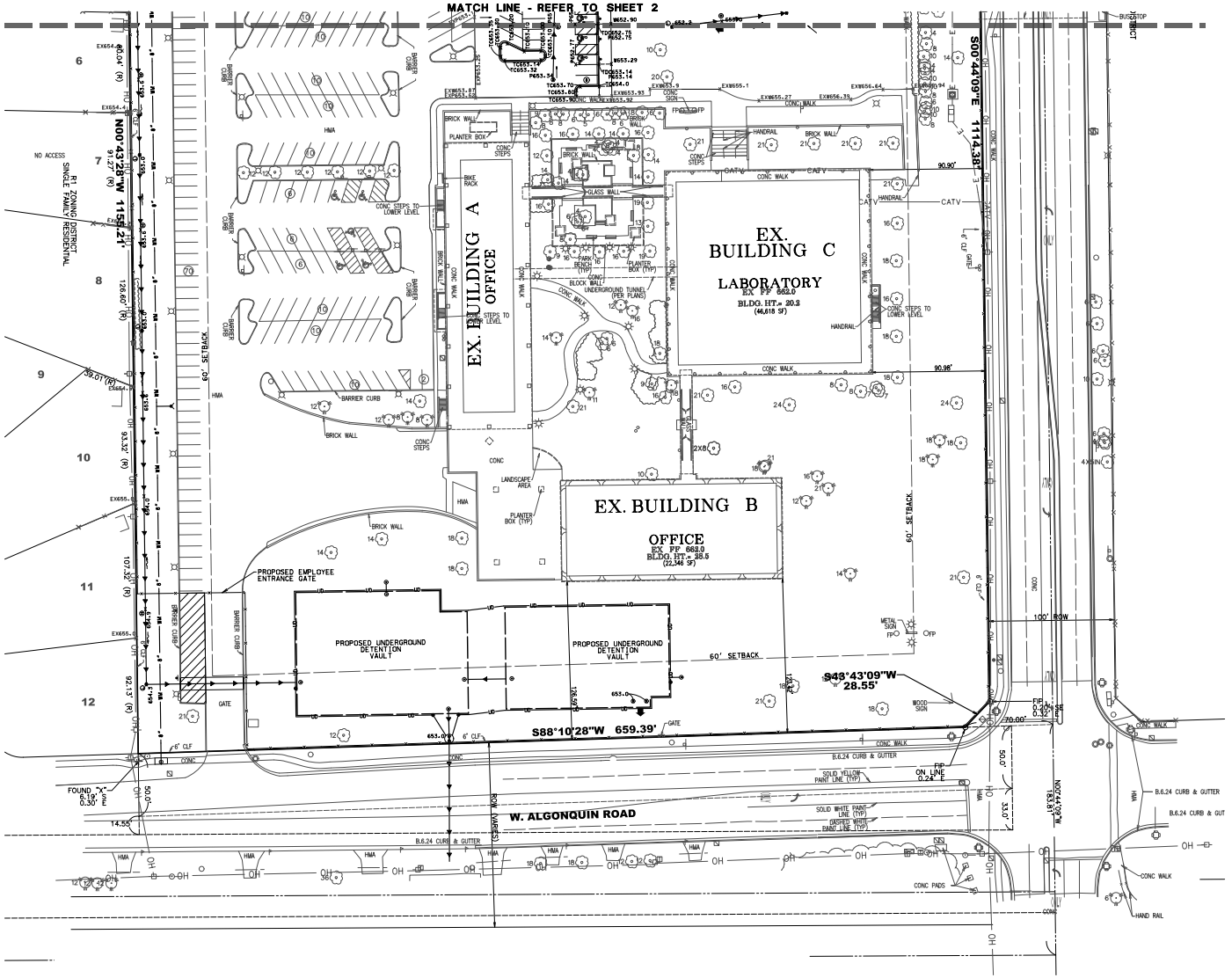
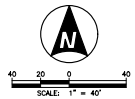
PLANNED UNIT DEVELOPMENT

VETTER DEVELOPMENT SERVICES





Civil Drawings

12

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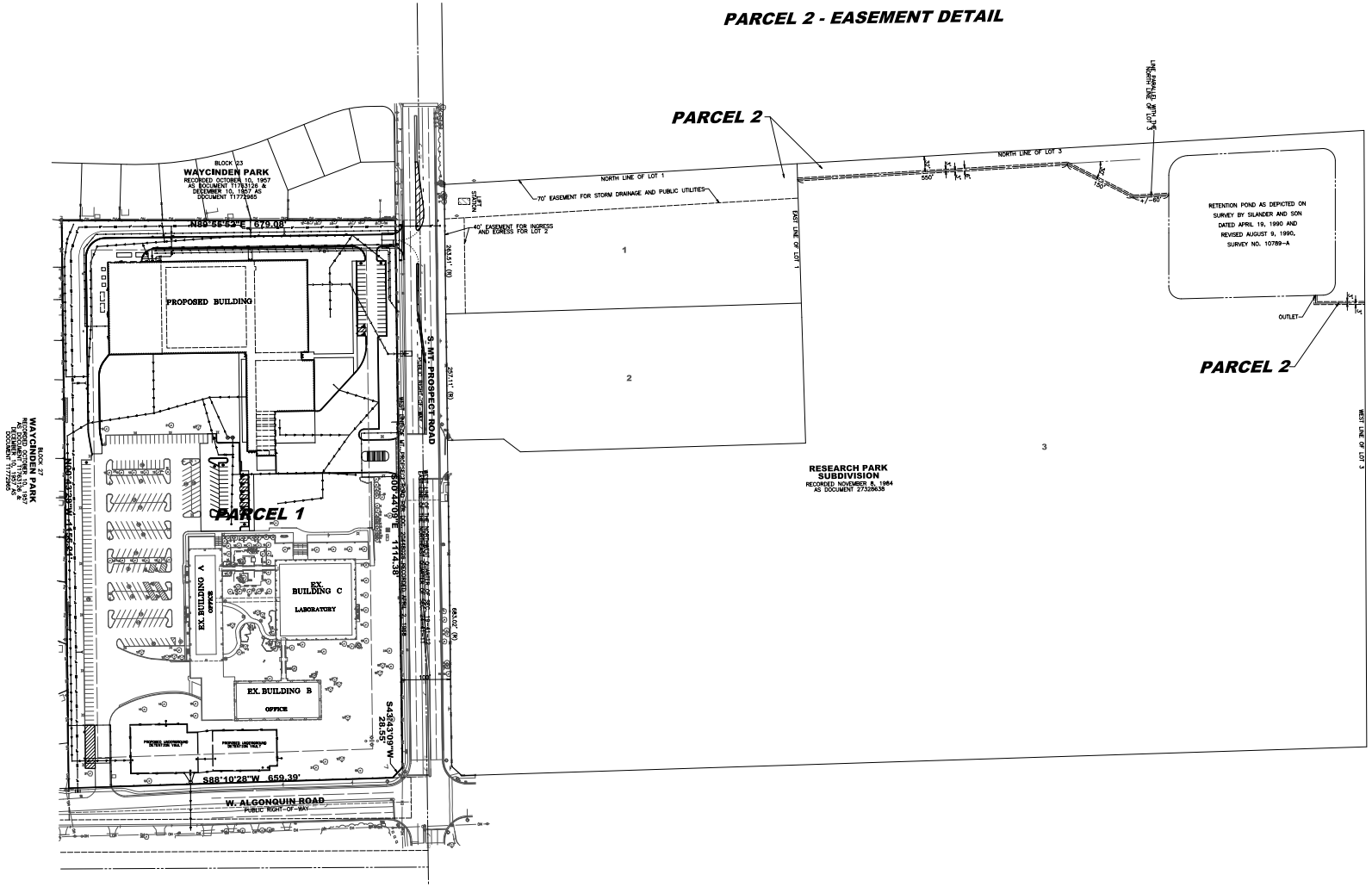
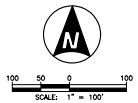
PLANNED UNIT DEVELOPMENT
VETTER DEVELOPMENT SERVICES

PARCEL 2 - EASEMENT DETAIL





LEGEND:

S	SANITARY SEWER
ST	STORM SEWER
CS	COMBINED SEWER
W,M	WATER MAIN
E	ELECTRIC LINE
G	GAS LINE
OH	OVERHEAD WIRE
X	FENCE
XXX	CONTOUR LINE
	BUSH LINE
	MANHOLE (STMH/SANH)
	CATCH BASIN (CB)
	INLET (INL)
	FLARED END SECTION (FES)
	VALVE VAULT (VV)
	VALVE BOX (VB)
	BUFFALO BOX (BB)
	FIRE HYDRANT (FH)
	AUXILIARY VALVE (AV)
	CLEANOUT (CO)
	BOLLARD (BOL)
	GAS VALVE (GV)
	ELECTRIC MANHOLE (EMH)
	TELEPHONE MANHOLE (TMH)
	HANDHOLE (HH)
	TRAFFIC SIGNAL BOX (TSB)
	TRAFFIC SIGNAL (TS)
	LIGHT (LHT)
	GROUND LIGHT (GLHT)
	POWER POLE (PP)
	GUY WIRE (GW)
	CABLE PEDESTAL (PEDC)
	ELECTRIC PEDESTAL (PEDE)
	TELEPHONE PEDESTAL (PEDT)
	TRANSFORMER
	SIGN
	MAILBOX (MB)
20	DECIDUOUS TREE (SIZE IN INCHES)
12	CONIFEROUS TREE (SIZE IN INCHES)
CL	CHAIN LINK FENCE
ACU	AIR CONDITIONER UNIT
B/WALL	BOTTOM OF WALL
(D)	DEED
DIP	DUCTILE IRON PIPE
EM	ELECTRIC METER
GM	GAS METER
CB	CATCH BASIN
BB	B-BOX (WATER)
(M)	MEASURED
(R)	RECORD
RCP	REINFORCED CONCRETE PIPE
RW	RETAINING WALL
SAN	SANITARY
SBM	SITE BENCHMARK
STM	STORM
SBM	SITE BENCHMARK
T/WATER	TOP OF WATER
T/P	TOP OF PIPE
BOTTOM	BOTTOM OF STRUCTURE
TRANS	TRANSFORMER
	CONCRETE (CONC)
	GRAVEL
	HOT MIX ASPHALT (HMA)
	BUILDING
	BARRIER CURB
	B 6.12 CURB & GUTTER
	DEPRESSED CURB

VETTER · Evans General Contractors · Mackie Consultants · ECT · Thornton Tomasetti · CRB · LEGAT ARCHITECTS

PLANNED UNIT DEVELOPMENT
VETTER DEVELOPMENT SERVICES

CITY OF DES PLAINES CERTIFICATES

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS_____ DAY OF_____, 20_____.

SIGNED:_____
MAYOR

ATTEST:_____
CITY CLERK

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT SHOWN HEREON. FINANCE DIRECTOR OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, THIS_____DAY OF_____, 20_____.

SIGNED:_____
FINANCE DIRECTOR

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, THIS_____DAY OF_____, 20_____.

SIGNED:_____
DIRECTOR OF PUBLIC WORKS AND ENGINEERING

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

APPROVED BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, THIS_____DAY OF_____, 20_____.

SIGNED:_____
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS_____DAY OF _____, 20_____.

SIGNED:_____
CHAIRPERSON

ATTEST:_____
SECRETARY

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

CORPORATION
VETTER COMMERCIAL MANUFACTURING USA, LLC, A CORPORATION IN THE STATE OF DELAWARE, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED IN THE MANNER HEREON DRAWN. IN WITNESS WHEREOF SAID, VETTER COMMERCIAL MANUFACTURING USA, LLC, AS OWNER OF SAID PROPERTY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE HEREON AFFIXED THIS_____ DAY OF_____, 20_____.

BY: _____
TITLE: _____

ATTEST: _____
TITLE:_____

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT

NAME: _____,
TITLE: _____, AND

NAME:_____
TITLE: _____PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AND RESPECTIVELY, 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 CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID TITLE DID ALSO THEN AND THERE ACKNOWLEDGE THAT AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL OF SAID CORPORATION TO THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____ DAY OF_____, 20_____.

NOTARY
PUBLIC_____
COMMISSION EXPIRES_____

STATE HIGHWAY DRIVEWAY ACCESS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO S 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS," WILL BE REQUIRED.

_____
DISTRICT ENGINEER
ILLINOIS DEPARTMENT OF TRANSPORTATION

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH), GRANTEES

APPROVED BY:_____, THIS_____DAY OF_____, 20___

COMMONWEALTH EDISON COMPANY

APPROVED BY:_____, THIS_____DAY OF_____, 20___

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY:_____, THIS_____DAY OF_____, 20___

COMCAST

APPROVED BY:_____, THIS_____DAY OF_____, 20___

WIDE OPEN WEST

APPROVED BY:_____, THIS_____DAY OF_____, 20___

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS", AND STREETS AND ALLEYS WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CH. 765 ILCS 605/2(e), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS/ PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THE PLAT BY OTHER TERMS.

PUBLIC UTILITY EASEMENTS PROVIDED, SHALL BE FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINES, LINES FOR ANY CABLE TELEVISION FRANCHISE GRANTED BY THE CITY, AND OTHER MUNICIPAL USES.

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE PROPERTY DESCRIBED HEREON IN THE ABOVE CAPTION, AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.

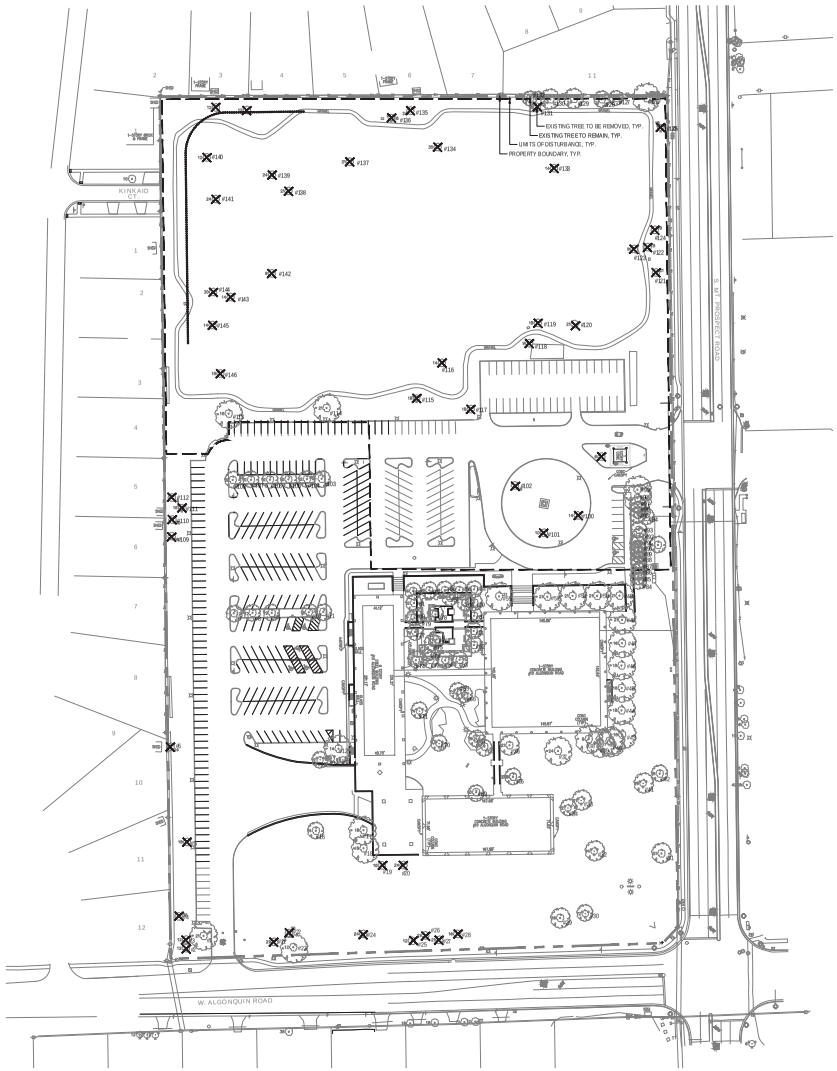
WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF DES PLAINES AND THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024, IN ROSEMONT, ILLINOIS.

_____
DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2024

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

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS



TREE PRESERVATION NOTES

1. Trees that are going to be retained shall have the critical root zone fenced using at least 3-5 foot high tall plastic mesh fencing supported with metal t-posts spaced no more than 10 feet apart and clearly signed "Tree Preservation Area". In addition to the tree protection fencing, a protective sedimentation fence shall be installed at the drip line of all significant trees or protected trees which are located down grade of any clearing, excavation and/or construction activity.
2. No construction activity, movement, parking, and/or placement of vehicles, equipment or material or spoil storage shall be permitted within the area for tree preservation. No excavation or other activity shall occur within the area encompassed by the dripline or critical root zone, whichever is greater, of any tree that is to be preserved. No excess soil, additional fill, liquids, or construction debris shall be placed within the area encompassed by the dripline or critical root zone whichever is greater, of any tree that is to be preserved. Tree protection fencing shall be installed prior to the commencement of clearing or excavation activities and shall remain in place until after the certificate of occupancy is issued for the building on the site.
3. No attachments, fences, or wires other than those approved for bracing/guying or wrapping shall be attached to trees within the area for tree preservation. If excavation must be done within the critical root zone, contractor shall perform root pruning to minimize disturbance to the subject tree's critical roots, and reduce the risk of damage and catastrophic tree failure. Any excavation within the dripline of a tree can create tree decline, death, or structural instability. Aside from removing dead or dying limbs, no further structural pruning is necessary.

Existing Tree Survey

10 West Algonquin Rd Des Plaines, IL

DAVEY Resource Group

Tree #	Common Name	Scientific Name	DBH	Condition	Additional Comments	Date
1	Honeylocust	Gleditsia triacanthos	24.0	Fair	DW, broken branch	9/16/2024
2	Stump	Stump	13.6	Dead	crabapple	9/16/2024
3	Stump	Stump	15.1	Dead	crabapple	9/16/2024
4	Silver maple	Acer saccharinum	35.7	Fair	DW, broken branches, co-dominants, included bark, overhead utilities present	9/16/2024
5	Stump	Stump	33.6	Dead	Norway maple	9/16/2024
6	Stump	Stump	57.7	Dead	boxelder	9/16/2024
7	Honeylocust	Gleditsia triacanthos	14.2	Good	DW, co-dominants, broken branches, girdling roots	9/16/2024
8	Honeylocust	Gleditsia triacanthos	13.1	Good	DW, co-dominants	9/16/2024
9	Honeylocust	Gleditsia triacanthos	12.4	Good	DW, co-dominants	9/16/2024
10	Honeylocust	Gleditsia triacanthos	13.1	Good	DW, co-dominants, broken branches	9/16/2024
11	Honeylocust	Gleditsia triacanthos	11.9	Fair	DW, co-dominants, broken branches	9/16/2024
12	Honeylocust	Gleditsia triacanthos	23.5	Good	co-dominants	9/16/2024
13	Douglas fir	Pseudotsuga menzies	18.1	Poor	DW, leaning	9/16/2024
14	Douglas fir	Pseudotsuga menzies	18.4	Fair	DW, leaning	9/16/2024
15	Stump	Stump	18.8	Dead	Douglas fir	9/16/2024
16	crabapple	Malus spp.	16.4	Fair	DW, co-dominants, poor form, decay/cavity at base	9/16/2024
17	Honeylocust	Gleditsia triacanthos	23.7	Good	DW, co-dominants, broken branches	9/16/2024
18	Honeylocust	Gleditsia triacanthos	22.3	Good	DW, co-dominants, broken branches	9/16/2024
19	Honeylocust	Gleditsia triacanthos	19.8	Good	DW, co-dominants, broken branches	9/16/2024
20	Honeylocust	Gleditsia triacanthos	15.6	Good	DW, co-dominants, broken branches	9/16/2024
21	Silver maple	Acer saccharinum	21.0	Fair	DW, co-dominants	9/16/2024
22	Silver maple	Acer saccharinum	33.4	Fair	DW, co-dominants, broken/hanging branches	9/16/2024
23	Stump	Stump	12.8	Dead	crabapple	9/16/2024
24	Honeylocust	Gleditsia triacanthos	28.1	Good	DW, co-dominants	9/16/2024
25	Stump	Stump	12.8	Dead	crabapple	9/16/2024
26	Norway maple	Acer plantanoides	20.5	Good	DW, co-dominants, exposed roots	9/16/2024
27	Norway maple	Acer plantanoides	20.8	Good	DW, co-dominants, exposed roots, girdling roots	9/16/2024
28	crabapple	Malus spp.	28.2	Poor	MS, 7.9, 11.7, 6.6, DW, included bark, poor form	9/16/2024
29	Norway maple	Acer plantanoides	26.6	Fair	DW, co-dominants, included bark, girdling roots	9/16/2024
30	Blue spruce	Picea pungens	11.8	Fair	DW	9/16/2024
31	Norway maple	Acer plantanoides	22.5	Fair	DW, co-dominants, included bark, girdling roots, exposed roots, overhead utilities present	9/16/2024
32	Blue spruce	Picea pungens	15.9	Good	DW, leaning	9/16/2024
33	Austrian pine	Pinus Nigra	24.4	Good	DW, leaning, co-dominants	9/16/2024
34	Austrian pine	Pinus Nigra	5.4	Fair	DW, leaning, girdling roots	9/16/2024
35	Hawthorn	Crataegus spp.	19.4	Fair	MS, 8.7, 9.7, DW, included bark	9/16/2024
36	Honeylocust	Gleditsia triacanthos	23.9	Good	DW, co-dominants, hanging branches	9/16/2024
37	Honeylocust	Gleditsia triacanthos	27.9	Good	DW, co-dominants, included bark	9/16/2024
38	Hawthorn	Crataegus spp.	9.9	Fair	DW	9/16/2024
39	Hawthorn	Crataegus spp.	18.4	Fair	DW, co-dominants, included bark, decay	9/16/2024
40	Hawthorn	Crataegus spp.	14.3	Fair	MS, 6.6, 7.1, DW, decay	9/16/2024
41	Austrian pine	Pinus Nigra	22.5	Fair	DW, leaning	9/16/2024
42	Norway maple	Acer plantanoides	25.6	Fair	DW, co-dominants, crack, girdling roots, overhead utilities present	9/16/2024
43	Honeylocust	Gleditsia triacanthos	23.1	Fair	DW, co-dominants, crack, decay, broken branches	9/16/2024
44	Honeylocust	Gleditsia triacanthos	29.6	Good	DW, co-dominants	9/16/2024
45	Honeylocust	Gleditsia triacanthos	26.9	Good	DW, co-dominants	9/16/2024
46	Honeylocust	Gleditsia triacanthos	20.5	Good	DW, co-dominants, included bark	9/16/2024
47	Honeylocust	Gleditsia triacanthos	22.1	Good	DW, co-dominants	9/16/2024
48	Honeylocust	Gleditsia triacanthos	24.3	Good	DW, co-dominants, broken branches	9/16/2024
49	Honeylocust	Gleditsia triacanthos	23.9	Good	DW, co-dominants, broken branches	9/16/2024
50	Honeylocust	Gleditsia triacanthos	25.9	Good	DW, co-dominants	9/16/2024
51	Honeylocust	Gleditsia triacanthos	25.4	Good	DW, co-dominants	9/16/2024
52	Honeylocust	Gleditsia triacanthos	20.5	Good	DW, co-dominants, broken branches	9/16/2024
53	Honeylocust	Gleditsia triacanthos	27.5	Good	DW, co-dominants, broken branches	9/16/2024
54	Honeylocust	Gleditsia triacanthos	19.8	Good	DW, co-dominants	9/16/2024
55	Honeylocust	Gleditsia triacanthos	16.7	Good	DW, co-dominants	9/16/2024
56	Stump	Stump	17.0	Dead	honeylocust	9/16/2024
57	crabapple	Malus spp.	7.4	Fair	MS, 4.3, 3.1, DW	9/16/2024
58	Stump	Stump	11.0	Dead	crabapple	9/16/2024
59	Honeylocust	Gleditsia triacanthos	15.0	Good	DW, co-dominants, broken branches	9/16/2024
60	Honeylocust	Gleditsia triacanthos	16.6	Good	DW, co-dominants, broken branches	9/17/2024
61	Honeylocust	Gleditsia triacanthos	20.6	Good	DW, co-dominants	9/17/2024
62	Honeylocust	Gleditsia triacanthos	25.3	Good	DW, co-dominants, leaning	9/17/2024
63	Honeylocust	Gleditsia triacanthos	16.8	Good	DW, co-dominants	9/17/2024
64	Honeylocust	Gleditsia triacanthos	17.6	Good	DW, co-dominants, broken branches	9/17/2024
65	Scotch pine	Pinus sylvestris	13.9	Good	DW	9/17/2024
66	Scotch pine	Pinus sylvestris	18.1	Good	DW, leaning, poor form	9/17/2024
67	crabapple	Malus spp.	9.5	Dead		9/17/2024
68	Norway maple	Acer plantanoides	16.1	Good	DW, co-dominants	9/17/2024
69	Hawthorn	Crataegus spp.	11.8	Fair	DW, co-dominants	9/17/2024
70	Scotch pine	Pinus sylvestris	18.7	Good	DW, leaning	9/17/2024
71	Austrian pine	Pinus Nigra	25.4	Fair	DW, co-dominants, leaning, included bark	9/17/2024
72	Stump	Stump	17.0	Dead	honeylocust	9/17/2024
73	crabapple	Malus spp.	6.5	Fair	DW, poor form	9/17/2024
74	Honeylocust	Gleditsia triacanthos	12.1	Fair	DW, co-dominants	9/17/2024
75	Stump	Stump	18.0	Dead	honeylocust	9/17/2024
76	Stump	Stump	6.8	Dead	species unknown	9/17/2024
77	Honeylocust	Gleditsia triacanthos	12.7	Good	DW, co-dominants, broken branches	9/17/2024
78	Flowering dogwood	Cornus florida	5.4	Poor	DW, decay	9/17/2024
79	Japanese maple	Acer palmatum	4.5	Fair	DW, co-dominants, poor form	9/17/2024
80	Honeylocust	Gleditsia triacanthos	14.8	Fair	DW, co-dominants, broken branches, leaning	9/17/2024
81	Stump	Stump	18.0	Dead	honeylocust	9/17/2024
82	Honeylocust	Gleditsia triacanthos	17.5	Fair	DW, co-dominants, broken branches, leaning	9/17/2024
83	Honeylocust	Gleditsia triacanthos	16.9	Fair	DW, co-dominants, broken branches, leaning	9/17/2024
84	Hawthorn	Crataegus spp.	9.8	Fair	MS, 5.4, 4.4, DW, included bark	9/17/2024
85	Hawthorn	Crataegus spp.	10.9	Fair	MS, 6.3, 4.1, 6.3, DW, included bark	9/17/2024
86	Hawthorn	Crataegus spp.	6.7	Fair	DW, decay/cavity	9/17/2024
87	Hawthorn	Crataegus spp.	14.5	Fair	MS, 6.8, 7.7, DW, decay/cavity	9/17/2024
88	Hawthorn	Crataegus spp.	12.9	Fair	MS, 6.8, 6.1, DW, decay/cavity	9/17/2024
89	Hawthorn	Crataegus spp.	12.2	Fair	MS, 6.4, 5.5, included bark, DW, decay/cavity	9/17/2024
90	Hawthorn	Crataegus spp.	7.5	Fair	MS, 5.2, 4.1, DW, decay/cavity	9/17/2024
91	Hawthorn	Crataegus spp.	14.6	Fair	MS, 10.3, 4.1, included bark, DW, decay/cavity	9/17/2024
92	Hawthorn	Crataegus spp.	9.9	Fair	MS, 6.3, 3.1, included bark, DW, decay/cavity	9/17/2024
93	Hawthorn	Crataegus spp.	5.0	Fair	DW, decay/cavity	9/17/2024
94	Stump	Stump	29.5	Dead	Norway maple	9/17/2024
95	Stump	Stump	7.4	Dead	Hawthorn sp.	9/17/2024
96	Stump	Stump	7.0	Dead	Hawthorn sp.	9/17/2024
97	Hawthorn	Crataegus spp.	9.1	Poor	DW, co-dominants	9/17/2024
98	Hawthorn	Crataegus spp.	16.2	Poor	MS, 6.7, 4.1, 4.7, DW, included bark, decay/cavity	9/17/2024
99	Hawthorn	Crataegus spp.	13.5	Poor	MS, 5.4, 4.1, DW, included bark, decay/cavity	9/17/2024
100	Stump	Stump	30.0	Dead	Norway maple	9/17/2024
101	Norway maple	Acer plantanoides	18.0	Fair	DW, trunk damage, girdling roots	9/17/2024
102	Norway maple	Acer plantanoides	20.2	Fair	DW, broken branches	9/17/2024
103	Honeylocust	Gleditsia triacanthos	14.6	Fair	DW, co-dominants, girdling roots	9/17/2024
104	Honeylocust	Gleditsia triacanthos	19.2	Fair	DW, co-dominants	9/17/2024
105	Honeylocust	Gleditsia triacanthos	21.8	Fair	DW, co-dominants	9/17/2024
106	Honeylocust	Gleditsia triacanthos	12.4	Fair	DW, co-dominants, girdling roots	9/17/2024
107	Honeylocust	Gleditsia triacanthos	13.5	Fair	DW, co-dominants	9/17/2024
108	Honeylocust	Gleditsia triacanthos	13.7	Fair	DW, co-dominants, girdling roots	9/17/2024
109	crabapple	Malus spp.	31.9	Fair	MS, 12.4, 9.2, 10.3, DW, co-dominants, poor form, overhead utilities present	9/17/2024
110	Silver maple	Acer saccharinum	33.6	Fair	DW, co-dominants, overhead utilities present	9/17/2024
111	Austrian pine	Pinus Nigra	18.5	Poor	DW, co-dominants, overhead utilities nearby	9/17/2024
112	Stump	Stump	20.0	Dead	crabapple, overhead utilities present	9/17/2024
113	Stump	Stump	31.0	Dead	Norway maple	9/17/2024
114	Silver maple	Acer saccharinum	25.4	Good	DW, co-dominants	9/17/2024
115	Scotch pine	Pinus sylvestris	21.5	Good	DW	9/17/2024
116	Weeping willow	Salix babylonica	27.5	Good	DW, co-dominants, decay	9/17/2024
117	Silver maple	Acer saccharinum	28.9	Fair	DW, co-dominants, decay, broken branches	9/17/2024
118	Stump	Stump	19.0	Dead	Austrian pine	9/17/2024
119	Norway maple	Acer plantanoides	18.7	Fair	DW, co-dominants, broken branches	9/17/2024
120	Silver maple	Acer saccharinum	25.3	Fair	DW, co-dominants	9/17/2024
121	Norway maple	Acer plantanoides	23.7	Poor	DW, co-dominants, girdling roots, overhead utilities present	9/17/2024
122	Norway maple	Acer plantanoides	21.2	Fair	DW, co-dominants, girdling roots, broken branches, overhead utilities present	9/17/2024
123	crabapple	Malus spp.	16.7	Poor	DW, co-dominants, decay/cavity	9/17/2024
124	Silver maple	Acer saccharinum	22.1	Fair	DW, co-dominants, included bark, overhead utilities present	9/17/2024
125	Silver maple	Acer saccharinum	22.4	Fair	DW, co-dominants, included bark, decay/cavity, overhead utilities present	9/17/2024
126	Stump	Stump	36.0	Dead	Boxelder, MS, 15.0, 21.0	9/17/2024
127	Stump	Stump	18.0	Dead	boxelder	9/17/2024
128	Stump	Stump	25.0	Dead	boxelder	9/17/2024
129	Stump	Stump	17.0	Dead	boxelder	9/17/2024
130	Boxelder	Acer negundo	16.9	Fair	DW, poor form, overhead utilities present	9/17/2024
131	crabapple	Malus spp.	19.0	Fair	MS, 10.4, 8.6, DW, included bark, overhead utilities present	9/17/2024
132	Stump	Stump	14.0	Dead	boxelder	9/17/2024
133	Weeping willow	Salix babylonica	31.0	Fair	DW, co-dominants, included bark	9/17/2024
134	Weeping willow	Salix babylonica	43.8	Fair	DW, co-dominants, included bark, broken/hanging branches	9/17/2024
135	Silver maple	Acer saccharinum	28.3	Fair	DW, co-dominants, included bark, overhead utilities present	9/17/2024
136	Silver maple	Acer saccharinum	24.3	Fair	DW, co-dominants, overhead utilities present	9/17/2024
137	Silver maple	Acer saccharinum	21.2	Fair	DW, co-dominants, poor form	9/17/2024
138	Silver maple	Acer saccharinum	24.9	Fair	DW, co-dominants	9/17/2024
139	Silver maple	Acer saccharinum	27.3	Fair	DW, co-dominants	9/17/2024
140	Stump	Stump	23.0	Dead	weeping willow	9/17/2024
141	Weeping willow	Salix babylonica	36.2	Fair	DW, co-dominants, included bark	9/17/2024
142	Weeping willow	Salix babylonica	22.9	Fair	DW, co-dominants, included bark	9/17/2024
143	crabapple	Malus spp.	16.2	Poor	MS, 10.5, 5.9, DW, poor form	9/17/2024
144	Silver maple	Acer saccharinum	76.6	Fair	MS, 12.2, 10.5, 5.5, 10.6, 11.5, 5.7, 10.3, 9.9, included bark, DW, poor form	9/17/2024
145	Stump	Stump	19.0	Dead	species unknown	9/17/2024
146	Weeping willow	Salix babylonica	29.6	Fair	DW, co-dominants, included bark	9/17/2024

DW = Deadwood

MS = Multistem (DBH is total of all stems. Individual DBHs are listed in the comments.)

ENB = Emerald ash borer

The data shown represents the findings of a site inspection performed on [redacted] DW, and ENB by:

[redacted]

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- #1 TREE TAG NUMBER

Tree Survey

DAVEY Resource Group

Corporate Headquarters
1500 North Mantua Street
P.O. Box 5193
Kent, Ohio 44240-5193
330.673.5685
Toll Free 1.800.828.8312
Fax 330.673.0860

Local Office
910 Riverside Drive
Suite 5
Elmhurst, Illinois 60126
414-517-1695

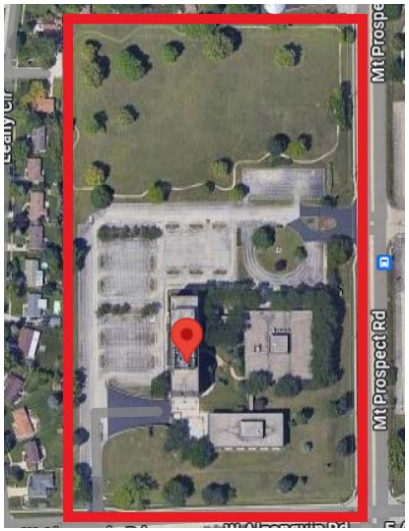
September 18th, 2024

Jason Cooper
Operations Director
ECT

RE: Tree Assessment—10 West Algonquin Road, Des Plaines, IL

Jason,

This letter is in reference to a tree assessment that Davey Resource Group recently prepared for you regarding subject trees at 10 West Algonquin Rd in Des Plaines, IL. The assessment was performed on the 16-18th of September 2024. The study provides details pertaining to the 146 trees identified on-site.



MAP OF PROJECT AREA

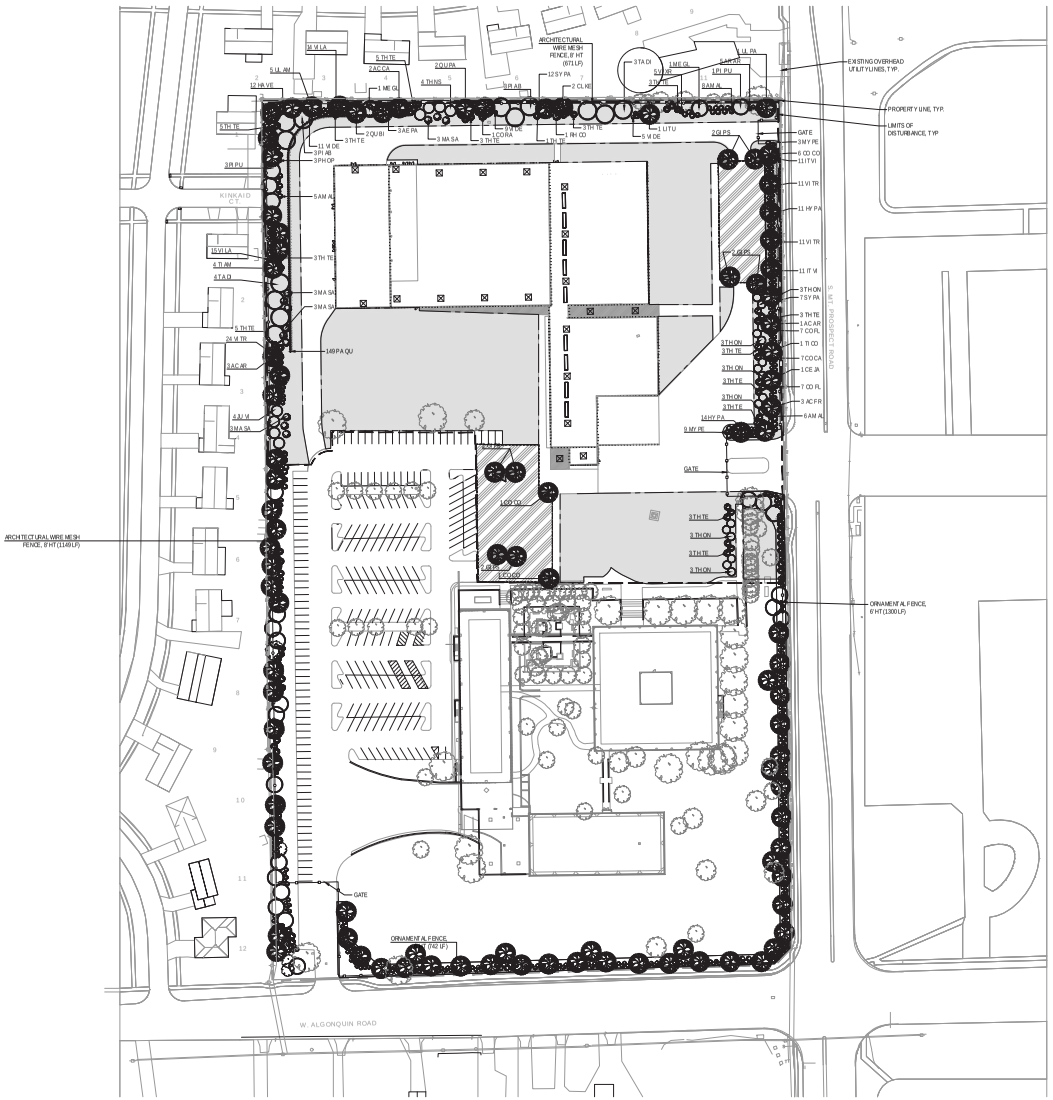
On Attachment 1 the column labeled "Tree_Tag #" corresponds to the number on the aluminum tree tag that is attached to each tree. The cumulative DBH of all stems was collected for Multi-stem trees (MS). The tree's condition was assessed on a 1-6 scale 1=Very Good, 2=Good, 3=Fair, 4=Poor, 5=Critical, 6=Dead. The conditions are defined in detail in the enclosed document titled Condition Assessment.

Thank you for the opportunity to work with you on this project. Should you have any questions please feel free to call me at (414) 573-0006.

Sincerely,

Nathan Paulus

Nathan Paulus
Senior Inventory Arborist
ISA Certified Arborist WE-11557A
TRAQ Qualified



LEGEND

- PROPOSED L.G. DECIDUOUS SHADE TREE (25' CANOPY SHOWN)
- PROPOSED L.G. EVERGREEN TREE
- PROPOSED S.M. EVERGREEN TREE
- PROPOSED DECIDUOUS/EVERGREEN SHRUB
- PROPOSED VINE
- EXISTING TREE TO REMAIN
- PLANTING AREA: HERBACEOUS GROUNDCOVER TO CONSIST OF ORNAMENTAL GRASSES, FLOWERING PERENNIALS, AND/OR LAWN.
- 8' TALL ARCHITECTURAL WIRE MESH FENCE.
- 6' TALL ORNAMENTAL FENCE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- NEW PARKING LOT AREA
- PARKING LOT INTERIOR LANDSCAPE AREA
- PARKING LOT PERIMETER LANDSCAPE AREA

NOTES:

1. PLANTING TIME FOR TREES AND SHRUBS SHALL BE BETWEEN APRIL 15TH AND JUNE 15TH OR BETWEEN SEPT. 1ST AND OCTOBER 15TH.

2. SEE PLANT SCHEDULE ON L-102 FOR LIST OF PLANT SPECIES AND OVERALL QUANTITIES PER PLANT TYPE.

3. MAKE UP OF INTERIOR LANDSCAPING (OUTSIDE OF REQUIRED BUFFERS AND PARKING LOT LANDSCAPING) IS TO BE DETERMINED, BUT SHALL CONSIST OF A COMBINATION OF DECIDUOUS SHADE TREES, EVERGREENS, SHRUBS, ORNAMENTAL GRASSES, FLOWERING PERENNIALS, AND LAWN

AUTOMATIC IRRIGATION SYSTEM

1. CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ON THE SITE.

2. SYSTEM SHALL BE DESIGNED TO SUPPLY A MINIMUM OF 2 INCHES OF WATER TO PLANTING AREAS PER WEEK WITH OPERATING TIMES LIMITED TO 12 HOURS PER DAY.

3. CONTRACTOR SHALL INCLUDE THE EXTENSION OF ELECTRICAL SERVICE FROM WITHIN THE BUILDING TO THE POINTS OF CONNECTION TO PROVIDE A FULLY FUNCTIONING SYSTEM.

Parking Lot Landscape Ordinance

12-10-8 PARKING LOT LANDSCAPING

A. Interior Parking Lot Landscaping. Not less than five percent of the interior of a parking lot shall be devoted to landscaping.

Landscape areas shall be located at the end of every parking row and after each 30 spaces within a row.

Interior parking lot landscaping areas shall be a minimum of 150 square feet in area and shall be a minimum of eight feet in width, as measured from back of curb to back of curb.

One shade tree shall be provided for every one hundred square feet of landscaping area.

B. Perimeter Parking Lot Landscaping.

The perimeter landscape area shall at least five feet in width, as measured from the back of the parking lot curb and excluding any parking space overhang area.

One tree for every 40 feet of perimeter landscape area length. Trees may be clustered based on specific site requirements.

One shrub, measuring a minimum of 15 inches at planting and not to exceed four feet at maturity, for every three feet of perimeter landscape area length, clustered or spaced linearly as determined by the zoning administrator. The landscape treatment shall run 75 percent of the perimeter when abutting a nonresidential use.

Parking Lot Landscape Calculations

	Parking Lot Area (sf)	Parking Lot Length (ft)	Min. Landscape Area (sf)	Landscape Area (sf)	Min. Shade Trees	Shade Trees QTY.	Min. Shrubs	Shrubs QTY.
Perimeter Parking Lot	36,215	1,612	4,515	4,548	41	41	121	121
Central Parking Lot	11,666	N/A	7,749	8,845	51	51	N/A	164

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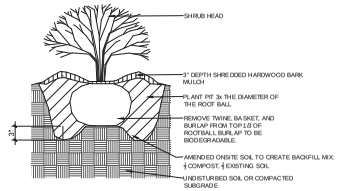
LEGAT ARCHITECTS



D SHRUB PLANTING NTS
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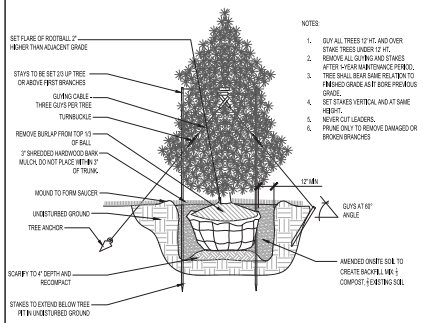

C EVERGREEN PLANTING NTS
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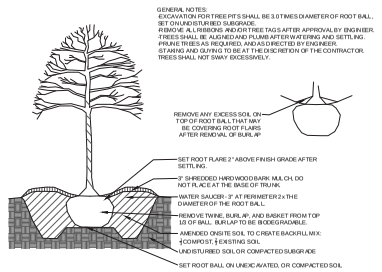

A TREE PLANTING NTS
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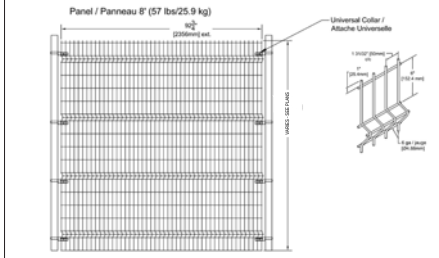
OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 8' H)
Panneaux Omega Architecturale sur poteaux carrés (grandeur 8' H)



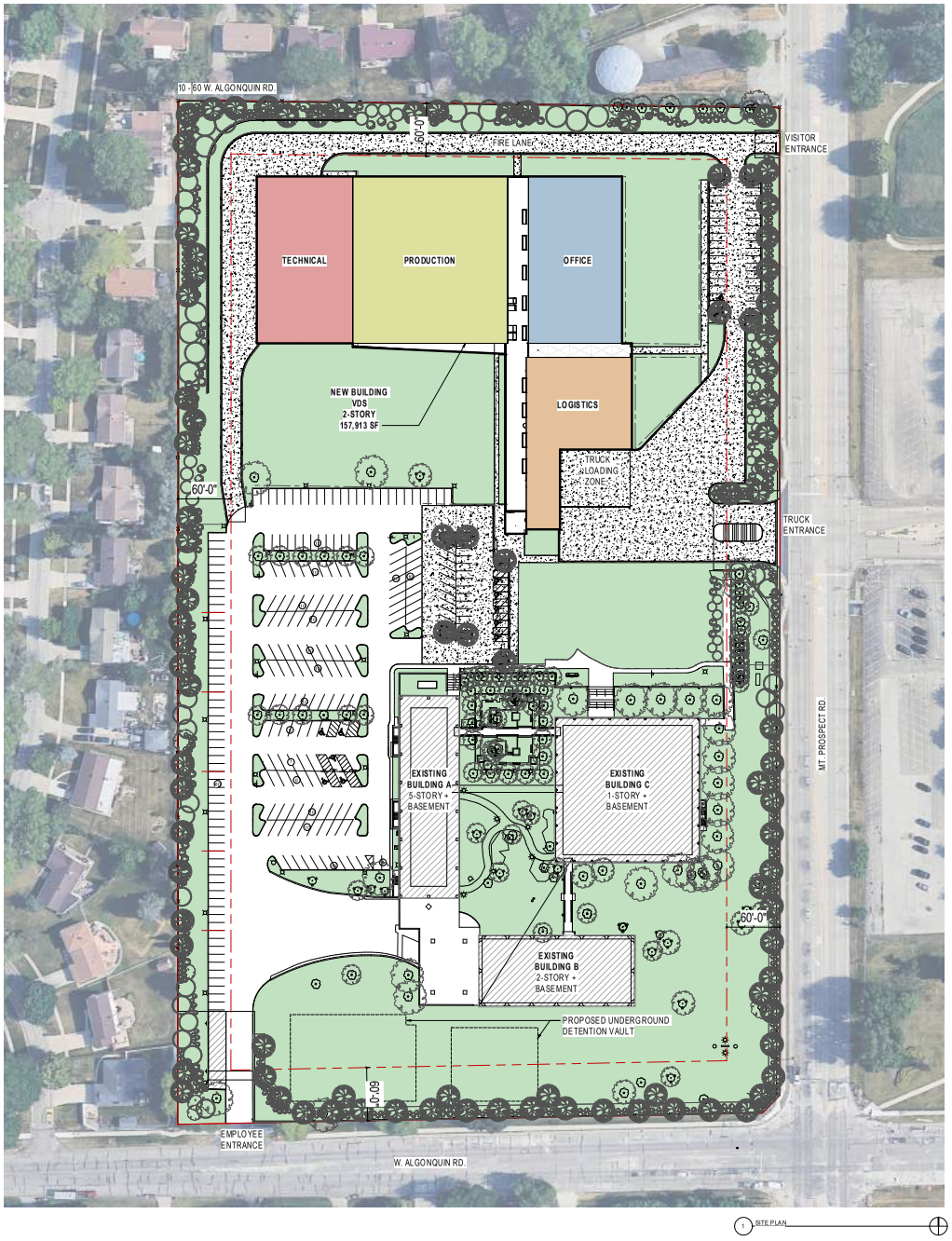
E ARCHITECTURAL WIRE MESH FENCE

Quantity Total	Symbol	Scientific Name	Common Name	Spacing	Container	Size	Comments
Large Deciduous Shade Trees (25' to 100')							
2	AC CA	Acer campestre	Hedge Maple	NA	B&B	3.5" cal.	slow rate 10 to 14' over 15 yrs), (25 to 35')
4	AC AR	Acer x freemanii 'Armstrong'	Armstrong Maple	NA	B&B	4.0" cal.	fast grower, fastigate (50 to 70' by 15')
3	AC FR	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	NA	B&B	4.0" cal.	fast grower (50' x 40')
1	CE JA	Cercidiphyllum japonicum	Katsura Tree	NA	B&B	12' ht.	med rate 14' over 7 yrs, (40 to 60' ht)
2	CL KE	Cladrastus kentukea	American Yellowood	NA	B&B	3.0" cal.	med rate 9-12" over 8-10 years, (30 to 50' ht)
8	CO CO	Corylus colurna	Turkish Filbert	NA	B&B	3.0" cal.	dense, pyramidal, med rate 25' over 20 yrs, (40 to 50' ht, 15 to 30' wid)
6	GI PS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	NA	B&B	4.0" cal.	slow rate 10 to 15' over 12 yrs, (50 to 80' ht)
1	LI TU	Liriodendron tulipifera	Tulip Tree	NA	B&B	3.0" cal.	fast 15 to 20' over 8 yrs, (70 to 90' ht by 35 to 50' wide)
2	QU BI	Quercus bicolor	Swamp White Oak	NA	B&B	3.0" cal.	slow to med rate 12 to 15' over 12 yrs (50 to 60' ht)
2	QU PA	Quercus palustris	Pin Oak	NA	B&B	3.0" cal.	med to fast rate 12 to 15' over 7 yrs (60 to 70' ht)
4	TI AM	Tilia americana 'Redmond'	American Basswood	NA	B&B	3.5" cal.	med rate 20 to 30' over 20 yrs, (60 to 80' ht)
1	TI CO	Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden	NA	B&B	3.5" cal.	med rate 10 to 15' over 10 yrs, (60 to 70' ht)
1	UL PA	Ulmus parvifolia 'Allee'	Allee Lacebarck Elm	NA	B&B	4.0" cal.	med to fast rate 1.5 " per yr over 10 yrs, (40 to 50' ht)
39							
Large Evergreen Trees (30' to 60' ht)							
4	JU VI	Juniperus virginiana 'Canaerti'	Canaerti Eastern Redcedar	NA	B&B	10' ht.	med rate, (40 to 50' ht)
2	ME GL	Metasequoia glyptostroboides	Dawn Redwood	NA	B&B	15' ht.	fast rate 50' in 15 to 20 yrs, (70 to 100' ht by 25' wide)
6	PI AB	Picea abies	Norway Spruce	NA	B&B	15' ht.	med to fast rate 75' in 50 yrs (40 to 60' ht by 25' wide)
4	PI PU	Picea pungens	Colorado Spruce	NA	B&B	15' ht.	slow to med rate 30 to 50' in 40 yrs (30 to 60' ht)
7	TA DI	Taxodium distichum	Common Baldcypress	NA	B&B	12' ht.	med rate 50 to 70' in 40 yrs (50 to 70' ht by 30' wide)
18	TH ON	Thuja occidentalis 'Nigra'	Nigra Arborvitae	NA	B&B	10' ht.	slow to med rate, (20 to 30' ht)
4	TH NS	Thuja x 'Nordic Spire'	Nordic Spire Arborvitae	NA	B&B	10' ht.	slow to med rate, (25 to 30' ht)
45							
Small Evergreen Trees (10' to 20' ht)							
49	TH TE	Thuja occidentalis 'Techny'	Techny Arborvitae	NA	B&B	10' ht.	slow to med rate, (18' ht x 8' wide)
49							
Shrubs (4' to 15' ht)							
3	AE PA	Aesculus parviflora	Bottlebrush Buckeye	4' O.C.	B&B	5' Hgt.	Well-branched, min. 4 canes
19	AM AL	Amelanchier alnifolia 'Regent'	Regent Serviceberry	6' O.C.	Cont.	3' Hgt.	Well-branched, min. 4 canes
5	AR AR	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	4' O.C.	Cont.	3' Hgt.	Well-branched, min. 4 canes
7	CO CA	Cornus sericea 'Cardinal'	Cardinal Redosider Dogwood	5' O.C.	Cont.	36" Sprd.	Red branched, Well-branched, min. 4 canes
14	CO FL	Cornus sericea 'Flaviramea'	Flaviramea Redosier Dogwood	5' O.C.	Cont.	36" Sprd.	Yellow branched, Well-branched, min. 4 canes
1	CO RA	Cornus racemosa (foemina)	Gray Dogwood	6' O.C.	Cont.	3' Hgt.	Well-branched, min. 4 canes
12	HA VE	Hamamelis vernalis	Ozark Witch Hazel	NA	B&B	5' Hgt.	Well-branched, min. 4 canes
25	HY PA	Hydrangea paniculata 'Jane' Little Lime	Little Lime Hydrangea	4' O.C.	Cont.	3' Hgt.	Well-branched, min. 4 canes
22	IT VI	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	4' O.C.	Cont.	3' Hgt.	Well-branched, min. 4 canes
12	MA SA	Malus sargentii	Sargent Crabapple	NA	B&B	2.5"	dense, mounded (6-10' ht)
12	MY PE	Myrica pensylvanica	Northern Bayberry	6' O.C.	B&B	36" Sprd.	Well-branched, min. 4 canes
3	PH OP	Physocarpus opulifolius 'Diablo'	Diablo Purpleleaf Ninebark	6' O.C.	Cont.	36" Sprd.	Well-branched, min. 4 canes
1	RH CO	Rhus copallina 'Morton'	Morton Shining Sumac	6' O.C.	Cont.	3' Hgt.	Well-branched, min. 4 canes
19	SY PA	Syringa patula 'Miss Kim'	Miss Kim Lilac	6' O.C.	Cont.	36" Sprd.	Well-branched, min. 4 canes
25	VI DE	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood	5' O.C.	B&B	4' Hgt.	Well-branched, min. 4 canes
30	VI LA	Viburnum lantana 'Mohican'	Mohican Wayfaringtree Viburnum	6' O.C.	B&B	6' Hgt.	Well-branched, min. 4 canes
5	VI XR	Viburnum x rhytidophylloides 'Allegheny'	Allegheny Lantanaphyllum Viburnum	6' O.C.	B&B	5' Hgt.	Well-branched, min. 4 canes
46	VI TR	Viburnum trilobum 'Compactum'	American Cranberry Viburnum	4' O.C.	B&B	36" Sprd	Well-branched, min. 4 canes
261							
Vines							
149	PA QU	Parthenocissus quinquefolia	Virginia Creeper	3' O.C.	Cont.	1 qt. pot	

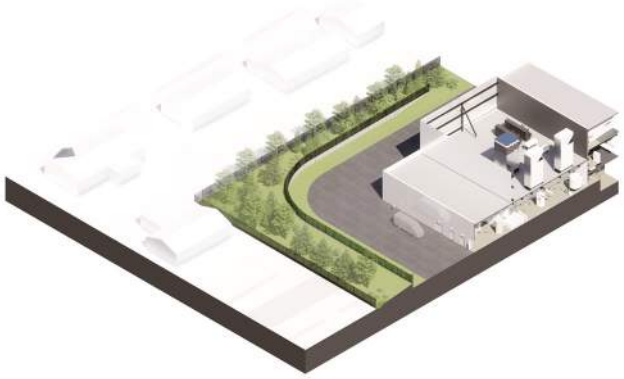
B PLANT SCHEDULE

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

EXISTING PARKING LOT
PARKING SPOTS: 263
DAILY EXPECTANCY:
7AM - 3PM: 72 PEOPLE
3PM - 11PM: 48 PEOPLE
CLEANING (NIGHT SHIFT): 20 PEOPLE
FIRE LANE
MESH FENCE
VISITOR ENTRANCE
VISITOR ACCESS
NEW BUILDING VDS
2-STORY
157,913 SF
UNOCCUPIED EXISTING BUILDING A
5-STORY + BASEMENT
22,346 SF
UNOCCUPIED EXISTING BUILDING C
1-STORY + BASEMENT
46,618 SF
UNOCCUPIED EXISTING BUILDING B
2-STORY + BASEMENT
22,346 SF
W. ALGONQUIN RD.
MT. PROSPECT RD.
CAR ACCESS
60' SETBACKS
EMPLOYEE ENTRANCE
LOADING ZONE
TRUCK ACCESS
VISITOR PARKING LOT
PARKING SPOTS: 35
DAILY EXPECTANCY: 7-10 PEOPLE

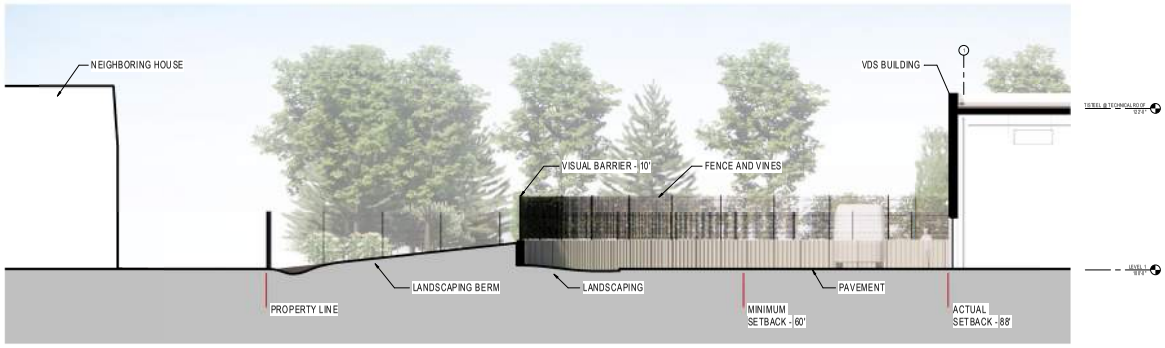


Architectural Drawings

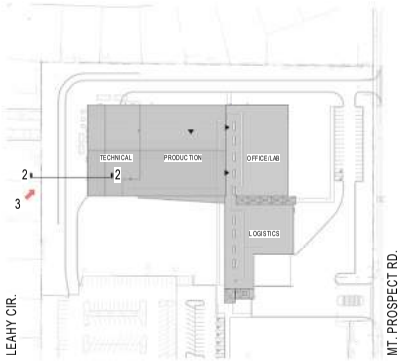


4 BUILDING SECTION AXON - THRU MESH FENCE

3 NEIGHBORING LOT PERSPECTIVE - MESH FENCE



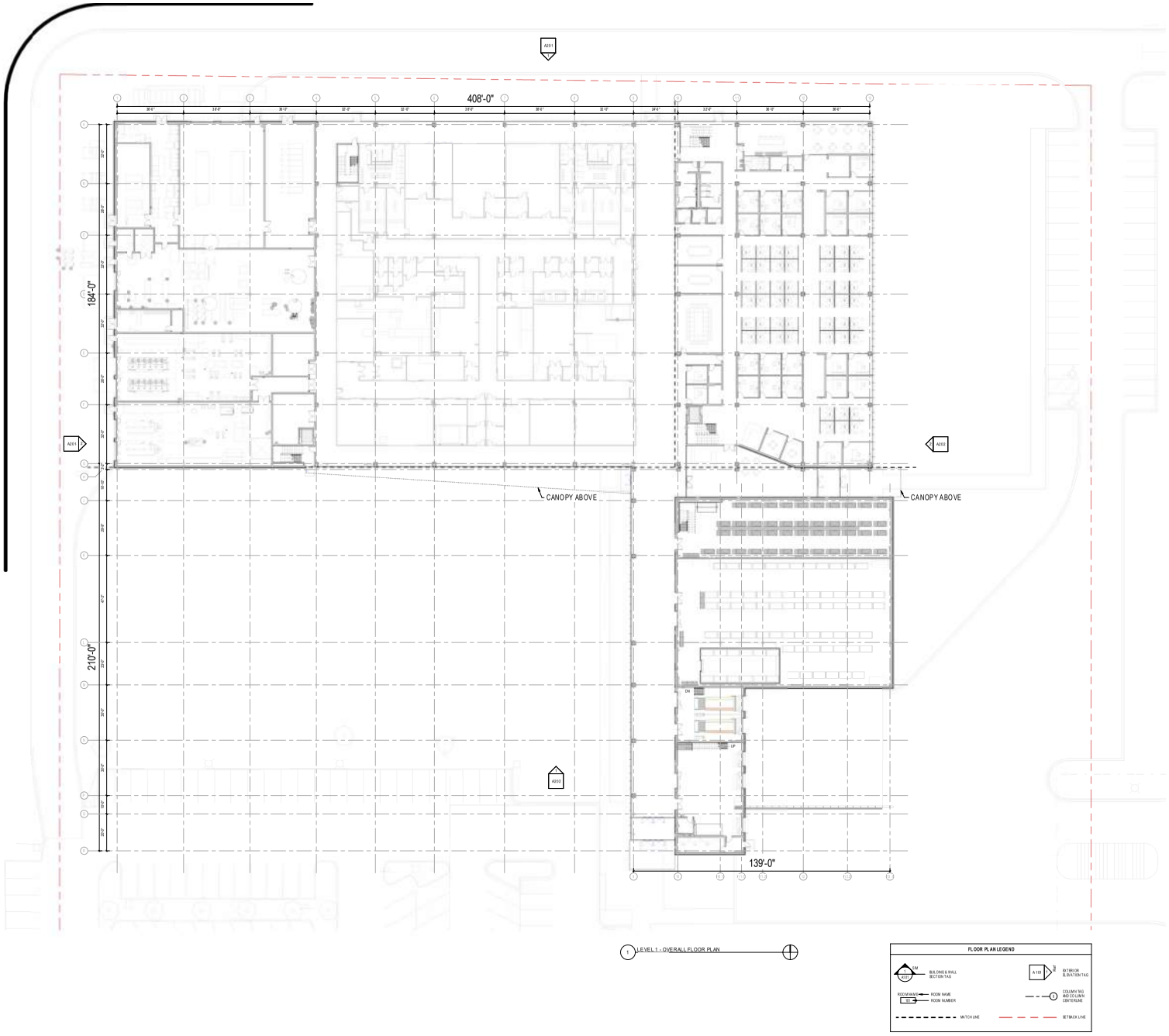
2 BUILDING SECTION - MESH FENCE A110A

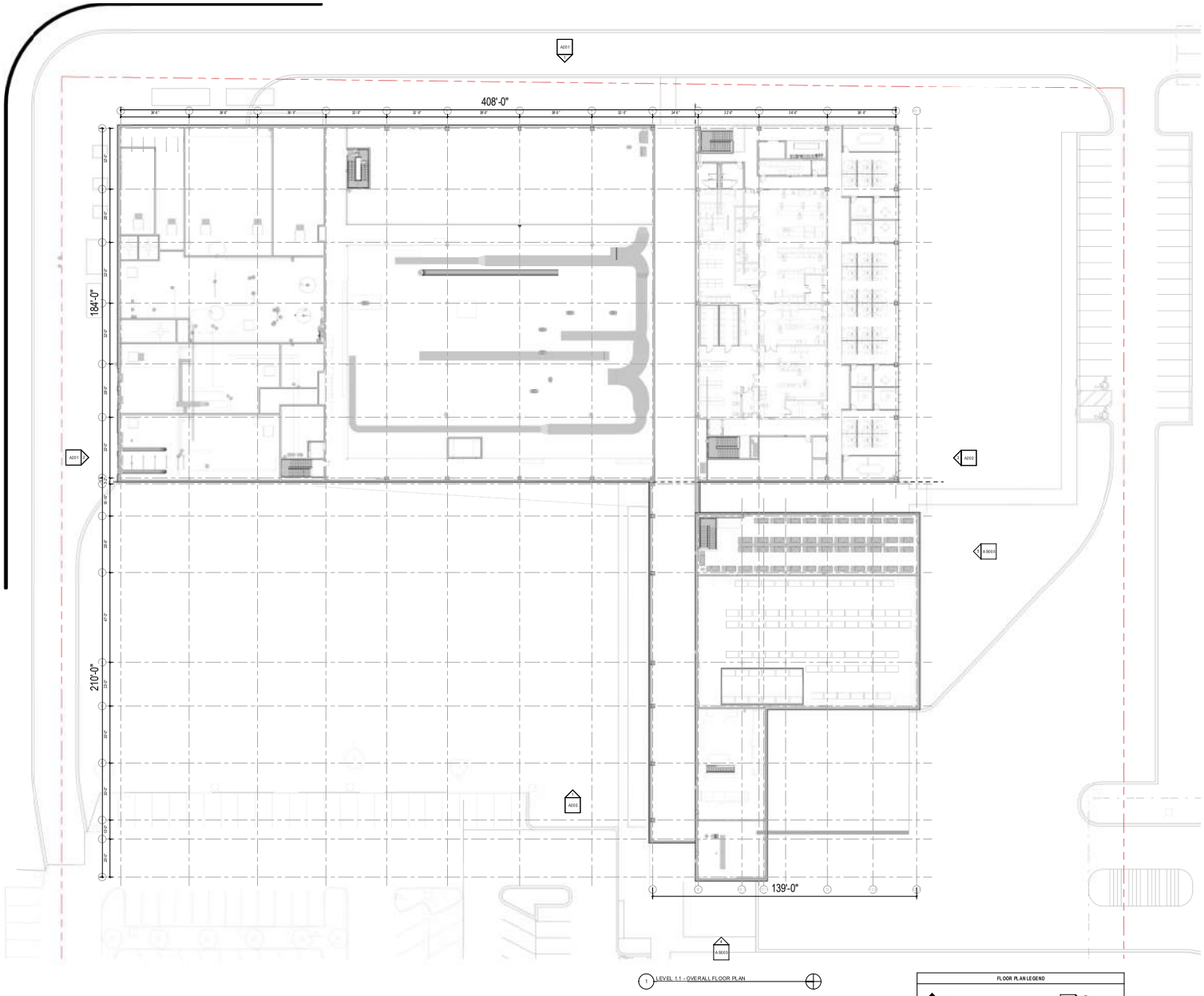


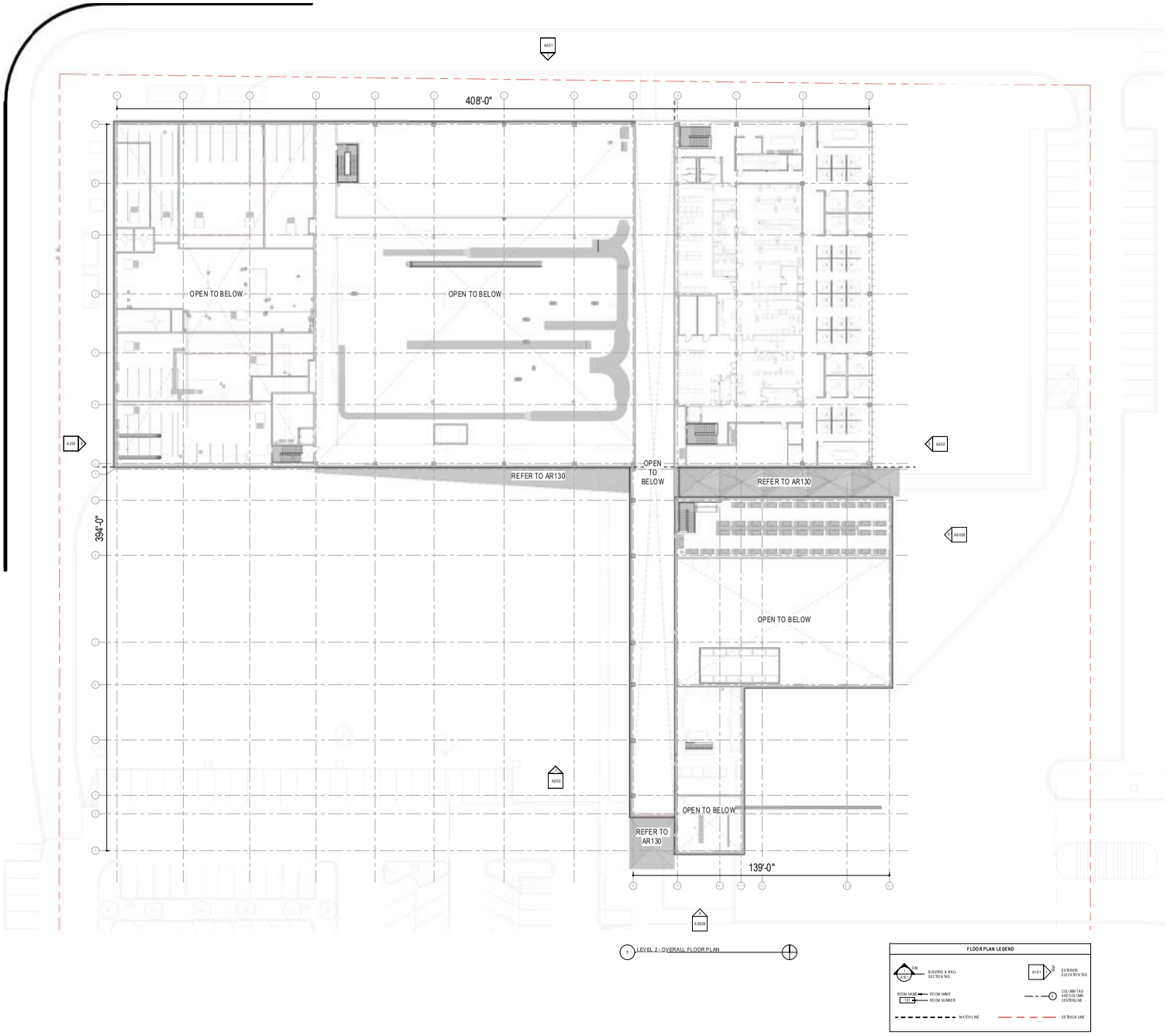
1 SITE KEY PLAN A201

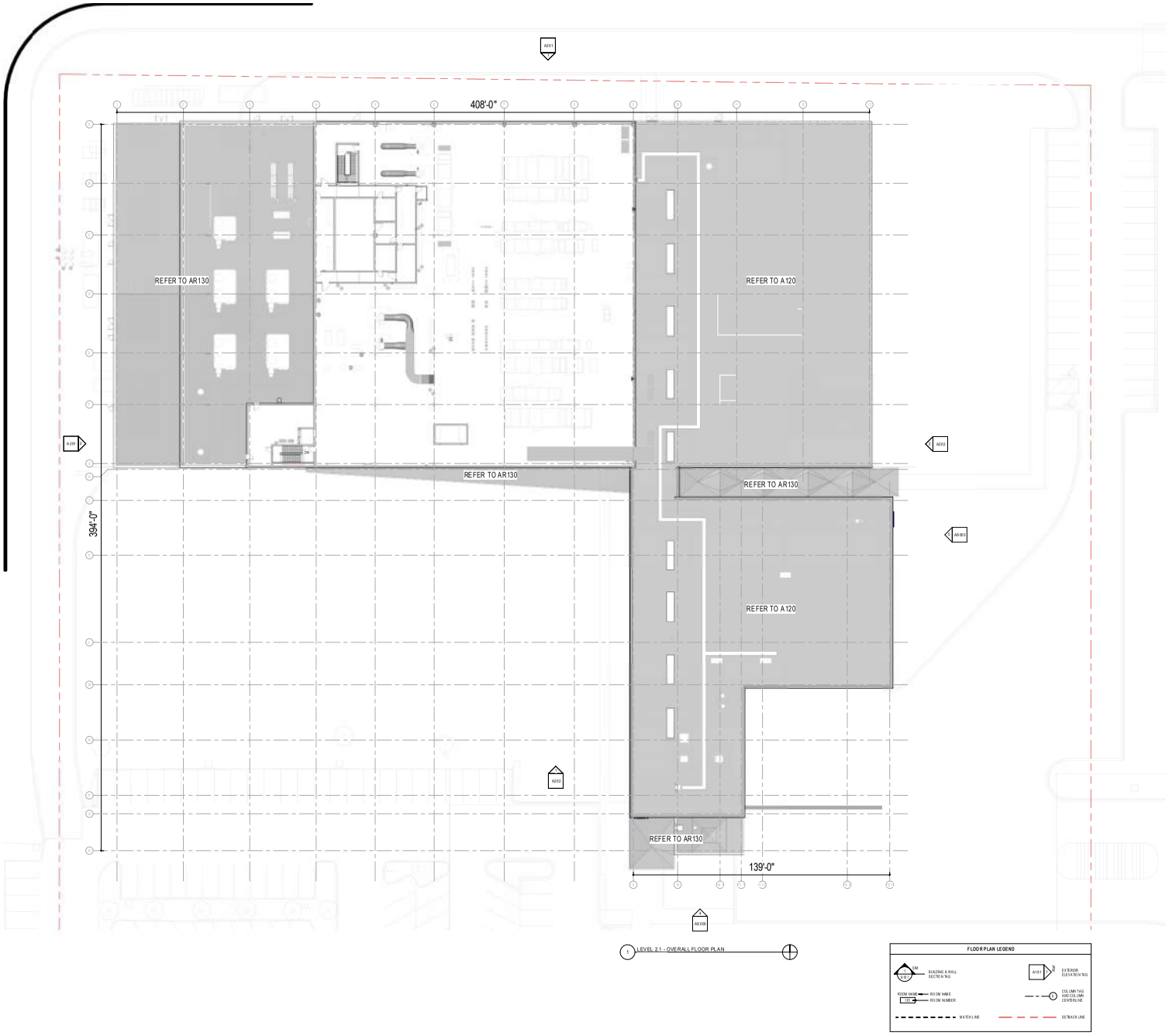
Architectural Drawings

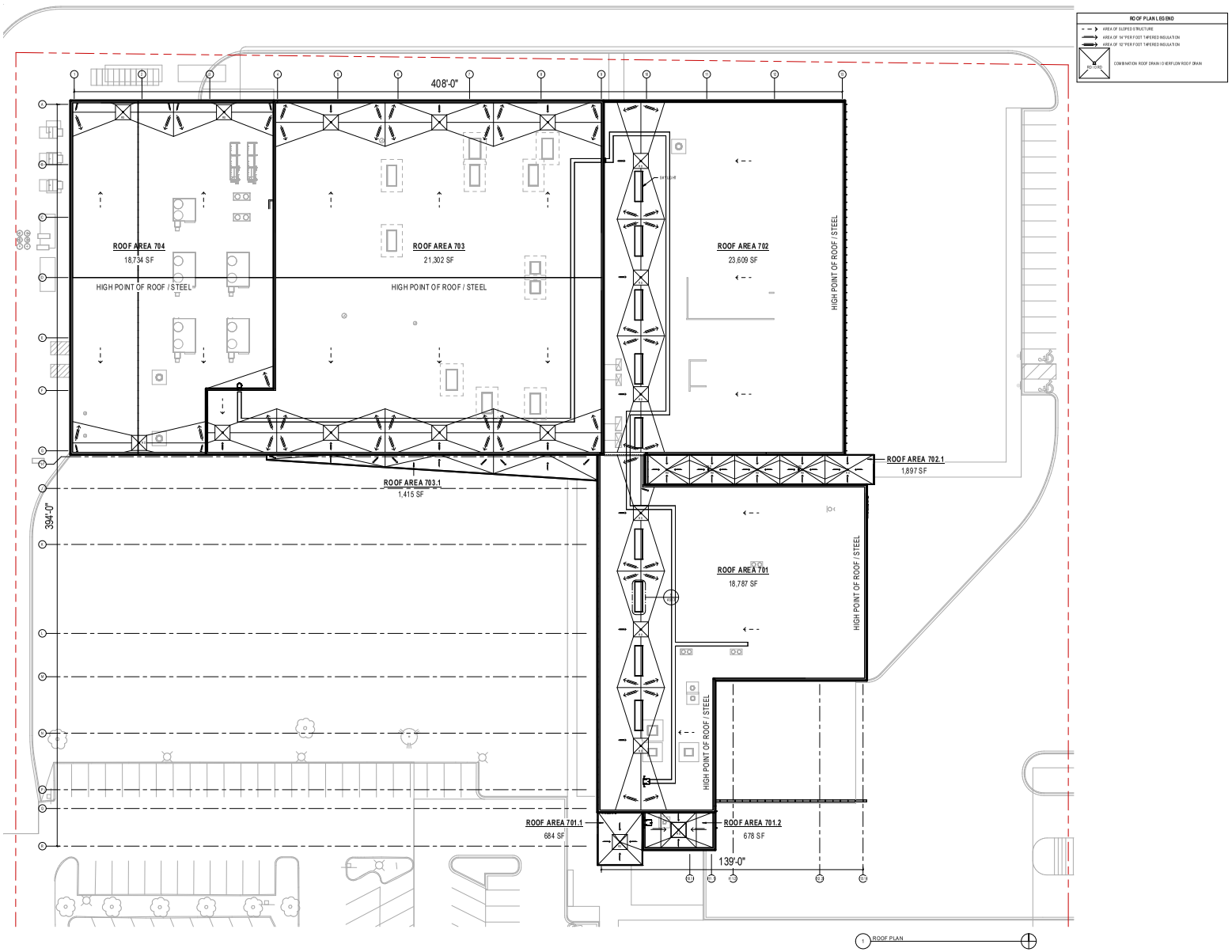
VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS


408'-0"
184'-0"
210'-0"
139'-0"
CANOPY ABOVE
CANOPY ABOVE
1 LEVEL 1 - OVERALL FLOOR PLAN
FLOOR PLAN LEGEND
BUILDING & WALL SECTION TAG
INTERIOR ELEVATION TAG
ROOM NAME
ROOM NUMBER
COLUMN TAG AND COLUMN CENTERLINE
MATCH LINE
SETBACK LINE


408'-0"
184'-0"
210'-0"
139'-0"
LEVEL 1.1 - OVERALL FLOOR PLAN
FLOOR PLAN LEGEND
BUILDING & WALL SECTION TAG
INTERIOR ELEVATION TAG
ROOM NAME
ROOM NUMBER
COLUMN TAG AND COLUMN CENTERLINE
MATCH LINE
SETBACK LINE


408'-0"
394'-0"
139'-0"
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
REFER TO AR130
REFER TO AR130
REFER TO AR130
OPEN TO BELOW
1 LEVEL 2 - OVERALL FLOOR PLAN
FLOOR PLAN LEGEND
BUILDING & WALL SECTION TAG
EXTERIOR ELEVATION TAG
ROOM NAME
ROOM NUMBER
COLUMN TAG AND COLUMN CENTERLINE
MATCH LINE
SETBACK LINE


408'-0"
394'-0"
139'-0"
REFER TO AR130
REFER TO A120
REFER TO AR130
REFER TO AR130
REFER TO A120
REFER TO AR130
1 LEVEL 2.1 - OVERALL FLOOR PLAN
FLOOR PLAN LEGEND
BUILDING & WALL SECTION TAG
EXTERIOR ELEVATION TAG
ROOM NAME
ROOM NUMBER
COLUMN TAG AND COLUMN CENTERLINE
MATCH LINE
SETBACK LINE



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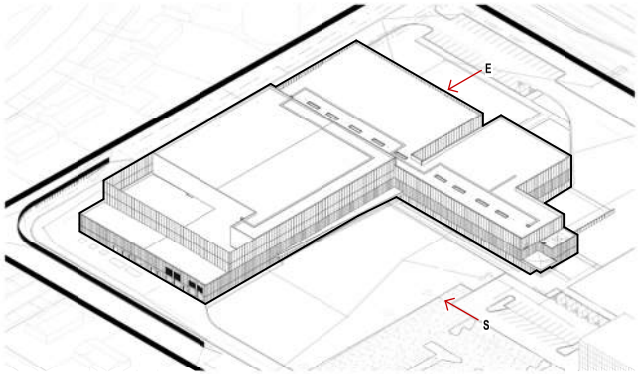
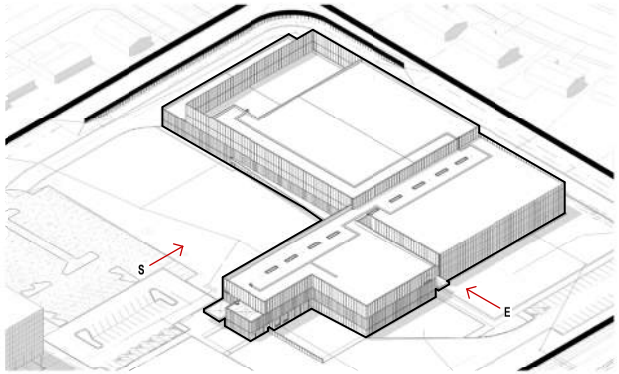
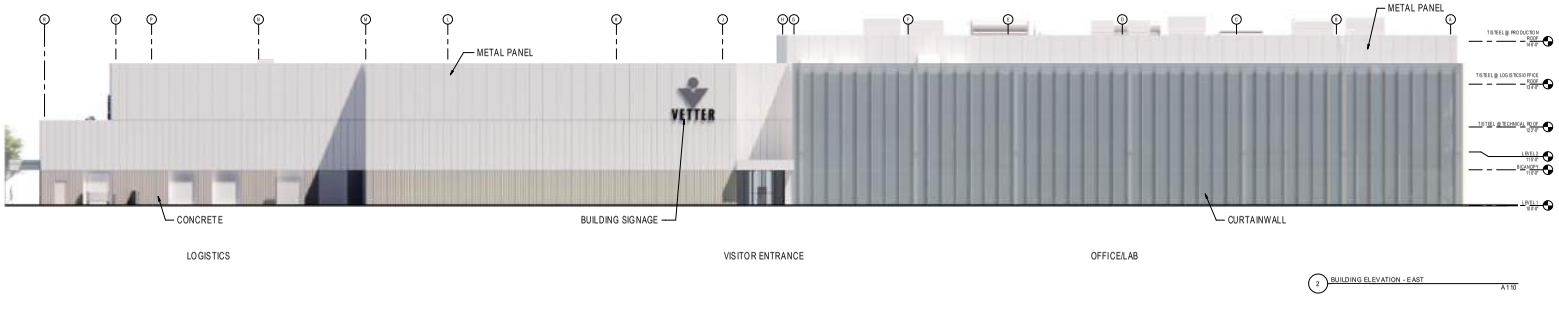


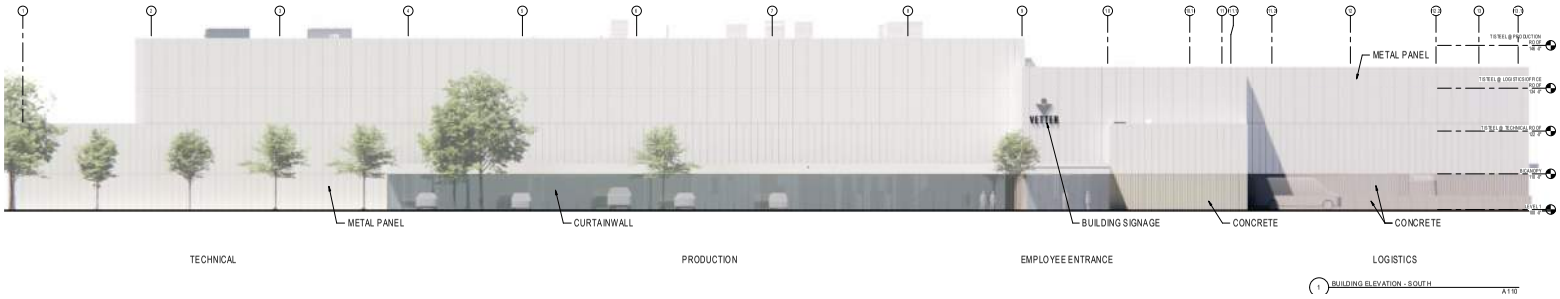
4 EXTERIOR AXON - SOUTHWEST



3 EXTERIOR AXON - SOUTHEAST



2 BUILDING ELEVATION - EAST



1 BUILDING ELEVATION - SOUTH

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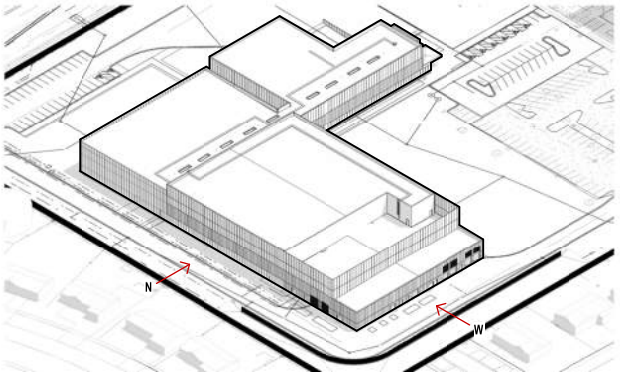
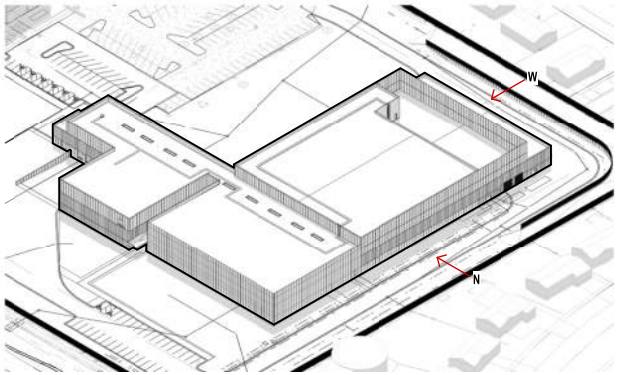
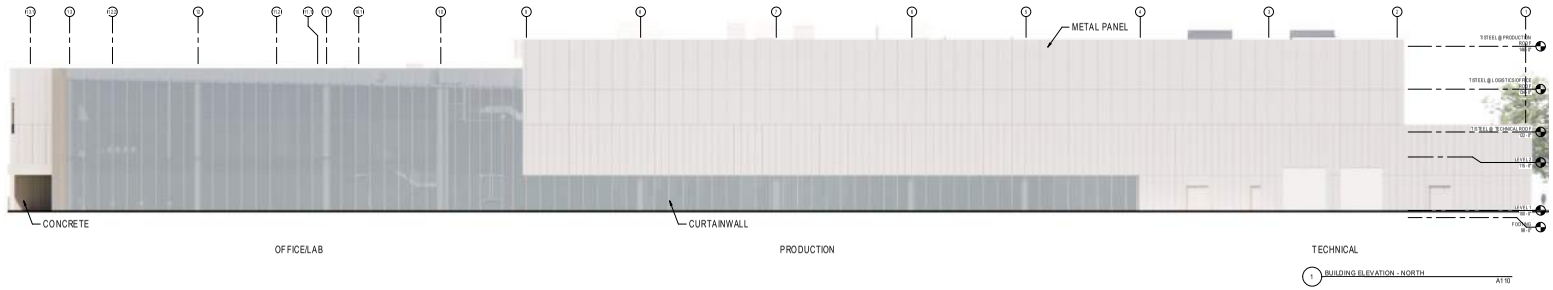


4 EXTERIOR AXON - NORTHWEST



3 EXTERIOR AXON - NORTHEAST

2 BUILDING ELEVATION - WEST

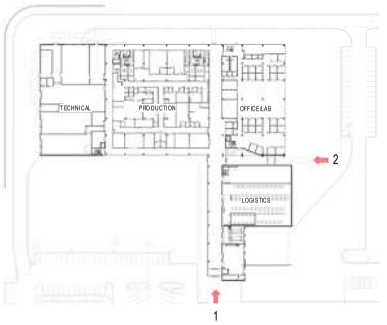


1 BUILDING ELEVATION - NORTH

1 HR POST SUNRISE
MID MORNING
NOON
AFTERNOON
SEPTEMBER
7:00 AM
9:00 AM
12:00 PM
4:00 PM
DECEMBER
9:00 AM
10:00 AM
12:00 PM
2:00 PM
MARCH
9:00 AM
10:00 AM
12:00 PM
4:00 PM
JUNE
7:00 AM
9:00 AM
12:00 PM
5:00 PM

2 EXTERIOR PERSPECTIVE - VISITOR ENTRANCE

1 EXTERIOR PERSPECTIVE - EMPLOYEE ENTRANCE

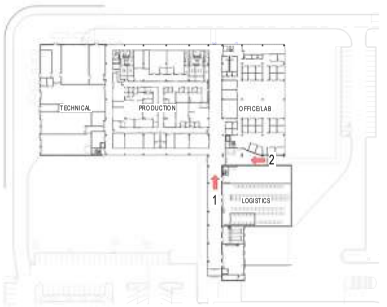


FIRST FLOOR PLAN KEY

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS

2 INTERIOR PERSPECTIVE - VISITOR ENTRANCE

1 INTERIOR PERSPECTIVE - EMPLOYEE ENTRANCE



FIRST FLOOR PLAN KEY

Architectural Drawings

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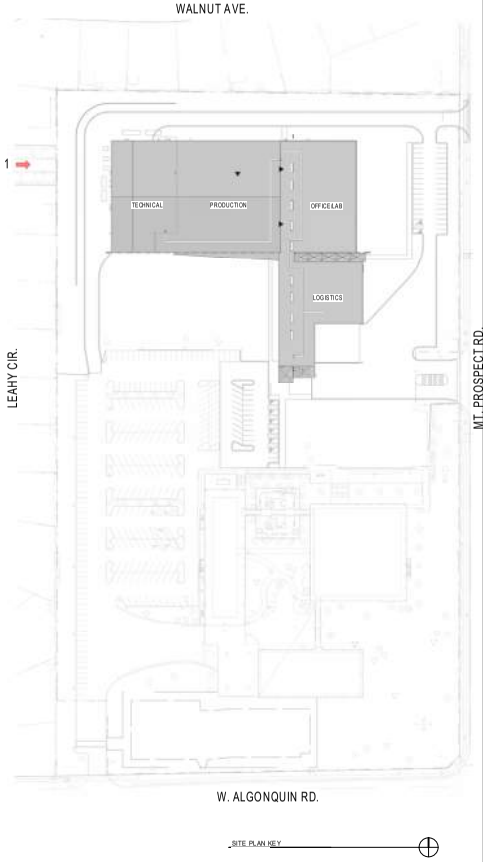
1 SITE PERSPECTIVE - RESIDENTIAL

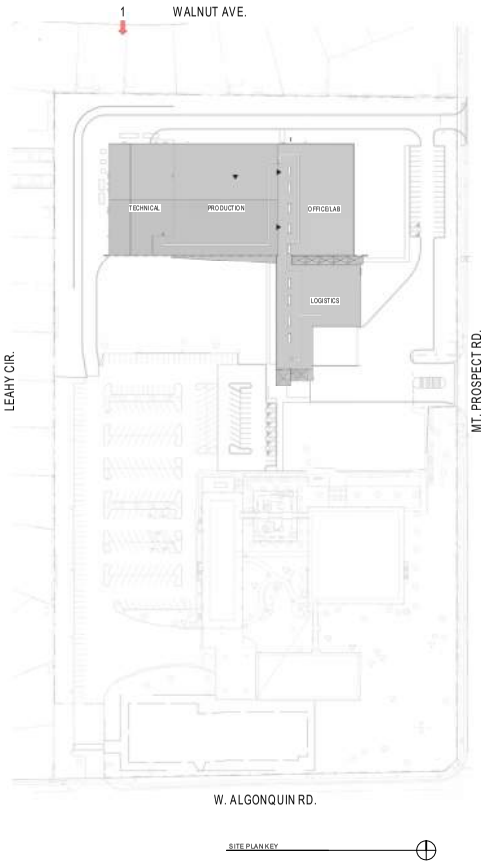


SITE PLAN KEY

Architectural Drawings

VETTER · Evans General Contractors · Mackie Consultants · ECT · Thornton Tomasetti · CRB · LEGAT ARCHITECTS

1 SITE PERSPECTIVE - RESIDENTIAL



SITE PLAN KEY

VETTER
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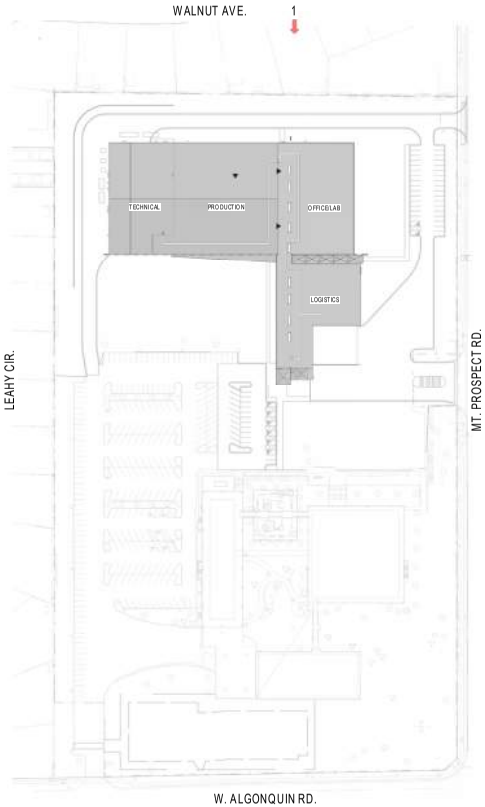
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

1 SITE PERSPECTIVE - RESIDENTIAL



SITE PLAN KEY

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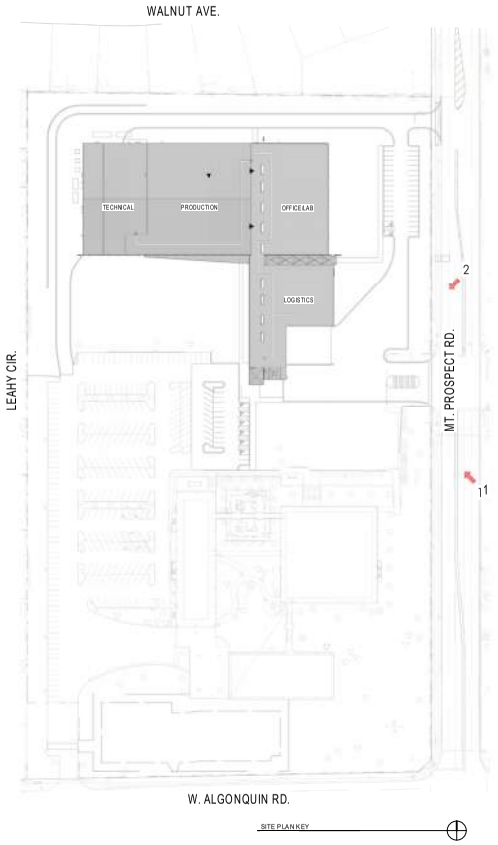
LEGAT ARCHITECTS

2 SITE PERSPECTIVE - DOCKS

1 SITE PERSPECTIVE - DOCKS

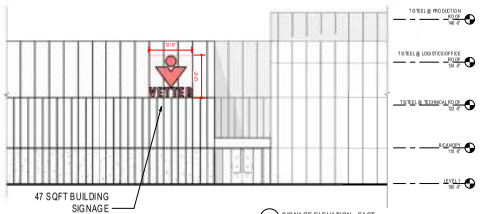


SITE PLAN KEY

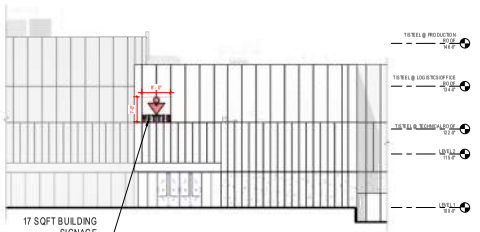
VETTER · Evans General Contractors · Mackie Consultants · ECT · Thornton Tomasetti · CRB · LEGAT ARCHITECTS

7 SIGNAGE RENDER - EAST

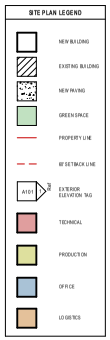
6 SIGNAGE RENDER - SOUTH

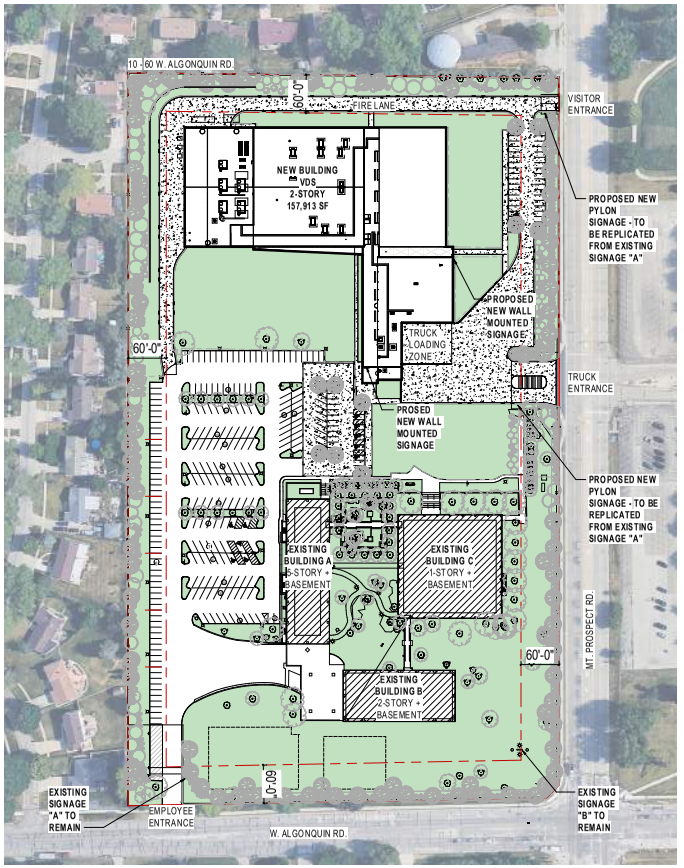


5 SIGNAGE ELEVATION - EAST A111



4 SIGNAGE ELEVATION - SOUTH A111

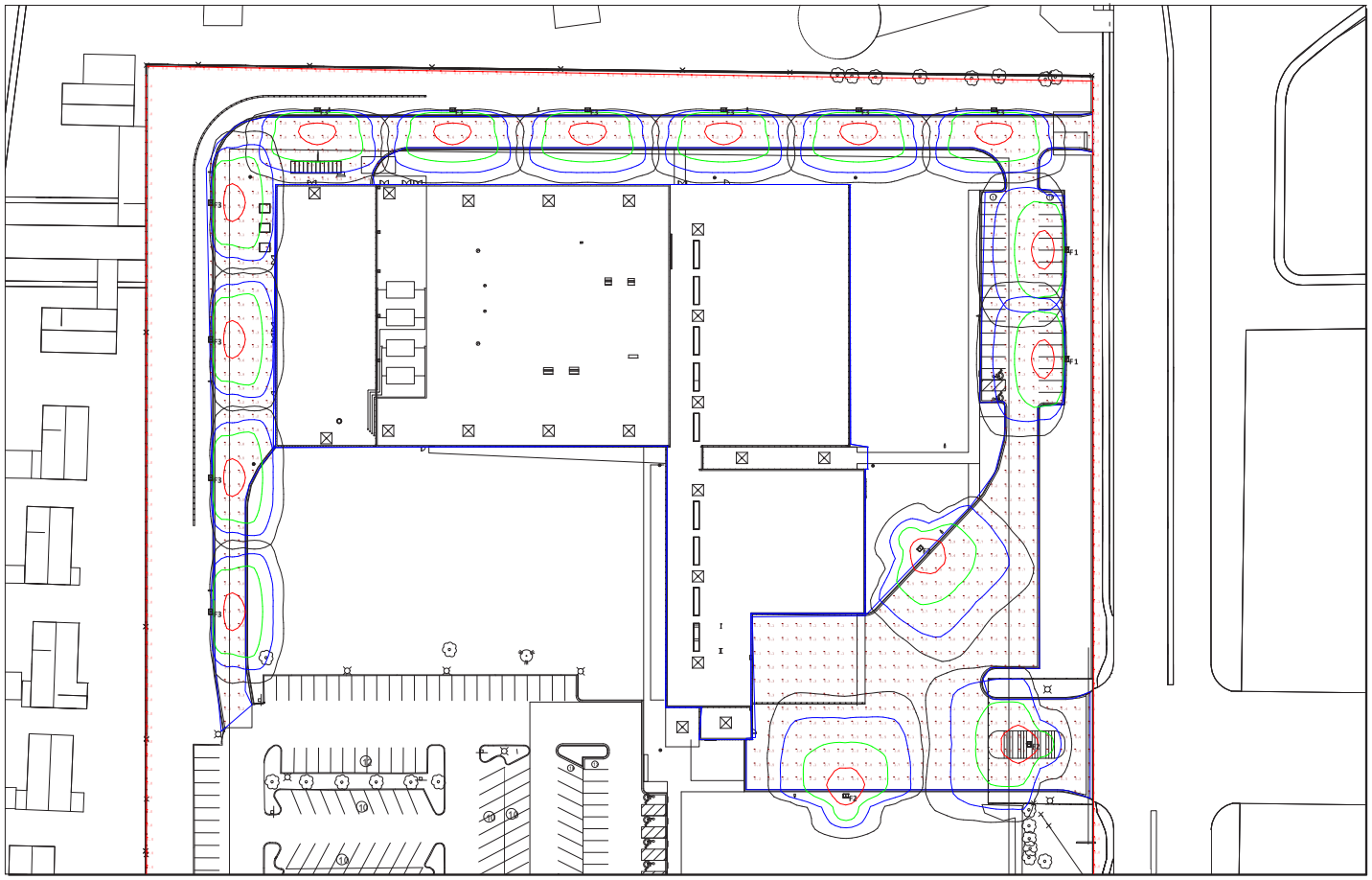




3 SITE PLAN

2 EXISTING SIGNAGE "A"

1 EXISTING SIGNAGE "B"



Luminaire Schedule					
Symbol	Qty	LLF	Description	Type	[MANUFAC]
	2	0.950	DSX0 LED P7 40K 80CRI BLC4	F1	Lithonia Lighting
	3	0.950	DSX0 LED P7 40K 80CRI TFTM	F2	Lithonia Lighting
	10	0.950	DSX0 LED P6 40K 80CRI BLC3	F3	Lithonia Lighting

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_2_Planar	Illuminance	Fc	1.68	5.0	0.1	16.80	50.00
Property Line	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.

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Notes :
1. Calculation Work Plane : Ground Level
2. Fixture Mounting Height : 20'
3. Calculation Point Spacing : 10' x 10'

KSA LIGHTING & CONTROLS

Legat - Parking Lot Study

Drawn By: Scott Shellberg
Date: 7/23/2024
Notes:

Page M of 1

Photometric Study

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d-series

D-Series Size 0
LED Area Luminaire

Catalog Number

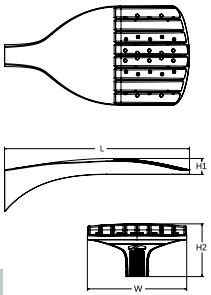
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70 CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80 CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V–277V) [4] HVOLT (347V–480V) [5,6] XVOLT (277V–480V) [7,8] 120 [16,24] 208 [16,24] 240 [16,24] 277 [16,24] 347 [16,24] 480 [16,24]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) [9] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) [9] SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [11,12,18,19]	HS	Houseside shield (black finish standard) [20]	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [13,18,19]	L90	Left rotated optics [1]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]	R90	Right rotated optics [1]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separate) [14,19]	CCE	Coastal Construction [21]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separate) [14,19]	HA	50°C ambient operation [22]	DBLBXD	Textured black
FAO	Field adjustable output [15,19]	BAA	Buy America(n) Act and/or Build America Buy America Qualified	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30% [16,19]	SF	Single fuse (120, 277, 347V) [24]	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50% [16,19]	DF	Double fuse (208, 240, 480V) [24]		
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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Ordering Information

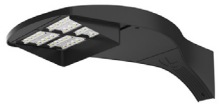
Accessories

Ordered and shipped separately.

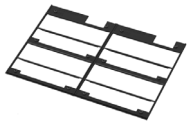
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK	Shorting cap [23]
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P4, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



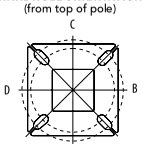
External Glare Shield (EGSR)



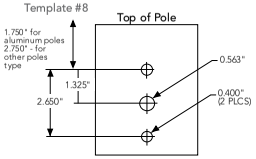
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

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Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

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Performance Data

Lumen Output

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Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

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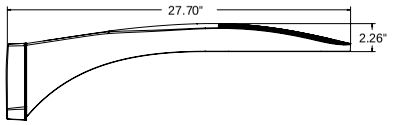
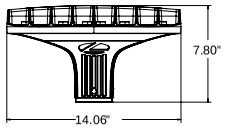
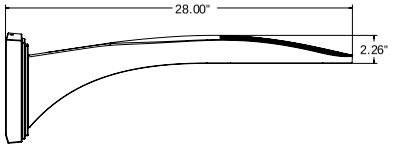
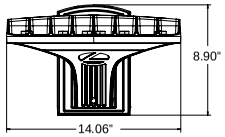
Dimensions



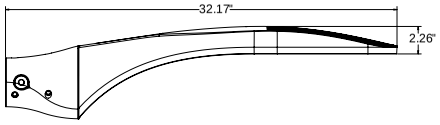


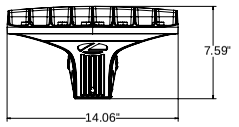
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



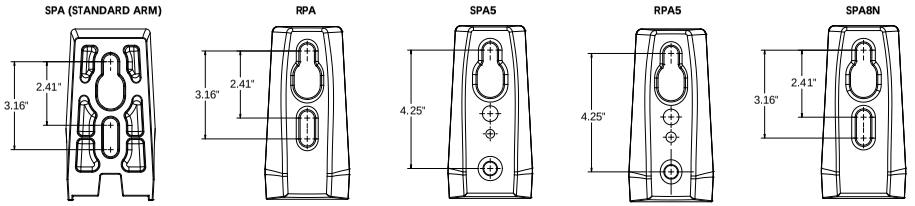


DSX0 with WBA mount
Weight: 27 lb





DSX0 with MA mount
Weight: 28 lbs



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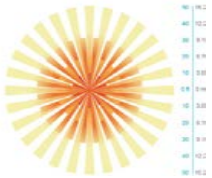
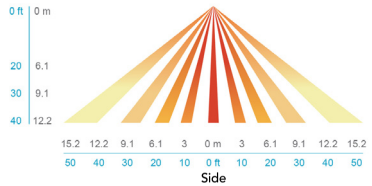
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Traffic Impact Study
Vetter Development Services
Proposed New Facility

Des Plaines, Illinois

Prepared for:

LEGAT ARCHITECTS

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

May 29, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed new Vetter Development Services (VDS) facility to be located in Des Plaines, Illinois. The site, which contained the former Salvation Army offices, is located in the northwest quadrant of the intersection of Mount Prospect Road with Algonquin Road. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site as it relates to the surrounding area.

As proposed, the vacant, northern portion of the site is to be redeveloped with an approximate 158,000 square-foot facility that will include manufacturing and production activities, labs, and offices. It should be noted that the three existing office buildings located on the site are proposed to remain vacant and will be occupied or redeveloped as part of future phases of the project. Access to the facility is to be provided via the existing signalized access drive on Mt. Prospect Road (truck traffic only), the existing access drive on Algonquin Road (employee car traffic only), and a proposed access drive on Mt. Prospect Road at the north end of the site (visitor car traffic only). **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

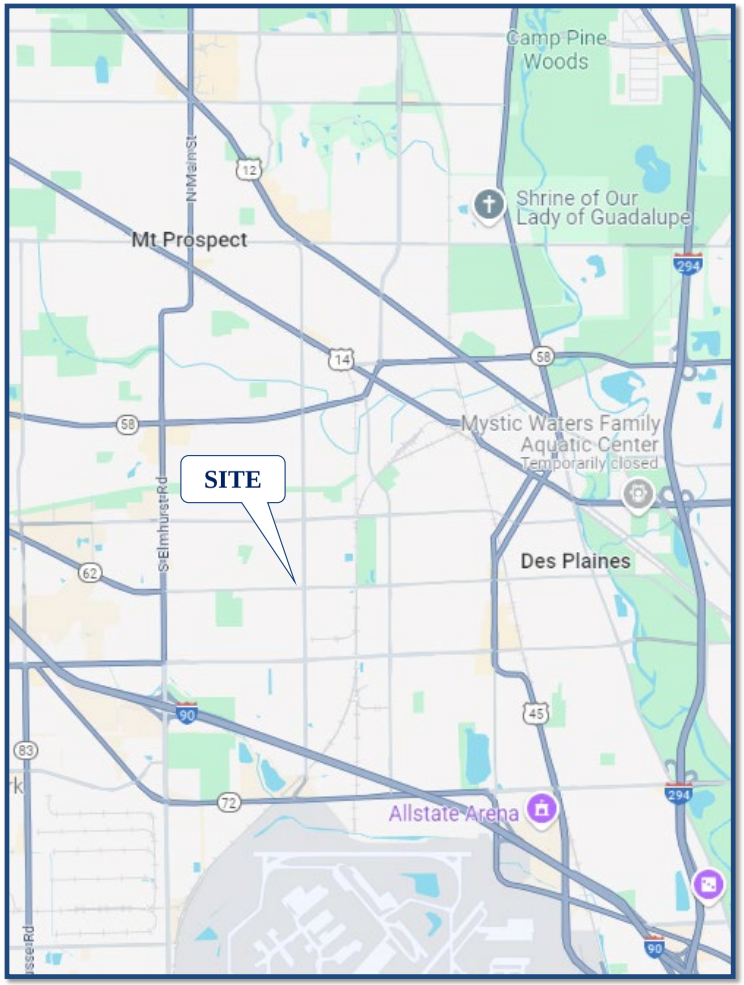
- Existing roadway conditions
- A description of the proposed facility
- Directional distribution of facility-generated traffic
- Vehicle trip generation for the proposed facility
- Future traffic conditions, including access to the facility
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following three conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2029 No-Build Conditions – Analyzes the capacity of the existing roadway system using the existing traffic volumes increased by an ambient growth factor (growth not attributable to any particular development) and the traffic to be generated by any proposed developments in the area.

3. Year 2029 Total Projected Conditions – Analyzes the capacity of the future roadway system using the Year 2029 peak hour traffic volumes that include the no-build traffic volumes and the traffic estimated to be generated by the proposed facility.



Site Location **Figure 1**

Vetter Facility
Des Plaines, Illinois

KLOA

Aerial View of Site **Figure 2**

Vetter Facility
Des Plaines, Illinois

KLOA

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti CRB LEGAT ARCHITECTS

2. Existing Conditions

Existing traffic and roadway conditions were documented based on field visits and traffic counts conducted by KLOA, Inc. The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and peak hour traffic flows along area roadways.

Site Location

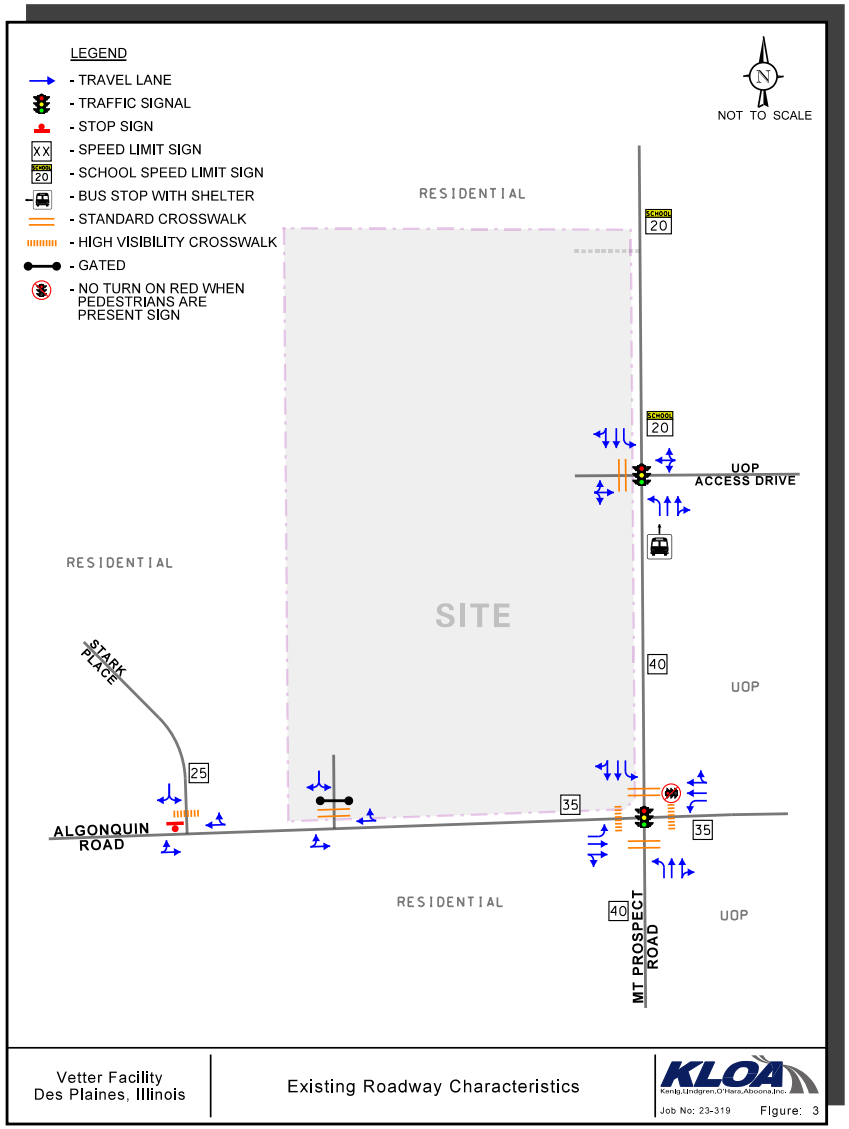
The site, which currently contains three buildings formerly occupied by the Salvation Army, is located in the northwest corner of the intersection of Algonquin Road with Mt. Prospect Road. Land uses in the vicinity of the site are primarily residential to the north, west, and south and industrial and manufacturing to the east and southeast.

Existing Roadway Characteristics

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

Algonquin Road is an east-west, major collector roadway that generally provides one lane in each direction in the vicinity of the site. At its signalized intersection with Mt. Prospect Road, Algonquin Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the eastbound and westbound approaches. High-visibility crosswalks are provided on the east and west legs of the intersection. At its unsignalized intersection with Stark Place, Algonquin Road provides a combined left-turn/through lane on the eastbound approach and a combined through/right-turn lane on the westbound approach. Algonquin Road carries an annual average daily traffic (AADT) volume of 9,900 vehicles (IDOT 2022), is under the jurisdiction of the Illinois Department of Transportation (IDOT), and has a posted speed limit of 35 miles per hour.

Mt. Prospect Road is a north-south, major collector roadway that provides two lanes in each direction in the vicinity of the site. At its signalized intersection with Algonquin Road, Mt. Prospect Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound and southbound approaches. Standard-style crosswalks are provided on the north and south legs of the intersection. At its signalized intersection with the site and UOP access drives, Mt. Prospect Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound and southbound approaches. Mt. Prospect Road carries an AADT volume of 15,500 vehicles north of Algonquin Road and 11,300 vehicles south of Algonquin Road, is under the jurisdiction of the Cook County Department of Transportation and Highways, and has a posted speed limit of 40 miles per hour. North of the subject site, Mt. Prospect Road has a posted school speed limit of 20 miles per hour that is in effect on school days when children are present.



Stark Place is a north-south, local roadway that provides one lane in each direction. At its unsignalized intersection with Algonquin Road, Stark Place provides a combined left-turn/right-turn lane on the southbound approach that is under stop sign control. A high-visibility crosswalk is provided on the north leg of the intersection. Stark Place is under the jurisdiction of the City of Des Plaines and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted traffic counts on Tuesday, November 14, 2023 during the weekday morning (6:00 to 9:00 A.M.) and evening (3:00 to 6:00 P.M.) peak periods at the following intersections:

- Algonquin Road with Mt. Prospect Road
- Mt. Prospect Road with Site Access Drive/UOP Access Drive
- Algonquin Road with Stark Place

The results of the traffic counts show that the peak hours of traffic generally occurred between 8:00 and 9:00 A.M. during the weekday morning peak period and between 5:00 and 6:00 P.M. during the weekday evening peak period. The existing peak hour vehicle traffic volumes are shown in **Figure 4**. Copies of the traffic count summary sheets are included in the Appendix.

Crash Data Summary

KLOA, Inc. obtained crash data[1] from IDOT for the most recent available five years (2018 to 2022) for the intersection of Mount Prospect Road with Algonquin Road. A review of the crash data indicated that no fatalities were reported at this intersection during the review period. A summary of the crash data is shown in **Table 1.**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

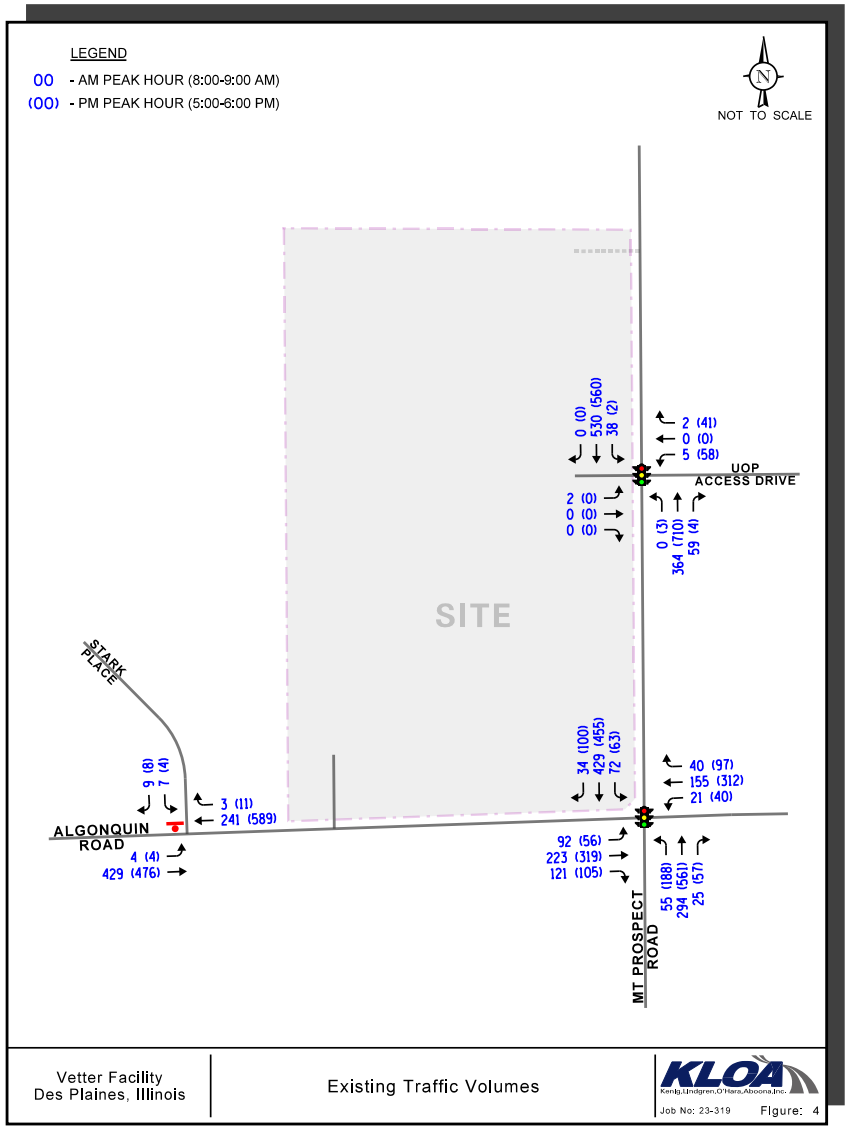


Table 1
MT. PROSPECT ROAD WITH ALGONQUIN ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	7	0	1	2	0	2	0	12
2019	0	0	0	2	0	2	0	4
2020	1	0	0	1	0	2	0	4
2021	2	0	0	1	0	1	0	4
2022	5	0	1	1	0	1	0	8
Total	**15**	**0**	**2**	**7**	**0**	**8**	**0**	**32**
Average	**3.0**	**--**	**<1.0**	**1.4**	**--**	**1.6**	**--**	**6.4**

3. Traffic Characteristics of the Proposed Facility

To properly evaluate future traffic conditions, it was necessary to determine the traffic characteristics of the proposed facility, including the directional distribution and volumes of traffic that it will generate.

VDS Proposed Facility Plan

The vacant, northern portion of the subject site is to be redeveloped with an approximate 158,000 square-foot VDS facility that will include manufacturing and production activities, labs, and offices. It should be noted that the existing three office buildings located on the site are proposed to remain vacant and will be occupied or redeveloped as part of future phases. As proposed, a total of 298 parking spaces are to be provided in the following two parking lots:

- 263 employee parking spaces will be provided within the existing parking lot located in the southwest portion of the subject site which will be slightly modified as part of the proposed facility.
- 35 visitor parking spaces will be provided via a proposed parking lot to be located in the northwest portion of the site.

A copy of the proposed site plan is included in the Appendix.

Site Access

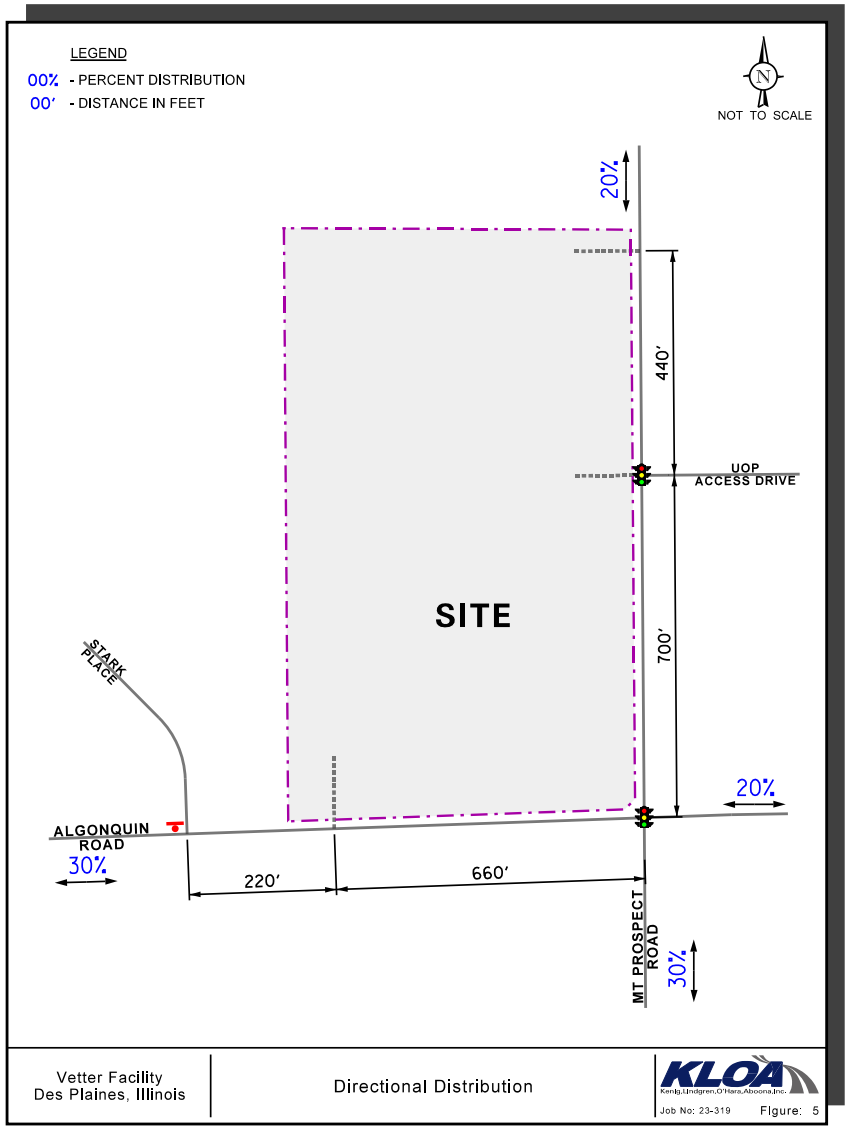
Access to the facility is proposed to be provided via one access drive on Algonquin Road and two access drives on Mt. Prospect Road as summarized below:

- Access to the loading docks will be provided via the existing signalized access drive located on the west side of Mt. Prospect Road opposite the UOP access drive. The access drive will be modified to provide one inbound lane, a median, and two outbound lanes, striped for a combined left-turn/through lane and a right-turn lane. A northbound left-turn lane is currently provided on Mt. Prospect Road serving the access drive. The access drive will be gated with the gates located far enough within the site to accommodate the stacking of one semi-trailer along the access drive.
- Access to the employee parking lot will be provided via the existing access drive located on Algonquin Road at the west end of the site. This access drive provides one inbound lane and one outbound lane that is under stop sign control. The access drive will be gated with gates located far enough within the site to accommodate the stacking for approximately six vehicles along the access drive.

- Access to the proposed visitor parking will be provided via a new access drive located on the west side of Mt. Prospect Road approximately 440 feet north of the signalized access drive. The access drive will provide one inbound lane and one outbound lane with the outbound lane under stop sign control. In addition, a northbound separate left-turn lane will be provided on Mt. Prospect Road serving the access drive by restriping the existing southbound left-turn lane serving the UOP access drive to provide back-to-back left-turn lanes with a shared taper. As proposed, the restriping of Mt. Prospect Road will provide a 100-foot northbound left-turn lane serving the new access drive, a 100-foot shared taper, and a 150-foot southbound left-turn lane serving the UOP access drive. The access drive will be gated with the gates located far enough within the site to accommodate the stacking of one passenger vehicle along the access drive.

Directional Distribution

The directional distribution of how traffic will approach and depart the facility was based on the existing travel patterns as determined from the traffic counts and the operation of the existing roadway system. **Figure 5** illustrates the estimated directional distribution for the facility.



Peak Hour Traffic Volumes

The estimate of traffic that will be generated by the VDS facility was estimated based on the projected operation of the facility. According to the operator, the facility will have approximately 72 employees that work from 7:00 A.M. to 3:00 P.M. and 48 employees that will work from 3:00 P.M. to 11:00 P.M. In addition, a cleaning staff of approximately 20 employees will work overnight. Furthermore, the facility is anticipated to generate only several truck trips per day and is anticipated to have a maximum of five visitors per day.

The peak hour traffic estimated to be generated by the buildout of the proposed facility was based on its operation and the anticipated arrival and departure of the employees. It was assumed approximately 90 percent of the employees will actually drive to the facility to account for employees that will carpool or use the alternative modes of transportation serving the area, employees who may arrive to work early or stay late, and for employee absentees. **Table 2** shows the traffic estimated to be generated during the morning and evening peak hours of the proposed facility, which will occur between 6:15 A.M. and 7:15 A.M. and between 2:30 P.M. and 3:30 P.M. While the peak hours of the facility do not occur at the same time as the peak hours of the roadway system (8:00 A.M. to 9:00 P.M. and 5:00 P.M. to 6:00 P.M.), it was assumed that they occur concurrently to provide a conservative (worst-case) analysis.

Table 2
TRIP GENERATION ESTIMATES – PROPOSED FACILITY

Type/Size	Facility Morning Peak Hour (6:15 A.M. to 7:15 A.M.)			Facility Evening Peak Hour (2:30 P.M. to 3:30 P.M.)		
	In	Out	Total	In	Out	Total
Proposed Facility (158,000 s.f.)	65	5	70	45	65	110

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed development.

Development Traffic Assignment

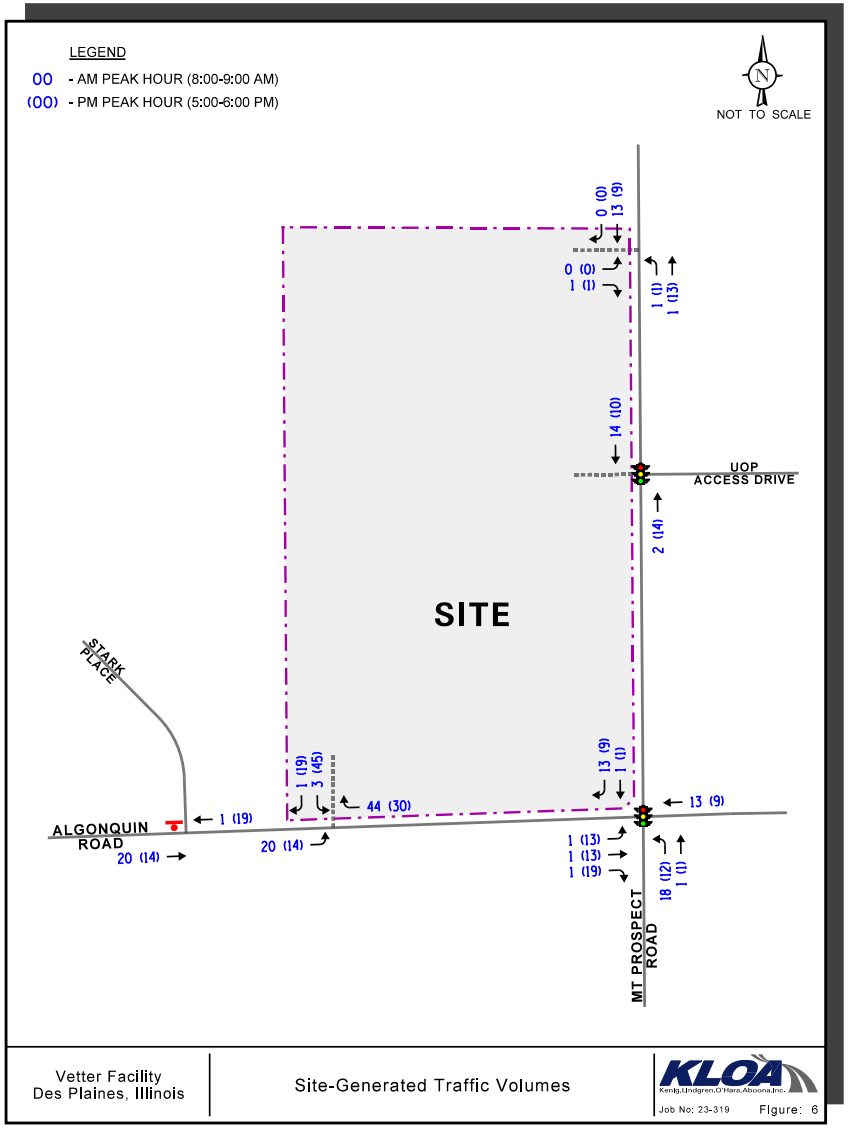
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed facility were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the facility traffic assignment.

Background (No-Build) Traffic Conditions

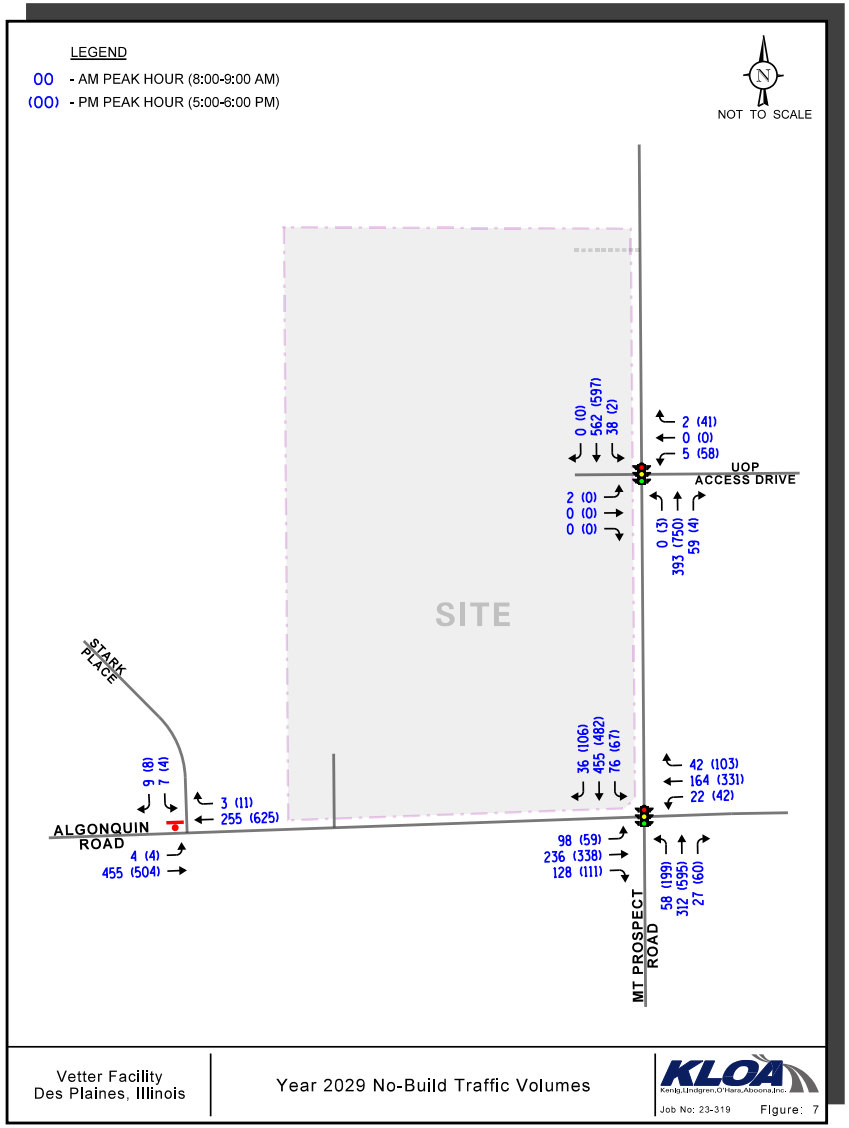
The existing traffic volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on AADT projections provided by CMAP in a letter dated January 18, 2024, the existing traffic volumes are projected to increase by a compound annual growth rate of 0.9 percent per year. As such, the existing traffic volumes were increased by a total of six percent over six years to project Year 2029 traffic volumes. A copy of the CMAP letter is included in the Appendix. **Figure 7** shows the Year 2029 background (no-build) traffic volumes.

Year 2029 Total Projected Traffic Conditions

The Year 2029 total projected traffic volumes include the Year 2029 no-build traffic volumes (Figure 7) plus the traffic estimated to be generated by the proposed development (Figure 6). **Figure 8** shows the Year 2029 total projected traffic volumes.



14



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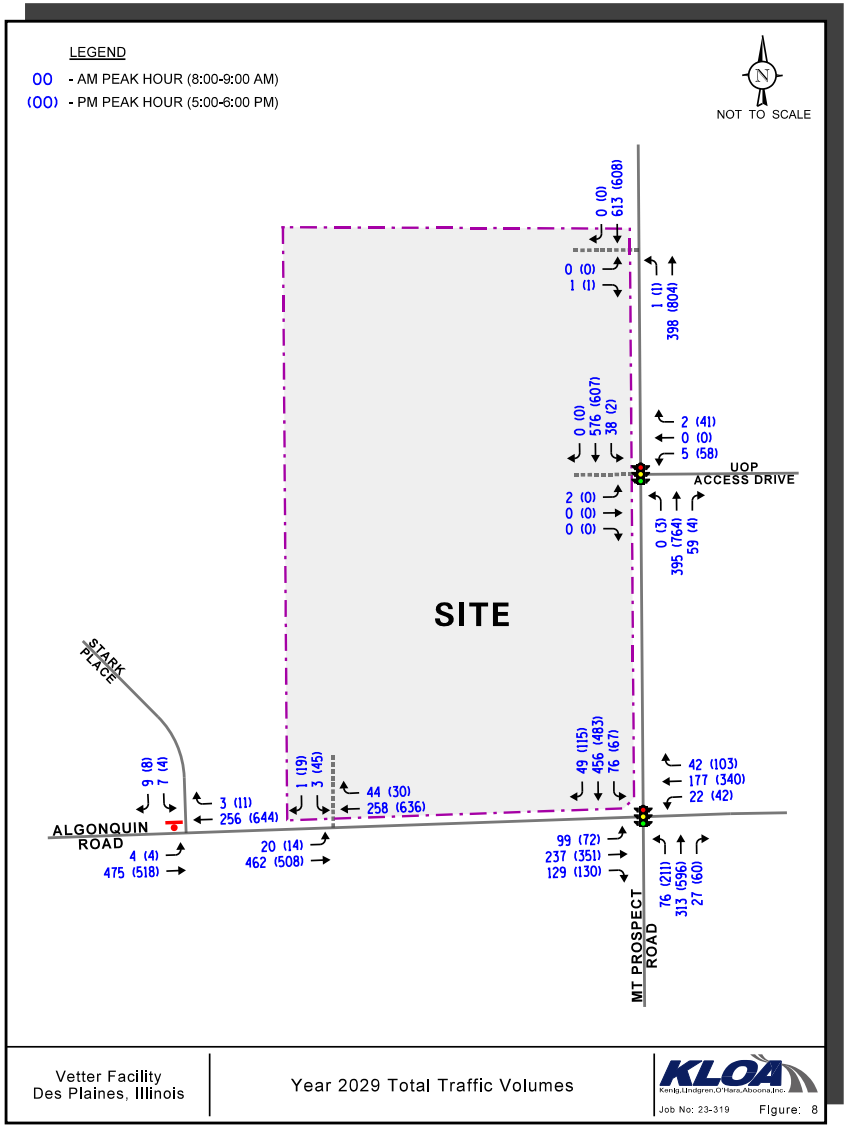
VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS



5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Capacity analyses were performed for the included intersections in the study area for the weekday morning and weekday evening peak hours for the existing, no-build (Year 2029), and total projected (Year 2029) conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and using Synchro/SimTraffic 11 analysis software. The capacity analyses for the signalized intersections were analyzed using existing signal cycle lengths, offsets, and phasings to determine the average overall vehicle delay, volume-to-capacity ratios, and levels of service.

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

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

A summary of the traffic analysis results showing the LOS and delay (measured in seconds) for the signalized intersections for the existing, no-build (Year 2029), and total projected (Year 2029) conditions is shown in **Tables 3** and **4**. The unsignalized intersections are presented in **Tables 5** through **7**. A copy of the capacity analysis reports is included in the Appendix. A discussion of each of the intersections follows.

Table 3
ALGONQUIN ROAD WITH MT. PROSPECT ROAD – SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound		Southbound		Overall
		L	T/R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	B 12.3	B 18.0	B 11.1	B 19.8	B 12.3	C 21.1	B 12.1	C 20.9	B 18.8
		B – 16.8		B – 19.0		B – 19.8		B – 19.7		
	Weekday Evening	B 17.0	C 26.4	B 16.6	C 28.7	B 16.7	C 23.0	B 13.2	C 27.4	C 24.6
		C – 25.3		C – 27.6		C – 21.5		C – 26.0		
No-Build Conditions	Weekday Morning	B 12.7	B 18.5	B 11.3	C 20.1	B 12.4	C 21.1	B 12.1	C 21.1	B 19.1
		B – 17.3		B – 19.3		B – 19.9		B – 20.0		
	Weekday Evening	B 17.7	C 27.5	B 17.2	C 29.9	B 17.7	C 23.3	B 13.4	C 27.8	C 25.3
		C – 26.4		C – 28.8		C – 22.0		C – 26.3		
Projected Conditions	Weekday Morning	B 13.0	B 19.0	B 11.3	C 20.6	B 13.3	C 20.7	B 11.9	C 22.9	B 19.7
		B – 17.7		B – 19.8		B – 19.4		C – 21.5		
	Weekday Evening	B 18.1	C 28.0	B 17.3	C 30.6	B 18.9	C 23.7	B 13.6	C 28.4	C 25.9
		C – 26.7		C – 29.5		C – 22.5		C – 26.9		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 4
MT. PROSPECT ROAD WITH ACCESS DRIVES – SIGNALIZED

	Peak Hour	Eastbound	Westbound	Northbound		Southbound		Overall
		L/T/R	L/T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	C – 24.5	A – 0.2	A 0.1	A 2.7	A 1.1	A 1.1	A 1.8
				A – 2.7		A – 1.1		
	Weekday Evening	A – 0.1	B – 15.9	A 2.7	A 5.2	A 2.5	A 4.9	A 5.9
				A – 5.2		A – 4.9		
No-Build Conditions	Weekday Morning	C – 25.5	A – 0.2	A 0.1	A 2.7	A 1.1	A 1.1	A 1.8
				A – 2.7		A – 1.1		
	Weekday Evening	A – 0.1	B – 16.6	A 2.7	A 5.1	A 2.5	A 4.8	A 5.8
				A – 5.1		A – 4.8		
Projected Conditions	Weekday Morning	C – 26.0	A – 0.2	A 0.1	A 2.7	A 1.1	A 1.1	A 1.8
				A – 2.7		A – 1.1		
	Weekday Evening	A – 0.1	B – 16.7	A 2.7	A 5.1	A 2.5	A 4.8	A 5.8
				A – 5.1		A – 4.8		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 5
UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Algonquin Road with Stark Place[1]				
• Southbound Approach	B	10.8	B	13.8
• Eastbound Left Turn	A	7.7	A	8.9

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 6
UNSIGNALIZED – YEAR 2029 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Algonquin Road with Stark Place[1]				
• Southbound Approach	B	11.0	B	14.3
• Eastbound Left Turn	A	7.8	A	9.0

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 7
UNSIGNALIZED – YEAR 2029 TOTAL PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Algonquin Road with Stark Place[1]				
• Southbound Approach	B	11.1	B	14.6
• Eastbound Left Turn	A	7.8	A	9.1
Mt. Prospect Road with Visitor Lot Access Drive[1]				
• Eastbound Approach	B	10.3	B	10.3
• Northbound Left Turn	A	8.8	A	8.8
Algonquin Road with Employee Access Drive[1]				
• Southbound Approach	B	12.2	C	17.5
• Eastbound Left Turn	A	7.9	A	9.0

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

Algonquin Road with Mt. Prospect Road

The results of the capacity analyses indicate overall that this intersection currently operates at Level of Service (LOS) B during the weekday morning peak hour and LOS C during the weekday evening peak hour. All the intersection movements operate at LOS B or better during the weekday morning peak hour and LOS C or better during the weekday evening peak hour.

Under Year 2029 no-build and total projected conditions, the intersection is projected to continue operating at the same existing levels of service during both peak hours. All the intersection movements are projected to operate at LOS C or better during the peak hours. The maximum 95th percentile queues for the westbound and southbound approaches are projected to be less than 250 feet and will not extend to the location of the site access drives. As such, this intersection has sufficient reserve capacity to accommodate the additional traffic to be generated by the proposed facility and no roadway improvements or traffic signal modifications are required.

Mt Prospect Road with Truck Dock Access Drive/UOP Access Drive

The results of the capacity analysis indicate that the intersection currently operates overall at LOS A during the weekday morning and weekday evening peak hours. The eastbound and westbound approaches operate at LOS C or better during both peak hours while the northbound and southbound movements operate at LOS A during both peak hours.

Under Year 2029 no-build conditions, the intersection and all its approaches and movements are projected to continue operating at the same existing levels of service.

Access to the loading docks will be provided via this existing access drive. The access drive will be modified to provide one inbound lane, a median, and two outbound lanes, striped for a combined left-turn/through lane and a right-turn lane. A northbound left-turn lane is currently provided on Mt. Prospect Road serving the access drive. To accommodate the left-turn lane serving the proposed access drive, the southbound left-turn lane serving the UOP access drive will be reduced to provide 150 feet of storage.

Under Year 2029 total projected conditions, the intersection and all its approaches and movements are projected to continue operating at the same existing levels of service. Further, the 150-foot southbound left-turn lane will be sufficient to accommodate the 95th percentile queue. As such, this intersection has sufficient reserve capacity to accommodate the additional traffic to be generated by the proposed facility and no additional roadway improvements or traffic signal modifications are required.

Algonquin Road with Stark Place

The results of the capacity analysis indicate that the southbound approach currently operates at LOS B during the weekday morning and weekday evening peak hours while the eastbound left-turn movement operates at LOS A during both peak hours.

Under Year 2029 no-build and total projected conditions, the southbound approach and the eastbound left-turn movement are projected to continue operating at the same existing levels of service during both peak hours. As such, this intersection has sufficient reserve capacity to accommodate the additional traffic to be generated by the proposed facility and no additional roadway improvements or traffic signal modifications are required.

Mt. Prospect Road with Visitor Access Drive

Access to the proposed visitor parking will be provided via a new access drive located on the west side of Mt. Prospect Road approximately 440 feet north of the signalized access drive. The access drive will provide one inbound lane and one outbound lane with the outbound lane under stop sign control. In addition, a northbound separate left-turn lane will be provided on Mt. Prospect Road serving the access drive by restriping the existing southbound left-turn lane serving the UOP access drive to provide back-to-back left-turn lanes with a shared taper. As proposed, the restriping of Mt. Prospect Road will provide a 100-foot northbound left-turn lane serving the new access drive, a 100-foot shared taper, and a 150-foot southbound left-turn lane serving the UOP access drive.

The results of the capacity analysis indicate that the eastbound approach is projected to operate at LOS B during the weekday morning and weekday evening peak hours and the northbound left-turn movement is projected to operate at LOS A during both peak hours. As such, this access drive will be adequate to accommodate the traffic estimated to be generated by the proposed facility and it will ensure sufficient and flexible access to the site.

Algonquin Road with Employee Access Drive

Access to the employee parking lot will be provided via the existing access drive located on Algonquin Road at the west end of the site. This access drive provides one inbound lane and one outbound lane that is under stop sign control.

The results of the capacity analysis indicate that the southbound approach is projected to operate at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour. The eastbound left-turn movement is projected to operate at LOS A during both peak hours. As such, this access drive will be adequate to accommodate the traffic estimated to be generated by the proposed facility and it will ensure sufficient and flexible access to the site.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the vacant, northern portion of the site is to be redeveloped with an approximate 158,000 square-foot facility that will include manufacturing and production activities, labs, and offices. It should be noted that the three existing office buildings located on the site are proposed to remain vacant and will be occupied or redeveloped as part of future phases of the project.
- Access to the facility is proposed to be provided via one access drive on Algonquin Road and two access drives on Mt. Prospect Road as summarized below:
  - Access to the loading docks will be provided via the existing signalized access drive located on the west side of Mt. Prospect Road opposite the UOP access drive. The access drive will be modified to provide one inbound lane, a median, and two outbound lanes striped for a combined left-turn/through lane and a right-turn lane. A northbound left-turn lane is currently provided on Mt. Prospect Road serving the access drive. The access drive will be gated with the gates located far enough within the site to accommodate the stacking of one semi-trailer along the access drive.
  - Access to the employee parking lot will be provided via the existing access drive located on Algonquin Road at the west end of the site. This access drive provides one inbound lane and one outbound lane that is under stop sign control. The access drive will be gated with gates located far enough within the site to accommodate stacking for approximately six vehicles along the access drive.
  - Access to the proposed visitor parking will be provided via a new access drive located on the west side of Mt. Prospect Road approximately 440 feet north of the signalized access drive. The access drive will provide one inbound lane and one outbound lane with the outbound lane under stop sign control. In addition, a northbound separate left-turn lane will be provided on Mt. Prospect Road serving the access drive by restriping the existing southbound left-turn lane serving the UOP access drive to provide back-to-back left-turn lanes with a shared taper. As proposed, the restriping of Mt. Prospect Road will provide a 100-foot northbound left-turn lane serving the new access drive, a 100-foot shared taper, and a 150-foot southbound left-turn lane serving the UOP access drive. The access drive will be gated with the gates located far enough within the site to accommodate the stacking of one passenger vehicle along the access drive.
- The proposed access system will provide flexible and efficient access to the proposed facility and will have limited impact on the through traffic.
- The roadway system has sufficient reserve capacity to accommodate the traffic to be generated by the development and no additional roadway improvements or traffic control modifications are required.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

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Count Name: Algonquin Road with Mt. Prospect Road TMC
Site Code:
Start Date: 11/14/2023
Page No: 1

Turning Movement Data

Start Time	Algonquin Road Eastbound						Algonquin Road Westbound						Mt. Prospect Road Northbound						Mt. Prospect Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
6:00 AM	0	1	14	13	0	28	0	1	10	0	0	11	0	6	7	6	0	19	0	7	42	2	0	51	109
6:15 AM	0	5	14	19	0	38	0	1	10	5	0	16	0	10	18	2	0	30	0	3	53	0	0	56	140
6:30 AM	0	9	27	21	0	57	0	2	14	0	0	16	0	13	35	2	0	50	0	5	68	3	0	76	199
6:45 AM	0	6	26	24	0	56	0	2	11	3	0	16	0	11	29	4	0	44	0	6	82	6	0	94	210
Hourly Total	0	21	81	77	0	179	0	6	45	8	0	59	0	40	89	14	0	143	0	21	245	11	0	277	658
7:00 AM	0	4	26	13	0	43	0	5	17	6	0	28	0	9	45	6	0	60	0	7	55	1	0	63	194
7:15 AM	0	11	30	13	1	54	0	5	20	4	0	29	0	9	49	3	0	61	0	10	71	1	0	82	226
7:30 AM	0	7	38	25	0	70	0	9	23	8	0	40	0	13	53	8	0	74	0	10	97	3	0	110	294
7:45 AM	0	12	39	25	0	76	0	8	31	8	0	47	0	9	60	7	0	76	0	11	117	12	1	140	339
Hourly Total	0	34	133	76	1	243	0	27	91	26	0	144	0	40	207	24	0	271	0	38	340	17	1	395	1053
8:00 AM	0	25	46	25	0	96	0	6	33	9	0	48	0	9	68	1	0	78	0	16	95	4	0	115	337
8:15 AM	0	25	42	22	0	89	0	8	37	8	0	53	0	16	89	9	0	114	0	13	98	10	0	121	377
8:30 AM	0	22	69	35	0	126	0	4	35	11	0	50	0	7	55	8	0	70	0	19	124	5	0	148	394
8:45 AM	0	20	66	39	0	125	0	3	50	12	0	65	0	23	82	7	0	112	0	24	112	15	0	151	453
Hourly Total	0	92	223	121	0	436	0	21	155	40	0	216	0	55	294	25	0	374	0	72	429	34	0	535	1561
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	0	15	41	16	0	72	0	10	34	6	0	50	0	30	65	8	0	103	0	10	78	20	1	108	333
3:15 PM	0	6	57	18	0	81	0	4	33	15	0	52	0	19	73	7	0	99	0	9	82	19	0	110	342
3:30 PM	1	14	39	34	0	88	0	16	15	10	0	41	0	50	118	11	0	179	0	20	92	19	0	131	439
3:45 PM	0	18	36	29	0	83	0	11	46	22	0	79	0	36	87	10	0	133	0	20	85	25	0	130	425
Hourly Total	1	53	173	97	0	324	0	41	128	53	0	222	0	135	343	36	0	514	0	59	337	83	1	479	1539
4:00 PM	0	19	63	30	0	112	0	8	66	28	0	102	0	33	104	11	0	148	0	15	82	18	0	115	477
4:15 PM	0	10	64	27	1	101	0	12	68	21	0	101	0	31	105	4	0	140	0	13	103	18	1	134	476
4:30 PM	0	14	51	31	0	96	0	9	63	24	0	96	0	50	119	9	0	178	0	13	108	15	0	136	506
4:45 PM	0	21	62	18	0	101	0	5	49	22	0	76	0	27	119	10	0	156	0	12	97	28	0	137	470
Hourly Total	0	64	240	106	1	410	0	34	246	95	0	375	0	141	447	34	0	622	0	53	390	79	1	522	1929
5:00 PM	0	21	69	30	0	120	0	4	84	24	0	112	0	47	125	21	0	193	0	24	117	24	0	165	590
5:15 PM	0	11	87	27	0	125	0	12	77	19	0	108	0	32	142	7	0	181	0	9	111	33	0	153	567
5:30 PM	0	18	78	25	2	121	0	13	72	34	0	119	0	62	156	12	0	230	0	19	121	21	1	161	631
5:45 PM	0	6	85	23	0	114	0	11	79	20	0	110	0	47	138	17	0	202	0	11	106	22	0	139	565
Hourly Total	0	56	319	105	2	480	0	40	312	97	0	449	0	188	561	57	0	806	0	63	455	100	1	618	2353
Grand Total	1	320	1169	582	4	2072	0	169	977	319	0	1465	0	599	1941	190	0	2730	0	306	2196	324	4	2826	9093
Approach %	0.0	15.4	56.4	28.1	-	-	0.0	11.5	66.7	21.8	-	-	0.0	21.9	71.1	7.0	-	-	0.0	10.8	77.7	11.5	-	-	-
Total %	0.0	3.5	12.9	6.4	-	22.8	0.0	1.9	10.7	3.5	-	16.1	0.0	6.6	21.3	2.1	-	30.0	0.0	3.4	24.2	3.6	-	31.1	-
Lights	1	305	1136	546	-	1988	0	165	947	315	-	1427	0	553	1841	174	-	2568	0	299	2071	317	-	2687	8670

% Lights	100.0	95.3	97.2	93.8	-	95.9	-	97.6	96.9	98.7	-	97.4	-	92.3	94.8	91.6	-	94.1	-	97.7	94.3	97.8	-	95.1	95.3
Buses	0	6	5	6	-	17	0	0	7	1	-	8	0	4	10	1	-	15	0	1	10	4	-	15	55
% Buses	0.0	1.9	0.4	1.0	-	0.8	-	0.0	0.7	0.3	-	0.5	-	0.7	0.5	0.5	-	0.5	-	0.3	0.5	1.2	-	0.5	0.6
Single-Unit Trucks	0	4	13	24	-	41	0	2	10	1	-	13	0	18	61	7	-	86	0	5	82	3	-	90	230
% Single-Unit Trucks	0.0	1.3	1.1	4.1	-	2.0	-	1.2	1.0	0.3	-	0.9	-	3.0	3.1	3.7	-	3.2	-	1.6	3.7	0.9	-	3.2	2.5
Articulated Trucks	0	5	14	6	-	25	0	2	13	2	-	17	0	24	29	8	-	61	0	0	33	0	-	33	136
% Articulated Trucks	0.0	1.6	1.2	1.0	-	1.2	-	1.2	1.3	0.6	-	1.2	-	4.0	1.5	4.2	-	2.2	-	0.0	1.5	0.0	-	1.2	1.5
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	2
% Bicycles on Road	0.0	0.0	0.1	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.3	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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Count Name: Algonquin Road with Mt. Prospect Road TMC
Site Code:
Start Date: 11/14/2023
Page No: 3

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Algonquin Road Eastbound						Algonquin Road Westbound						Mt. Prospect Road Northbound						Mt. Prospect Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	25	46	25	0	96	0	6	33	9	0	48	0	9	68	1	0	78	0	16	95	4	0	115	337
8:15 AM	0	25	42	22	0	89	0	8	37	8	0	53	0	16	89	9	0	114	0	13	98	10	0	121	377
8:30 AM	0	22	69	35	0	126	0	4	35	11	0	50	0	7	55	8	0	70	0	19	124	5	0	148	394
8:45 AM	0	20	66	39	0	125	0	3	50	12	0	65	0	23	82	7	0	112	0	24	112	15	0	151	453
Total	0	92	223	121	0	436	0	21	155	40	0	216	0	55	294	25	0	374	0	72	429	34	0	535	1561
Approach %	0.0	21.1	51.1	27.8	-	-	0.0	9.7	71.8	18.5	-	-	0.0	14.7	78.6	6.7	-	-	0.0	13.5	80.2	6.4	-	-	-
Total %	0.0	5.9	14.3	7.8	-	27.9	0.0	1.3	9.9	2.6	-	13.8	0.0	3.5	18.8	1.6	-	24.0	0.0	4.6	27.5	2.2	-	34.3	-
PHF	0.000	0.920	0.808	0.776	-	0.865	0.000	0.656	0.775	0.833	-	0.831	0.000	0.598	0.826	0.694	-	0.820	0.000	0.750	0.865	0.567	-	0.886	0.861
Lights	0	87	213	113	-	413	0	21	153	40	-	214	0	46	260	25	-	331	0	72	407	34	-	513	1471
% Lights	-	94.6	95.5	93.4	-	94.7	-	100.0	98.7	100.0	-	99.1	-	83.6	88.4	100.0	-	88.5	-	100.0	94.9	100.0	-	95.9	94.2
Buses	0	2	0	2	-	4	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	6
% Buses	-	2.2	0.0	1.7	-	0.9	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.2	0.0	-	0.2	0.4
Single-Unit Trucks	0	2	6	3	-	11	0	0	1	0	-	1	0	3	23	0	-	26	0	0	12	0	-	12	50
% Single-Unit Trucks	-	2.2	2.7	2.5	-	2.5	-	0.0	0.6	0.0	-	0.5	-	5.5	7.8	0.0	-	7.0	-	0.0	2.8	0.0	-	2.2	3.2
Articulated Trucks	0	1	4	3	-	8	0	0	1	0	-	1	0	6	10	0	-	16	0	0	9	0	-	9	34
% Articulated Trucks	-	1.1	1.8	2.5	-	1.8	-	0.0	0.6	0.0	-	0.5	-	10.9	3.4	0.0	-	4.3	-	0.0	2.1	0.0	-	1.7	2.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Algonquin Road with Mt. Prospect Road TMC
Site Code:
Start Date: 11/14/2023
Page No: 4

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Algonquin Road Eastbound						Algonquin Road Westbound						Mt. Prospect Road Northbound						Mt. Prospect Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
5:00 PM	0	21	69	30	0	120	0	4	84	24	0	112	0	47	125	21	0	193	0	24	117	24	0	165	590
5:15 PM	0	11	87	27	0	125	0	12	77	19	0	108	0	32	142	7	0	181	0	9	111	33	0	153	567
5:30 PM	0	18	78	25	2	121	0	13	72	34	0	119	0	62	156	12	0	230	0	19	121	21	1	161	631
5:45 PM	0	6	85	23	0	114	0	11	79	20	0	110	0	47	138	17	0	202	0	11	106	22	0	139	565
Total	0	56	319	105	2	480	0	40	312	97	0	449	0	188	561	57	0	806	0	63	455	100	1	618	2353
Approach %	0.0	11.7	66.5	21.9	-	-	0.0	8.9	69.5	21.6	-	-	0.0	23.3	69.6	7.1	-	-	0.0	10.2	73.6	16.2	-	-	-
Total %	0.0	2.4	13.6	4.5	-	20.4	0.0	1.7	13.3	4.1	-	19.1	0.0	8.0	23.8	2.4	-	34.3	0.0	2.7	19.3	4.2	-	26.3	-
PHF	0.000	0.667	0.917	0.875	-	0.960	0.000	0.769	0.929	0.713	-	0.943	0.000	0.758	0.899	0.679	-	0.876	0.000	0.656	0.940	0.758	-	0.936	0.932
Lights	0	54	315	100	-	469	0	40	301	97	-	438	0	183	548	55	-	786	0	61	422	97	-	580	2273
% Lights	-	96.4	98.7	95.2	-	97.7	-	100.0	96.5	100.0	-	97.6	-	97.3	97.7	96.5	-	97.5	-	96.8	92.7	97.0	-	93.9	96.6
Buses	0	2	1	0	-	3	0	0	3	0	-	3	0	0	2	0	-	2	0	0	3	3	-	6	14
% Buses	-	3.6	0.3	0.0	-	0.6	-	0.0	1.0	0.0	-	0.7	-	0.0	0.4	0.0	-	0.2	-	0.0	0.7	3.0	-	1.0	0.6
Single-Unit Trucks	0	0	1	5	-	6	0	0	3	0	-	3	0	1	4	2	-	7	0	1	21	0	-	22	38
% Single-Unit Trucks	-	0.0	0.3	4.8	-	1.3	-	0.0	1.0	0.0	-	0.7	-	0.5	0.7	3.5	-	0.9	-	1.6	4.6	0.0	-	3.6	1.6
Articulated Trucks	0	0	2	0	-	2	0	0	5	0	-	5	0	4	7	0	-	11	0	0	9	0	-	9	27
% Articulated Trucks	-	0.0	0.6	0.0	-	0.4	-	0.0	1.6	0.0	-	1.1	-	2.1	1.2	0.0	-	1.4	-	0.0	2.0	0.0	-	1.5	1.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	1.6	0.0	0.0	-	0.2	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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Count Name: Mt. Prospect Road with Access Drive TMC
Site Code:
Start Date: 11/14/2023
Page No: 1

Turning Movement Data

Start Time	Eastbound Approach Eastbound						Honeywell Access Drive Westbound						Mt. Prospect Road Northbound						Mt. Prospect Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
6:00 AM	0	0	0	0	0	0	0	1	0	0	0	1	0	0	8	0	0	8	0	0	50	0	0	50	59
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	4	0	28	0	1	56	0	0	57	85
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	6	0	39	0	1	84	0	0	85	124
6:45 AM	0	0	0	0	0	0	0	1	0	2	0	3	0	0	38	5	0	43	0	3	87	0	0	90	136
Hourly Total	0	0	0	0	0	0	0	2	0	2	0	4	0	0	103	15	0	118	0	5	277	0	0	282	404
7:00 AM	0	0	0	0	0	0	0	1	0	0	0	1	0	0	50	4	0	54	0	3	62	0	0	65	120
7:15 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	56	4	0	60	0	2	87	0	0	89	149
7:30 AM	0	0	0	0	0	0	0	2	0	0	0	2	0	0	55	12	0	67	0	4	105	0	0	109	178
7:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	70	12	0	82	0	5	149	0	0	154	236
Hourly Total	0	0	0	0	2	0	0	3	0	0	0	3	0	0	231	32	0	263	0	14	403	0	0	417	683
8:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	89	12	0	101	0	6	120	0	0	126	227
8:15 AM	1	0	0	0	0	1	0	0	0	0	0	0	0	0	105	14	0	119	0	12	113	0	0	125	245
8:30 AM	0	0	0	0	0	0	0	4	0	1	0	5	0	0	77	20	0	97	0	13	161	0	0	174	276
8:45 AM	1	0	0	0	0	1	0	1	0	1	0	2	0	0	95	13	0	108	1	6	161	0	0	168	279
Hourly Total	2	0	0	0	1	2	0	5	0	2	0	7	0	0	366	59	0	425	1	37	555	0	0	593	1027
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	0	0	0	0	0	0	0	8	0	1	0	9	0	0	85	1	0	86	0	1	113	0	0	114	209
3:15 PM	0	0	0	0	0	0	0	4	0	5	0	9	0	0	85	0	0	85	0	2	100	0	0	102	196
3:30 PM	0	0	0	0	0	0	0	12	0	3	0	15	1	0	133	1	0	135	0	0	126	0	0	126	276
3:45 PM	0	0	0	0	0	0	0	9	0	7	0	16	0	0	128	3	0	131	0	0	119	0	0	119	266
Hourly Total	0	0	0	0	0	0	0	33	0	16	0	49	1	0	431	5	0	437	0	3	458	0	0	461	947
4:00 PM	0	0	0	0	0	0	0	10	0	3	0	13	1	0	145	3	0	149	0	0	114	0	0	114	276
4:15 PM	0	0	0	0	0	0	0	9	0	10	0	19	2	0	132	1	0	135	0	0	144	0	0	144	298
4:30 PM	0	0	0	0	0	0	0	10	0	10	0	20	0	0	152	0	0	152	0	1	136	0	0	137	309
4:45 PM	0	0	0	0	0	0	0	10	0	5	0	15	0	0	156	2	0	158	0	0	135	0	0	135	308
Hourly Total	0	0	0	0	0	0	0	39	0	28	0	67	3	0	585	6	0	594	0	1	529	0	0	530	1191
5:00 PM	0	0	0	0	0	0	0	23	0	18	0	41	0	0	153	2	0	155	0	0	135	0	0	135	331
5:15 PM	0	0	0	0	0	0	0	11	0	4	0	15	2	0	180	0	0	182	0	0	143	0	0	143	340
5:30 PM	0	0	0	0	1	0	0	13	0	8	0	21	1	0	196	0	0	197	1	0	158	0	0	159	377
5:45 PM	0	0	0	0	0	0	0	11	0	11	0	22	0	0	164	2	0	166	0	1	130	0	0	131	319
Hourly Total	0	0	0	0	1	0	0	58	0	41	0	99	3	0	693	4	0	700	1	1	566	0	0	568	1367
Grand Total	2	0	0	0	4	2	0	140	0	89	0	229	7	0	2409	121	0	2537	2	61	2788	0	0	2851	5619
Approach %	100.0	0.0	0.0	0.0	-	-	0.0	61.1	0.0	38.9	-	-	0.3	0.0	95.0	4.8	-	-	0.1	2.1	97.8	0.0	-	-	-
Total %	0.0	0.0	0.0	0.0	-	0.0	0.0	2.5	0.0	1.6	-	4.1	0.1	0.0	42.9	2.2	-	45.2	0.0	1.1	49.6	0.0	-	50.7	-
Lights	2	0	0	0	-	2	0	139	0	88	-	227	7	0	2285	121	-	2413	2	59	2655	0	-	2716	5358

% Lights	100.0	-	-	-	-	100.0	-	99.3	-	98.9	-	99.1	100.0	-	94.9	100.0	-	95.1	100.0	96.7	95.2	-	-	95.3	95.4
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	16	0	-	16	0	0	12	0	-	12	28
% Buses	0.0	-	-	-	-	0.0	-	0.0	-	0.0	-	0.0	0.0	-	0.7	0.0	-	0.6	0.0	0.0	0.4	-	-	0.4	0.5
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	71	0	-	71	0	0	89	0	-	89	160
% Single-Unit Trucks	0.0	-	-	-	-	0.0	-	0.0	-	0.0	-	0.0	0.0	-	2.9	0.0	-	2.8	0.0	0.0	3.2	-	-	3.1	2.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	37	0	-	37	0	0	31	0	-	31	68
% Articulated Trucks	0.0	-	-	-	-	0.0	-	0.0	-	0.0	-	0.0	0.0	-	1.5	0.0	-	1.5	0.0	0.0	1.1	-	-	1.1	1.2
Bicycles on Road	0	0	0	0	-	0	0	1	0	1	-	2	0	0	0	0	-	0	0	2	1	0	-	3	5
% Bicycles on Road	0.0	-	-	-	-	0.0	-	0.7	-	1.1	-	0.9	0.0	-	0.0	0.0	-	0.0	0.0	3.3	0.0	-	-	0.1	0.1
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Mt. Prospect Road with Access Drive TMC
Site Code:
Start Date: 11/14/2023
Page No: 3

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Eastbound Approach Eastbound						Honeywell Access Drive Westbound						Mt. Prospect Road Northbound						Mt. Prospect Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	89	12	0	101	0	6	120	0	0	126	227
8:15 AM	1	0	0	0	0	1	0	0	0	0	0	0	0	0	105	14	0	119	0	12	113	0	0	125	245
8:30 AM	0	0	0	0	0	0	0	4	0	1	0	5	0	0	77	20	0	97	0	13	161	0	0	174	276
8:45 AM	1	0	0	0	0	1	0	1	0	1	0	2	0	0	95	13	0	108	1	6	161	0	0	168	279
Total	2	0	0	0	1	2	0	5	0	2	0	7	0	0	366	59	0	425	1	37	555	0	0	593	1027
Approach %	100.0	0.0	0.0	0.0	-	-	0.0	71.4	0.0	28.6	-	-	0.0	0.0	86.1	13.9	-	-	0.2	6.2	93.6	0.0	-	-	-
Total %	0.2	0.0	0.0	0.0	-	0.2	0.0	0.5	0.0	0.2	-	0.7	0.0	0.0	35.6	5.7	-	41.4	0.1	3.6	54.0	0.0	-	57.7	-
PHF	0.500	0.000	0.000	0.000	-	0.500	0.000	0.313	0.000	0.500	-	0.350	0.000	0.000	0.871	0.738	-	0.893	0.250	0.712	0.862	0.000	-	0.852	0.920
Lights	2	0	0	0	-	2	0	5	0	2	-	7	0	0	326	59	-	385	1	35	532	0	-	568	962
% Lights	100.0	-	-	-	-	100.0	-	100.0	-	100.0	-	100.0	-	-	89.1	100.0	-	90.6	100.0	94.6	95.9	-	-	95.8	93.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	3	0	0	1	0	-	1	4
% Buses	0.0	-	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.8	0.0	-	0.7	0.0	0.0	0.2	-	-	0.2	0.4
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	26	0	-	26	0	0	11	0	-	11	37
% Single-Unit Trucks	0.0	-	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	7.1	0.0	-	6.1	0.0	0.0	2.0	-	-	1.9	3.6
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	11	0	-	11	0	0	11	0	-	11	22
% Articulated Trucks	0.0	-	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	3.0	0.0	-	2.6	0.0	0.0	2.0	-	-	1.9	2.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	2	0	0	-	2	2
% Bicycles on Road	0.0	-	-	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	5.4	0.0	-	-	0.3	0.2
Pedestrians	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Mt. Prospect Road with Access Drive TMC
Site Code:
Start Date: 11/14/2023
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Turning Movement Peak Hour Data (5:00 PM)

Start Time	Eastbound Approach Eastbound						Honeywell Access Drive Westbound						Mt. Prospect Road Northbound						Mt. Prospect Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	0	0	0	0	0	0	23	0	18	0	41	0	0	153	2	0	155	0	0	135	0	0	135	331
5:15 PM	0	0	0	0	0	0	0	11	0	4	0	15	2	0	180	0	0	182	0	0	143	0	0	143	340
5:30 PM	0	0	0	0	1	0	0	13	0	8	0	21	1	0	196	0	0	197	1	0	158	0	0	159	377
5:45 PM	0	0	0	0	0	0	0	11	0	11	0	22	0	0	164	2	0	166	0	1	130	0	0	131	319
Total	0	0	0	0	1	0	0	58	0	41	0	99	3	0	693	4	0	700	1	1	566	0	0	568	1367
Approach %	0.0	0.0	0.0	0.0	-	-	0.0	58.6	0.0	41.4	-	-	0.4	0.0	99.0	0.6	-	-	0.2	0.2	99.6	0.0	-	-	-
Total %	0.0	0.0	0.0	0.0	-	0.0	0.0	4.2	0.0	3.0	-	7.2	0.2	0.0	50.7	0.3	-	51.2	0.1	0.1	41.4	0.0	-	41.6	-
PHF	0.000	0.000	0.000	0.000	-	0.000	0.000	0.630	0.000	0.569	-	0.604	0.375	0.000	0.884	0.500	-	0.888	0.250	0.250	0.896	0.000	-	0.893	0.906
Lights	0	0	0	0	-	0	0	57	0	40	-	97	3	0	676	4	-	683	1	1	537	0	-	539	1319
% Lights	-	-	-	-	-	-	-	98.3	-	97.6	-	98.0	100.0	-	97.5	100.0	-	97.6	100.0	100.0	94.9	-	-	94.9	96.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	3	0	0	2	0	-	2	5
% Buses	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	0.0	-	0.4	0.0	-	0.4	0.0	0.0	0.4	-	-	0.4	0.4
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	6	0	0	21	0	-	21	27
% Single-Unit Trucks	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	0.0	-	0.9	0.0	-	0.9	0.0	0.0	3.7	-	-	3.7	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	8	0	-	8	0	0	6	0	-	6	14
% Articulated Trucks	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	0.0	-	1.2	0.0	-	1.1	0.0	0.0	1.1	-	-	1.1	1.0
Bicycles on Road	0	0	0	0	-	0	0	1	0	1	-	2	0	0	0	0	-	0	0	0	0	0	-	0	2
% Bicycles on Road	-	-	-	-	-	-	-	1.7	-	2.4	-	2.0	0.0	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	-	0.0	0.1
Pedestrians	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Des Plaines, IL Weather; Cold and Dry
Algonquin Rd and Stark Place
Wednesday December 13, 2023

12/14/23
20:07:06

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 1 algonquin/stark

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
600	3	0	1	0	19	0	0	0	0	0	36	0	59
615	0	0	0	0	29	0	0	0	0	0	52	0	81
630	2	0	3	0	42	0	0	0	0	0	64	0	111
645	3	0	3	1	28	0	0	0	0	0	77	0	112
700	2	0	2	0	46	0	0	0	0	0	65	1	116
715	4	0	1	0	44	0	0	0	0	0	85	0	134
730	1	0	4	2	58	0	0	0	0	0	85	2	150
745	1	0	5	2	83	0	0	0	0	0	103	1	195
800	1	0	2	1	62	0	0	0	0	0	85	1	152
815	3	0	2	1	64	0	0	0	0	0	91	1	162
830	1	0	3	0	68	0	0	0	0	0	93	0	165
845	4	0	0	1	60	0	0	0	0	0	88	2	155
1500	1	0	0	3	108	0	0	0	0	0	98	3	213
1515	2	0	1	6	99	0	0	0	0	0	87	3	198
1530	0	0	5	3	103	0	0	0	0	0	111	0	222
1545	2	0	3	2	118	0	0	0	0	0	104	2	231
1600	4	0	2	6	117	0	0	0	0	0	103	3	235
1615	0	0	3	0	128	0	0	0	0	0	114	4	249
1630	3	0	1	3	142	0	0	0	0	0	86	1	236
1645	2	0	2	2	111	0	0	0	0	0	122	2	240
1700	1	0	3	2	135	0	0	0	0	0	106	3	250
1715	4	0	0	2	116	0	0	0	0	0	104	0	226
1730	1	0	0	3	115	0	0	0	0	0	115	0	234
1745	2	0	1	4	108	0	0	0	0	0	83	1	199
Total	47	0	47	42	2003	0	0	0	0	0	2157	29	4325

Des Plaines, IL Weather; Cold and Dry 12/14/23
Algonquin Rd and Stark Place 20:07:06
Wednesday December 13, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 1 algonquin/stark

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
600	4	19	0	36	0	37	0	22	59
615	0	29	0	52	0	52	0	29	81
630	5	42	0	64	0	67	0	44	111
645	6	29	0	77	1	80	0	31	112
700	4	46	0	66	1	67	0	48	116
715	5	44	0	85	0	86	0	48	134
730	5	58	0	87	2	89	0	59	150
745	6	85	0	104	3	108	0	84	195
800	3	63	0	86	2	87	0	63	152
815	5	65	0	92	2	93	0	67	162
830	4	68	0	93	0	96	0	69	165
845	4	61	0	90	3	88	0	64	155
1500	1	111	0	101	6	98	0	109	213
1515	3	105	0	90	9	88	0	101	198
1530	5	106	0	111	3	116	0	103	222
1545	5	120	0	106	4	107	0	120	231
1600	6	123	0	106	9	105	0	121	235
1615	3	128	0	118	4	117	0	128	249
1630	4	145	0	87	4	87	0	145	236
1645	4	113	0	123	3	124	0	113	240
1700	4	137	0	109	5	109	0	136	250
1715	4	118	0	104	2	104	0	120	226
1730	1	118	0	115	3	115	0	116	234
1745	3	112	0	84	5	84	0	110	199
Total	94	2045	0	2186	71	2204	0	2050	4325

Des Plaines, IL Weather; Cold and Dry 12/14/23
Algonquin Rd and Stark Place 20:07:06
Wednesday December 13, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 1 algonquin/stark

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
600	12	0	4	0	76	0	0	0	0	0	144	0	236
615	0	0	0	0	116	0	0	0	0	0	208	0	324
630	8	0	12	0	168	0	0	0	0	0	256	0	444
645	12	0	12	4	112	0	0	0	0	0	308	0	448
700	8	0	8	0	184	0	0	0	0	0	260	4	464
715	16	0	4	0	176	0	0	0	0	0	340	0	536
730	4	0	16	0	232	0	0	0	0	0	340	8	600
745	4	0	20	8	332	0	0	0	0	0	412	4	780
800	4	0	8	4	248	0	0	0	0	0	340	4	608
815	12	0	8	4	256	0	0	0	0	0	364	4	648
830	4	0	12	0	272	0	0	0	0	0	372	0	660
845	16	0	0	4	240	0	0	0	0	0	352	8	620
1500	4	0	0	12	432	0	0	0	0	0	392	12	852
1515	8	0	4	24	396	0	0	0	0	0	348	12	792
1530	0	0	20	12	412	0	0	0	0	0	444	0	888
1545	8	0	12	8	472	0	0	0	0	0	416	8	924
1600	16	0	8	24	468	0	0	0	0	0	412	12	940
1615	0	0	12	0	512	0	0	0	0	0	456	16	996
1630	12	0	4	12	568	0	0	0	0	0	344	4	944
1645	8	0	8	8	444	0	0	0	0	0	488	4	960
1700	4	0	12	8	540	0	0	0	0	0	424	12	1000
1715	16	0	0	8	464	0	0	0	0	0	416	0	904
1730	4	0	0	12	460	0	0	0	0	0	460	0	936
1745	8	0	4	16	432	0	0	0	0	0	332	4	796

Des Plaines, IL Weather; Cold and Dry 12/14/23
Algonquin Rd and Stark Place 20:07:06
Wednesday December 13, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 1 algonquin/stark

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
600	16	76	0	144	0	148	0	88	236
615	0	116	0	208	0	208	0	116	324
630	20	168	0	256	0	268	0	176	444
645	24	116	0	308	4	320	0	124	448
700	16	184	0	264	4	268	0	192	464
715	20	176	0	340	0	344	0	192	536
730	20	232	0	348	8	356	0	236	600
745	24	340	0	416	12	432	0	336	780
800	12	252	0	344	8	348	0	252	608
815	20	260	0	368	8	372	0	268	648
830	16	272	0	372	0	384	0	276	660
845	16	244	0	360	12	352	0	256	620
1500	4	444	0	404	24	392	0	436	852
1515	12	420	0	360	36	352	0	404	792
1530	20	424	0	444	12	464	0	412	888
1545	20	480	0	424	16	428	0	480	924
1600	24	492	0	424	36	420	0	484	940
1615	12	512	0	472	16	468	0	512	996
1630	16	580	0	348	16	348	0	580	944
1645	16	452	0	492	12	496	0	452	960
1700	16	548	0	436	20	436	0	544	1000
1715	16	472	0	416	8	416	0	480	904
1730	4	472	0	460	12	460	0	464	936
1745	12	448	0	336	20	336	0	440	796

Des Plaines, IL Weather; Cold and Dry 12/14/23
Algonquin Rd and Stark Place 20:07:06
Wednesday December 13, 2023

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 1 algonquin/stark

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
600	8	0	7	1	118	0	0	0	0	0	229	0	363
615	7	0	8	1	145	0	0	0	0	0	258	1	420
630	11	0	9	1	160	0	0	0	0	0	291	1	473
645	10	0	10	1	176	0	0	0	0	0	312	3	512
700	8	0	12	2	231	0	0	0	0	0	338	4	595
715	7	0	12	3	247	0	0	0	0	0	358	4	631
730	6	0	13	4	267	0	0	0	0	0	364	5	659
745	6	0	12	4	277	0	0	0	0	0	372	3	674
800	9	0	7	3	254	0	0	0	0	0	357	4	634
815	8	0	5	2	192	0	0	0	0	0	272	3	482*
830	5	0	3	1	128	0	0	0	0	0	181	2	320*
845	4	0	0	1	60	0	0	0	0	0	88	2	155*
1500	5	0	9	14	428	0	0	0	0	0	400	8	864
1515	8	0	11	17	437	0	0	0	0	0	405	8	886
1530	6	0	13	11	466	0	0	0	0	0	432	9	937
1545	9	0	9	11	505	0	0	0	0	0	407	10	951
1600	9	0	8	11	498	0	0	0	0	0	425	9	960
1615	6	0	9	7	516	0	0	0	0	0	428	9	975
1630	10	0	6	9	504	0	0	0	0	0	418	5	952
1645	8	0	5	9	477	0	0	0	0	0	447	4	950
1700	8	0	4	11	474	0	0	0	0	0	408	4	909
1715	7	0	1	9	339	0	0	0	0	0	302	1	659*
1730	3	0	1	7	223	0	0	0	0	0	198	1	433*
1745	2	0	1	4	108	0	0	0	0	0	83	1	199*

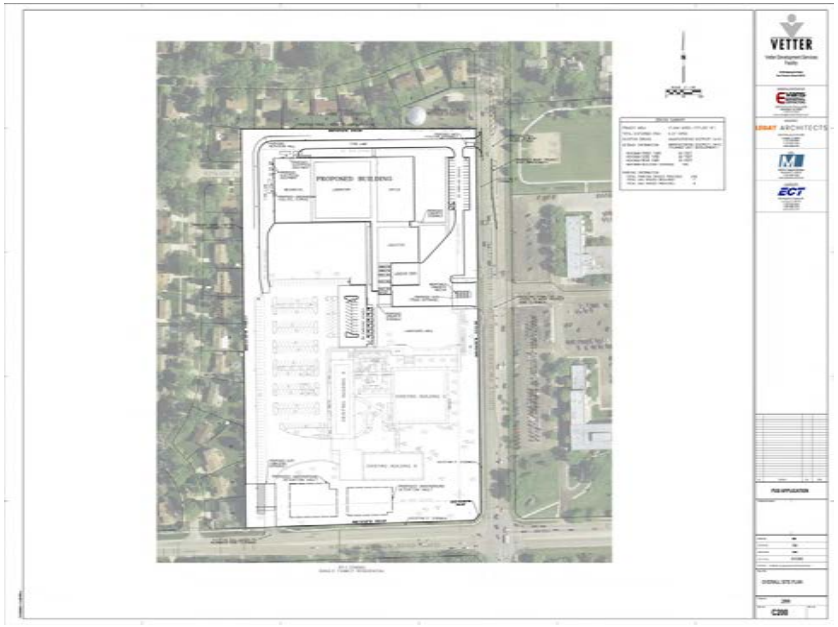
Site Plan

Des Plaines, IL Weather; Cold and Dry 12/14/23
Algonquin Rd and Stark Place 20:07:06
Wednesday December 13, 2023

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 1 algonquin/stark

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
600	15	119	0	229	1	236	0	126	363
615	15	146	0	259	2	266	0	152	420
630	20	161	0	292	2	300	0	171	473
645	20	177	0	315	4	322	0	186	512
700	20	233	0	342	6	350	0	239	595
715	19	250	0	362	7	370	0	254	631
730	19	271	0	369	9	377	0	273	659
745	18	281	0	375	7	384	0	283	674
800	16	257	0	361	7	364	0	263	634
815	13	194	0	275	5	277	0	200	482*
830	8	129	0	183	3	184	0	133	320*
845	4	61	0	90	3	88	0	64	155*
1500	14	442	0	408	22	409	0	433	864
1515	19	454	0	413	25	416	0	445	886
1530	19	477	0	441	20	445	0	472	937
1545	18	516	0	417	21	416	0	514	951
1600	17	509	0	434	20	433	0	507	960
1615	15	523	0	437	16	437	0	522	975
1630	16	513	0	423	14	424	0	514	952
1645	13	486	0	451	13	452	0	485	950
1700	12	485	0	412	15	412	0	482	909
1715	8	348	0	303	10	303	0	346	659*
1730	4	230	0	199	8	199	0	226	433*
1745	3	112	0	84	5	84	0	110	199*



CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

January 18, 2024

Kelly Pachowicz
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Mount Prospect Road @ Algonquin Road
IDOT

Dear Ms. Pachowicz:

In response to a request made on your behalf and dated January 17, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2022)	Year 2050 ADT
Mount Prospect Rd north of Algonquin Rd	15,500	20,200
Mount Prospect Rd south of Algonquin Rd	11,300	14,700
Algonquin Rd, at Mount Prospect Rd	9,900	12,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
\2024_TrafficForecasts\DesPlaines\ck-10-24\ck-10-24.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

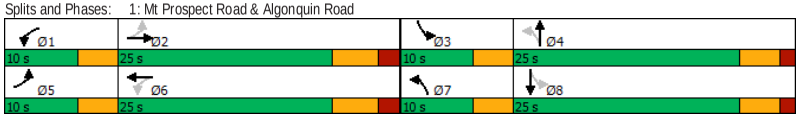
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	92	223	121	21	155	40	55	294	25	72	429	34
Future Volume (vph)	92	223	121	21	155	40	55	294	25	72	429	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	120		0	275		0	205		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	125			140			120			125		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.947			0.969			0.988			0.989	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	3254	0	1805	3471	0	1556	3211	0	1805	3412	0
Flt Permitted	0.535			0.516			0.398			0.472		
Satd. Flow (perm)	968	3254	0	980	3471	0	652	3211	0	897	3412	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		651			1123			661			704	
Travel Time (s)		12.7			21.9			11.3			12.0	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	5%	4%	7%	0%	1%	0%	16%	12%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	107	400	0	24	227	0	64	371	0	84	539	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2			6			4			8		
Detector Phase	5	2		1	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	10.0	25.0		10.0	25.0		10.0	25.0		10.0	25.0	
Total Split (%)	14.3%	35.7%		14.3%	35.7%		14.3%	35.7%		14.3%	35.7%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	5.0		3.5	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	26.1	21.2		24.4	17.2		22.3	16.0		23.1	18.1	
Actuated g/C Ratio	0.44	0.36		0.41	0.29		0.37	0.27		0.39	0.30	
v/c Ratio	0.21	0.35		0.05	0.23		0.19	0.43		0.19	0.52	
Control Delay	12.3	18.0		11.1	19.8		12.3	21.1		12.1	20.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	12.3	18.0		11.1	19.8		12.3	21.1		12.1	20.9	
LOS	B	B		B	B		B	C		B	C	
Approach Delay		16.8			19.0			19.8			19.7	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)	25	55		5	38		13	61		17	93	
Queue Length 95th (ft)	50	108		17	63		34	98		41	141	

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		571			1043			581			624	
Turn Bay Length (ft)	175			120			275			205		
Base Capacity (vph)	509	1228		500	1173		349	1142		452	1229	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.21	0.33		0.05	0.19		0.18	0.32		0.19	0.44	

Intersection Summary			
Area Type:	Other		
Cycle Length: 70			
Actuated Cycle Length: 59.6			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.52			
Intersection Signal Delay: 18.8		Intersection LOS: B	
Intersection Capacity Utilization 49.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Mt Prospect Road & Algonquin Road

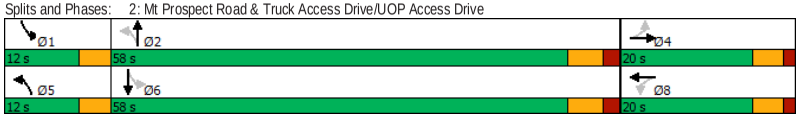


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	2	0	0	5	0	2	0	364	59	38	530	0
Future Volume (vph)	2	0	0	5	0	2	0	364	59	38	530	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	235		0	440		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			145			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt					0.961			0.979				
Flt Protected		0.950			0.966					0.950		
Satd. Flow (prot)	0	1805	0	0	1764	0	1900	3228	0	1805	3471	0
Flt Permitted										0.448		
Satd. Flow (perm)	0	1900	0	0	1826	0	1900	3228	0	851	3471	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					79			34				
Link Speed (mph)		25			25			40			20	
Link Distance (ft)		342			638			704			454	
Travel Time (s)		9.3			17.4			12.0			15.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	11%	0%	0%	4%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2	0	0	7	0	0	460	0	41	576	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	20.0	20.0		20.0	20.0		9.5	23.5		9.5	23.5	
Total Split (s)	20.0	20.0		20.0	20.0		12.0	58.0		12.0	58.0	
Total Split (%)	22.2%	22.2%		22.2%	22.2%		13.3%	64.4%		13.3%	64.4%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0			5.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		8.3			8.3			44.4		46.0	48.7	
Actuated g/C Ratio		0.16			0.16			0.86		0.89	0.95	
v/c Ratio		0.01			0.02			0.17		0.05	0.18	
Control Delay		24.5			0.2			2.7		1.1	1.1	
Queue Delay		0.0			0.0			0.0		0.0	0.0	
Total Delay		24.5			0.2			2.7		1.1	1.1	
LOS		C			A			A		A	A	
Approach Delay		24.5			0.2			2.7			1.1	
Approach LOS		C			A			A			A	
Queue Length 50th (ft)		1			0			0		1	0	
Queue Length 95th (ft)		7			0			62		8	47	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		262			558			624			374	
Turn Bay Length (ft)										440		
Base Capacity (vph)		576			609			3048		923	3276	
Starvation Cap Reductn		0			0			0		0	0	
Spillback Cap Reductn		0			0			0		0	0	
Storage Cap Reductn		0			0			0		0	0	
Reduced v/c Ratio		0.00			0.01			0.15		0.04	0.18	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 51.5			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.18			
Intersection Signal Delay: 1.8		Intersection LOS: A	
Intersection Capacity Utilization 37.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Mt Prospect Road & Truck Access Drive/UOP Access Drive



Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	4	429	241	3	7	9
Future Vol, veh/h	4	429	241	3	7	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	3	9	0	0	0
Mvmt Flow	4	447	251	3	7	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	254	0	-	0	708	253
Stage 1	-	-	-	-	253	-
Stage 2	-	-	-	-	455	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1323	-	-	-	404	791
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	643	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1323	-	-	-	402	791
Mov Cap-2 Maneuver	-	-	-	-	503	-
Stage 1	-	-	-	-	791	-
Stage 2	-	-	-	-	643	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1323	-	-	-	633
HCM Lane V/C Ratio	0.003	-	-	-	0.026
HCM Control Delay (s)	7.7	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

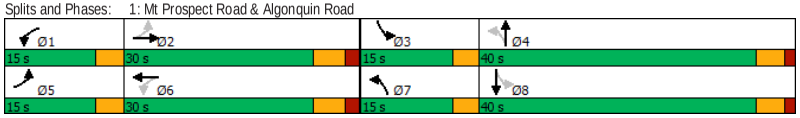
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	56	319	105	40	312	97	188	561	57	63	455	100
Future Volume (vph)	56	319	105	40	312	97	188	561	57	63	455	100
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	120		0	275		0	205		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	125			140			120			125		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.963			0.964			0.986			0.973	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	3409	0	1805	3377	0	1752	3483	0	1770	3305	0
Flt Permitted	0.404			0.465			0.270			0.358		
Satd. Flow (perm)	738	3409	0	884	3377	0	498	3483	0	667	3305	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		651			1123			661			704	
Travel Time (s)		12.7			21.9			11.3			12.0	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	1%	5%	0%	4%	0%	3%	2%	4%	2%	7%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	456	0	43	439	0	202	664	0	68	597	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2			6			4			8		
Detector Phase	5	2		1	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	40.0		15.0	40.0	
Total Split (%)	15.0%	30.0%		15.0%	30.0%		15.0%	40.0%		15.0%	40.0%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	5.0		3.5	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	31.3	24.3		29.5	21.7		39.7	30.1		33.0	24.1	
Actuated g/C Ratio	0.39	0.30		0.37	0.27		0.50	0.38		0.41	0.30	
v/c Ratio	0.16	0.44		0.11	0.48		0.49	0.51		0.18	0.60	
Control Delay	17.0	26.4		16.6	28.7		16.7	23.0		13.2	27.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.0	26.4		16.6	28.7		16.7	23.0		13.2	27.4	
LOS	B	C		B	C		B	C		B	C	
Approach Delay		25.3			27.6			21.5			26.0	
Approach LOS		C			C			C			C	
Queue Length 50th (ft)	18	104		13	101		61	151		19	145	
Queue Length 95th (ft)	48	178		37	176		107	219		41	205	

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		571			1043			581			624	
Turn Bay Length (ft)	175			120			275			205		
Base Capacity (vph)	451	1146		496	1062		436	1614		480	1517	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.13	0.40		0.09	0.41		0.46	0.41		0.14	0.39	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 80			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.60			
Intersection Signal Delay: 24.6		Intersection LOS: C	
Intersection Capacity Utilization 57.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Mt Prospect Road & Algonquin Road



Lanes, Volumes, Timings
2: Mt Prospect Road & Truck Access Drive/UOP Access Drive 04/18/2024

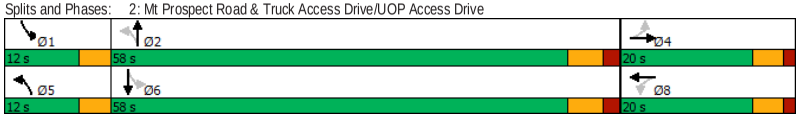
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	58	0	41	3	710	4	2	560	0
Future Volume (vph)	0	0	0	58	0	41	3	710	4	2	560	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	235		0	440		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			145			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt					0.944			0.999				
Flt Protected					0.971		0.950			0.950		
Satd. Flow (prot)	0	1900	0	0	1742	0	1805	3536	0	1805	3438	0
Flt Permitted					0.819		0.419			0.350		
Satd. Flow (perm)	0	1900	0	0	1469	0	796	3536	0	665	3438	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					79			1				
Link Speed (mph)		25			25			40			20	
Link Distance (ft)		342			638			704			454	
Travel Time (s)		9.3			17.4			12.0			15.5	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	109	0	3	784	0	2	615	0
Turn Type				Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	20.0	20.0		20.0	20.0		9.5	23.5		9.5	23.5	
Total Split (s)	20.0	20.0		20.0	20.0		12.0	58.0		12.0	58.0	
Total Split (%)	22.2%	22.2%		22.2%	22.2%		13.3%	64.4%		13.3%	64.4%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0			5.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)					9.6		47.0	45.4		47.0	45.4	
Actuated g/C Ratio					0.15		0.76	0.73		0.76	0.73	
v/c Ratio					0.37		0.00	0.30		0.00	0.24	
Control Delay					15.9		2.7	5.2		2.5	4.9	
Queue Delay					0.0		0.0	0.0		0.0	0.0	
Total Delay					15.9		2.7	5.2		2.5	4.9	
LOS					B		A	A		A	A	
Approach Delay					15.9			5.2			4.9	
Approach LOS					B			A			A	
Queue Length 50th (ft)					9		0	47		0	35	
Queue Length 95th (ft)					60		2	134		2	103	

Lanes, Volumes, Timings
2: Mt Prospect Road & Truck Access Drive/UOP Access Drive 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		262			558			624			374	
Turn Bay Length (ft)							235			440		
Base Capacity (vph)					436		754	2938		674	2856	
Starvation Cap Reductn					0		0	0		0	0	
Spillback Cap Reductn					0		0	0		0	0	
Storage Cap Reductn					0		0	0		0	0	
Reduced v/c Ratio					0.25		0.00	0.27		0.00	0.22	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 62.1			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.37			
Intersection Signal Delay: 5.9		Intersection LOS: A	
Intersection Capacity Utilization 35.6%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Mt Prospect Road & Truck Access Drive/UOP Access Drive



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	4	476	589	11	4	8
Future Vol, veh/h	4	476	589	11	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	5	2	0	0	0
Mvmt Flow	4	523	647	12	4	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	659	0	-	0	1184	653
Stage 1	-	-	-	-	653	-
Stage 2	-	-	-	-	531	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	939	-	-	-	211	471
Stage 1	-	-	-	-	522	-
Stage 2	-	-	-	-	594	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	939	-	-	-	210	471
Mov Cap-2 Maneuver	-	-	-	-	348	-
Stage 1	-	-	-	-	519	-
Stage 2	-	-	-	-	594	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	13.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	939	-	-	-	421
HCM Lane V/C Ratio	0.005	-	-	-	0.031
HCM Control Delay (s)	8.9	0	-	-	13.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Capacity Analysis Summary Sheets

Year 2029 No-Build Weekday Morning Peak Hour

VETTER
Evans General Contractors
Mackie Consultants
ECT
Thornton Tomasetti
CRB
LEGAT ARCHITECTS

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

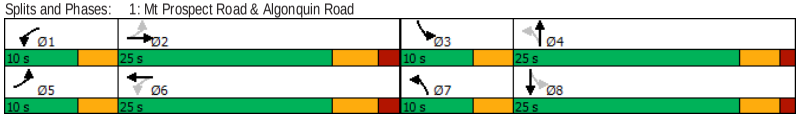
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	98	236	128	22	164	42	58	312	27	76	455	49
Future Volume (vph)	98	236	128	22	164	42	58	312	27	76	455	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	120		0	275		0	205		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	125			140			120			125		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.947			0.969			0.988			0.985	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	3254	0	1805	3470	0	1556	3212	0	1805	3402	0
Flt Permitted	0.529			0.505			0.360			0.453		
Satd. Flow (perm)	957	3254	0	960	3470	0	590	3212	0	861	3402	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		651			1123			661			704	
Travel Time (s)		12.7			21.9			11.3			12.0	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	5%	4%	7%	0%	1%	0%	16%	12%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	114	423	0	26	240	0	67	394	0	88	586	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2			6			4			8		
Detector Phase	5	2		1	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	10.0	25.0		10.0	25.0		10.0	25.0		10.0	25.0	
Total Split (%)	14.3%	35.7%		14.3%	35.7%		14.3%	35.7%		14.3%	35.7%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	5.0		3.5	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	26.0	21.1		24.4	17.3		23.0	16.7		23.8	18.8	
Actuated g/C Ratio	0.43	0.35		0.40	0.29		0.38	0.28		0.39	0.31	
v/c Ratio	0.23	0.37		0.05	0.24		0.20	0.44		0.20	0.55	
Control Delay	12.7	18.5		11.3	20.1		12.4	21.1		12.1	21.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	12.7	18.5		11.3	20.1		12.4	21.1		12.1	21.2	
LOS	B	B		B	C		B	C		B	C	
Approach Delay		17.3			19.3			19.9			20.0	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)	28	62		6	42		14	65		18	103	
Queue Length 95th (ft)	53	114		17	66		35	104		43	154	

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		571			1043			581			624	
Turn Bay Length (ft)	175			120			275			205		
Base Capacity (vph)	500	1211		489	1158		336	1128		447	1227	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.23	0.35		0.05	0.21		0.20	0.35		0.20	0.48	

Intersection Summary			
Area Type:	Other		
Cycle Length: 70			
Actuated Cycle Length: 60.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.55			
Intersection Signal Delay: 19.1		Intersection LOS: B	
Intersection Capacity Utilization 51.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Mt Prospect Road & Algonquin Road

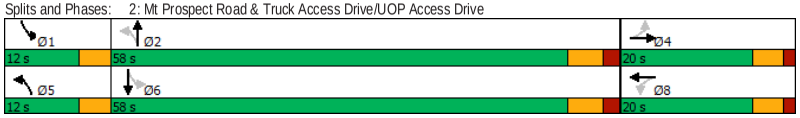


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	2	0	0	5	0	2	0	393	59	38	562	0
Future Volume (vph)	2	0	0	5	0	2	0	393	59	38	562	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	235		0	440		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			145			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt					0.961			0.980				
Flt Protected		0.950			0.966					0.950		
Satd. Flow (prot)	0	1805	0	0	1764	0	1900	3229	0	1805	3471	0
Flt Permitted										0.437		
Satd. Flow (perm)	0	1900	0	0	1826	0	1900	3229	0	830	3471	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					79			31				
Link Speed (mph)		25			25			40			20	
Link Distance (ft)		342			638			704			454	
Travel Time (s)		9.3			17.4			12.0			15.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	11%	0%	0%	4%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2	0	0	7	0	0	491	0	41	611	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	20.0	20.0		20.0	20.0		9.5	23.5		9.5	23.5	
Total Split (s)	20.0	20.0		20.0	20.0		12.0	58.0		12.0	58.0	
Total Split (%)	22.2%	22.2%		22.2%	22.2%		13.3%	64.4%		13.3%	64.4%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0			5.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		8.3			8.3			46.8		48.4	51.1	
Actuated g/C Ratio		0.15			0.15			0.87		0.90	0.95	
v/c Ratio		0.01			0.02			0.18		0.05	0.19	
Control Delay		25.5			0.2			2.7		1.1	1.1	
Queue Delay		0.0			0.0			0.0		0.0	0.0	
Total Delay		25.5			0.2			2.7		1.1	1.1	
LOS		C			A			A		A	A	
Approach Delay		25.5			0.2			2.7			1.1	
Approach LOS		C			A			A			A	
Queue Length 50th (ft)		1			0			0		1	0	
Queue Length 95th (ft)		7			0			66		8	50	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		262			558			624			374	
Turn Bay Length (ft)										440		
Base Capacity (vph)		547			582			2964		903	3183	
Starvation Cap Reductn		0			0			0		0	0	
Spillback Cap Reductn		0			0			0		0	0	
Storage Cap Reductn		0			0			0		0	0	
Reduced v/c Ratio		0.00			0.01			0.17		0.05	0.19	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 54			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.19			
Intersection Signal Delay: 1.8		Intersection LOS: A	
Intersection Capacity Utilization 38.0%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Mt Prospect Road & Truck Access Drive/UOP Access Drive



Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	4	455	255	3	7	9
Future Vol, veh/h	4	455	255	3	7	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	3	9	0	0	0
Mvmt Flow	4	474	266	3	7	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	269	0	-	0	750	268
Stage 1	-	-	-	-	268	-
Stage 2	-	-	-	-	482	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1306	-	-	-	382	776
Stage 1	-	-	-	-	782	-
Stage 2	-	-	-	-	625	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1306	-	-	-	380	776
Mov Cap-2 Maneuver	-	-	-	-	485	-
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	625	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1306	-	-	-	615
HCM Lane V/C Ratio	0.003	-	-	-	0.027
HCM Control Delay (s)	7.8	0	-	-	11
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Capacity Analysis Summary Sheets

Year 2029 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

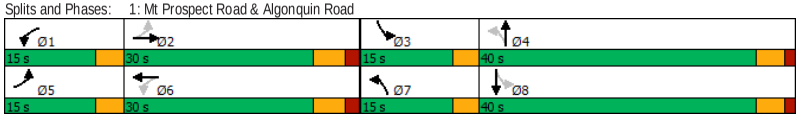
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	338	111	42	331	103	199	595	60	67	482	106
Future Volume (vph)	59	338	111	42	331	103	199	595	60	67	482	106
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	120		0	275		0	205		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	125			140			120			125		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.963			0.964			0.986			0.973	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	3409	0	1805	3377	0	1752	3483	0	1770	3305	0
Flt Permitted	0.375			0.439			0.253			0.332		
Satd. Flow (perm)	685	3409	0	834	3377	0	467	3483	0	618	3305	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		651			1123			661			704	
Travel Time (s)		12.7			21.9			11.3			12.0	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	1%	5%	0%	4%	0%	3%	2%	4%	2%	7%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	63	482	0	45	467	0	214	705	0	72	632	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2			6			4			8		
Detector Phase	5	2		1	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	40.0		15.0	40.0	
Total Split (%)	15.0%	30.0%		15.0%	30.0%		15.0%	40.0%		15.0%	40.0%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	5.0		3.5	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	31.9	24.7		30.1	22.1		41.1	31.5		34.4	25.4	
Actuated g/C Ratio	0.39	0.30		0.37	0.27		0.50	0.38		0.42	0.31	
v/c Ratio	0.17	0.47		0.12	0.51		0.53	0.53		0.20	0.62	
Control Delay	17.7	27.5		17.2	29.9		17.7	23.3		13.4	27.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.7	27.5		17.2	29.9		17.7	23.3		13.4	27.8	
LOS	B	C		B	C		B	C		B	C	
Approach Delay		26.4			28.8			22.0			26.3	
Approach LOS		C			C			C			C	
Queue Length 50th (ft)	20	116		14	113		65	163		20	156	
Queue Length 95th (ft)	50	190		39	187		113	235		43	219	

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		571			1043			581			624	
Turn Bay Length (ft)	175			120			275			205		
Base Capacity (vph)	431	1132		477	1035		422	1572		462	1477	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.43		0.09	0.45		0.51	0.45		0.16	0.43	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 82			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.62			
Intersection Signal Delay: 25.3		Intersection LOS: C	
Intersection Capacity Utilization 59.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Mt Prospect Road & Algonquin Road



Lanes, Volumes, Timings
2: Mt Prospect Road & Truck Access Drive/UOP Access Drive 04/18/2024

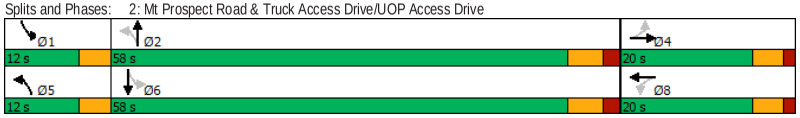
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	58	0	41	3	750	4	2	597	0
Future Volume (vph)	0	0	0	58	0	41	3	750	4	2	597	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	235		0	440		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			145			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt					0.944			0.999				
Flt Protected					0.971		0.950			0.950		
Satd. Flow (prot)	0	1900	0	0	1742	0	1805	3536	0	1805	3438	0
Flt Permitted					0.819		0.402			0.331		
Satd. Flow (perm)	0	1900	0	0	1469	0	764	3536	0	629	3438	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					79			1				
Link Speed (mph)		25			25			40			20	
Link Distance (ft)		342			638			704			454	
Travel Time (s)		9.3			17.4			12.0			15.5	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	109	0	3	828	0	2	656	0
Turn Type				Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	20.0	20.0		20.0	20.0		9.5	23.5		9.5	23.5	
Total Split (s)	20.0	20.0		20.0	20.0		12.0	58.0		12.0	58.0	
Total Split (%)	22.2%	22.2%		22.2%	22.2%		13.3%	64.4%		13.3%	64.4%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0			5.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)					9.6		50.0	48.3		49.9	48.3	
Actuated g/C Ratio					0.15		0.77	0.74		0.77	0.74	
v/c Ratio					0.39		0.00	0.32		0.00	0.26	
Control Delay					16.6		2.7	5.1		2.5	4.8	
Queue Delay					0.0		0.0	0.0		0.0	0.0	
Total Delay					16.6		2.7	5.1		2.5	4.8	
LOS					B		A	A		A	A	
Approach Delay					16.6			5.1			4.8	
Approach LOS					B			A			A	
Queue Length 50th (ft)					10		0	51		0	38	
Queue Length 95th (ft)					60		2	143		2	111	

Lanes, Volumes, Timings
2: Mt Prospect Road & Truck Access Drive/UOP Access Drive 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		262			558			624			374	
Turn Bay Length (ft)							235			440		
Base Capacity (vph)					418		736	2823		650	2744	
Starvation Cap Reductn					0		0	0		0	0	
Spillback Cap Reductn					0		0	0		0	0	
Storage Cap Reductn					0		0	0		0	0	
Reduced v/c Ratio					0.26		0.00	0.29		0.00	0.24	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 65			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.39			
Intersection Signal Delay: 5.8		Intersection LOS: A	
Intersection Capacity Utilization 36.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Mt Prospect Road & Truck Access Drive/UOP Access Drive



VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	4	504	625	11	4	8
Future Vol, veh/h	4	504	625	11	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	5	2	0	0	0
Mvmt Flow	4	554	687	12	4	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	699	0	-	0	1255	693
Stage 1	-	-	-	-	693	-
Stage 2	-	-	-	-	562	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	907	-	-	-	191	447
Stage 1	-	-	-	-	500	-
Stage 2	-	-	-	-	575	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	907	-	-	-	190	447
Mov Cap-2 Maneuver	-	-	-	-	329	-
Stage 1	-	-	-	-	497	-
Stage 2	-	-	-	-	575	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	14.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	907	-	-	-	399
HCM Lane V/C Ratio	0.005	-	-	-	0.033
HCM Control Delay (s)	9	0	-	-	14.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Capacity Analysis Summary Sheets

Year 2029 Total Projected Weekday Morning Peak Hour

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

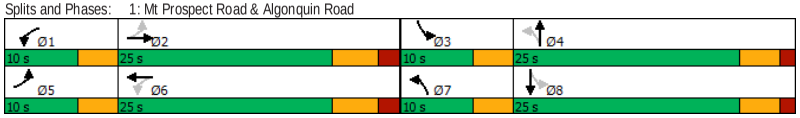
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	99	237	129	22	177	42	76	313	27	76	456	49
Future Volume (vph)	99	237	129	22	177	42	76	313	27	76	456	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	120		0	275		0	205		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	125			140			120			125		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.947			0.971			0.988			0.985	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	3254	0	1805	3477	0	1556	3212	0	1805	3402	0
Flt Permitted	0.526			0.504			0.320			0.489		
Satd. Flow (perm)	952	3254	0	958	3477	0	524	3212	0	929	3402	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		651			1123			661			704	
Travel Time (s)		12.7			21.9			11.3			12.0	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	5%	4%	7%	0%	1%	0%	16%	12%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	115	426	0	26	255	0	88	395	0	88	587	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2			6			4			8		
Detector Phase	5	2		1	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	10.0	25.0		10.0	25.0		10.0	25.0		10.0	25.0	
Total Split (%)	14.3%	35.7%		14.3%	35.7%		14.3%	35.7%		14.3%	35.7%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	5.0		3.5	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	26.0	21.1		24.4	17.3		24.1	17.8		24.1	17.8	
Actuated g/C Ratio	0.42	0.34		0.40	0.28		0.39	0.29		0.39	0.29	
v/c Ratio	0.24	0.38		0.06	0.26		0.28	0.42		0.19	0.60	
Control Delay	13.0	19.0		11.3	20.6		13.3	20.7		11.9	22.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	13.0	19.0		11.3	20.6		13.3	20.7		11.9	22.9	
LOS	B	B		B	C		B	C		B	C	
Approach Delay		17.7			19.8			19.4			21.5	
Approach LOS		B			B			B			C	
Queue Length 50th (ft)	28	62		6	45		18	65		18	103	
Queue Length 95th (ft)	53	114		17	70		43	104		43	154	

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		571			1043			581			624	
Turn Bay Length (ft)	175			120			275			205		
Base Capacity (vph)	490	1190		481	1143		321	1111		463	1177	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.23	0.36		0.05	0.22		0.27	0.36		0.19	0.50	

Intersection Summary			
Area Type:	Other		
Cycle Length: 70			
Actuated Cycle Length: 61.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.60			
Intersection Signal Delay: 19.7		Intersection LOS: B	
Intersection Capacity Utilization 52.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Mt Prospect Road & Algonquin Road



Lanes, Volumes, Timings
2: Mt Prospect Road & Truck Access Drive/UOP Access Drive 04/18/2024

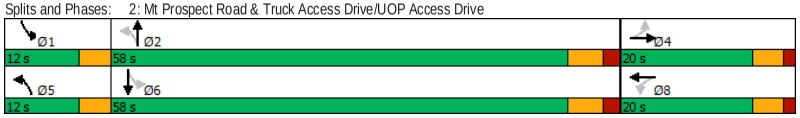
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	2	0	0	5	0	2	0	395	59	38	576	0
Future Volume (vph)	2	0	0	5	0	2	0	395	59	38	576	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	235		0	440		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			145			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt					0.961			0.981				
Flt Protected		0.950			0.966					0.950		
Satd. Flow (prot)	0	1805	0	0	1764	0	1900	3232	0	1805	3471	0
Flt Permitted										0.437		
Satd. Flow (perm)	0	1900	0	0	1826	0	1900	3232	0	830	3471	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					79			31				
Link Speed (mph)		25			25			40			20	
Link Distance (ft)		342			638			704			454	
Travel Time (s)		9.3			17.4			12.0			15.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	11%	0%	0%	4%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2	0	0	7	0	0	493	0	41	626	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	20.0	20.0		20.0	20.0		9.5	23.5		9.5	23.5	
Total Split (s)	20.0	20.0		20.0	20.0		12.0	58.0		12.0	58.0	
Total Split (%)	22.2%	22.2%		22.2%	22.2%		13.3%	64.4%		13.3%	64.4%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0			5.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		8.3			8.3			48.1		49.6	52.3	
Actuated g/C Ratio		0.15			0.15			0.87		0.90	0.95	
v/c Ratio		0.01			0.02			0.18		0.05	0.19	
Control Delay		26.0			0.2			2.7		1.1	1.1	
Queue Delay		0.0			0.0			0.0		0.0	0.0	
Total Delay		26.0			0.2			2.7		1.1	1.1	
LOS		C			A			A		A	A	
Approach Delay		26.0			0.2			2.7			1.1	
Approach LOS		C			A			A			A	
Queue Length 50th (ft)		1			0			0		1	0	
Queue Length 95th (ft)		7			0			67		8	52	

Lanes, Volumes, Timings
2: Mt Prospect Road & Truck Access Drive/UOP Access Drive 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		262			558			624			374	
Turn Bay Length (ft)										440		
Base Capacity (vph)		536			572			2916		900	3230	
Starvation Cap Reductn		0			0			0		0	0	
Spillback Cap Reductn		0			0			0		0	0	
Storage Cap Reductn		0			0			0		0	0	
Reduced v/c Ratio		0.00			0.01			0.17		0.05	0.19	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 55.3			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.19			
Intersection Signal Delay: 1.8		Intersection LOS: A	
Intersection Capacity Utilization 38.4%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Mt Prospect Road & Truck Access Drive/UOP Access Drive



VETTER
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LEGAT ARCHITECTS

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	475	256	3	7	9
Future Vol, veh/h	4	475	256	3	7	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	3	9	0	0	0
Mvmt Flow	4	495	267	3	7	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	270	0	-	0	772	269
Stage 1	-	-	-	-	269	-
Stage 2	-	-	-	-	503	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1305	-	-	-	371	775
Stage 1	-	-	-	-	781	-
Stage 2	-	-	-	-	612	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1305	-	-	-	370	775
Mov Cap-2 Maneuver	-	-	-	-	476	-
Stage 1	-	-	-	-	778	-
Stage 2	-	-	-	-	612	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1305	-	-	-	608
HCM Lane V/C Ratio	0.003	-	-	-	0.027
HCM Control Delay (s)	7.8	0	-	-	11.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	1	398	613	0
Future Vol, veh/h	0	1	1	398	613	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	11	4	0
Mvmt Flow	0	1	1	419	645	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	857	323	645	0	-	0
Stage 1	645	-	-	-	-	-
Stage 2	212	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	300	679	950	-	-	-
Stage 1	490	-	-	-	-	-
Stage 2	809	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	300	679	950	-	-	-
Mov Cap-2 Maneuver	400	-	-	-	-	-
Stage 1	490	-	-	-	-	-
Stage 2	809	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	950	-	679	-	-
HCM Lane V/C Ratio	0.001	-	0.002	-	-
HCM Control Delay (s)	8.8	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

VETTER
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LEGAT ARCHITECTS

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	20	462	258	44	3	1
Future Vol, veh/h	20	462	258	44	3	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	3	9	0	0	0
Mvmt Flow	21	486	272	46	3	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	318	0	-	0	823	295
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	528	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1253	-	-	-	346	749
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	596	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1253	-	-	-	338	749
Mov Cap-2 Maneuver	-	-	-	-	452	-
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	596	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	12.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1253	-	-	-	502
HCM Lane V/C Ratio	0.017	-	-	-	0.008
HCM Control Delay (s)	7.9	0	-	-	12.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0

Capacity Analysis Summary Sheets

Year 2029 Total Projected Weekday Evening Peak Hour

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

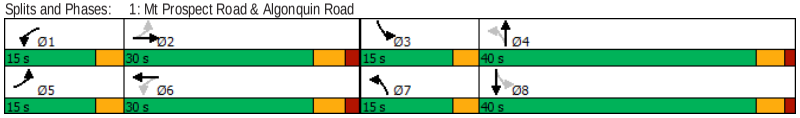
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	351	130	42	340	103	211	596	60	67	483	115
Future Volume (vph)	72	351	130	42	340	103	211	596	60	67	483	115
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	120		0	275		0	205		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	125			140			120			125		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.959			0.965			0.986			0.971	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	3391	0	1805	3380	0	1752	3483	0	1770	3300	0
Flt Permitted	0.359			0.413			0.246			0.330		
Satd. Flow (perm)	656	3391	0	785	3380	0	454	3483	0	615	3300	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		651			1123			661			704	
Travel Time (s)		12.7			21.9			11.3			12.0	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	1%	5%	0%	4%	0%	3%	2%	4%	2%	7%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	77	517	0	45	477	0	227	706	0	72	643	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2			6			4			8		
Detector Phase	5	2		1	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	40.0		15.0	40.0	
Total Split (%)	15.0%	30.0%		15.0%	30.0%		15.0%	40.0%		15.0%	40.0%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	3.5		3.5	3.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	5.0		3.5	5.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	33.2	25.6		30.6	22.6		41.9	32.2		35.0	26.0	
Actuated g/C Ratio	0.40	0.31		0.37	0.27		0.50	0.38		0.42	0.31	
v/c Ratio	0.21	0.50		0.12	0.52		0.57	0.53		0.20	0.63	
Control Delay	18.1	28.0		17.3	30.6		18.9	23.7		13.6	28.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	28.0		17.3	30.6		18.9	23.7		13.6	28.4	
LOS	B	C		B	C		B	C		B	C	
Approach Delay		26.7			29.5			22.5			26.9	
Approach LOS		C			C			C			C	
Queue Length 50th (ft)	25	127		14	118		70	166		20	161	
Queue Length 95th (ft)	59	204		39	194		122	240		44	227	

Lanes, Volumes, Timings
1: Mt Prospect Road & Algonquin Road 04/18/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		571			1043			581			624	
Turn Bay Length (ft)	175			120			275			205		
Base Capacity (vph)	422	1120		460	1010		413	1532		455	1438	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.18	0.46		0.10	0.47		0.55	0.46		0.16	0.45	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 83.7			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay: 25.9		Intersection LOS: C	
Intersection Capacity Utilization 61.7%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Mt Prospect Road & Algonquin Road

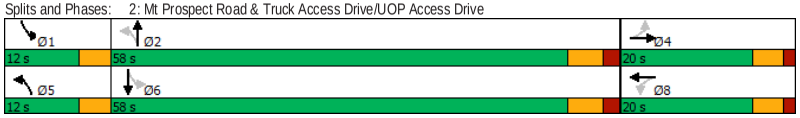


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	58	0	41	3	764	4	2	607	0
Future Volume (vph)	0	0	0	58	0	41	3	764	4	2	607	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	235		0	440		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			145			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt					0.944			0.999				
Flt Protected					0.971		0.950			0.950		
Satd. Flow (prot)	0	1900	0	0	1742	0	1805	3536	0	1805	3438	0
Flt Permitted					0.819		0.398			0.325		
Satd. Flow (perm)	0	1900	0	0	1469	0	756	3536	0	618	3438	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					79			1				
Link Speed (mph)		25			25			40			20	
Link Distance (ft)		342			638			704			454	
Travel Time (s)		9.3			17.4			12.0			15.5	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	109	0	3	844	0	2	667	0
Turn Type				Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	20.0	20.0		20.0	20.0		9.5	23.5		9.5	23.5	
Total Split (s)	20.0	20.0		20.0	20.0		12.0	58.0		12.0	58.0	
Total Split (%)	22.2%	22.2%		22.2%	22.2%		13.3%	64.4%		13.3%	64.4%	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0			5.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)					9.6		50.6	49.0		50.6	48.9	
Actuated g/C Ratio					0.15		0.77	0.75		0.77	0.75	
v/c Ratio					0.39		0.00	0.32		0.00	0.26	
Control Delay					16.7		2.7	5.1		2.5	4.8	
Queue Delay					0.0		0.0	0.0		0.0	0.0	
Total Delay					16.7		2.7	5.1		2.5	4.8	
LOS					B		A	A		A	A	
Approach Delay					16.7			5.1			4.8	
Approach LOS					B			A			A	
Queue Length 50th (ft)					11		0	52		0	39	
Queue Length 95th (ft)					60		2	146		2	113	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		262			558			624			374	
Turn Bay Length (ft)							235			440		
Base Capacity (vph)					415		731	2793		643	2715	
Starvation Cap Reductn					0		0	0		0	0	
Spillback Cap Reductn					0		0	0		0	0	
Storage Cap Reductn					0		0	0		0	0	
Reduced v/c Ratio					0.26		0.00	0.30		0.00	0.25	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 65.6			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.39			
Intersection Signal Delay: 5.8		Intersection LOS: A	
Intersection Capacity Utilization 37.1%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Mt Prospect Road & Truck Access Drive/UOP Access Drive



VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	518	644	11	4	8
Future Vol, veh/h	4	518	644	11	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	5	2	0	0	0
Mvmt Flow	4	569	708	12	4	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	720	0	-	0	1291	714
Stage 1	-	-	-	-	714	-
Stage 2	-	-	-	-	577	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	891	-	-	-	182	435
Stage 1	-	-	-	-	489	-
Stage 2	-	-	-	-	566	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	891	-	-	-	181	435
Mov Cap-2 Maneuver	-	-	-	-	321	-
Stage 1	-	-	-	-	486	-
Stage 2	-	-	-	-	566	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	14.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	891	-	-	-	389
HCM Lane V/C Ratio	0.005	-	-	-	0.034
HCM Control Delay (s)	9.1	0	-	-	14.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	1	804	608	0
Future Vol, veh/h	0	1	1	804	608	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	2	5	0
Mvmt Flow	0	1	1	846	640	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1065	320	640	0	-	0
Stage 1	640	-	-	-	-	-
Stage 2	425	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	221	682	954	-	-	-
Stage 1	493	-	-	-	-	-
Stage 2	633	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	221	682	954	-	-	-
Mov Cap-2 Maneuver	351	-	-	-	-	-
Stage 1	492	-	-	-	-	-
Stage 2	633	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	954	-	682	-	-
HCM Lane V/C Ratio	0.001	-	0.002	-	-
HCM Control Delay (s)	8.8	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	508	636	30	45	19
Future Vol, veh/h	14	508	636	30	45	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	4	2	0	0	0
Mvmt Flow	15	535	669	32	47	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	701	0	-	0	1250	685
Stage 1	-	-	-	-	685	-
Stage 2	-	-	-	-	565	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	905	-	-	-	193	452
Stage 1	-	-	-	-	504	-
Stage 2	-	-	-	-	573	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	905	-	-	-	188	452
Mov Cap-2 Maneuver	-	-	-	-	327	-
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	573	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	17.5
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	905	-	-	-	356
HCM Lane V/C Ratio	0.016	-	-	-	0.189
HCM Control Delay (s)	9	0	-	-	17.5
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.7

Deloitte.

Economic Impact Study (EIS)
October 2024

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti CRB LEGAT ARCHITECTS

Economic Impact Study Summary

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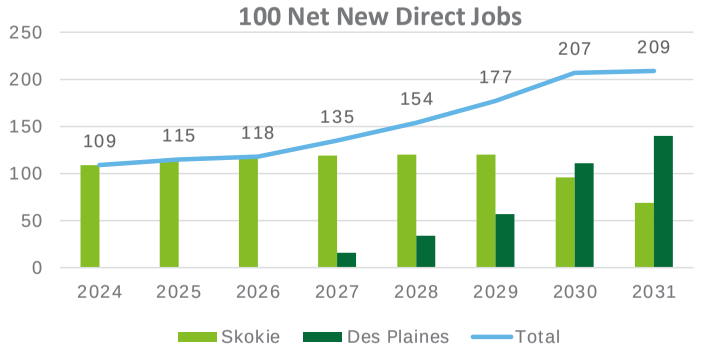
Executive Summary

Headquartered in Germany, Vetter Pharma is a family-owned service provider for the global pharmaceutical and biotech industry specializing in aseptic filling customers' drug products in syringes, cartridges and vials

Project Overview

- Vetter is proposing to construct an industry-leading facility in Des Plaines, IL
  - Capital Investment of $216M with start of operations in 2027
  - Creation of approximately 100 net new jobs by 2031
  - Retention of existing facility in Skokie of approximately 109 jobs with portion of jobs to transition over time



Economic Impacts (Direct, Indirect & Induced

Type ($M)	Construction & CapEx (2024 – 2029)	Staff Operations (Jobs) (Total 2025 – 2031)	Ongoing Operations (Jobs) (2032 - 2036)	Total
Employment	1,177	715	1,375	**3,267**
Labor Income	$102	$113	$273	**$488**
Value Add	$191	$313	$756	**$1,260**
Output	$335	$560	$1,355	**$2,250**
County & Sub-County Tax	$6.6	$11.8	$16.81	**$35.21**

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Methodology: Assumptions and Inputs

Deloitte conducted an Economic Impact Analysis of the proposed project leveraging Impact Analysis for Planning (IMPLAN) software to assess the direct, indirect, and induced impacts of construction, capital investment and jobs

Key Assumptions

- **Data Year.** IMPLAN software uses an input-output model of the U.S. economy and associated regions from 2022 (latest data year available) forecast the benefit streams for the project
- **Construction.** Construction is modeled according to annual construction spend for the 6 years within the region and the associated the tax years in Cook county, IL
- **Capex.** Capex is modeled according to annual equipment capex spend for the 6 years within the region and the associated the tax year in Cook county, IL
- **Jobs.** Jobs created in the pharmaceutical preparation manufacturing industry for each of the 5 years and in line with the capex invested in that time-period in Cook County, IL
- **Industry codes.** The industry code used to model this project is Pharmaceutical Preparation Manufacturing
- **Existing Operations.** For purposes of this model, IMPLAN does not capture the impact of retained jobs of the existing Skokie facility. The model, however, captures net new jobs initially created in Skokie and transferred to Des Plaines during the construction period.

Avg. Annual Compensation

	Annual Base Wage
Management	$260,800
Planning/ Logistics/ Customer Project Management	$164,000
Production Workers	$99,300
Quality/ Microbiology/ Chemical Analysis	$108,000
Technician Engineers	$139,000

Schedule of Capital Investment Inputs (2024-2029)

Expense Type ($M)	2024	2025	2026	2027	2028	2029	TOTAL
Technical Building and Equipment	$3.68	$31.28	$32.66	$17.48	$5.06	$1.84	**$92.00**
Process and Production Equipment	$2.08	$17.68	$18.46	$9.88	$2.86	$1.04	**$52.00**
Construction	$2.88	$24.48	$25.56	$13.68	$3.96	$1.44	**$72.00**
Total	**$8.64**	**$73.44**	**$76.68**	**$41.04**	**$11.88**	**$4.32**	**$216.00**

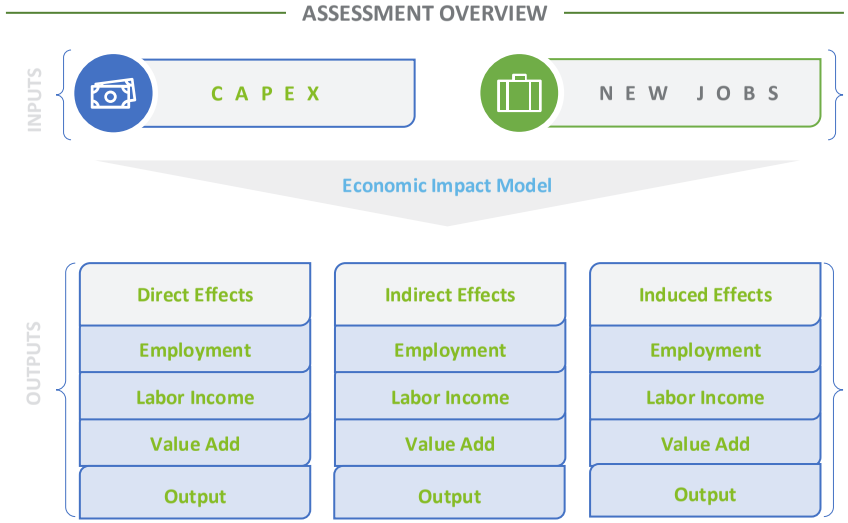
4

Methodology: Outputs

IMPLAN is an economic impact data and analytical application to trace spending through an economy and measure the cumulative effectives of such spending.

I M P A C T S

- **Direct Effects**: One or more production changes or expenditures made by producers/consumers as a result of an activity.
- **Indirect Effects:** Business-to-business purchases in the supply chain taking place in the region that stem from the initial industry input purchases. As the industry specified spends their money in the region with their suppliers, this spending is shown through the indirect effect.
- **Induced Effects:** Impacts Stemming from household spending of Labor Income, after removal of taxes, savings, and commuter income.
- **Multipliers:** A measure of an industry's connection to the wider local economy by way of input purchases, payments of wages and taxes, and other transactions.



Economic Impact Study Findings

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Findings: Construction

Economic Impact of Construction(2024-2029)

Impact Type ($M)	Direct Effect	Indirect Effect	Induced Effect	TOTAL	Multiplier
Employment	604	66	170	840	**1.39**
Labor Income	$40.68	$6.84	$12.38	$59.90	**1.47**
Value Add	$42.01	$11.37	$21.27	$74.66	**1.78**
Output	$73.57	$19.32	$33.47	$126.35	**1.72**

Key Findings

- Construction from 2024-2029 **creates 604 direct jobs** the investment period, and supports an **additional 236 jobs** in Cook County, IL (jobs multiplier of 1.39)
- The construction supports **total labor income of $60M, value add of $75M and output of $126M and** over a 6-year period from 2024 to 2029 in Cook County, IL

Schedule of Economic Impacts (2024-2029)

Impact Type ($M)	2024	2025	2026	2027	2028	2029	TOTAL
Total Construction Impact (Direct + Indirect + Induced)							
Employment	33	283	299	162	47	17	**840**
Labor Income	$2.34	$20.15	$21.28	$11.51	$3.37	$1.24	**$59.90**
Value Add	$2.92	$25.12	$26.52	$14.35	$4.20	$1.54	**$74.66**
Output	$4.95	$42.51	$44.88	$24.29	$7.11	$2.61	**$126.35**

Findings: Capex Impacts

Economic Impact of Capex (2024 – 2029)

Impact Type	Direct Effect	Indirect Effect	Induced Effect	TOTAL	Multiplier
Employment	107	113	116	337	**3.14**
Labor Income	$19.60	$14.01	$8.45	$42.07	**2.15**
Value Add	$78.53	$23.49	$14.53	$116.55	**1.48**
Output	$145.76	$40.29	$22.87	$208.92	**1.43**

Key Findings

- Capex from 2024-2029 creates **107 direct** and stimulates an **additional 239 jobs** in Cook County, IL (jobs multiplier of 3.14)
- The project supports **total labor income of $42M, value add of $117M and output of $209M and** over a 6-year period from 2024 to 2029 in Cook County, IL

Schedule of Economic Impacts (2024-2029)

Impact Type ($M)	2024	2025	2026	2027	2028	2029	TOTAL
Total Capex Impact (Direct + Indirect + Induced)							
Employment	13	114	120	64	19	7	**337**
Labor Income	$1.66	$14.22	$14.94	$8.05	$2.34	$0.86	**$42.07**
Value Add	$4.61	$39.39	$41.39	$22.29	$6.49	$2.38	**$116.55**
Output	$8.26	$70.61	$74.19	$39.96	$11.64	$4.26	**$208.92**

Findings: Staff Operations Impact

Economic Impact of Staff Operations Ramp Up (2025-2031)

Impact Type	Direct Effect	Indirect Effect	Induced Effect	TOTAL	Multiplier
Employment	100	304	311	715	**7.15**
Labor Income	$52.56	$37.57	$22.66	$112.79	**2.15**
Value Add	$210.56	$62.97	$38.97	$312.50	**1.48**
Output	$390.83	$108.02	$61.32	$560.16	**1.43**

Key Findings

- Operations from 2025-2031 **directly creates 100 jobs** over the period, and supports an additional annual average **615 jobs in Cook County, IL** (jobs multiplier of 7.15)
- The project supports a **total labor income of $113M, value add of $313M, and output of $560M** over a 7-year period from 2025 to 2031 in Cook County, IL
- From 2032 – 2036, ongoing staff operations will result in **total labor income of $273M, value add of $756M and output of $1,355M** in Cook County, IL

Schedule of Economic Impacts (2025-2036)

	Staff Operations Ramp Up (2025 – 2031)							Ongoing Staff Operations (2032 – 2036)					
Impact Type	2025	2026	2027	2028	2029	2030	2031	2032[1]	2033[1]	2034[1]	2035[1]	2036[1]	Total
Total Staff Operations Impact (Direct + Indirect + Induced)													
Employment	19	20	64	101	139	196	176	275	275	275	275	275	**2,090**
Labor Income ($M)	$2.33	$3.04	$8.64	$15.00	$21.34	$30.49	$31.95	$32.03	$32.03	$32.03	$32.03	$32.03	**$272.94**
Value Add	$6.44	$8.43	$23.93	$41.57	$59.14	$84.49	$88.51	$88.73	$88.73	$88.73	$88.73	$88.73	**$756.16**
Output ($M)	$11.55	$15.10	$42.89	$74.51	$106.00	$151.45	$158.66	$159.05	$159.05	$159.05	$159.05	$159.05	**$1,355.41**

[1]Benefits from IMPLAN are only calculated through 2031. It has been assumed the savings from 2031 will carry forward every year after till 2037

Findings: Tax Impact

Tax Impact of Construction(2024-2029)

Impact Type	Direct Effect	Indirect Effect	Induced Effect	TOTAL
County & Sub-County	$0.52	$0.55	$1.08	$2.15
State	$1.18	$0.56	$1.07	$2.81
Federal	$7.86	$1.46	$2.68	$12.00

Tax Impact of Capex (2024-2029)

Impact Type	Direct Effect	Indirect Effect	Induced Effect	TOTAL
County & Sub-County	$3.09	$0.59	$0.74	$4.42
State	$3.89	$0.89	$0.73	$5.51
Federal	$6.20	$3.03	$1.83	$11.06

Tax Impact of Staff Operations Ramp-Up (2024-2031)

Impact Type	Direct Effect	Indirect Effect	Induced Effect	TOTAL
County & Sub-County	$8.29	$1.57	$1.98	$11.84
State	$10.42	$2.38	$1.97	$14.77
Federal	$16.64	$8.12	$4.91	$29.66

Tax Impact of Ongoing Staff Operations (2032-2036)

Impact Type	Direct Effect	Indirect Effect	Induced Effect	TOTAL
County & Sub-County	$11.76	$2.23	$2.81	$16.81
State	$14.80	$3.37	$2.79	$20.96
Federal	$23.62	$11.52	$6.97	$42.11

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Disclaimer: IMPLAN calculated taxes may include the following: property, sales tax, income tax, excise tax, and other taxes. Actual tax liability may vary.

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REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING SERVICES

DES PLAINES DEVELOPMENT
10 WEST ALGONQUIN ROAD
DES PLAINES, ILLINOIS

ECS PROJECT NO. 16:11237

FOR

LEGAT ARCHITECTS
CHICAGO, ILLINOIS

MARCH 7, 2016

ECS MIDWEST, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

March 7, 2016

Vetter Pharma

c/o Mr. Tom Kikta
Legat Architects
651 West Washington, Suite 1
Chicago, Illinois 60661
Email: tkikta@legat.com

ECS Project No. 16:11237

Reference: Geotechnical Report for Subsurface Exploration and Geotechnical Engineering Services, Des Plaines Development, 10 West Algonquin Road, Des Plaines, Illinois

Dear Mr. Kikta:

In general accordance with the ECS proposal 16:15172-GP, dated February 9, 2016, and authorized by you, ECS Midwest, LLC (ECS) has completed the subsurface exploration and geotechnical engineering analyses for the proposed development to be constructed at 10 West Algonquin Road in Des Plaines, Illinois.

A report, including the results of the subsurface explorations, boring data, pressuremeter testing, laboratory testing and recommendations regarding the geotechnical engineering design and construction aspects for the project are enclosed herein. The recommendations presented herein are intended for use by your office and for use by other professionals involved in the design and construction stages of the project described herein.

We appreciate this opportunity to be of service to Vetter Pharma and Legat Architects during the design phase of this project. If you have questions with regard to the information and recommendations presented in this report, or if we can be of further assistance to you in any way during the planning or construction of this project, please do not hesitate to contact us.

Respectfully,

ECS MIDWEST, LLC

Rachel E. Miller
Project Manager

Paul J. Giese
Principal Engineer

Michael T. Bronson, P.E.
Geotechnical Manager
Illinois P.E. Renews: 11/30/2017

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LEGAT ARCHITECTS

GEOTECHNICAL REPORT

PROJECT

Subsurface Exploration and
Geotechnical Engineering Services
Des Plaines Development
10 West Algonquin Road
Des Plaines, Illinois

CLIENT

Mr. Tom Kikta
Legat Architects
651 West Washington, Suite 1
Chicago, Illinois 60661

SUBMITTED BY

ECS Midwest, LLC
1575 Barclay Boulevard
Buffalo Grove, Illinois 60089

Illinois Professional Design Firm
No. 184-004247

PROJECT NO. 16:11237

DATE March 7, 2016

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EXECUTIVE SUMMARY

The conditions encountered during the geotechnical field explorations and ECS Midwest, LLC.'s conclusions and recommendations are summarized below. This summary should not be considered apart from the entire text of the report with all the qualifications and considerations mentioned herein. Details of our conclusions and recommendations are discussed in the following sections and in the Appendix.

The project site is located at 10 West Algonquin Road in Des Plaines, Illinois. The site is currently developed by three existing structures to be demolished, including a one-story concrete building, a two-story concrete building and a five-story metal and glass building. We understand the proposed construction consists of five buildings located throughout the site. The proposed new structures include three, four-story to five-story buildings with basements (Buildings 1, 1a and 2), a high bay warehouse (Building 3) and two one-story slab-on-grade structures (Buildings 4 and 5). A series of nineteen (19) SPT soil borings, designated as B-1 through B-19, were drilled at the subject property to depths of 15 to 30 feet below site grades. The subsurface conditions encountered at the borings performed at the site can be summarized as follows.

The surficial materials were typically observed to consist of about 8 to 36 inches of topsoil or about 4½ to 6½ inches of bituminous pavement underlain by about 5 to 49½ inches of gravel subbase. The surficial materials were typically observed to be underlain by a stratum of Silty Clay FILL to depths of 2 to 8½ feet below grade (typically about 3 to 5½ feet). The FILL soils were observed to be underlain by natural cohesive soil, typically Silty CLAY, to boring termination at 15 to 30 feet below grade. Various granular strata (consisting of natural Fine to Medium SAND, Silty SAND, SAND and SAND with Gravel) were observed at soil boring locations B-3, B-5, B-7, B-11 and B-13. Other thin sand seams were also observed within the natural cohesive soils at several boring locations.

The Silty Clay FILL soils exhibited unconfined compressive strength values in the range of 1½ to greater than 4½ tons per square foot (stiff to hard) and moisture contents of about 14 to 32 percent. Due to the variable nature and consistency of FILL soils, unconfined compressive strength values should not be considered representative of the actual in-place consistencies of the FILL. The natural variations of Silty CLAY and Clayey SILT soils exhibited unconfined compressive strength values (Qp's) ranging from ¾ tsf to greater than 4½ tsf (medium stiff to hard consistencies, but typically stiff to very stiff) and moisture contents ranging from about 11 to 31 percent.

Based on the subsurface information encountered during ECS' geotechnical field exploration and ECS' estimated maximum structural loading for the proposed buildings (200 to 400 kips maximum column loads), we recommend the proposed development be supported on a conventional shallow foundation system designed for maximum net allowable soil bearing pressure of 6,000 psf (Buildings 4 and 5) or 7,500 psf (Buildings 1, 1a, 2 and 3) and supported within suitable bearing competent Silty CLAY soils. Competent bearing soils can be identified as natural Silty CLAY exhibiting an average unconfined compressive strength value of 1½ tsf or greater (Buildings 4 and 5) or 2 tsf or greater (Buildings 1, 1a, 2 and 3). The net allowable soil bearing pressure refers to that pressure which may be transmitted to the foundation bearing soils in excess of the final minimum surrounding overburden pressure. The net allowable soil bearing pressure may be increased by up to 33% for transient loads, such as wind and earthquake.

More detailed recommendations with regard to foundations, below-grade slabs, excavation design, dewatering, below-grade walls, perimeter and underslab drainage, subgrade preparation and earthwork operations, fill placement and floor slab design are included herein and must be fully reviewed and understood so that the intent of the recommendations are properly utilized during design and construction of the proposed development.

Report Prepared By:	Report Reviewed By:	Report Reviewed By:
Rachel E. Miller Project Manager	Paul J. Giese Principal Engineer	Michael T. Bronson, P.E. Geotechnical Manager

PROJECT OVERVIEW

Introduction

This report presents the results of the geotechnical field explorations and ECS' geotechnical engineering recommendations for the proposed multi-structure development to be constructed at 10 West Algonquin Road in Des Plaines, Illinois. A General Location Map included in the Appendix of this report shows the approximate location of the project site.

This study was conducted in general accordance with the ECS proposal 16:15172-GP, dated February 9, 2016. In preparing this report, we have utilized information from our current subsurface exploration as well as information from nearby sites.

Existing Site Conditions

The proposed site is located at 10 West Algonquin Road in Des Plaines, Illinois. The property is bound to the north and west by single-family residential developments, to the south by West Algonquin Road and to the east by South Mt. Prospect Road. The site is currently developed by three existing structures, including a one-story concrete building, a two-story concrete building and a five-story metal and glass building. The existing structures are situated in the south/central portion of the site. We understand the existing buildings will be demolished prior to construction. The remainder of the site is developed by an at-grade bituminous parking lot with drive lanes and grassed/landscaped areas. The northern third of the site is grassed and undeveloped. Based on our review of the available online resources (i.e., Google Earth®), the existing site elevations range between approximately +655 to +656 feet above the mean sea level (+/-).

Proposed Construction

We understand the proposed construction consists of five buildings located throughout the site. The proposed structures include three, four-story to five-story buildings with basements (Buildings 1, 1a and 2), a high bay warehouse (Building 3) and two one-story slab-on-grade structures (Buildings 4 and 5). The approximate locations of the proposed buildings are indicated on the Boring Location Diagram enclosed in the Appendix. ECS anticipates the northeast corner of the site will contain a parking area. Structural loads were not known at the time this report was written; however, ECS anticipates that the maximum column and wall loads will range from about 200 to 400 kips and 4 to 7 klf, respectively. We estimate that the ground-level finished floor elevation (FFE) throughout the site will approximately match the existing site elevations (at about EL. +655 to +656 feet).

Purposes of Exploration and Scope of Services

The purposes of this exploration were to explore the soil conditions at the project site and to develop engineering recommendations to guide in the design and construction of the project. We accomplished these purposes by performing the following scope of services:

1. Reviewing the geotechnical engineering reports previously performed by ECS in the vicinity of the project site;

2. Drilling nineteen (19) borings throughout the project site using truck-mounted rotary-type auger drill rig.

3. Performing nine (9) in-situ pressuremeter tests to further characterize relative strength and compressibility characteristics of the in-situ soils;

4. Performing laboratory tests on selected representative samples from the borings to evaluate pertinent engineering properties;

5. Analyzing the field and laboratory data to develop appropriate engineering recommendations; and,

6. Preparing this geotechnical report of our findings and recommendations.

The conclusions and recommendations contained in this report are based on nineteen (19) SPT (standard penetration test) soil borings. The SPT soil borings were drilled to depths ranging from approximately 15 to 30 feet below the existing surface elevations. The distribution and depth of the SPT soils borings is listed below:

- Borings B-1 through B-4 were drilled to about 30 feet below the existing surface grade in the vicinity of the proposed Building 4 (near the northwest corner of the property).
- Borings B-5 through B-8 were drilled to a depth of about 30 feet below site grades in the area of the proposed Building 5 (directly east of Building 4).
- Borings B-9 and B-10 were drilled to a depth of about 30 feet below site grades near the western elevation of the proposed Building 3.
- Borings B-11 through B-13 were drilled to about 30 feet below grade in the approximate footprint of Building 2.
- Borings B-14 through B-17 were drilled to approximately 30 feet below grade in the approximate footprint of Buildings 1 and 1a.
- Borings B-18 and B-19 were extended to a depth of about 15 feet below existing site grades in the area of a proposed parking lot (near the northeast corner of the site).

The subsurface exploration included split-spoon soil sampling, standard penetration tests (SPT) and groundwater level observations in the boreholes. The results of the completed soil borings, along with a Boring Location Diagram are included in the Appendix of this report. **The elevations identified at the borings locations (refer to the attached boring logs) were interpreted from Google Earth® and should not be considered accurate from a construction and design stand-point. We recommend that actual site grades be determined for construction and design.**

EXPLORATION PROCEDURES

Subsurface Exploration Procedures

The borings were located in the field by an ECS representative based on the layout of the proposed construction. An ECS subcontracted driller contacted the State of Illinois Utility One-Call Center, JULIE, to clear and mark underground utilities in the vicinity of the project sites prior to drilling operations.

The soil borings were performed by a truck-mounted drill rig with a rotary-type auger drill, which utilized continuous flight augers to advance the boreholes. Representative soil samples were obtained by means of conventional split-barrel sampling procedures. Samples were typically obtained at 2½-foot intervals in the upper 10 feet and at 5-foot intervals thereafter. In this procedure, a 2-inch O.D., split-barrel sampler is driven into the soil a distance of 18 inches by a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler through a 12-inch interval, after initial setting of 6 inches, is termed the Standard Penetration Test (SPT) or N-value and is indicated for each sample on the boring logs. The SPT value can be used as a qualitative indication of the in-place relative density of cohesionless soils. In a less reliable way, it also indicates the consistency of cohesive soils. This indication is qualitative, since many factors can significantly affect the standard penetration resistance value and prevent a direct correlation between drill crews, drill rigs, drilling procedures, and hammer-rod-sampler assemblies.

The drill rig utilized an automatic trip hammer to drive the sampler. Consideration of the effect of the automatic hammer's efficiency was included in the interpretation of subsurface information for the analyses prepared for this report.

A field log of the soils encountered in the borings was maintained by the drill crew. After recovery, each geotechnical soil sample was removed from the sampler and visually classified. Representative portions of each soil sample were then sealed in jars. The soil samples were then brought to our laboratory in Buffalo Grove, Illinois for further visual evaluation and laboratory testing. After completion of the drilling operations, the boreholes were backfilled with auger cuttings to the existing ground surface and surface patched in pavement areas.

Pressuremeter Testing Program

In addition to the basic soil exploration program, an ECS Field Engineer performed nine (9) in-situ pressuremeter tests. The test locations, test depths and test results are detailed in the "Pressuremeter Testing Summary Table" in the Appendix of this report. In general, the in-situ pressuremeter tests were performed in the very stiff to hard Silty CLAY soils encountered in the range of about 5 to 25 feet below site grades.

In the pressuremeter test, a radially expanding cylindrical probe is inserted into a specially prepared 2.5-inch diameter borehole. After insertion, the probe is expanded incrementally against the side of the hole with a combination of pressurized liquid and gas. Each pressure increment is maintained for one minute. The pressure increments are continued until failure of the soil is reached. The change in diameter of each borehole under each pressure increment is measured by the volume change in the center portion of the probe.

By plotting the probe volume versus pressure, a stress-volumetric strain curve is obtained. From this curve, three parameters are obtained for the computation of the soil bearing value and compression. The first parameter is the creep pressure, P_f, which indicates the upper limit of the "pseudo-elastic" zone and indicates the pressure at which movements of the soil particles continue under constant load. The second parameter is the limit pressure, P_l, which is defined as the pressure at which the soil reaches failure. A third parameter is the modulus of deformation, E_d, which is derived from the slope of the stress-volumetric strain curve in the "pseudo-elastic" zone. The modulus of deformation, E_d, is used to estimate settlements of the foundation system elements and other loaded areas. Lastly, the rebound modulus, E_r, was determined during each of the pressuremeter tests performed at the boring locations.

The main purpose of performing the pressuremeter testing program is to obtain a more accurate measure of deformation modulus, which is used to calculate the settlement characteristics of soils more accurately than in modulus correlations derived from conventional SPT testing.

Laboratory Testing Program

Representative soil samples were selected and tested in our laboratory to check field classifications and to determine pertinent engineering properties. The laboratory testing program included visual classifications, unconfined compressive strength testing of cohesive soil samples using a calibrated hand penetrometer and moisture content determinations of cohesive soil samples.

Each soil sample was classified on the basis of texture and plasticity in accordance with the Unified Soil Classification System. The group symbols for each soil type are indicated in parentheses following the soil descriptions on the boring log. A brief explanation of the Unified System is included with this report. The various soil types were grouped into the major zones noted on the boring log. The stratification lines designating the interfaces between earth materials on the boring log are approximate; in situ, the transitions may be gradual.

The unconfined compressive strength (Qp) of relatively cohesive clay soil samples was estimated with the use of a calibrated hand penetrometer. In the hand penetrometer test, the unconfined compressive strength of a soil sample is estimated, to a maximum of 4½ tons per square foot (tsf) by measuring the resistance of a soil sample to penetration of a small, calibrated spring-loaded cylinder.

The soil samples will be retained in our laboratory for a period of 60 days, after which, they will be discarded unless other instructions are received as to their disposal.

EXPLORATION RESULTS

Subsurface Conditions

Nineteen (19) SPT soil borings (Borings B-1 through B-19) were drilled at the project site under ECS' direction. The soil borings were drilled in the approximate footprints of the proposed structures and parking area to depths ranging from 15 to 30 feet below the existing surface grades. The specific soil types observed at each boring location are noted on the boring logs, enclosed in the Appendix.

The surficial materials were typically observed to consist of about 8 to 36 inches of topsoil or about 4½ to 6½ inches of bituminous pavement underlain by about 5 to 49½ inches of gravel subbase. At boring B-16, 2 inches of bituminous pavement were observed to be underlain by about 10½ inches of concrete, then by 19½ inches of gravel subbase. No discernable surficial materials described above were noted at borings B-6 and B-8. The surficial materials were typically observed to be underlain by a stratum of Silty Clay FILL to depths of 2 to 8½ feet below grade (typically about 3 to 5½ feet). The deepest FILL soils were observed at boring B-17 (near the southeast corner of proposed Building 1a). The FILL soils were observed to be underlain by natural cohesive soil, typically Silty CLAY, to boring termination at 15 to 30 feet below grade. Various granular strata (consisting of natural Fine to Medium SAND, Silty SAND, SAND and SAND with Gravel) were observed at soil boring locations B-3, B-5, B-7, B-11 and B-13. Other thin sand seams were also observed within the natural cohesive soils at several boring locations. The surficial materials at soil boring locations B-1, B-12, B-14 through B-16 and B-19 were observed to be underlain by natural Silty CLAY or Clayey SILT to boring termination.

It should be noted that additional granular soils seams/layers, similar to the Fine to Medium SAND, Silty SAND, SAND, and SAND with Gravel observed at several boring locations, may also exist throughout the project site at varying depths, and the project team should be prepared to deal with the earthwork and foundation, slab and pavement subgrade preparation issues associated with granular soils when/if pocket layers/lenses of granular materials are exposed during construction. ECS highlights construction considerations regarding both cohesive and granular soils in the text sections below.

The Silty Clay FILL soils exhibited unconfined compressive strength values in the range of 1½ to greater than 4½ tons per square foot (stiff to hard) and moisture contents of about 14 to 32 percent. Due to the variable nature and consistency of FILL soils, unconfined compressive strength values should not be considered representative of the actual in-place consistencies of the FILL.

The natural variations of Silty CLAY and Clayey SILT soils exhibited unconfined compressive strength values (Qp's) ranging from ¾ tsf to greater than 4½ tsf (medium stiff to hard consistencies, but typically stiff to very stiff) and moisture contents ranging from about 11 to 31 percent. The natural cohesive soils with elevated moisture content values (25 percent and higher) were typically observed directly below the surficial materials or directly below the Silty Clay FILL stratum. The natural, granular, SAND-based soils exhibited SPT N-values in the range of 4 to 20 bpf (very loose to medium dense, but typically medium dense).

General

It should be noted that bid quantity estimation by "averaging" depths and strata changes from boring logs is not recommended. Too many variations exist for such "averaging" to be valid, particularly in the surface material thicknesses, soil types and condition, depth, and groundwater conditions. A different scope of professional services would be required to obtain subsurface information needed for land purchase considerations and earthwork bid preparation. This scope could include additional borings and possibly test pits. Even with this additional information, contingencies should always be carried in construction budgets or land purchase agreements to cover variations in subsurface conditions. Soil borings cannot present the same full-scale view that is obtained during complete site grading, excavation or other aspects of earthwork construction.

Groundwater Observations

Observations for groundwater were made during sampling at each boring location. As previously noted, both auger drilling and mud rotary drilling techniques were utilized during performance of the borings. In mud rotary drilling methods, water/drilling fluid is introduced into the borehole. As such, groundwater levels after drilling were not recorded as the observed levels would not be representative of the actual groundwater level.

During auger drilling and sampling operations, groundwater was observed at depths ranging from 2½ feet to about 20 feet below existing site grades during drilling and about 2 to 28 feet after drilling operations at boring locations B-1 through B-17. Groundwater was not observed at soil boring locations B-18 and B-19. We believe some of the shallowest groundwater readings (in the range of about 2 to 5½ feet below grade) are indicative of a perched condition observed at the interface of more permeable (such as existing FILL) and less permeable (such as Silty CLAY) soil strata. The highest groundwater observations are normally encountered in late winter and early spring. Glacial till soils in the Midwest frequently oxidize from gray to brown above the level at which the soil remains saturated. The long-term groundwater level is often interpreted to be near this zone of color change. Based on the results of this exploration, the long-term groundwater level may be located in the range of about 6 to 16 feet below existing site grades.

It should be noted that the groundwater level can vary based on precipitation, evaporation, surface run-off and other factors not immediately apparent at the time of this exploration. Surface water runoff will be a factor during general construction, and steps should be taken during construction to control surface water runoff and to remove water that may accumulate in the proposed excavations as well as floor slab areas.

ANALYSIS AND RECOMMENDATIONS

Overview

The conclusions and recommendations presented in this report should be incorporated into the design and construction of the project to provide suitable foundation support for the proposed structures and reduce possible soil and/or foundation related problems during and after construction.

The following sections present specific recommendations with regard to the design of the proposed structures. These include recommendations with regard to foundations, below-grade slabs, excavation design, dewatering, below-grade walls, perimeter and underslab drainage, subgrade preparation and earthwork operations and fill placement. Discussion of the factors affecting the building foundations for the proposed construction, as well as additional recommendations regarding geotechnical design and construction at the project site are included below. We recommend that ECS review the final design and specifications to check that the earthwork and foundation recommendations presented in this report have been properly interpreted and implemented in the design and specifications.

The following recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions encountered at the project site. If there are changes to the project characteristics or if different subsurface conditions are encountered during construction, ECS Midwest, LLC should be consulted so that the recommendations of this report can be reviewed and revised as appropriate.

Subgrade Preparation and Earthwork Operations

Existing Building Demolition

The site is currently developed by three structures, including a one-story concrete building, a two-story concrete building and a five-story metal and glass building, which are proposed to be demolished as part of the project. We believe one or more of the existing structures include a basement level. The existing structures (i.e., slabs, walls, basements footings, etc.) should be completely removed during demolition activities and backfilled with compacted engineered fill to the final design site grades, if the grades in that area are at or above the bottom elevation of the disturbed zone. It has been our experience that many demolition contractors place the debris in excavations from the structure and cap with soil. These types of activities will not provide a suitable subgrade for foundations, slabs or pavements. The foundation contractor should mobilize appropriate equipment to remove and/or break up existing slabs and other obstructions without delay. All underground utilities to remain should be positively located, properly protected and supported prior to and during excavation and subgrade preparation activities. Underground utilities within the proposed building areas should be relocated or removed and backfilled with engineered fill. If the existing structures have a basement, the basements must be backfilled in lifts as described in the **Fill Placement** section of this report.

ECS highly recommends that the demolition and backfilling operations at the project site be observed by an experienced ECS geotechnical engineer or his qualified representative retained on your behalf to confirm and document that work is performed in general accordance with the

recommendations detailed herein and the backfill materials used are approved materials and adequately placed and compacted.

Subgrade Preparation

ECS recommends the complete removal of existing topsoil, bituminous pavement, gravel subbase and other deleterious materials. The topsoil materials may be stockpiled onsite for potential reuse in landscaping and other non-structural applications. The crushed aggregate subbase materials (typically CA-6 type crushed limestone or Sand and Gravel) from the paved portions of the site can be stockpiled for potential later use onsite (after being properly manipulated and evaluated by ECS). Please note that deep surficial topsoil (as deep as about 36 inches) and deep gravel subbase (up to about 49½ inches) was noted at several boring locations. The contractor should be prepared to remove and stockpile these deeper surficial strata in the area of borings B-1, B-12, B-15, B-16, B-19 and potentially elsewhere onsite.

Once the surficial materials have been removed, the limits of the proposed building slabs and pavement areas should be excavated to the design subgrade elevations. ECS does not recommend that the subgrade remain exposed to the elements or construction traffic for a prolonged period of time as the subgrade may be disturbed and/or softened. If the pavement sections are not planned to be constructed within a few days after exposing the final design subgrade, consideration should be given to leaving the subgrade approximately 1 foot above the final design subgrade to help prevent softening of the design subgrade soils (if feasible). The stripping operations should extend at least 5 feet beyond the edge of planned pavements, where practical.

Based on the results of our subsurface exploration, we anticipate existing Silty Clay FILL or natural Silty CLAY will typically be encountered at the Building 3 slab, Building 4 slab, Building 5 slab and pavement subgrade elevations. We typically do not recommend slabs and pavements be supported on or above undocumented FILL soils and therefore recommend consideration be given to completely removing the existing FILL below the proposed structures and pavements and replacing it with new compacted engineered fill to provide suitable subgrade beneath buildings and new pavements. Slabs and pavements supported on or above FILL may have shorter service life due to the tendency of FILL soils to exhibit more variable support characteristics and to settle over time when subjected to new building and traffic loads. **Due to the proposed basement levels within Building 1, Building 1a and Building 2, we anticipate the basement slabs will bear directly on natural soils.**

We are aware that complete removal and replacement of the existing FILL within Buildings 3 through 5 and the proposed parking areas may not be feasible from a construction cost perspective. As such, consideration could be given to the following the two alternate site preparation options provided the owner is willing to accept some risk of premature deterioration of the slab and pavements and long term maintenance issues.

Option 1 – Partial Removal (Pavements and Buildings 3, 4 and 5 Slabs)

Option 1 consists of replacing the existing FILL materials to a depth of 1 foot below the **final pavement subgrade elevation** (below the pavement section), and to a depth of 2 feet below the **final slab bearing elevation** (below buildings 3 through 5). Following removal of FILL materials, the removed soils can be manipulated, screened of organics and any other deleterious materials and particles greater than 3 inches in size, placed back in lifts, and re-compacted in accordance with our recommendations discussed in the **Fill Placement and Compaction** section of this report. Crushed granular engineered fill may be required to supplement the properly manipulated and replaced variations of Silty Clay FILL and natural Silty CLAY, Fine to Medium SAND, SAND and SAND with Gravel and fill excavated areas to the desired pavement and slab grades. This partial removal and replacement option would reduce the volume of required undercuts compared to complete removal, but would result in a slightly higher risk of premature deterioration/cracking of the building slabs and pavements. The undercut subgrade should be densified/compacted to the extent practical and proofrolled prior to placing manipulated onsite soils and/or new engineered fill. Additional removal depths or other suitable measures may be required dependent on the materials encountered and results of proofrolling. For the pavement areas, the use of biaxial or triaxial geogrid could also aid in stabilizing the subgrade and extending pavement service life.

Option 2 – Proofroll/Replace (Pavements and Buildings 3, 4 and 5 Slabs)

Once the subgrade soils have been exposed, the subgrade could be proofrolled using a loaded dump truck having an axle weight of at least 10 tons. The intent of the proofroll is to aid in identifying localized soft or unsuitable material which may be required to be removed. If soft or yielding soils are observed during the proofroll of the subgrade, the soft soils should be undercut up to a maximum of 1 foot (in the pavement areas) or 2 feet (in the building slab areas) and replaced with compacted engineered fill to the design subgrade. This option will only identify near surface soils that are unsuitable for pavement and slab support. Any deeper pockets of unsuitable soils may not be fully identified, which could lead to premature deterioration/cracking of the pavements and slabs. Therefore, this option must include the acceptance of a higher risk of premature deterioration/cracking of the pavements and slabs when compared to either complete removal/replacement of existing FILL soils or partial removal and replacement of existing FILL (Option 1).

Proofrolling

Proofrolling should take place after the full-depth removal of FILL soils below proposed building slabs and pavements (most conservative option), after stripping 1 foot (pavements) or 2 feet (slabs) of the FILL soils (for Option 1 – Partial Removal) or after the topsoil, existing pavement and subbase has been removed and the new pavement subgrade has been exposed (for Option 2 – Proofroll/Replace). The exposed subgrade should also be proofrolled within the Building 1, Building 1a and Building 2 footprints, once soils have been stripped to the basement slab elevation. Once the subgrade has been exposed and prior to placing new fill and stone base material, the subgrade should be proofrolled using a loaded dump truck having an axle weight of at least 10 tons. The intent of the proofroll and testing is to aid in identifying localized soft or unsuitable material which may be required to be removed. If soft or yielding soils are observed during the proofroll and testing of the subgrade, the soft or yielding soils should be undercut up to a maximum of 1 foot and replaced with compacted and engineered fill to the design subgrade in accordance with the **Fill Placement** section of this report. Proofrolling of the subgrade should be performed under the observation of an ECS field representative. The final depth of undercutting should be determined by ECS based upon the results of the construction phase evaluations.

To help limit the volume of soil removed as a result of the proofrolling and/or testing observations, we recommend that soft or yielding soils be evaluated in approximately 6 to 12-inch intervals. That is to say, if soft or yielding soils are identified, the contractor should remove 6 to 12 inches of material in the subject area and then proofroll/evaluate the undercut subgrade. This could potentially limit the need to remove 2 feet of soil at once at all locations where soft or yielding soils are identified. A DCP (dynamic cone penetrometer) or Army Corps of Engineers penetrometer can also be used in conjunction with proofrolling to establish appropriate depths for remedial action.

General

Steps should be taken by the contractor to control surface water runoff and to remove water from precipitation that may accumulate in the subgrade areas, especially during the wet season. When wet and subjected to construction traffic, softening and disturbance of the exposed subgrade may occur. Construction traffic should be especially limited when the subgrade is wet. During final preparation of the subgrade, a smooth drum roller is often used to provide a flat surface and provide for better drainage to reduce the negative impact of rain events. We also recommend sealing, crowning and sloping the subgrade to provide positive drainage off the subgrades.

Exposure to the environment may weaken the subgrade soils if the excavations remain open for too long a period. If the subgrade soils are softened by surface water intrusion or exposure, the softened soils must be removed from the subgrade excavation bottom immediately prior to placement of concrete and/or engineered fill.

Excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P, "Excavations" and its appendices, as well as other applicable codes. This document states that the contractor is solely responsible for the design and construction of stable, temporary excavations. The excavations should not only be in accordance with current OSHA excavation and trench safety standards but also with applicable Local, State, and Federal regulations. The contractor should shore, slope or bench the excavation sides when appropriate.

If problems are encountered during the earthwork operations, or if site conditions deviate from those encountered during our subsurface exploration, ECS should be notified immediately. We recommend that the project geotechnical engineer or his representative be on site to monitor stripping and site preparation operations and observe that unsuitable soils have been satisfactorily removed and observe the proofrolling of the subgrades. These observations are particularly important due to presence of undocumented fill at the site. Organic soils (topsoil) were encountered at the site, and extended to about 2½ to 3 feet below grade at borings B-1 and 19, and the contractor should be aware that these soils may not be able to provide support for heavy earthwork equipment.

Fill Placement

All fills should consist of an approved material, free of organic matter and debris, particles greater than 3-inches and have a Liquid Limit and Plasticity Index less than 40 and 15, respectively. Unacceptable fill materials include topsoil and organic materials (OH, OL), high plasticity silts and clays (CH, MH), and low-plasticity silts (ML). Under no circumstances should high plasticity soils be used as fill material in proposed structural areas or close to site slopes.

The existing Silty Clay FILL soils can be reused for engineered fill provided they are screened for debris, organics and particles larger than 3 inches and moisture conditioned as needed. The natural Silty CLAY, Fine to Medium SAND, SAND and SAND with Gravel may also potentially be reused as engineered fill soils. Clayey SILT and Silty SAND may be considered potential fill materials if placed below the frost depth. Silt-based soils are frost susceptible and may heave, leading to premature pavement and slab distress, if placed above the frost depth. The onsite soils (particularly the higher-moisture Silty Clay FILL) may require moisture content adjustments, such as the application of discing or other drying techniques or spraying of water to the soils prior to their use as compacted fill (termed manipulation). The planning of earthwork operations should recognize and account for increased costs associated with manipulation of the onsite materials considered for reuse as compacted fill.

Fill materials should be placed in lifts not exceeding 8-inches in loose thickness and moisture conditioned to within ±2 percentage points of the optimum moisture content. Soil bridging lifts should not be used, since excessive settlement of overlying structures would likely occur. Controlled fill soils should be compacted to a minimum of 95% of the maximum dry density obtained in accordance with ASTM Specification D-1557, Modified Proctor Method.

The expanded footprint of the proposed building and fill areas should be well defined, including the limits of the fill zones at the time of fill placement. Grade control should be maintained throughout the fill placement operations. All fill operations should be observed on a full-time basis by a qualified soil technician to determine that the specified compaction requirements are being met. A minimum of one compaction test per 2,500 square foot area should be tested in each lift placed with a minimum of three tests per lift. The elevation and location of the tests should be clearly identified at the time of fill placement.

Compaction equipment suitable to the soil type used as fill should be used to compact the fill material. Theoretically, any equipment type can be used as long as the required density is achieved; however, the standard of practice typically dictates that a vibratory roller is utilized for compaction of granular soils and a sheepsfoot roller is utilized for compaction of cohesive soils. In addition, a steel drum roller is typically most efficient for compacting and sealing the surface soils. All areas receiving fill should be graded to facilitate positive drainage from building pad areas of free water associated with precipitation and surface runoff.

It should be noted that prior to the commencement of fill operations and/or utilization of off-site borrow materials, the Geotechnical Engineer of Record should be provided with representative samples to determine the material's suitability for use in a controlled compacted fill and to develop moisture-density relationships. To expedite the earthwork operations, if off-site borrow materials are required, it is recommended they consist of suitable fill materials in accordance with the recommendations previously outlined in this section. If frost susceptible soils are imported to the project site, the frost susceptible soils should not be placed within 3½ feet to final site grades (below the existing surface elevation).

Fill materials should not be placed on frozen soils or frost-heaved soils and/or soils that have been recently subjected to precipitation. All frozen soils should be removed prior to continuation of fill operations. Borrow fill materials, if required, should not contain frozen materials at the time of placement. All frost-heaved soils should be removed prior to placement of controlled, compacted fill, granular subbase materials, and foundation/slab concrete.

Foundation Recommendations

Based upon the subsurface information encountered during ECS' geotechnical exploration and the assumed structural loading (200 to 400 kips maximum column loads), we recommend the proposed development be supported on conventional shallow spread and strip footing foundations designed for a maximum net allowable soil bearing pressure of **7,500 psf for Buildings 1, 1a, 2 and 3** and a maximum net allowable soil bearing pressure of **6,000 psf for Buildings 4 and 5**. The net allowable soil bearing pressure refers to that pressure which may be transmitted to the foundation bearing soils in excess of the final minimum surrounding overburden pressure. Competent natural bearing soils for Buildings 1, 1a, 2 and 3 can be identified on the boring logs as natural Silty CLAY exhibiting an average unconfined compressive strength value of **2 tsf or greater**. Competent soils within the footprints of Buildings 4 and 5 can be identified on the boring logs as natural Silty CLAY exhibiting an average unconfined compressive strength value of **1½ tsf or greater**.

If granular soils are encountered at the planned foundation bearing grades, we recommend that the footings be extended in depth to bear within suitable bearing natural Silty CLAY, so that the foundations are supported on similar materials. Based on the soil boring results, we anticipate competent natural Silty CLAY soils will typically be encountered at depths ranging from about 3 to 8 feet below grade. The net allowable soil bearing pressure may be increased by up to 33% for transient loads, such as wind and earthquake.

We recommend small auger probes and field vane shear or dynamic cone penetrometer tests be performed to at least half the width of the footing, or a minimum of 3 feet below each isolated column footing and to at least 2 feet below continuous footings. At least one auger probe should be performed at each column footing and probes should be performed at 25 foot intervals along continuous footings to verify the suitability of the soils to support the recommended maximum net allowable bearing pressure or unsuitable soils is present below the foundations.

To help reduce the potential for foundation bearing failure and excessive settlement due to local shear or "punching" action, we recommend that continuous footings have a minimum width of 18 inches and that isolated column footings have a minimum lateral dimension of 30 inches. In addition, footings should be placed at a depth to provide adequate frost cover protection. For this region, we recommend the exterior footings and footings beneath unheated areas be placed at a minimum depth of 3½ feet below finished grade. Interior footings in heated areas can be placed at a minimum of 2 feet below grade provided that suitable soils are encountered and that the foundations will not be subjected to freezing weather either during or after construction.

Settlement of individual footings, designed in accordance with our recommendations presented in this report, is expected to be within tolerable limits for the proposed buildings. For footings placed on suitable natural Silty CLAY soils or properly compacted engineered fill, maximum total settlement is expected to be in the range of 1 inch or less. Maximum differential settlement between adjacent columns is expected to be ¼ to ¾ of the total settlement. These settlement values are based on our engineering experience with the soil and the anticipated structural loading, and are provided to guide the structural engineers design.

ECS utilized in-situ pressuremeter testing in the evaluation of this site and the development of the foundation recommendations. Therefore, we can take no responsibility for the

misinterpretation of our analysis by others unfamiliar with pressuremeter engineering or its applications, or for inspections performed by others. Note that the maximum allowable bearing pressure was determined based on the results of the in-situ pressuremeter testing performed at the project site and **proper interpretation of the field conditions encountered during foundation construction is critical for proper foundation performance. ECS must observe the foundation excavations to ensure our recommendations are properly followed and the soils are suitable for the design recommendations.**

Should the foundation soils be disturbed, or unsuitable soils are encountered, the unsuitable soils should be removed and replaced with granular engineered fill. The granular engineered fill should be compacted to a minimum of 95 percent of the maximum dry density in accordance with Modified Proctor Method, ASTM Specification D 1557. The zone of the engineered fill placed below the foundations should extend 1 foot beyond the outside edges of the footings and from that point, outward laterally 1 foot for every 2 feet of fill thickness below the footing. We recommend that the excavation/backfill of foundations be monitored full-time by an ECS Geotechnical Engineer or his representative to verify that the foundation bearing soil is consistent with the boring log information obtained during the geotechnical exploration.

Below-Grade Walls

Lateral Earth Pressures

Permanent below-grade walls such as the basement walls should be designed to withstand lateral earth pressures and surcharge loads. The lateral earth pressures exerted on the walls will be a function of the stiffness and the rotation of the walls. The rotation of the wall controls the degree to which the internal strength of the soil is mobilized. If rotation or deflection of the walls will be less than that required to mobilize the active earth pressure condition due to stiffness, bracing or other mechanism (as is typical with basement walls), the "at-rest" earth pressure condition should be evaluated. For the at-rest earth pressure condition, below grade walls can be designed for a linearly increasing lateral earth pressure of 65 psf per vertical foot of wall. The at-rest earth pressure of 65 psf per vertical foot of wall assumes that the below-grade walls will be in a drained condition (i.e., no hydrostatic forces on the back of the wall). In the event that the walls remain undrained, a linearly increasing lateral earth pressure of 65 psf per vertical foot of wall should be utilized above the long-term groundwater level and 100 psf per vertical foot of wall should be utilized below the long-term groundwater level. A long-term ground water level of about 11 feet below existing site grades should be considered in the design. We recommend monitoring wells be considered to better determine the long term ground water level. The wall design should also account for surcharge loads within a 45 degree slope from the base of the wall. For the at-rest earth pressure condition, a lateral earth pressure coefficient of 0.45 should be applied to surcharge loads.

The "active" earth pressure condition, which results in the minimum applied earth pressure, results when the rotation of the wall about its base and away from the retained soil is approximately 0.001 times the height of the wall or greater. This is typically the case with cantilever-type walls. If the active earth pressure condition develops, we recommend below grade walls be designed for a linearly increasing lateral earth pressure of 40 psf per vertical foot of wall above the long-term groundwater level and 85 psf/ft below the long-term groundwater level. These active lateral earth pressures assume that granular materials are used for wall backfill. The wall design should also account for surcharge loads within a 45 degree slope from

the base of the wall. For the active earth pressure condition, a lateral earth pressure coefficient of 0.33 should be applied to surcharge loads. The design long term ground water elevation should be assumed to be around EL. +644 feet.

For passive earth pressures, the footings located at depths greater than the depth of frost penetration (3½ feet below lowest adjacent finished grade) should be considered. Passive resistance within the zone of seasonal volume change (i.e., approximately 3½ feet from the final ground surface) should be neglected. A passive lateral earth pressure of 300 psf per vertical foot of wall can be considered below a depth of 3½ feet below final exterior site grades. As stated, the upper 3½ feet of soil should be neglected when determining the passive resistance of the soil.

Uplift Pressures

Uplift pressure should be minimized with the proper installation of an underslab drainage system (as recommended later in this report). However, uplift pressures should be considered for emergency situations. The below grade slab and walls should be designed to withstand uplift pressures and the design water elevation should be considered to be around EL. +644 feet.

Below-Grade Wall Backfill

The space between the outside of the walls and the excavation should be backfilled with a granular fill extending to a level of approximately 2 feet below the final outside grade. The remaining 2 feet should consist of a clayey material to minimize the amount of surface water infiltration into the granular material, and thus, reduce the excess water to be handled by the drainage system. Asphaltic concrete or Portland cement concrete can also be used to cover the ground surface and minimize the surface water infiltration. The ground surface adjacent to the below grade walls should be kept properly graded to prevent ponding of water adjacent to the below grade walls. If a slurry wall system or sheetpiling is used and is incorporated into the basement walls, no drainage material can be installed on the outside of the wall.

Special attention should be employed during placement of new fill against below-grade walls. Based on our experience, fill soils placed against below-grade walls and immediate areas along below grade walls are not compacted/densified adequately due to space constraints and lack of compaction effort. Inadequate placement and compaction of new fill will result on at-grade slab/pavement subgrade settlement and distress. A jumping jack, walk-behind vibratory plate or similar equipment should be used in manhole areas or other limited areas that are not feasible with a heavy-duty pneumatic tire or smooth drum roller. To achieve a desirable balance between minimizing excessive pressures against the below grade walls and reducing the settlement of the wall backfill, we recommend that the wall granular backfill be compacted to at least 90% of the maximum dry density obtained in accordance with ASTM Specification D 1557, Modified Proctor Method. Where the fill materials will be supporting sidewalks or pavements, the upper 2 feet should be compacted to 95% of the maximum dry density referenced above.

Backfill materials should consist of inorganic materials, free of debris, be free draining, and containing no frost susceptible soil. The fill placed adjacent to the below grade walls should not be overcompacted. Heavy earthwork equipment should maintain a minimum horizontal distance away from the below grade walls of 1 foot per foot of vertical wall height. Lighter compaction equipment should be used close to the below grade walls. Where light (e.g., hand) compaction equipment is employed, the maximum lift thickness should be reduced to 6 inches.

Suitable man-made drainage materials may be used in lieu of the granular backfill, adjacent to the below grade walls. Examples of suitable materials include Enka Mat, Mira Drain, or geotec Drains. If the excavation support system (earth retention system) is used as a back form for wall construction, the geosynthetic drainage media can be placed directly against the support system prior to placing reinforcing steel. These materials should be covered with a filter fabric having an apparent opening size (AOS) consistent with the size of the soil to be retained (or with cast-in-place concrete). The material should be placed in accordance with the manufacturer's recommendations and connected to a perimeter drainage system, which in turn should be properly drained.

Below-Grade Wall Perimeter and Underslab Drainage

We anticipate the Building 1, Building 1a and Building 2 basement FFE's will be near the estimated long-term water table at about 11 feet below grade. We recommend below-grade walls be provided with a perimeter drainage system to reduce the potential for excess hydrostatic pressures to be exerted on the walls. This system may consist of perforated or porous wall, closed joint drain tiles located around the perimeter of the walls, at the footing level. These drain lines should be surrounded by a minimum of 8 inches of free draining granular filter material having a gradation compatible with the size of the openings utilized in the drain lines and surrounding soils to be retained. The drainage tiles should be connected to a permanent sump with automatic and stand-by pump arrangement, or to a storm sewer, to remove water which may accumulate. Occupied below-grade space should include dampproofing, waterproofing and waterstops, as required by local building code requirements.

We also recommend an underslab drainage system to reduce the risk of development of uplift pressures on the below-grade slab. For design and construction of the below-grade slab, an underslab drainage blanket with intermediate drainlines at maximum 25 foot intervals leading to sumps should be provided. The drainage blanket should be a minimum of 8 inches in thickness and consist of free-draining crushed aggregate (less than 3% passing the No. 200 sieve). Drain tiles can consist of porous or perforated wall pipe and should be surrounded by at least 8 inches of free draining material. The gradation of the drainage material should be compatible with the subgrade soils and the opening size of the drain tiles. Drains should be at least 4 inches in diameter and placed with a maximum spacing of 30 feet. The drain tiles should be provided with an outlet to a sump pump system. The sump system should include duplex pumps and a generator backup. Preliminarily, we recommended utilizing pumps capable of pumping at least 100 to 300 gpm. Note however, the pump capacities should be re-evaluated based on observations during construction dewatering activities at the project site. If a sheet pile wall or slurry wall be used for excavation earth retention, ECS recommends that the sheet pile wall or slurry wall be left in place. Both of these systems can substantially reduce the amount of groundwater the perimeter and underslab systems will need to remove. Leaving sheeting or slurry wall in place, should also allow the sizing of the pumps for in service use to be reduced to 50 gpm each. Final pump sizing should be determined after construction observations.

Pavement Design

We recommend that the pavement subgrade within the prosed pavements be prepared in accordance with the **Subgrade Preparation and Earthwork Operations** section of this report. Once the subgrade has been properly prepared, we recommend the following minimum

pavement sections for the proposed development. The pavement sections were developed based on the anticipated pavement usage/traffic loads and an IBR of 3 for the subgrade soils.

Table 1: Pavement Section Recommendations

Pavement Material	Compacted Material Thicknesses (Inches)			
	Flexible Pavement (Standard)	Flexible Pavement (Heavy Duty)	Rigid Pavement (Standard)	Rigid Pavement (Heavy Duty)
Portland Cement Concrete	--	--	5	6
Bituminous Surface Course	1½	1½	--	--
Bituminous Base Course	2¼	3	--	--
Crushed Granular Subbase (CA-6)	*8	*12	*6	*8
Total Pavement Section Thickness	11¾	16½	11	14

* If Subgrade Preparation Option 2 (Proofroll/Replace) is implemented in the proposed parking area, we recommend an additional 2 inches of aggregate base for each pavement section to help reduce the potential for premature pavement distress.

All pavement materials and construction, with the exception of the Modified Proctor compaction specification, should be in accordance with Guidelines for AASHTO Pavement Design and IDOT Standard Specifications for Road and Bridge Construction. The pavement sections specified in the table above are general pavement recommendations based on the anticipated usage at the project site and were not developed based on specific traffic patterns/loading and resiliency factors, as those parameters were not provided by the design team. We recommend the project team provide ECS with design traffic loads so that we can verify the recommendations detailed herein are appropriate for the anticipated traffic loads. The table above provides "Standard" and "Heavy Duty" flexible and rigid pavement recommendations. The "Heavy-Duty" pavement section is recommended for pavements to be subjected with frequent traffic such as drive lanes, entrance/exit drives. If the traffic will exceed 25 trucks per day in "Heavy-Duty" paved areas, ECS should be notified so that we can review/re-evaluate our recommendations.

It should also be noted that the pavement sections specified in the table above were developed for the anticipated in-service traffic conditions only and do not provide an allowance for construction traffic conditions or traffic conditions in excess of typical residential / collector street traffic. Therefore, if pavements will be constructed early during site development to accommodate construction traffic, consideration should be given to the construction of designated haul roads, where thickened pavement sections can be provided to accommodate the construction traffic, as well as the future in-service traffic. ECS can provide additional design assistance with pavement sections for haul roads upon request.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration

of the pavement can be expected. Furthermore, good drainage should minimize the possibility of the subgrade materials becoming saturated over a long period of time.

We recommend the granular base course should be compacted to at least 95 percent of the maximum dry density obtained in accordance with ASTM D1557, Modified Proctor method. During asphalt pavement construction, the wearing and leveling course should be compacted to a minimum of 93 percent of the theoretical density value. Prior to placing the granular material, the pavement subgrade soil should be properly compacted, observed to be stable during a final proofroll and free of standing water, mud, and frozen soil.

Infiltration and subterranean water are the two sources of water that should be considered in the pavement design for the project. Infiltration is surface water that enters the pavement through the joints, pores, cracks in the pavement and through shoulders and adjacent areas pavements as a result of precipitation. Subterranean water is a source of water from a somewhat shallow water table on the site. For the proposed at-grade pavements for this project, infiltration is the most important source of water to be considered and, based on the proposed use, a likely source of water introduced into the subgrade.

We recommend pavement subgrades should be crowned, or sloped, a minimum of 1% to promote subsurface water flow across the lean clay subgrades and to prevent ponding. Crowning and sloping the subgrade should help minimize the potential for water to accumulate and the aggregate base course and clay subgrade soils to become saturated. Proper profile grading is essential to avoid the creation of "bathtubs" beneath the pavements, trapping water. The trapped water or standing water in the "bathtubs" can result in saturation of the aggregate base course and clayey subgrade soils leading to softening of the subgrade and premature pavement cracking and settlement.

Adequate construction joints, contraction joints and isolation joints should be provided in the areas of rigid pavement to reduce the impacts of cracking and shrinkage. Please refer to ACI 330R-92 *Guide for Design of Concrete Parking Lots*. The Guide recommends an appropriate spacing strategy for the anticipated loads and pavement thickness. It has been our experience that joint spacing closer to the minimum values results in a pavement with less cracking and better long term performance.

Pavement Maintenance

Regular maintenance and occasional repairs should be implemented to keep pavements in a serviceable condition. In addition, to help minimize water infiltration to the pavement section and within the base course layer resulting in softening of the subgrade and deterioration of the pavement, we recommend the timely sealing of joints and cracks using elastomeric caulk in rigid pavements and hot poured emulsified asphalt sealant in flexible pavements. We recommend exterior pavements should be reviewed for distress/cracks at least twice a year, once in the spring and once in the fall.

Sound maintenance programs should help maintain and enhance the performance of pavements and attain the design service life. A preventative maintenance program should be implemented early in the pavement life to be effective. The "standard in the industry" supported by research indicates that preventative maintenance should begin within 2 to 5 years of the construction of the pavement. Failure to perform preventative maintenance will reduce the service life of the pavement and increase the costs for both corrective maintenance and full pavement rehabilitation.

PROJECT CONSTRUCTION RECOMMENDATIONS

General Construction Considerations

We recommend that the subgrade preparation, installation of the foundations, and construction of slabs-on-grade be monitored by an ECS geotechnical engineer or his representative. Methods of verification and identification such as, DCP testing and hand auger probe holes will be necessary to further evaluate the subgrade soils and identify unsuitable soils. The contractor should be prepared to over-excavate slab-on-grade subgrades at isolated locations (as necessary and with light equipment). We recommend that excavations of new foundations be monitored on a full-time basis by an ECS geotechnical engineer or his representative to verify that the soil bearing pressure and the subgrade materials will be suitable for the proposed structure and are consistent with the boring log information obtained during this geotechnical exploration.

Full-time monitoring of foundation or drilled shaft installation by an ECS representative must be performed to confirm installation in accordance with proper procedures and verify ground conditions encountered are consistent with those identified during our exploration. We would be pleased to provide these services.

All unsuitable materials should be removed and replaced with environmentally clean, inorganic fill and free of debris or harmful matter. Unsuitable materials removed from the project site should be disposed of in accordance with all applicable federal, state, and local regulations.

Construction Dewatering

Based on the groundwater conditions encountered at the project site and dependent on the final basement depths/elevation, we anticipate that dewatering efforts may be required during basement excavation. The contractor should be prepared to manage perched water (such as within existing fill or granular seams/layers) as well as groundwater, if encountered and maintain a dry excavation during removal and replacement of uncontrolled fill or unsuitable soils and prior to the placement of fill and concrete. We believe the removal of accumulated water can be achieved utilizing drainage trenches and a sump and pump system during excavations.

Special Qualifications

The in-situ pressuremeter tests used in the evaluation of this site are a specialized geotechnical tool which requires special experience to accurately analyze the test data. Therefore, we can take no responsibility for the misinterpretation of our analysis by others unfamiliar with pressuremeter engineering or its applications, or for inspections performed by others. Because of this, we recommend that ECS Midwest, LLC observe the foundation excavations and bearing subgrade for all foundations and slabs.

Closing

This report has been prepared to aid in the evaluation of this property and to assist the architect and/or engineer in the design of this project. The scope is limited to the specific project and

locations described herein and our description of the project represents our understanding of the significant aspects relative to soil and foundation characteristics. In the event that any change in the nature or location of the proposed construction outlined in this report are planned, we should be informed so that the changes can be reviewed and the conclusions of this report modified or approved in writing by the geotechnical engineer. It is recommended that all construction operations dealing with earthwork and foundations be reviewed by an experienced geotechnical engineer to provide information on which to base a decision as to whether the design requirements are fulfilled in the actual construction. If you wish, we would welcome the opportunity to provide field construction services for you during construction.

The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings and tests performed at the locations as indicated on the Boring Location Diagram and other information referenced in this report. This report does not reflect variations, which may occur between the borings. In the performance of the subsurface exploration, specific information is obtained at specific locations at specific times. However, it is a well known fact that variations in soil conditions exist on most sites between boring locations and also such situations as groundwater levels vary from time to time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, after performing onsite observations during the construction period and noting characteristics and variations, a reevaluation of the recommendations for this report will be necessary.

In addition to geotechnical engineering services, ECS Midwest, LLC has the in-house capability to perform multiple additional services as this project moves forward. These services include the following:

- Environmental Consulting;
- Project Drawing and Specification Review; and,
- Construction Material Testing / Special Inspections

We would be pleased to provide these services for you. If you have questions with regard to this information or need further assistance during the design and construction of the project please feel free to contact us.

APPENDIX

General Location Map

Boring Location Diagram

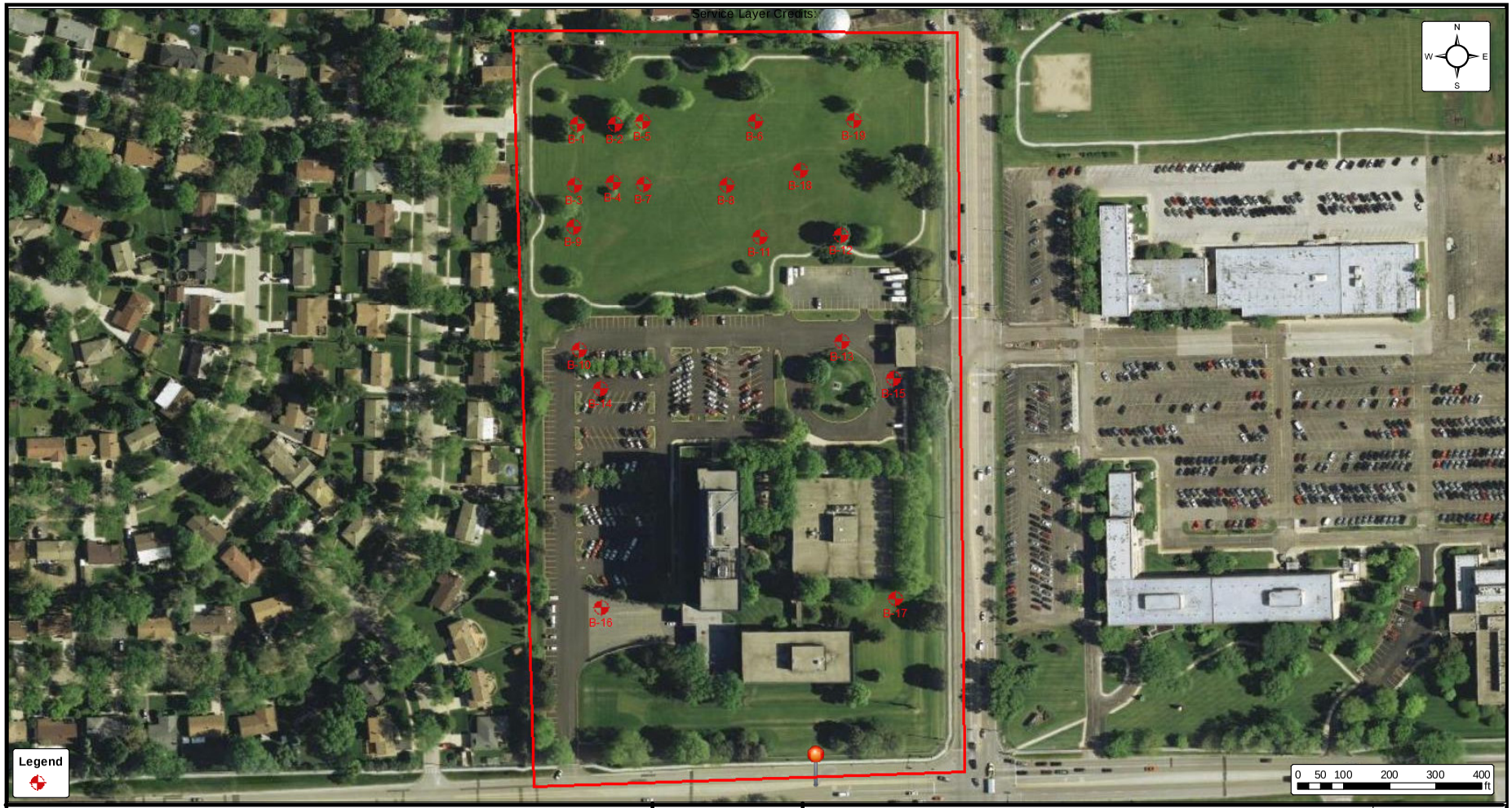
Boring Logs

Pressuremeter Test Results

Unified Soil Classification System

Reference Notes for Boring Logs

ECS	**Figure 1** **GENERAL LOCATION MAP**	N	**ECS Project No. 16:11237** **Des Plaines Development** **10 West Algonquin Road** **Des Plaines, IL**



Boring Location Diagram	ECS	**DES PLAINES DEVELOPMENT** **DES PLAINES IL**	ENGINEER SCALE 1 " = 200 ' PROJECT NO. 16:11237 SHEET 1 OF 1 DATE 2/25/2016

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-1	1 OF 1

PROJECT NAME: Des Plaines Development
ARCHITECT-ENGINEER: Legat Architects
SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL
NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY RQD% - - - REC% ——
PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS
BOTTOM OF CASING | LOSS OF CIRCULATION
SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Depth [30"]		655	3 6 5
	S-1	SS	18	10				
					(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Trace Roots, Yellowish Tan and Gray, Moist, Medium Stiff and Hard			2 2 3
5	S-2	SS	18	10			650	
					In Situ Pressuremeter Tests:			6 7 7
	S-3	SS	18	18	@ 5 feet; Ed = 38 tsf Po = 1.25 tsf, PI = 8 tsf			
	S-4	SS	18	18				5 6 8
10					@ 10 feet; Ed = 105 tsf, Er = 265 tsf Po = 1.0 tsf, PI = 24 tsf		645	
	S-5	SS	18	18				4 6 9
15					@ 15 feet; Ed = 35 tsf, Er = 77 tsf Po = 0.88 tsf, PI = 15 tsf		640	
	S-6	SS	18	18				4 5 8
20					@ 20 feet; Ed = 78 tsf, Er = 196 tsf Po = 0.75 tsf, PI = 19 tsf		635	
	S-7	SS	18	18				4 4 6
25					@ 25 feet; Ed = 70 tsf, Er = 253 tsf Po = 0.75 tsf, PI = 17 tsf		630	
	S-8	SS	18	18				6 8 11
30					END OF BORING @ 30'		625	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 11.0' WS☐ WD☒	BORING STARTED 02/23/16	CAVE IN DEPTH @ 20.2'
WL(BCR) WL(ACR) 20.0'	BORING COMPLETED 02/23/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-2	1 OF 1

PROJECT NAME: Des Plaines Development
ARCHITECT-ENGINEER: Legat Architects
SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL
NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY RQD% - - - REC% ——
PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS
BOTTOM OF CASING | LOSS OF CIRCULATION
SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Depth [12"]		655	4 4 6
	S-1	SS	18	12	(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Trace Roots, Black, Moist, Very Stiff			
	S-2	SS	18	6	(CL/ML) SILTY CLAY, Trace Sand, Slight Gravel, Tan to Gray, Moist, Very Stiff			4 5 5
5							650	
	S-3	SS	18	18				4 4 6
	S-4	SS	18	18				4 6 7
10							645	
	S-5	SS	18	18				4 5 6
15							640	
	S-6	SS	18	16	(ML/CL) CLAYEY SILT, Trace Sand, Trace Gravel, Gray, Moist			6 7 9
20					(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Gray, Moist, Stiff		635	
	S-7	SS	18	18	Sand seams were observed around 19 to 22 feet			4 4 5
25							630	
	S-8	SS	18	18				3 4 4
30					END OF BORING @ 30'		625	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 8.0' WS☐ WD☒	BORING STARTED 02/24/16	CAVE IN DEPTH
WL(BCR) WL(ACR) 21.3'	BORING COMPLETED 02/24/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-3	1 OF 1

PROJECT NAME: Des Plaines Development
ARCHITECT-ENGINEER: Legat Architects
SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL
NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——
PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS
BOTTOM OF CASING | LOSS OF CIRCULATION
SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Depth [18"]		655	3 4 5
	S-1	SS	18	6	(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Trace Roots, Black and Brown, Moist, Very Stiff			2 2 3
5	S-2	SS	18	16	(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan to Gray, Moist, Stiff to Hard		650	5 7 6
	S-3	SS	18	18				7 9 10
	S-4	SS	18	18				
10					(SP) FINE TO MEDIUM SAND, Trace Clay, Trace Silt, Trace Gravel, Brown, Wet, Medium Dense		645	6 7 9
	S-5	SS	18	18	(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Gray, Moist, Very Stiff and Stiff			
15					Sand seams were observed around 17 to 21 feet		640	
	S-6	SS	18	16				4 5 5
20							635	
	S-7	SS	18	16				4 5 4
25							630	
	S-8	SS	18	18				4 5 7
30					END OF BORING @ 30'		625	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 9.8' WS☐ WD☒	BORING STARTED 02/22/16	CAVE IN DEPTH @ 11.4'
WL(BCR) WL(ACR) 9.3'	BORING COMPLETED 02/22/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-4	1 OF 1

PROJECT NAME: Des Plaines Development
ARCHITECT-ENGINEER: Legat Architects
SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL
NORTHING | EASTING | STATION

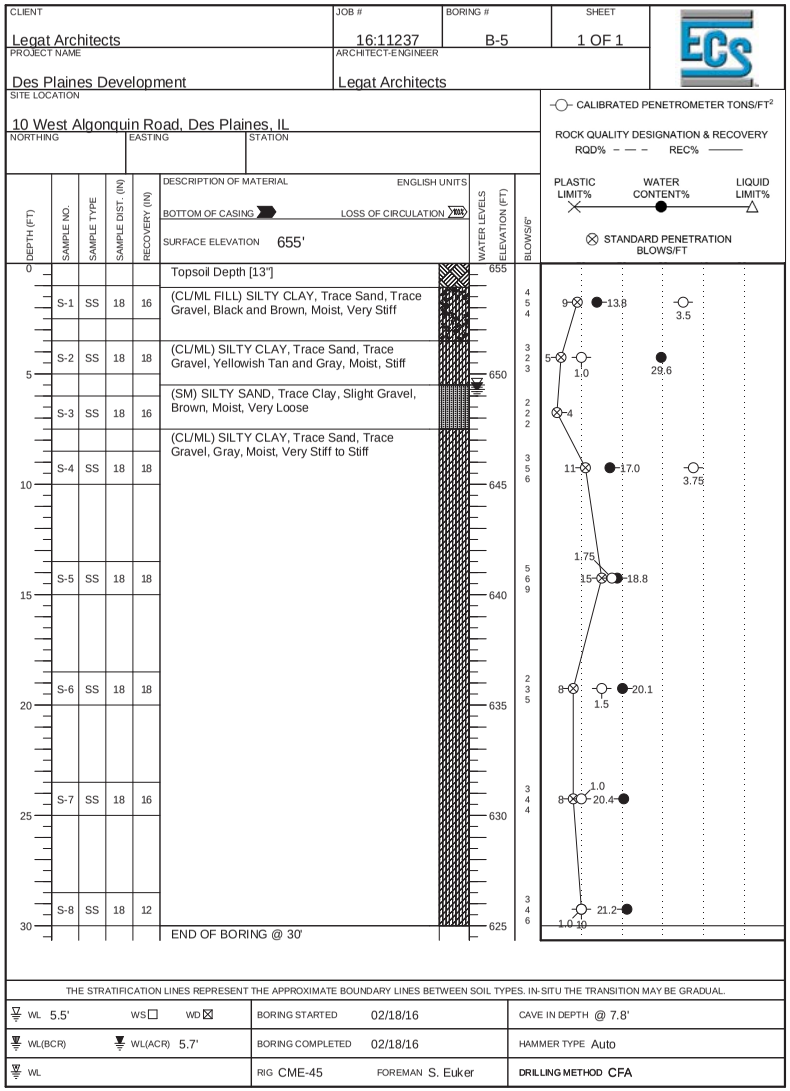
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——
PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT

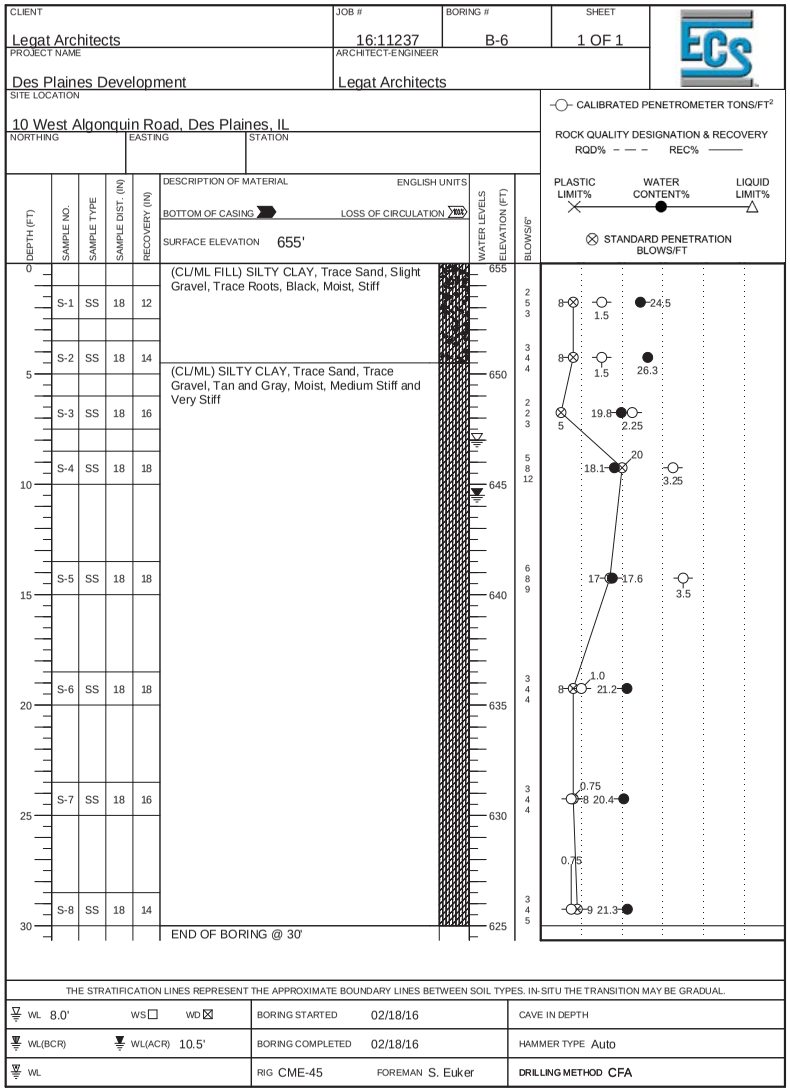
DESCRIPTION OF MATERIAL — ENGLISH UNITS
BOTTOM OF CASING | LOSS OF CIRCULATION
SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Depth [10"]		655	3 4 5
	S-1	SS	18	16	(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Trace Roots, Black and Brown with Gray, Moist, Very Stiff			3 4 4
5	S-2	SS	18	16			650	3 3 3
	S-3	SS	18	18	(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Yellowish Tan to Gray, Moist, Very Stiff to Hard			3 4 7
	S-4	SS	18	18				
10							645	7 8 8
	S-5	SS	18	18				
15					(CL/ML) SILTY CLAY WITH SAND, Trace Gravel, Gray, Moist, Very Stiff		640	
	S-6	SS	18	10				6 7 8
20							635	
	S-7	SS	18	16	(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Gray, Moist, Stiff			4 5 5
25							630	
	S-8	SS	18	18				5 7 16
30					END OF BORING @ 30'		625	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 13.5' WS☐ WD☒	BORING STARTED 02/22/16	CAVE IN DEPTH @ 25.8'
WL(BCR) WL(ACR) 12.3'	BORING COMPLETED 02/22/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-5
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - -
REC%
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
Topsoil Depth [13"]
(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Black and Brown, Moist, Very Stiff
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Yellowish Tan and Gray, Moist, Stiff
(SM) SILTY SAND, Trace Clay, Slight Gravel, Brown, Moist, Very Loose
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Gray, Moist, Very Stiff to Stiff
END OF BORING @ 30'
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL 5.5' WS☐ WD☒
BORING STARTED 02/18/16
CAVE IN DEPTH @ 7.8'
WL(BCR) WL(ACR) 5.7'
BORING COMPLETED 02/18/16
HAMMER TYPE Auto
WL
RIG CME-45
FOREMAN S. Euker
DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-6
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - -
REC%
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
(CL/ML FILL) SILTY CLAY, Trace Sand, Slight Gravel, Trace Roots, Black, Moist, Stiff
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan and Gray, Moist, Medium Stiff and Very Stiff
END OF BORING @ 30'
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL 8.0' WS☐ WD☒
BORING STARTED 02/18/16
CAVE IN DEPTH
WL(BCR) WL(ACR) 10.5'
BORING COMPLETED 02/18/16
HAMMER TYPE Auto
WL
RIG CME-45
FOREMAN S. Euker
DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-7	1 OF 1
PROJECT NAME	ARCHITECT-ENGINEER		
Des Plaines Development	Legat Architects		

SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL

NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Depth [12"]		655	
	S-1	SS	18	10	(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Trace Roots, Black and Brown, Moist, Very Stiff to Stiff			3 4 5
	S-2	SS	18	10				3 3 4
5	S-3	SS	18	18	(CL/ML) SILTY CLAY, Slight Sand, Trace Gravel, Tan and Gray, Moist, Medium Stiff to Hard Sand seams were observed around 7 to 12 feet		650	2 2 3
	S-4	SS	18	18				3 5 5
10							645	
	S-5	SS	18	18				5 7 9
15							640	
					(SM) SILTY SAND, Trace Clay, Trace Gravel, Gray, Moist, Medium Dense			8 10 10
20	S-6	SS	18	16			635	
					(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Gray, Moist, Stiff			4 3 4
25	S-7	SS	18	16			630	
30	S-8	SS	18	18	END OF BORING @ 30'		625	4 4 5

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 8.0' WS☐ WD☒	BORING STARTED 02/22/16	CAVE IN DEPTH
WL(BCR) WL(ACR) 18.5'	BORING COMPLETED 02/22/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-8	1 OF 1
PROJECT NAME	ARCHITECT-ENGINEER		
Des Plaines Development	Legat Architects		

SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL

NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	SS	18	6	(CL/ML FILL) SILTY CLAY, Trace Sand, Contains Gravel, Black and Dark Brown, Moist, Very Stiff		655	2 3 4
	S-2	SS	18	12				3 4 4
5	S-3	SS	18	14	(CL/ML) SILTY CLAY, Slight Sand, Trace Gravel, Yellowish Tan and Gray, Moist, Medium Stiff to Stiff		650	2 2 2
	S-4	SS	18	18				3 3 4
10							645	
	S-5	SS	18	18				3 3 4
15							640	
	S-6	SS	18	18			635	3 3 3
20								
	S-7	SS	18	18			630	3 3 4
25								
30	S-8	SS	18	18	END OF BORING @ 30'		625	4 5 7

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 8.0' WS☐ WD☒	BORING STARTED 02/18/16	CAVE IN DEPTH
WL(BCR) WL(ACR) 17.7'	BORING COMPLETED 02/18/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-9	1 OF 1
PROJECT NAME	ARCHITECT-ENGINEER		
Des Plaines Development	Legat Architects		

SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL

NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	DESCRIPTION OF MATERIAL
0						655		Topsoil Depth [12"]
	S-1	SS	18	14			3 4 5	(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Black, Moist, Very Stiff to Stiff
	S-2	SS	18	16			2 2 2	(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Brownish Gray, Moist, Medium Stiff and Hard
5	S-3	SS	18	18		650	5 8 10	Sand seams were observed around 12 to 16 feet
	S-4	SS	18	18			6 7 8	
10						645		
	S-5	SS	18	18			7 4 6	
15						640		
	S-6	SS	18	18			5 6 9	
20						635		
	S-7	SS	18	18			5 6 7	
25						630		
	S-8	SS	18	18			4 5 6	
30						625		END OF BORING @ 30'

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 5.5' WS☐ WD☒	BORING STARTED 02/22/16	CAVE IN DEPTH
WL(BCR) WL(ACR) 11.9'	BORING COMPLETED 02/22/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-10	1 OF 1
PROJECT NAME	ARCHITECT-ENGINEER		
Des Plaines Development	Legat Architects		

SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL

NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

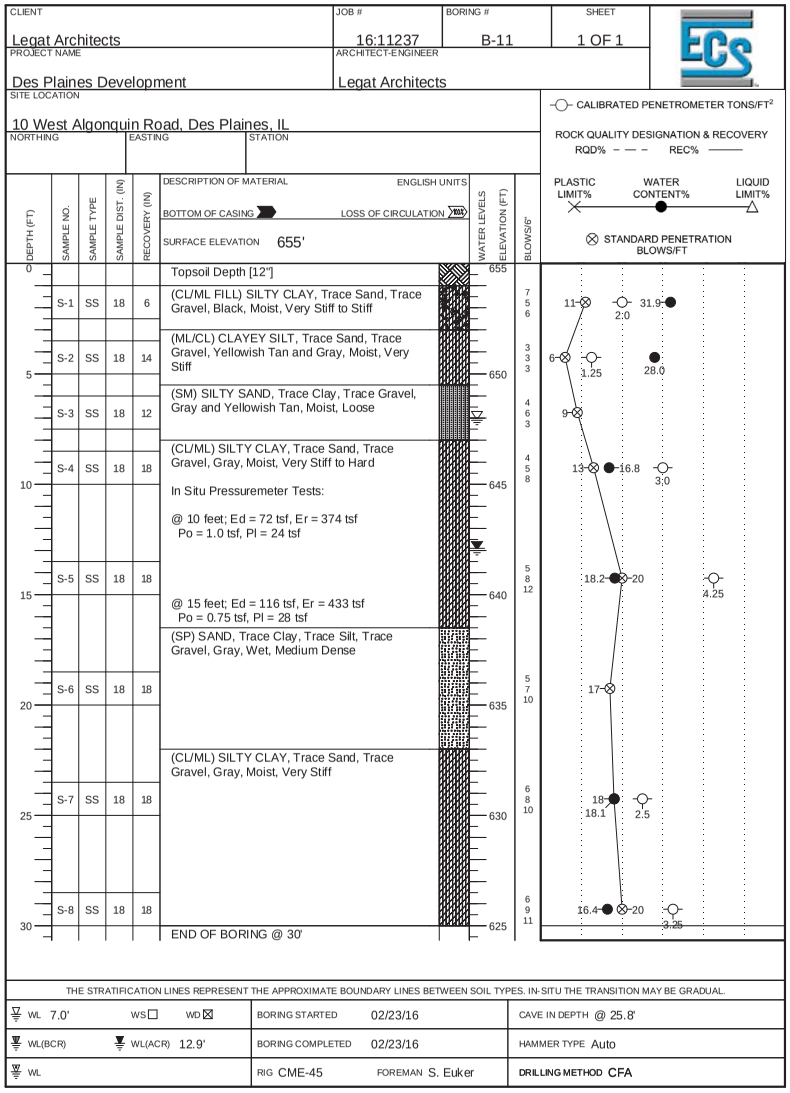
BOTTOM OF CASING | LOSS OF CIRCULATION

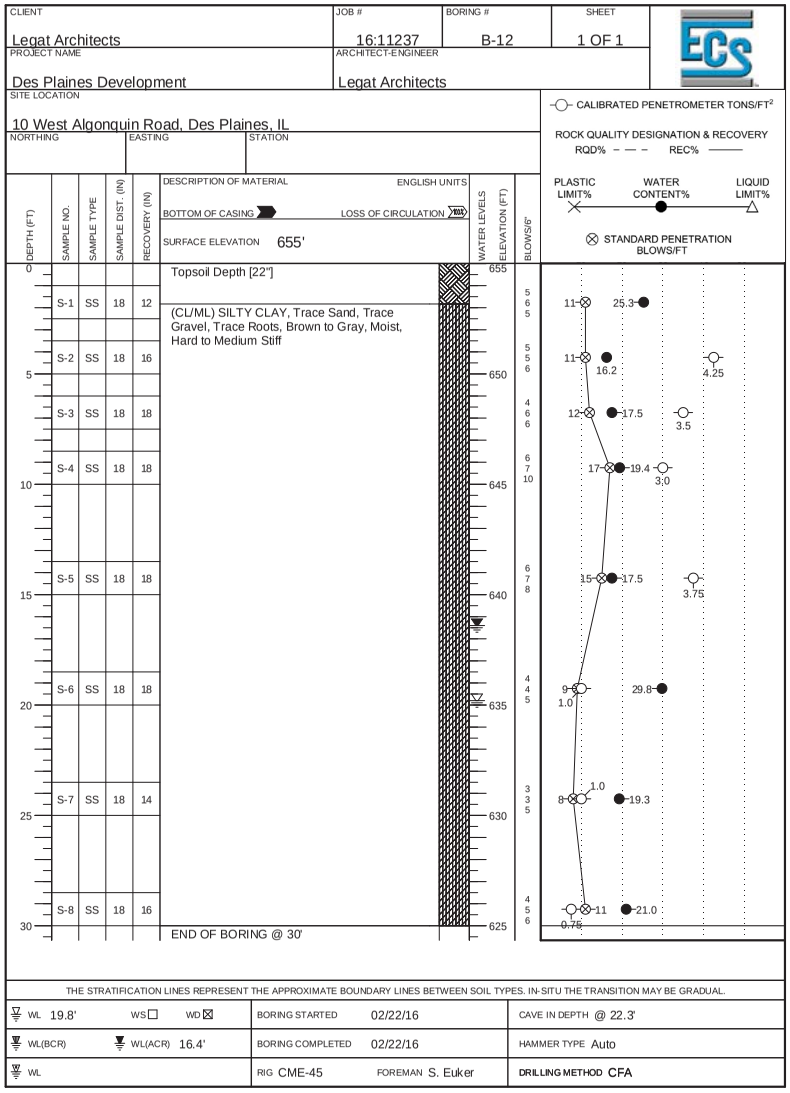
SURFACE ELEVATION 655'

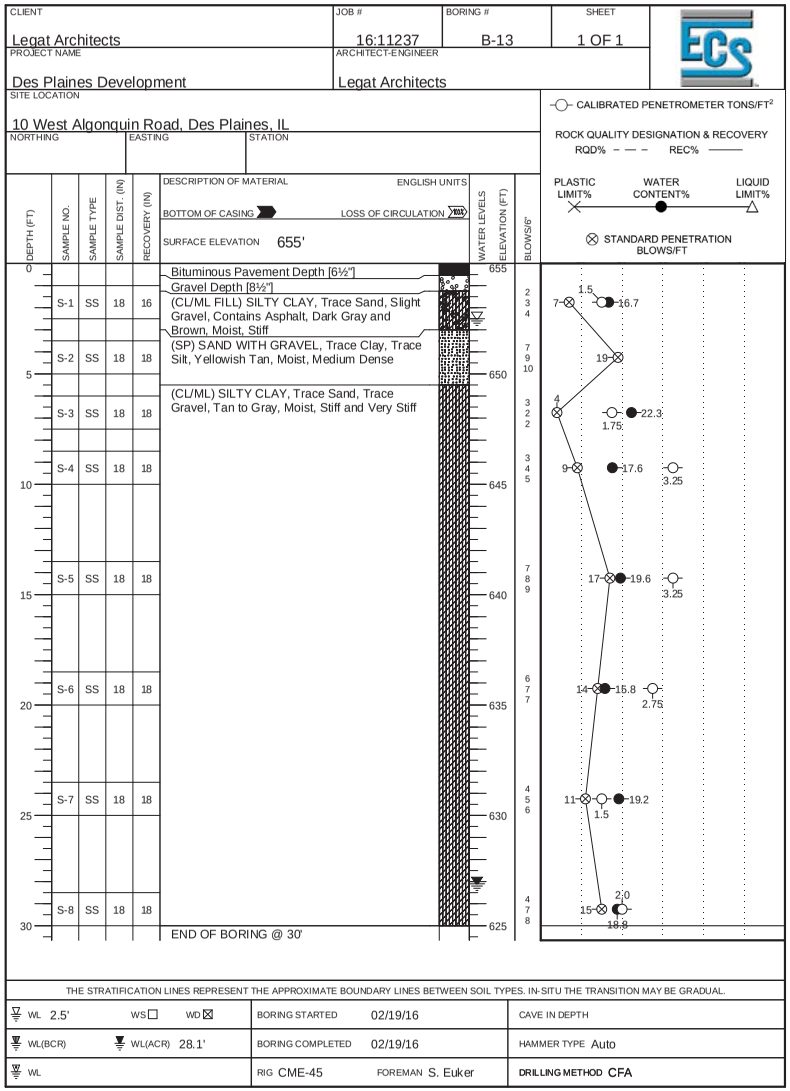
DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	DESCRIPTION OF MATERIAL
0						655		Bituminous Pavement Depth [6½"] Gravel Depth [5"]
	S-1	SS	18	10			5 5 4	(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Dark Gray and Black, Moist, Very Stiff
	S-2	SS	18	18			2 2 2	
5	S-3	SS	18	18		650	3 4 5	(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Trace Roots, Gray, Moist, Very Stiff to Stiff
	S-4	SS	18	18			3 4 5	Sand seams were observed around 12 to 16 feet
10						645		
	S-5	SS	18	18			6 8 9	
15						640		
	S-6	SS	18	18			4 4 6	
20						635		
	S-7	SS	18	18			4 5 6	
25						630		
	S-8	SS	18	18			5 6 6	
30						625		END OF BORING @ 30'

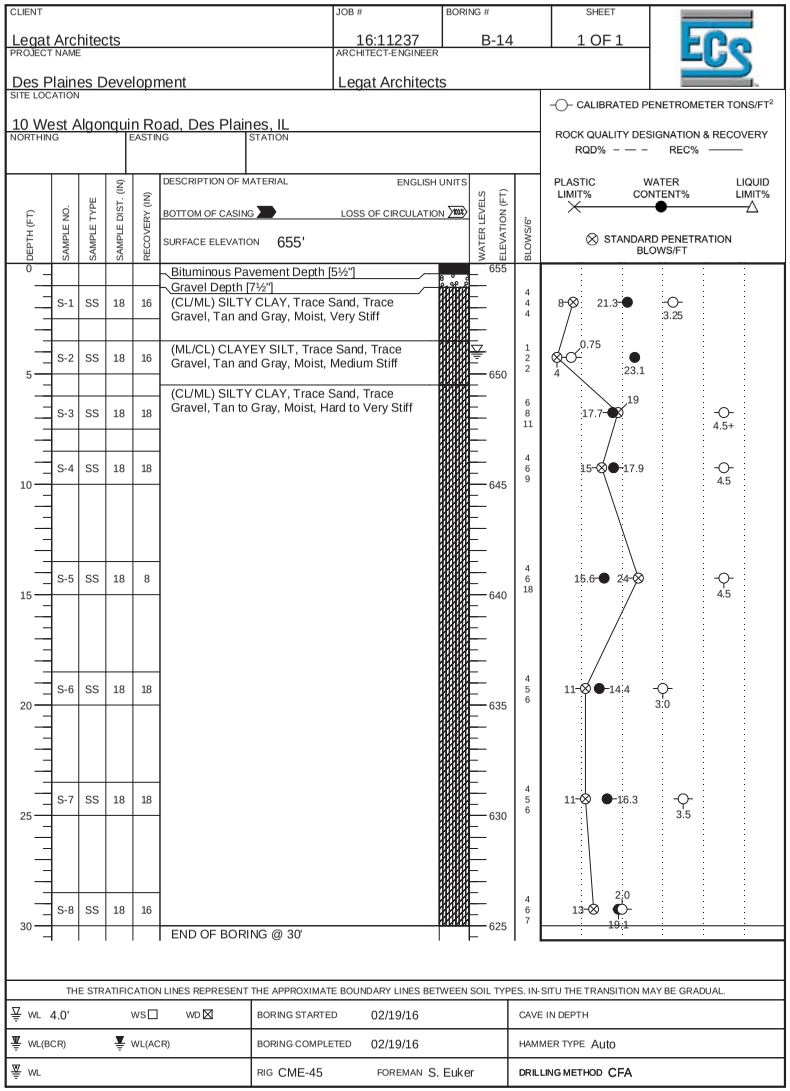
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 5.5' WS☐ WD☒	BORING STARTED 02/24/16	CAVE IN DEPTH
WL(BCR) WL(ACR) 9.8'	BORING COMPLETED 02/24/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-11
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - -
REC%
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
Topsoil Depth [12"]
(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Black, Moist, Very Stiff to Stiff
(ML/CL) CLAYEY SILT, Trace Sand, Trace Gravel, Yellowish Tan and Gray, Moist, Very Stiff
(SM) SILTY SAND, Trace Clay, Trace Gravel, Gray and Yellowish Tan, Moist, Loose
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Gray, Moist, Very Stiff to Hard
In Situ Pressuremeter Tests:
@ 10 feet; Ed = 72 tsf, Er = 374 tsf
Po = 1.0 tsf, Pl = 24 tsf
@ 15 feet; Ed = 116 tsf, Er = 433 tsf
Po = 0.75 tsf, Pl = 28 tsf
(SP) SAND, Trace Clay, Trace Silt, Trace Gravel, Gray, Wet, Medium Dense
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Gray, Moist, Very Stiff
END OF BORING @ 30'
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL 7.0' WS☐ WD☒
WL(BCR) WL(ACR) 12.9'
WL
BORING STARTED 02/23/16
BORING COMPLETED 02/23/16
RIG CME-45 FOREMAN S. Euker
CAVE IN DEPTH @ 25.8'
HAMMER TYPE Auto
DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-12
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - -
REC%
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
Topsoil Depth [22"]
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Trace Roots, Brown to Gray, Moist, Hard to Medium Stiff
END OF BORING @ 30'
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL 19.8' WS☐ WD☒
WL(BCR) WL(ACR) 16.4'
WL
BORING STARTED 02/22/16
BORING COMPLETED 02/22/16
RIG CME-45 FOREMAN S. Euker
CAVE IN DEPTH @ 22.3'
HAMMER TYPE Auto
DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-13
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ——
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
Bituminous Pavement Depth [6½"]
Gravel Depth [8½"]
(CL/ML FILL) SILTY CLAY, Trace Sand, Slight Gravel, Contains Asphalt, Dark Gray and Brown, Moist, Stiff
(SP) SAND WITH GRAVEL, Trace Clay, Trace Silt, Yellowish Tan, Moist, Medium Dense
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan to Gray, Moist, Stiff and Very Stiff
END OF BORING @ 30'
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL 2.5' WS☐ WD☒
WL(BCR) WL(ACR) 28.1'
WL
BORING STARTED 02/19/16
BORING COMPLETED 02/19/16
RIG CME-45 FOREMAN S. Euker
CAVE IN DEPTH
HAMMER TYPE Auto
DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-14
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ——
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
Bituminous Pavement Depth [5½"]
Gravel Depth [7½"]
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan and Gray, Moist, Very Stiff
(ML/CL) CLAYEY SILT, Trace Sand, Trace Gravel, Tan and Gray, Moist, Medium Stiff
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan to Gray, Moist, Hard to Very Stiff
END OF BORING @ 30'
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL 4.0' WS☐ WD☒
WL(BCR) WL(ACR)
WL
BORING STARTED 02/19/16
BORING COMPLETED 02/19/16
RIG CME-45 FOREMAN S. Euker
CAVE IN DEPTH
HAMMER TYPE Auto
DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-15	1 OF 1

PROJECT NAME: Des Plaines Development
ARCHITECT-ENGINEER: Legat Architects
SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL
NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——
PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS
BOTTOM OF CASING | LOSS OF CIRCULATION
SURFACE ELEVATION 655'

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0						655	
	S-1	SS	18	14			6 6 5
	S-2	SS	18	12			4 6 7
5						650	
	S-3	SS	18	18			6 7 9
	S-4	SS	18	18			7 9 9
10						645	
	S-5	SS	18	18			6 4 5
15						640	
	S-6	SS	18	16			5 6 10
20						635	
	S-7	SS	18	18			4 5 5
25						630	
	S-8	SS	18	18			4 4 5
30						625	

Bituminous Pavement Depth [4½"]
Gravel Depth [49½"]
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan to Gray, Moist, Very Stiff to Stiff
END OF BORING @ 30'

S-1: 11
S-2: 10.8, 13, 3.5
S-3: 16, 18.1, 3.5
S-4: 16.8, 18, 3.5
S-5: 9, 23.1, 2.25
S-6: 1.25, 16, 27.4
S-7: 10, 12.0, 3.75
S-8: 9, 19.2, 1.5

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 2.5' WS☐ WD☒	BORING STARTED 02/19/16	CAVE IN DEPTH @ 21.4'
WL(BCR) WL(ACR) 1.9'	BORING COMPLETED 02/19/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA

CLIENT	JOB #	BORING #	SHEET
Legat Architects	16:11237	B-16	1 OF 1

PROJECT NAME: Des Plaines Development
ARCHITECT-ENGINEER: Legat Architects
SITE LOCATION: 10 West Algonquin Road, Des Plaines, IL
NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY RQD% – – – REC% ——
PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS
BOTTOM OF CASING | LOSS OF CIRCULATION
SURFACE ELEVATION 656'

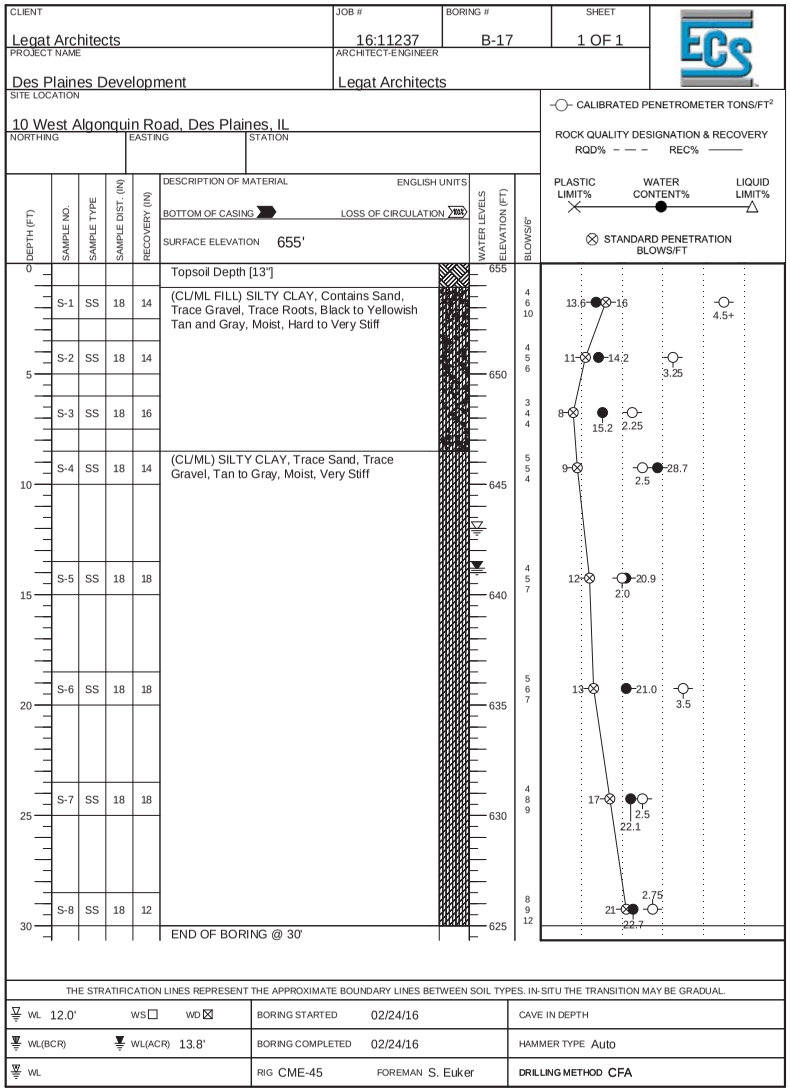
DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0						655	
	S-1	SS	18	10			5 3 2
	S-2	SS	18	18			3 3 3
5						650	
	S-3	SS	18	18			7 9 11
	S-4	SS	18	18			9 11 13
10						645	
	S-5	SS	18	18			5 5 6
15						640	
	S-6	SS	18	18			5 6 7
20						635	
	S-7	SS	18	18			5 7 8
25						630	
	S-8	SS	18	18			6 8 9
30							

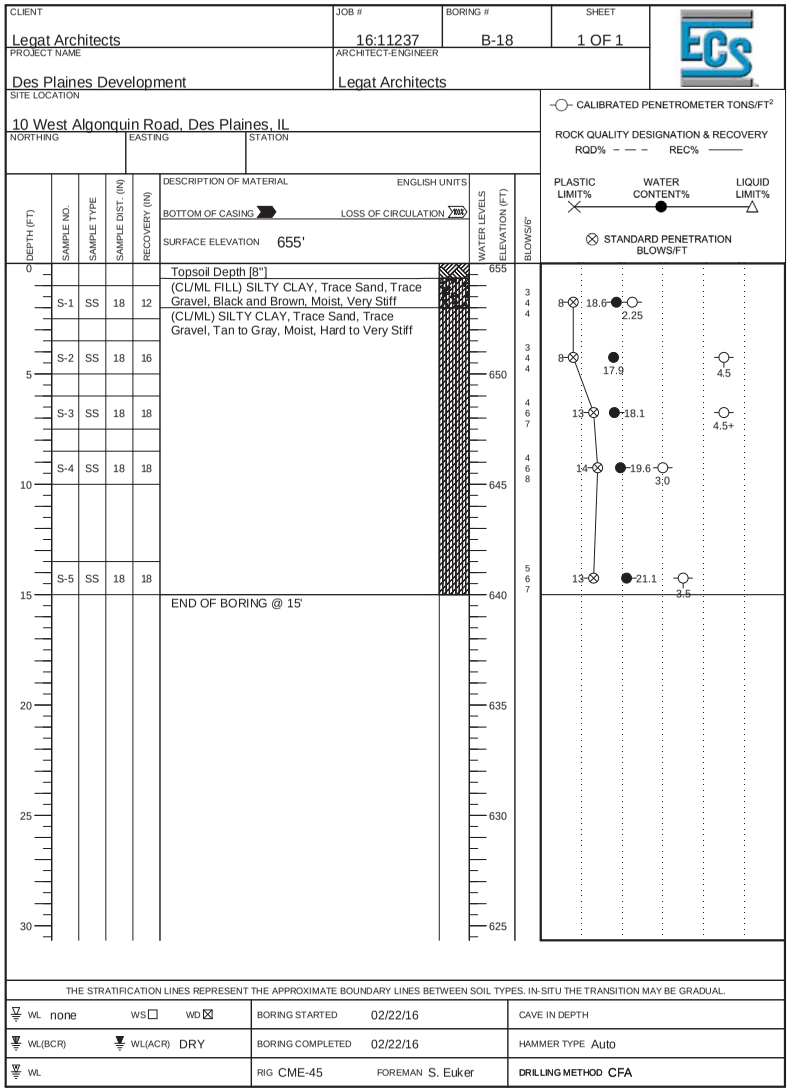
Bituminous Pavement Depth [2"]
Concrete Depth [10½"]
Gravel Depth [19½"]
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan to Gray, Moist, Very Stiff to Hard
Sand seams were observed around 3 to 6 feet
In Situ Pressuremeter Tests:
@ 7½ feet; Ed = 240 tsf, Er = 744 tsf
Po = 0.88 tsf, Pl = 46 tsf
@ 22½ feet; Ed = 107 tsf, Er = 257 tsf
Po = 0.5 tsf, Pl = 29 tsf
END OF BORING @ 30'

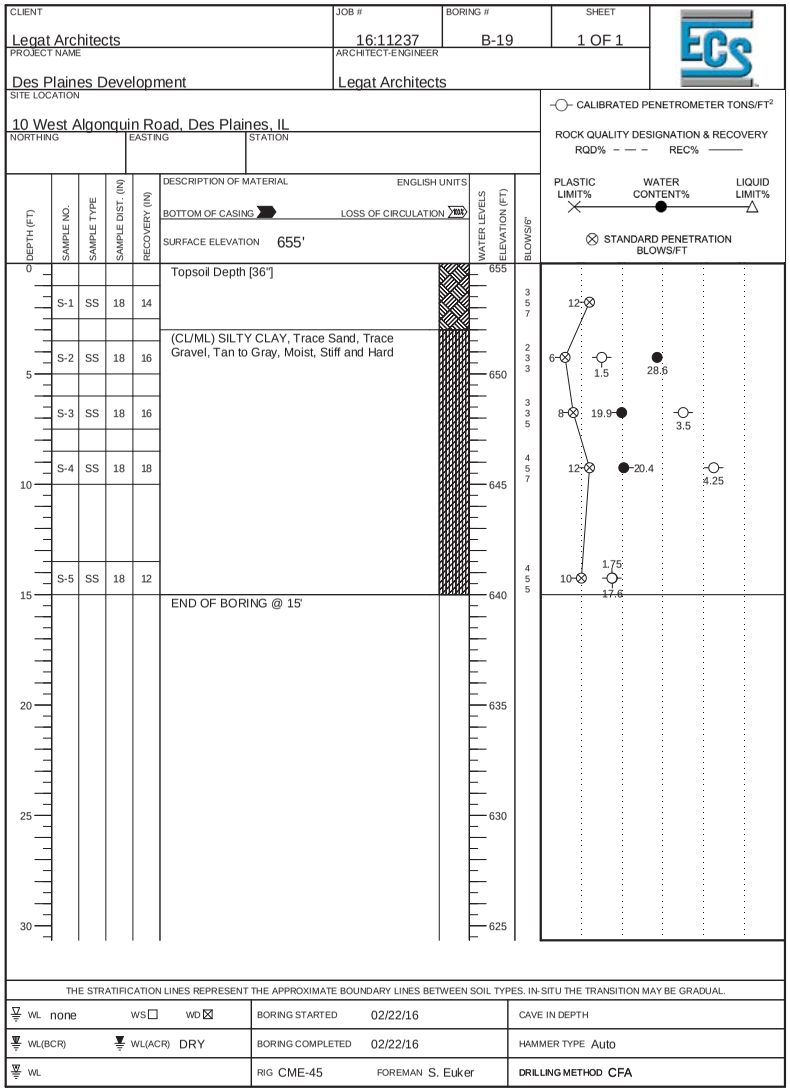
S-1: 5
S-2: 6, 12.7, 2.5
S-3: 15.8, 20, 4.25
S-4: 17.5, 24, 4.5+
S-5: 11, 30.8, 3.5
S-6: 13, 18.1, 3.25
S-7: 15, 18.3, 3.25
S-8: 14.6, 17, 4.5+

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL 14.0' WS☐ WD☒	BORING STARTED 02/23/16	CAVE IN DEPTH
WL(BCR) WL(ACR)	BORING COMPLETED 02/23/16	HAMMER TYPE Auto
WL	RIG CME-45 FOREMAN S. Euker	DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-17
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - -
REC%
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
Topsoil Depth [13"]
(CL/ML FILL) SILTY CLAY, Contains Sand, Trace Gravel, Trace Roots, Black to Yellowish Tan and Gray, Moist, Hard to Very Stiff
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan to Gray, Moist, Very Stiff
END OF BORING @ 30'
S-1 SS 18 14
S-2 SS 18 14
S-3 SS 18 16
S-4 SS 18 14
S-5 SS 18 18
S-6 SS 18 18
S-7 SS 18 18
S-8 SS 18 12
655
650
645
640
635
630
625
4 6 10
4 5 6
3 4 4
5 5 4
4 5 7
5 6 7
4 8 9
8 9 12
13.6 16 4.5+
11 14.2 3.25
8 15.2 2.25
9 28.7 2.5
12 20.9 2.0
13 21.0 3.5
17 2.5 22.1
21 2.75 22.7
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL 12.0' WS☐ WD☒
WL(BCR) WL(ACR) 13.8'
WL
BORING STARTED 02/24/16
BORING COMPLETED 02/24/16
RIG CME-45 FOREMAN S. Euker
CAVE IN DEPTH
HAMMER TYPE Auto
DRILLING METHOD CFA


CLIENT
Legat Architects
JOB #
16:11237
BORING #
B-18
SHEET
1 OF 1
PROJECT NAME
Des Plaines Development
ARCHITECT-ENGINEER
Legat Architects
SITE LOCATION
10 West Algonquin Road, Des Plaines, IL
NORTHING
EASTING
STATION
CALIBRATED PENETROMETER TONS/FT²
ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - -
REC%
DESCRIPTION OF MATERIAL
ENGLISH UNITS
BOTTOM OF CASING
LOSS OF CIRCULATION
SURFACE ELEVATION 655'
PLASTIC LIMIT%
WATER CONTENT%
LIQUID LIMIT%
STANDARD PENETRATION BLOWS/FT
DEPTH (FT)
SAMPLE NO.
SAMPLE TYPE
SAMPLE DIST. (IN)
RECOVERY (IN)
WATER LEVELS
ELEVATION (FT)
BLOWS/6"
Topsoil Depth [8"]
(CL/ML FILL) SILTY CLAY, Trace Sand, Trace Gravel, Black and Brown, Moist, Very Stiff
(CL/ML) SILTY CLAY, Trace Sand, Trace Gravel, Tan to Gray, Moist, Hard to Very Stiff
END OF BORING @ 15'
S-1 SS 18 12
S-2 SS 18 16
S-3 SS 18 18
S-4 SS 18 18
S-5 SS 18 18
655
650
645
640
635
630
625
3 4 4
3 4 4
4 6 7
4 6 8
5 6 7
8 18.6 2.25
8 17.9 4.5
13 18.1 4.5+
14 19.6 3.0
13 21.1 3.5
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.
WL none WS☐ WD☒
WL(BCR) WL(ACR) DRY
WL
BORING STARTED 02/22/16
BORING COMPLETED 02/22/16
RIG CME-45 FOREMAN S. Euker
CAVE IN DEPTH
HAMMER TYPE Auto
DRILLING METHOD CFA



ECS Midwest, LLC
Buffalo Grove, Illinois
Pressuremeter Testing Summary

Project Number: 11237 **Project Name: Des Plaines Development** **Date: 2/24/2016**

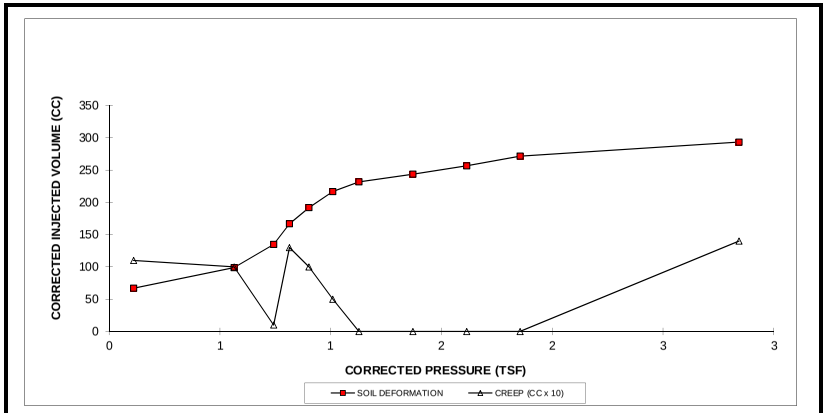
Project Engineer: REM **Principal Engineer: BG** **Summary By: REM**

Boring Number	Surface Elevation	Test Depth (feet)	Test Elevation (feet)	Depth to Water (feet)	Water Elevation (feet)	USCS	P_o	P_f	P_l	E_d	E_r	"N"	E_d / P_l	E_d / E_r	E_d / "N"	P_l / P_f
B-1	655	5	650	11	644	CL/ML	1.25	3	8	38		5	4.75		7.6	2.67
B-1	655	10	645	11	644	CL/ML	1	4	24	105	265	14	4.38	0.40	7.50	6.0
B-1	655	15	640	11	644	CL/ML	0.88	2.5	15	35	77	15	2.33	0.45	2.33	6.0
B-1	655	20	635	11	644	CL/ML	0.75	2.5	19	78	196	13	4.11	0.40	6.00	7.6
B-1	655	25	630	11	644	CL/ML	0.75	3	17	70	253	10	4.12	0.28	7	5.67
B-11	655	10	645	11	644	CL/ML	1	5	24	72	374	13	3	0.19	5.54	4.8
B-11	655	15	640	11	644	CL/ML	0.75	5	28	116	433	20	4.14	0.27	5.80	5.6
B-16	656	7.5	648.5	11	645	CL/ML	0.88	6	46	240	744	20	5.22	0.32	12.00	7.7
B-16	656	22.5	633.5	11	645	CL/ML	0.5	4	29	107	257	15	3.69	0.42	7.13	7.25

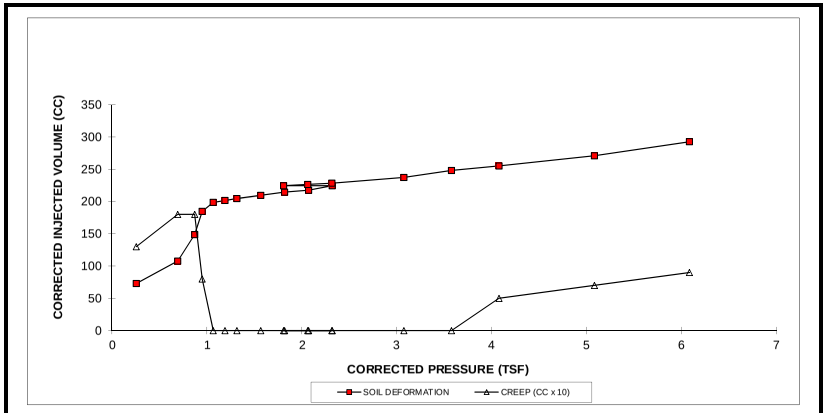
Notes:
Po, Pf, Pl, Ed and Er are in units of tons per square foot.

Mud Rotary Drilling (MR) - Water table elevation typically is not determined during Mud Rotary Drilling (MR)

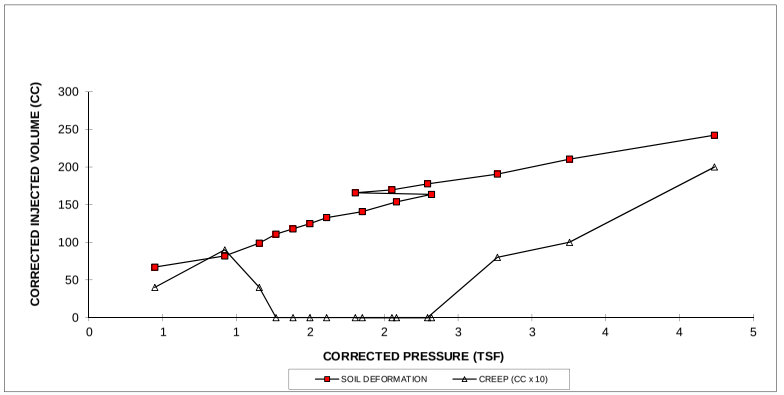
11237-Des Plaines Development.xls



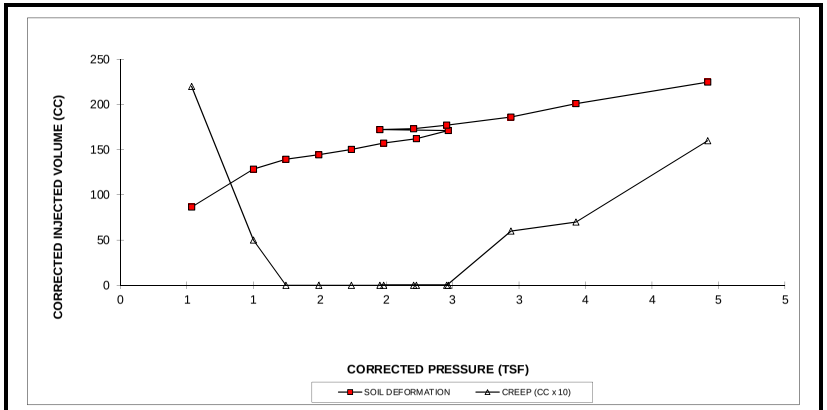
Boring No:	B-1	Depth:	5
Soil Description:	Silty Clay	"N":	5
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	



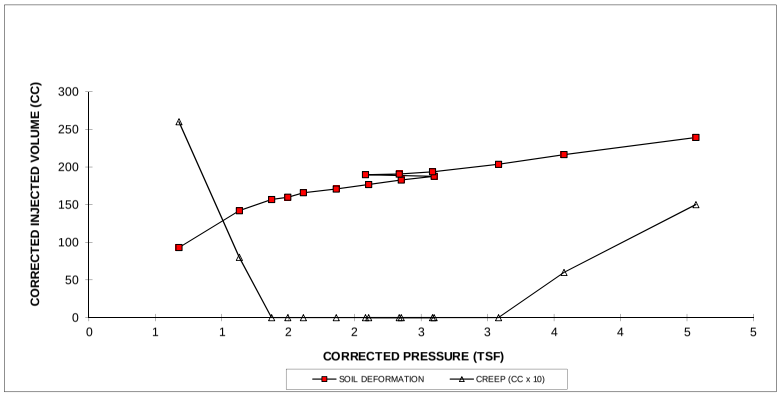
Boring No:	B-1	Depth:	10
Soil Description:	Silty Clay	"N":	14
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	



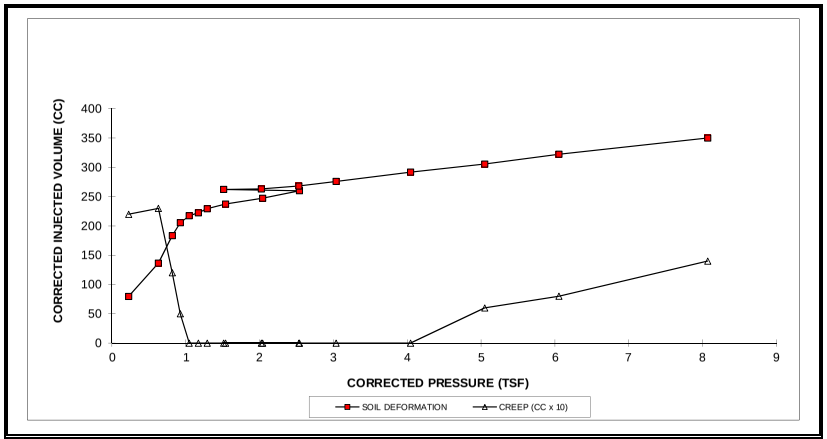
Boring No:	B-1	Depth:	15
Soil Description:	Silty Clay with Sand Seams	"N":	15
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	



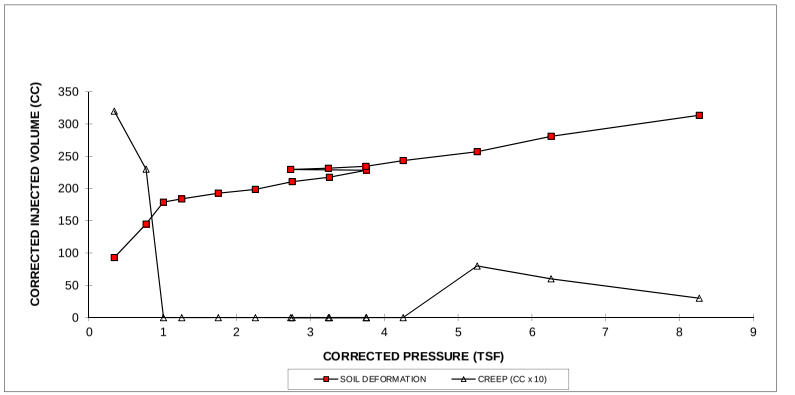
Boring No:	B-1	Depth:	20
Soil Description:	Silty Clay	"N":	13
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	



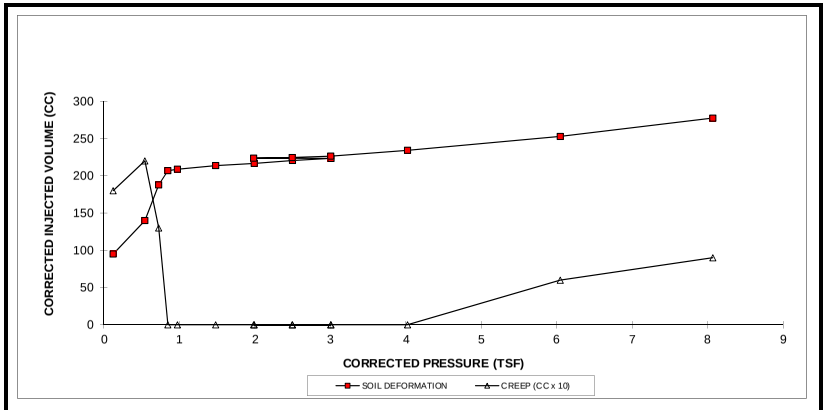
Boring No:	B-1	Depth:	25
Soil Description:	Silty Clay	"N":	10
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	



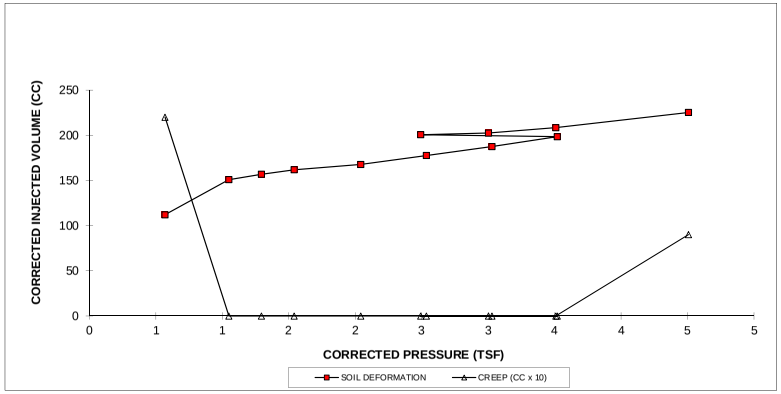
Boring No:	B-11	Depth:	10
Soil Description:	Silty Clay	"N":	13
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	



Boring No:	B-11	Depth:	15
Soil Description:	Silty Clay	"N":	20
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	



Boring No:	B-16	Depth:	7.5
Soil Description:	Silty Clay	"N":	20
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	

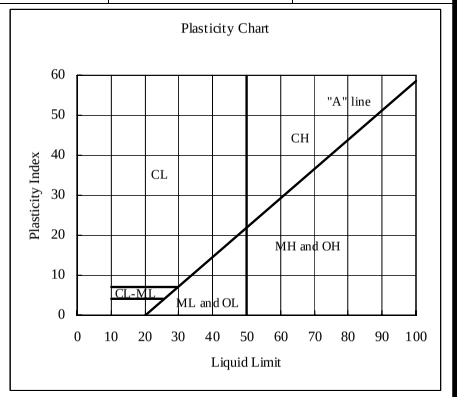


Boring No:	B-16	Depth:	22.5
Soil Description:	Silty Clay	"N":	15
Classification:	CL/ML		
Project:	**Des Plaines**	**ECS Midwest, LLC**	
Project No.:	**11237**	**Buffalo Grove, Illinois**	
Date:	**2/24/2016**	**Pressure Meter Data Reduction**	

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2487)

Major Divisions			Group Symbols	Typical Names	Laboratory Classification Criteria	
Coarse-grained soils (More than half of material is larger than No. 200 Sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = D_{60}/D_{10}$ greater than 4 $C_c = (D_{30})^2/(D_{10}xD_{60})$ between 1 and 3	
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GM[a] d	Silty gravels, gravel-sand mixtures	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
			GM[a] u		Atterberg limits below "A" line or P.I. less than 7	
			GC	Clayey gravels, gravel-sand-clay mixtures		
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = D_{60}/D_{10}$ greater than 6 $C_c = (D_{30})^2/(D_{10}xD_{60})$ between 1 and 3	
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM[a] d	Silty sands, sand-silt mixtures	Atterberg limits above "A" line or P.I. less than 4	Limits plotting in CL-ML zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
			SM[a] u		Atterberg limits above "A" line with P.I. greater than 7	
			SC	Clayey sands, sand-clay mixtures		
Fine-grained soils (More than half material is smaller than No. 200 Sieve)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays		
			OL	Organic silts and organic silty clays of low plasticity		
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH	Inorganic clays of high plasticity, fat clays		
			OH	Organic clays of medium to high plasticity, organic silts		
	Highly Organic soils		Pt	Peat and other highly organic soils		

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent — GW, GP, SW, SP; More than 12 percent — GM, GC, SM, SC; 5 to 12 percent — Borderline cases requiring dual symbols [b]



[a] Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterberg limits; suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u used when L.L. is greater than 28.
[b] Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example: GW-GC,well-graded gravel-sand mixture with clay binder. (From Table 2.16 - Winterkorn and Fang, 1975)

REFERENCE NOTES FOR BORING LOGS

MATERIALS

		ASPHALT
		CONCRETE
		SUBBASE STONE / GRAVEL
		TOPSOIL
	FILL	Man-placed or disturbed soils
	GW	WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
	GP	POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
	GM	SILTY GRAVEL gravel-sand-silt mixtures
	GC	CLAYEY GRAVEL gravel-sand-clay mixtures
	SW	WELL-GRADED SAND gravelly sand, little or no fines
	SP	POORLY-GRADED SAND gravelly sand, little or no fines
	SM	SILTY SAND sand-silt mixtures
	SC	CLAYEY SAND sand-clay mixtures
	ML	SILT non-plastic to medium plasticity
	MH	ELASTIC SILT high plasticity
	CL	LEAN CLAY low to medium plasticity
	CH	FAT CLAY high plasticity
	OL	ORGANIC SILT or CLAY non-plastic to low plasticity
	OH	ORGANIC SILT or CLAY high plasticity
	PT	PEAT highly organic soils
		WEATHERED ROCK
		IGNEOUS ROCK
		METAMORPHIC ROCK
		SEDIMENTARY ROCK

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION

Designation		Particle Sizes
Boulders		12-inches (300-mm) or larger
Cobbles		3-inches to 12- inches (75-mm to 300-mm)
Gravel:	Coarse	¾-inch to 3-inches (19-mm to 75-mm)
	Fine	4.75-mm to 19-mm (No. 4 sieve to ¾-inch)
Sand:	Coarse	2.00-mm to 4.75-mm (No. 10 to No. 4 sieve)
	Medium	0.425-mm to 2.00-mm (No. 40 to No. 10 sieve)
	Fine	0.074-mm to 0.425-mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074-mm (smaller than a No. 200 sieve)

WATER LEVELS[1]

WL	Water Level (WS)(WD) (WS) While Sampling (WD) While Drilling
BCR	Before Casing Removal
ACR	After Casing Removal
WL	Water Level as stated
DCI	Dry Cave-In
WCI	Wet Cave-In

RELATIVE PROPORTIONS

Trace	<5%
Little	5% - <15%
With	15% - <30%
Adjective	30% - <50%
(ex: "Silty")	

COHESIVE SILTS & CLAYS

Unconfined Comp. Strength, Q_p[2] (tsf)	SPT[3] (bpf)	Consistency (cohesive only)
<0.25	≤2	Very Soft
0.25 - 0.49	3 - 4	Soft
0.50 - 0.99	5 - 8	Medium Stiff
1.00 - 1.99	9 - 15	Stiff
2.00 - 3.99	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS

SPT[3] (bpf)	Density
≤4	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
51 - 99	Very Dense
≥100	Partially Weathered Rock to Intact Rock

[1]The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally taken.

[2]Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

[3]Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2-inch OD split-spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf).

Reference Notes for Boring Logs_2010-10-29.doc

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630.462.2600 • Fax 630.653.2988

May 10, 2016

Mr. Tom Kikta
Legat Architects
651 West Washington Street, Suite One
Chicago, Illinois 60661

RE: L- 84,923
Phase I Environmental Site Assessment
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, IL

Dear Mr. Kikta:

With this letter we are transmitting one copy of the Phase I Environmental Site Assessment performed in connection with the above referenced project.

This assessment identified one recognized environmental condition for the site.

We appreciate the opportunity to assist you with this project. Please call if there are any questions or when we may be of further service.

Respectfully,

TESTING SERVICE CORPORATION

David L. Hurst
Environmental Department Manager

DLH:hn

Providing a Full Range of Geotechnical Engineering, Environmental Services, and Construction Materials Engineering & Testing

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Geotechnical & Environmental Engineering

Construction Materials Engineering & Testing

Laboratory Testing of Soils, Concrete & Asphalt

Geo-Environmental Drilling & Sampling

L - 84,923

Phase I Environmental Site Assessment

Salvation Army Headquarters

10 West Algonquin Road

Des Plaines, Illinois

Legat Architects

ENVIRONMENTAL GROUP

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

May 10, 2016
Project #: L - 84,923

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
SALVATION ARMY HEADQUARTERS
10 WEST ALGONQUIN ROAD
DES PLAINES, ILLINOIS

PREPARED FOR
LEGAT ARCHITECTS
651 WEST WASHINGTON STREET, SUITE ONE
CHICAGO, ILLINOIS 60606

PREPARED BY
TESTING SERVICE CORPORATION
360 SOUTH MAIN PLACE
CAROL STREAM, ILLINOIS 60188

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1.0 - EXECUTIVE SUMMARY

Testing Service Corporation has performed a Phase I Environmental Site Assessment (ESA) of The Salvation Army headquarters at 10 West Algonquin Road in Des Plaines, Illinois, referred to in this report as the "Site." The assessment was performed for Legat Architects, representing the unidentified prospective purchaser of the Site.

Historical sources of information dating back to 1861 were reviewed by TSC in conducting this Phase I ESA. Available information indicates that the Site was likely used predominantly for agricultural purposes until between 1967 and 1972. Farmsteads were formerly located on the southeast and northeast corners of the Site. The southern farmstead was demolished between 1900 and 1927 and the northern farmstead was demolished between 1967 and 1972. The Site was then developed with the current three-structure complex with an ancillary guard house and associated parking lots. The structures were originally occupied by Universal Oil Products (UOP) until the property was purchased by The Salvation Army in the early 1990's. The structures on the Site have been historically used for general office activities. The Salvation Army vacated the property on November 1, 2015 and the structures have remained vacant since. No other usage of the Site has been identified.

Current Federal and State environmental agency records for the Site and vicinity were reviewed by Environmental Data Resources (EDR) of Shelton, Connecticut and presented in their Radius Map report. The Site is identified on the Facility Index System (FINDS), Enforcement and Compliance History Information (ECHO) and Illinois Bureau of Land (IL BOL) databases under the Salvation Army. TSC further researched the status of the facility via ECHO database information on-line and according to available information, the facility is included on the ACES (Illinois Agency Compliance and Enforcement System) database. No notices or violations were noted. No prior activities at the Site are indicative of a recognized environmental condition.

Twelve properties were noted within the specified search distances on the reviewed environmental databases. Two of these properties, Allied Signal Corp and UOP, adjoin the Site. Allied Signal Corp at 30 E. Algonquin Road, is identified on the BOL and underground storage tank (UST) databases and adjoins the Site to the east. Thirteen USTs were reportedly removed from the facility and four USTs are exempt from registration at the facility. The second facility is UOP, LLC at 50 East Algonquin Road, is identified on the Superfund Enterprise Management System (SEMS-ARCHIVE), Resource Conservation Recovery Act - Large Quantity Generator (RCRA-LQG), Federal Corrective Action Report (CORRACTS), US

AIRS, NY Manifest, Leaking Underground Storage Tank (LUST) and NPDES databases. This facility adjoins the Site to the east. SEMS-ARCHIVE indicates that the facility is not on the NPL and was deferred to RCRA. CORRACTS information indicates that an RFI was not necessary for the facility. RCRA information indicates numerous wastes generated at the facility including batteries, lamps, thermostats, D001, D002, D005, D07, D008, D009, D011, D018, D021, D027, D035, D039, F001, F002, F003, lab packs, U007, U019, U108, U117, U121, U133, U147, U165, U169, U188, U196, U202, U227, U328, P003, P005. Twenty-two violations regarding general generators, financial requirements, general facility standards, preparedness and prevention, manifest/records/reporting, closure/post-closure were reported at the facility from 1985 through 2004, most of which occurring in 1985/1986. An unleaded gasoline release incident (#992398) was reported on 10/22/99. A gasoline and diesel release incident (891019) was reported at the facility on 6/16/89. An unleaded gasoline release incident (#981178) was reported at the facility on 5/19/98. A gasoline release incident (#990389) was reported at the facility on 2/18/99. These incidents received a No Further Action/Remediation (NFA/R) letter on 1/19/01. A diesel fuel release incident (#20030060) was reported at the facility on 1/16/03. The incident received a NFA/R letter on 1/8/04. A gasoline and fuel oil release incident (#891592) was reported at the facility on 8/22/89. The incident received an NFA/R letter on 10/3/00. A fuel oil release incident (#901116) was reported at the facility on 4/26/90. The incident received an NFA/R letter on 9/19/91.

Testing Service Corporation has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13 of The Salvation Army headquarters at 10 West Algonquin Road in Des Plaines, Illinois. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, ***except for the following***:

> As aforementioned, the eastern adjoining facility UOP at 50 East Algonquin Road, is identified on the SEMS-ARCHIVE, CORRACTS, RCRA-LQG, US AIRS, NY Manifest, LUST and NPDES databases. UOP has operated as an oil research and development laboratory dating back to the 1950's. Based on the long term historical usage and generation of hazardous substances and petroleum products at the UOP facility, the potential for subsurface migration of contaminants from the facility to the Site has been identified as a recognized environmental condition.

If further evaluation of the identified recognized environmental condition is desired, it is recommended TSC be contacted to perform a subsurface exploration to evaluate soil and groundwater conditions along the eastern Site boundary to evaluate for the migration of

contaminants from the eastern adjoining property.

Although not identified as a recognized environmental condition, a business environmental risk regards the possible presence of asbestos containing materials at the Site structures. Observations made during the Site reconnaissance identified thermal system insulation on the piping in the lower levels of the structures, spray on surfacing insulation on the support beams of the structures and corrugated paneling on the exterior cooling tower. These materials have a high probability to contain asbestos. Additionally, several materials which have a lower potential to contain asbestos were noted in the Site structures including ceiling tiles, flooring materials, mastic, drywall joint compound, and roofing materials. Federal, State and County regulations require evaluation of asbestos containing materials prior to renovation or demolition activities of a commercial development. If renovation or demolition activities are planned, it is recommended TSC be contacted to perform an asbestos survey of the structures.

May 10, 2016
Project #: L - 84,923

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
SALVATION ARMY HEADQUARTERS
10 WEST ALGONQUIN ROAD
DES PLAINES, ILLINOIS

2.0 - INTRODUCTION

This report presents the results of our Phase I Environmental Site Assessment (ESA) of the Salvation Army headquarters at 10 West Algonquin Road in Des Plaines, Illinois, referred to in this report as the "Site". The assessment was performed for Legat Architects, representing the unidentified prospective purchaser of the Site.

2.1 - Purpose

The purpose of this ESA was to identify "recognized environmental conditions" at the Site as defined in American Society for Testing and Materials (ASTM) Standard E 1527-13, titled Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and to comply with Standards for a Phase I Environmental Audit under Section 22.2(j)(6)(E)(V) of the Illinois Environmental Protection Act, 415 ILCS 5/22.2(j)(6)(E)(V). Recognized environmental conditions may result from past or current activities at the Site or the surrounding properties. Recognized environmental conditions are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Hazardous substances include those as defined under the Comprehensive Environmental Response, Compensation and Liability

Act (CERCLA), as amended, and State law. Petroleum products include crude oil and any refined fractions thereof, such as gasoline, diesel fuel, fuel oil, used oil, etc., and natural gas products. A Controlled Recognized Environmental Condition is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority. A Historical Recognized Environmental Condition is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. Recognized environmental conditions are not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not considered recognized environmental conditions.

This Phase I ESA is intended to satisfy one of the requirements to qualify for the "innocent landowner defense", "bona fide prospective purchaser defense" and "contiguous property owner defense" for federal Superfund statutory liability, specifically, that the owner of a property makes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" in an effort to minimize liability and to comply with standards for a Phase I Environmental Audit under Section 22.2 (j)(6)(E)(V) of the Illinois Environmental Protection Act, 415 ILCS 5/22.2(j)(6)(E)(V). The purpose of all appropriate inquiry is to identify conditions indicative of releases and threatened releases of hazardous substances or petroleum products, which cause or threaten to cause the incurrence of response costs.

2.2 - Scope of Services

The scope of services for the ESA was outlined in Testing Service Corporation (TSC) Proposal Number 56, 429, dated February 25, 2016. Written authorization to proceed with the assessment was received on March 22, 2016.

The scope of services included a review of historical and governmental records, interviews and

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a Site reconnaissance. The ESA was performed in accordance with ASTM Standard E 1527-13, 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI Rule), 415 ILCS 5/22.2 (j)(6)(E)(V) of the Illinois Environmental Protection Act.

2.3 - Significant Assumptions

TSC has obtained information from several outside sources during the course of performing this ESA. No warranties are made as to the accuracy and validity of this information, but it has been relied upon as factual and utilized during this ESA.

2.4 - Limitations and Exceptions

The assessment has been performed in a professional manner using the degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing in the same locality as the Site. The observations and recommendations made in this ESA represent professional engineering opinions and judgement based on available information, and should not be construed as a legal opinion.

In accordance with the agreed upon scope of services, this report does not include consideration of non-scope issues in ASTM E1527-13 (i.e. asbestos-containing materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, etc.)

2.5 - Special Terms and Conditions

TSC's General Conditions for Environmental Services which accompanied the aforementioned proposal are included in the Appendix as part of this report.

2.6 - User Reliance

This assessment was prepared for the exclusive use of Legat Architects, although TSC acknowledges and agrees that the report may be conveyed to a lender associated with the financing, provided that Legat Architects, is a party to this transaction.

3.0 - SITE DESCRIPTION

3.1 - Location and Legal Description

The Site is located on the northwest corner of Algonquin Road and South Mount Prospect Road, at 10 West Algonquin Road in Des Plaines, Illinois. The Site boundaries are illustrated on a portion of the 2012 USGS Topographic Map of the Arlington Heights, IL Quadrangle covering the Site area included in the Appendix.

A lengthy legal description of Parcels 1 and 2 which comprise the Site was included in the provided Commitment for Title Insurance prepared Chicago Title Insurance Company, dated January 20, 2016. Please refer to the legal description in the commitment, a copy of which is included in the Appendix. In general, the Site lies in the northeast quarter of Section 24, Township 41 North, Range 11 East of the Third Principal Meridian in Elk Grove Township, Cook County, Illinois. A copy of the provided legal description is included in the Appendix.

3.2 - Site and Vicinity General Characteristics

The Site consists of a rectangular-shaped parcel of land, 18.1 acres in size. The Site and surrounding properties lie in a mixed-use setting.

3.3 - Current Use of the Property

The Site consists primarily of an office complex of three structures and includes a guard house entry off of South Mount Prospect Road. Currently, the property is unoccupied, having been recently vacated by the Salvation Army. The Salvation Army formerly used the property for general office activities, as their headquarters.

3.4 - Site Improvements

An asphalt-paved drive extends west from South Mount Prospect Road onto the property to a guard shack and an asphalt-paved drive extends north from West Algonquin Road onto the property. The drives lead to parking areas and three office buildings (one-story, two-story and

five-stories).

A guard house entry is located centrally on the eastern side of the Site along Mount Prospect Road. The structures are heated via a natural gas-fired boiler system that is located in the lower level of the five-story structure. Water and sewer services are provided by the city of Des Plaines.

The remainder of the Site consists of asphalt-paved parking lots, concrete walkways and a large lawn.

3.5 - Current Uses of Adjoining Properties

Adjoining properties to the north, south and west are single-family residential homes. A large facility known as UOP (Universal Oil Products) - A Honeywell Company, adjoins the Site to the east and southeast.

4.0 - USER PROVIDED INFORMATION

In accordance with the ASTM Standard, it is the responsibility of the user of the ESA to provide the environmental consultant written notification with respect to any relevant specialized knowledge or experience of the purchaser or known reason for significantly lower purchase price and to determine the presence of environmental liens on the property. Accordingly, TSC made the appropriate request for this and other information or records on the property with respect to hazardous substances, pesticides and petroleum products, including: previous assessments, environmental permits or notifications, environmental sampling results, Material Safety Data Sheets, geotechnical reports, boring or well logs, or business records.

Legat Architects provided TSC with only a Commitment for Title Insurance prepared Chicago Title Insurance Company, dated January 20, 2016 and a copy of several leases and/or easements.

TSC provided the Legat Architects with a User Questionnaire, regarding its knowledge of the Site. A copy of the User Questionnaire is included in the Appendix. The User Questionnaire

was not completed by the User (Legat Architects or the prospective purchaser) prior to the issuance of this report. A copy of the incomplete User Questionnaire is included in the Appendix.

4.1 - Title Records

Legat Architects provided a Commitment for Title Insurance prepared Chicago Title Insurance Company, dated January 20, 2016. Copies of several leases and/or easements were also provided. The provided documents do not identify any environmental liens, deed restriction or activity and land use limitations which have been recorded against the property PINs. A copy of the provided documents are included in the Appendix.

4.2 - Environmental Liens or Activity and Use Limitations

It is unknown if Legat Architects is aware of any environmental liens or activity and use limitations in connection with the Site.

In accordance with the ASTM Standard, it is the responsibility of the "User" of the ESA to review title and judicial records for environmental liens or activity and use limitations.

A search of recorded environmental liens and deed restrictions was not provided nor requested to be performed for the Site by Legat Architects. In lieu of the search, the aforementioned commitment for title insurance was provided.

4.3 - Specialized Knowledge

It is unknown if Legat Architects has any specialized knowledge or experience related to the property or nearby properties.

4.4 - Commonly Known or Reasonably Ascertainable Information

It is unknown if Legat Architects is aware of any past uses of the property indicative of releases or threatened releases at the Site

4.5 - Valuation Reduction for Environmental Issues

It is unkown if the affirmed that the purchase price being paid for the property reasonably reflects the fair market value.

It is unknown if Legat Architects is aware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

4.6 - Owner, Property, Manager and Occupant Information

The Owner of the property is identified as The Salvation Army. The Owner's representative is Mr. Martin Kuhlin, Property Consultant/Manager of The Salvation Army. The Site is currently unoccupied, having been vacated by the Salvation Army's headquarters in November 2015.

4.7 - Reason for Performing Phase I

This Phase I ESA is being performed for the Legat Architects, representing the prospective purchaser of the Site, as part of environmental due diligence prior to property transfer.

5.0 - RECORDS REVIEW

5.1 - Federal and State Records

Current Federal and State environmental agency records for the Site and vicinity were reviewed by Environmental Data Resources (EDR) of Shelton, Connecticut and presented in their Radius Map report. This review assists in identifying potential contamination sources, both on-Site and from properties within a specified distance of the Site. Those facilities for which addresses are adequate to locate accurately are mapped; those facilities for which addresses are inadequate to locate accurately are listed on an Orphan Summary. The specific files searched and the corresponding search distance as set forth in the ASTM Standard are as follows:

1. Federal National Priorities List (NPL): 1.0 mile.

2. Federal Delisted National Priorities List (NPL): 0.5 mile.
3. Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (Currently Superfund Enterprise Management System (SEMS): 0.5 mile.
4. Federal CERCLIS No Further Remedial Action Planned (NFRAP): 0.5 mile.
5. Federal Resource Conservation and Recovery Act Information System (RCRA) search of Treatment, Storage & Disposal (TSD) Facilities listed on the Corrective Action Report (CORRACTS): 1.0 mile.
6. RCRA Search of TSD facilities not listed on CORRACTS: 0.5 mile.
7. RCRA Generators: Site and Adjoining Properties.
8. Federal Institutional Control/Engineering Control Registry: Site only
9. Federal Emergency Response Notification System (ERNS) List: Site Only.
10. State Category List for State Hazardous Waste Sites (SHWS): 1.0 mile.
11. State Solid Waste Facilities/Landfill Sites (SWF/LF) List: 0.5 mile.
12. State Leaking Underground Storage Tank (LUST) Incident Report: 0.5 mile.
13. State Registered Underground Storage Tank (UST) List: Site and Adjoining Properties.
14. State Site Remediation Program (SRP) Database: 0.5 mile.
15. State Surface Impoundment Inventory (IMPDMENT): 0.5 mile.
16. State Category (CAT) List: 0.5 mile.
17. State Institutional Control/Engineering Control Registry: Site only

Additional environmental records and databases, including Indian Reservations Tribal Records, were also searched to supplement those records noted above. A listing of all records searched by EDR, the date of the records, maps and map findings, pertinent EPA waste codes, and area hydrogeologic and radon information are presented on the EDR Radius Map Report included in the Appendix.

The EDR Radius Map report was reviewed and our observations are summarized in the following paragraphs.

Site - The Site is identified on the FINDS, ECHO and IL BOL databases. TSC further researched the status of the facility via echo database information on-line https://echo.epa.gov/detailed-facility-report?redirect=page&fid=110018267819. According to

available information, the facility is included on the ACES (Illinois Agency Compliance and Enforcement System) database. No notices or violations were noted.

Nearby Listed Facilities - Twelve listings in the vicinity of the Site are identified on the environmental databases search. During the Site reconnaissance, several of the facilities identified by the database search were found to be beyond the specified search radii for the databases on which they were listed. The following facilities were confirmed to be located in the vicinity of the Site:

Allied Signal Corp (Map ID# 3) 30 E. Algonquin Road, is identified on the Illinois Environmental Protection Agency (IEPA) Bureau of Land (BOL) and Office of the State Fire Marshal (OSFM) UST databases. This facility adjoins the Site to the east. Thirteen USTs were reportedly removed from the facility and four USTs are exempt from registration. The USTs contained used oil, gasoline, diesel fuel, fuel oil and heating oil.

UOP, LLC (Map ID# B4 & B5) 50 East Algonquin Road, is identified on the SEMS-ARCHIVE, CORRACTS, RCRA-LQG, US AIRS, NY Manifest, LUST and NPDES databases. This facility adjoins the Site to the east. SEMS-ARCHIVE indicates that a CERCLIS Preliminary Assessment was completed at the facility on March 2, 1993and the facility was deferred to RCRA. CORRACTS information indicates that a RCRA Facility Assessment (RFA) was performed, which resulted in a determination that a RCRA Facility Investigation (RFI) was not necessary. RCRA information indicates numerous wastes historically generated at the facility including; batteries, lamps, thermostats, and waste codes as follows: D001, D002, D005, D07, D008, D009, D011, D018, D021, D027, D035, D039, F001, F002, F003, lab packs, U007, U019, U108, U117, U121, U133, U147, U165, U169, U188, U196, U202, U227, U328, P003, and P005. Twenty-two violations regarding general generators, financial requirements, general facility standards, preparedness and prevention, manifest/records/reporting, closure/post-closure were reported at the facility from 1985 through 2004, most of which occurring in 1985/1986. An unleaded gasoline release incident (#992398) was reported on 10/22/99. A gasoline and diesel release incident (891019) was reported at the facility on 6/16/89. An unleaded gasoline release incident (#981178) was reported at the facility on 5/19/98. A gasoline release incident (#990389) was reported at the facility on 2/18/99. These incidents received a No Further Action/Remediation (NFA/R)

letter on 1/19/01. A diesel fuel release incident (#20030060) was reported at the facility on 1/16/03. The incident received a NFA/R letter on 1/8/04. A gasoline and fuel oil release incident (#891592) was reported at the facility on 8/22/89. The incident received an NFA/R letter on 10/3/00. A fuel oil release incident (#901116) was reported at the facility on 4/26/90. The incident received an NFA/R letter on 9/19/91.

IDEARC Media Corporation (Map ID# 9), 111 Rawls Road, is identified on the BOL, AIRS, SRP, ENG and INST Control databases. This facility is approximately 2,030' south, southeast of the Site. The facility was enrolled in the SRP on 9/23/10. The SRP issued a comprehensive industrial/commercial NFR letter with a worker caution.

U-Haul of Chicago (Map ID #10)1560 Mount Prospect Road, is identified on the LUST database. This facility is approximately 2,490' south of the Site. A gasoline release incident (#912493) was reported at the facility on 9/4/91. The incident received an NFA/R letter on 9/21/06.

Kearney National Inc. IPM Co (Map ID# 11) 201 W. Oakton B, is identified on he CORRACTS, RCRA-TSDF, RCRA NonGen/NLR and US FIN ASSUR databases. This facility lies 2,830' south, southwest of the Site. This facility was assigned a low corrective action priority. Wastes generated at the facility include waste codes D001, D040, F001, D002, D007, D008D018, D039, D040, F001, F003, F005, U228.

Borg-Warner Corp. Research Center (Map ID# 12) 1200 S. Wolf Road, is identified on the SEMS-ARCHIVE, CORRACTS, RCRA Non Gen, NY Manifest databases. This facility lies approximately 3,230' east, southeast of the Site. Several dozen hazardous wastes are generated at the facility.

Limitation of Computer Database Searches - The use of a computer database system to search, maintain and retrieve information on a site specific or geographic basis has some limitations. Address or input errors can thwart a systematic search, with the result that some sites are miscoded or cannot be located accurately, resulting in "orphans". Attempts are made to evaluate such "orphan" sites, however, this evaluation may also be limited in effectiveness. For this reason, geographical search of files does not guarantee that the Federal or State environmental agencies do not have relevant information in their files on this Site or

neighboring properties nor does it guarantee that no recognized environmental conditions exist at a site.

No listings were identified on the Orphan Summary.

5.2 - Additional Environmental Record Sources

5.2.1 - Vapor Encroachment Screen

In accordance with ASTM E 2600-10, a Tier I Vapor Encroachment Screen was performed for the Site using EDR's Vapor Encroachment Worksheet. The Vapor Encroachment Screen utilizes the EDR database search to identify potential sources of Volatile Organic contaminants such as dry cleaners, gas stations, manufactured gas plants, etc. in the vicinity of the Site. The screen then incorporates Site specific information regarding distances from the contaminants sources, soil composition, topography and presumed direction of groundwater flow to evaluate the potential for Volatile Organics to migrate to the Site. The screen utilizes default distances of 1,760 feet for upgradient properties, 365 feet for cross gradient properties and 100 feet for downgradient properties to evaluate the potential for vapor migration of Volatile Organic Compounds. Default distances of 528 feet for upgradient properties, 100 feet for cross gradient properties and 30 feet for downgradient properties are utilized to evaluate the potential for vapor migration of petroleum contaminants.

Based on the Vapor Encroachment Screen, one property was identified which has the potential to impact the Site and is as follows:

UOP, LLC at 50 East Algonquin Road, is identified on the SEMS-ARCHIVE, CORRACTS, RCRA-LQG, US AIRS, NY Manifest, LUST and NPDES databases. This facility adjoins the Site to the east. SEMS-ARCHIVE indicates that the facility is not on the NPL and was deferred to RCRA. CORRACTS information indicates that an RFI was not necessary for the facility. RCRA information indicates numerous wastes generated at the facility including batteries, lamps, thermostats, D001, D002, D005, D07, D008, D009, D011, D018, D021, D027, D035, D039, F001, F002, F003, lab packs, U007, U019, U108, U117, U121, U133, U147, U165, U169, U188, U196, U202,

U227, U328, P003, P005. Twenty-two violations regarding general generators, financial requirements, general facility standards, preparedness and prevention, manifest/records/reporting, closure/post-closure were reported at the facility from 1985 through 2004, most of which occurring in 1985/1986. An unleaded gasoline release incident (#992398) was reported on 10/22/99. A gasoline and diesel release incident (891019) was reported at the facility on 6/16/89. An unleaded gasoline release incident (#981178) was reported at the facility on 5/19/98. A gasoline release incident (#990389) was reported at the facility on 2/18/99. These incidents received a NFA/R letter on 1/19/01. A diesel fuel release incident (#20030060) was reported at the facility on 1/16/03. The incident receive dan NFA/R letter on 1/8/04. A gasoline and fuel oil release incident (#891592) was reported at the facility on 8/22/89. The incident received an NFA/R letter on 10/3/00. A fuel oil release incident (#901116) was reported at the facility on 4/26/90. The incident received an NFA/R letter on 9/19/91.

5.2.2 - Municipal Fire Department Records

In addition to the Federal and State agency database review, a Freedom of Information Act (FOIA) request was submitted to the Des Plaines Fire Department, via the City of Des Plaines, regarding information in their files on this Site. The local fire department commonly maintains records of hazardous incidents, registered USTs, and other hazardous material storage locations for properties within their jurisdiction. The response received from the Des Plaines Fire Prevention Division indicated that no records responsive to our request were available. A copy of the FOIA request and response is included in the Appendix.

5.3 - Physical Setting

In order to establish the geologic and hydrologic setting of this Site, the following information sources were reviewed: USGS Topographic Quadrangle Map and the Illinois State Geological Survey (ISGS) Circular 460, Summary of the Geology of the Chicago Area, by H.B. Willman (1971). A summary of observations made during this review is presented as follows:

- The USGS Map contours indicate that the Site exhibits a relatively flat topography, with a ground surface elevation of approximately 655 feet above

mean sea level. In general, the topographic gradient of the Site area is easterly toward the Des Plaines River two miles away. Shallow ground water flow commonly mirrors topography, although topography is not always a reliable basis for the prediction of groundwater flow direction. The local gradient may be influenced naturally by zones of differing permeability, or by man-made factors such as pumping or drainage, which cause groundwater flow direction to deviate from the topographic gradient. No definitive determination of groundwater flow direction has been made in the scope of this assessment

- According to the Willman Circular, the near surface soils of the Site consist of mostly gray clayey and silty clayey till with local lenses of silt, sand and gravel, characteristic of the Wadsworth Member of the Wedron Formation. Specifically, the Site lies on the Tinley Groundmoraine.

5.4 - Historical Use Information on the Site and Adjoining Properties

The history of development and usage of the Site has been determined based on a review of several sources of information. These included topographic maps, aerial photographs, township assessment records, building and zoning department records, fire insurance maps, historical plat maps and city directories. The information obtained is discussed in the following paragraphs.

5.4.1 - Topographic Maps

The 1900 edition of the USGS Highwood, IL 15 Minute Quadrangle Map and the 1927, 1946, 1953, 1963, 1972, 1980, 1993, 1995 and 2012 editions of the USGS Arlington Heights, IL 7.5 Minute Quadrangle Topographic Map were obtained from EDR and reviewed. The following observations were made:

1900 Topographic Map: The Site and adjoining properties appear primarily as idle land. A small structure, likely associated with a farmstead, is located on the southeast corner of the Site. West Algonquin Road borders the Site to the south and South Mount Prospect Road borders the Site to the east. Two small structures, likely farmsteads, adjoin the Site to the east and one small structure adjoins the Site to the west.

1927 & 1946 Topographic Maps: The structure on the southeast corner of the Site is no longer present, however a small structure is present on the northeast corner of the Site. One structure remains adjoining the Site to the east. Idle land adjoins the Site to the north, south and west.

1953 Topographic Map: An additional ancillary structure is located on the northeast corner of the Site. The remainder of the Site and adjoining properties to the north and west do not appear to have significantly changed. A large rectangular structure additionally adjoins the Site to the east. Three small structures, likely single-family residences, adjoin the Site to the south.

1963 Topographic Map: The Site is idle land. The adjoining properties to the north, south and west are shaded red, indicating the areas are generally developed, however individual structures are not depicted. The smaller eastern adjoining farmstead is no longer present. The larger commercial structure appears to have had an addition as well as the six additional structures.

1972 Topographic Map: Three structures, comparable to the current one, two and five story buildings are present on the southern half of the Site. Five additional structures are located on the eastern adjoining property. The adjoining properties to the north, south and west do not appear to have changed.

1980 - 1995 Topographic Maps: The Site and adjoining properties do not appear to have significantly changed, other than an addition to a structure on the eastern adjoining facility.

2012 Topographic Map: Structures are not depicted on this topographic map.

Copies of the topographic maps are included in the Appendix.

5.4.2 - Aerial Photographs

Aerial photographs dating from 1938, 1951, 1962, 1967, 1972, 1974, 1981, 1988, 1993, 1988, 2005, 2007, 2009, 2010, 2011, and 2012 were obtained from EDR for review.

These photographs are at a scale of 1"=500'; the small scale and/or seasonal vegetative growth of these photographs do not allow identification of specific Site features. A discussion of observations made during this review are as follows:

1938 Photograph: The Site and adjoining properties consist primarily of cultivated fields. A farmstead is located on the northeast corner of the Site. West Algonquin Road borders the Site to the south and South Mount Prospect Road borders the Site to the east. A larger farmstead additionally adjoins the Site to the east.

1951 Photograph: The Site and adjoining properties to the north and west do not appear to have significantly changed. Four small structures, comparable to the current residences, adjoin the Site to the south. A few structures remain on the eastern adjoining farmstead. A majority of the eastern adjoining property is under development. A large structure, comparable to the current building, adjoins the Site to the east, on the northeast corner of West Algonquin and South Mount Prospect.

1962 Photograph: One structure remains of the former farmstead on the northeast corner of the Site. The remainder of the Site is idle land. A residential subdivision adjoins the Site to the north and west. A water tower additionally adjoins the Site to the north, along South Mount Prospect Road. An additional residence adjoins the Site to the south. The eastern adjoining farmstead is no longer present and the area is idle. A six-structured facility (some structures are comparable to the current buildings, and a large associated parking lot adjoins the Site to the east.

1967 Photograph: The Site and adjoining properties do not appear to have significantly changed, other than the addition to and of structures on the eastern adjoining property.

1972 & 1974 Photographs: Four structures, comparable to the current office buildings and guard shed entry, and associated parking lot are located on the southern two thirds of the Site. The northern third of the Site remains an idle lawn. The adjoining properties do not appear to have significantly changed, other than the addition to and of structures on the eastern adjoining property.

1981 - 2012 Photographs: The Site and adjoining properties do not appear to have

significantly changed, other than the addition of a structure comparable to the current office building on the southeastern adjoining property.

Copies of the aerial photographs are included in the Appendix to this report.

5.4.3 - County/Township Assessor's Office Records

TSC researched the Permanent Index Numbers (PINs) assigned to the Site as 08-24-201-052 and 08-24-201-053. TSC visited the Cook County Assessor's Office internet site www.cookcountyassessor.com to review available information regarding these PINs. The following information was obtained:

Both parcels were addressed 10 W. Algonquin Road, Des Plaines, IL. Both parcels are exempt. No additional pertinent information was available.

A copy of available information is included in the Appendix.

5.4.4 - Building & Zoning Department Records

Pursuant to FOIA, TSC submitted a request to the City of Des Plaines Building and Zoning Departments regarding information in their files on this Site. The following information was provided:

Date	Permit	Description
5/28/85	85-001S	UOP Building Headquarters
5/25/85	85-402S	UOP Building Headquarters
4/4/91	B91-086	Interior Alterations (The Salvation Army)
1/16/90	90-010E	No description was provided.
10/10/90	90-398E	No description was provided.
1/17/91	91-015E	No description was provided.
5/3/91	91-145E	No description was provided.
5/10/91	91-156E	No description was provided.
7/5/91	91-228E	No description was provided.
7/17/91	91-244E	No description was provided.

9/6/91	91-288E	No description was provided.
9/9/91	91-290E	No description was provided.
6/15/92	B92-229	Concrete stair (Salvation Army)

A listing of numerous permits was also provided however the permits were not dated, although based on the permit numbers the permits were likely dated from 1991 through 2014. The owner for the permits was identified as Salvation Army. None of the descriptions (i.e. antennas, upgrades, fire suppression, repairs, replacement, etc.) of the permits presented an environmental concern.

The property is zoned M-E, Special Manufacturing District. The property was annexed into the City on March 17, 1958. The Plat of Survey included with the Annexation Ordinance depicted the property as primarily idle with a gravel drive extending west from Mount Prospect Road to nine structures, characteristic of a farmstead, on the northeast corner of the Site.

Copies of the FOIA requests and responses are included in the Appendix to this report.

5.4.5 - Sanborn Maps

A search of Sanborn Fire Insurance Map archives, performed by EDR, identified no coverage of the Site. A notification of no coverage is included in the Appendix.

5.4.6 - Plat Maps

Plat Maps of Elk Grove Township, Cook County for the following years were reviewed and the following information indicated:

Year	Identification
1861	The Site is part of a large parcel owned by D. Hegg.
1870	the Sdite is part of a 120 acre parcel owned by H. Bremer
1886	The Site has two owners, the eastern part is owned by Innman and the western part is owned by C. Hagenow.

1898	The Site has two owners, the eastern part is owned by Innman and the western part is owned by H. Ohlerkwig.
1926	The Site is part of a 21 acre parcel owned by F.L.
1973	The Site, 19.81 acres, is noted to be owned by Universal Oil Products (UOP).

5.4.7 - Historical City Directories

A search of business directories, including city, cross reference and telephone directories, was performed by EDR. The directories covered the years 1969 through 2013. In accordance with ASTM guidelines, directories were reviewed on approximate five year intervals. A summary of the information obtained is presented as follows:

The Salvation Army is noted at the Site address from 1995 through 2013. UOP is noted at the Site address in 1980. Private individuals are noted at the neighboring addresses along West Algonquin Road. A copy of the City Directory Image Report is included in the Appendix.

5.4.8 - Prior Environmental Reports

No prior environmental reports were provided to TSC.

6.0 - SITE RECONNAISSANCE

6.1 - Methodology and Limiting Conditions

A TSC Environmental Professional performed a reconnaissance of the Site on April 5, 2016. Several photographs taken during this reconnaissance are included in the Appendix. The observations made during the reconnaissance evaluated the presence of the following potential recognized environmental conditions; 1) hazardous substances; 2) petroleum products; 3) evidence of above ground storage tanks (ASTs) or underground storage tanks (USTs); 4) Strong, pungent or noxious odors; 5) drums or other container storage suspect of or identified as containing hazardous materials; 6) poly-chlorinated biphenyl (PCB)

containing electrical or hydraulic equipment; 7) heating/cooling systems of buildings; 8) staining and/or corrosion on floors, walls and ceilings; 9) pits, ponds and/or lagoons; 10) stained soil and/or pavement; 11) stressed vegetation; 12) evidence of fill and/or land filling activities; 13) wastewater discharge; 14) wells located on the property (including dry wells, irrigation wells, injection wells, abandoned wells and monitoring wells); 15) on-site septic systems or cesspools; 16) observations of adjoining properties and potential environmental impact associated with adjoining property usage.

Weather conditions during the Site reconnaissance, consisted of sunny conditions, winds of approximate 15 mph and temperatures in the upper 40's.

6.2 - General Site Setting

The southern two-thirds of the Site is occupied by a three - structure office complex, currently vacant, most recently having been occupied by the Salvation Army. A small guard house is additionally located along the eastern border of the Site, along South Mount Prospect Road. The northern third of the Site consists of a grass lawn. A gravel walking path encircles the lawn. West Algonquin Road borders the Site to the south and bordered to the east by South Mount Prospect Road.

No indications of staining, unnaturally stressed vegetation or areas conspicuously absent of vegetation were noted at the Site. No evidence of aboveground storage tanks or of vent or fill pipes suggesting the presence of underground storage tanks were identified on the Site. No indication of petroleum sheen was identified at the Site. No indications of solid waste, stained pavement was noted at the Site. No suspect PCB containing equipment or hazardous waste generation was identified on Site. No evidence of the use or release of hazardous substances or petroleum products were identified at the Site.

West Algonquin Road borders the Site to the south and South Mount Prospect Road borders the Site to the east. Adjoining properties to the north, south and west are single-family residential homes. A large facility known as UOP (Universal Oil Products) - A Honeywell Company, adjoins the Site to the east and southeast.

No evidence of aboveground storage tanks or of vent or fill pipes suggesting the presence of

underground storage tanks were identified on adjoining properties. No indications of solid waste or drum storage were noted on adjoining properties. No evidence of the use or release of hazardous substances or petroleum products were identified on adjoining properties.

Although hazardous substances and petroleum products were not identified on the eastern adjoining properties, based on the occupancy by UOP, it is suspected.

6.3 - Exterior Observations

The office complex consists of three main buildings (A,B & C) and a guard house along Mount Prospect Road. The exteriors of the structures consist of decorative brick metal panels and glass. Each of the structures' roofs are finished with a composite gravel built-up roof system.

Two large pad-mounted electrical transformers are located on the eastern border of the Site, between Building C and the Guard Shack. The transformers were observed to be in good condition with no signs of leakage or staining.

6.4 - Interior Observations

Interior walls of the structures primarily consist of concrete block walls. Interior finishes include terrazzo flooring, carpeting, floor tile, cove base, wood paneling, drywall and joint compound, ceiling tile. Spray on insulation was observed on support beams in all three structures. Rooftop penthouses primarily housed large duct systems and air handling units for the heating and air conditioning systems. Several interior dry-type transformers were observed throughout the structures during the reconnaissance. All of the transformers were observed to be in good condition with no signs of leakage or staining. Structures B and C include elevators which are serviced on a routine basis by Colley Elevator.

The westernmost building, Building A, is five-stories and is situated on a concrete poured basement. The three main buildings on the Site are heated via two natural gas-fired induction boilers located in the lower level of Building A which were installed in 2006. All the structures are heated via hot water heat housed in the lower level of Building A. A forced air conditioning system primarily cools all the structures via a large cooling tower which is located on the roof of Building A. According to Mr. Kuhlin, the cooling tower's exterior is finished with corrugated

asbestos paneling. The old furnace of the systems remains in the lower level of Building A as a back up. A depressed loading dock is located on the southwest corner of the structure. A triple catch basin serves the dock and according to Mr. Kuhlin, was cleaned once by an outside contractor during the Salvation Army's occupancy. Several containers of material storage were observed in the boiler room including 3 thirty gallon metal drums of Freon, 3 55-gallon drums and several 5-gallon plastic containers associated with the water treatment for the water in the boiler system. The containers were observed to be in good condition with no signs of leakage and minimal signs of typical usage staining. A large room in the lower level included a hanging conveyor system, similar to those found in dry cleaning facilities, which held Salvation Army uniforms. Mr. Kuhlin indicated that the uniforms were only stored on-Site and no cleaning operations occurred on the property. The remainder of the lower level in this structure was used for storage. A main lobby and electrical closet and HVAC pump room additionally occupy the first floor of this structure, along with offices. Floors 2 through 5 of the structure were used for general office activities. The penthouse of Building A includes electrical elevator equipment. A tunnel provides direct access between Buildings A and C.

The southernmost building, building B, is two-stories and is situated on an underground parking garage. The garage level includes elevator equipment room, gas main room, an electric room and a telephone room for the structure. The elevator equipment was observed to be in good condition with no signs of leakage or staining. The electrical room included switching panels and dry-type transformers. The transformers were observed to be in good condition with no signs of leakage or staining.

The easternmost building, Building C, is one story and is situated on a concrete poured basement. The lower level of the structure includes a workout center, air handler room, a separate room leased to AT&T, electrical rooms, sprinkler equipment room, an elevator equipment room, a server room (access was not provided to this room as UOP continues to use the server), and a band practice room. Additional HVAC roof units were added to the structure with the addition of a new workout center in the lower level of the structure. An air handler equipment room includes the storage of Halon gas which are stored in four canisters used for the fire suppression system, which is located outside an room subcontracted to AT&T in the lower level of the structure. A second set of canisters is located in the sprinkler room. The first floor houses offices, restrooms, a cafeteria, including a kitchen. The kitchen includes an above-grade grease trap located beneath the main sink. Mr. Kuhlin stated that the grease

trap was cleaned by an outside contractor on a routine basis. Three additional roof-mounted air-conditioning units are located on the roof of this structure and were used to cool a server room and workout room in the interior lower level of the structure.

The guard shack includes a main room, a small restroom and a small maintenance closet. The building was primarily unfinished with minimal finishes including terrazzo in the main room.

As part of the Site reconnaissance, the Site structures were observed for materials which have the to potential to contain asbestos. The observations were limited to readily accessible locations and did not include above ceilings, behind walls, on roof tops or other hard-to-reach places. The only definitive way to determine if a material contains asbestos is through analytical testing. No sampling or analysis of materials for asbestos content was performed and this is beyond the scope of this report. Materials noted at the Site which have the potential to contain asbestos include spray-on insulation, plaster, drywall and joint compound, thermal system piping insulation, corrugated cementitious paneling, ceiling tiles, floor tiles, linoleum, baseboard, mastic and roofing materials.

7.0 - INTERVIEWS

7.1 - Interview with Owner

TSC requested the name and telephone number of the owner or owner's representative from the client, and was provided the name of the owner representative Mr. Martin Kuhlin, Property Consultant/Manager for the Salvation Army UST Central Territory. To assist in establishing the history of the Site, TSC forwarded an Interview Questionnaire Mr. Kuhlin. Mr. Kuhlin indicated that he provided the questionnaire to his supervisor for completion. The questionnaire is in regards to Site history and uses which may suggest recognized environmental conditions to exist at the Site. A completed questionnaire was not received prior to the issuance of this report. Upon receipt and review, pertinent information will be forwarded in an Addendum.

TSC spoke with Mr. Kuhlin during the Site reconnaissance and he indicated that The Salvation Army headquarters had occupied the Site for the past approximately 25 years, having

purchased the property form UOP. The Salvation Army used the property primarily for general office activities. Additionally, Mr. Kuhlin indicated that UOP had also used the Site for general office activities, and that no laboratory or research and development activities were performed on the Site. The Salvation Army vacated the premises on November 1, 2015.

7.2 - Interview with Site Manager

Mr. Martin Kuhlin served as the Site Manager.

7.3 - Interviews with Occupants

The Site structures are unoccupied.

7.4 - Interviews with Local Government Officials

Interviews with local government officials were not performed for this assessment. A FOIA request was submitted to the Village of Des Plaines.

7.5 - Interviews with Others

Interviews with others were not performed for this assessment.

8.0 - FINDINGS/OPINIONS/CONCLUSIONS

8.1 - Findings and Opinions

The completed User Questionnaire or Owner/Occupant Interview Questionnaire were not received prior to the issuance of this report. The absence of these records are considered data gaps which may be pertinent to identifying conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the Site. If review of this information results in the identification of environmental conditions which would alter the conclusions of this report, an Addendum to this report will be forwarded.

Available information indicates that the Site was likely used predominantly for agricultural purposes until between 1967 and 1972. Farmsteads were formerly located on the southeast and northeast corners of the Site. The southern farmstead was demolished between 1900 and 1927 and the northern farmstead was demolished between 1967 and 1972. The Site was then developed with the current three-structure complex with an ancillary guard house and associated parking lots. The structures were originally occupied by Universal Oil Products (UOP) until the property was purchased by The Salvation Army in the early 1990's. The structures on the Site have been historically used for general office activities. The Salvation Army vacated the property on November 1, 2015 and the structures have remained vacant since. No other usage of the Site has been identified.

Current Federal and State environmental agency records for the Site and vicinity were reviewed by Environmental Data Resources (EDR) of Shelton, Connecticut and presented in their Radius Map report. The Site is identified on the Facility Index System (FINDS), Enforcement and Compliance History Information (ECHO) and Illinois Bureau of Land (IL BOL) databases under the Salvation Army. TSC further researched the status of the facility via ECHO database information on-line and according to available information, the facility is included on the ACES (Illinois Agency Compliance and Enforcement System) database. No notices or violations were noted. No prior activities at the Site are indicative of a recognized environmental condition.

Twelve properties were noted within the specified search distances on the reviewed environmental databases. Two of these properties, Allied Signal Corp and UOP, adjoin the Site. Allied Signal Corp at 30 E. Algonquin Road, is identified on the BOL and underground storage tank (UST) databases and adjoins the Site to the east. Thirteen USTs were reportedly removed from the facility and four USTs are exempt from registration at the facility. The second facility is UOP, LLC at 50 East Algonquin Road, is identified on the Superfund Enterprise Management System (SEMS-ARCHIVE), Resource Conservation Recovery Act - Large Quantity Generator (RCRA-LQG), Federal Corrective Action Report (CORRACTS), US AIRS, NY Manifest, Leaking Underground Storage Tank (LUST) and NPDES databases. This facility adjoins the Site to the east. SEMS-ARCHIVE indicates that the facility is not on the NPL and was deferred to RCRA. CORRACTS information indicates that an RFI was not necessary for the facility. RCRA information indicates numerous wastes generated at the facility including batteries, lamps, thermostats, D001, D002, D005, D07, D008, D009, D011,

D018, D021, D027, D035, D039, F001, F002, F003, lab packs, U007, U019, U108, U117, U121, U133, U147, U165, U169, U188, U196, U202, U227, U328, P003, P005. Twenty-two violations regarding general generators, financial requirements, general facility standards, preparedness and prevention, manifest/records/reporting, closure/post-closure were reported at the facility from 1985 through 2004, most of which occurring in 1985/1986. An unleaded gasoline release incident (#992398) was reported on 10/22/99. A gasoline and diesel release incident (891019) was reported at the facility on 6/16/89. An unleaded gasoline release incident (#981178) was reported at the facility on 5/19/98. A gasoline release incident (#990389) was reported at the facility on 2/18/99. These incidents received a No Further Action/Remediation (NFA/R) letter on 1/19/01. A diesel fuel release incident (#20030060) was reported at the facility on 1/16/03. The incident received a NFA/R letter on 1/8/04. A gasoline and fuel oil release incident (#891592) was reported at the facility on 8/22/89. The incident received an NFA/R letter on 10/3/00. A fuel oil release incident (#901116) was reported at the facility on 4/26/90. The incident received an NFA/R letter on 9/19/91.

8.1.1 - Conclusions

Testing Service Corporation has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13 of The Salvation Army headquarters at 10 West Algonquin Road in Des Plaines, Illinois. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, ***except for the following***:

As aforementioned, the eastern adjoining facility UOP at 50 East Algonquin Road, is identified on the SEMS-ARCHIVE, CORRACTS, RCRA-LQG, US AIRS, NY Manifest, LUST and NPDES databases. UOP has operated as an oil research and development laboratory dating back to the 1950's. Based on the long term historical usage and generation of hazardous substances and petroleum products at the UOP facility, the potential for subsurface migration of contaminants from the facility to the Site has been identified as a recognized environmental condition.

If further evaluation of the identified recognized environmental condition is desired, it is recommended TSC be contacted to perform a subsurface exploration to evaluate soil and groundwater conditions along the eastern Site boundary to evaluate for the

migration of contaminants from the eastern adjoining property.

Although not identified as a recognized environmental condition, a business environmental risk regards the possible presence of asbestos containing materials at the Site structures. Observations made during the Site reconnaissance identified thermal system insulation on the piping in the lower levels of the structures, spray on surfacing insulation on the support beams of the structures and corrugated paneling on the exterior cooling tower. These materials have a high probability to contain asbestos. Additionally, several materials which have a lower potential to contain asbestos were noted in the Site structures including ceiling tiles, flooring materials, mastic, drywall joint compound, and roofing materials. Federal, State and County regulations require evaluation of asbestos containing materials prior to renovation or demolition activities of a commercial development. If renovation or demolition activities are planned, it is recommended TSC be contacted to perform an asbestos survey of the structures.

9.0 - REFERENCES

- Title Commitment prepared by Chicago Title Insurance Company, dated January 20, 2016
- EDR Radius Map Report with GeoCheck, dated March 28, 2016
- Des Plaines Fire Protection District Records
- The 1900 edition of the USGS Highwood, IL 15 Minute Quadrangle Map and the 1927, 1946, 1953, 1963, 1972, 1980, 1993, 1995 and 2012 editions of the USGS Arlington Heights, IL 7.5 Minute Quadrangle Topographic Map
- Summary of the Geology of the Chicago Area, by H.B. Willman (1971)
- Aerial photographs dating from 1938, 1951, 1962, 1967, 1972, 1974, 1981, 1988, 1993, 1988, 2005, 2007, 2009, 2010, 2011, and 2012
- Cook County Assessor's Office
- City of Des Plaines Building and Zoning Departments
- Sanborn Fire Insurance Map Notification of No Coverage
- Elk Grove Township, Cook County Plat Maps 1861, 1870, 1886, 1898, 1926, 1973
- City Directories 1969 - 2013 (EDR City Directory Image Report)

10.0 - SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312.10 and 415 ILCS 22.2 (j)(6)(E) of the Illinois Environmental Protection Act. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The undersigned affirm that the facts stated in the report are, to the best of their knowledge, true and are made under penalty of perjury as defined in Section 32-2 of the Criminal Code of 1961.

We are available to review this report at your convenience.

Respectfully,

TESTING SERVICE CORPORATION

David L. Hurst
Environmental Department Manager

Prepared by,

Heather A. Nilles
Environmental Professional

Reviewed by,

Brian K. Walker, P.G.
Manager, Environmental Site Assessments

11.0 - Qualifications of Environmental Professionals

In accordance with the ASTM Standard, this report includes information on the credentials of the Environmental Professionals involved in its preparation. This information, presented in the Appendix, includes a brief statement of the TSC corporate qualifications and the resumes of the Environmental Professionals who performed the various activities involved in the preparation of this report. TSC certifies that the ESA was conducted by and under the direct supervision of a Professional Engineer and qualified Environmental Professionals, as defined in the AAI Rule.

12.0 - APPENDIX

12.1 - Site Location
12.2 - User Questionnaire
12.3 - Information Provided by the Client
12.3A - Chicago Title Insurance Company Commitment for Title Insurance
12.3B - Site Plan
12.3C - ALTA/ACSM Land Title Survey
12.4 - EDR Radius Map Report with GeoCheck & Site Report
12.5 - EDR Vapor Encroachment Screen
12.6 - FOIA
12.6A - City FOIA Request & Response
12.6B - Fire Department FOIA Request & Response
12.7 - Historical Records
12.7A - Historic Topographic Maps
12.7B - Historic Aerial Photographs
12.7C - Township/County Assessment Records
12.7D - Sanborn Map Report
12.7E - City Directories Report
12.8 - Site Photos
12.9 - Interview Records
12.9A - Owner/Occupant ESA Interview Questionnaire
12.10 - TSC General Conditions for Environmental Services
12.11 - Qualifications of TSC & Environmental Professionals

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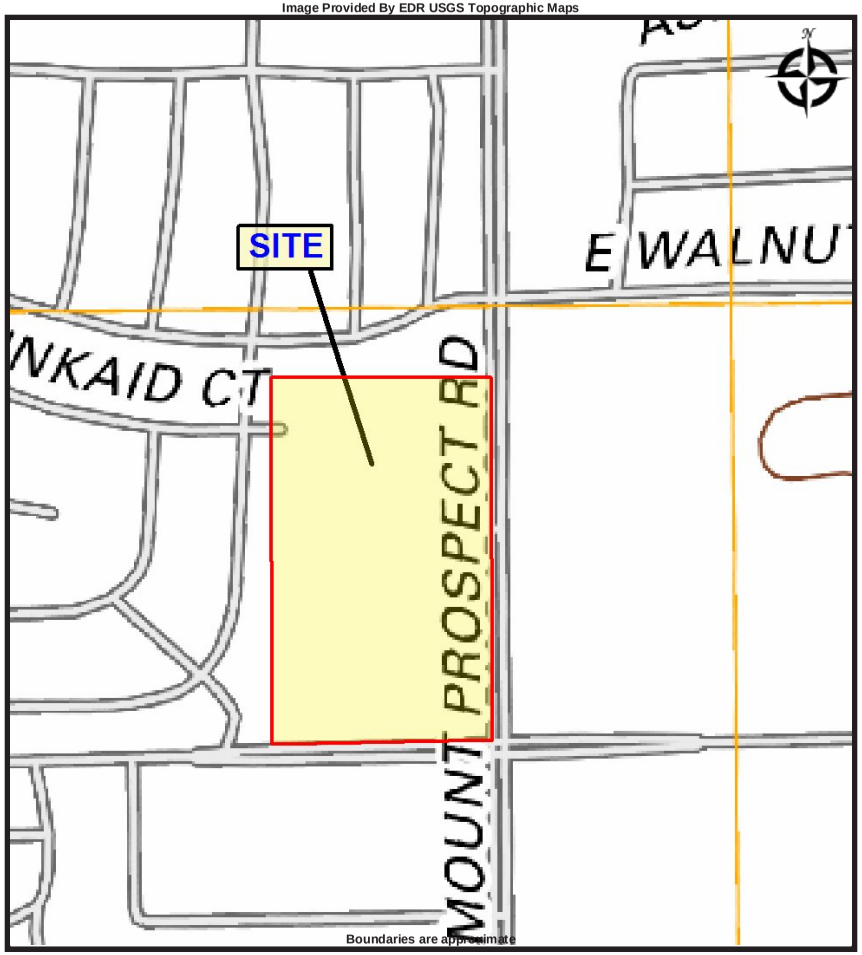
12.1 - Site Location

Image Provided By EDR USGS Topographic Maps



TESTING SERVICE CORPORATION

SITE LOCATION MAP-1
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

12.2 - User Questionnaire

USER QUESTIONNAIRE

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete. **Please complete the following questions:**

PROPERTY LOCATION _____

(1.) **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).** Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

___ No ___Yes If yes, please explain _____

_____

(2.) **Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).** Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

___ No ___Yes If yes, please explain _____

_____

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this ESA do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

___ No ___Yes If yes, please explain _____

_____

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

___ Yes ___ No If no, please explain _____

_____

(5.) Commonly known or reasonably ascertainable information about the *property*
(40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

___ No ___Yes If yes, please explain_____

_____

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

___ No ___Yes If yes, please explain_____

_____

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

___ No ___Yes If yes, please explain_____

_____

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

___ No ___Yes If yes, please explain_____

_____

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation
(40 CFR 312.31). As the *user* of this ESA, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

___ No ___Yes If yes, please explain _____

_____

Completed by : Name _____

Signature _____

Company _____

Date _____

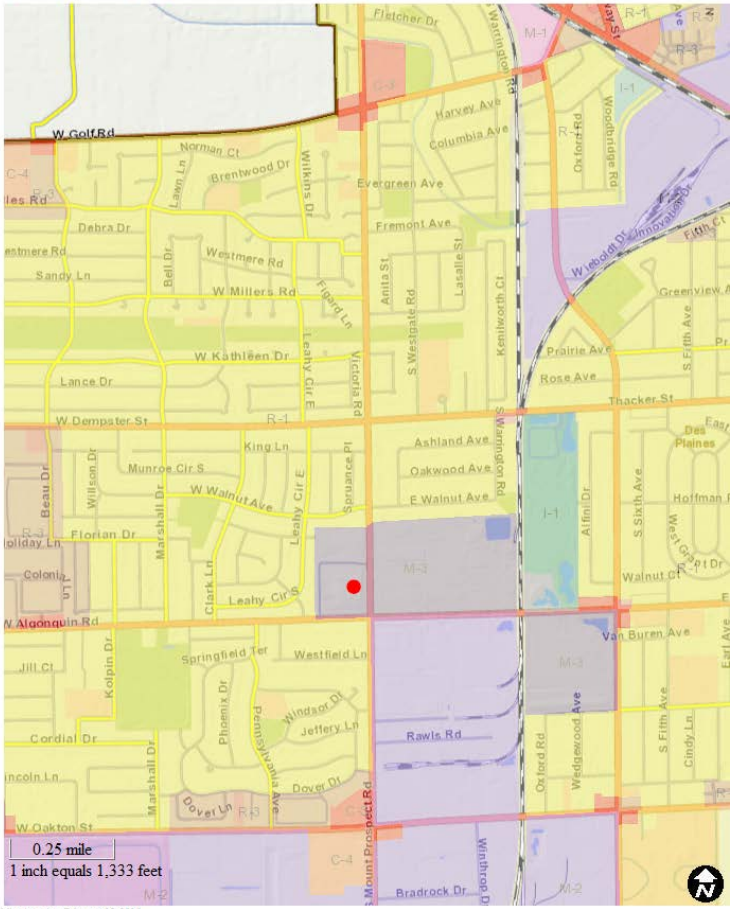
Please send this form back by:

Mail: Testing Service Corporation
360 S. Main Place
Carol Stream, Illinois 60188
Fax: (630) 653.2988
or send back to Sender electronically

12.3 - Information Provided by the Client

GIS consortium MapOffice™

Zoning Map



Map created on February 18, 2016.

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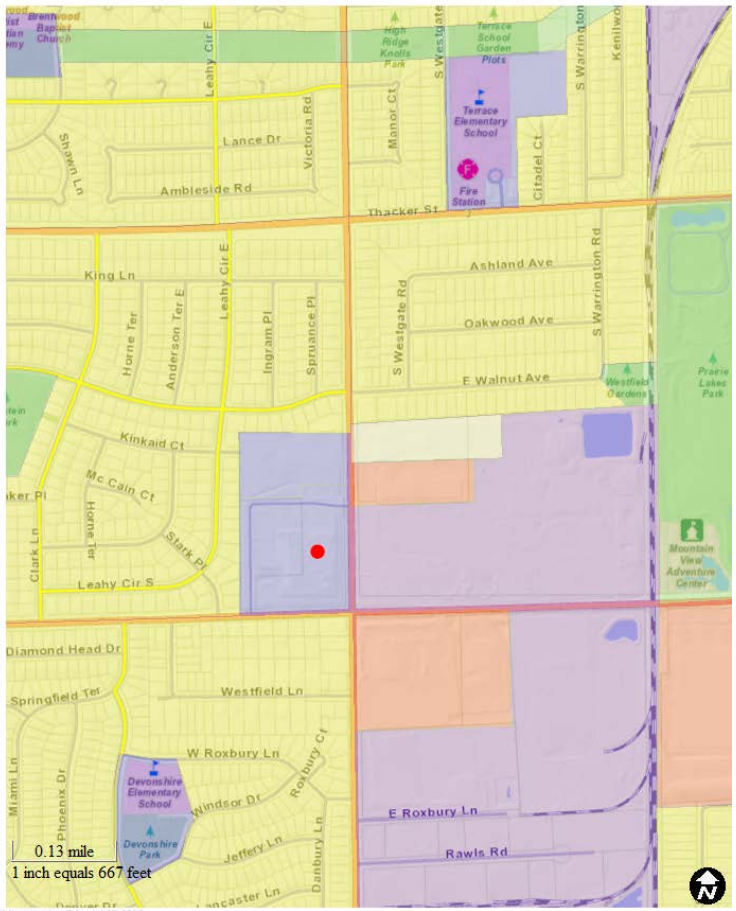
Zoning

Current Zoning

- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- I-1
- M-1
- M-2
- M-3
- M-H
- R-1
- R-2
- R-3
- R-4

GIS consortium MapOffice™

CMAP Land Use Map



Map created on February 18, 2016.

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CMAP Land Use

CMAP Land Use
- Agricultural
- Commercial
- Industrial, Warehousing, and Wholesale Trade
- Institutional
- Open Space
- Residential
- Transportation, Communication, and Utilities
- Vacant, Wetlands, or Under Construction
- Water

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12.3A - Chicago Title Insurance Company Commitment for Title Insurance

COMMITMENT FOR TITLE INSURANCE

Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

CHICAGO TITLE INSURANCE COMPANY

Issued By:

CHICAGO TITLE INSURANCE COMPANY
10 S. LASALLE ST. 3100
CHICAGO, IL 60603

Refer Inquiries To:
(312) 223-3005

By

Authorized Signatory

Commitment No.: 1401 008980665 D2

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

YOUR REFERENCE: DES PLAINES, IL ORDER NO.: 1401 008980665 D2

EFFECTIVE DATE: JANUARY 20, 2016

1. POLICY OR POLICIES TO BE ISSUED:

OWNER S POLICY: ALTA OWNERS 2006
AMOUNT: $9,200,000.00
PROPOSED INSURED: VETTER PHARMA INTERNATIONAL GMBH

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN:
THE SALVATION ARMY, AN ILLINOIS CORPORATION

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008980665 D2

4A. LOAN POLICY 1 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

4B. LOAN POLICY 2 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

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5. **THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

PARCEL 1:

THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL:
THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 5 CHAINS AND 26 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS DEDICATED FOR ALGONQUIN ROAD BY DOCUMENT DATED NOVEMBER 8, 1929 AND RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195788 IN BOOK OF PLATS NUMBER 304 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 19, 1968 AND RECORDED APRIL 2, 1968 AS DOCUMENT NUMBER 20448026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST 1/4 BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET; THENCE NORTHEASTERLY, TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DRAINAGE EASEMENT FROM UOP INC., A DELAWARE CORPORATION TO HENLEY HOLDINGS, INC., A DELAWARE CORPORATION DATED NOVEMBER 21, 1986 AND RECORDED APRIL 6, 1987 AS DOCUMENT NUMBER 87180647, FOR THE OPERATION, MAINTENANCE, REPAIR, RENEWAL AND REPLACEMENT OF THE STORM WATER DRAINAGE LINE, THE PUMP STATION AND THE STORM WATER DRAINAGE LAGOON FACILITIES, NOW LOCATED WITHIN THE EASEMENT TRACT FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE, WITH RIGHT OF INGRESS AND EGRESS THERETO OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOTS 1 AND 3 IN RESEARCH PARK SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF ALGONQUIN ROAD AS DEDICATED BY DOCUMENT 11194086 RECORDED JANUARY 30, 1933, AND EXCEPT THE WEST 50 FEET THEREOF DEDICATED FOR THE EAST 1/2 OF MT. PROSPECT ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 70 FEET OF SAID LOT 1 AND THAT PART OF LOT 3 DESCRIBED AS BEING 3 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: A LINE LYING 32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3, RUNNING EAST 550 FEET FROM THE EAST LINE OF LOT 1 ALSO BEING THE WEST LINE OF LOT 3 THENCE TO THE RIGHT 30 DEGREES A DISTANCE OF 150 FEET THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3 A DISTANCE

CONTINUED ON NEXT PAGE

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5. **THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):**

OF 60 FEET TO THE STORM WATER STORAGE LAGOON SAID POINT BEING 110 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, ALL AS DEPICTED AS "RETENTION POND" ON PLAT ATTACHED AS EXHIBIT "A" AND FURTHER CONTINUING THROUGH THE ENTIRETY OF SAID STORM WATER STORAGE LAGOON DEPICTED AS "RETENTION POND", TO THE SOUTHERLY "OUTLET" AS SHOWN ON SAID PLAT; AND THENCE FURTHER INCLUDING 3 FEET ON EITHER SIDE OF SAID OUTLET TO THE EAST LINE OF SAID LOT 3.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ORDER NO.: 1401 008980665 D2

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:

   A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;

   B. A PROPERLY EXECUTED ALTA STATEMENT;

   MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

   NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

A 8.

1. TAXES FOR THE YEAR(S) 2015 AND 2016
   2016 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2015 FIRST INSTALLMENT IS DUE MARCH 1, 2016
NOTE: 2015 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
08-24-201-052-0000	1 OF 2	2015	NOT BILLED	

AFFECTS PART OF THE LAND.

08-24-201-053-0000	2 OF 2	2015	NOT BILLED	

AFFECTS PART OF THE LAND AND OTHER PROPERTY.

PERM TAX# 08-24-201-052-0000 PCL 1 OF 2 VOLUME 50

3A THE GENERAL TAXES AS SHOWN BELOW ARE MARKED EXEMPT ON THE COLLECTOR S

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008980665 D2

WARRANTS.
YEAR(S): 2014 AND PRIOR
UNLESS SATISFACTORY EVIDENCE IS SUBMITTED TO SUBSTANTIATE SAID EXEMPTION OUR POLICY, IF AND WHEN ISSUED, WILL BE SUBJECT TO SAID TAXES.

PERM TAX# 08-24-201-053-0000 PCL 2 OF 2 VOLUME 50

3B THE GENERAL TAXES AS SHOWN BELOW ARE MARKED EXEMPT ON THE COLLECTOR S WARRANTS.
YEAR(S): 2014 AND PRIOR
UNLESS SATISFACTORY EVIDENCE IS SUBMITTED TO SUBSTANTIATE SAID EXEMPTION OUR POLICY, IF AND WHEN ISSUED, WILL BE SUBJECT TO SAID TAXES.

B 9. THE COMPANY MAY PAY CURRENT YEAR COOK COUNTY TAXES WHEN FURNISHED AN ORIGINAL TAX BILL AT OR BEFORE THE TIME THE COMPANY IS REQUESTED TO MAKE PAYMENTS. IF AN ORIGINAL TAX BILL IS NOT FURNISHED, THE COMPANY WILL PAY CURRENT TAXES VIA ACH PAYMENT, WHICH RESULTS IN AN ADDITIONAL $6 DUPLICATE TAX BILL FEE PAYABLE TO COOK COUNTY AND COLLECTED FROM THE TAXPAYER AT CLOSING.

C 10. NOTE: THE LAND LIES WITHIN A COUNTY WHICH IS SUBJECT TO THE PREDATORY LENDING DATABASE ACT (765 ILCS 77/70 ET SEQ. AS AMENDED). A CERTIFICATE OF COMPLIANCE WITH THE ACT OR A CERTIFICATE OF EXEMPTION THEREFROM MUST BE OBTAINED AT TIME OF CLOSING IN ORDER FOR THE COMPANY TO RECORD ANY INSURED MORTGAGE. IF THE CLOSING IS NOT CONDUCTED BY THE COMPANY, A CERTIFICATE OF COMPLIANCE OR A CERTIFICATE OF EXEMPTION MUST BE ATTACHED TO ANY MORTGAGE TO BE RECORDED.

NOTE: FOR KANE, WILL AND PEORIA COUNTIES, THE ACT APPLIES TO MORTGAGES RECORDED ON OR AFTER JULY 1, 2010.

E 11. NOTE: OUR SEARCHES APPEAR TO INDICATE THAT THE SUBJECT LAND IS NOT PRESENTLY ENCUMBERED BY A RECORDED MORTGAGE. THIS MUST BE SUBSTANTIATED BY A SWORN STATEMENT FROM THE PARTY IN TITLE, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS MAY BE DEEMED NECESSARY.

F 12. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

G 13. WE SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.

H 14. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN CITY OF DES PLAINES. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER APPROVALS.

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I 15. NOTE: THE LAND DESCRIBED IN SCHEDULE A EITHER IS UNSUBDIVIDED PROPERTY OR CONSTITUTES PART OF A SUBDIVIDED LOT. AS A RESULT, A PLAT ACT AFFIDAVIT SHOULD ACCOMPANY ANY CONVEYANCE TO BE RECORDED. IN THE ALTERNATIVE, COMPLIANCE SHOULD BE HAD WITH THE PROVISIONS OF THE PLAT ACT (765 ILCS 205/1 ET SEQ.).

J 16. WE SHOULD BE FURNISHED A CERTIFIED COPY OF THE DIRECTORS' RESOLUTIONS AUTHORIZING THE CONVEYANCE OR MORTGAGE TO BE INSURED. SAID RESOLUTIONS SHOULD EVIDENCE THE AUTHORITY OF THE PERSONS EXECUTING THE CONVEYANCE OR MORTGAGE. IF THEY DO NOT, A CERTIFIED COPY OF THE CORPORATE BY-LAWS ALSO SHOULD BE FURNISHED.

IF SAID CONVEYANCE OR MORTGAGE COMPRISES ALL OR SUBSTANTIALLY ALL THE CORPORATION'S ASSETS, WE ALSO SHOULD BE FURNISHED A CERTIFIED COPY OF THE SHAREHOLDER/MEMBER RESOLUTIONS WHICH AUTHORIZE SAID CONVEYANCE OR MORTGAGE. THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY BE DEEMED NECESSARY AFTER OUR REVIEW OF THESE MATERIALS.

K 17. WE SHOULD BE FURNISHED A CURRENT CERTIFICATE OF GOOD STANDING FROM THE ILLINOIS SECRETARY OF STATE FOR THE SALVATION ARMY, A CORPORATION OF ILLINOIS.

S 18. POSSIBLE DEFICIENCIES IN THE CREATION, ORGANIZATION OR AUTHORITY OF THE PROPOSED INSURED OR IT AGENT TO ACQUIRE OR HOLD TITLE.

R 19. RIGHT, TITLE AND INTEREST OF RIVERPOINT PROPERTY TRUST, LLC, UNDER AN UNRECORDED CONTRACT TO PURCHASE THE LAND, AND OF ALL PARTIES CLAIMING THEREUNDER.

Q 20. EASEMENT PARCEL 2 IS NOT CONTIGUOUS TO FEE PARCEL 1. THEREFORE, NOTHWITHSTANDING THE FACT THAT EASEMENT PARCEL 2 IS INSURED IN SCHEDULE A THE COMPANY EXCLUDES FROM THIS COMMITMENT/POLICY ANY LOSS OR DAMAGE RESULTING FROM THE FACT THAT THE EASEMENT PARCEL 3 IS NOT CONTIGUOUS TO FEE PARCEL 1.

O 21. UNRECORDED LEASE MADE BY THE SALVATION ARMY TO CENTRAL TELEPHONE COMPANY OF ILLINOIS, DATED JANUARY 1, 1992, DEMISING A PORTION OF THE LAND, AND ALL RIGHTS THEREUNDER OF SAID LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE, AS DISCLOSED BY THE ASSIGNMENT NOTED BELOW

ASSIGNMENT AND ASSUMPTION OF LEASES BY AND AMONG CENTRAL TELEPHONE COMPANY OF ILLINOIS, AN ILLINOIS CORPORATION AND AMERITECH ILLINOIS METRO, INC., AN ILLINOIS CORPORATION, RECORDED NOVEMBER 4, 1997 AS DOCUMENT 97823507.

L 22. LEASE MADE BY THE SALVATION ARMY TO NEW CINGULAR WIRELESS PCS LLC DATED JANUARY 3, 2012, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 24, 2012 AS DOCUMENT NO. 1205549008, DEMISING A PORTION OF THE LAND FOR A TERM OF YEARS BEGINNING JANUARY 3, 2012 AND ENDING JANUARY 3, 2017, WITH FOUR SUCCESSIVE FIVE YEAR OPTIONS TO RENEW, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)
ORDER NO.: 1401 008980665 D2

M 23. GRANT DATED MARCH 14, 1949 AND RECORDED APRIL 20, 1949 AS DOCUMENT 14536838 MADE BY HENRY BOI AND SOPHIE BOI, HIS WIFE, TO PUBLIC SERVICE COMPANY OF NORTHRN ILLINOIS, CORPORATIN OF ILLINOIS, OF THE RIGHT TO LAY, MAINTAIN AND OPERATE A 20 INCH GAS MAIN, WITH THE NECESARY APPURTENANCES FOR THE CARRYING AND DISTRIBUTING OF GAS WITH THE RIGHT OF ACCESS TO THE SAME FOR THE MAINTENANCE, REPAIR AND OPERATION THEREOF, IN, UPON, AND ACROSS THE EAST 21 ACRES OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 24-141-11 EAST OF THE THIRD PRINCIPAL MERIDIAN., SAID GAS MAIN TO BE INSTALLED 45 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PARTY.

N 24. ENCROACHMENT OF FENCE LOCATED MAINLY IN LAND ONTO PROPERTY WEST AND ADJOINING BY .03 FEET AT NORTHWEST CORNER AS DISCLOSED BY SURVEY OF SILANDER AND SON DATED APRIL 19, 1990 AND REVISED AUGUST 9, 1990, SURVEY NO. 10789-A.

P 25. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

T FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

U FOR COOK COUNTY PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, IF ANY DOCUMENT OF CONVEYANCE FOR COOK COUNTY RESIDENTIAL REAL PROPERTY IS TO BE NOTARIZED BY AN ILLINOIS NOTARY PUBLIC, PUBLIC ACT 95-988 REQUIRES THE COMPLETION OF A NOTARIAL RECORD FOR EACH GRANTOR WHOSE SIGNATURE IS NOTARIZED. THE NOTARIAL RECORD WILL INCLUDE THE THUMBPRINT OR FINGERPRINT OF THE GRANTOR. THE GRANTOR MUST PRESENT IDENTIFICATION DOCUMENTS THAT ARE VALID; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE. THE COMPANY WILL CHARGE $25.00 PER NOTARIAL RECORD.

V "BE ADVISED THAT THE "GOOD FUNDS" SECTION OF THE TITLE INSURANCE ACT (215 ILCS 155/26) BECOMES EFFECTIVE 1-1-2010. THIS ACT PLACES LIMITATIONS UPON THE SETTLEMENT AGENT'S ABILITY TO ACCEPT CERTAIN TYPES OF DEPOSITS INTO ESCROW PLEASE CONTACT YOUR LOCAL CHICAGO TITLE OFFICE REGARDING THE APPLICATION OF THIS NEW LAW TO YOUR TRANSACTION."

W 26. NOTE FOR INFORMATION (ENDORSEMENT REQUESTS):

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Site Assessment
VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION.

(THIS NOTE WILL BE WAIVED FOR POLICY).

X 27. INFORMATIONAL NOTE:

TO SCHEDULE ANY CLOSINGS IN THE CHICAGO COMMERCIAL CENTER, PLEASE CALL (312) 223-2707.

** END **

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < http://www.alta.org/ > .

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CHICAGO TITLE INSURANCE COMPANY

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information or to set-up an Exchange, please call Scott Nathanson at (312) 223-2178 or Anna Barsky at (312) 223-2169.

1031EX 05/09 ML JL7

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective Date: January 6, 2015

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express of implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender, marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. Se the Third Party Opt Out section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons places by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the elctronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at http://www.networkadvertising.org/.
- You can opt-out via the Consumer Choice Page at www.aboutads.info.
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at www.youronlinechoices.com.
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties) who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that

PRIVACY1 1-15 wlp

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Attachment 19
Site Assessment
VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti CRB LEGAT ARCHITECTS

party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or posses legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with his Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIR OR HER PARENT OR LEGAL GUARDIAN**.

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children - or others - in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer to your Personal Information in accordance with this Privacy Notice.

Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other business for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2014 will receive information regarding 2012 sharing activites).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

No Representations or Warranties

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

Your Consent to This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888)934-3354
privacy@fnf.com

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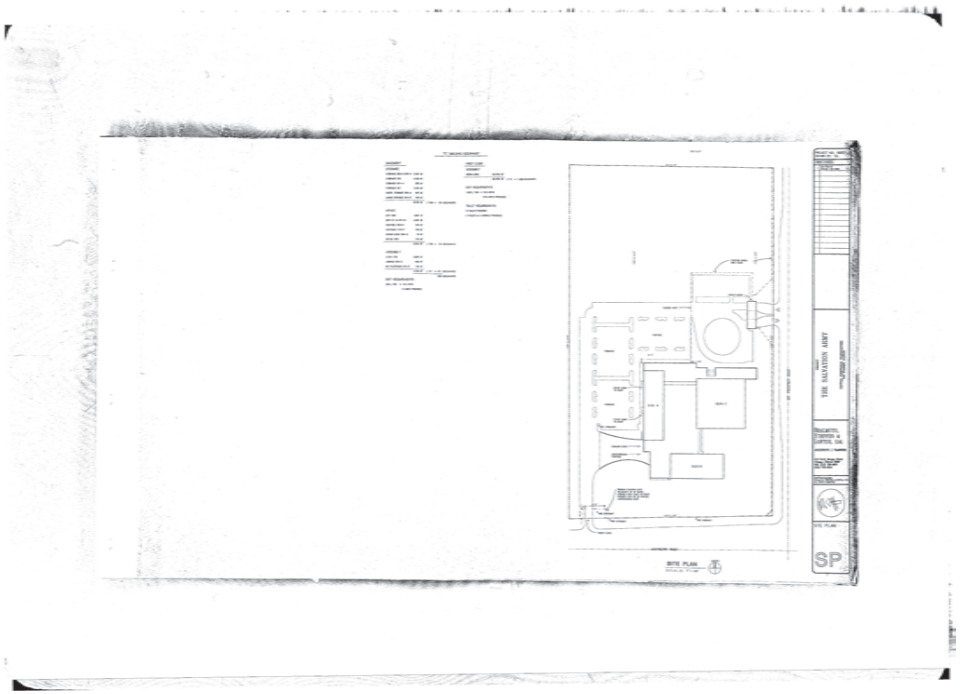
Effective as of January 6, 2015
Last Updated January 25, 2015

12.3B - Site Plan



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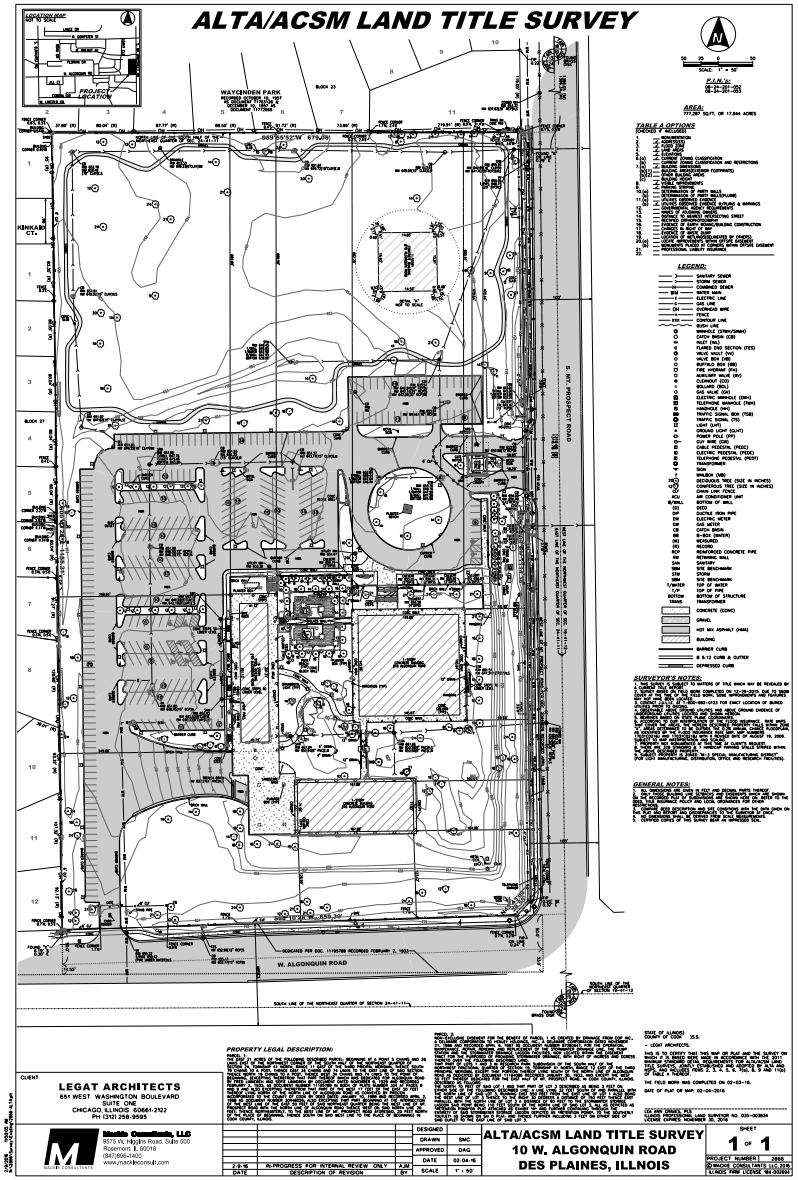
Attachment 19

12.3C - ALTA/ACSM Land Title Survey



Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, IL 60016

Inquiry Number: 4576117.2s
March 28, 2016

12.4 - EDR Radius Map Report with GeoCheck & Site Report

The EDR Radius Map™ Report with GeoCheck®

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FORM-LBC-ADY

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

10 WEST ALGONQUIN ROAD
DES PLAINES, IL 60016

COORDINATES

Latitude (North):	42.0330930 - 42° 1' 59.13"
Longitude (West):	87.9221410 - 87° 55' 19.70"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	423667.6
UTM Y (Meters):	4653648.0
Elevation:	655 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5681632 ARLINGTON HEIGHTS, IL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120619
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
10 WEST ALGONQUIN ROAD
DES PLAINES, IL 60016

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SALVATION ARMY	10 W ALGONQUIN RD	FINDS, ECHO		TP
A2	SALVATION ARMY	10 W ALGONQUIN RD	IL BOL		TP
3	ALLIED-SIGNAL CORP	30 E ALGONQUIN RD	IL UST	Lower	509, 0.096, SE
B4	UOP LLC	50 E ALGONQUIN RD	SEMS-ARCHIVE, CORRACTS, RCRA-LQG, US AIRS, NY...	Lower	892, 0.169, SE
B5	UOP LLC	50 EAST ALGONQUIN RO	IL LUST, IL NPDES	Lower	892, 0.169, SE
B6	HOUSE OF SEAGRAM PRI	95 E ALGONQUIN RD	RCRA-SQG, FINDS, ECHO	Lower	947, 0.179, SE
C7	DB SHENKER	1333 S MT PROSPECT	RCRA-SQG	Higher	1021, 0.193, South
C8	WHITLOCK CORP	1375 MT PROSPECT RD	RCRA-SQG, FINDS, ECHO	Higher	1212, 0.230, South
9	IDEARC MEDIA CORPORA	111 RAWLS ROAD	IL ENG CONTROLS, IL INST CONTROL, IL SRP, IL AIRS,...	Higher	2032, 0.385, SSE
10	U-HAUL OF CHICAGO	1560 MT. PROSPECT RD	IL LUST	Higher	2487, 0.471, South
11	KEARNEY NATIONAL INC	201 W OAKTON-B	CORRACTS, RCRA-TSDF, RCRA NonGen / NLR, US FIN...	Higher	2826, 0.535, SSW
12	BORG-WARNER CORP RES	1200 S WOLF RD	SEMS-ARCHIVE, CORRACTS, RCRA NonGen / NLR, NY...	Lower	3233, 0.612, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SALVATION ARMY 10 W ALGONQUIN RD DES PLAINES, IL 60016	FINDS Registry ID:: 110018267819 ECHO	N/A
SALVATION ARMY 10 W ALGONQUIN RD DES PLAINES, IL 60016	IL BOL Site Id: 170000449502 Inv Num: 0310635374	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Federal RCRA generators list

RCRA-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

Federal ERNS list

ERNS ..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

IL SSU ..... State Sites Unit Listing

State and tribal landfill and/or solid waste disposal site lists

IL SWF/LF ..... Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge
IL CCDD ..... Clean Construction or Demolition Debris
IL LF SPECIAL WASTE ..... Special Waste Site List
IL NIPC ..... Solid Waste Landfill Inventory

State and tribal leaking storage tank lists

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land
IL LUST TRUST ..... Underground Storage Tank Fund Payment Priority List

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
IL AST ..... Above Ground Storage Tanks
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

IL BROWNFIELDS ..... Municipal Brownfields Redevelopment Grant Program Project Descriptions

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
IL CDL ..... Meth Drug Lab Site Listing
US CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information

EXECUTIVE SUMMARY

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
IL SPILLS ..... State spills
IL SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites
LEAD SMELTERS ..... Lead Smelter Sites
US MINES ..... Mines Master Index File
IL CHICAGO ENV ..... Environmental Records Dataset
IL COAL ASH ..... Coal Ash Site Listing
IL DRYCLEANERS ..... Illinois Licensed Drycleaners
IL Financial Assurance ..... Financial Assurance Information Listing
IL HWAR ..... Hazard Waste Annual Report
IL IMPDMENT ..... Surface Impoundment Inventory
IL PIMW ..... Potentially Infectious Medical Waste
IL TIER 2 ..... Tier 2 Information Listing
IL UIC ..... Underground Injection Wells
FUELS PROGRAM ..... EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ..... EDR Proprietary Manufactured Gas Plants

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

EDR Hist Auto..... EDR Exclusive Historic Gas Stations
EDR Hist Cleaner..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

IL RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
IL RGA LF..... Recovered Government Archive Solid Waste Facilities List
IL RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 01/11/2016 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UOP LLC	***50 E ALGONQUIN RD***	***SE 1/8 - 1/4 (0.169 mi.)***	***B4***	***15***

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 06/09/2015 has revealed that there are 3 CORRACTS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEARNEY NATIONAL INC	***201 W OAKTON-B***	***SSW 1/2 - 1 (0.535 mi.)***	***11***	***65***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
UOP LLC	***50 E ALGONQUIN RD***	***SE 1/8 - 1/4 (0.169 mi.)***	***B4***	***15***
BORG-WARNER CORP RES	***1200 S WOLF RD***	***ESE 1/2 - 1 (0.612 mi.)***	***12***	***74***

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UOP LLC	***50 E ALGONQUIN RD***	***SE 1/8 - 1/4 (0.169 mi.)***	***B4***	***15***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DB SHENKER	1333 S MT PROSPECT	S 1/8 - 1/4 (0.193 mi.)	C7	59
WHITLOCK CORP	***1375 MT PROSPECT RD***	***S 1/8 - 1/4 (0.230 mi.)***	***C8***	***61***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
HOUSE OF SEAGRAM PRI	***95 E ALGONQUIN RD***	***SE 1/8 - 1/4 (0.179 mi.)***	***B6***	***57***

Site Assessment

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti CRB LEGAT ARCHITECTS

State and tribal leaking storage tank lists

IL LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Illinois Environmental Protection Agency's LUST Incident Report.

A review of the IL LUST list, as provided by EDR, and dated 11/19/2015 has revealed that there are 2 IL LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
U-HAUL OF CHICAGO NFA/NFR Letter: 09/21/2006 Incident Num: 912493 IL EPA Id: 0310635295	1560 MT. PROSPECT RD	S 1/4 - 1/2 (0.471 mi.)	10	64

Lower Elevation	Address	Direction / Distance	Map ID	Page
UOP LLC NFA/NFR Letter: 01/19/2001 NFA/NFR Letter: 01/08/2004 NFA/NFR Letter: 10/03/2000 NFA/NFR Letter: 09/19/1991 Incident Num: 992398 Incident Num: 20030060 Incident Num: 891019 Incident Num: 891592 Incident Num: 901116 **Additional key fields are available in the Map Findings section* IL EPA Id: 0310630007	***50 EAST ALGONQUIN RO***	***SE 1/8 - 1/4 (0.169 mi.)***	***B5***	***54***

State and tribal registered storage tank lists

IL UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Illinois State Fire Marshal's STC Facility List.

A review of the IL UST list, as provided by EDR, and dated 01/26/2016 has revealed that there is 1 IL UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALLIED-SIGNAL CORP Tank Status: Removed Tank Status: Exempt from registration Status: CLOSED Facility Id: 2019958	30 E ALGONQUIN RD	SE 0 - 1/8 (0.096 mi.)	3	8

State and tribal institutional control / engineering control registries

IL ENG CONTROLS: Sites with Engineering Controls.

A review of the IL ENG CONTROLS list, as provided by EDR, and dated 12/07/2015 has revealed that there is 1 IL ENG CONTROLS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IDEARC MEDIA CORPORA Illinois Epa Id: 0310635184	***111 RAWLS ROAD***	***SSE 1/4 - 1/2 (0.385 mi.)***	***9***	***62***

IL INST CONTROL: Legal or administrative restrictions on land use and/or other activities (e.g., groundwater use restrictions) which effectively limit exposure to contamination may be employed as alternatives to removal or treatment of contamination.

A review of the IL INST CONTROL list, as provided by EDR, and dated 12/07/2015 has revealed that there is 1 IL INST CONTROL site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IDEARC MEDIA CORPORA Illinois EPA Id: 0310635184	***111 RAWLS ROAD***	***SSE 1/4 - 1/2 (0.385 mi.)***	***9***	***62***

State and tribal voluntary cleanup sites

IL SRP: Illinois Environmental Protection Agency, Site Remediation Program Database

A review of the IL SRP list, as provided by EDR, and dated 12/07/2015 has revealed that there is 1 IL SRP site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IDEARC MEDIA CORPORA IL EPA Id: 0310635184	***111 RAWLS ROAD***	***SSE 1/4 - 1/2 (0.385 mi.)***	***9***	***62***

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

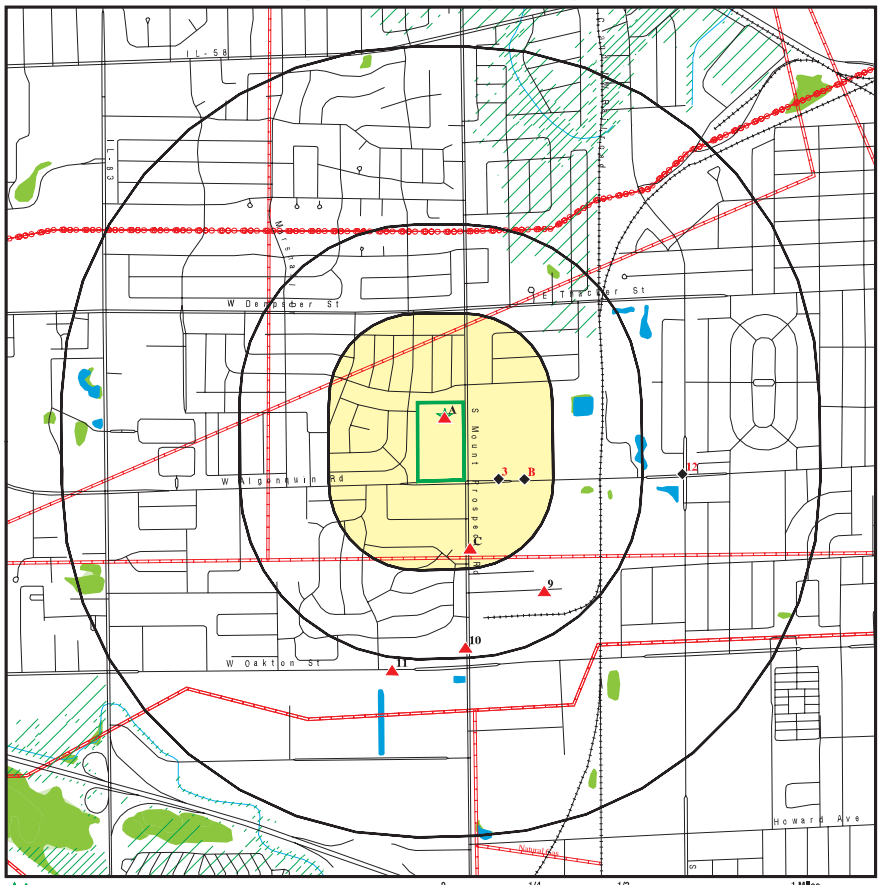
A review of the NY MANIFEST list, as provided by EDR, has revealed that there is 1 NY MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UOP LLC	***50 E ALGONQUIN RD***	***SE 1/8 - 1/4 (0.169 mi.)***	***B4***	***15***

EPA ID: ILD084741222

There were no unmapped sites in this report.

OVERVIEW MAP - 4576117.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Salvation Army Headquarters ADDRESS: 10 West Algonquin Road Des Plaines IL 60016 LAT/LONG: 42.033093 / 87.922141	CLIENT: Testing Service Corporation CONTACT: Heather Nilles INQUIRY #: 4576117.2s DATE: March 28, 2016 5:50 pm

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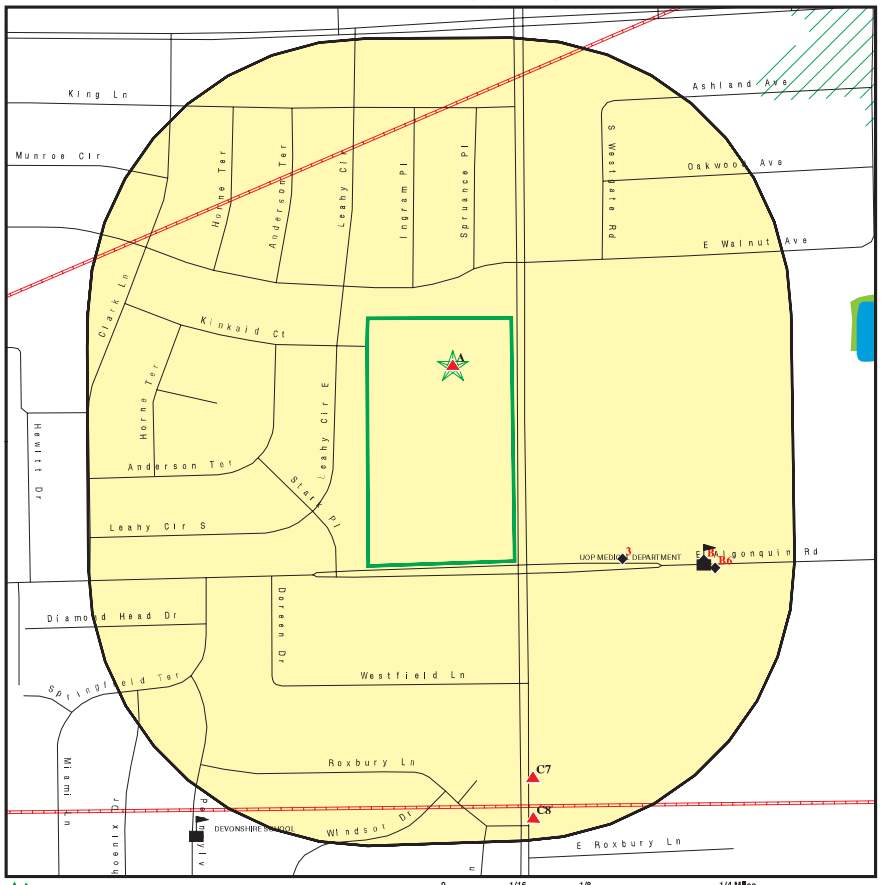
DETAIL MAP - 4576117.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

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SITE NAME: Salvation Army Headquarters ADDRESS: 10 West Algonquin Road Des Plaines IL 60016 LAT/LONG: 42.033093 / 87.922141	CLIENT: Testing Service Corporation CONTACT: Heather Nilles INQUIRY #: 4576117.2s DATE: March 28, 2016 5:51 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	1	0	NR	NR	1
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	1	0	2	NR	3
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	3	NR	NR	NR	3
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
IL SSU	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
IL SWF/LF	0.500		0	0	0	NR	NR	0
IL CCDD	0.500		0	0	0	NR	NR	0
IL LF SPECIAL WASTE	0.500		0	0	0	NR	NR	0
IL NIPC	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
IL LUST	0.500		0	1	1	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
IL LUST TRUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
IL UST	0.250		1	0	NR	NR	NR	1
IL AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
IL ENG CONTROLS	0.500		0	0	1	NR	NR	1
IL INST CONTROL	0.500		0	0	1	NR	NR	1
State and tribal voluntary cleanup sites								
IL SRP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
IL BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
IL CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
IL SPILLS	TP		NR	NR	NR	NR	NR	0
IL SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
IL AIRS	TP		NR	NR	NR	NR	NR	0
IL BOL	TP	1	NR	NR	NR	NR	NR	1
IL CHICAGO ENV	TP		NR	NR	NR	NR	NR	0
IL COAL ASH	0.500		0	0	0	NR	NR	0
IL DRYCLEANERS	0.250		0	0	NR	NR	NR	0
IL Financial Assurance	TP		NR	NR	NR	NR	NR	0
IL HWAR	TP		NR	NR	NR	NR	NR	0
IL IMPDMENT	0.500		0	0	0	NR	NR	0
NY MANIFEST	0.250		0	1	NR	NR	NR	1
IL NPDES	TP		NR	NR	NR	NR	NR	0
IL PIMW	0.250		0	0	NR	NR	NR	0
IL TIER 2	TP		NR	NR	NR	NR	NR	0
IL UIC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ECHO	TP	1	NR	NR	NR	NR	NR	1

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

IL RGA HWS	TP		NR	NR	NR	NR	NR	0
IL RGA LF	TP		NR	NR	NR	NR	NR	0
IL RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		3	1	8	4	2	0	18

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Site Assessment

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1 **Target Property** **Actual: 655 ft.**	**SALVATION ARMY** **10 W ALGONQUIN RD** **DES PLAINES, IL 60016**	**FINDS** **ECHO**	**1008130115** **N/A**

Site 1 of 2 in cluster A

FINDS:

Registry ID: 110018267819

Environmental Interest/Information System
ACES (Illinois - Agency Compliance And Enforcement System) is the Illinois EPA Project to facilitate the permitting operations

ECHO:
Envid: 1008130115
Registry ID: 110018267819
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110018267819

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A2 **Target Property** **Actual: 655 ft.**	**SALVATION ARMY** **10 W ALGONQUIN RD** **DES PLAINES, IL 60016**	**IL BOL**	**S113257217** **N/A**

Site 2 of 2 in cluster A

BOL:
Site Id: 170000449502
Inv Num: 0310635374
Interest Name: Salvation Army
Interest Type: BOL
Media Code: LAND

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
3 **SE** **< 1/8** **0.096 mi.** **509 ft.** **Relative: Lower** **Actual: 654 ft.**	**ALLIED-SIGNAL CORP** **30 E ALGONQUIN RD** **DES PLAINES, IL 60017**	**IL UST**	**U000174775** **N/A**

UST:
Facility ID: 2019958
Facility Status: CLOSED
Facility Type: **INDUSTRIAL / MANUFACTURING**
Owner Id: U0000398
Owner Name: Allied Signal Aerospace Co
Owner Address: 30 E Algonquin Rd
Owner City,St,Zip: Des Plaines, IL 60017

Tank Number: 1
Tank Status: **Removed**
Tank Capacity: 20000
Tank Substance: Used Oil
Last Used Date: Not reported
OSFM First Notify Date: 5/8/1986
Red Tag Issue Date: Not reported
Install Date: Not reported
Green Tag Decal: **19876**
Green Tag Issue Date: **12/13/1998**

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	ALLIED-SIGNAL CORP (Continued)		**U000174775**

Green Tag Expire Date: **12/31/2001**
Fee Due: $0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: 02-0060, 99-2398
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

Tank Number: 10
Tank Status: **Removed**
Tank Capacity: 2000
Tank Substance: Gasoline
Last Used Date: Not reported
OSFM First Notify Date: 5/8/1986
Red Tag Issue Date: Not reported
Install Date: 7/15/1975
Green Tag Decal: **19876**
Green Tag Issue Date: **12/13/1998**
Green Tag Expire Date: **12/31/2001**
Fee Due: $0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

Tank Number: 11
Tank Status: **Removed**
Tank Capacity: 275
Tank Substance: Diesel Fuel
Last Used Date: Not reported
OSFM First Notify Date: 5/8/1986
Red Tag Issue Date: Not reported
Install Date: Not reported
Green Tag Decal: **19876**
Green Tag Issue Date: **12/13/1998**
Green Tag Expire Date: **12/31/2001**
Fee Due: $0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

ALLIED-SIGNAL CORP (Continued) **U000174775**

Tank Number:	12
Tank Status:	**Removed**
Tank Capacity:	275
Tank Substance:	Diesel Fuel
Last Used Date:	Not reported
OSFM First Notify Date:	5/8/1986
Red Tag Issue Date:	Not reported
Install Date:	Not reported
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	$0.00
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	13
Tank Status:	**Removed**
Tank Capacity:	275
Tank Substance:	Not reported
Last Used Date:	6/1/1978
OSFM First Notify Date:	5/8/1986
Red Tag Issue Date:	Not reported
Install Date:	Not reported
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	$0.00
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	14
Tank Status:	**Removed**
Tank Capacity:	10000
Tank Substance:	Gasoline
Last Used Date:	Not reported
OSFM First Notify Date:	5/8/1986
Red Tag Issue Date:	Not reported
Install Date:	Not reported
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**

ALLIED-SIGNAL CORP (Continued) **U000174775**

Fee Due:	$0.00
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	15
Tank Status:	**Exempt from registration**
Tank Capacity:	275
Tank Substance:	Used Oil
Last Used Date:	12/31/1973
OSFM First Notify Date:	Not reported
Red Tag Issue Date:	Not reported
Install Date:	Not reported
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	Not reported
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	16
Tank Status:	**Exempt from registration**
Tank Capacity:	275
Tank Substance:	Used Oil
Last Used Date:	12/31/1973
OSFM First Notify Date:	2/19/2003
Red Tag Issue Date:	Not reported
Install Date:	Not reported
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	Not reported
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

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ALLIED-SIGNAL CORP (Continued) **U000174775**

Tank Number:	17
Tank Status:	**Exempt from registration**
Tank Capacity:	1000
Tank Substance:	Fuel Oil
Last Used Date:	12/31/1973
OSFM First Notify Date:	2/19/2003
Red Tag Issue Date:	Not reported
Install Date:	Not reported
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	Not reported
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	2
Tank Status:	**Exempt from registration**
Tank Capacity:	20000
Tank Substance:	Heating Oil
Last Used Date:	6/1/1978
OSFM First Notify Date:	5/8/1986
Red Tag Issue Date:	Not reported
Install Date:	Not reported
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	Not reported
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	3
Tank Status:	**Removed**
Tank Capacity:	8000
Tank Substance:	Gasoline
Last Used Date:	12/22/1998
OSFM First Notify Date:	5/8/1986
Red Tag Issue Date:	Not reported
Install Date:	1/1/1978
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**

ALLIED-SIGNAL CORP (Continued) **U000174775**

Fee Due:	$0.00
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	4
Tank Status:	**Removed**
Tank Capacity:	8000
Tank Substance:	Gasoline
Last Used Date:	12/22/1998
OSFM First Notify Date:	5/8/1986
Red Tag Issue Date:	Not reported
Install Date:	1/1/1978
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	$0.00
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

Tank Number:	5
Tank Status:	**Removed**
Tank Capacity:	8000
Tank Substance:	Gasoline
Last Used Date:	12/22/1998
OSFM First Notify Date:	5/8/1986
Red Tag Issue Date:	Not reported
Install Date:	1/1/1978
Green Tag Decal:	**19876**
Green Tag Issue Date:	**12/13/1998**
Green Tag Expire Date:	**12/31/2001**
Fee Due:	$0.00
Motor Fuel Permit Inspection Date:	Not reported
Motor Fuel Permit Expiration Date:	Not reported
MOTOR FUEL TYPE:	Not reported
Pending Nov:	N
IEMA:	Not reported
Equipment Type:	Not reported
Equipment:	Not reported
Last Passing Date:	Not reported
Test Expire Date:	Not reported

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ALLIED-SIGNAL CORP (Continued) **U000174775**

Tank Number: 6
Tank Status: Removed
Tank Capacity: 560
Tank Substance: Diesel Fuel
Last Used Date: Not reported
OSFM First Notify Date: 5/8/1986
Red Tag Issue Date: Not reported
Install Date: 7/15/1975
Green Tag Decal: 19876
Green Tag Issue Date: 12/13/1998
Green Tag Expire Date: 12/31/2001
Fee Due: $0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

Tank Number: 7
Tank Status: Removed
Tank Capacity: 560
Tank Substance: Gasoline
Last Used Date: Not reported
OSFM First Notify Date: 5/8/1986
Red Tag Issue Date: Not reported
Install Date: 7/15/1975
Green Tag Decal: 19876
Green Tag Issue Date: 12/13/1998
Green Tag Expire Date: 12/31/2001
Fee Due: $0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

Tank Number: 8
Tank Status: Removed
Tank Capacity: 560
Tank Substance: Gasoline
Last Used Date: Not reported
OSFM First Notify Date: 5/8/1986
Red Tag Issue Date: Not reported
Install Date: 7/15/1975
Green Tag Decal: 19876
Green Tag Issue Date: 12/13/1998
Green Tag Expire Date: 12/31/2001

ALLIED-SIGNAL CORP (Continued) **U000174775**

Fee Due: $0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

Tank Number: 9
Tank Status: Removed
Tank Capacity: 2000
Tank Substance: Gasoline
Last Used Date: Not reported
OSFM First Notify Date: 5/8/1986
Red Tag Issue Date: Not reported
Install Date: 7/15/1975
Green Tag Decal: 19876
Green Tag Issue Date: 12/13/1998
Green Tag Expire Date: 12/31/2001
Fee Due: $0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

B4 **UOP LLC** **SEMS-ARCHIVE 1000119080**
SE **50 E ALGONQUIN RD** **CORRACTS ILD084741222**
1/8-1/4 **DES PLAINES, IL 60017** **RCRA-LQG**
0.169 mi. **US AIRS**
892 ft. **Site 1 of 3 in cluster B** **NY MANIFEST**

Relative:
Lower

Actual:
653 ft.

SEMS-ARCHIVE:
Site ID: 507302
EPA ID: ILD084741222
Federal Facility: N
NPL: Not on the NPL
Non NPL Status: Deferred to RCRA

Following information was gathered from the prior CERCLIS update completed in 10/2013:
Site ID: 0507302
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: Deferred to RCRA

CERCLIS-NFRAP Site Alias Name(s):
Alias Name: UOP INC
Alias Address: Not reported
IL

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UOP LLC (Continued) **1000119080**

Program Priority:
Description: RCRA Deferral Audit

Description: RCRA Deferral - Lead Confirmed

CERCLIS-NFRAP Assessment History:
Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 03/02/93
Priority Level: Deferred to RCRA (Subtitle C)

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 12/11/95
Priority Level: Not reported

Action: DISCOVERY
Date Started: / /
Date Completed: 10/21/92
Priority Level: Not reported

CORRACTS:

EPA ID: ILD084741222
EPA Region: 5
Area Name: ENTIRE FACILITY
Actual Date: 20090501
Action: CA070NO - RFA Determination Of Need For An RFI, RFI is Not Necessary
NAICS Code(s): 541711
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: ILD084741222
EPA Region: 5
Area Name: ENTIRE FACILITY
Actual Date: 19930331
Action: CA075ME - CA Prioritization, Facility or area was assigned a medium corrective action priority
NAICS Code(s): 541711
Original schedule date: Not reported
Schedule end date: Not reported

RCRA-LQG:
Date form received by agency: 03/01/2013
Facility name: UOP LLC
Facility address: 50 E ALGONQUIN RD
DES PLAINES, IL 600175017
EPA ID: ILD084741222
Contact: ROBERT WACHSMUTH
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (847) 391-3402
Contact email: Not reported
EPA Region: 05

Map ID
Direction
Distance
Elevation
Site
MAP FINDINGS
Database(s)
EDR ID Number
EPA ID Number

UOP LLC (Continued) **1000119080**

Land type: Private
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:
Owner/operator name: UOP LLC
Owner/operator address: 50 E ALGONQUIN RD
DES PLAINES, IL 60017
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 12/01/1952
Owner/Op end date: Not reported

Owner/operator name: UOP LLC
Owner/operator address: 50 E ALGONQUIN RD
DES PLAINES, IL 60017
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/01/1952
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Universal Waste Summary:
Waste type: Batteries
Accumulated waste on-site: Yes

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UOP LLC (Continued) **1000119080**

Generated waste on-site: No

Waste type: Lamps
Accumulated waste on-site: Yes
Generated waste on-site: No

Waste type: Thermostats
Accumulated waste on-site: Yes
Generated waste on-site: No

Waste type: Batteries
Accumulated waste on-site: Yes
Generated waste on-site: Yes

Waste type: Lamps
Accumulated waste on-site: Yes
Generated waste on-site: Yes

Waste type: Thermostats
Accumulated waste on-site: Yes
Generated waste on-site: Yes

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING

UOP LLC (Continued) **1000119080**

CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

Historical Generators:
Date form received by agency: 03/01/2012
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	UOP LLC (Continued)		**1000119080**

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

Date form received by agency: 03/01/2012
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

Map ID / Direction / Distance / Elevation | Site | Database(s) | EDR ID Number / EPA ID Number
UOP LLC (Continued) 1000119080

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

Date form received by agency: 07/29/2010
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	UOP LLC (Continued)		**1000119080**

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	UOP LLC (Continued)		**1000119080**

. Waste code: U019
. Waste name: BENZENE (I,T)

. Waste code: U075
. Waste name: DICHLORODIFLUOROMETHANE (OR) METHANE, DICHLORODIFLUORO-

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U117
. Waste name: ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I)

Date form received by agency: 03/01/2010
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

UOP LLC (Continued) **1000119080**

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

. Waste code: U075
. Waste name: DICHLORODIFLUOROMETHANE (OR) METHANE, DICHLORODIFLUORO-

Date form received by agency: 02/09/2009
Site name: UOP LLC A HONEYWELL COMPANY
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035

UOP LLC (Continued) **1000119080**

. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

. Waste code: U019
. Waste name: BENZENE (I,T)

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U117
. Waste name: ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I)

Date form received by agency: 03/01/2008
Site name: UOP LLC
Classification: Large Quantity Generator

Date form received by agency: 10/03/2007
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

UOP LLC (Continued) **1000119080**

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS

UOP LLC (Continued) **1000119080**

CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

. Waste code: U019
. Waste name: BENZENE (I,T)

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U117
. Waste name: ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I)

Date form received by agency: 03/29/2007
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE,

UOP LLC (Continued) **1000119080**

CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

. Waste code: U019
. Waste name: BENZENE (I,T)

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U117
. Waste name: ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I)

Date form received by agency: 11/03/2006
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D009
. Waste name: MERCURY

Map ID
Direction
Distance
Elevation
Site
MAP FINDINGS
Database(s)
EDR ID Number
EPA ID Number

UOP LLC (Continued) **1000119080**

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

Date form received by agency: 03/01/2006
Site name: UOP LLC
Classification: Large Quantity Generator

Site Assessment
VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

UOP LLC (Continued) **1000119080**

Date form received by agency: 03/01/2004
Site name: UOP INC
Classification: Large Quantity Generator

Date form received by agency: 10/23/2003
Site name: UOP LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D038
. Waste name: PYRIDINE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: D040

UOP LLC (Continued) **1000119080**

. Waste name: TRICHLORETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F027
. Waste name: DISCARDED UNUSED FORMULATIONS CONTAINING TRI-, TETRA-, OR PENTACHLOROPHENOL OR DISCARDED UNUSED FORMULATIONS CONTAINING COMPOUNDS DERIVED FROM THESE CHLOROPHENOLS. (THIS LISTING DOES NOT INCLUDE FORMULATIONS CONTAINING HEXACHLOROPHENE SYNTHESIZED FROM PREPURIFIED 2,4,5-TRICHLOROPHENOL AS THE SOLE COMPONENT.)

. Waste code: P003
. Waste name: 2-PROPENAL (OR) ACROLEIN

. Waste code: P005
. Waste name: 2-PROPEN-1-OL (OR) ALLYL ALCOHOL

Site Assessment
VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

UOP LLC (Continued) **1000119080**

. Waste code: P008
. Waste name: 4-AMINOPYRIDINE (OR) 4-PYRIDINAMINE

. Waste code: P012
. Waste name: ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE

. Waste code: P021
. Waste name: CALCIUM CYANIDE (OR) CALCIUM CYANIDE CA(CN)2

. Waste code: P022
. Waste name: CARBON DISULFIDE

. Waste code: P028
. Waste name: BENZENE, (CHLOROMETHYL)- (OR) BENZYL CHLORIDE

. Waste code: P030
. Waste name: CYANIDES (SOLUBLE CYANIDE SALTS), NOT OTHERWISE SPECIFIED

. Waste code: P077
. Waste name: BENZENAMINE, 4-NITRO- (OR) P-NITROANILINE

. Waste code: P098
. Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)

. Waste code: P116
. Waste name: HYDRAZINECARBOTHIOAMIDE (OR) THIOSEMICARBAZIDE

. Waste code: P119
. Waste name: AMMONIUM VANADATE (OR) VANADIC ACID, AMMONIUM SALT

. Waste code: P120
. Waste name: VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U003
. Waste name: ACETONITRILE (I,T)

. Waste code: U008
. Waste name: 2-PROPENOIC ACID (I) (OR) ACRYLIC ACID (I)

. Waste code: U044
. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

. Waste code: U056
. Waste name: BENZENE, HEXAHYDRO- (I) (OR) CYCLOHEXANE (I)

. Waste code: U070
. Waste name: BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE

. Waste code: U080
. Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

UOP LLC (Continued) **1000119080**

. Waste code: U121
. Waste name: METHANE, TRICHLOROFLUORO- (OR) TRICHLOROMONOFLUOROMETHANE

. Waste code: U133
. Waste name: HYDRAZINE (R,T)

. Waste code: U147
. Waste name: 2,5-FURANDIONE (OR) MALEIC ANHYDRIDE

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U169
. Waste name: BENZENE, NITRO- (OR) NITROBENZENE (I,T)

. Waste code: U188
. Waste name: PHENOL

. Waste code: U196
. Waste name: PYRIDINE

. Waste code: U202
. Waste name: 1,2-BENZISOTHIAZOL-3(2H)-ONE, 1,1-DIOXIDE, & SALTS (OR) SACCHARIN, & SALTS

. Waste code: U227
. Waste name: 1,1,2-TRICHLOROETHANE (OR) ETHANE, 1,1,2-TRICHLORO-

. Waste code: U328
. Waste name: BENZENAMINE, 2-METHYL- (OR) O-TOLUIDINE

Date form received by agency: 07/07/2003
Site name: UOP INC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008

UOP LLC (Continued) **1000119080**

. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D038
. Waste name: PYRIDINE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: D040
. Waste name: TRICHLORETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED

UOP LLC (Continued) **1000119080**

SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F027
. Waste name: DISCARDED UNUSED FORMULATIONS CONTAINING TRI-, TETRA-, OR PENTACHLOROPHENOL OR DISCARDED UNUSED FORMULATIONS CONTAINING COMPOUNDS DERIVED FROM THESE CHLOROPHENOLS. (THIS LISTING DOES NOT INCLUDE FORMULATIONS CONTAINING HEXACHLOROPHENE SYNTHESIZED FROM PREPURIFIED 2,4,5-TRICHLOROPHENOL AS THE SOLE COMPONENT.)

. Waste code: P003
. Waste name: 2-PROPENAL (OR) ACROLEIN

. Waste code: P005
. Waste name: 2-PROPEN-1-OL (OR) ALLYL ALCOHOL

. Waste code: P008
. Waste name: 4-AMINOPYRIDINE (OR) 4-PYRIDINAMINE

. Waste code: P012
. Waste name: ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE

. Waste code: P021
. Waste name: CALCIUM CYANIDE (OR) CALCIUM CYANIDE CA(CN)2

. Waste code: P022
. Waste name: CARBON DISULFIDE

. Waste code: P028
. Waste name: BENZENE, (CHLOROMETHYL)- (OR) BENZYL CHLORIDE

. Waste code: P030
. Waste name: CYANIDES (SOLUBLE CYANIDE SALTS), NOT OTHERWISE SPECIFIED

. Waste code: P098
. Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)

. Waste code: P116
. Waste name: HYDRAZINECARBOTHIOAMIDE (OR) THIOSEMICARBAZIDE

. Waste code: P119
. Waste name: AMMONIUM VANADATE (OR) VANADIC ACID, AMMONIUM SALT

. Waste code: P120
. Waste name: VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE

UOP LLC (Continued) **1000119080**

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U003
. Waste name: ACETONITRILE (I,T)

. Waste code: U008
. Waste name: 2-PROPENOIC ACID (I) (OR) ACRYLIC ACID (I)

. Waste code: U056
. Waste name: BENZENE, HEXAHYDRO- (I) (OR) CYCLOHEXANE (I)

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U121
. Waste name: METHANE, TRICHLOROFLUORO- (OR) TRICHLOROMONOFLUOROMETHANE

. Waste code: U133
. Waste name: HYDRAZINE (R,T)

. Waste code: U147
. Waste name: 2,5-FURANDIONE (OR) MALEIC ANHYDRIDE

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U169
. Waste name: BENZENE, NITRO- (OR) NITROBENZENE (I,T)

. Waste code: U188
. Waste name: PHENOL

. Waste code: U196
. Waste name: PYRIDINE

. Waste code: U202
. Waste name: 1,2-BENZISOTHIAZOL-3(2H)-ONE, 1,1-DIOXIDE, & SALTS (OR) SACCHARIN, & SALTS

. Waste code: U227
. Waste name: 1,1,2-TRICHLOROETHANE (OR) ETHANE, 1,1,2-TRICHLORO-

. Waste code: U328
. Waste name: BENZENAMINE, 2-METHYL- (OR) O-TOLUIDINE

Date form received by agency: 03/01/2002
Site name: UOP INC
Classification: Large Quantity Generator

Date form received by agency: 03/01/2000
Site name: UOP INC
Classification: Large Quantity Generator

Date form received by agency: 03/26/1998
Site name: UOP INC
Classification: Large Quantity Generator

UOP LLC (Continued) **1000119080**

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

UOP LLC (Continued) **1000119080**

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: K049
. Waste name: SLOP OIL EMULSION SOLIDS FROM THE PETROLEUM REFINING INDUSTRY.

. Waste code: K051
. Waste name: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

. Waste code: K052
. Waste name: TANK BOTTOMS (LEADED) FROM THE PETROLEUM REFINING INDUSTRY.

. Waste code: P003
. Waste name: 2-PROPENAL (OR) ACROLEIN

. Waste code: P005
. Waste name: 2-PROPEN-1-OL (OR) ALLYL ALCOHOL

. Waste code: P021
. Waste name: CALCIUM CYANIDE (OR) CALCIUM CYANIDE CA(CN)2

. Waste code: P022
. Waste name: CARBON DISULFIDE

. Waste code: P024
. Waste name: BENZENAMINE, 4-CHLORO- (OR) P-CHLORANILINE

. Waste code: P030
. Waste name: CYANIDES (SOLUBLE CYANIDE SALTS), NOT OTHERWISE SPECIFIED

. Waste code: P077
. Waste name: BENZENAMINE, 4-NITRO- (OR) P-NITROANILINE

. Waste code: P105
. Waste name: SODIUM AZIDE

. Waste code: P106
. Waste name: SODIUM CYANIDE (OR) SODIUM CYANIDE NA(CN)

. Waste code: P116
. Waste name: HYDRAZINECARBOTHIOAMIDE (OR) THIOSEMICARBAZIDE

. Waste code: U037
. Waste name: BENZENE, CHLORO- (OR) CHLOROBENZENE

. Waste code: U071
. Waste name: BENZENE, 1,3-DICHLORO- (OR) M-DICHLOROBENZENE

. Waste code: U105
. Waste name: 2,4-DINITROTOLUENE (OR) BENZENE, 1-METHYL-2,4-DINITRO-

UOP LLC (Continued) **1000119080**

. Waste code: U131
. Waste name: ETHANE, HEXACHLORO- (OR) HEXACHLOROETHANE

. Waste code: U188
. Waste name: PHENOL

Date form received by agency: 03/01/1998
Site name: UOP INC
Classification: Large Quantity Generator

Date form received by agency: 03/01/1996
Site name: UOP RESEARCH CENTER
Classification: Large Quantity Generator

Date form received by agency: 03/01/1994
Site name: UOP RESEARCH CENTER
Classification: Large Quantity Generator

Date form received by agency: 03/01/1992
Site name: UOP RESEARCH CENTER
Classification: Large Quantity Generator

Date form received by agency: 02/28/1990
Site name: UOP RESEARCH CENTER
Classification: Large Quantity Generator

Date form received by agency: 11/01/1980
Site name: UOP INC
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D009
. Waste name: MERCURY

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR

UOP LLC (Continued) **1000119080**

MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: P024
. Waste name: BENZENAMINE, 4-CHLORO- (OR) P-CHLORANILINE

. Waste code: P077
. Waste name: BENZENAMINE, 4-NITRO- (OR) P-NITROANILINE

. Waste code: U037
. Waste name: BENZENE, CHLORO- (OR) CHLOROBENZENE

. Waste code: U071
. Waste name: BENZENE, 1,3-DICHLORO- (OR) M-DICHLOROBENZENE

. Waste code: U105
. Waste name: 2,4-DINITROTOLUENE (OR) BENZENE, 1-METHYL-2,4-DINITRO-

. Waste code: U131
. Waste name: ETHANE, HEXACHLORO- (OR) HEXACHLOROETHANE

. Waste code: U188
. Waste name: PHENOL

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 88549

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 40531

UOP LLC (Continued) **1000119080**

Waste code: D005
Waste name: BARIUM
Amount (Lbs): 6550

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 92079

Waste code: D008
Waste name: LEAD
Amount (Lbs): 5455

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 705

Waste code: D011
Waste name: SILVER
Amount (Lbs): 6550

Waste code: D018
Waste name: BENZENE
Amount (Lbs): 79582

Waste code: D021
Waste name: CHLOROBENZENE
Amount (Lbs): 77624

Waste code: D027
Waste name: 1,4-DICHLOROBENZENE
Amount (Lbs): 77624

Waste code: F001
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 3403

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 1958

Waste code: LABP
Waste name: LAB PACK

VETTER
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MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

UOP LLC (Continued) **1000119080**

Amount (Lbs): 5803

Corrective Action Summary:
Event date: 03/31/1993
Event: CA Prioritization, Facility or area was assigned a medium corrective action priority.

Event date: 05/01/2009
Event: RFA Determination Of Need For An RFI, RFI is Not Necessary;

Facility Has Received Notices of Violations:
Regulation violated: SR - 35 IAC 722.134(a)(1)(b)
Area of violation: Generators - General
Date violation determined: 11/17/2003
Date achieved compliance: 03/04/2004
Violation lead agency: EPA
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/16/2004
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.34(a)(1)(ii)
Area of violation: Generators - General
Date violation determined: 11/17/2003
Date achieved compliance: 03/04/2004
Violation lead agency: EPA
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/16/2004
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 724.251
Area of violation: TSD - Financial Requirements
Date violation determined: 05/17/1991
Date achieved compliance: 08/21/1991
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 06/18/1991
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.243(e)(5)
Area of violation: TSD - Financial Requirements

UOP LLC (Continued) **1000119080**

Date violation determined: 05/17/1991
Date achieved compliance: 08/21/1991
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 06/18/1991
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.243(e)(3)
Area of violation: TSD - Financial Requirements
Date violation determined: 05/17/1991
Date achieved compliance: 08/21/1991
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 06/18/1991
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.243
Area of violation: TSD - Financial Requirements
Date violation determined: 05/17/1990
Date achieved compliance: 08/21/1991
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/25/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.242(b)
Area of violation: TSD - Financial Requirements
Date violation determined: 05/17/1990
Date achieved compliance: 08/21/1991
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/25/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 724.251
Area of violation: TSD - Financial Requirements
Date violation determined: 06/03/1988

UOP LLC (Continued) **1000119080**

Date achieved compliance: 08/02/1988
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 06/20/1988
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.116(d)
Area of violation: TSD - General Facility Standards
Date violation determined: 03/05/1986
Date achieved compliance: 05/13/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/19/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.115(d)
Area of violation: TSD - General Facility Standards
Date violation determined: 03/05/1986
Date achieved compliance: 05/13/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/19/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.135
Area of violation: TSD - Preparedness and Prevention
Date violation determined: 03/05/1986
Date achieved compliance: 06/11/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/19/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.113(b)
Area of violation: TSD - General Facility Standards
Date violation determined: 03/05/1986
Date achieved compliance: 05/13/1986

UOP LLC (Continued) **1000119080**

Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/19/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.113(a)
Area of violation: TSD - General Facility Standards
Date violation determined: 03/05/1986
Date achieved compliance: 05/13/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/19/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.173
Area of violation: TSD - Manifest/Records/Reporting
Date violation determined: 03/05/1986
Date achieved compliance: 05/13/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/19/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.212(a)
Area of violation: TSD - Closure/Post-Closure
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/01/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.245
Area of violation: TSD - Financial Requirements
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State

UOP LLC (Continued) **1000119080**

Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 09/23/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.212(a)
Area of violation: TSD - Closure/Post-Closure
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 09/23/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.243
Area of violation: TSD - Financial Requirements
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 09/23/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.242(b)
Area of violation: TSD - Financial Requirements
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 09/23/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.242(b)
Area of violation: TSD - Financial Requirements
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL

UOP LLC (Continued) **1000119080**

Enforcement action date: 07/01/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.243
Area of violation: TSD - Financial Requirements
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/01/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.245
Area of violation: TSD - Financial Requirements
Date violation determined: 06/13/1985
Date achieved compliance: 07/22/1986
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/01/1985
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 11/13/2014
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 11/03/2010
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: EPA

Evaluation date: 02/03/2009
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 11/17/2003
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

UOP LLC (Continued) **1000119080**

Area of violation: Generators - General
Date achieved compliance: 03/04/2004
Evaluation lead agency: EPA

Evaluation date: 06/23/1994
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 05/17/1991
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 08/21/1991
Evaluation lead agency: State

Evaluation date: 05/17/1990
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 08/21/1991
Evaluation lead agency: State

Evaluation date: 06/03/1988
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 08/02/1988
Evaluation lead agency: State

Evaluation date: 07/30/1987
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 07/23/1986
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 05/21/1986
Evaluation: COMPLIANCE SCHEDULE EVALUATION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 03/05/1986
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Manifest/Records/Reporting
Date achieved compliance: 05/13/1986
Evaluation lead agency: State

Evaluation date: 03/05/1986
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Preparedness and Prevention
Date achieved compliance: 06/11/1986
Evaluation lead agency: State

UOP LLC (Continued) **1000119080**

Evaluation date: 03/05/1986
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General Facility Standards
Date achieved compliance: 05/13/1986
Evaluation lead agency: State

Evaluation date: 06/13/1985
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 07/22/1986
Evaluation lead agency: State

Evaluation date: 06/13/1985
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Closure/Post-Closure
Date achieved compliance: 07/22/1986
Evaluation lead agency: State

US AIRS MINOR:
Envid: 1000119080
Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
D and B Number: Not reported
Primary SIC Code: 8731
NAICS Code: 541712
Default Air Classification Code: MIN
Facility Type of Ownership Code: POF
Air CMS Category Code: Not reported
HPV Status: Not reported

US AIRS MINOR:
Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2015-04-27 00:00:00
Activity Status Date: 2015-06-02 09:49:30
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2001-03-29 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE

UOP LLC (Continued) **1000119080**

Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2003-05-30 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2006-04-25 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2008-02-28 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2014-03-18 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2015-04-27 00:00:00
Activity Status Date: 2015-06-02 09:49:30
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

UOP LLC (Continued) **1000119080**

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2008-04-25 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2008-05-14 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2009-04-30 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2009-09-01 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2010-04-28 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number / EPA ID Number

UOP LLC (Continued) **1000119080**

Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2010-05-10 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2011-04-27 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2011-05-09 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2012-04-26 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number / EPA ID Number

UOP LLC (Continued) **1000119080**

Activity Date: 2013-04-29 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2014-04-25 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 05
Programmatic ID: AIR IL000031063ABE
Facility Registry ID: 110000791091
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: Title V Permits
Activity Date: 2014-04-28 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

NY MANIFEST:
EPA ID: ILD084741222
Country: USA
Location Address 1: TEN UOP PLAZA
Location Address 2: Not reported
Location City: DES PLAINES
Location State: IL
Location Zip Code: 60016
Location Zip Code 4: Not reported

Mailing Info:
Name: UOP INCORPORATED
Contact: NICK PANZICA
Address: TEN UOP PLAZA
City/State/Zip: DES PLAINES, IL 60016
Country: USA
Phone: 312-391-2000

Manifest:

Document ID: NYO3827025
Manifest Status: Completed copy
Trans1 State ID: NYIL005
Trans2 State ID: NYIL005
Generator Ship Date: 05/23/1984
Trans1 Recv Date: 05/23/1984

UOP LLC (Continued) **1000119080**

Trans2 Recv Date:	05/29/1984
TSD Site Recv Date:	05/31/1984
Part A Recv Date:	06/15/1984
Part B Recv Date:	06/15/1984
Generator EPA ID:	ILD084741222
Trans1 EPA ID:	ILD000806604
Trans2 EPA ID:	ILD000806604
TSDF ID:	NYD000632372
Waste Code:	D002 - NON-LISTED CORROSIVE WASTES
Quantity:	00005
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DT - Dump trucks
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Year:	1984

B5 **UOP LLC** **IL LUST** **S104906345**
SE **50 EAST ALGONQUIN ROAD** **IL NPDES** **N/A**
1/8-1/4 **DES PLAINES, IL 60017**
0.169 mi.
892 ft. **Site 2 of 3 in cluster B**

Relative:
Lower

Actual:
653 ft.

LUST:

Incident Num:	992398
IL EPA Id:	0310630007
Product:	Unleaded Gas
IEMA Date:	10/22/1999
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP Research Center
PRP Contact:	Bob Palmer
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60017
PRP Phone:	8473912000
Site Classification:	Not reported
Section 57.5(g) Letter:	732
Date Section 57.5(g) Letter:	Not reported
Non LUST Determination Letter:	Not reported
20 Report Received:	11/12/1999
45 Report Received:	12/13/1999
NFA/NFR Letter:	**01/19/2001**
NFR Date Recorded:	03/02/2001

Incident Num:	20030060
IL EPA Id:	0310630007
Product:	Diesel
IEMA Date:	01/16/2003
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP LLC
PRP Contact:	Jim Grapenthien
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60017
PRP Phone:	8473912161
Site Classification:	Not reported

UOP LLC (Continued) **S104906345**

Section 57.5(g) Letter:	P.A.
Date Section 57.5(g) Letter:	Not reported
Non LUST Determination Letter:	Not reported
20 Report Received:	02/03/2003
45 Report Received:	03/03/2003
NFA/NFR Letter:	**01/08/2004**
NFR Date Recorded:	02/06/2004

Incident Num:	891019
IL EPA Id:	0310630007
Product:	Gasoline, Diesel
IEMA Date:	06/16/1989
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP Corp.
PRP Contact:	Not reported
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60016
PRP Phone:	Not reported
Site Classification:	Not reported
Section 57.5(g) Letter:	731
Date Section 57.5(g) Letter:	Not reported
Non LUST Determination Letter:	Not reported
20 Report Received:	Not reported
45 Report Received:	Not reported
NFA/NFR Letter:	**01/19/2001**
NFR Date Recorded:	03/02/2001

Incident Num:	891592
IL EPA Id:	0310630007
Product:	Gasoline, Fuel Oil
IEMA Date:	08/22/1989
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP Research Center
PRP Contact:	Brian Elmiger
PRP Address:	50 East Algonquin Rd., Box 5016
PRP City,St,Zip:	Des Plaines, IL 60017-5016
PRP Phone:	Not reported
Site Classification:	Not reported
Section 57.5(g) Letter:	731
Date Section 57.5(g) Letter:	Not reported
Non LUST Determination Letter:	Not reported
20 Report Received:	Not reported
45 Report Received:	05/21/1993
NFA/NFR Letter:	**10/03/2000**
NFR Date Recorded:	11/27/2000

Incident Num:	901116
IL EPA Id:	0310630007
Product:	Fuel Oil
IEMA Date:	04/26/1990
Project Manager:	Bauer
Project Manager Phone:	(217) 782-3335
Email:	Brian.Bauer@illinois.gov

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UOP LLC (Continued) **S104906345**

PRP Name: UOP Research Center
PRP Contact: Charles Worman
PRP Address: 50 East Algonquin Rd.
PRP City,St,Zip: Des Plaines, IL 60017
PRP Phone: Not reported
Site Classification: Not reported
Section 57.5(g) Letter: 731
Date Section 57.5(g) Letter: Not reported
Non LUST Determination Letter: Not reported
20 Report Received: 02/29/1992
45 Report Received: 02/29/1992
NFA/NFR Letter: **09/19/1991**
NFR Date Recorded: Not reported

Incident Num: 981178
IL EPA Id: 0310630007
Product: Unleaded Gas
IEMA Date: 05/19/1998
Project Manager: Davis
Project Manager Phone: (217) 785-7492
Email: Valerie.A.Davis@illinois.gov
PRP Name: UOP
PRP Contact: Robert Palmer
PRP Address: 50 East Algonquin Rd.
PRP City,St,Zip: Des Plaines, IL 60017-5017
PRP Phone: 8473913095
Site Classification: Not reported
Section 57.5(g) Letter: 732
Date Section 57.5(g) Letter: Not reported
Non LUST Determination Letter: Not reported
20 Report Received: 06/12/1998
45 Report Received: 07/08/1998
NFA/NFR Letter: **01/19/2001**
NFR Date Recorded: 03/02/2001

Incident Num: 990389
IL EPA Id: 0310630007
Product: Gasoline
IEMA Date: 02/18/1999
Project Manager: Davis
Project Manager Phone: (217) 785-7492
Email: Valerie.A.Davis@illinois.gov
PRP Name: UOP
PRP Contact: Robert Palmer
PRP Address: 50 East Algonquin Rd.
PRP City,St,Zip: Des Plaines, IL 60017
PRP Phone: 8473913095
Site Classification: Not reported
Section 57.5(g) Letter: 732
Date Section 57.5(g) Letter: Not reported
Non LUST Determination Letter: Not reported
20 Report Received: 03/16/1999
45 Report Received: 03/29/1999
NFA/NFR Letter: **01/19/2001**
NFR Date Recorded: 03/02/2001

UOP LLC (Continued) **S104906345**

NPDES:
State Facility Id: G0952 A
Permit Id No: IL0048119
Date Permit Issued: 02/01/2013
Facility Receiving Water: WELLER CREEK VIA STORM SEWER
Effective Date: 02/01/2013
Expiration Date: 01/31/2018
Current Major/Minor: Minor
State Region: 02
State Water Body: 07120004
Perm Feature Id: 001
DMR Cognization Official: BOB WACHSMUTH
DMR Cognization Official Telephone: 847-391-3402
Latitude: + 42 1' 59" 0
Longitude: - 87 54' 59" 0
Facility Type Description: Privately Owned Facility

State Facility Id: G0952 A
Permit Id No: IL0048119
Date Permit Issued: 02/01/2013
Facility Receiving Water: WELLER CREEK VIA STORM SEWER
Effective Date: 02/01/2013
Expiration Date: 01/31/2018
Current Major/Minor: Minor
State Region: 02
State Water Body: 07120004
Perm Feature Id: Not reported
DMR Cognization Official: BOB WACHSMUTH
DMR Cognization Official Telephone: 847-391-3402
Latitude: Not reported
Longitude: Not reported
Facility Type Description: Privately Owned Facility

B6 **HOUSE OF SEAGRAM PRINT SHOP** **RCRA-SQG 1000379135**
SE **95 E ALGONQUIN RD** **FINDS ILD020043378**
1/8-1/4 **DES PLAINES, IL 60018** **ECHO**
0.179 mi.
947 ft. **Site 3 of 3 in cluster B**

Relative:
Lower

Actual:
653 ft.

RCRA-SQG:
Date form received by agency: 11/28/1988
Facility name: HOUSE OF SEAGRAM PRINT SHOP
Facility address: 95 E ALGONQUIN RD
DES PLAINES, IL 60018
EPA ID: ILD020043378
Contact: JAMES WILSON
Contact address: 95 E ALGONQUIN RD
DES PLAINES, IL 60018
Contact country: US
Contact telephone: (312) 699-5380
Contact email: Not reported
EPA Region: 05
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of

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HOUSE OF SEAGRAM PRINT SHOP (Continued) **1000379135**

hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NAME NOT REPORTED
Owner/operator address: ADDRESS NOT REPORTED
CITY NOT REPORTED, AK 99998
Owner/operator country: Not reported
Owner/operator telephone: (312) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SEAGRAM JOSEPH E AND SONS
Owner/operator address: ADDRESS NOT REPORTED
CITY NOT REPORTED, AK 99998
Owner/operator country: Not reported
Owner/operator telephone: (312) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

HOUSE OF SEAGRAM PRINT SHOP (Continued) **1000379135**

MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110005820656

Environmental Interest/Information System
ACES (Illinois - Agency Compliance And Enforcement System) is the Illinois EPA Project to facilitate the permitting operations

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:
Envid: 1000379135
Registry ID: 110005820656
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110005820656

C7 **DB SHENKER** **RCRA-SQG** **1012178964**
South **1333 S MT PROSPECT** **ILR000160408**
1/8-1/4 **DES PLAINES, IL 60016**
0.193 mi.
1021 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
656 ft.

RCRA-SQG:
Date form received by agency: 12/04/2009
Facility name: DB SHENKER
Facility address: 1333 S MT PROSPECT
DES PLAINES, IL 60016
EPA ID: ILR000160408
Contact: BOB PORTER
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: (847) 812-1379
Contact email: Not reported
EPA Region: 05
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	DB SHENKER (Continued)		**1012178964**

hazardous waste at any time

Owner/Operator Summary:
- Owner/operator name: DB SHENKER
- Owner/operator address: Not reported / Not reported
- Owner/operator country: Not reported
- Owner/operator telephone: Not reported
- Legal status: Private
- Owner/Operator Type: Owner
- Owner/Op start date: 12/04/2009
- Owner/Op end date: Not reported

- Owner/operator name: DB SHENKER
- Owner/operator address: Not reported / Not reported
- Owner/operator country: Not reported
- Owner/operator telephone: Not reported
- Legal status: Private
- Owner/Operator Type: Operator
- Owner/Op start date: 12/04/2009
- Owner/Op end date: Not reported

Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

- Waste code: D002
- Waste name: CORROSIVE WASTE

- Waste code: D008
- Waste name: LEAD

Violation Status: No violations found

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
C8 South 1/8-1/4 0.230 mi. 1212 ft.	**WHITLOCK CORP 1375 MT PROSPECT RD DES PLAINES, IL 60018**	**RCRA-SQG FINDS ECHO**	**1001024435 ILR000004085**

Site 2 of 2 in cluster C

Relative: Higher

Actual: 655 ft.

RCRA-SQG:
- Date form received by agency: 05/03/1995
- Facility name: WHITLOCK CORP
- Facility address: 1375 MT PROSPECT RD / DES PLAINES, IL 60018
- EPA ID: ILR000004085
- Contact: DICK WHITE
- Contact address: 1375 MT PROSPECT RD / DES PLAINES, IL 60018
- Contact country: US
- Contact telephone: (708) 699-5040
- Contact email: Not reported
- EPA Region: 05
- Classification: Small Small Quantity Generator
- Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
- Owner/operator name: WHITLOCK CORP
- Owner/operator address: 1375 MT PROSPECT RD / DES PLAINE, IL 60018
- Owner/operator country: Not reported
- Owner/operator telephone: (708) 699-5040
- Legal status: Private
- Owner/Operator Type: Owner
- Owner/Op start date: Not reported
- Owner/Op end date: Not reported

Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

- Waste code: D001
- Waste name: IGNITABLE WASTE

Violation Status: No violations found

WHITLOCK CORP (Continued) **1001024435**

FINDS:

Registry ID: 110005932553

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:
Envid: 1001024435
Registry ID: 110005932553
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110005932553

9
SSE
1/4-1/2
0.385 mi.
2032 ft.

IDEARC MEDIA CORPORATION
111 RAWLS ROAD
DES PLAINES, IL 60018

IL ENG CONTROLS **S107747028**
IL INST CONTROL **N/A**
IL SRP
IL AIRS
IL BOL

Relative:
Higher

Actual:
655 ft.

ENGINEERING CONTROLS:
Illinois Epa Id: 0310635184
NFR Letter: 09/23/2010
Date NFR Recorded: 10/22/2010
Comprehensive / Focused: Comprehensive
Remediation Applicant Name: Steven Kersten
RA Company: Rawls Road Properties LLC
RA Address: 701 West Erie Street
RA City,St,Zip: Chicago, IL 60610
Worker Caution: Yes
Acres: 2.92
Land Use: Industrial/Commercial
Ground Water Use Restriction: No
Highway Authority Agreement: No
Ordinance: Yes
Industrial - Commercial: Yes
Slab on Grade: No
BCT: No
Building Slab: No
Asphalt Used: No
Concrete Used: Yes
Clean Soil 3ft: No
Clean Soil 10ft: No
Alternate Barrier: No

IL INSTUTIONAL CONTROL:
Illinois EPA Id: 0310635184
NFR Letter: 09/23/2010
Date NFR Recorded: 10/22/2010
Comprehensive / Focused: Comprehensive
Remediation Applicant Name: Steven Kersten
RA Company: Rawls Road Properties LLC

IDEARC MEDIA CORPORATION (Continued) **S107747028**

RA Address: 701 West Erie Street
RA City,St,Zip: Chicago, IL 60610
Worker Caution: Yes
Acres: 2.92
Land Use: Industrial/Commercial
Ground Water Use Restriction: No
Highway Authority Agreement: No
Ordinance: Yes
Industrial - Commercial: Yes
Slab on Grade: No
BCT: No
Building Slab: No
Asphalt Used: No
Concrete Used: Yes
Clean Soil 3ft: No
Clean Soil 10ft: No
Alternate Barrier: No

SRP:
IL EPA Id: 0310635184
US EPA Id: ILD113991277
Longitude: -87.916919
Latitude: 42.025563
Contact Name: Steven Kersten
Contact Address: 701 West Erie Street
Contact City,St,Zip: Chicago, IL 60610
Contact Phone: (312) 666-5500
Date Enrolled: 07/08/2010
Point Of Contact: Dakota Prentice
Consultant Company: Pioneer Engineering & Environmental Services, Inc.
Consultant Address: 700 North Sacramento Boulevard
Consultant City,St,Zip: Chicago, IL 60612
Consultant Phone: (773) 722-9200
Proj Mgr Assigned: Max Twum
Sec. 4 Letter Date: Not reported
Active: No
No Further Remediation Letter Dt: 09/23/2010
Remediation Applicant Co: Rawls Road Properties LLC
Effective: True
Remediation Applicant Name: Steven Kersten
Remediation Applicant Company: Rawls Road Properties LLC
Remediation Applicant Address: 701 West Erie Street
Remediation Applicant City,St,Zip: Chicago, IL 60610
Illinois EPA: 0310635184
Site Name: Idearc Media Corporation
NFR Letter: 2010-09-23
NFR Letter Date Recorded: 2010-10-22
Comprehensive/Focused: Comprehensive
Worker Caution: Yes
Acres: 2.92
Land Use: Industrial/Commercial
Ground Water Use Restriction: No
Highway Authority Agreement: No
Ordinance: Yes
Industrial - Commercial: Yes
Slab on Grade: No
BCT: No

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IDEARC MEDIA CORPORATION (Continued) **S107747028**

Building Slab: No
Asphalt Used: No
Concrete Used: Yes
Clean Soil 3ft: No
Clean Soil 10ft: No
Alternate Barrier: No

Click here for IL SRP:

IL AIRS:
Facility ID: 1187
ID Number: 031063ABT
Year: 2006
Contact Name: Jaime Lao
Contact Title: Environmental Specialist
Contact Tele: 909-613-1552
Contact Extention: Not reported
Contact EMail: jaime.lao@verizon.net
Contact Fax: 909-628-3380
Cease Operation Date: 10/27/2006
SIC Code: 2741
Address Type Code: LOC

BOL:
Site Id: 170000018497
Inv Num: 0310635184
Interest Name: Idearc Media Corp
Interest Type: BOL
Media Code: LAND

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10 South 1/4-1/2 0.471 mi. 2487 ft.
U-HAUL OF CHICAGO
1560 MT. PROSPECT RD.
DES PLAINES, IL 60018
IL LUST S104525664
N/A

Relative: Higher

Actual: 656 ft.

LUST:
Incident Num: 912493
IL EPA Id: 0310635295
Product: Gasoline
IEMA Date: 09/04/1991
Project Manager: Rothering
Project Manager Phone: (217) 785-1858
Email: Scott.Rothering@illinois.gov
PRP Name: Amerco Real Estate Company
PRP Contact: Robert Fraley
PRP Address: 2727 North Central Avenue, Suite 500
PRP City,St,Zip: Phoenix, AZ 85004
PRP Phone: Not reported
Site Classification: Not reported
Section 57.5(g) Letter: 731
Date Section 57.5(g) Letter: Not reported
Non LUST Determination Letter: Not reported
20 Report Received: Not reported
45 Report Received: 12/04/1992
NFA/NFR Letter: 09/21/2006

U-HAUL OF CHICAGO (Continued) **S104525664**

NFR Date Recorded: 10/02/2006

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11 SSW 1/2-1 0.535 mi. 2826 ft.
KEARNEY NATIONAL INC-IPM CO
201 W OAKTON-B
DES PLAINES, IL 60018
CORRACTS 1007092716
RCRA-TSDF ILD085352474
RCRA NonGen / NLR
US FIN ASSUR

Relative: Higher

Actual: 655 ft.

CORRACTS:

EPA ID: ILD085352474
EPA Region: 5
Area Name: ENTIRE FACILITY
Actual Date: 20090501
Action: CA070NO - RFA Determination Of Need For An RFI, RFI is Not Necessary
NAICS Code(s): 333244 54133
Engineering Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: ILD085352474
EPA Region: 5
Area Name: ENTIRE FACILITY
Actual Date: 19980916
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority
NAICS Code(s): 333244 54133
Engineering Services
Original schedule date: Not reported
Schedule end date: Not reported

RCRA-TSDF:
Date form received by agency: 03/01/2012
Facility name: KEARNEY NATIONAL INC-IPM CO
Facility address: 201 W OAKTON-B
DES PLAINES, IL 60018
EPA ID: ILD085352474
Mailing address: 565 5TH AVE 4TH FL
NEW YORK CITY, NY 10017
Contact: JOHN FITZSIMONS
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: (212) 885-1607
Contact email: Not reported
EPA Region: 05
Land type: Private
Classification: TSDF
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: NAME NOT REPORTED
Owner/operator address: ADDRESS NOT REPORTED

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KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

CITY NOT REPORTED, AK 99998
Owner/operator country: Not reported
Owner/operator telephone: (312) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: KEARNEY NATIONAL INC
Owner/operator address: 565 5TH AVE 4TH FL
NEW YORK, NY 10017
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/25/1991
Owner/Op end date: Not reported

Owner/operator name: CENTERPOINT PROPERTIES TRUST
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/14/2004
Owner/Op end date: Not reported

Owner/operator name: MLRP 201 OAKTON LLC
Owner/operator address: ONE PIERCE PL STE 450
ITASCA, IL 60143
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 02/18/2004
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

Historical Generators:
Date form received by agency: 03/01/2012
Site name: KEARNEY NATIONAL INC-IPM CO
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

Date form received by agency: 03/01/2010
Site name: KEARNEY NATIONAL INC-IPM CO
Classification: Not a generator, verified

. Waste code: D040
. Waste name: TRICHLORETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 03/01/2008
Site name: KEARNEY NATIONAL INC-IPM CO
Classification: Not a generator, verified

Date form received by agency: 03/01/2007
Site name: KEARNEY NATIONAL INC-IPM CO
Classification: Not a generator, verified

Date form received by agency: 03/01/2006
Site name: KEARNEY NATIONAL INC-IPM CO
Classification: Not a generator, verified

Date form received by agency: 04/01/2004
Site name: KEARNEY NATIONAL INC
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D018
. Waste name: BENZENE

. Waste code: D039

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KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

. Waste name: TETRACHLOROETHYLENE

. Waste code: D040
. Waste name: TRICHLORETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 03/01/2000
Site name: KEARNEY NATIONAL INC-IPM CO
Classification: Not a generator, verified

Date form received by agency: 03/01/1998
Site name: KEARNEY NATIONAL INC-IPM CO
Classification: Large Quantity Generator

Date form received by agency: 04/28/1994
Site name: KEARNEY NATIONAL INC
Classification: Large Quantity Generator

Date form received by agency: 04/28/1994
Site name: KEARNEY NATIONAL INC
Classification: Large Quantity Generator

Date form received by agency: 03/01/1994
Site name: KEARNEY NATIONAL INC / IPM CO
Classification: Large Quantity Generator

Date form received by agency: 03/01/1992

KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

Site name: KEARNEY-NATIONAL INC
Classification: Large Quantity Generator

Date form received by agency: 02/28/1990
Site name: INTERNATIONAL PRODUCTS & MFG
Classification: Large Quantity Generator

Date form received by agency: 05/01/1984
Site name: KEARNEY NATIONAL INC
Classification: Not a generator, verified

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: U228
. Waste name: ETHENE, TRICHLORO- (OR) TRICHLOROETHYLENE

Corrective Action Summary:
Event date: 09/16/1998
Event: CA Prioritization, Facility or area was assigned a low corrective action priority.

Event date: 05/01/2009
Event: RFA Determination Of Need For An RFI, RFI is Not Necessary;

Facility Has Received Notices of Violations:
Regulation violated: SR - 725.247(g)(1)
Area of violation: TSD - Financial Requirements
Date violation determined: 09/14/2004
Date achieved compliance: 10/27/2004
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 09/15/2004
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.243(e)(10)
Area of violation: TSD - Financial Requirements
Date violation determined: 09/14/2004
Date achieved compliance: 10/27/2004
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 09/15/2004
Enf. disposition status: Not reported
Enf. disp. status date: Not reported

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KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.175(g)
Area of violation: TSD - Manifest/Records/Reporting
Date violation determined: 09/14/2004
Date achieved compliance: 10/27/2004
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 09/15/2004
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.247(f)(3)
Area of violation: TSD - Financial Requirements
Date violation determined: 10/14/1992
Date achieved compliance: 03/03/1993
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/05/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.245(e)(11)
Area of violation: TSD - Financial Requirements
Date violation determined: 10/14/1992
Date achieved compliance: 03/03/1993
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/05/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 725.245
Area of violation: TSD - Financial Requirements
Date violation determined: 10/14/1992
Date achieved compliance: 03/03/1993
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/05/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State

KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 03/16/1989
Date achieved compliance: 08/07/1989
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 03/31/1989
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 04/04/2012
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/19/2012
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 05/24/2011
Evaluation: OPERATION AND MAINTENANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 10/21/2010
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 06/29/2010
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 06/16/2009
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 09/30/2008
Evaluation: NON-FINANCIAL RECORD REVIEW

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KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 06/09/2008
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 09/14/2007
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: EPA

Evaluation date: 06/18/2007
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 07/26/2005
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 06/22/2005
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 10/25/2004
Evaluation: NON-FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 09/14/2004
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 10/27/2004
Evaluation lead agency: State

Evaluation date: 09/14/2004
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Manifest/Records/Reporting
Date achieved compliance: 10/27/2004
Evaluation lead agency: State

Evaluation date: 10/30/2001
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

Evaluation date: 05/05/1998
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 08/29/1995
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 12/27/1994
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 11/03/1994
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 06/16/1993
Evaluation: GROUNDWATER MONITORING EVALUATION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 11/24/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 10/14/1992
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 03/03/1993
Evaluation lead agency: State

Evaluation date: 03/16/1989
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 08/07/1989
Evaluation lead agency: State

Evaluation date: 03/16/1989
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: EPA

US FIN ASSUR:
EPA ID: ILD085352474
Provider: JP MORGAN
EPA region: 5

KEARNEY NATIONAL INC-IPM CO (Continued) **1007092716**

County: COOK
Mechanism type: TRUST FUND (FULLY FUNDED)
Mechanism ID: 10212112
Cost estimate: 234286
Face value: 233000
Effective date: 7/13/2004

12
ESE
1/2-1
0.612 mi.
3233 ft.

BORG-WARNER CORP RESEARCH CENTER **SEMS-ARCHIVE** **1000232373**
1200 S WOLF RD **CORRACTS** **ILD057855280**
DES PLAINES, IL 60018 **RCRA NonGen / NLR**
NY MANIFEST

Relative:
Lower

Actual:
651 ft.

SEMS-ARCHIVE:
Site ID: 507033
EPA ID: ILD057855280
Federal Facility: N
NPL: Not on the NPL
Non NPL Status: Deferred to RCRA

Following information was gathered from the prior CERCLIS update completed in 10/2013:
Site ID: 0507033
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: Deferred to RCRA

CERCLIS-NFRAP Site Alias Name(s):
Alias Name: BORG WARNER RESERCH CENTER
Alias Address: 1200 SOUTH WOLF ROAD
DES PLAINES, IL 60018

Program Priority:
Description: RCRA Deferral Audit

Description: RCRA Deferral - Lead Confirmed

CERCLIS-NFRAP Assessment History:
Action: ARCHIVE SITE
Date Started: / /
Date Completed: 12/01/95
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 01/05/93
Priority Level: Deferred to RCRA (Subtitle C)

Action: DISCOVERY
Date Started: / /
Date Completed: 11/20/92
Priority Level: Not reported

CORRACTS:

EPA ID: ILD057855280

BORG-WARNER CORP RESEARCH CENTER (Continued) **1000232373**

EPA Region: 5
Area Name: ENTIRE FACILITY
Actual Date: 20090501
Action: CA070NO - RFA Determination Of Need For An RFI, RFI is Not Necessary
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: ILD057855280
EPA Region: 5
Area Name: ENTIRE FACILITY
Actual Date: 19930331
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

RCRA NonGen / NLR:
Date form received by agency: 02/28/1990
Facility name: BORG-WARNER CORP RESEARCH CENTER
Site name: BORG-WARNER AUTOMOTIVE
Facility address: 1200 S WOLF RD
DES PLAINES, IL 60018
EPA ID: ILD057855280
Mailing address: P. O. BOX7042
TROY, MI 480077042
Contact: RICHARD ROSENBERG
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: (708) 827-3131
Contact email: Not reported
EPA Region: 05
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: BORG WARNER CORP
Owner/operator address: 200 S MICHIGAN AVE
CHICAGO, IL 60604
Owner/operator country: Not reported
Owner/operator telephone: (312) 322-8522
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: BORG WARNER CORP
Owner/operator address: 200 S MICHIGAN AVE
CITY NOT REPORTED, IL 99998
Owner/operator country: Not reported
Owner/operator telephone: (312) 322-8522
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported

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BORG-WARNER CORP RESEARCH CENTER (Continued) **1000232373**

Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 11/14/1980
Site name: BORG-WARNER CORP RESEARCH CENTER
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: U001
. Waste name: ACETALDEHYDE (I) (OR) ETHANAL (I)

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U003
. Waste name: ACETONITRILE (I,T)

. Waste code: U006
. Waste name: ACETYL CHLORIDE (C,R,T)

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

. Waste code: U008
. Waste name: 2-PROPENOIC ACID (I) (OR) ACRYLIC ACID (I)

. Waste code: U009
. Waste name: 2-PROPENENITRILE (OR) ACRYLONITRILE

. Waste code: U019
. Waste name: BENZENE (I,T)

. Waste code: U020
. Waste name: BENZENESULFONIC ACID CHLORIDE (C,R) (OR) BENZENESULFONYL CHLORIDE (C,R)

. Waste code: U031

BORG-WARNER CORP RESEARCH CENTER (Continued) **1000232373**

. Waste name: 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)

. Waste code: U037
. Waste name: BENZENE, CHLORO- (OR) CHLOROBENZENE

. Waste code: U043
. Waste name: ETHENE, CHLORO- (OR) VINYL CHLORIDE

. Waste code: U044
. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

. Waste code: U048
. Waste name: O-CHLOROPHENOL (OR) PHENOL, 2-CHLORO-

. Waste code: U055
. Waste name: BENZENE, (1-METHYLETHYL)- (I) (OR) CUMENE (I)

. Waste code: U056
. Waste name: BENZENE, HEXAHYDRO- (I) (OR) CYCLOHEXANE (I)

. Waste code: U070
. Waste name: BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE

. Waste code: U078
. Waste name: 1,1-DICHLOROETHYLENE (OR) ETHENE, 1,1-DICHLORO-

. Waste code: U080
. Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

. Waste code: U082
. Waste name: 2,6-DICHLOROPHENOL (OR) PHENOL, 2,6-DICHLORO-

. Waste code: U088
. Waste name: 1,2-BENZENEDICARBOXYLIC ACID, DIETHYL ESTER (OR) DIETHYL PHTHALATE

. Waste code: U102
. Waste name: 1,2-BENZENEDICARBOXYLIC ACID, DIMETHYL ESTER (OR) DIMETHYL PHTHALATE

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U112
. Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

. Waste code: U117
. Waste name: ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I)

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U147
. Waste name: 2,5-FURANDIONE (OR) MALEIC ANHYDRIDE

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U159

BORG-WARNER CORP RESEARCH CENTER (Continued) **1000232373**

. Waste name: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

. Waste code: U162
. Waste name: 2-PROPENOIC ACID, 2-METHYL-, METHYL ESTER (I,T) (OR) METHYL METHACRYLATE (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U169
. Waste name: BENZENE, NITRO- (OR) NITROBENZENE (I,T)

. Waste code: U182
. Waste name: 1,3,5-TRIOXANE, 2,4,6-TRIMETHYL- (OR) PARALDEHYDE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U190
. Waste name: 1,3-ISOBENZOFURANDIONE (OR) PHTHALIC ANHYDRIDE

. Waste code: U196
. Waste name: PYRIDINE

. Waste code: U210
. Waste name: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

. Waste code: U213
. Waste name: FURAN, TETRAHYDRO-(I) (OR) TETRAHYDROFURAN (I)

. Waste code: U220
. Waste name: BENZENE, METHYL- (OR) TOLUENE

. Waste code: U223
. Waste name: BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T) (OR) TOLUENE DIISOCYANATE (R,T)

. Waste code: U226
. Waste name: ETHANE, 1,1,1-TRICHLORO- (OR) METHYL CHLOROFORM

. Waste code: U228
. Waste name: ETHENE, TRICHLORO- (OR) TRICHLOROETHYLENE

Date form received by agency: 08/18/1980
Site name: BORG-WARNER CORP RESEARCH CENTER
Classification: Not a generator, verified

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: U001
. Waste name: ACETALDEHYDE (I) (OR) ETHANAL (I)

Map ID
Direction
Distance
Elevation
Site
MAP FINDINGS
Database(s)
EDR ID Number
EPA ID Number

BORG-WARNER CORP RESEARCH CENTER (Continued) **1000232373**

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U003
. Waste name: ACETONITRILE (I,T)

. Waste code: U006
. Waste name: ACETYL CHLORIDE (C,R,T)

. Waste code: U007
. Waste name: 2-PROPENAMIDE (OR) ACRYLAMIDE

. Waste code: U008
. Waste name: 2-PROPENOIC ACID (I) (OR) ACRYLIC ACID (I)

. Waste code: U009
. Waste name: 2-PROPENENITRILE (OR) ACRYLONITRILE

. Waste code: U019
. Waste name: BENZENE (I,T)

. Waste code: U020
. Waste name: BENZENESULFONIC ACID CHLORIDE (C,R) (OR) BENZENESULFONYL CHLORIDE (C,R)

. Waste code: U031
. Waste name: 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)

. Waste code: U037
. Waste name: BENZENE, CHLORO- (OR) CHLOROBENZENE

. Waste code: U043
. Waste name: ETHENE, CHLORO- (OR) VINYL CHLORIDE

. Waste code: U044
. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

. Waste code: U048
. Waste name: O-CHLOROPHENOL (OR) PHENOL, 2-CHLORO-

. Waste code: U055
. Waste name: BENZENE, (1-METHYLETHYL)- (I) (OR) CUMENE (I)

. Waste code: U056
. Waste name: BENZENE, HEXAHYDRO- (I) (OR) CYCLOHEXANE (I)

. Waste code: U070
. Waste name: BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE

. Waste code: U078
. Waste name: 1,1-DICHLOROETHYLENE (OR) ETHENE, 1,1-DICHLORO-

. Waste code: U080
. Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

. Waste code: U082
. Waste name: 2,6-DICHLOROPHENOL (OR) PHENOL, 2,6-DICHLORO-

BORG-WARNER CORP RESEARCH CENTER (Continued) **1000232373**

. Waste code: U088
. Waste name: 1,2-BENZENEDICARBOXYLIC ACID, DIETHYL ESTER (OR) DIETHYL PHTHALATE

. Waste code: U102
. Waste name: 1,2-BENZENEDICARBOXYLIC ACID, DIMETHYL ESTER (OR) DIMETHYL PHTHALATE

. Waste code: U108
. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U112
. Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

. Waste code: U113
. Waste name: 2-PROPENOIC ACID, ETHYL ESTER (I) (OR) ETHYL ACRYLATE (I)

. Waste code: U115
. Waste name: ETHYLENE OXIDE (I,T) (OR) OXIRANE (I,T)

. Waste code: U117
. Waste name: ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I)

. Waste code: U118
. Waste name: 2-PROPENOIC ACID, 2-METHYL-, ETHYL ESTER (OR) ETHYL METHACRYLATE

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U147
. Waste name: 2,5-FURANDIONE (OR) MALEIC ANHYDRIDE

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U159
. Waste name: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

. Waste code: U162
. Waste name: 2-PROPENOIC ACID, 2-METHYL-, METHYL ESTER (I,T) (OR) METHYL METHACRYLATE (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U169
. Waste name: BENZENE, NITRO- (OR) NITROBENZENE (I,T)

. Waste code: U182
. Waste name: 1,3,5-TRIOXANE, 2,4,6-TRIMETHYL- (OR) PARALDEHYDE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U190
. Waste name: 1,3-ISOBENZOFURANDIONE (OR) PHTHALIC ANHYDRIDE

. Waste code: U196
. Waste name: PYRIDINE

BORG-WARNER CORP RESEARCH CENTER (Continued) **1000232373**

. Waste code: U210
. Waste name: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

. Waste code: U213
. Waste name: FURAN, TETRAHYDRO-(I) (OR) TETRAHYDROFURAN (I)

. Waste code: U220
. Waste name: BENZENE, METHYL- (OR) TOLUENE

. Waste code: U223
. Waste name: BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T) (OR) TOLUENE DIISOCYANATE (R,T)

. Waste code: U226
. Waste name: ETHANE, 1,1,1-TRICHLORO- (OR) METHYL CHLOROFORM

. Waste code: U228
. Waste name: ETHENE, TRICHLORO- (OR) TRICHLOROETHYLENE

Corrective Action Summary:
Event date: 03/31/1993
Event: CA Prioritization, Facility or area was assigned a low corrective action priority.

Event date: 05/01/2009
Event: RFA Determination Of Need For An RFI, RFI is Not Necessary;

Violation Status: No violations found

NY MANIFEST:
EPA ID: ILD057855280
Country: USA
Location Address 1: WOLF RD & ALGONQUIN RD
Location Address 2: Not reported
Location City: DES PLAINES
Location State: IL
Location Zip Code: 60018
Location Zip Code 4: Not reported

Mailing Info:
Name: BORG-WARNER CHEMICALS
Contact: S H ROSE
Address: WOLF RD & ALGONQUIN RD
City/State/Zip: DES PLAINES, IL 60018
Country: USA
Phone: 312-827-3131

Manifest:

Document ID: NYO3827016
Manifest Status: Completed copy
Trans1 State ID: NYIL005
Trans2 State ID: NYIL005
Generator Ship Date: 05/23/1984
Trans1 Recv Date: 05/23/1984
Trans2 Recv Date: 05/29/1984
TSD Site Recv Date: 05/31/1984
Part A Recv Date: 05/31/1984

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	BORG-WARNER CORP RESEARCH CENTER (Continued)		**1000232373**

Part B Recv Date: 06/05/1984
Generator EPA ID: ILD057855280
Trans1 EPA ID: ILD000806604
Trans2 EPA ID: ILD000806604
TSDF ID: NYD000632372
Waste Code: D003 - NON-LISTED REACTIVE WASTES
Quantity: 00085
Units: G - Gallons (liquids only)* (8.3 pounds)
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100
Year: 1984

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)

NO SITES FOUND

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites
A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens
Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: EPA
Telephone: N/A
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing
A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 01/06/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System
SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/11/2016
Date Data Arrived at EDR: 01/22/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 56

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/19/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

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SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/11/2016
Date Data Arrived at EDR: 01/22/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 56

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/19/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

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Federal ERNS list

ERNS: Emergency Response Notification System
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82
Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/29/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SSU: State Sites Unit Listing
The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 07/29/2015
Date Made Active in Reports: 09/01/2015
Number of Days to Update: 34
Source: Illinois Environmental Protection Agency
Telephone: 217-524-4826
Last EDR Contact: 01/29/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

LF WMRC: Waste Management & Research Center Landfill Database
The Waste Management & Research Center Landfill Database includes records from the Department of Public Health, Department of Mines & Minerals, Illinois Environmental Protection Agency, State Geological Survey, Northeastern Illinois Planning Commission and Pollution Control Board.

Date of Government Version: 12/31/2001
Date Data Arrived at EDR: 10/06/2006
Date Made Active in Reports: 11/06/2006
Number of Days to Update: 31
Source: Department of Natural Resources
Telephone: 217-333-8940
Last EDR Contact: 09/18/2009
Next Scheduled EDR Contact: 12/28/2009
Data Release Frequency: No Update Planned

CCDD: Clean Construction or Demolition Debris
Construction and demolition (C and D) debris is nonhazardous, uncontaminated material resulting from construction, remodeling, repair, or demolition of utilities, structures, and roads.

Date of Government Version: 01/25/2016
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 51
Source: Illinois EPA
Telephone: 217-524-3300
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

SWF/LF: Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge
Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/29/2015
Date Made Active in Reports: 09/15/2015
Number of Days to Update: 48
Source: Illinois Environmental Protection Agency
Telephone: 217-785-8604
Last EDR Contact: 01/29/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF SPECIAL WASTE: Special Waste Site List
These landfills, as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois EPA Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste, Non-Regional Pollution Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollution Control Facility by RPCF, or Non-Regional Pollution Control Facility by Non-RPCF.

Date of Government Version: 01/01/1990
Date Data Arrived at EDR: 06/17/2009
Date Made Active in Reports: 07/15/2009
Number of Days to Update: 28
Source: Illinois EPA
Telephone: 217-782-9288
Last EDR Contact: 06/10/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IL NIPC: Solid Waste Landfill Inventory
Solid Waste Landfill Inventory. NIPC is an inventory of active and inactive solid waste disposal sites, based on state, local government and historical archive data. Included are numerous sites which previously had never been identified largely because there was no obligation to register such sites prior to 1971.

Date of Government Version: 08/01/1988
Date Data Arrived at EDR: 08/01/1994
Date Made Active in Reports: 08/12/1994
Number of Days to Update: 11
Source: Northeastern Illinois Planning Commission
Telephone: 312-454-0400
Last EDR Contact: 05/23/2006
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 11/19/2015
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 51
Source: Illinois Environmental Protection Agency
Telephone: 217-782-6762
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

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INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 111
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 55
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

LUST TRUST: Underground Storage Tank Fund Payment Prioirty List
In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner.

Date of Government Version: 01/25/2016
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 51
Source: Illinois EPA
Telephone: 217-782-6762
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

UST: Underground Storage Tank Facility List
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/26/2016
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 51
Source: Illinois State Fire Marshal
Telephone: 217-785-0969
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

AST: Above Ground Storage Tanks
Listing of all aboveground tanks inspected by Office of State Fire Marshal.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/03/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 15
Source: State Fire Marshal
Telephone: 217-785-1011
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

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INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 111
Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

State and tribal institutional control / engineering control registries

ENG CONTROLS: Sites with Engineering Controls
Sites using of engineered barriers (e.g., asphalt or concrete paving).

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 01/07/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 42
Source: Illinois Environmental Protection Agency
Telephone: 217-782-6761
Last EDR Contact: 01/07/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Inst Control: Institutional Controls
Legal or administrative restrictions on land use and/or other activities (e.g., groundwater use restrictions) which effectively limit exposure to contamination may be employed as alternatives to removal or treatment of contamination.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 01/07/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 42
Source: Illinois Environmental Protection Agency
Telephone: 217-782-6761
Last EDR Contact: 01/07/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

SRP: Site Remediation Program Database
The database identifies the status of all voluntary remediation projects administered through the pre-notice site cleanup program (1989 to 1995) and the site remediation program (1996 to the present).

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 01/07/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 42
Source: Illinois Environmental Protection Agency
Telephone: 217-785-9407
Last EDR Contact: 01/07/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Semi-Annually

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/28/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Municipal Brownfields Redevelopment Grant Program Project Descriptions
The Illinois Municipal Brownfields Redevelopment Grant Program (MBRGP) offers grants worth a maximum of $240,000 each to municipalities to assist in site investigation activities, development of cleanup objectives, and performance of cleanup activities. Brownfields are abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for redevelopment.

Date of Government Version: 02/11/2010
Date Data Arrived at EDR: 07/31/2014
Date Made Active in Reports: 09/08/2014
Number of Days to Update: 39
Source: Illinois Environmental Protection Agency
Telephone: 217-785-3486
Last EDR Contact: 01/29/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

BROWNFIELDS: Redevelopment Assessment Database
The Office of Site Evaluations Redevelopment Assessment database identifies the status of all properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a municipal Brownfield Redevelopment Assessment.

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Date of Government Version: 01/25/2016
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 51

Source: Illinois Environmental Protection Agency
Telephone: 217-524-1658
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2015
Date Data Arrived at EDR: 12/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/22/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/17/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: No Update Planned

CDL: Meth Drug Lab Site Listing
A listing of clandestine/meth drug lab locations.

Date of Government Version: 01/13/2016
Date Data Arrived at EDR: 01/15/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 34

Source: Department of Public Health
Telephone: 217-782-5750
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/17/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/11/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 68

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/30/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

SPILLS: State spills
A listing of incidents reported to the Office of Emergency Response.

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Date of Government Version: 01/15/2016
Date Data Arrived at EDR: 01/19/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 59

Source: Illinois EPA
Telephone: 217-782-3637
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

IEMA SPILLS: Illinois Emergency Management Agency Spills
A listing of hazardous materials incidents reported to the Illinois Emergency Management Agency.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 44

Source: Illinois Emergency Management Agency
Telephone: 217-524-0770
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 07/18/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 71

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/11/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

DOD: Department of Defense Sites
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/19/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST
EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/09/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List
The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/12/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Varies

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TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/24/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/12/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/12/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/26/2015
Date Data Arrived at EDR: 07/10/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 95
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/13/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/11/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/29/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 69
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/07/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

BRS: Biennial Reporting System
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/26/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Biennially

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INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34
Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program
DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 86
Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146
Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64
Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36
Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/18/2015
Date Data Arrived at EDR: 09/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 125
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/02/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49
Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/04/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97
Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/04/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55
Source: EPA
Telephone: (312) 353-2000
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Quarterly

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AIRS: Air Inventory Listing
A listing of air permits and emissions information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 15
Source: Illinois EPA
Telephone: 217-557-0314
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

BOL: Bureau of Land Inventory Database
Bureau of Land inventory for facility information. Data results are cross-linked with all on-line database system applications from IEPA - Bureau of Land as well as USEPA FRS database.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 12/10/2015
Date Made Active in Reports: 12/21/2015
Number of Days to Update: 11
Source: Illinois Environmental Protection Agency
Telephone: 217-785-9407
Last EDR Contact: 02/29/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Varies

CHICAGO ENV: Environmental Records Dataset
This dataset serves as a lookup table to determine if environmental records exist in a Chicago Department of Public Health (CDPH) environmental dataset for a given address. COMPLAINTS: A "Y" indicates that one or more records exist in the CDPH Environmental Complaints dataset. NESHAPS and DEMOLITON NOTICES: A "Y" indicates that one or more records exist in the CDPH Asbestos and Demolition Notification dataset. ENFORCEMENT: A "Y" indicates that one or more records exist in the CDPH Environmental Enforcement dataset. INSPECTIONS: A "Y" indicates that one or more records exist in the CDPH Environmental Inspections dataset. PERMITS: A "Y" indicates that one or more records exist in the CDPH Environmental Permits dataset. TANKS: A "Y" indicates that one or more records exist in the CDPH Storage Tanks dataset.

Date of Government Version: 11/25/2015
Date Data Arrived at EDR: 12/22/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 58
Source: Chicago Department of Public Health
Telephone: 312-745-3136
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Varies

COAL ASH: Coal Ash Site Listing
A listing of coal ash site lcoations.

Date of Government Version: 10/01/2011
Date Data Arrived at EDR: 03/09/2012
Date Made Active in Reports: 04/10/2012
Number of Days to Update: 32
Source: Illinois EPA
Telephone: 217-782-1654
Last EDR Contact: 03/04/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: Annually

DRYCLEANERS: Illinois Licensed Drycleaners
Any retail drycleaning facility in Illinois must apply for a license through the Illinois Drycleaner Environmental Response Trust Fund. Drycleaner Environmental Response Trust Fund of Illinois.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 23
Source: Drycleaner Environmental Response Trust Fund of Illinois
Telephone: 800-765-4041
Last EDR Contact: 02/24/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

Financial Assurance: Financial Assurance Information Listing
Information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/15/2015
Date Data Arrived at EDR: 12/18/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 62
Source: Illinois Environmental Protection Agency
Telephone: 217-782-9887
Last EDR Contact: 02/02/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

HWAR: Hazard Waste Annual Report
Each year, Illinois hazardous-waste generators tell the Illinois EPA the amounts and kinds of hazardous waste they produced during the previous year. Generators indicate by code the types of wastes produced and the steps they took to manage these wastes. If some or all of these wastes were sent to commercial treatment, storage, and disposal facilities (TSDFs), that information and the identity of each receiving facility also are submitted. Illinois TSDFs likewise report the types and quantities of wastes received from in-state and out-of-state generators; they also report the procedures they used to manage these wastes.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 03/11/2015
Number of Days to Update: 15
Source: Illinois EPA
Telephone: 217-524-3300
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

IMPDMENT: Surface Impoundment Inventory
Statewide inventory of industrial, municipal, mining, oil & gas , and large agricultural impoundment. This study was conducted by the Illinois EPA to assess potentail for contamination of shallow aquifers. This was a one-time study. Although many of the impoundments may no longer be present, the sites may be contaminated.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 03/08/2002
Date Made Active in Reports: 06/03/2002
Number of Days to Update: 87
Source: Illinois Waste Management & Research Center
Telephone: 217-333-8940
Last EDR Contact: 02/20/2002
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NPDES: A Listing of Active Permits
A listing of facilities currently active in the state. The types of permits are public, private, federal and state.

Date of Government Version: 04/16/2014
Date Data Arrived at EDR: 04/18/2014
Date Made Active in Reports: 05/20/2014
Number of Days to Update: 32
Source: Illinois EPA
Telephone: 217-782-0610
Last EDR Contact: 12/30/2015
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

PIMW: Potentially Infectious Medical Waste
Potentially Infectious Medical Waste (PIMW) is waste generated in connection with the diagnosis, treatment (i.e., provision of medical services), or immunization of human beings or animals; research pertaining to the provision of medical services; or the provision or testing of biologicals.

Date of Government Version: 12/21/2015
Date Data Arrived at EDR: 12/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 57
Source: Illinois EPA
Telephone: 217-524-3289
Last EDR Contact: 03/21/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Varies

TIER 2: Tier 2 Information Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/17/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 30
Source: Illinois Emergency Management Agency
Telephone: 217-785-9860
Last EDR Contact: 02/17/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Annually

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UIC: Underground Injection Wells
Injection wells are used for disposal of fluids by "injection" into the subsurface. The construction of injection wells range from very technical designs with twenty-four hour monitoring to simply a hole dug in the ground to control runoff. As a result of this diversity, the UIC Program divides injection wells into five different classes.

Date of Government Version: 11/12/2015
Date Data Arrived at EDR: 03/03/2016
Date Made Active in Reports: 03/18/2016
Number of Days to Update: 15
Source: Illinois EPA
Telephone: 217-782-9878
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 86
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/24/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/20/2015
Date Data Arrived at EDR: 09/23/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 103
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/23/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Illinois.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182
Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Illinois Environmental Protection Agency in Illinois.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193
Source: Illinois Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Illinois Environmental Protection Agency in Illinois.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182
Source: Illinois Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

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OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 03/21/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/14/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Homes & Centers Listing
Source: Department of Children & Family Services
Telephone: 312-814-4150

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Illinois State Geological Survey
Telephone: 217-333-4747

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

SALVATION ARMY HEADQUARTERS
10 WEST ALGONQUIN ROAD
DES PLAINES, IL 60016

TARGET PROPERTY COORDINATES

Latitude (North):	42.033093 - 42° 1' 59.13"
Longitude (West):	87.922141 - 87° 55' 19.71"
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	423667.6
UTM Y (Meters):	4653648.0
Elevation:	655 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5681632 ARLINGTON HEIGHTS, IL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

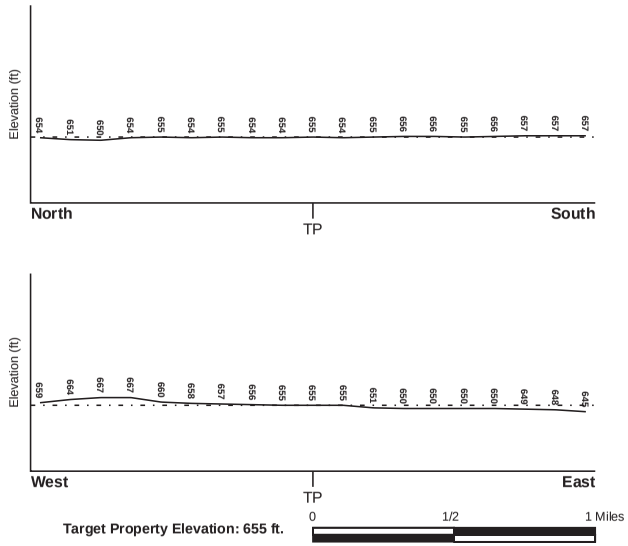
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
COOK, IL	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 17031C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
ARLINGTON HEIGHTS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
B5	1/8 - 1/4 Mile SE	S&SW
B6	1/8 - 1/4 Mile SSE	SSW
12	1/2 - 1 Mile ESE	S&E
15	1/2 - 1 Mile South	Not Reported
16	1/2 - 1 Mile WSW	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Paleozoic
System: Silurian
Series: Middle Silurian (Niagoaran)
Code: S2 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBANLAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information

	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	60 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silty clay loam
silty clay
sapric material

Surficial Soil Types: silty clay loam
silty clay
sapric material

Shallow Soil Types: silty clay

Deeper Soil Types: silty clay
coprogenous earth
sapric material

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	0.250

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	USGS40000299905	0 - 1/8 Mile NNE
7	USGS40000299914	1/4 - 1/2 Mile NNE

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
8	USGS40000299907	1/4 - 1/2 Mile ENE
9	USGS40000299915	1/4 - 1/2 Mile NW
10	USGS40000299901	1/4 - 1/2 Mile ESE
11	USGS40000299913	1/2 - 1 Mile NE
14	USGS40000299888	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

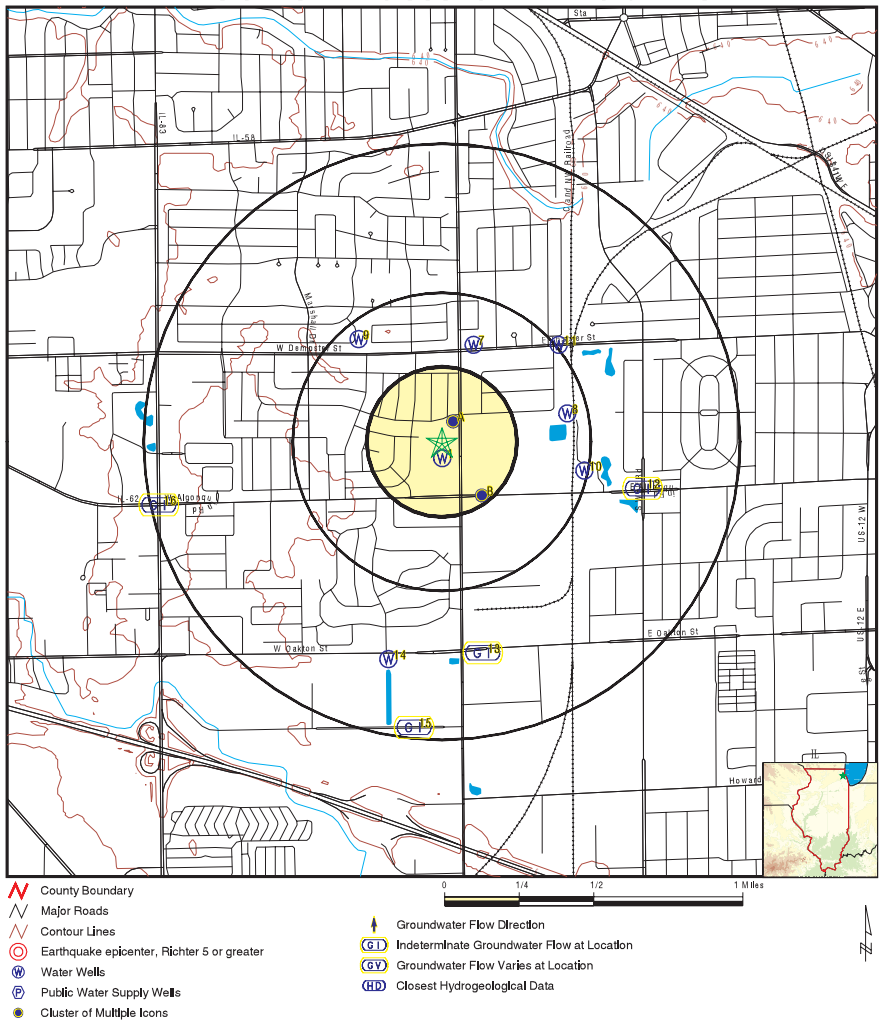
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	P8530	0 - 1/8 Mile South
A3	ILEP30000005632	0 - 1/8 Mile NNE
A4	ILSG20000236213	0 - 1/8 Mile NNE

PHYSICAL SETTING SOURCE MAP - 4576117.2s



SITE NAME: Salvation Army Headquarters	CLIENT: Testing Service Corporation
ADDRESS: 10 West Algonquin Road	CONTACT: Heather Nilles
Des Plaines IL 60016	INQUIRY #: 4576117.2s
LAT/LONG: 42.033093 / 87.922141	DATE: March 28, 2016 5:51 pm

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Site Assessment

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
1 **South** **0 - 1/8 Mile** **Higher**	**IL WELLS**	**P8530**

Well ID:	034892	Second ID:	Not Reported
Info Source:	IL Private Water Wells Survey		
Owner:	C ENGELKING		
Permit:	Not Reported	Date Drilled:	05/00/1934
Depth (in feet):	470	Aquifer Type:	Bedrock
County Code:	031	County:	COOK
Township:	41N	Range:	12E
Section:	19	Plot Location:	8F
Well Use:	Domestic	Well Type:	||
Record Type:	Geology,Chemical Analysis,Any other type of record		
Driller:	SNELTEN		

A2
NNE
0 - 1/8 Mile
Higher

FED USGS **USGS40000299905**

Org. Identifier:	USGS-IL		
Formal name:	USGS Illinois Water Science Center		
Monloc Identifier:	USGS-420202087551701		
Monloc name:	41N11E-24.1f1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07120004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.0339176
Longitude:	-87.9214561	Sourcemap scale:	24000
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	655.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	195905	Welldepth:	1359
Welldepth units:	ft	Wellholedepth:	1652
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1959-05-01	405.00	

A3
NNE
0 - 1/8 Mile
Higher

IL WELLS **ILEP30000005632**

Fid:	5632	Objectid:	6711
Area :	0		
Perimeter:	0		
Well id:	20607		
X coord:	-87.92134		
Y coord:	42.03412		
Fac name:	Not Reported		
Facility n:	Not Reported		
Addr one t:	Not Reported		
Addr two t:	Not Reported		
City name:	Not Reported	State code:	Not Reported
Zip code:	Not Reported	Fips cd:	Not Reported
Prn cnty:	Not Reported	Status cd:	Not Reported
Fed type c:	Not Reported	B name:	Not Reported
Pop cnt:	0		
Lat dec de:	0		
Long dec d:	0		
Meridian:	Not Reported	Township:	Not Reported
Range:	Not Reported	Section:	Not Reported
Updt ts:	Not Reported	W cws num:	0317550
W cws name:	IL AMERICAN-WAYCINDEN		
W status:	A		
W suscept:	E	W policy:	C
W min setb:	200		
W d depth:	1652		
W aquifer:	6080	Amb well:	0
Pws status:	A	Sdwis well:	WL20607
Sys number:	IL0317550	Api:	120310027400
Site id:	ILEP30000005632		

A4
NNE
0 - 1/8 Mile
Higher

IL WELLS **ILSG20000236213**

Pt api number:	120310027400	Pt status:	WATER
Pt longitude:	-87.921416		
Pt latitude:	42.034223		
Api number:	120310027400		
Longitude :	-87.921416		
Latitude :	42.034223		
Section:	24	Twp:	41
Tdir:	N	Rng:	11
Rdir:	E	Farm name:	Waycinden Park
Farm num:	2	Company name:	Neely Cliff L
Status:	Water Well	Elevation:	656
Elevref:	Ground level	Total depth:	1652
Wformation:	Not Reported	Wfmfrom:	0
Wfmto:	0	Pumpgpm:	0

B5
SE
1/8 - 1/4 Mile
Higher

AQUIFLOW **24864**

Site ID:	S102620292
Groundwater Flow:	S&SW
Deep Water Depth:	9.91
Average Water Depth:	Not Reported
Shallow Water Depth:	2.69
Current Deep Depth:	9.56
Current Average Depth:	Not Reported
Current Shallow Depth:	2.81
Date:	05/01/93

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

Map ID
Direction
Distance
Elevation

			Database	EDR ID Number
B6	Site ID:	S102944733		
SSE	Groundwater Flow:	SSW	**AQUIFLOW**	**27055**
1/8 - 1/4 Mile	Deep Water Depth:	3.70		
Higher	Average Water Depth:	Not Reported		
	Shallow Water Depth:	318		
	Current Deep Depth:	10.59		
	Current Average Depth:	Not Reported		
	Current Shallow Depth:	2.76		
	Date:	10/1996		

7
NNE **FED USGS** **USGS40000299914**
1/4 - 1/2 Mile
Higher

Org. Identifier:	USGS-IL		
Formal name:	USGS Illinois Water Science Center		
Monloc Identifier:	USGS-420216087551201		
Monloc name:	41N12E-18.8a1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07120004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.0378064
Longitude:	-87.9200673	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	655
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Unknown		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	194612	Welldepth:	1813
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1959-11-05	295.00	

Note: The site was being pumped.

8
ENE **FED USGS** **USGS40000299907**
1/4 - 1/2 Mile
Lower

Org. Identifier:	USGS-IL		
Formal name:	USGS Illinois Water Science Center		
Monloc Identifier:	USGS-420204087545001		
Monloc name:	DES PLAINES NO.4		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07120004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.0344732
Longitude:	-87.9139558	Sourcemap scale:	24000
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	650.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	195509	Welldepth:	1437
Welldepth units:	ft	Wellholedepth:	1811
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1955-10-08	330.00	

9
NW **FED USGS** **USGS40000299915**
1/4 - 1/2 Mile
Higher

Org. Identifier:	USGS-IL		
Formal name:	USGS Illinois Water Science Center		
Monloc Identifier:	USGS-420217087553901		
Monloc name:	41N11E-13.3a1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07120004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.0380841
Longitude:	-87.9275675	Sourcemap scale:	24000
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	655.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	195908	Welldepth:	1800
Welldepth units:	ft	Wellholedepth:	1800
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1959-09-19	392.00	

Note: The site was being pumped.

10
ESE
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000299901**

Org. Identifier:	USGS-IL		
Formal name:	USGS Illinois Water Science Center		
Monloc Identifier:	USGS-420154087544601		
Monloc name:	41N12E-19.5e1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07120004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.0316955
Longitude:	-87.9128446	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	650
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Unknown		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	1868
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

11
NE
1/2 - 1 Mile
Lower

FED USGS **USGS40000299913**

Org. Identifier:	USGS-IL		
Formal name:	USGS Illinois Water Science Center		
Monloc Identifier:	USGS-420216087545201		
Monloc name:	41N12E-18.6a1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07120004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.0378064
Longitude:	-87.9145115	Sourcemap scale:	24000

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	652
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Unknown		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	1927	Welldepth:	1735
Welldepth units:	ft	Wellholedepth:	1735
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

12
ESE
1/2 - 1 Mile
Lower

AQUIFLOW **24963**

Site ID:	S100530900
Groundwater Flow:	S&E
Deep Water Depth:	Not Reported
Average Water Depth:	4.64
Shallow Water Depth:	Not Reported
Current Deep Depth:	Not Reported
Current Average Depth:	4.64
Current Shallow Depth:	Not Reported
Date:	5/2/97

13
South
1/2 - 1 Mile
Higher

AQUIFLOW **27133**

Site ID:	S102944724
Groundwater Flow:	Not Reported
Deep Water Depth:	5
Average Water Depth:	Not Reported
Shallow Water Depth:	2
Current Deep Depth:	Not Reported
Current Average Depth:	3
Current Shallow Depth:	Not Reported
Date:	10/21/1993

14
SSW
1/2 - 1 Mile
Lower

FED USGS **USGS40000299888**

Org. Identifier:	USGS-IL		
Formal name:	USGS Illinois Water Science Center		
Monloc Identifier:	USGS-420121087553201		
Monloc name:	41N11E-25.3h1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07120004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.0225289
Longitude:	-87.9256226	Sourcemap scale:	24000
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	654.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type: Not Reported
Construction date: 196208 Welldepth: 1845
Welldepth units: ft Wellholedepth: 1845
Wellholedepth units: ft

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1962-08-29	422.00	

Note: The site was being pumped.

15
South
1/2 - 1 Mile
Higher

Site ID: S100530875
Groundwater Flow: Not Reported
Deep Water Depth: 8.615
Average Water Depth: Not Reported
Shallow Water Depth: 0.505
Current Deep Depth: 8.615
Current Average Depth: Not Reported
Current Shallow Depth: 0.505
Date: 09/25/1997

AQUIFLOW **62834**

16
WSW
1/2 - 1 Mile
Higher

Site ID: S100531466
Groundwater Flow: Not Reported
Deep Water Depth: 11
Average Water Depth: Not Reported
Shallow Water Depth: 6
Current Deep Depth: 7.94
Current Average Depth: Not Reported
Current Shallow Depth: 4.74
Date: 07/14/1995

AQUIFLOW **63022**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: IL Radon

Radon Test Results

Zipcode	Result
60016	6.5
60016	0.8
60016	12.9
60016	1.1
60016	3.2
60016	1.2
60016	3.9
60016	1.3
60016	10
60016	0.8
60016	0.3
60016	0.8
60016	4
60016	3.1
60016	0.9
60016	1
60016	3.6
60016	1.1
60016	3.3

Federal EPA Radon Zone for COOK County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 60016

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	16.000 pCi/L	0%	100%	0%

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PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Illinois State Geological Survey
Telephone: 217-333-4747

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Records
Source: Illinois Geological Survey
Telephone: 217-333-4747

Illinois Private Well Database and PICS (Public, Industrial, Commercial Survey)
Source: Illinois State Water Survey
Telephone: 217-333-9043

Water Well Location Information
Source: Illinois Environmental Protection Agency
Telephone: 217-782-0810

OTHER STATE DATABASE INFORMATION

RADON

State Database: IL Radon
Source: Department of Nuclear Safety
Telephone: 217-785-9958
County Radon Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Legat Architects
L - 84,923

TSC

12.5 - EDR Vapor Encroachment Screen

Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, IL 60016

Inquiry Number: 4576117.6s
April 12, 2016

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600-10).

STANDARD ENVIRONMENTAL RECORDS	Maximum Search Distance*	Summary property	1/10	1/10 - 1/3
Federal NPL	0.333	0	0	0
Federal CERCLIS	0.333	0	0	0
Federal RCRA CORRACTS facilities list	0.333	0	0	0
Federal RCRA TSD facilities list	0.333	0	0	0
Federal RCRA generators list	property	0	-	-
Federal institutional controls / engineering controls registries	0.333	0	0	0
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	not searched	-	-	-
State and tribal - equivalent CERCLIS	0.333	0	0	0
State and tribal landfill / solid waste disposal	0.333	0	0	0
State and tribal leaking storage tank lists	0.333	0	0	1
State and tribal registered storage tank lists	0.333	0	0	0
State and tribal institutional control / engineering control registries	property	0	-	-
State and tribal voluntary cleanup sites	0.333	0	0	0
State and tribal Brownfields sites	0.333	0	0	0
Other Standard Environmental Records	0.333	2	1	1

HISTORICAL USE RECORDS				
Former manufactured Gas Plants	0.333	0	0	0
Historical Gas Stations	0.25	0	0	0
Historical Dry Cleaners	0.25	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

*Each category may include several separate databases, each having a different search distance. For each category, the table reports the maximum search distance applied. See the section 'Record Sources and Currency' for information on individual databases.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

SALVATION ARMY HEADQUARTERS
10 WEST ALGONQUIN ROAD
DES PLAINES, IL 60016

COORDINATES

Latitude (North):	42.033093 - 42° 1' 59.132996"
Longitude (West):	87.922141 - 87° 55' 19.711304"
Elevation:	655 ft. above sea level

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records.

Site	Database(s)
SALVATION ARMY 10 W ALGONQUIN RD DES PLAINES, IL 60016	FINDS Registry ID:: 110018267819 ECHO
SALVATION ARMY 10 W ALGONQUIN RD DES PLAINES, IL 60016	BOL Inv Num: 0310635374 Site Id: 170000449502

PHYSICAL SETTING INFORMATION

Flood Zone:	Available
NWI Wetlands:	Available

AQUIFLOW

Search Radius: 0.333 Mile.

Map ID / Direction / Distance / Elevation			Database	EDR ID Number
B5 SE (GV) 1/10 - 1/3 mile Higher	Site ID:	S102620292	AQUIFLOW	24864
	Groundwater Flow:	S&SW		
	Deep Water Depth:	9.91		
	Average Water Depth:	Not Reported		
	Shallow Water Depth:	2.69		
	Current Deep Depth:	9.56		
	Current Average Depth:	Not Reported		
	Current Shallow Depth:	2.81		
	Date:	05/01/93		
B6 SSE 1/10 - 1/3 mile Higher	Site ID:	S102944733	AQUIFLOW	27055
	Groundwater Flow:	SSW		
	Deep Water Depth:	3.70		
	Average Water Depth:	Not Reported		
	Shallow Water Depth:	318		
	Current Deep Depth:	10.59		
	Current Average Depth:	Not Reported		
	Current Shallow Depth:	2.76		
	Date:	10/1996		
1G SE (GV) 1/10 - 1/3 mile Lower	Site ID:	S102620292	AQUIFLOW	24864
	Groundwater Flow:	S&SW		
	Deep Water Depth:	9.91		
	Average Water Depth:	Not Reported		
	Shallow Water Depth:	2.69		
	Current Deep Depth:	9.56		
	Current Average Depth:	Not Reported		
	Current Shallow Depth:	2.81		
	Date:	05/01/93		
2G SSE 1/10 - 1/3 mile Lower	Site ID:	S102944733	AQUIFLOW	27055
	Groundwater Flow:	SSW		
	Deep Water Depth:	3.70		
	Average Water Depth:	Not Reported		
	Shallow Water Depth:	318		
	Current Deep Depth:	10.59		
	Current Average Depth:	Not Reported		
	Current Shallow Depth:	2.76		
	Date:	10/1996		

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	URBANLAND
Soil Surface Texture:	variable
Hydrologic Group:	Not reported
Soil Drainage Class:	Not reported
Hydric Status:	Hydric Status: Soil does not meet the requirements for a hydric soil.
Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 0 inches
Depth to Bedrock Max:	> 0 inches

Soil Layer Information

	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	60 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silty clay loam
silty clay
sapric material

Surficial Soil Types: silty clay loam
silty clay
sapric material

Shallow Soil Types: silty clay

Deeper Soil Types: silty clay
coprogenous earth
sapric material

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

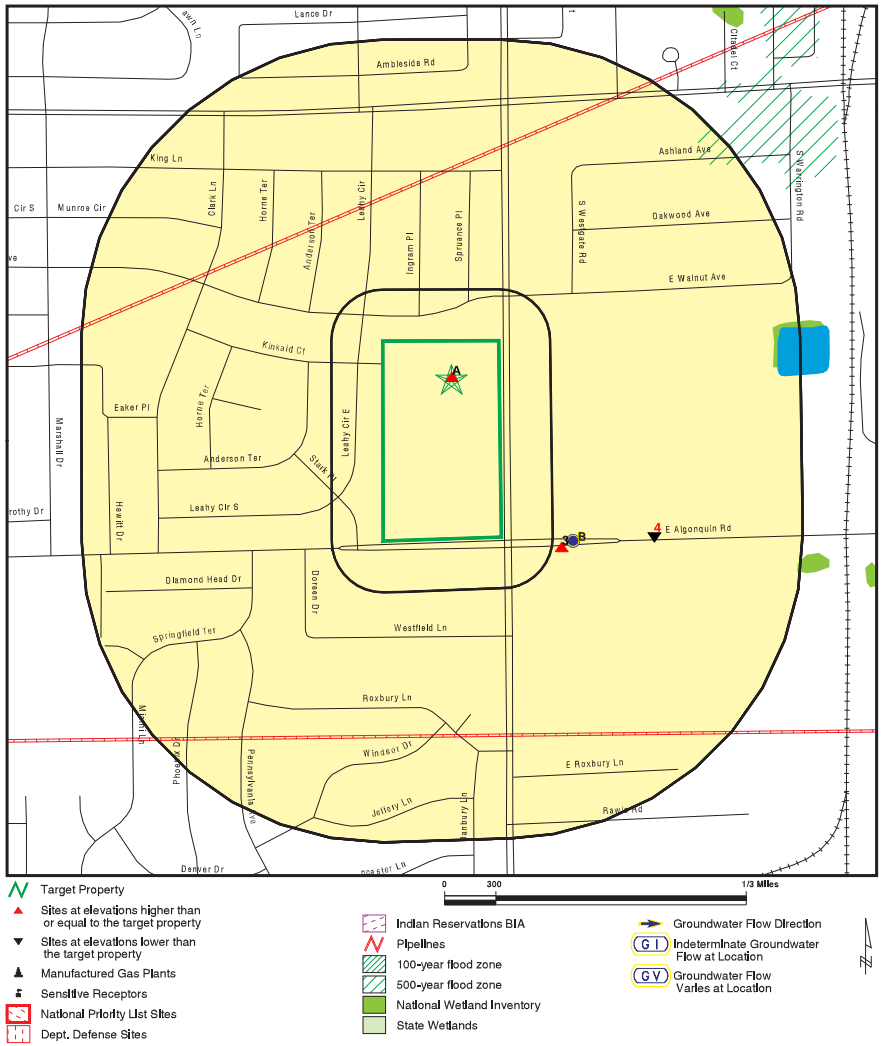
STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
SALVATION ARMY FINDS: Other Standard Environmental Records ECHO: Other Standard Environmental Records	10 W ALGONQUIN RD	Property	▲A1	10
SALVATION ARMY BOL: Other Standard Environmental Records	10 W ALGONQUIN RD	Property	▲A2	11
UOP LLC FINDS: Other Standard Environmental Records ECHO: Other Standard Environmental Records	25 E ALGONQUIN RD	<1/10 SSE	▲3	12
UOP LLC LUST: State and tribal leaking storage tank lists NPDES: Other Standard Environmental Records	50 EAST ALGONQUIN ROAD	1/10 - 1/3 SE	▼4	13

HISTORICAL USE RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

PRIMARY MAP - 4576117.6S



SITE NAME: Salvation Army Headquarters ADDRESS: 10 West Algonquin Road Des Plaines IL 60016 LAT/LONG: 42.033093 / 87.922141	CLIENT: Testing Service Corporation CONTACT: Heather Nilles INQUIRY #: 4576117.6s DATE: March 29, 2016 9:06 am

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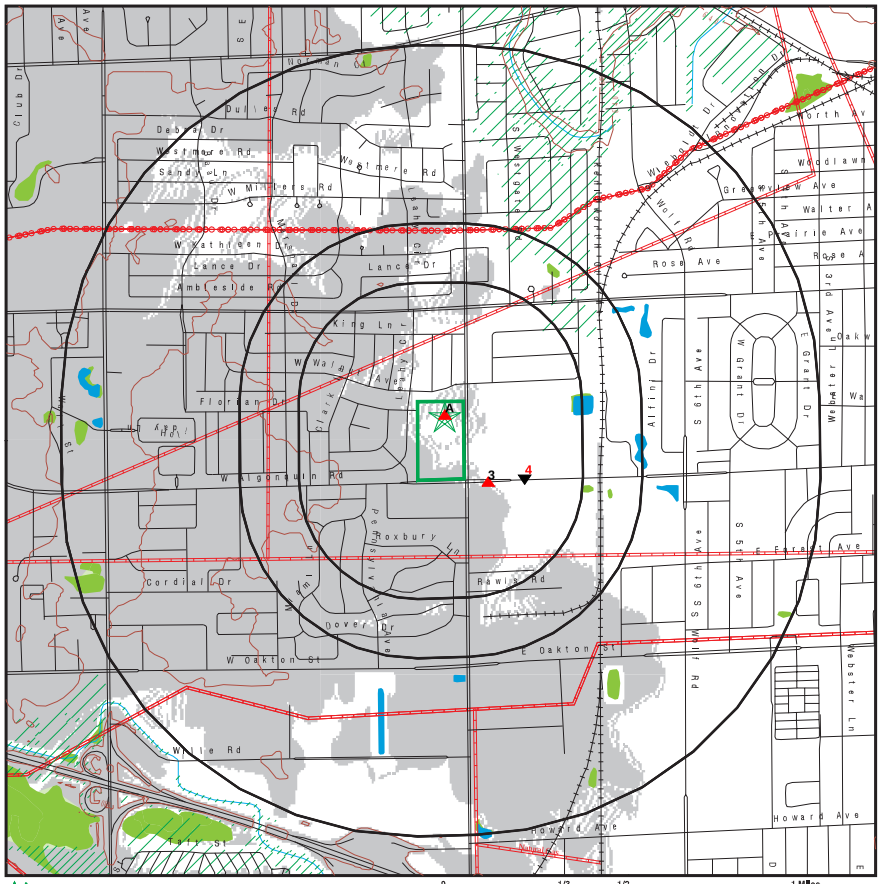
SECONDARY MAP - 4576117.6S



SITE NAME: Salvation Army Headquarters ADDRESS: 10 West Algonquin Road Des Plaines IL 60016 LAT/LONG: 42.033093 / 87.922141	CLIENT: Testing Service Corporation CONTACT: Heather Nilles INQUIRY #: 4576117.6s DATE: March 29, 2016 9:04 am

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AERIAL PHOTOGRAPHY - 4576117.6s

SITE NAME: Salvation Army Headquarters ADDRESS: 10 West Algonquin Road Des Plaines IL 60016 LAT/LONG: 42.033093 / 87.922141	CLIENT: Testing Service Corporation CONTACT: Heather Nilles INQUIRY #: 4576117.6s DATE: March 29, 2016 9:09 am

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LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
▼ MAP ID#	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:
Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

SALVATION ARMY 10 W ALGONQUIN RD, DES PLAINES, IL, 60016		1008130115
▲ A1	Target Property 655 ft. Above Sea Level	Other Standard Environmental Records

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out
Conditions:

Not Applicable: YES
Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

FINDS: Other Standard Environmental Records

Registry ID: 110018267819

Environmental Interest/Information System:
ACES (Illinois - Agency Compliance And Enforcement System) is the Illinois EPA Project to facilitate the permitting operations

ECHO: Other Standard Environmental Records

Envid: 1008130115
Registry ID: 110018267819
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110018267819

SALVATION ARMY 10 W ALGONQUIN RD, DES PLAINES, IL, 60016		S113257217
▲ A2	Target Property 655 ft. Above Sea Level	Other Standard Environmental Records

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out
Conditions:

Not Applicable: YES
Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

BOL: Other Standard Environmental Records

Site Id: 170000449502
Inv Num: 0310635374
Interest Name: Salvation Army
Interest Type: BOL
Media Code: LAND

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UOP LLC 25 E ALGONQUIN RD, DES PLAINES, IL, 60016			1005671217
▲3	SSE <1/10	(357 ft. / 0.068 mi.)	Other Standard Environmental Records
	Equal Elevation	655 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC Cannot Be Ruled Out

Conditions:

Chemicals of Concern: YES

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Crossgradient: YES

FINDS: Other Standard Environmental Records

Registry ID: 110010753522

Environmental Interest/Information System:

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

TSCA SUBMITTER

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

ECHO: Other Standard Environmental Records

Envid: 1005671217
Registry ID: 110010753522
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110010753522

UOP LLC 50 EAST ALGONQUIN ROAD, DES PLAINES, IL, 60017			S104906345
▼4	SE 1/10 - 1/3	(892 ft. / 0.169 mi.)	State and tribal leaking storage tank lists Other Standard Environmental Records
	2 ft. Lower Elevation	653 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC Cannot Be Ruled Out

Conditions:

Chemicals of Concern: YES

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Crossgradient: YES

LUST: State and tribal leaking storage tank lists

Incident Num:	992398
IL EPA Id:	0310630007
Product:	Unleaded Gas
IEMA Date:	10/22/1999
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP Research Center
PRP Contact:	Bob Palmer
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60017
PRP Phone:	8473912000
Site Classification:	Not Reported
Section 57.5(g) Letter:	732
Date Section 57.5(g) Letter:	Not Reported
Non LUST Determination Letter:	Not Reported
20 Report Received:	11/12/1999
45 Report Received:	12/13/1999
NFA/NFR Letter:	**01/19/2001**
NFR Date Recorded:	03/02/2001
Incident Num:	20030060
IL EPA Id:	0310630007
Product:	Diesel
IEMA Date:	01/16/2003
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP LLC
PRP Contact:	Jim Grapenthien
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60017
PRP Phone:	8473912161
Site Classification:	Not Reported
Section 57.5(g) Letter:	P.A.

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UOP LLC, 50 EAST ALGONQUIN ROAD, DES PLAINES, IL 60017 (Continued)

Date Section 57.5(g) Letter:	Not Reported
Non LUST Determination Letter:	Not Reported
20 Report Received:	02/03/2003
45 Report Received:	03/03/2003
NFA/NFR Letter:	**01/08/2004**
NFR Date Recorded:	02/06/2004
Incident Num:	891019
IL EPA Id:	0310630007
Product:	Gasoline, Diesel
IEMA Date:	06/16/1989
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP Corp.
PRP Contact:	Not Reported
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60016
PRP Phone:	Not Reported
Site Classification:	Not Reported
Section 57.5(g) Letter:	731
Date Section 57.5(g) Letter:	Not Reported
Non LUST Determination Letter:	Not Reported
20 Report Received:	Not Reported
45 Report Received:	Not Reported
NFA/NFR Letter:	**01/19/2001**
NFR Date Recorded:	03/02/2001
Incident Num:	891592
IL EPA Id:	0310630007
Product:	Gasoline, Fuel Oil
IEMA Date:	08/22/1989
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP Research Center
PRP Contact:	Brian Elmiger
PRP Address:	50 East Algonquin Rd., Box 5016
PRP City,St,Zip:	Des Plaines, IL 60017-5016
PRP Phone:	Not Reported
Site Classification:	Not Reported
Section 57.5(g) Letter:	731
Date Section 57.5(g) Letter:	Not Reported
Non LUST Determination Letter:	Not Reported
20 Report Received:	Not Reported
45 Report Received:	05/21/1993
NFA/NFR Letter:	**10/03/2000**
NFR Date Recorded:	11/27/2000
Incident Num:	901116
IL EPA Id:	0310630007

UOP LLC, 50 EAST ALGONQUIN ROAD, DES PLAINES, IL 60017 (Continued)

Product:	Fuel Oil
IEMA Date:	04/26/1990
Project Manager:	Bauer
Project Manager Phone:	(217) 782-3335
Email:	Brian.Bauer@illinois.gov
PRP Name:	UOP Research Center
PRP Contact:	Charles Worman
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60017
PRP Phone:	Not Reported
Site Classification:	Not Reported
Section 57.5(g) Letter:	731
Date Section 57.5(g) Letter:	Not Reported
Non LUST Determination Letter:	Not Reported
20 Report Received:	02/29/1992
45 Report Received:	02/29/1992
NFA/NFR Letter:	**09/19/1991**
NFR Date Recorded:	Not Reported
Incident Num:	981178
IL EPA Id:	0310630007
Product:	Unleaded Gas
IEMA Date:	05/19/1998
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP
PRP Contact:	Robert Palmer
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60017-5017
PRP Phone:	8473913095
Site Classification:	Not Reported
Section 57.5(g) Letter:	732
Date Section 57.5(g) Letter:	Not Reported
Non LUST Determination Letter:	Not Reported
20 Report Received:	06/12/1998
45 Report Received:	07/08/1998
NFA/NFR Letter:	**01/19/2001**
NFR Date Recorded:	03/02/2001
Incident Num:	990389
IL EPA Id:	0310630007
Product:	Gasoline
IEMA Date:	02/18/1999
Project Manager:	Davis
Project Manager Phone:	(217) 785-7492
Email:	Valerie.A.Davis@illinois.gov
PRP Name:	UOP
PRP Contact:	Robert Palmer
PRP Address:	50 East Algonquin Rd.
PRP City,St,Zip:	Des Plaines, IL 60017

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UOP LLC, 50 EAST ALGONQUIN ROAD, DES PLAINES, IL 60017 (Continued)

PRP Phone:	8473913095
Site Classification:	Not Reported
Section 57.5(g) Letter:	732
Date Section 57.5(g) Letter:	Not Reported
Non LUST Determination Letter:	Not Reported
20 Report Received:	03/16/1999
45 Report Received:	03/29/1999
NFA/NFR Letter:	**01/19/2001**
NFR Date Recorded:	03/02/2001

NPDES: Other Standard Environmental Records

State Facility Id:	G0952 A
Permit Id No:	IL0048119
Date Permit Issued:	02/01/2013
Facility Receiving Water:	WELLER CREEK VIA STORM SEWER
Effective Date:	02/01/2013
Expiration Date:	01/31/2018
Current Major/Minor:	Minor
State Region:	02
State Water Body:	07120004
Perm Feature Id:	001
DMR Cognization Official:	BOB WACHSMUTH
DMR Cognization Official Telephone:	847-391-3402
Latitude:	+ 42 1' 59" 0
Longitude:	- 87 54' 59" 0
Facility Type Description:	Privately Owned Facility

State Facility Id:	G0952 A
Permit Id No:	IL0048119
Date Permit Issued:	02/01/2013
Facility Receiving Water:	WELLER CREEK VIA STORM SEWER
Effective Date:	02/01/2013
Expiration Date:	01/31/2018
Current Major/Minor:	Minor
State Region:	02
State Water Body:	07120004
Perm Feature Id:	Not Reported
DMR Cognization Official:	BOB WACHSMUTH
DMR Cognization Official Telephone:	847-391-3402
Latitude:	Not Reported
Longitude:	Not Reported
Facility Type Description:	Privately Owned Facility

RECORD SOURCES AND CURRENCY

To maintain currency of the following databases, EDR contacts the appropriate agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

PRP: Potentially Responsible Parties
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013 Source: EPA
Number of Days to Update: 3 Telephone: 202-564-6023
Last EDR Contact :02/12/2016

RMP: Risk Management Plans
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015 Source: Environmental Protection Agency
Number of Days to Update: 69 Telephone: 202-564-8600
Last EDR Contact :01/25/2016

AIRS: Air Inventory Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of air permits and emissions information.

Date of Government Version: 12/31/2014 Source: Illinois EPA
Number of Days to Update: 15 Telephone: 217-557-0314
Last EDR Contact :01/04/2016

AST: Above Ground Storage Tanks
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: 0.333 Mile

Listing of all aboveground tanks inspected by Office of State Fire Marshal.

Date of Government Version: 02/29/2016 Source: State Fire Marshal
Number of Days to Update: 15 Telephone: 217-785-1011
Last EDR Contact :02/22/2016

BOL: Bureau of Land Inventory Database
Standard Environmental Record Source: Other Standard Environmental Records

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Search Distance: Property

Bureau of Land inventory for facility information. Data results are cross-linked with all on-line database system applications from IEPA - Bureau of Land as well as USEPA FRS database.

Date of Government Version: 12/09/2015 Source: Illinois Environmental Protection Agency
Number of Days to Update: 11 Telephone: 217-785-9407
Last EDR Contact :02/29/2016

BROWNFIELDS: Municipal Brownfields Redevelopment Grant Program Project Descriptions
Standard Environmental Record Source: State and tribal Brownfields sites
Search Distance: 0.333 Mile

The Illinois Municipal Brownfields Redevelopment Grant Program (MBRGP) offers grants worth a maximum of $240,000 each to municipalities to assist in site investigation activities, development of cleanup objectives, and performance of cleanup activities. Brownfields are abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for redevelopment.

Date of Government Version: 02/11/2010 Source: Illinois Environmental Protection Agency
Number of Days to Update: 39 Telephone: 217-785-3486
Last EDR Contact :01/29/2016

BROWNFIELDS: Redevelopment Assessment Database
Standard Environmental Record Source: State and tribal Brownfields sites
The Office of Site Evaluations Redevelopment Assessment database identifies the status of all properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a municipal Brownfield Redevelopment Assessment.

Date of Government Version: 01/25/2016 Source: Illinois Environmental Protection Agency
Number of Days to Update: 51 Telephone: 217-524-1658
Last EDR Contact :01/27/2016

CCDD: Clean Construction or Demolition Debris
Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

Construction and demolition (C and D) debris is nonhazardous, uncontaminated material resulting from construction, remodeling, repair, or demolition of utilities, structures, and roads.

Date of Government Version: 01/25/2016 Source: Illinois EPA
Number of Days to Update: 51 Telephone: 217-524-3300
Last EDR Contact :01/27/2016

CDL: Meth Drug Lab Site Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of clandestine/meth drug lab locations.

Date of Government Version: 01/13/2016 Source: Department of Public Health
Number of Days to Update: 34 Telephone: 217-782-5750
Last EDR Contact :01/11/2016

CHICAGO ENV: Environmental Records Dataset
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

This dataset serves as a lookup table to determine if environmental records exist in a Chicago Department of Public Health (CDPH) environmental dataset for a given address. COMPLAINTS: A "Y" indicates that one or more records exist in the CDPH Environmental Complaints dataset. NESHAPS and DEMOLITON NOTICES: A "Y" indicates that one or more records exist in the CDPH Asbestos and Demolition Notification dataset. ENFORCEMENT: A "Y" indicates that one or more records exist in the CDPH Environmental Enforcement dataset. INSPECTIONS: A "Y" indicates that one or more records exist in the CDPH Environmental Inspections dataset. PERMITS: A "Y" indicates that one or more records exist in the CDPH Environmental Permits dataset. TANKS: A "Y" indicates that one or more records exist in the CDPH Storage Tanks dataset.

Date of Government Version: 11/25/2015 Source: Chicago Department of Public Health
Number of Days to Update: 58 Telephone: 312-745-3136
Last EDR Contact :03/24/2016

COAL ASH: Coal Ash Site Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

A listing of coal ash site lcoations.

Date of Government Version: 10/01/2011 Source: Illinois EPA
Number of Days to Update: 32 Telephone: 217-782-1654
Last EDR Contact :03/04/2016

DRYCLEANERS: Illinois Licensed Drycleaners
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

Any retail drycleaning facility in Illinois must apply for a license through the Illinois Drycleaner Environmental Response Trust Fund. Drycleaner Environmental Response Trust Fund of Illinois.

Date of Government Version: 02/22/2016 Source: Drycleaner Environmental Response Trust Fund of Illinois
Number of Days to Update: 23 Telephone: 800-765-4041
Last EDR Contact :02/24/2016

ENG CONTROLS: Sites with Engineering Controls
Standard Environmental Record Source: State and tribal institutional control / engineering control registries
Search Distance: Property

Sites using of engineered barriers (e.g., asphalt or concrete paving).

Date of Government Version: 12/07/2015 Source: Illinois Environmental Protection Agency
Number of Days to Update: 42 Telephone: 217-782-6761
Last EDR Contact :01/07/2016

Financial Assurance: Financial Assurance Information Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/15/2015 Source: Illinois Environmental Protection Agency
Number of Days to Update: 62 Telephone: 217-782-9887
Last EDR Contact :02/02/2016

HWAR: Hazard Waste Annual Report
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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Each year, Illinois hazardous-waste generators tell the Illinois EPA the amounts and kinds of hazardous waste they produced during the previous year. Generators indicate by code the types of wastes produced and the steps they took to manage these wastes. If some or all of these wastes were sent to commercial treatment, storage, and disposal facilities (TSDFs), that information and the identity of each receiving facility also are submitted. Illinois TSDFs likewise report the types and quantities of wastes received from in-state and out-of-state generators; they also report the procedures they used to manage these wastes.

Date of Government Version: 12/31/2013
Number of Days to Update: 15
Last EDR Contact :01/08/2016
Source: Illinois EPA
Telephone: 217-524-3300

IEMA SPILLS: Illinois Emergency Management Agency Spills

Standard Environmental Record Source: Other Standard Environmental Records

A listing of hazardous materials incidents reported to the Illinois Emergency Management Agency.

Date of Government Version: 02/01/2016
Number of Days to Update: 44
Last EDR Contact :02/03/2016
Source: Illinois Emergency Management Agency
Telephone: 217-524-0770

IL NIPC: Solid Waste Landfill Inventory

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.333 Mile

Solid Waste Landfill Inventory. NIPC is an inventory of active and inactive solid waste disposal sites, based on state, local government and historical archive data. Included are numerous sites which previously had never been identified largely because there was no obligation to register such sites prior to 1971.

Date of Government Version: 08/01/1988
Number of Days to Update: 11
Last EDR Contact :05/23/2006
Source: Northeastern Illinois Planning Commission
Telephone: 312-454-0400

IMPDMENT: Surface Impoundment Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Statewide inventory of industrial, municipal, mining, oil & gas , and large agricultural impoundment. This study was conducted by the Illinois EPA to assess potentail for contamination of shallow aquifers. This was a one-time study. Although many of the impoundments may no longer be present, the sites may be contaminated.

Date of Government Version: 12/31/1980
Number of Days to Update: 87
Last EDR Contact :02/20/2002
Source: Illinois Waste Management & Research Center
Telephone: 217-333-8940

Inst Control: Institutional Controls

Standard Environmental Record Source: State and tribal institutional control / engineering control registries

Search Distance: Property

Legal or administrative restrictions on land use and/or other activities (e.g., groundwater use restrictions) which effectively limit exposure to contamination may be employed as alternatives to removal or treatment of contamination.

Date of Government Version: 12/07/2015
Number of Days to Update: 42
Last EDR Contact :01/07/2016
Source: Illinois Environmental Protection Agency
Telephone: 217-782-6761

LF SPECIAL WASTE: Special Waste Site List

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.333 Mile

These landfills, as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois EPA Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste, Non-Regional Pollution Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollution Control Facility by RPCF, or Non-Regional Pollution Control Facility by Non-RPCF.

Date of Government Version: 01/01/1990
Number of Days to Update: 28
Last EDR Contact :06/10/2009
Source: Illinois EPA
Telephone: 217-782-9288

LF WMRC: Waste Management & Research Center Landfill Database

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

The Waste Management & Research Center Landfill Database includes records from the Department of Public Health, Department of Mines & Minerals, Illinois Environmental Protection Agency, State Geological Survey, Northeastern Illinois Planning Commission and Pollution Control Board.

Date of Government Version: 12/31/2001
Number of Days to Update: 31
Last EDR Contact :09/18/2009
Source: Department of Natural Resources
Telephone: 217-333-8940

LUST: Leaking Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 11/19/2015
Number of Days to Update: 51
Last EDR Contact :01/27/2016
Source: Illinois Environmental Protection Agency
Telephone: 217-782-6762

LUST TRUST: Underground Storage Tank Fund Payment Prioirty List

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner.

Date of Government Version: 01/25/2016
Number of Days to Update: 51
Last EDR Contact :01/19/2016
Source: Illinois EPA
Telephone: 217-782-6762

NPDES: A Listing of Active Permits

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of facilities currently active in the state. The types of permits are public, private, federal and state.

Date of Government Version: 04/16/2014
Number of Days to Update: 32
Last EDR Contact :12/30/2015
Source: Illinois EPA
Telephone: 217-782-0610

PIMW: Potentially Infectious Medical Waste

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

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Potentially Infectious Medical Waste (PIMW) is waste generated in connection with the diagnosis, treatment (i.e., provision of medical services), or immunization of human beings or animals; research pertaining to the provision of medical services; or the provision or testing of biologicals.

Date of Government Version: 12/21/2015
Number of Days to Update: 57
Last EDR Contact :03/21/2016
Source: Illinois EPA
Telephone: 217-524-3289

SPILLS: State spills
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of incidents reported to the Office of Emergency Response.

Date of Government Version: 01/15/2016
Number of Days to Update: 59
Last EDR Contact :01/08/2016
Source: Illinois EPA
Telephone: 217-782-3637

SRP: Site Remediation Program Database
Standard Environmental Record Source: State and tribal voluntary cleanup sites
Search Distance: 0.333 Mile

The database identifies the status of all voluntary remediation projects administered through the pre-notice site cleanup program (1989 to 1995) and the site remediation program (1996 to the present).

Date of Government Version: 12/07/2015
Number of Days to Update: 42
Last EDR Contact :01/07/2016
Source: Illinois Environmental Protection Agency
Telephone: 217-785-9407

SSU: State Sites Unit Listing
Standard Environmental Record Source: State and tribal - equivalent CERCLIS
Search Distance: 0.333 Mile

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Date of Government Version: 06/09/2015
Number of Days to Update: 34
Last EDR Contact :01/29/2016
Source: Illinois Environmental Protection Agency
Telephone: 217-524-4826

SWF/LF: Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge
Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/31/2014
Number of Days to Update: 48
Last EDR Contact :01/29/2016
Source: Illinois Environmental Protection Agency
Telephone: 217-785-8604

TIER 2: Tier 2 Information Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2015
Number of Days to Update: 30
Last EDR Contact :02/17/2016
Source: Illinois Emergency Management Agency
Telephone: 217-785-9860

UIC: Underground Injection Wells
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Injection wells are used for disposal of fluids by "injection" into the subsurface. The construction of injection wells range from very technical designs with twenty-four hour monitoring to simply a hole dug in the ground to control runoff. As a result of this diversity, the UIC Program divides injection wells into five different classes.

Date of Government Version: 11/12/2015
Number of Days to Update: 15
Last EDR Contact :02/22/2016
Source: Illinois EPA
Telephone: 217-782-9878

UST: Underground Storage Tank Facility List
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/26/2016
Number of Days to Update: 51
Last EDR Contact :01/27/2016
Source: Illinois State Fire Marshal
Telephone: 217-785-0969

2020 COR ACTION: 2020 Corrective Action Program List
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Number of Days to Update: 6
Last EDR Contact :02/12/2016
Source: Environmental Protection Agency
Telephone: 703-308-4044

COAL ASH DOE: Steam-Electric Plant Operation Data
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Number of Days to Update: 76
Last EDR Contact :01/13/2016
Source: Department of Energy
Telephone: 202-586-8719

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014 Source: Environmental Protection Agency
Number of Days to Update: 40 Telephone: Not Reported
Last EDR Contact :03/11/2016

CONSENT: Superfund (CERCLA) Consent Decrees
Standard Environmental Record Source: Federal NPL
Search Distance: 0.333 Mile

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014 Source: Department of Justice, Consent Decree Library
Number of Days to Update: 46 Telephone: Varies
Last EDR Contact :03/24/2016

CORRACTS: Corrective Action Report
Standard Environmental Record Source: Federal RCRA CORRACTS facilities list
Search Distance: 0.333 Mile

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/09/2015 Source: EPA
Number of Days to Update: 82 Telephone: 800-424-9346
Last EDR Contact :12/18/2015

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009 Source: EPA, Region 9
Number of Days to Update: 137 Telephone: 415-947-4219
Last EDR Contact :01/25/2016

DOT OPS: Incident and Accident Data
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012 Source: Department of Transporation, Office of Pipeline Safety
Number of Days to Update: 42 Telephone: 202-366-4595
Last EDR Contact :02/03/2016

Delisted NPL: National Priority List Deletions
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/30/2015 Source: EPA

Number of Days to Update: 58 Telephone: Not Reported
Last EDR Contact :01/26/2016

ECHO: Enforcement & Compliance History Information
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/20/2015 Source: Environmental Protection Agency
Number of Days to Update: 103 Telephone: 202-564-2280
Last EDR Contact :03/23/2016

EPA WATCH LIST: EPA WATCH LIST
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013 Source: Environmental Protection Agency
Number of Days to Update: 88 Telephone: 617-520-3000
Last EDR Contact :02/09/2016

ERNS: Emergency Response Notification System
Standard Environmental Record Source: Federal ERNS list
Search Distance: Property

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015 Source: National Response Center, United States Coast Guard
Number of Days to Update: 82 Telephone: 202-267-2180
Last EDR Contact :12/29/2015

FEMA UST: Underground Storage Tank Listing
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010 Source: FEMA
Number of Days to Update: 55 Telephone: 202-646-5797
Last EDR Contact :01/08/2016

FINDS: Facility Index System/Facility Registry System
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015 Source: EPA
Number of Days to Update: 55 Telephone: Not Reported
Last EDR Contact :03/08/2016

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009 Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Number of Days to Update: 25 Telephone: 202-566-1667
Last EDR Contact :02/22/2016

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Standard Environmental Record Source: Other Standard Environmental Records
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009 Source: EPA
Number of Days to Update: 25 Telephone: 202-566-1667
Last EDR Contact :02/22/2016

FUDS: Formerly Used Defense Sites
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015 Source: U.S. Army Corps of Engineers
Number of Days to Update: 97 Telephone: 202-528-4285
Last EDR Contact :03/11/2016

FUELS PROGRAM: EPA Fuels Program Registered Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/23/2015 Source: EPA
Number of Days to Update: 86 Telephone: 800-385-6164
Last EDR Contact :02/24/2016

FUSRAP: Formerly Utilized Sites Remedial Action Program
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 11/23/2015 Source: Department of Energy
Number of Days to Update: 86 Telephone: 202-586-3559
Last EDR Contact :02/08/2016

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Source: Environmental Protection Agency
Number of Days to Update: 40 Telephone: 202-564-2501
Last EDR Contact :12/17/2007

HMIRS: Hazardous Materials Information Reporting System
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015 Source: U.S. Department of Transportation
Number of Days to Update: 68 Telephone: 202-366-4555
Last EDR Contact :12/30/2015

ICIS: Integrated Compliance Information System
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015 Source: Environmental Protection Agency
Number of Days to Update: 31 Telephone: 202-564-5088
Last EDR Contact :01/08/2016

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015 Source: EPA Region 1
Number of Days to Update: 67 Telephone: 617-918-1313
Last EDR Contact :02/22/2016

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016 Source: EPA Region 10
Number of Days to Update: 41 Telephone: 206-553-2857
Last EDR Contact :01/25/2016

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/24/2015 Source: EPA Region 4
Number of Days to Update: 34 Telephone: 404-562-8677
Last EDR Contact :01/25/2016

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/04/2015 Source: EPA, Region 5
Number of Days to Update: 52 Telephone: 312-886-7439
Last EDR Contact :01/25/2016

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 08/20/2015 Source: EPA Region 6
Number of Days to Update: 111 Telephone: 214-665-6597
Last EDR Contact :01/25/2016

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015 Source: EPA Region 7
Number of Days to Update: 55 Telephone: 913-551-7003
Last EDR Contact :01/25/2016

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015 Source: EPA Region 8
Number of Days to Update: 118 Telephone: 303-312-6271
Last EDR Contact :01/25/2016

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015 Source: Environmental Protection Agency
Number of Days to Update: 32 Telephone: 415-972-3372
Last EDR Contact :01/27/2016

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998 Source: Environmental Protection Agency
Number of Days to Update: 52 Telephone: 703-308-8245
Last EDR Contact :02/01/2016

INDIAN UST R1: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015 Source: EPA, Region 1
Number of Days to Update: 67 Telephone: 617-918-1313
Last EDR Contact :02/22/2016

INDIAN UST R10: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016 Source: EPA Region 10
Number of Days to Update: 41 Telephone: 206-553-2857
Last EDR Contact :01/25/2016

INDIAN UST R4: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/24/2015 Source: EPA Region 4
Number of Days to Update: 34 Telephone: 404-562-9424
Last EDR Contact :01/25/2016

INDIAN UST R5: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015 Source: EPA Region 5
Number of Days to Update: 52 Telephone: 312-886-6136
Last EDR Contact :01/25/2016

INDIAN UST R6: Underground Storage Tanks on Indian Land
Standard Environmental Record Source: State and tribal registered storage tank lists
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 08/20/2015 Source: EPA Region 6
Number of Days to Update: 111 Telephone: 214-665-7591
Last EDR Contact :01/25/2016

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INDIAN UST R7: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014 Source: EPA Region 7
Number of Days to Update: 65 Telephone: 913-551-7003
Last EDR Contact :01/25/2016

INDIAN UST R8: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/13/2015 Source: EPA Region 8
Number of Days to Update: 118 Telephone: 303-312-6137
Last EDR Contact :01/25/2016

INDIAN UST R9: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014 Source: EPA Region 9
Number of Days to Update: 28 Telephone: 415-972-3368
Last EDR Contact :01/27/2016

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015 Source: EPA, Region 1
Number of Days to Update: 142 Telephone: 617-918-1102
Last EDR Contact :12/28/2015

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

Standard Environmental Record Source: State and tribal voluntary cleanup sites

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008 Source: EPA, Region 7
Number of Days to Update: 27 Telephone: 913-551-7365
Last EDR Contact :04/20/2009

LEAD SMELTER 1: Lead Smelter Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014 Source: Environmental Protection Agency
Number of Days to Update: 64 Telephone: 703-603-8787
Last EDR Contact :01/26/2016

LEAD SMELTER 2: Lead Smelter Sites

Standard Environmental Record Source: Other Standard Environmental Records

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001 Source: American Journal of Public Health
Number of Days to Update: 36 Telephone: 703-305-6451
Last EDR Contact :12/02/2009

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014 Source: Environmental Protection Agency
Number of Days to Update: 37 Telephone: 202-564-6023
Last EDR Contact :03/11/2016

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: 0.333 Mile

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015 Source: Department of the Navy
Number of Days to Update: 13 Telephone: 843-820-7326
Last EDR Contact :02/16/2016

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/26/2015 Source: Nuclear Regulatory Commission
Number of Days to Update: 95 Telephone: 301-415-7169
Last EDR Contact :02/08/2016

NPL: National Priority List

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/30/2015 Source: EPA
Number of Days to Update: 58 Telephone: Not Reported
Last EDR Contact :01/26/2016

NPL Site Boundaries

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Sources:

EPA"s Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-566-0690

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

Standard Environmental Record Source: Federal NPL

Search Distance: Property

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991 Source: EPA
Number of Days to Update: 56 Telephone: 202-564-4267
Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985 Source: Environmental Protection Agency
Number of Days to Update: 39 Telephone: 800-424-9346
Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014 Source: EPA
Number of Days to Update: 33 Telephone: 202-566-0500

Last EDR Contact :01/12/2016

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011 Source: Environmental Protection Agency
Number of Days to Update: 83 Telephone: 202-566-0517
Last EDR Contact :01/29/2016

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

A site that has been proposed for listing on the NationalPriorities List through the issuance of a proposed rule in the Federal Register.EPA then accepts public comments on the site, responds to the comments,and places on the NPL those sites that continue to meet therequirements for listing.

Date of Government Version: 10/30/2015 Source: EPA
Number of Days to Update: 58 Telephone: Not Reported
Last EDR Contact :01/26/2016

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Source: EPA
Number of Days to Update: 35 Telephone: 202-564-4104
Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015 Source: Environmental Protection Agency
Number of Days to Update: 69 Telephone: 202-343-9775
Last EDR Contact :01/07/2016

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/09/2015 Source: Environmental Protection Agency

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Number of Days to Update: 82 Telephone: 703-308-8895
Last EDR Contact :12/18/2015

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators
Standard Environmental Record Source: Federal RCRA generators list
Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015 Source: Environmental Protection Agency
Number of Days to Update: 82 Telephone: 703-308-8895
Last EDR Contact :12/18/2015

RCRA-LQG: RCRA - Large Quantity Generators
Standard Environmental Record Source: Federal RCRA generators list
Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015 Source: Environmental Protection Agency
Number of Days to Update: 82 Telephone: 703-308-8895
Last EDR Contact :12/18/2015

RCRA-SQG: RCRA - Small Quantity Generators
Standard Environmental Record Source: Federal RCRA generators list
Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/09/2015 Source: Environmental Protection Agency
Number of Days to Update: 82 Telephone: 703-308-8895
Last EDR Contact :12/18/2015

RCRA-TSDF: RCRA - Treatment, Storage and Disposal
Standard Environmental Record Source: Federal RCRA TSD facilities list
Search Distance: 0.333 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/09/2015 Source: Environmental Protection Agency
Number of Days to Update: 82 Telephone: 703-308-8895
Last EDR Contact :12/18/2015

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL
Search Distance: 0.333 Mile

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013 Source: EPA
Number of Days to Update: 74 Telephone: 703-416-0223
Last EDR Contact :03/08/2016

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011 Source: Environmental Protection Agency
Number of Days to Update: 54 Telephone: 615-532-8599
Last EDR Contact :02/19/2016

SEMS: Superfund Enterprise Management System
Standard Environmental Record Source: Federal CERCLIS
Search Distance: 0.333 Mile

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/11/2016 Source: EPA
Number of Days to Update: 56 Telephone: 800-424-9346
Last EDR Contact :02/19/2016

SEMS-ARCHIVE: Superfund Enterprise Management System Archive
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/11/2016 Source: EPA
Number of Days to Update: 56 Telephone: 800-424-9346
Last EDR Contact :02/19/2016

SSTS: Section 7 Tracking Systems
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009 Source: EPA
Number of Days to Update: 77 Telephone: 202-564-4203
Last EDR Contact :01/25/2016

TRIS: Toxic Chemical Release Inventory System
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013 Source: EPA
Number of Days to Update: 110 Telephone: 202-566-0250
Last EDR Contact :02/24/2016

TSCA: Toxic Substances Control Act
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012 Source: EPA
Number of Days to Update: 14 Telephone: 202-260-5521
Last EDR Contact :03/24/2016

UMTRA: Uranium Mill Tailings Sites
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010 Source: Department of Energy
Number of Days to Update: 146 Telephone: 505-845-0011
Last EDR Contact :02/22/2016

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/20/2015 Source: EPA
Number of Days to Update: 69 Telephone: 202-564-2496
Last EDR Contact :03/24/2016

US AIRS MINOR: Air Facility System Data

Standard Environmental Record Source: Other Standard Environmental Records
A listing of minor source facilities.

Date of Government Version: 10/20/2015 Source: EPA
Number of Days to Update: 69 Telephone: 202-564-2496
Last EDR Contact :03/24/2016

US BROWNFIELDS: A Listing of Brownfields Sites
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2015 Source: Environmental Protection Agency
Number of Days to Update: 57 Telephone: 202-566-2777
Last EDR Contact :03/22/2016

US CDL: Clandestine Drug Labs
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/17/2015 Source: Drug Enforcement Administration
Number of Days to Update: 76 Telephone: 202-307-1000
Last EDR Contact :03/01/2016

US ENG CONTROLS: Engineering Controls Sites List
Standard Environmental Record Source: Federal institutional controls / engineering controls registries
Search Distance: Property

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015 Source: Environmental Protection Agency
Number of Days to Update: 53 Telephone: 703-603-0695
Last EDR Contact :02/29/2016

US FIN ASSUR: Financial Assurance Information
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015 Source: Environmental Protection Agency
Number of Days to Update: 61 Telephone: 202-566-1917

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US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/17/2015 Source: Drug Enforcement Administration

Number of Days to Update: 76 Telephone: 202-307-1000

Last EDR Contact :03/01/2016

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015 Source: Environmental Protection Agency

Number of Days to Update: 53 Telephone: 703-603-0695

Last EDR Contact :02/29/2016

US MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/18/2015 Source: Department of Labor, Mine Safety and Health Administration

Number of Days to Update: 125 Telephone: 303-231-5959

Last EDR Contact :03/02/2016

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005 Source: USGS

Number of Days to Update: 62 Telephone: 888-275-8747

Last EDR Contact :01/15/2016

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005 Source: USGS

Number of Days to Update: 34 Telephone: 202-208-3710

Last EDR Contact :01/15/2016

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 12/17/2013 Source: EPA

Number of Days to Update: 279 Telephone: Not Reported

Last EDR Contact :02/29/2016

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HISTORICAL USE RECORDS

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
Standard Environmental Record Source: Exclusive Recovered Govt. Archives
Search Distance: Property

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Illinois.

Date of Government Version: Not Reported — Source: Department of Natural Resources
Number of Days to Update: 182 — Telephone: Not Reported
Last EDR Contact :06/01/2012

RGA LF: Recovered Government Archive Solid Waste Facilities List
Standard Environmental Record Source: Exclusive Recovered Govt. Archives
Search Distance: Property

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Illinois Environmental Protection Agency in Illinois.

Date of Government Version: Not Reported — Source: Illinois Environmental Protection Agency
Number of Days to Update: 193 — Telephone: Not Reported
Last EDR Contact :06/01/2012

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
Standard Environmental Record Source: Exclusive Recovered Govt. Archives
Search Distance: Property

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Illinois Environmental Protection Agency in Illinois.

Date of Government Version: Not Reported — Source: Illinois Environmental Protection Agency
Number of Days to Update: 182 — Telephone: Not Reported
Last EDR Contact :06/01/2012

EDR Hist Auto: EDR Exclusive Historic Gas Stations
Standard Environmental Record Source: Historical Gas Stations
Search Distance: 0.25 Mile

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: 02/20/2007 — Source: EDR, Inc.
Number of Days to Update: 42 — Telephone: Not Reported
Last EDR Contact :02/21/2007

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners
Standard Environmental Record Source: Historical Dry Cleaners
Search Distance: 0.25 Mile

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: 02/20/2007 — Source: EDR, Inc.
Number of Days to Update: 42 — Telephone: Not Reported
Last EDR Contact :02/21/2007

EDR MGP: EDR Proprietary Manufactured Gas Plants
Standard Environmental Record Source: Former manufactured Gas Plants
Search Distance: 0.333 Mile

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: 08/28/2009 — Source: EDR, Inc.
Number of Days to Update: 55 — Telephone: Not Reported
Last EDR Contact :11/30/2012

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5' minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW® Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

STREET AND ADDRESS INFORMATION

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12.6 - FOIA

12.6A - City FOIA Request & Response

Heather Nilles

From: Des Plaines FOIA Center <desplainesil@mycusthelp.net>
Sent: Wednesday, April 13, 2016 9:41 AM
To: hnilles@tsccorp.com
Subject: Commercial FOIA Request :: F001558-040716

DES PLAINES ILLINOIS

RESPONSE TO REQUEST FOR PUBLIC RECORDS

To: Heather Nilles
360 S. Main Place
Carol Stream IL 60188

On 4/7/2016, the City of Des Plaines received your written request for inspection, copying, or certification of the following City public records:

– SITE: 10 W. Algonquin Road BUILDING DEPT: original building, demolition permits, storage tank permits, environmental permits, renovation permits ZONING DEPT: what is property zoned and when was it annexed (if available) FIRE DEPT: storage tank info., hazardous material storage knowledge, emergency responses to spills, community right to know programs under SARA title III

Your request is approved in its entirety.

The City's FOIA Officer is the official responsible for this response.

Dated: 04/13/2016

CITY OF DES PLAINES

FOIA Center
FOIA Officer

Freedom of Information Officer
City of Des Plaines
1420 Miner Street, Room 602
Des Plaines, IL 60016

To monitor the progress or update your request click here: FOIA Web Portal

1

Heather Nilles

From: Des Plaines FOIA Center <desplainesil@mycusthelp.net>
Sent: Thursday, April 07, 2016 10:17 AM
To: hnilles@tsccorp.com
Subject: Commercial FOIA Request :: F001558-040716

Dear Heather:

Thank you for your interest in public records of the City of Des Plaines. Your request has been received and is being processed. Your request was received in this office on 4/7/2016 and given the reference number F001558-040716 for tracking purposes.

Record Requested: SITE: 10 W. Algonquin Road BUILDING DEPT: original building, demolition permits, storage tank permits, environmental permits, renovation permits ZONING DEPT: what is property zoned and when was it annexed (if available) FIRE DEPT: storage tank info., hazardous material storage knowledge, emergency responses to spills, community right to know programs under SARA title III

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the FOIA Center.

City of Des Plaines

To monitor the progress or update your request click here: FOIA Web Portal

1

Tina Mullett

From: Des Plaines FOIA Center <desplainesil@mycusthelp.net>
Sent: Thursday, April 07, 2016 1:06 PM
To: Tina Mullett
Subject: Notification: Commercial FOIA Request - Activity Assignment

This is confirmation that an activity for action on a Commercial FOIA Request has been assigned to you.

Activity Due Date: 4/11/2016

Activity Notes: Please log in to the FOIA Center (GovQA) to review this FOIA request. Please attach any responsive documents and mark this activity as complete.

The request has been routed to the appropriate staff members. Below is the link to the specific activity.

https://mycusthelpadmin.com/DESPLAINESIL/Zadmin/ServiceRequests/AdvanceActivityEditDetails.aspx?id=1558&aid=1844

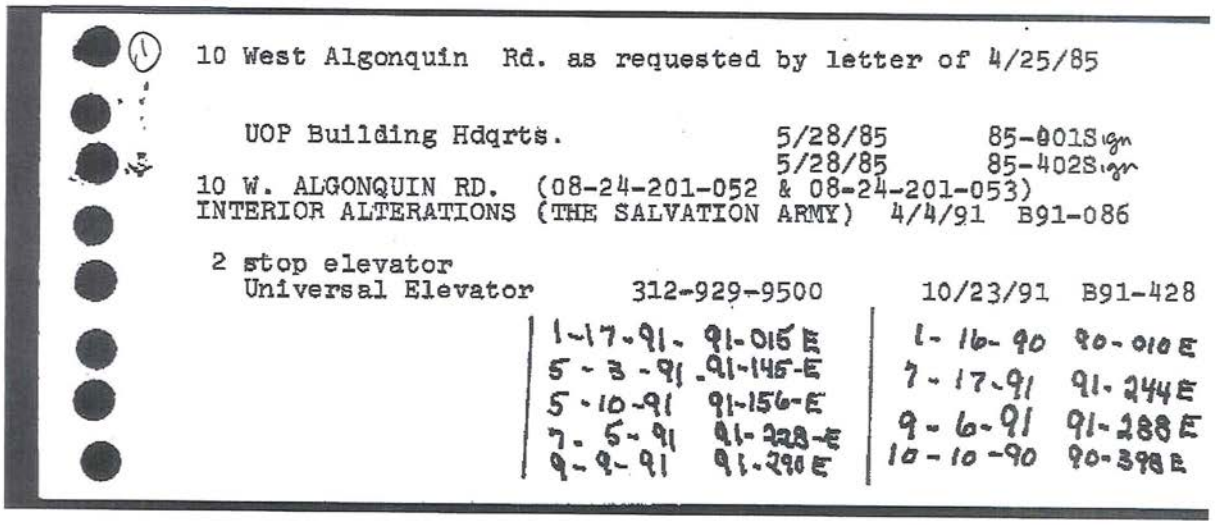
Overview of the Request

Commercial FOIA Request # F001558-040716

Description of Record Requested: SITE: 10 W. Algonquin Road BUILDING DEPT: original building, demolition permits, storage tank permits, environmental permits, renovation permits ZONING DEPT: what is property zoned and when was it annexed (if available) FIRE DEPT: storage tank info., hazardous material storage knowledge, emergency responses to spills, community right to know programs under SARA title III

This is an auto-generated email and has originated from an unmonitored email account. Please DO NOT REPLY.

1



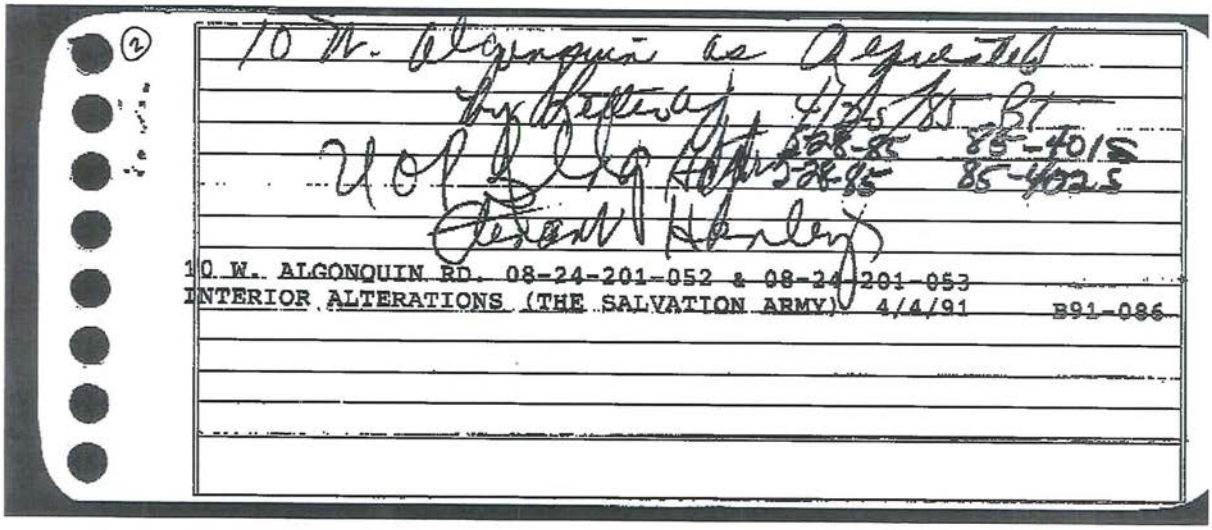
10 West Algonquin Rd. as requested by letter of 4/25/85

UOP Building Hdqrts. 5/28/85 85-901S sign
5/28/85 85-402S sign

10 W. ALGONQUIN RD. (08-24-201-052 & 08-24-201-053)
INTERIOR ALTERATIONS (THE SALVATION ARMY) 4/4/91 B91-086

2 stop elevator
Universal Elevator 312-929-9500 10/23/91 B91-428

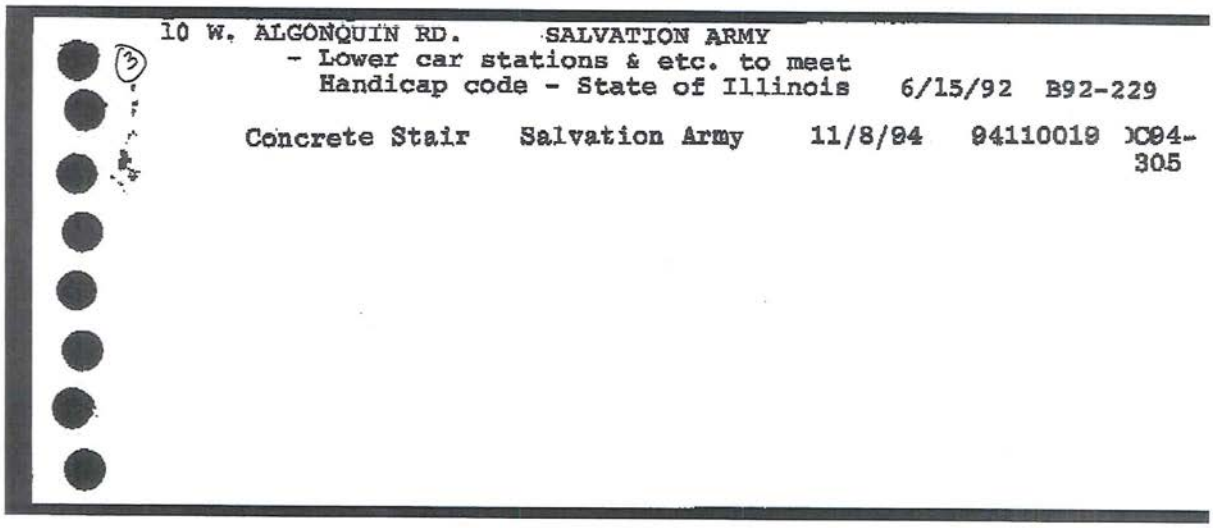
1-17-91 91-015 E	1-16-90 90-010 E
5-3-91 91-145-E	7-17-91 91-244 E
5-10-91 91-156-E	9-6-91 91-288 E
7-5-91 91-228-E	10-10-90 90-398 E
9-9-91 91-290 E	



10 W. Algonquin as requested
by letter of 4/25/85 BT
UOP Bldg Hdqtrs 5-28-85 85-401S
5-28-85 85-402S
Susan Hanley

10 W. ALGONQUIN RD. 08-24-201-052 & 08-24-201-053
INTERIOR ALTERATIONS (THE SALVATION ARMY) 4/4/91 B91-086

Site Assessment



10 W. ALGONQUIN RD. SALVATION ARMY
- Lower car stations & etc. to meet
Handicap code - State of Illinois 6/15/92 B92-229

Concrete Stair Salvation Army 11/8/94 94110019 OC94-305

Permitting
DATE: 04/08/2016
TIME: 07:38:52

CITY OF DES PLAINES
Permit Search Results

PAGE NUMBER: 1
MODULE : permit

SELECTION CRITERIA: cpmpermit_idx.house_num=10 and cpmpermit_idx.street='ALGONQUIN'

PERMIT NO	STATUS	PERMIT TYPE	ADDRESS	OWNER	PURPOSE
14090312	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	2 ELEVATOR RESTRICTORS
14030134	Closed	MISC	10 W ALGONQUIN RD	SALVATION ARMY,	ANTENNAS 3 NEW LTE
12090022	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	REPLACE VALVE ON PARKING GARAGE ELEVATOR
12050033	Closed	COM-ALTER	10 W ALGONQUIN RD	SALVATION ARMY,	CANOPY COVER OVER EXISTING STAIRWAY
11090407	Closed	PKG-LOT	10 W ALGONQUIN RD	SALVATION ARMY,	PARTIAL PARKING LOT PAVING
11090374	Closed	MISC	10 W ALGONQUIN RD	SALVATION ARMY,	ROOFTOP ANTENNA
11080404	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	NEW, ADDITIONAL PLATFORM LIFT
11070295	Closed	ELECTRIC	10 W ALGONQUIN RD	SALVATION ARMY,	LOW VOLTAGE ALARM
11050369	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	UPGRADE
11050357	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	UPGRADE
11020112	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	UPGRADE
09100235	Closed	MISC	10 W ALGONQUIN RD	SALVATION ARMY,	FIRE SUPPRESSION - PERMIT CLOSED 12-30-09
09040244	Closed	ELECTRIC	10 W ALGONQUIN RD	SALVATION ARMY,	LOW VOLTAGE CAMERA CCTV
08110020	Closed	COM-ALTER	10 W ALGONQUIN RD	SALVATION ARMY,	REPAIRS TO EXISTING TERRACE
08090251	Closed	ELECTRIC	10 W ALGONQUIN RD	SALVATION ARMY,	INSTALL NEW KOHLER
08050378	Closed	COM-ALTER	10 W ALGONQUIN RD	SALVATION ARMY,	EXERCISE AREA - PERMIT CLOSED 2-3-09
08040120	Closed	MECHANICAL	10 W ALGONQUIN RD	SALVATION ARMY,	
06110029	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	CYLINDER REPLACEMENT
06080155	Closed	MECHANICAL	10 W ALGONQUIN RD	SALVATION ARMY,	
02040006	Closed	COM-ALTER	10 W ALGONQUIN RD	SALVATION ARMY,	METAL CANOPY STRUCTURE CHANGE
98100106	Closed	ELEVATOR	10 W. ALGONQUIN RD	SALVATION ARMY,	ELEVATOR
97090279	Closed	COM-ALTER	10 W. ALGONQUIN RD	SALVATION ARMY,	REHAB OF BUILDING "A" PLAZA DECK
97090124	Closed	CONCRETE	10 W ALGONQUIN RD	SALVATION ARMY,	SERVICE WALK REPLACEMENT - NOT FOR PROFIT
97020036	Closed	ELEVATOR	10 W ALGONQUIN RD	SALVATION ARMY,	REPLACE EXISTING CONTROLLERS AND DOOR OPERAT
94110019	Closed	CONCRETE	10 W ALGONQUIN RD	SALVATION ARMY,	REMOVE & REPLACE EXISTING STAIRS
94100117	Closed	COM-ALTER	10 W ALGONQUIN RD	SALVATION ARMY,	FOR INSPECTIONS ONLY
93110034	Closed	ELECTRIC	10 W ALGONQUIN RD	SALVATION ARMY,	PARKING LOT LIGHTS
92060082	Closed	MISC	10 W ALGONQUIN RD	SALVATION ARMY,	LOWER CAR AND STATIONS TO MEET CODE
91110694	Closed	REMODEL-IN	10 W ALGONQUIN RD		Interior alterations to existing offices

29 match(es) found.

DES PLAINES ILLINOIS

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
Tel: 847-391-5380
www.desplaines.org

MEMORANDUM

Date: April 8, 2016

To: City Clerk's Office

From: Tina Mullett

Subject: FOIA #1558
Address: 10 W Algonquin Rd

The Building Department has no open complaints, violations or permits at this address.

Attached is complete permit history on this property. City of Des Plaines has no record of the original construction.

Thank you.

DES PLAINES ILLINOIS

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
Tel: 847-391-5306
www.desplaines.org

MEMORANDUM

Date: April 12, 2016

To: City Clerk

From: Lauren Griffin

Subject: FOIA Request F001558-040716 – 10 W Algonquin Road

The property located at 10 W Algonquin Road is zoned M-3 Special Manufacturing District. Please find attached the annexation documents.

No. 136

10

AN ORDINANCE ANNEXING CERTAIN
LANDS TO THE CITY OF DES PLAINES
COOK COUNTY, ILLINOIS

* * * * * * * * * * *

WHEREAS, a verified Petition has been filed with the City of Des Plaines by Procon Incorporated, a Delaware corporation duly authorized to do business in Illinois, being the sole owner of record of the land and territory hereinafter described; and

WHEREAS, there are no electors residing on said land; and

WHEREAS, said land is not within the corporate limits of any municipality and is contiguous to the City of Des Plaines; and

WHEREAS, the Mayor and members of the City Council of the City of Des Plaines have examined said Petition and have considered the question of the annexation of the territory described in said Petition and believe it to be to the best interests of the municipality that such territory be annexed thereto;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois:

Section 1. That the lands and territory described as follows:

> The East twenty-one (21) acres of the following described parcel: Beginning at a point five (5) chains and twenty-six (26) links East of the North West corner of the South half of the North East quarter of Section twenty-four (24) Township forty-one (41) North, Range eleven (11), East of the Third Principal Meridian, thence South nineteen (19) chains to a post, thence East thirty-four (34) chains and seventy-four (74) links to the East line of said Section, thence North nineteen (19) chains to a post, thence West thirty-four (34) chains and seventy-four (74) links to the place of beginning, in Cook County, Illinois

(a map of said territory being attached hereto and made a part hereof) be and the same is hereby annexed to the City of Des Plaines, Cook County, Illinois, so that hereafter said territory

- 1 -

shall be included within the boundary lines and limits of said city as by law in such cases made and provided.

Section 2. The City Clerk is hereby directed to file a certified copy of this Ordinance together with an accurate map of said annexation with the Recorder of Deeds of Cook County.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

Passed: This 17th day of March, A. D. 195[illegible].
Approved: This 17th day of March, A. D. 195[illegible].

VOTE:
AYES: 14
NAYS: 0

City Clerk

APPROVED:

Mayor

- 2 -

Site Assessment
VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS

KGM/ks 12/24/57 1&4cc

PETITION TO ANNEX

TO THE CITY COUNCIL
CITY OF DES PLAINES
COOK COUNTY, ILLINOIS

PROCON, Incorporated, a Delaware corporation, duly qualified to do business in the State of Illinois, does hereby respectfully represent unto the City Council of the City of Des Plaines that it is the owner of the real estate hereinafter described, which territory is contiguous to the City ofDes Plaines, a municipal corporation, and is not now within the corporate limits of any other city or village.

That no electors reside in the territory hereinafter described.

That your Petitioner requests the annexation to the City of Des Plaines of the Following described property, to-wit:

The East twenty one (21) acres of the following described parcel: Beginning at a point five (5) chains and twenty six (26) links East of the North West corner of the South half of the North East quarter of Section twenty four (24), Township forty one (41) North, Range eleven (11) East of the third principal Meridian, thence South nineteen (19) chains to a post, thence East thirty four (34) chains and seventy four (74) links to the East line of said Section, thence North nineteen (19) chains to a post, thence West thirty four (34) chains and seventy four (74) links to the place of beginning, in COOK COUNTY, ILLINOIS

a map of said territory being attached hereto and made a part hereof.

PROCON Incorporated, a
Delaware corporation

by: C B Whyte
President

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

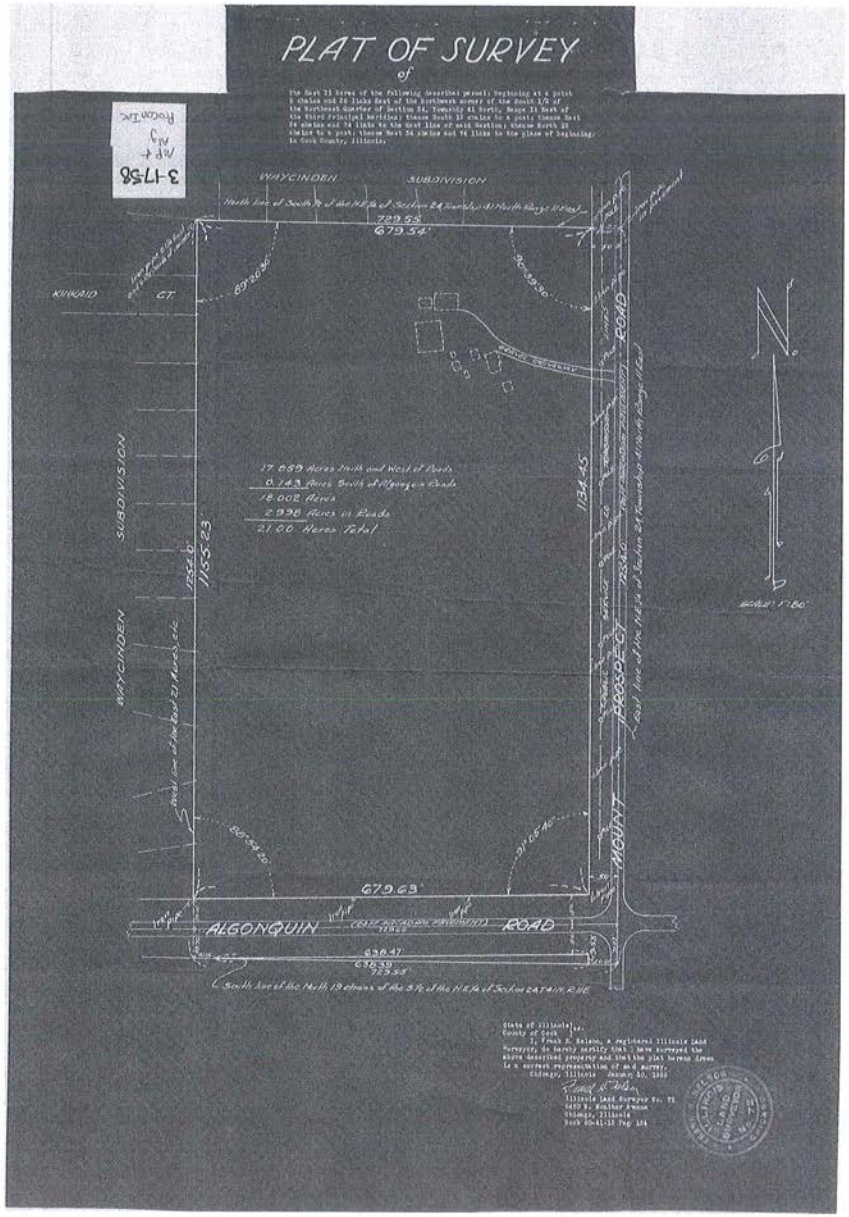
C. B. WHYTE being duly sworn on oath, deposes and says that he is the President of Procon Incorporated, a Delaware corporation; That he knows of his own knowledge that said Petition is signed by the owner of record of said real estate and knows of his own knowledge that thereare no electors residing in the territory described in said Petition.

C B Whyte

Subscribed and sworn to before me this 2nd day of January 1958.

William J King
Notary Public

My Commission Expires Feb. 24, 1958



VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

12.6B - Fire Department FOIA Request & Response

DES PLAINES
ILLINOIS

FIRE Prevention Bureau
1420 Miner Street, Third Floor
Des Plaines, IL 60016
P: 847.391.5340
desplaines.org

MEMORANDUM

Memo: Gloria Ludwig, City Clerk

From: Dave Schuman, Fire Prevention Division

Date: April 14, 2016

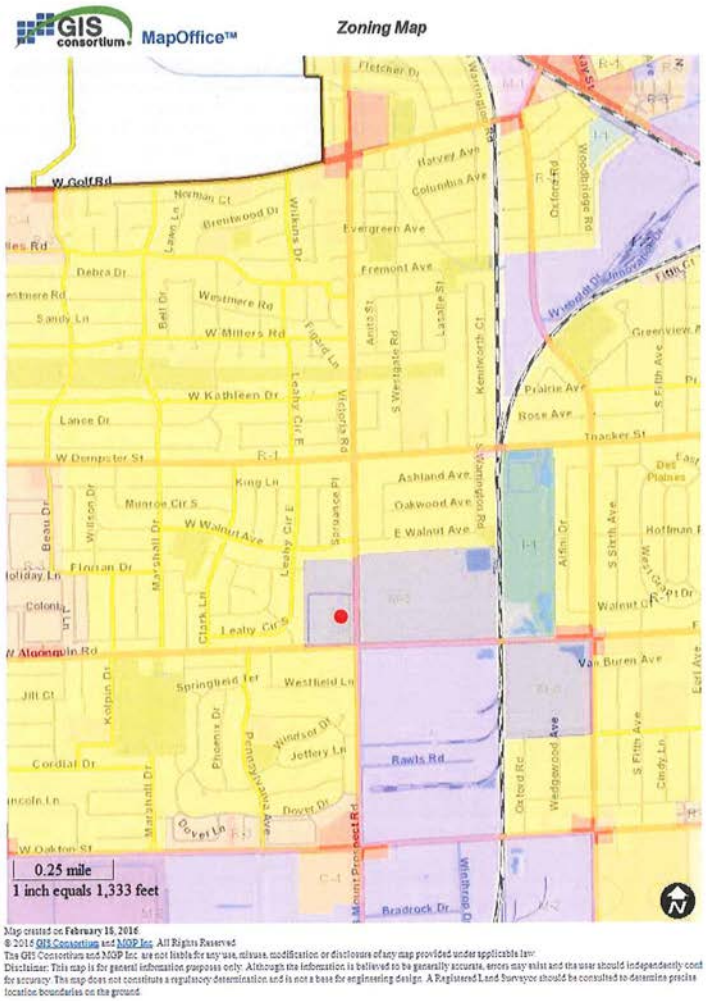
Subject: FOI # F001558-040716

Address: 10 W. Algonquin

The Des Plaines Fire Department has no records pertaining to the storage or use of hazardous materials or petroleum products, or underground tanks for the property listed above. If there are any additional questions or concerns please do not hesitate to call the Des Plaines Fire Prevention Division at 847-391-5340.

Thank you,

Division Chief Dave Schuman


GIS consortium MapOffice™
Zoning Map
W Golf Rd
Fletcher Dr
Harvey Ave
Columbus Ave
Evergreen Ave
Fremont Ave
Woodbridge Rd
Oxford Rd
Wilmette Dr
Fifth Ct
Greenview
Debca Dr
Westmere Rd
Sandy Ln
Bell Dr
W Millers Rd
Fugard Ln
Lasalle St
S Westgate Rd
Kentworth Ct
Prairie Ave
Rose Ave
S Fifth Ave
W Kathleen Dr
Lanee Dr
Tracker St
W Dempster St
R-1
Ashland Ave
Oakwood Ave
E Walnut Ave
Des Plaines
S Sixth Ave
Hoffman
King Ln
Munroe Cir S
W Walnut Ave
Wilson Dr
Marshall Dr
Florian Dr
Leahy Cir E
Leahy Cir S
Clark Ln
Colonial
Alden Dr
I-1
Walnut Ct
Pl Dr
N Algonquin Rd
Van Buren Ave
Earl Ave
Springfield Ter
Westfield Ln
Jill Ct
Kolpin Dr
Phoenix Dr
Windsor Dr
Jeffery Ln
Rawls Rd
Wedgewood Ave
Cordial Dr
Lincoln Ln
Dover Ln
W Oakton St
Mount Prospect Rd
Bradrock Dr
0.25 mile
1 inch equals 1,333 feet
Map created on February 16, 2016
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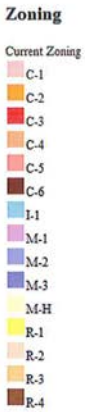
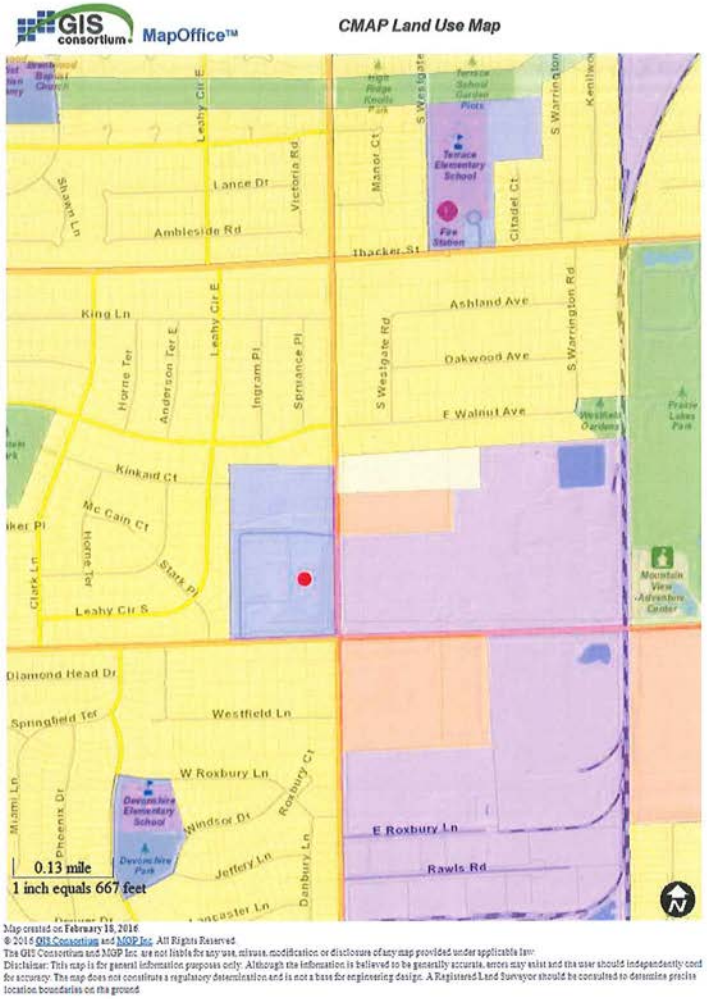
The GIS Consortium and MOP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. This map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.


Zoning
Current Zoning
C-1
C-2
C-3
C-4
C-5
C-6
I-1
M-1
M-2
M-3
M-H
R-1
R-2
R-3
R-4



CMAP Land Use

CMAP Land Use
- Agricultural
- Commercial
- Industrial, Warehousing, and Wholesale Trade
- Institutional
- Open Space
- Residential
- Transportation, Communication, and Utilities
- Vacant, Wetlands, or Under Construction
- Water

12.7 - Historical Records

Legat Architects
L - 84,923

12.7A - Historic Topographic Maps

Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, IL 60016

Inquiry Number: 4576117.4
March 28, 2016

EDR Historical Topo Map Report
with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report 03/28/16

Site Name:	Client Name:
Salvation Army Headquarters	Testing Service Corporation
10 West Algonquin Road	360 S. Main Place
Des Plaines, IL 60016	Carol Stream, IL 60188
EDR Inquiry # 4576117.4	Contact: Heather Nilles

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Testing Service Corporation were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	42.033093 42° 1' 59" North
Project:	84923	**Longitude:**	-87.922141 -87° 55' 20" West
		UTM Zone:	Zone 16 North
		UTM X Meters:	423669.71
		UTM Y Meters:	4653861.81
		Elevation:	0.00' above sea level

Maps Provided:

2012	1927
1995	1900
1993	
1980	
1972	
1963	
1953	
1946	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Arlington Heights

7.5-minute, 24000

1995 Source Sheets

Arlington Heights

7.5-minute, 24000
Aerial Photo Revised 1993

1993 Source Sheets

Arlington Heights

7.5-minute, 24000
Aerial Photo Revised 1988
Edited 1993

1980 Source Sheets

Arlington Heights

7.5-minute, 24000
Photo Revised 1980
Aerial Photo Revised 1978

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1972 Source Sheets

Arlington Heights

7.5-minute, 24000
Photo Revised 1972
Aerial Photo Revised 1972

1963 Source Sheets

Arlington Heights

7.5-minute, 24000
Aerial Photo Revised 1963
Edited 1963

1953 Source Sheets

Arlington Heights

7.5-minute, 24000
Edited 1953

1946 Source Sheets

Arlington Heights

7.5-minute, 24000
Edited 1946

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1927 Source Sheets

Arlington Heights

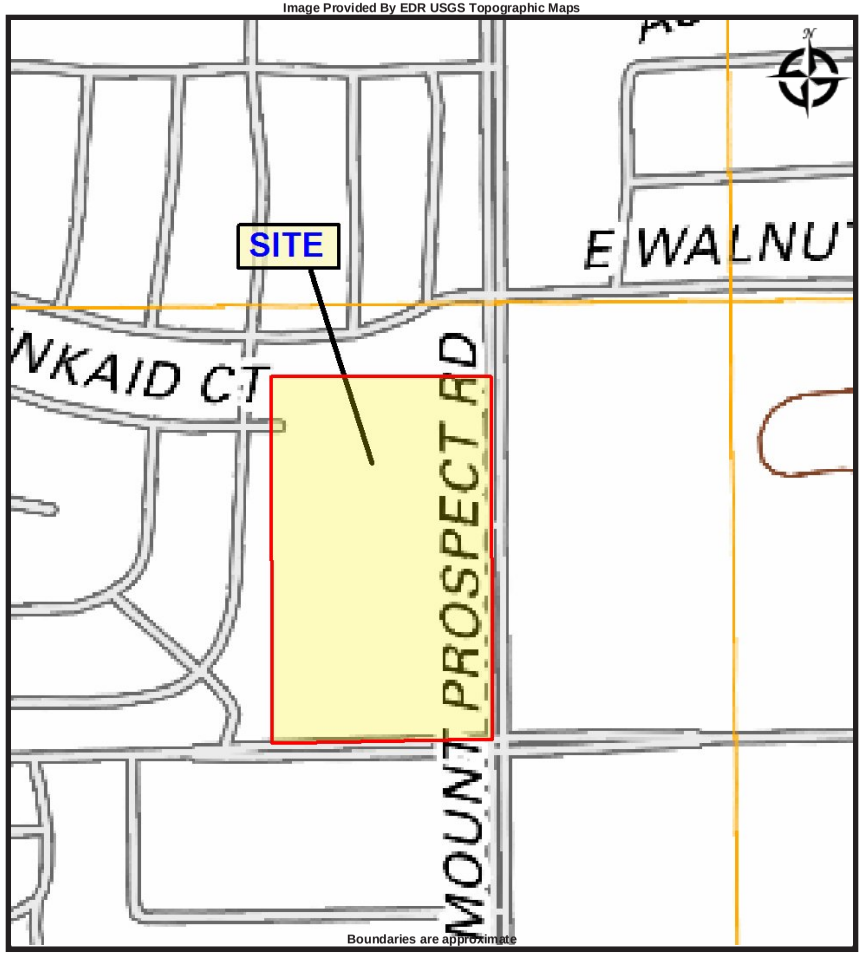
7.5-minute, 24000

1900 Source Sheets

Highwood

15-minute, 62500

Image Provided By EDR USGS Topographic Maps

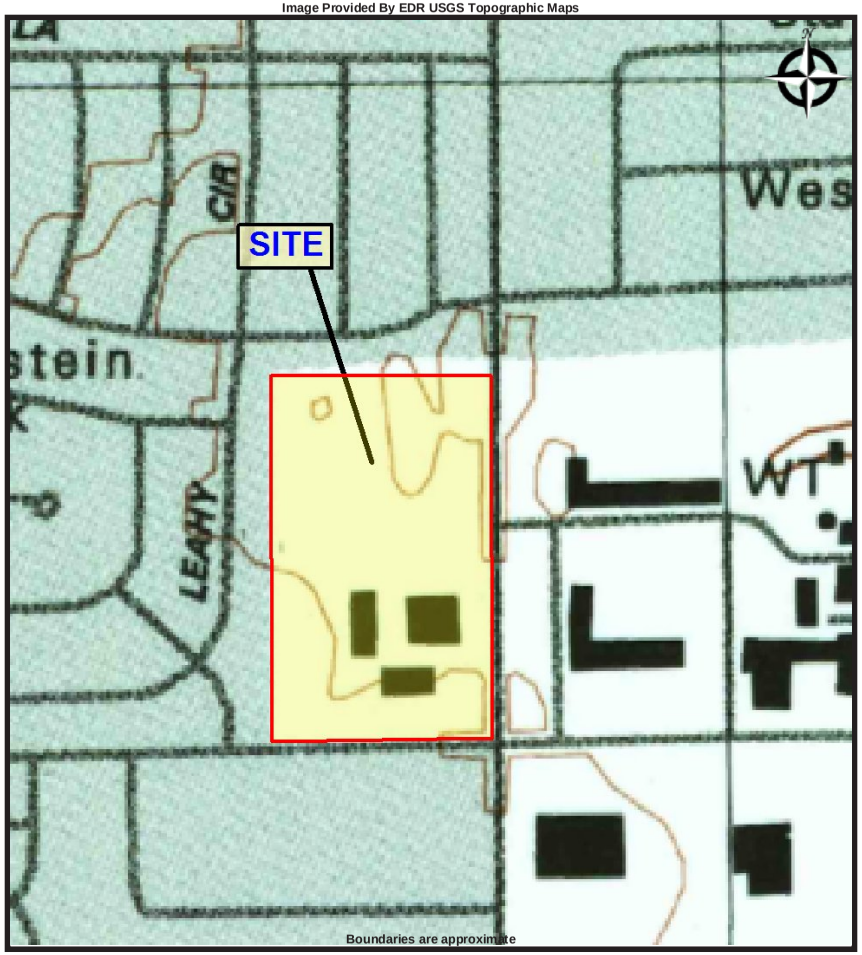


TESTING SERVICE CORPORATION

TOPO MAP - 2012
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti LEGAT ARCHITECTS

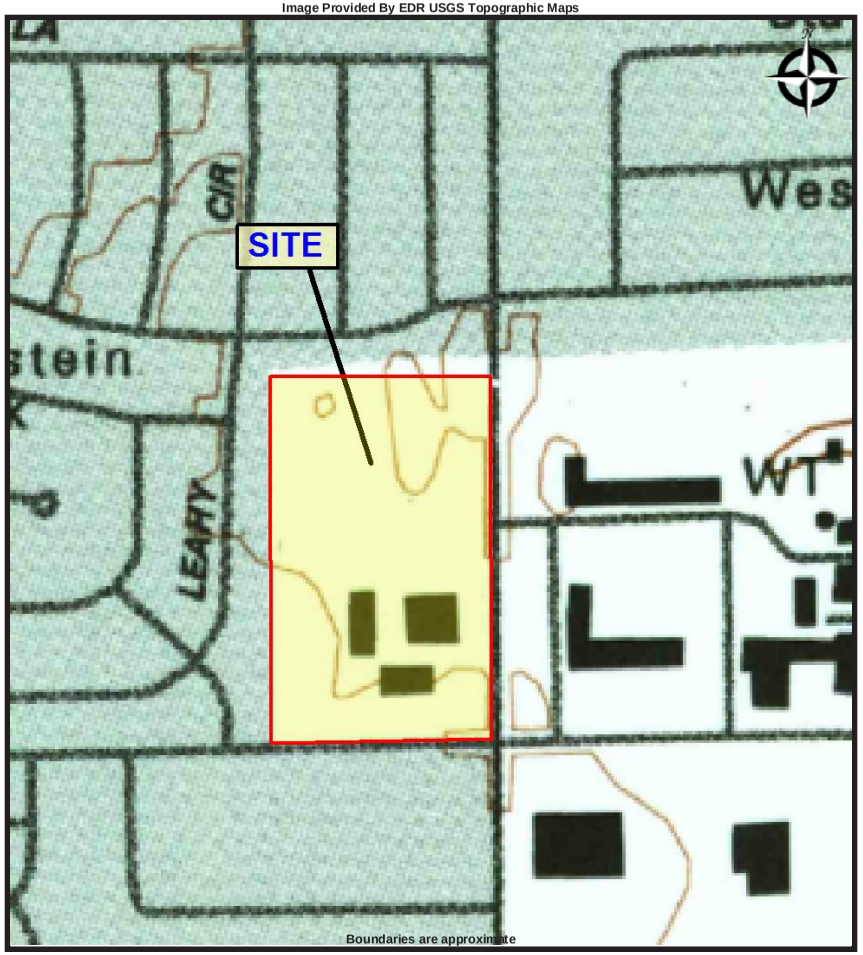
Image Provided By EDR USGS Topographic Maps



TSC TESTING SERVICE CORPORATION

TOPO MAP - 1995
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

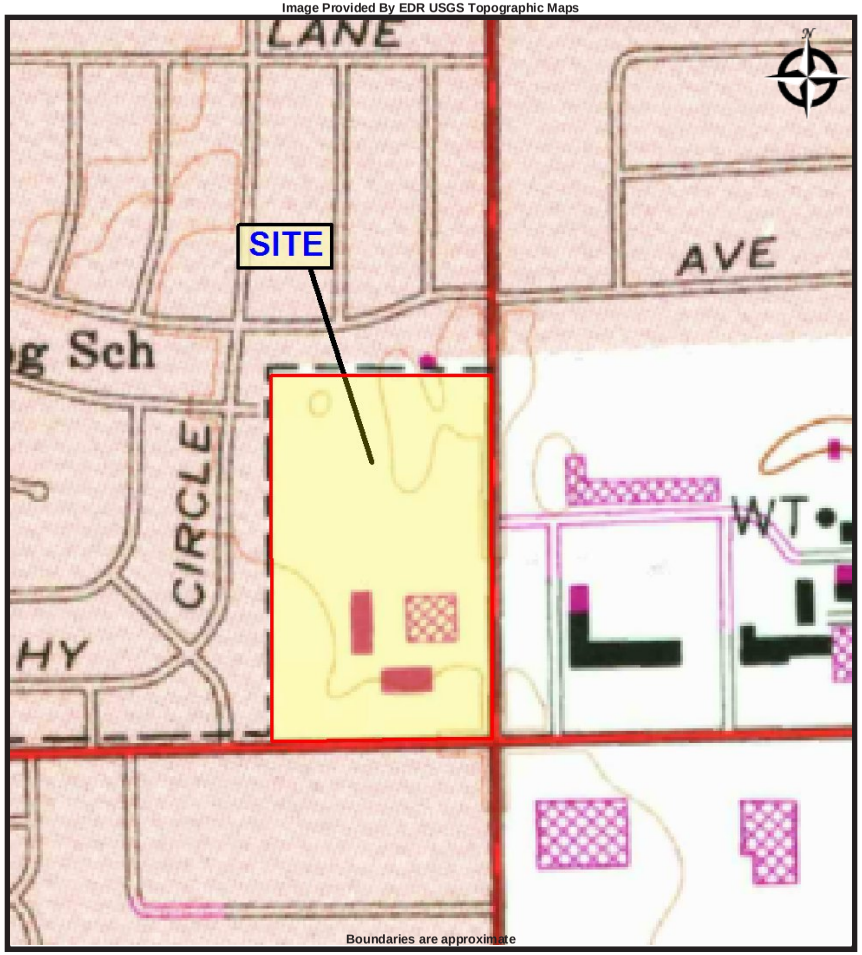
Image Provided By EDR USGS Topographic Maps



TSC TESTING SERVICE CORPORATION

TOPO MAP - 1993
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

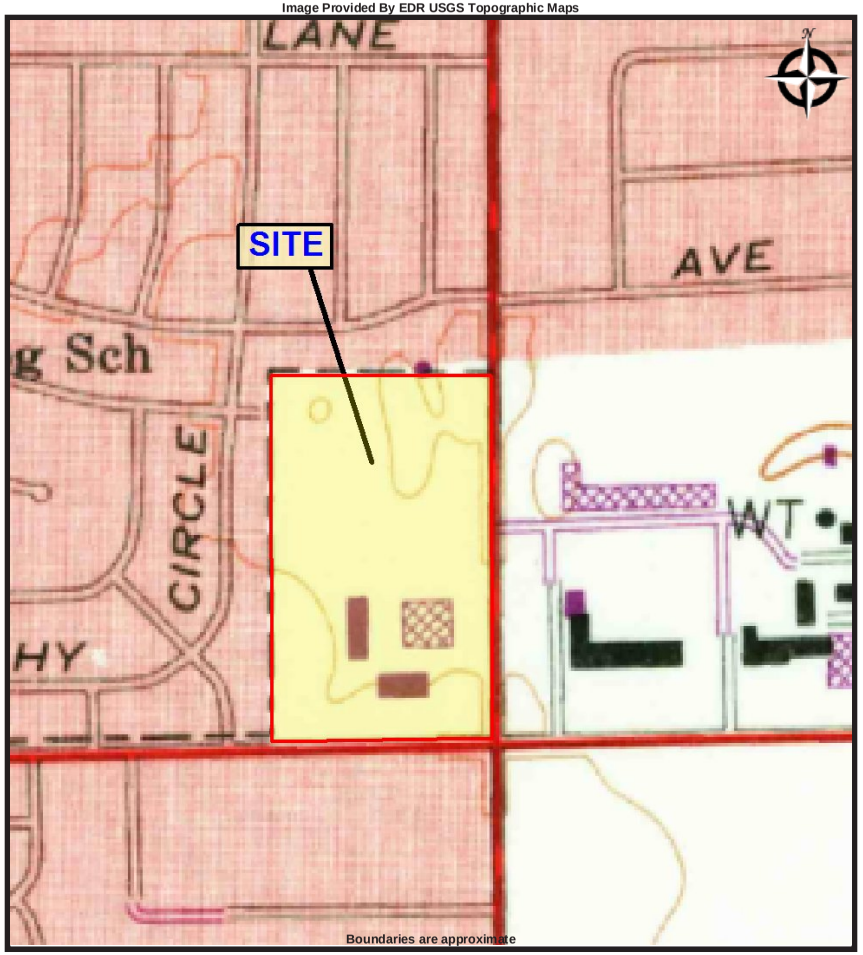
Image Provided By EDR USGS Topographic Maps



TSC
TESTING SERVICE CORPORATION

TOPO MAP - 1980
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

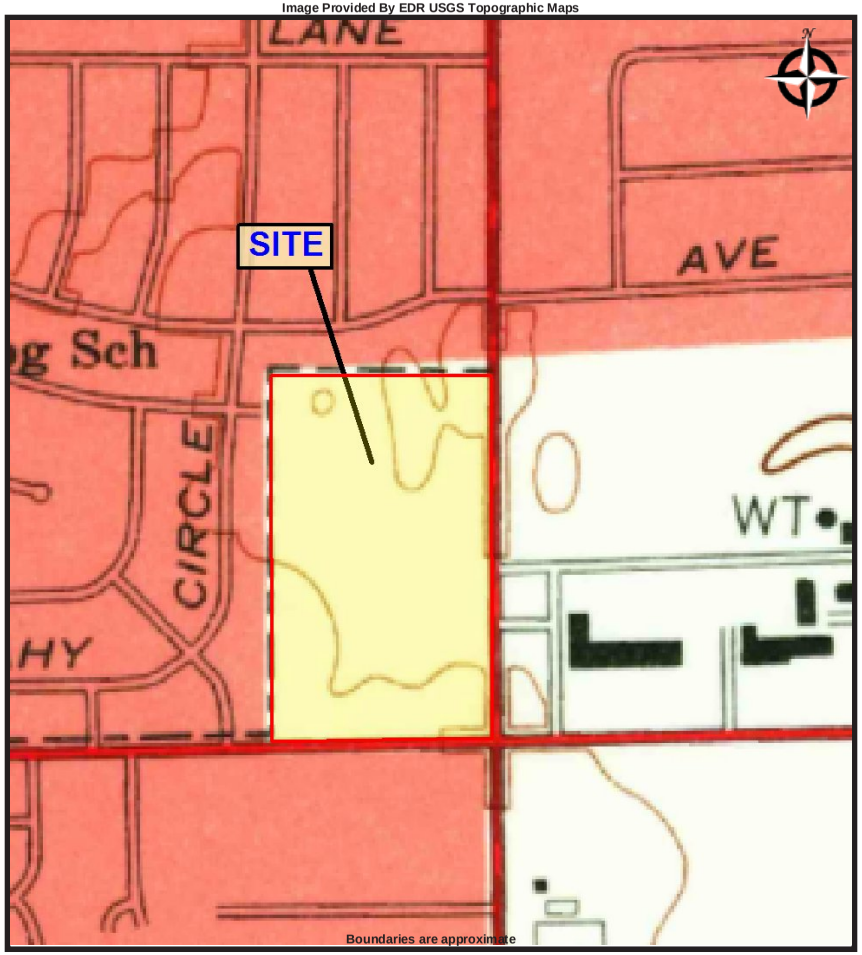
Image Provided By EDR USGS Topographic Maps



TSC
TESTING SERVICE CORPORATION

TOPO MAP - 1972
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

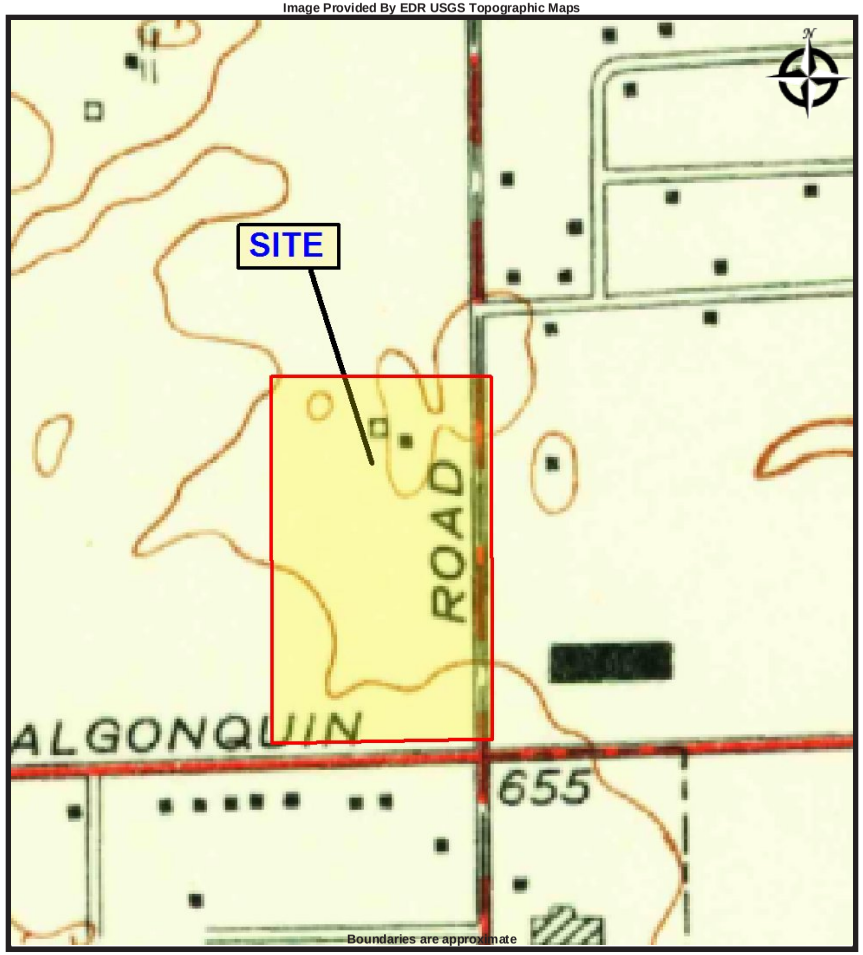
Image Provided By EDR USGS Topographic Maps



TESTING SERVICE CORPORATION

TOPO MAP - 1963
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

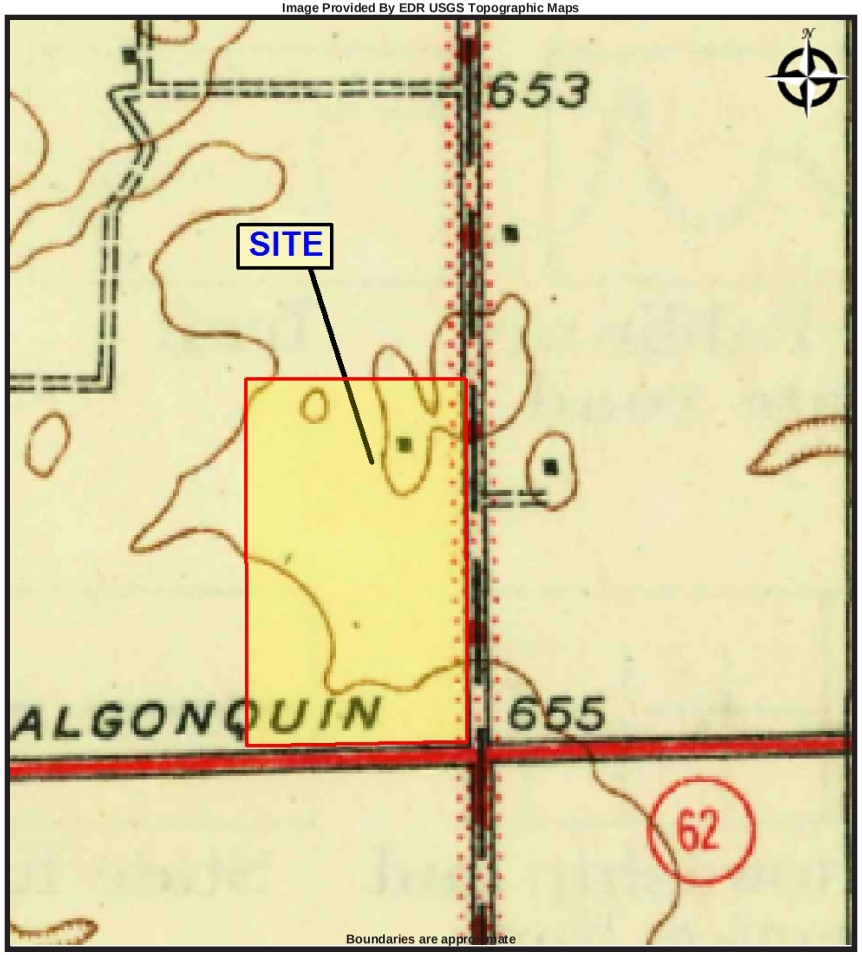
Image Provided By EDR USGS Topographic Maps



TESTING SERVICE CORPORATION

TOPO MAP - 1953
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

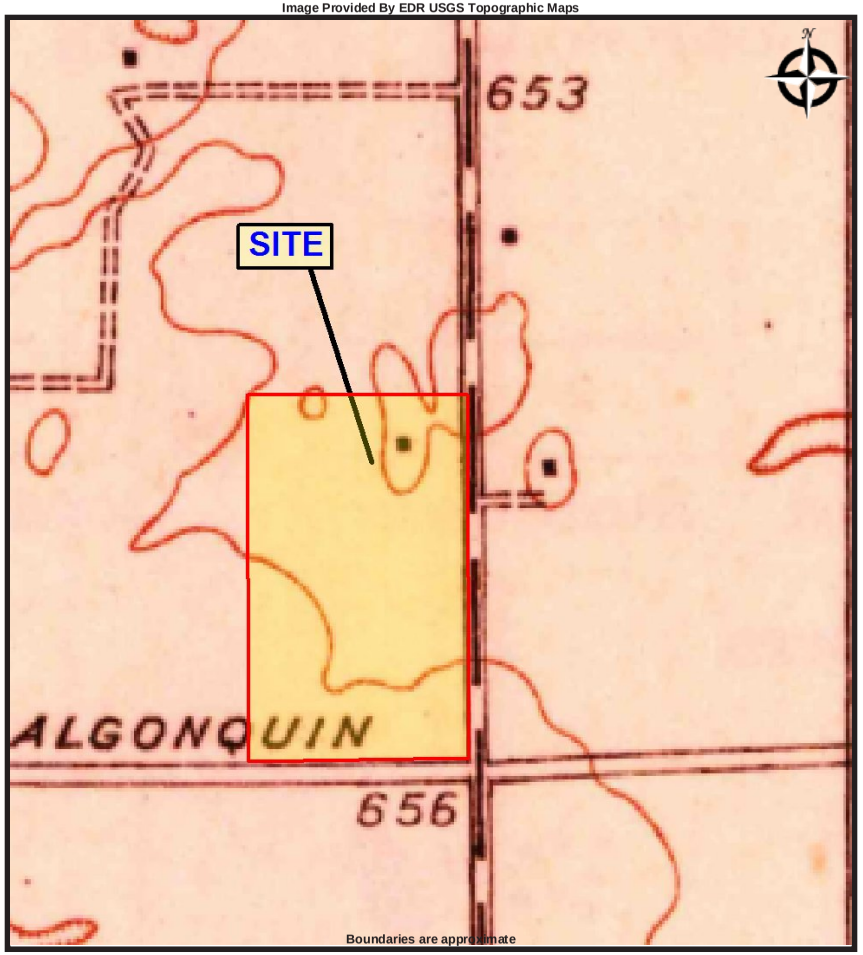
Image Provided By EDR USGS Topographic Maps



TESTING SERVICE CORPORATION

TOPO MAP - 1946
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR USGS Topographic Maps



TESTING SERVICE CORPORATION

TOPO MAP - 1927
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

12.7B - Historic Aerial Photographs

Image Provided By EDR USGS Topographic Maps

TESTING SERVICE CORPORATION

TOPO MAP - 1900
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, IL 60016

Inquiry Number: 4576117.9
March 29, 2016

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/29/16

Site Name:	Client Name:
Salvation Army Headquarters	Testing Service Corporation
10 West Algonquin Road	360 S. Main Place
Des Plaines, IL 60016	Carol Stream, IL 60188
EDR Inquiry # 4576117.9	Contact: Heather Nilles

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Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1998	1"=500'	Acquisition Date: April, 17 1998	USGS/DOQQ
1993	1"=500'	Flight Date: April, 17 1993	USGS
1988	1"=500'	Flight Date: April, 12 1988	USGS
1981	1"=500'	Flight Date: November, 07 1981	USGS
1974	1"=500'	Flight Date: October, 10 1974	USGS
1972	1"=500'	Flight Date: October, 26 1972	USGS
1967	1"=500'	Flight Date: September, 25 1967	USDA
1962	1"=500'	Flight Date: April, 03 1962	USGS
1951	1"=500'	Flight Date: December, 13 1951	USGS
1938	1"=500'	Flight Date: November, 20 1938	USGS

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TESTING SERVICE CORPORATION

AERIAL - 2012
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 2011
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

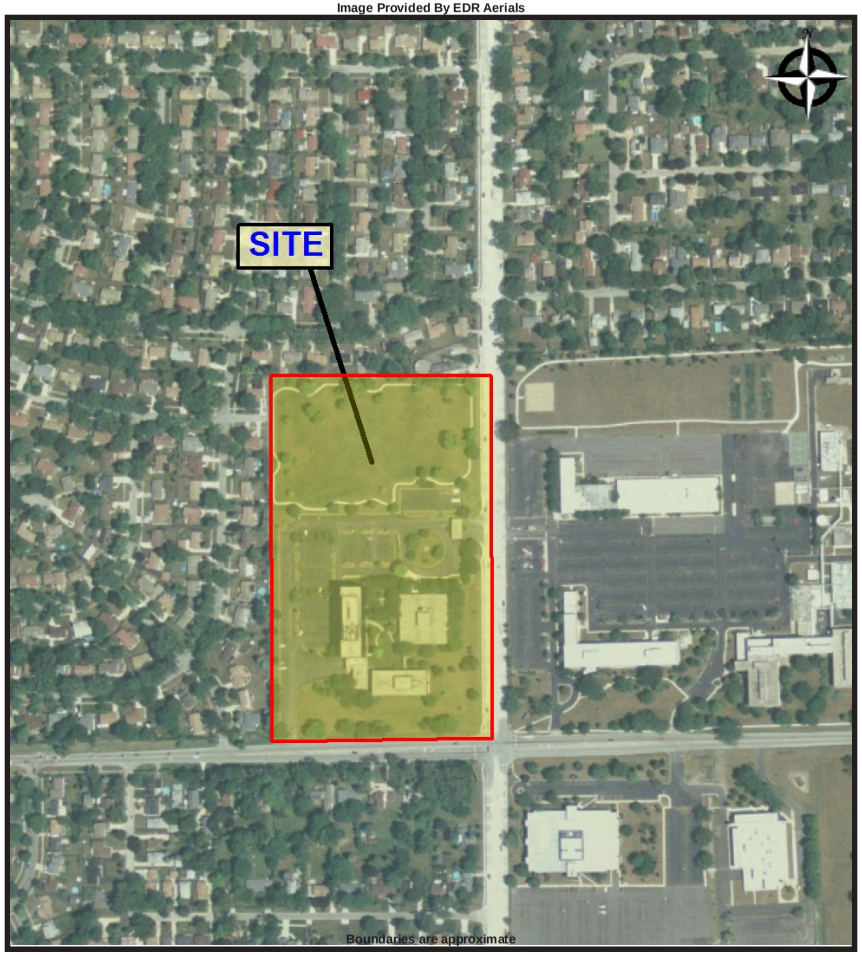
AERIAL - 2010
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 2009
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials



TESTING SERVICE CORPORATION

AERIAL - 2007
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 2005
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

Boundaries are approximate

TESTING SERVICE CORPORATION

AERIAL - 1998
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

Boundaries are approximate

TESTING SERVICE CORPORATION

AERIAL - 1993
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 1988
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

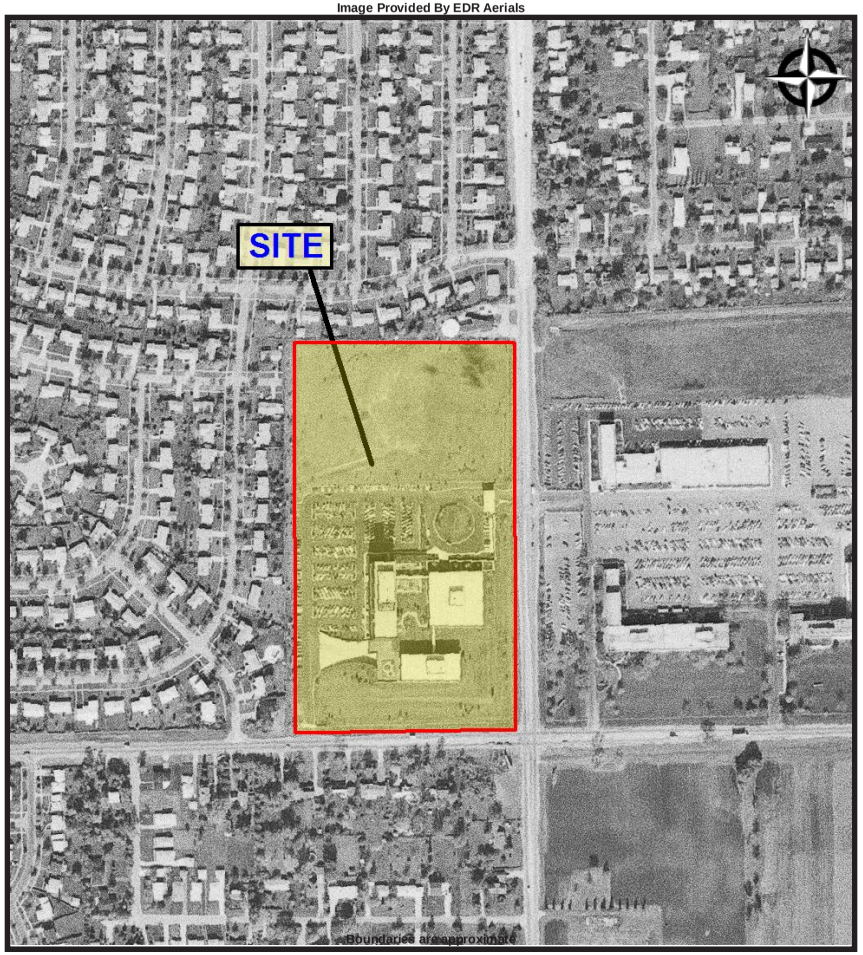
AERIAL - 1981
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 1974
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials



TESTING SERVICE CORPORATION

AERIAL - 1972
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 1967
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 1962
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 1951
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Image Provided By EDR Aerials

TESTING SERVICE CORPORATION

AERIAL - 1938
Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, Illinois 60016
4/10/2016

Legat Architects
L - 84,923

12.7C - Township/County Assessment Records

Property Data | Exemption History | Appeal History | Certificate of Error

Property Characteristics

2015 Tax Year Property Information

PIN:	08-24-201-053-0000
Address:	10 W ALGONQUIN RD
City:	DES PLAINES
Township:	Elk Grove
Property Classification:	0
Square Footage (Land):	
Neighborhood:	51
Taxcode:	16042

08242010530000 08/28/2007

Assessed Valuation

	2015 Board Certified	2014 Board of Review Certified
Land Assessed Value		
Building Assessed Value		
Total Assessed Value		

Property Characteristics

Estimated 2015 Market Value	
Estimated 2014 Market Value	
Description	Exempt
Age	0
Building Square Footage	
Assessment Pass	Board Certified

Skip to main content

Cook County Property Tax Portal Search Results

Search Again »

View on CookViewer Map »

Property Characteristics

More Property Characteristic Information »

Info for Tax Year: 2015		Info for Tax Year: 2015		
PIN:	08-24-201-053-0000	Estimated Property Value:		
Address:	10 W ALGONQUIN RD	Total Assessed Value:	0	Assessed Value History
City:	DES PLAINES	Lot Size (SqFt):	0	
Zip Code:	60016	Building (SqFt):		
Township:	ELK GROVE	Property Class:	0-00	Property Class Description

Tax Bill Mailing Address

Info for Tax Year: 2015

, 00000

Update Mailing Address »

Other Related Information

Tax Rate (2014):	0.000	Tax Rate History
Tax Code (2015):	16042	

View Taxing Districts' Financial Statements »

More Tax Rate Information »

Tax Billed Amounts & Tax History

2015:	$0.00 *	Exempt PIN
2014:	$0.00	Exempt PIN
2013:	$0.00	Exempt PIN
2012:	$0.00	Exempt PIN
2011:	$0.00	Exempt PIN

* = (1st Install Only)

More Payment Options, Instructions & Tax Bill Requests »

Exemptions

2015:	Not Available
2014:	0 Exemptions Received
2013:	0 Exemptions Received
2012:	0 Exemptions Received
2011:	0 Exemptions Received

More Exemption Information »

Appeals

2015:	Not Available
2014:	Not Accepting Appeals
2013:	Not Accepting Appeals
2012:	Not Accepting Appeals
2011:	Not Accepting Appeals

More Appeal Information »

Refunds Available

No Refund Available

More Refund Information »

Tax Sale (Delinquencies)

2015:	Tax Sale Has Not Occurred
2014:	Tax Sale Has Not Occurred
2013:	No Tax Sale
2012:	No Tax Sale
2011:	No Tax Sale

More Tax Sale Information »

Documents, Deeds & Liens

97823507 - ASSIGNMENT - 11/04/1997
90419911 - WARRANTY DEED - 08/29/1990
90115296 - MEMORANDUM - 03/14/1990
86585627 - WARRANTY DEED - 12/08/1986
86585626 - RELEASE - 12/08/1986

More Record Information »

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

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CookCountyPropertyInfo.com

Property Data | Exemption History | Appeal History | Certificate of Error

Property Characteristics

2015 Tax Year Property Information

PIN:	08-24-201-052-0000
Address:	10 W ALGONQUIN RD
City:	DES PLAINES
Township:	Elk Grove
Property Classification:	0
Square Footage (Land):	
Neighborhood:	51
Taxcode:	16042

08242010520000 08/28/2007

Assessed Valuation

	2015 Board Certified	2014 Board of Review Certified
Land Assessed Value		
Building Assessed Value		
Total Assessed Value		

Property Characteristics

Estimated 2015 Market Value	
Estimated 2014 Market Value	
Description	Exempt
Age	0
Building Square Footage	
Assessment Pass	Board Certified

Legat Architects
L - 84,923

TSC

12.7D - Sanborn Map Report

Skip to main content

Cook County Property Tax Portal Search Results

Search Again »

08242010520000 08/28/2007

View on CookViewer Map »

Property Characteristics

More Property Characteristic Information »

Info for Tax Year: 2015		Info for Tax Year: 2015		
PIN:	08-24-201-052-0000	Estimated Property Value:		
Address:	10 W ALGONQUIN RD	Total Assessed Value:	0	Assessed Value History
City:	DES PLAINES	Lot Size (SqFt):	0	
Zip Code:	60016	Building (SqFt):		
Township:	ELK GROVE	Property Class:	0-00	Property Class Description

Tax Bill Mailing Address

Info for Tax Year: 2015

, 00000

Update Mailing Address »

Other Related Information

Tax Rate (2014):	0.000	Tax Rate History
Tax Code (2015):	16042	

View Taxing Districts' Financial Statements »

More Tax Rate Information »

Tax Billed Amounts & Tax History

2015:	$0.00 *	Exempt PIN
2014:	$0.00	Exempt PIN
2013:	$0.00	Exempt PIN
2012:	$0.00	Exempt PIN
2011:	$0.00	Exempt PIN

* = (1st Install Only)

More Payment Options, Instructions & Tax Bill Requests »

Exemptions

2015:	Not Available
2014:	0 Exemptions Received
2013:	0 Exemptions Received
2012:	0 Exemptions Received
2011:	0 Exemptions Received

More Exemption Information »

Appeals

2015:	Not Available
2014:	Not Accepting Appeals
2013:	Not Accepting Appeals
2012:	Not Accepting Appeals
2011:	Not Accepting Appeals

More Appeal Information »

Refunds Available

No Refund Available

More Refund Information »

Tax Sale (Delinquencies)

2015:	Tax Sale Has Not Occurred
2014:	Tax Sale Has Not Occurred
2013:	No Tax Sale
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More Tax Sale Information »

Documents, Deeds & Liens

1205549008 - MEMORANDUM - 02/24/2012
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90115296 - MEMORANDUM - 03/14/1990
86585627 - WARRANTY DEED - 12/08/1986

More Record Information »

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CookCountyPropertyInfo.com

Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, IL 60016

Inquiry Number: 4576117.3
March 28, 2016

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/28/16

Site Name:	Client Name:
Salvation Army Headquarters	Testing Service Corporation
10 West Algonquin Road	360 S. Main Place
Des Plaines, IL 60016	Carol Stream, IL 60188
EDR Inquiry # 4576117.3	Contact: Heather Nilles

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Certified Sanborn Results:

Certification # B1E0-4A3B-A850
PO # NA
Project 84923

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results
Certification #: B1E0-4A3B-A850

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- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

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Salvation Army Headquarters
10 West Algonquin Road
Des Plaines, IL 60016

Inquiry Number: 4576117.5
March 31, 2016

12.7E - City Directories Report

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

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800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2013	☑	☐	Cole Information Services
2008	☑	☐	Cole Information Services
2003	☑	☐	Cole Information Services
1999	☑	☐	Cole Information Services
1995	☑	☐	Cole Information Services
1992	☑	☐	Cole Information Services
1990	☑	☐	Haines Criss-Cross Directory
1985	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1977	☑	☐	Haines Criss-Cross Directory
1971	☑	☐	Haines Criss-Cross Directory
1969	☑	☐	Haines Criss-Cross Directory

RECORD SOURCES

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Site Assessment

VETTER Evans General Contractors MACKIE CONSULTANTS ECT Thornton Tomasetti CRB LEGAT ARCHITECTS

FINDINGS

TARGET PROPERTY STREET

10 West Algonquin Road
Des Plaines, IL 60016

Year	CD Image	Source
ALGONQUIN RD E		
1971	pg A11	Haines Criss-Cross Directory
ALGONQUIN RD W		
1990	pg A7	Haines Criss-Cross Directory
1985	pg A8	Haines Criss-Cross Directory
1980	pg A9	Haines Criss-Cross Directory
1977	pg A10	Haines Criss-Cross Directory
1969	pg A12	Haines Criss-Cross Directory
W ALGONQUIN RD		
2013	pg A1	Cole Information Services
2008	pg A2	Cole Information Services
2003	pg A3	Cole Information Services
1999	pg A4	Cole Information Services
1995	pg A5	Cole Information Services
1992	pg A6	Cole Information Services

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information Services

W ALGONQUIN RD 2013

10	THE SALVATION ARMY
15	STEVE GURESKI
23	MACIEJ HYRNIEWICKI
31	BARTLOMIEJ MICEK
39	OCCUPANT UNKNOWN
47	JUSTIN KELLY
55	MICHAEL PAISLEY
63	ALEXANDER HOWANSKI
75	PROKITCHEN & BATH
97	JALBRZYKOWSKI MARIUSZ
101	JOHN CASSNER
183	PATRICK KRUSE
395	FRIENDSHIP PARK CONSERVATORY
401	MICHAEL VACILEK
411	MARTIN GOERGER

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Target Street	Cross Street	Source
✓	-	Cole Information Services

W ALGONQUIN RD 2008

10	CENTRAL TERRITORIAL OF THE THE SALVATION ARMY
15	STEVE GURESKI
23	MACIEJ HYRNIEWICKI
31	DAISY JACKSON
39	OCCUPANT UNKNOWN
55	MICHAEL PAISLEY
63	ALEXANDER HOWANSKI
71	STEPHEN MILAZZO
97	MARIUSZ JALBRZYKOWSKI
101	JOHN CASSNER
183	MARY SCHLUESSLER
395	MOUNT PROSPECT PARK DISTRICT INC
401	FLORENCE VACILEK
411	MARTIN GOERGER

Target Street	Cross Street	Source
✓	-	Cole Information Services

W ALGONQUIN RD 2003

10	STEPHANIE IREHOWARD
15	STEVE GURESKI
23	MACIEJ HAYNIEWICKI
31	MARY CERNY
39	FRANK RESS
47	ELSIE WICHMAN
55	MICHAEL PAISLEY
63	ALEXANDER HOWANSKI
75	PRO KITCHEN & BATH THERESA IVASKA
97	WOJCIECH SROKA
101	JOHN CASSNER
183	MARY SCHLUESSLER
395	FRIENDSHIP PARK CONSERVATORY
411	MARTIN GOERGER

Target Street	Cross Street	Source
✓	-	Cole Information Services

W ALGONQUIN RD 1999

10	SALVATION ARMY THE METROPOLITAN DIVISION
	SLVTN ARMY THE CTRL TERRITORY ADMINISTRATIVE HDQT
15	STEVE GURESKI
23	OCCUPANT UNKNOWN
25	OCCUPANT UNKNOWN
31	OCCUPANT UNKNOWN
39	FRANK RESS
40	JOE VACILEK
47	J WICHMAN
55	MICHAEL PAISLEY
63	A HOWANSKI
75	PRO KITCHEN & BATH
411	MARTIN GOERGER
435	HELEN KOLPIN

Target Street	Cross Street	Source
✓	-	Cole Information Services

W ALGONQUIN RD 1995

10	SALVATION ARMY
15	OCCUPANT UNKNOWNN
23	HAYEK, RICHARD
25	OCCUPANT UNKNOWNN
31	CERNY, FLORIAN M
39	RESS, FRANK
47	WICHMAN, JOHN
55	PAISLEY, MICHAEL
63	HOWANSKI, A
75	OCCUPANT UNKNOWNN
101	HITCH, ROY E
395	BALAS, JAMES
	FRIENDSHIP PARK CONSERVATORY
401	VACILEK, JOE
411	GOERGER, MARTIN
435	KOLPIN, ERVIN A

Target Street	Cross Street	Source
✓	-	Cole Information Services

W ALGONQUIN RD 1992

435 KOLPIN, ERVIN A

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

ALGONQUIN RD W 1990

X	E ALGONQUIN RD		
10	XXXX	00	
15	GURESKI Steve	298-7829	
23	VITO Frank S	297-0568	3
31	XXXX	00	
47	XXXX	00	
55	KLEIN Carl	699-6324	+0
63	HOWANSKI Alexander	827-5921	
72	XXXX	00	
75	TROJAN Stephen	827-8338	4
101	HITCH Evelyn	296-7267	
	HITCH Roy	296-7267	
395	MUELLER Brian	827-0107	+0
401	VACILEK Joe	824-1284	
411	GOERGER Martin	827-4087	1
435	KOLPIN Ervin A	437-3704	
	★KOLPIN&ASSOCIATES	593-1144	6

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

ALGONQUIN RD W 1985

ALGONQUIN RD W 60016
DES PLAINES

15	GURESKI STEVE	298-7829	0
23	VITO FRANK S	297-0568	3
	VITO FRANK S	297-7233	+5
31	XXXX	00	
47	XXXX	00	
55	KLEIN CARL	827-1143	4
63	HOWANSKI ALEX	827-5921	
72	XXXX	00	
75	TROJAN STEPHEN	827-8338	4
101	HITCH ROY	296-7267	
395	FRIENDSHIP PK CNSRV	299-7660	1
	NUENTHEL DON	635-1532	3
401	VACILEK JOE	824-1284	
411	GOERGER MARTIN	827-4087	1
435	KOLPIN ERVIN A	437-3704	9

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

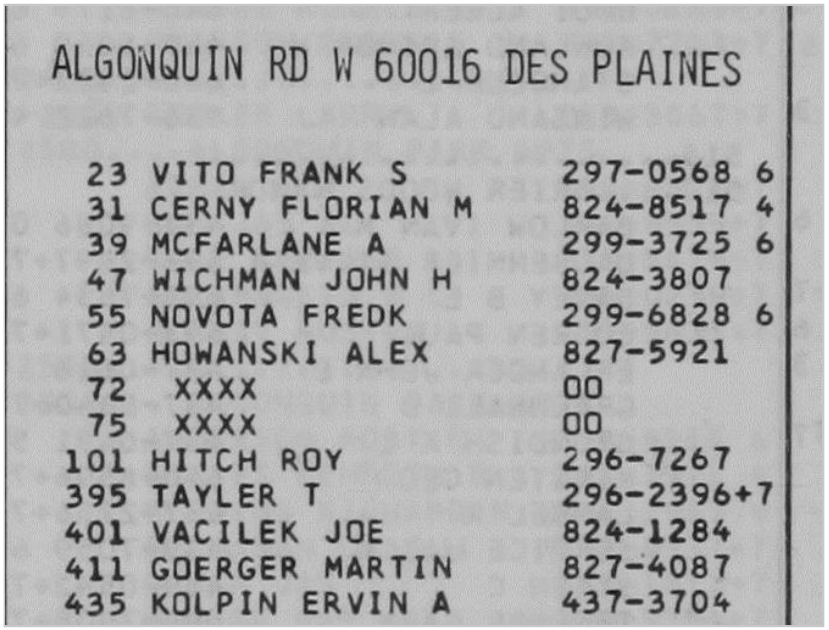
ALGONQUIN RD W 1980

ALGONQUIN RD W 60016
DES PLAINES

10★	U O P AIR CORRECTIN	391-3000	9
★	U O P INC	391-2000	8
★	U O P REALTY DEVLP	391-2277	9
★	U O P WATER SERVICE	391-2340	9
★	U O P WOLVERINE DIV	391-2455	9
15	GURESKI STEVE	298-7829	+0
23	VITO FRANK S	297-0568	6
30★	PROCON INCORPORATED	391-3700	9
31	CERNY FLORIAN M	824-8517	4
47	XXXX	00	
55	OLINGER RAY	297-1589	9
63	HOWANSKI ALEX	827-5921	
72	XXXX	00	
75	MAGASI D	296-7820	9
101	HITCH ROY	296-7267	
195★	ILL TOOL WORKS INC	299-2222	
395	TAYLER T	296-2396	9
	WHALEN DOUG	298-0092	8
401	VACILEK JOE	824-1284	
435	KOLPIN ERVIN A	437-3704	9

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

ALGONQUIN RD W 1977

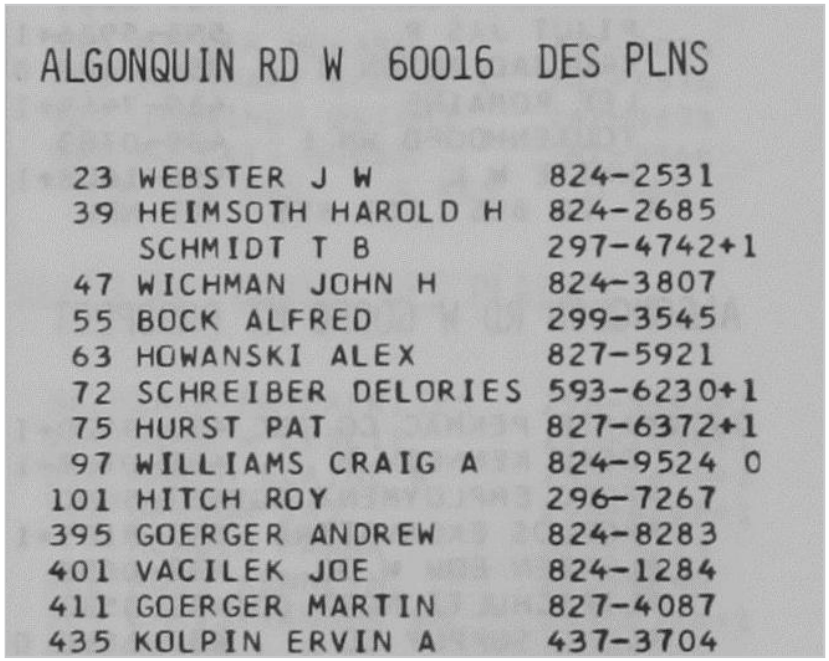


ALGONQUIN RD W 60016 DES PLAINES

23	VITO FRANK S	297-0568 6
31	CERNY FLORIAN M	824-8517 4
39	MCFARLANE A	299-3725 6
47	WICHMAN JOHN H	824-3807
55	NOVOTA FREDK	299-6828 6
63	HOWANSKI ALEX	827-5921
72	XXXX	00
75	XXXX	00
101	HITCH ROY	296-7267
395	TAYLER T	296-2396+7
401	VACILEK JOE	824-1284
411	GOERGER MARTIN	827-4087
435	KOLPIN ERVIN A	437-3704

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

ALGONQUIN RD E 1971

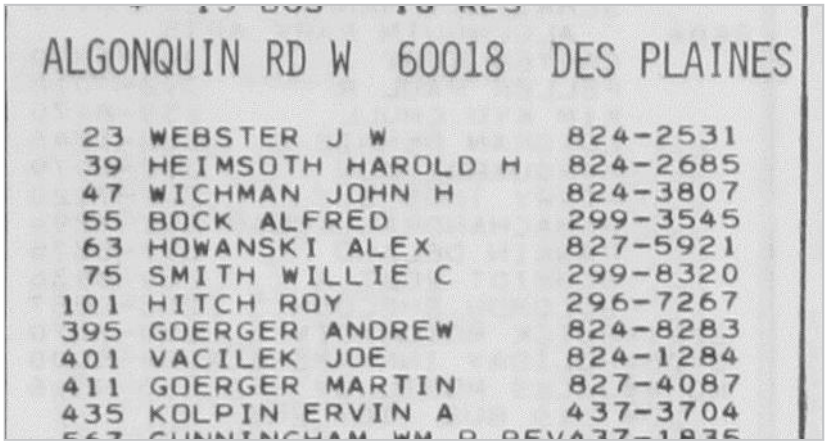


ALGONQUIN RD W 60016 DES PLNS

23	WEBSTER J W	824-2531
39	HEIMSOTH HAROLD H	824-2685
	SCHMIDT T B	297-4742+1
47	WICHMAN JOHN H	824-3807
55	BOCK ALFRED	299-3545
63	HOWANSKI ALEX	827-5921
72	SCHREIBER DELORIES	593-6230+1
75	HURST PAT	827-6372+1
97	WILLIAMS CRAIG A	824-9524 0
101	HITCH ROY	296-7267
395	GOERGER ANDREW	824-8283
401	VACILEK JOE	824-1284
411	GOERGER MARTIN	827-4087
435	KOLPIN ERVIN A	437-3704

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

ALGONQUIN RD W 1969



ALGONQUIN RD W 60018 DES PLAINES

23	WEBSTER J W	824-2531
39	HEIMSOTH HAROLD H	824-2685
47	WICHMAN JOHN H	824-3807
55	BOCK ALFRED	299-3545
63	HOWANSKI ALEX	827-5921
75	SMITH WILLIE C	299-8320
101	HITCH ROY	296-7267
395	GOERGER ANDREW	824-8283
401	VACILEK JOE	824-1284
411	GOERGER MARTIN	827-4087
435	KOLPIN ERVIN A	437-3704

Photo 1: Buildings A and B on the Site. (Viewing northeast from the south gate entry).

Photo 2: Buildings A and C on the Site. (Viewing southwest from the guard house).

Testing Service Corporation

Photo 3: Guard house on east side of Site, north of Building C, a long Mount Prospect Road.

Photo 4: Lawn on northern 1/3 of the Site and adjoining residential homes to the north (similar homes adjoining the Site to the west).

Photo 5: Office interior.

Photo 6: Suspect asbestos-containing spray-on insulation on support beams.

Testing Service Corporation

Photo 7: Suspect asbestos-containing thermal system insulation on piping.

Photo 8: View of suspect asbestos-containing corrugated cement paneling on cooling tower on Building A.

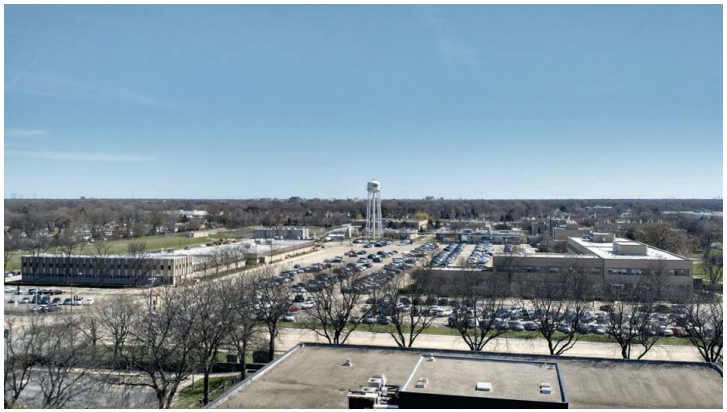


Photo 9: View of eastern adjoining UOP facility.

Photo 10: Southern adjoining single-family residences along Algonquin Road.

12.9A - Owner/Occupant ESA Interview Questionnaire

OWNER/OCCUPANT ESA INTERVIEW QUESTIONNAIRE

Property Name and Address_____

List all permanent index numbers for the Site:_____

Questionnaire responses prepared by:_____

Signature:_____

Title:_____

Firm:_____

Date:_____

Preparer represents that to the best of their knowledge the following statements are true and correct. Provide as much detail as possible.

What is your relationship to the Site:_____

Name and Telephone # of the Owner of the Site:_____

How long have they owned the Site:_____

What is the current use(s) of the Site:_____

What were the past use(s) of the Site:_____

Who was the prior owner of the Site (name, contact and phone #):_____

What products are produced at the Site:_____

List wastes generated & how disposed:_____

Note current and past buildings, with construction/demolition dates:_____

_____

What is current heat source of structure(s): _____

What was past heat source of structure(s): _____

Are there any above ground storage tanks (ASTs) on the property: _____

If so, contents & location: _____

Are there any underground storage tanks (USTs): _____

If so, contents & location: _____

Were there formerly any ASTs or USTs on the property?: _____

If so, contents & location: _____

Is there any underground hydraulic equipment on the Site: _____

If so, list location: _____

Is water source well or Municipal: _____If well, location of well: _____

Is Site on sewer or septic: _____If septic, location of field/tank: _____

Are there any pipelines at the Site:_____ If yes, location: _____

Are there any wetlands at the Site: _____ If yes, location: _____

Are there any electrical transformers:_____ If yes, location: _____

Are there any permits for construction or demolition of any structures on the Site: _____

If farmland: Do you farm or is it tenant farmed:_____

Name and phone # of tenant: _____

Is any petroleum used on the Site: _____

If yes, list products & where/how stored: _____

Are any hazardous substances used on the Site: _____

If yes, list products & where/how stored and how/where disposed: _____

_____

Are any pesticides/herbicides used on the Site:_____

If yes, list products & how stored and how/where disposed:_____

_____

Have pesticides/herbicides been applied in accordance with manufacturers recommended rates: _____

Is there any debris or dumping on the Site: _____

If yes, when, where & who placed: _____

Has any fill material been placed on the Site: _____

If yes, when, where & who placed:_____

List any past or current violations, or environmental liens filed against the Site:_____

List and provide any prior Phase I ESA, Phase II ESA, ACM Surveys, or other environmental reports:

_____

_____

Please provide TSC a copy of those reports.

Does the property have any air/water emissions, NPDES or environmental permits: _____

If Yes, please detail: _____

Please list the names and addresses of the adjoining properties (not including streets):

North: _____

South: _____

East: _____

West: _____

Are you aware of any environmental concerns associated with the Site?:_____

If Yes, please detail: _____

Are you aware of any environmental concerns associated with any adjoining properties: _____

If Yes, please detail: _____

Have you ever been notified of migration of contaminants to the Site from an adjoining property?:_____

If yes, please detail: _____

Use this space if needed to expound on above answers:

VETTER
Evans General Contractors
MACKIE CONSULTANTS
ECT
Thornton Tomasetti
LEGAT ARCHITECTS

12.10 - TSC General Conditions for Environmental Services

TESTING SERVICE CORPORATION

GENERAL CONDITIONS
ENVIRONMENTAL SERVICES

1. PARTIES AND SCOPE OF WORK: "This Agreement" consists of Testing Service Corporation's ("TSC") proposal, TSC's Schedule of Fees and Services, client's written acceptance thereof, if accepted by TSC, and these General Conditions. The terms contained in these General Conditions are intended to prevail over any conflicting terms in this Agreement. "Client" refers to the person or entity ordering the work to be done or professional services to be rendered by TSC (except where distinction is necessary, either work or professional services are referred to as "services" herein). If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom the Client transmits any report prepared by TSC. Unless otherwise expressly assumed in writing, TSC shall have no duty to any third party, and in no event shall TSC have any duty or obligation other than those duties and obligations expressly set forth in this Agreement. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. HAZARDOUS SUBSTANCES: TSC's professional services shall include limited visual observation, laboratory analyses or physical testing for the purpose of detection, quantification or identification of the extent, if any, of the presence of hazardous substances, materials or waste, petroleum products, asbestos-containing materials or lead based paint as specifically set forth in TSC's proposal. Hazardous materials, substances or waste (all cumulatively referred to herein as "hazardous substances") include those defined as such in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq., ("CERCLA"), the Resource Conservation Recovery Act, 42 U.S.C. §6901 et seq., as amended, ("RCRA") or by a state or Federal Environmental Protection Agency ("EPA"), including but not limited to §§ 3.14 - 3.15 of the Illinois Environmental Protection Act, 415 ILCS 5/3.14 and 3.15 (West, 1994). "Contaminants" as used herein shall refer to hazardous substances, asbestos-containing materials, petroleum products, lead based paint and the like. "Polluted" as used herein shall mean containing contaminants. Unless specifically set forth in TSC's proposal, nothing contained in this agreement shall, however, be construed or interpreted as requiring TSC to assume the status of a generator, transporter, treater, storer, as those terms appear within RCRA or within any Federal or state statute or regulation. Client assumes full responsibility of compliance with CERCLA, RCRA and any other Federal or state statute or regulation governing the generation, handling, storage, transportation, treatment and disposal of contaminants or other refuse.

3. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

4. ACCESS TO SITE: Client will arrange and provide access to each site upon which it will be necessary for TSC to perform its services pursuant to this agreement. In the event services are required on any site not owned by Client, Client represents and warrants to TSC that Client has obtained all necessary permissions for TSC to enter upon the site and conduct its services. Client shall, upon request, provide TSC with evidence of such permission, as well as acceptance of the other terms and conditions set forth herein by the owner(s) and tenant(s), if applicable, of such site(s) in form acceptable to TSC. Client acknowledges that it is not TSC's responsibility to notify any such property owner or tenant of the discovery of actual or suspected contaminants. Client further recognizes that knowledge of such suspected or actual condition may result in a reduction in a property's value and may provide incentive to owners of properties affected to initiate legal action against Client and/or others. Any work performed by TSC with respect to obtaining permission to enter upon and perform professional services on the lands of others as well as any work performed by TSC pursuant to this agreement, shall be deemed as being done on behalf of Client, and Client agrees to assume all risks thereof. TSC shall take reasonable measures and precautions to minimize damage to each site and any improvements thereon resulting from its work and the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage that may occur. If Client or the possessor of any interest in any site desires or requires TSC to restore the site to its former condition, upon written request from Client, TSC will perform such additional work as is necessary to do so, and Client agrees to pay TSC the costs thereof plus TSC's normal mark up for overhead and profit.

5. CLIENT'S DUTY TO NOTIFY TSC: Client represents and warrants that Client has advised TSC of any known or suspected contaminants, utility lines and underground structures at any site at which TSC is to perform services under this agreement. Client agrees to defend, indemnify and save TSC harmless from all claims, suits, losses, costs and expenses, including reasonable attorneys' fees as a result of personal injury, death or property damage occurring with respect to TSC's performance of its services and resulting to or caused by contact with sub-surface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof was not revealed to TSC by Client. In the event that TSC's undertaking includes contacting a public utility locating agency, its responsibility shall not extend to warranty the accuracy of the information so obtained.

6. DISCOVERY OF UNANTICIPATED CONTAMINANTS: The discovery of certain contaminants may make it necessary for TSC to take immediate measures to protect health and safety. TSC agrees to notify Client as soon as practically possible should such contaminants be suspected or discovered. Client agrees to reimburse TSC for the reasonable cost of implementing such measures under the circumstances.

7. LIMITATIONS OF PROCEDURES, EQUIPMENT AND TESTS: Information obtained from borings, observations, and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence with respect to the detection, quantification and identification of contaminants, but any inference or conclusion based thereon is, necessarily, an opinion also based on professional judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site. The presence and extent of contaminants as well as the levels of groundwater may fluctuate within the site due to climatic and other variations and, unless thorough sampling and testing are conducted over an extended period of time, contaminants contained within the site may escape detection. A site at which contaminants are not found to exist, or at the time of inspection do not, in fact, exist, may later, due to intervening causes, such as natural groundwater flows or human activities, become polluted. There is a risk that sampling techniques may themselves result in pollution of certain sub-surface areas such as when a probe or boring device moves through an area containing contaminants linking it to an aquifer, underground stream or other hydrous body not previously polluted. Because the risks set forth in this paragraph are unavoidable and because the sampling techniques to be employed are a necessary aspect of TSC's work on client's behalf, Client agrees to assume these risks.

8. SOIL AND SAMPLE DISPOSAL: Unless otherwise agreed in writing, soils known at the time to be polluted will be left on the site for proper disposal by Client; and samples removed by TSC to its laboratory, upon completion of testing, will be disposed by TSC in an approved manner or returned to the site for disposal by others.

9. MONITORING: If TSC is retained by Client to provide a site representative for the purpose of monitoring portions of site cleanup or other field activities, TSC will report its observations and test results as more specifically set forth elsewhere in this agreement. In such cases, TSC's services shall not include (i) determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored; (ii) evaluating, reporting or affecting job conditions concerning health, safety or welfare; (iii) the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to perform same shall not in any way operate to excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and project managers.

10. RECOMMENDATIONS: If TSC's services include making recommendations for further exploration, clean-up or remediation of a site or the improvements thereon, Client shall cause all tests and inspections of the site and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been rigorously followed.

11. CLEAN UP: If TSC is retained by Client to physically perform the work of clean up of a site through its own forces or those of subcontractors, Client shall obtain all necessary permits and generator identification numbers. In such cases Client agrees to defend, indemnify and save TSC harmless from all claims, suits, losses, costs and expenses, including reasonable attorneys' fees as a result of personal injury, death or property damage occurring with respect to TSC's performance of its services and resulting to or caused by the generation, transportation, treatment, storage or disposal of contaminants, except to the extent of the negligent performance by TSC of the duties undertaken by TSC, if any.

12. TERMINATION: This agreement may be terminated by either party upon seven (7) day's prior written notice. In the event of termination, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. In the event that TSC has agreed to provide clean up services pursuant to paragraph 10 of this Agreement, TSC shall be entitled to recover anticipated profits, in the event of termination.

13. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.

14. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with this Agreement and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. In performing physical work in pursuit of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to $50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.

In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit damages shall be increased to $500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.

15. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC. Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

16. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

17. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement, (ii) wherein TSC waives any rights to a mechanics lien or (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party. These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Should litigation be necessary, the parties consent to jurisdiction and venue in an appropriate Illinois State Court in and for the County of DuPage, Wheaton, Illinois or the Federal District Court for the Northern District of Illinois. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

REV 01/06

12.11 - Qualifications of TSC & Environmental Professionals

Environmental Site Assessments

We have prepared Environmental Site Assessments for various types of properties ranging from open farmland to heavy industrial facilities. ESAs are typically prepared prior to transfer or financing of real estate and are conducted primarily to determine if a site has been adversely impacted from an environmental standpoint, as a result of past activities at the site or the adjoining properties. TSC performs ESAs in a phased approach, which is in accordance with current industry practice. A Phase I ESA is designed to identify areas of potential environmental concern through research into past and current uses of the property. If warranted, a Phase II ESA can then be performed to further evaluate and define the potential environmental concerns identified during the Phase I study. A Phase II ESA may include intrusive sampling methods and analytical testing to determine the extent and concentration of contaminants.

The American Society for Testing and Materials has developed a standard for the preparation of a Phase I ESA. TSC is represented on subcommittee E-50.02 and was an active participant in the standard development process. We also participated on the subcommittee which developed a Guidance Document for a Phase II ESA.

On November 1, 2005 the Federal EPA released if final rule on All Appropriate Inquiry (AAI) under 40 CFR Part 312. It is effective November 1, 2006. ASTM issued Standard E 1527-05 "Standard Protective for Environmental Site Assessments: Phase I Environmental Site Assessment Process" 2 weeks later in the anticipated release of AAI. TSC began performing Phase I ESAs meeting AAI for some clients shortly after the rule was released.

DAVID L. HURST

Environmental Department Manager

PRIMARY RESPONSIBILITIES
- Manager of TSC's Environmental Services Department.
- Senior Project Manager on selected projects.

EDUCATION
- B.S. in Physics, University of Illinois at Champaign-Urbana
- Graduate level course work in Environmental Engineering, Illinois Institute of Technology
- Continuing Education, University of Wisconsin, Dept. of Engineering Professional Development

PROFESSIONAL ASSOCIATIONS
- National Ground Water Association
- American Society for Testing and Materials

PROFESSIONAL EXPERIENCE
- Testing Service Corporation, Environmental Department Manager, 2007 - Present
- Testing Service Corporation, Section Manager, 1994 - 2007
- Testing Service Corporation, Project Manager, 1992 - 1994
- Testing Service Corporation, Environmental Specialist, 1989 - 1992
- Testing Service Corporation, Senior CME Engineering Technician and Supervisor, 1983-1989

EXPERIENCE HIGHLIGHTS

Mr. Hurst's responsibilities include management of the environmental professional staff and field personnel, technical review of reports and proposal preparation. Types of projects include Phase I, II and III Environmental Site Assessments, UST removals, asbestos surveys and remediation of sites impacted with petroleum product or hazardous materials including chlorinated solvents and lead. Mr. Hurst has closed numerous sites under Illinois' LUST and SRP programs and is experienced interacting with Governmental agencies. Risk based assessments are developed using Illinois TACO regulations. Work scopes are developed to meet the clients needs based on the properties end usage, development time frame and overall cost. Mr. Hurst also has experience with construction QA and groundwater monitoring at solid waste facilities in Northern Illinois and Northeastern Indiana. Prior to joining the Environmental Service Department, Mr. Hurst obtained a wide range of experience in the Construction Materials Engineering Department. He regularly attends industry and IEPA seminars and short courses and has completed the 40-Hour Hazardous Waste Site Worker Health and Safety Course and 8-Hour Supervisors Workshop (OSHA 29 CFR 1910.120).

BRIAN K. WALKER, P.G.

Section Manager
Environmental Department

PRIMARY RESPONSIBILITIES
Manager of Environmental Site Assessments
Coordination and oversight of Phase I Environmental Site Assessment (ESA) Section. Acts also as Project Manager of selected Phase II Environmental Site Assessments, TACO evaluations and UST exploration and remediation projects.

EDUCATION
B.S. in Geology, Southern Illinois University, 1986

PROFESSIONAL REGISTRATION
Licensed Professional Geologist: State of Illinois #196-000772
Registered Geologist: State of Missouri RG0809

CERTIFICATION
NIOSH 582 Qualification
40 Hour Hazardous Waste Site Worker Health & Safety Course (OSHA 29CFR 1910.120)

PROFESSIONAL EXPERIENCE
Testing Service Corporation, Section Manager, 1991 - Present
Testing Service Corporation, Project Manager, 1988 - 1991
Testing Service Corporation, Project Geologist, 1986 - 1988

EXPERIENCE HIGHLIGHTS
Mr. Walker's professional experience has focused on environmental consulting, primarily involving the identification and delineation of soil and groundwater contamination. Mr. Walker gained experience in the environmental arena initially through field activity, followed by project and personnel management. As a Project Manager, he has performed hundreds of Phase I Environmental Site Assessments of commercial properties. Since 1991, he has been responsible for the management of the Phase I Environmental Site Assessment Section. In this position, his responsibilities include the coordination, oversight and review of Phase I Environmental Site Assessments performed by project managers under his supervision. Mr. Walker is also responsible for the preparation of proposals, work plans and cost estimates for Phase I Assessments, as well as various other environmental projects. Mr. Walker also serves as Project Manager of selected Phase I Assessments, as well as Phase II Assessments, TACO evaluations and Underground Storage Tank exploration projects. This work has provided him the opportunity to coordinate and oversee numerous soil and groundwater sampling programs, resulting in the delineation and remediation of soil and groundwater which has been impacted by contaminants. His continuing education has included the completion of the 40-Hour Hazardous Waste Site Worker Health & Safety Course and the 8-Hour Supervisors Workshop (OSHA 29 CFR 1910.120), the 24-Hour Asbestos Building Inspector and 16-Hour Asbestos Management Planning Courses (40 CFR 763), the 40-Hour Sampling and Evaluating Airborne Asbestos Dust Course (NIOSH 582) and various training courses in Soil and Groundwater Sampling Techniques, Phase I Environmental Site Assessments and Risked Based Corrective Action.

HEATHER A. NILLES

Environmental Professional

PRIMARY RESPONSIBILITIES
Performance of Environmental Site Assessments (ESAs). Acts also as Project Manager of selected Phase II Environmental Site Assessments.

EDUCATION
Bachelors of Science Degree, Elmhurst College, Elmhurst, Illinois
Associates in Arts Degree, College of DuPage, Glen Ellyn, Illinois

PROFESSIONAL REGISTRATION
IDPH Licensed Asbestos Building Inspector # 100-07763

CERTIFICATION
NIOSH 582 Trained
40 Hour Hazardous Waste Site Worker Health & Safety Course (OSHA 29CFR 1910.120)

PROFESSIONAL EXPERIENCE
Northwest Envirocon, Inc., Project Manager 1993 - 1997 & 1998 - 1999
RERC Environmental, Inc., Project Manager 1997 - 1998
Testing Service Corporation, Environmental, Project Manager 1999 - Present

EXPERIENCE HIGHLIGHTS
Ms. Nilles' professional experience has involved the performance of Phase I Environmental Site Assessments, Physical Needs Assessments, asbestos surveys, and subsurface drilling and sampling projects and test pit excavations. Environmental Site Assessments performed by Ms. Nilles have involved agricultural, commercial, and industrial properties throughout the United States, meeting the requirements of both the American Society for Testing and Materials, and Section 22.2 of Illinois Environmental Protection Act.

Vetter Development Services USA, Inc. Waste Profile

Vetter Development Services USA, Inc. (VDS) is defined as a small quantity generator (SQG) per the 40 CFR 262.13 regulation for hazardous waste. A SQG is defined as a generator who generates ≤1kg of acute hazardous waste, >100kg and <1,000kg of non-acute hazardous waste, and ≤100kg of residue from cleanup of acute hazardous waste in a calendar month. VDS is registered through the Illinois Environmental Protection Agency, see Title 35 Ill. Adm. Code, Parts 700-739 for SQG compliance requirements (https://epa.illinois.gov/topics/waste-management/waste-disposal/hazardous-waste.html).

The hazardous waste generated onsite is from the laboratory activities resulting from quality control and the disinfection process in manufacturing and laboratory settings. Typical chemicals used in the laboratories and manufacturing are corrosives (i.e., acids, bases), flammables (i.e., solvents), and disinfectants. The hazardous chemicals used in the VDS facility are typically received in volumes of 4-liter bottles or less. Some chemicals used for building maintenance activities may be received in larger volumes, such as diesel for the generator and chemicals used for standard boiler maintenance activities, etc. VDS does not receive tankard size volumes of chemicals, with the exception for the diesel replenishment for the onsite generator. No filling of viable organisms, beta-lactam organisms, cytotoxic substances, radioactive starting materials, narcotics, veterinary drugs, pesticides, rodenticides, herbicides or ectoparasiticides is permitted in manufacturing.

No hazardous wastes, hazardous chemicals or nonhazardous pharmaceutical waste are sent down the drain or into landfills. All the hazardous waste and non-hazardous pharmaceutical waste generated from the facility is sent offsite for incineration by a licensed waste disposal 3rd party shipping company. The hazardous waste shipped from the facility is overpacked in 55-gallon drums or less. VDS does not store any hazardous waste outside of the building. Diesel for the onsite emergency generator is the only hazardous material stored outside of the building.

Loretta Lawrence
EHS Engineer
Vetter Development Services USA, Inc

FINAL ENGINEERING PLANS
VETTER DEVELOPMENT SERVICES
DES PLAINES, ILLINOIS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	⊙	●
CATCH BASIN	◯	●
INLET	▭	■
CLEANOUT	⊕	●
WATER MAIN	8" WM	8" WM
VALVE VAULT	⊙	⊖
VALVE BOX	◯	⊟
FIRE HYDRANT		
FLARED END SECTION		
COMBINED SEWER		
STREET LIGHT/PARKING LOT LIGHT		
POWER POLE		
STREET SIGN		
FENCE		
GAS MAIN		
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CATV	CATV
HIGH WATER LEVEL		HWL XXX
NORMAL WATER LEVEL	NWL XXX	NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF = XXX.XX	FF = XXX.XX
TOP OF FOUNDATION	TF = XXX.XX	TF = XXX.XX
GRADE AT FOUNDATION	GF = XXX.XX	GF = XXX.XX
HIGH OR LOW POINT		⊙ = ⊗
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		2.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

INDEX OF SHEETS

C100 COVER SHEET
C200 OVERALL SITE PLAN
C201 EXISTING CONDITIONS PLAN
C300 DEMOLITION PLAN - NORTH
C301 DEMOLITION PLAN - SOUTH
C400 GRADING PLAN - NORTH
C401 GRADING PLAN - SOUTH
C500 STORMWATER POLLUTION PREVENTION PLAN - NORTH
C501 STORMWATER POLLUTION PREVENTION PLAN - SOUTH
C502 SWPPP SPECIFICATIONS
C503 SWPPP DETAILS
C600 UTILITY PLAN - NORTH
C601 UTILITY PLAN - SOUTH
C700 GEOMETRICS AND PAVING PLAN - NORTH
C701 GEOMETRICS AND PAVING PLAN - SOUTH
C800 CONSTRUCTION DETAILS
C801 CONSTRUCTION DETAILS
C802 CONSTRUCTION DETAILS
C803 STORMTRAP DETAILS - WEST VAULT
C804 STORMTRAP DETAILS - WEST VAULT
C805 STORMTRAP DETAILS - EAST VAULT
C806 STORMTRAP DETAILS - EAST VAULT
C807 PUMP STATION DETAILS
C808 PUMP STATION DETAILS
C809 PROJECT SPECIFICATIONS
C900 OPERATION AND MAINTENANCE PLAN
C901 STORMWATER MANAGEMENT PLAN - NORTH
C902 STORMWATER MANAGEMENT PLAN - SOUTH

BENCHMARKS

BENCHMARKS ARE IN ACCORDANCE WITH NAVD 88 DATUM

SOURCE BENCHMARK: BENCHMARK 18, MONUMENT SET IN CONCRETE AT THE NORTHWEST CORNER OF ALGONQUIN ROAD AND MOUNT PROSPECT ROADS 40 FEET WEST OF EDGE OF PAVEMENT OF MOUNT PROSPECT AND 15 FEET NORTH OF EDGE OF PAVEMENT OF ALGONQUIN.
ELEVATION = 651.95 (NAVD 1988)

SITE BENCHMARK #1: SET "X" ON TOP OF WEST BONNET BOLT OF FIRE HYDRANT +/- 175 FEET SOUTH OF THE SOUTH LINE OF WALNUT AVENUE AND +/- 5 FEET EAST OF THE WEST LINE OF MOUNT PROSPECT ROAD.
ELEVATION = 656.01 (NAVD 1988)

SITE BENCHMARK #2: SET "X" ON TOP OF NORTH BONNET BOLT OF FIRE HYDRANT +/- 250 FEET EAST OF THE EAST LINE OF STARKS PLACE AND +/- 5 FEET SOUTH OF THE NORTH LINE OF ALGONQUIN ROAD.
ELEVATION = 655.62 (NAVD 1988)

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 48 hours before you dig (Excluding Sat, Sun, & Holidays)
1-800-892-0123

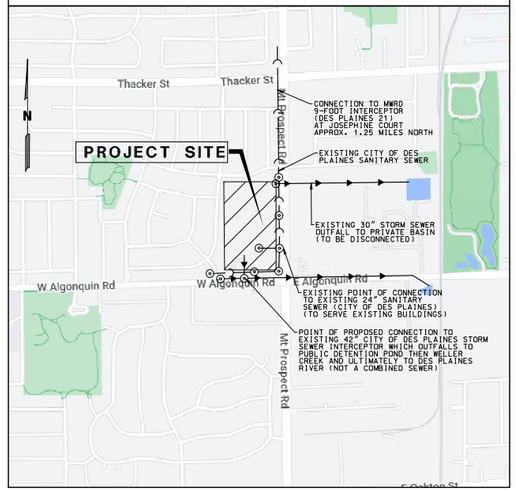
NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION.
- CITY OF DES PLAINES ORDINANCES
- METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO WATERSHED MANAGEMENT ORDINANCE

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

LICENSED ENGINEER

ENGINEER'S SEAL

ADDRESS: 10 W. ALGONQUIN ROAD

VETTER
Vetter Development Services Facility
10 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t 678.713.7616
www.evansgeneralcontractors.com

ARCHITECT
LEGAT ARCHITECTS
549 W Randolph St # 602
Chicago, IL 60661
t 312.258.9595
f 312.258.1555
www.legat.com

CIVIL
9575 W. Higgins Rd #500
Rosemont, IL 60018
t 847.696.1400
www.macdconsult.com

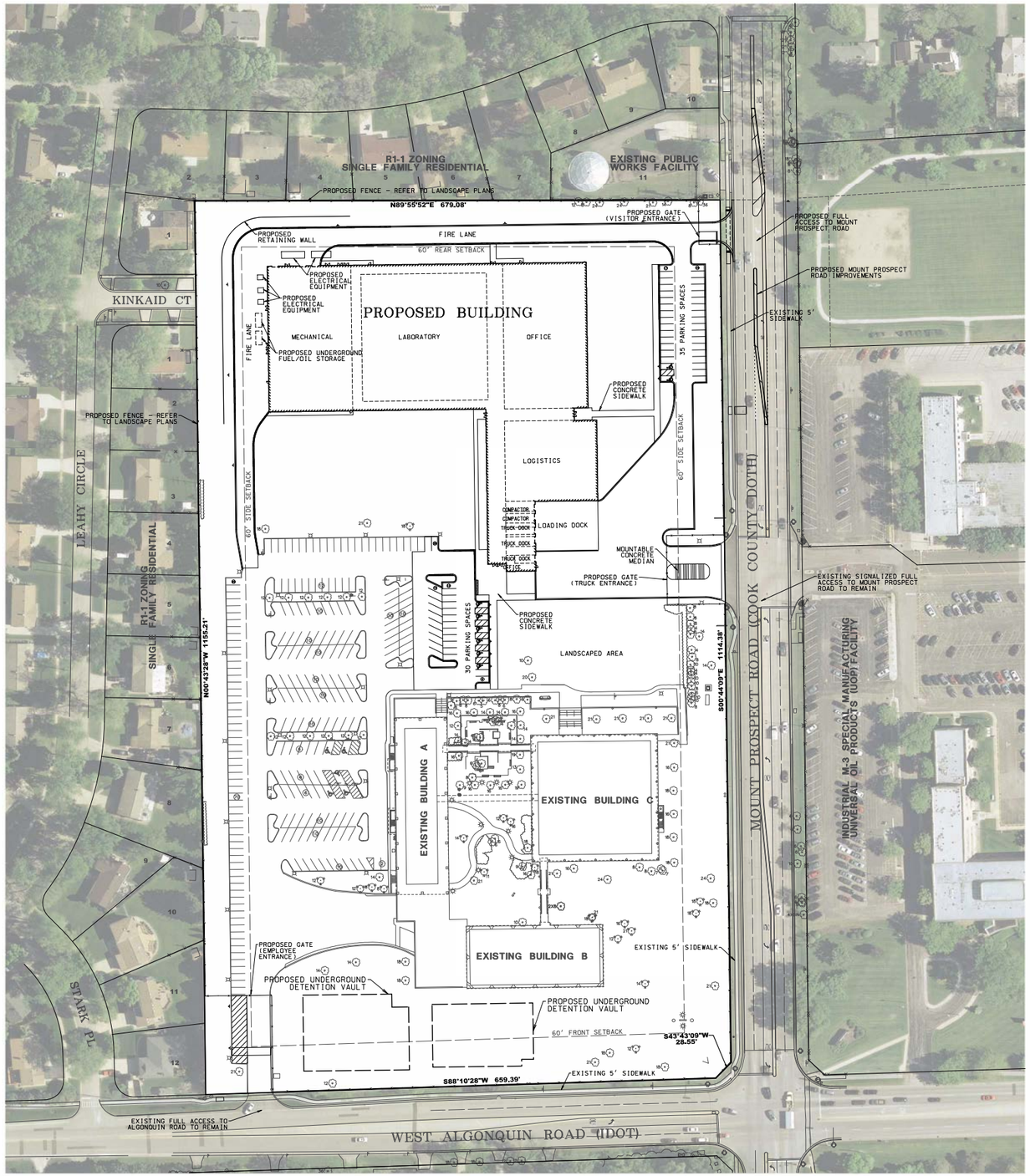
LANDSCAPE
ECT
403 West St, Charles Rd,
Lombard, IL 60148
t 630.599.2000
f 847.696.1410
www.ectinc.com

No.	Revision	By	Date
3	REVISED PER CITY COMMENTS	MM	11/13/2024
2	REVISED PER CITY COMMENTS	MM	09/25/2024
1	ADDED PUMP STATION DETAILS	MM	09/19/2024

SITE PERMIT

Professional Seal(s):

Drawn By: MM
Checked By: TKB
Approved By: TKB
Date Printed: 07.08.2024
File Name: P:\2866 2021 Survey\Engineering\Plans\C100 Cover.pdf
Dwg. Title: COVER SHEET
Project No.: 2866
Dwg. No.: C100
Rev. No.:



N

SCALE 1" = 50'

0 50 100

ZONING SUMMARY	
PROJECT AREA	17.844 ACRES (777,287 SF)
TOTAL DISTURBED AREA	8.31 ACRES
EXISTING ZONING	MANUFACTURING DISTRICT (M-3)
SETBACK INFORMATION	MANUFACTURING DISTRICT (M-3) (PLANNED UNIT DEVELOPMENT)
MINIMUM FRONT YARD	60 FEET
MINIMUM SIDE YARD	60 FEET
MINIMUM REAR YARD	60 FEET
MAXIMUM BUILDING COVERAGE	75%
PARKING INFORMATION	
TOTAL PARKING SPACES PROVIDED	298
TOTAL ADA SPACES REQUIRED	7
TOTAL ADA SPACES PROVIDED	8

VETTER

Vetter Development Services Facility

10 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t 678.713.7616
www.evansgeneralcontractors.com

ARCHITECT
LEGAT ARCHITECTS
549 W Randolph St # 602
Chicago, IL 60661
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f 312.258.1555
www.legat.com

CIVIL
9575 W. Higgins Rd #500
Rosemont, IL 60018
t 847.696.1400
www.macdconsult.com

LANDSCAPE
ECT
403 West St. Charles Rd.
Lombard, IL 60148
t 630.599.2000
f 847.696.1410
www.ectinc.com

No.	Revision	By	Date

SITE PERMIT

Professional Seal(s):

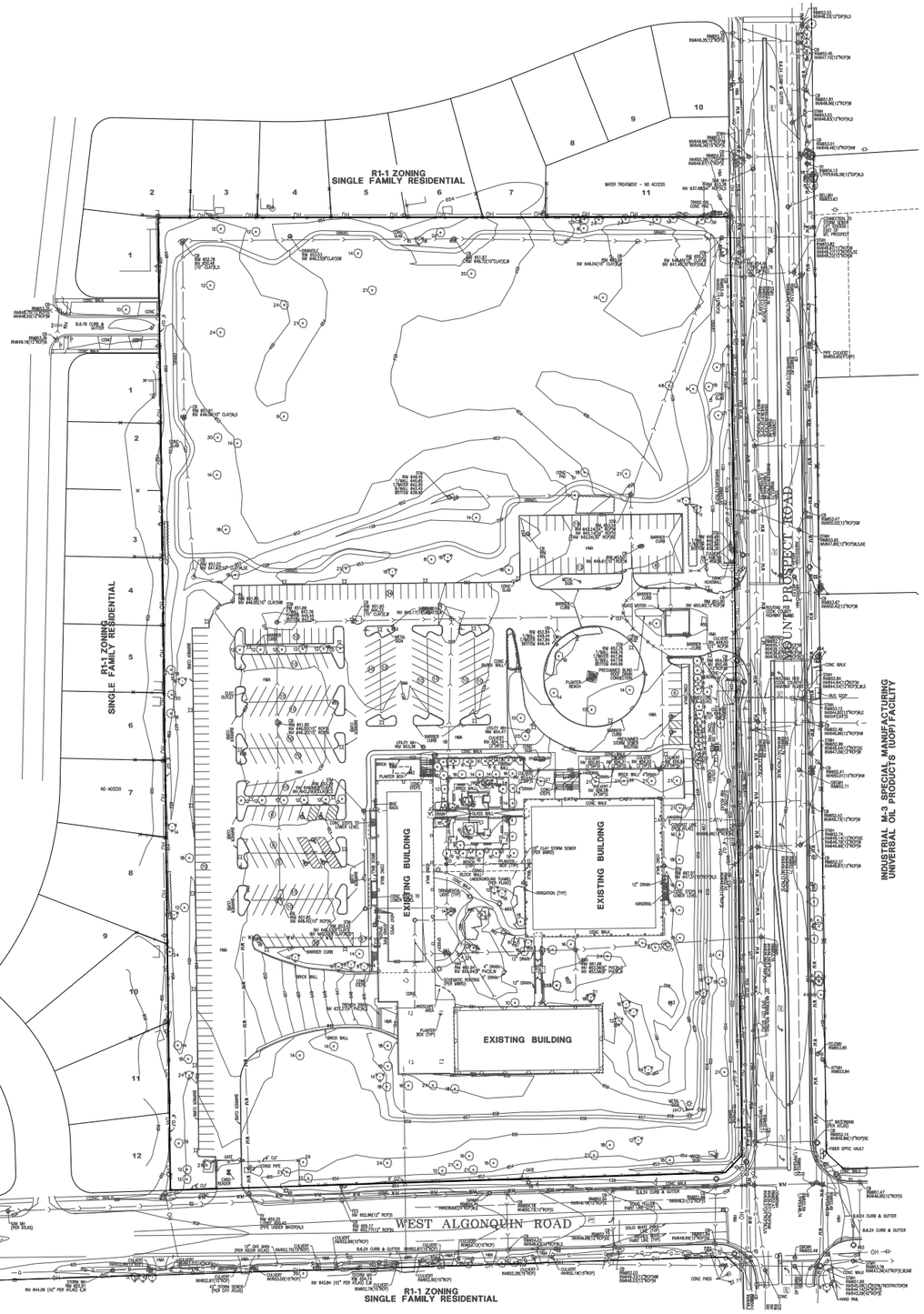
Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Printed:	07.08.2024
File Name:	

Dwg. Title:

OVERALL SITE PLAN

Project No.: 2866

Dwg. No.: C200 Rev. No.:



N

SCALE 1" - 50'
0 50 100

P.I.N.'s:
08-24-201-052
08-24-201-053

AREA:
777,287 SQ.FT. OR 17.844 ACRES

GENERAL NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON FEBRUARY 3, 2016. DUE TO SNOW COVER AT THE TIME OF THE FIELD WORK, SOME IMPROVEMENTS AND FEATURES MAY NOT HAVE BEEN LOCATED. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. FLOODPLAIN LOCATION BY MAP HAS BEEN OBTAINED FROM FLOOD INSURANCE RATE MAP #17031C0216J, REVISED AUGUST 19, 2008, AND THE PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. EXISTING DETENTION PROVIDED WITHIN A PRIVATE BASIN LOCATED ON THE UOP PROPERTY, DIRECTLY EAST OF THE SITE.
4. THERE ARE 329 STANDARD & 7 HANDICAP PARKING STALLS STRIPED WITHIN THE ABOVE DESCRIBED PROPERTY.
5. SUBJECT PROPERTY IS ZONED "M-3 SPECIAL MANUFACTURING DISTRICT" (FOR LIGHT MANUFACTURING, DISTRIBUTION, OFFICE AND RESEARCH FACILITIES).

PROPERTY DESCRIPTION:

PARCEL 1:
THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5 CHAINS AND 26 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS CONVEYED FOR RIGHT OF WAY BY DOCUMENT DATED NOVEMBER 1, 1929 AND RECORDED FEBRUARY 2, 1931 AS DOCUMENT NUMBER 11196758 IN BOOK OF PLATS NUMBER 304 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 19, 1968 AND RECORDED APRIL 2, 1968 AS DOCUMENT NUMBER 20444026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET; THENCE NORTHEASTERLY TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD) IN COOK COUNTY, ILLINOIS.

PARCEL 1 (AS SURVEYED):
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 44 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 183.81 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST ALGONQUIN ROAD PER DOCUMENT 11195788 RECORDED FEBRUARY 2, 1935; THENCE SOUTH 88 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF TRACT 05-01, AS DEPICTED ON COOK COUNTY RIGHT OF WAY PLAT RECORDED MARCH 6, 1997 AS DOCUMENT 97153881 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE OF WEST ALGONQUIN ROAD, A DISTANCE OF 659.39 FEET TO THE WEST LINE OF THE EAST 21 ACRES OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID LINE BEING ALSO AN EAST LINE OF WAYCINDEN PARK, RECORDED OCTOBER 10, 1957 AS DOCUMENT T1763126 AND DECEMBER 10, 1967 AS DOCUMENT T1772965; THENCE NORTH 00 DEGREES 43 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1155.21 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID LINE BEING ALSO A SOUTH LINE OF SAID WAYCINDEN PARK; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 679.08 FEET TO THE WEST LINE OF MOUNT PROSPECT ROAD PER DOCUMENT 20448026 RECORDED APRIL 2, 1968; THENCE SOUTH 00 DEGREES 44 MINUTES 09 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1114.38 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT 05-01; THENCE SOUTH 43 DEGREES 43 MINUTES 09 SECONDS WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 28.55 FEET TO THE NORTH LINE OF WEST ALGONQUIN ROAD AND POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DRAINAGE EASEMENT FROM UOP INC., A DELAWARE CORPORATION TO HENLEY HOLDINGS, INC., A DELAWARE CORPORATION DATED NOVEMBER 21, 1986 AND RECORDED APRIL 6, 1987 AS DOCUMENT NUMBER 87180647, FOR THE OPERATION, MAINTENANCE, REPAIR, RENEWAL AND REPLACEMENT OF THE STORM WATER DRAINAGE LINE, THE PUMP STATION AND THE STORM WATER DRAINAGE LAGOON FACILITIES, NOW LOCATED WITHIN THE EASEMENT TRACT FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE, WITH RIGHT OF INGRESS AND EGRESS THERETO OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF LOTS 1 AND 3 IN RESEARCH PARK SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF ALGONQUIN ROAD AS DEDICATED BY DOCUMENT 11194086 RECORDED JANUARY 30, 1933, AND EXCEPT THE WEST 50 FEET THEREOF DEDICATED FOR THE EAST HALF OF MT. PROSPECT ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
THE NORTH 10 FEET OF SAID LOT 1 AND THAT PART OF LOT 3 DESCRIBED AS BEGINNING AT A POINT ON THE NORTHERLY SIDE OF THE FOLLOWING DESCRIBED LINE: A LINE LYING 32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3, RUNNING EAST 660 FEET FROM THE EAST LINE OF LOT 1 ALSO BEING THE WEST LINE OF LOT 3 THENCE TO THE RIGHT 30 DEGREES A DISTANCE OF 150 FEET THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3 A DISTANCE OF 60 FEET TO THE STORM WATER STORAGE LAGOON SAID POINT BEING 110 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, ALL AS DEPICTED AS "RETENTION POND" ON PLAT ATTACHED AS EXHIBIT "A" AND FURTHER CONTINUING THROUGH THE ENTIRETY OF SAID STORM WATER STORAGE LAGOON DEPICTED AS "RETENTION POND", TO THE SOUTHERLY "OUTLET" AS SHOWN ON SAID PLAT, AND THENCE FURTHER INCLUDING 3 FEET ON EITHER SIDE OF SAID OUTLET TO THE EAST LINE OF SAID LOT 3.

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No.	Revision	By	Date

SITE PERMIT

Professional Seal(s)

Drawn By	MM
Checked By	TKB
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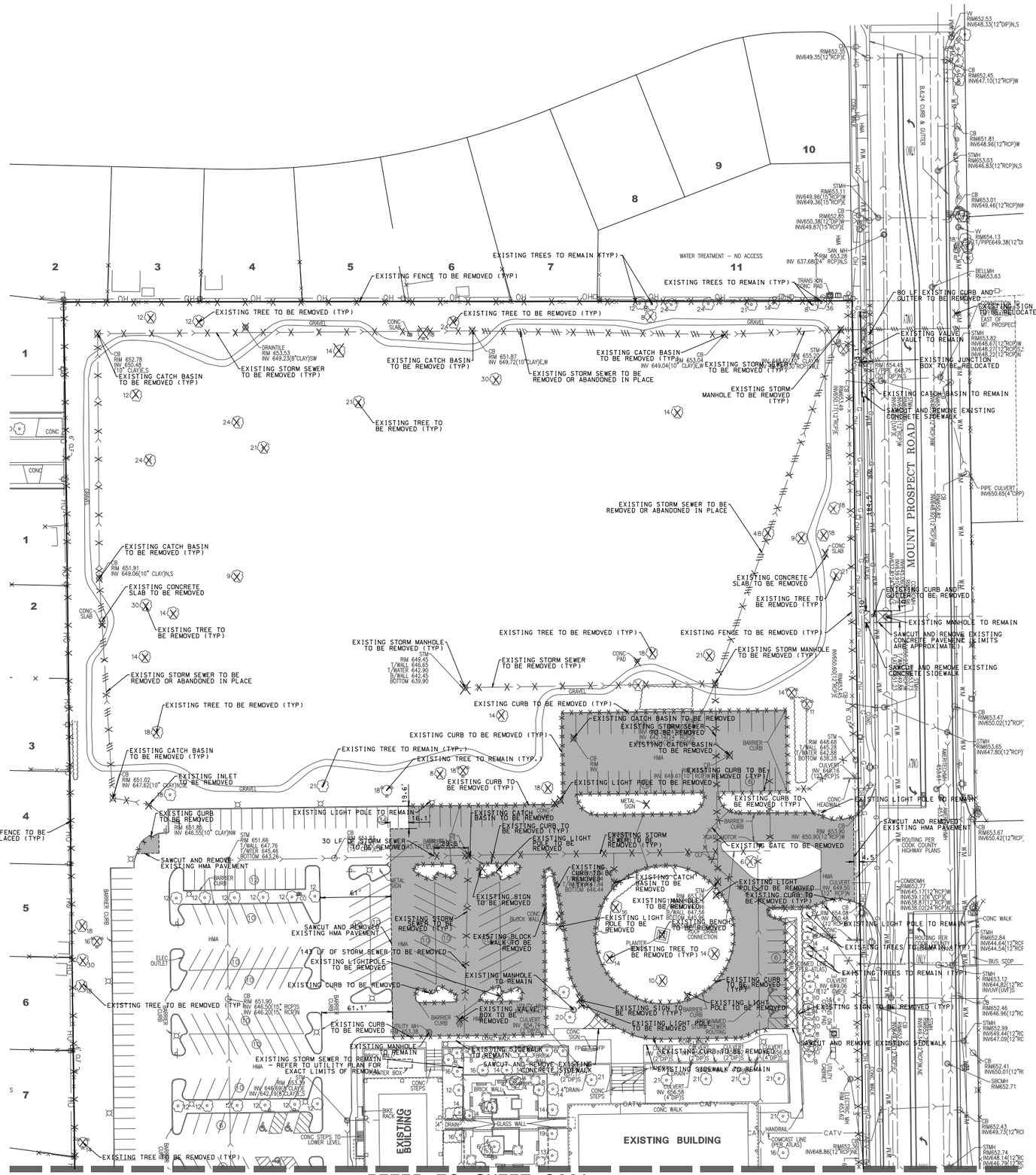
Date Printed	07.08.2024

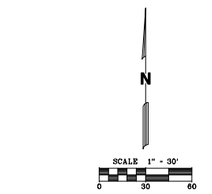
File Name(s): *#1-VDS-2022 for Engineering/Site Cad/Existing Conditions Plan.pdf*

Dwg. Title:
EXISTING CONDITIONS PLAN

Project No.: 2866

Dwg. No.: C2.01 Rev. No.:





DEMOLITION LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EXISTING HMA PAVEMENT TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- EXISTING UTILITY TO BE REMOVED OR ABANDONED AS NEEDED
- EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED

DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED FEBRUARY 2016 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL HMA PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL UTILITIES AND STRUCTURES LOCATED WITHIN 10 FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2-FEET BELOW PROPOSED FINISHED GRADE.
12. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
14. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
15. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
16. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
17. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
18. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
19. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
20. THE CITY CANNOT GUARANTEE THE INTEGRITY OF THE EXISTING WATER VALVES AND FIRE HYDRANT AUXILLARY VALVES THAT ARE TO REMAIN IN USE. REPLACEMENT MAY BE NECESSARY IF THE EXISTING STRUCTURES LEAK.
21. ALL TEMPORARY CONSTRUCTION MEASURES INCLUDING DUMPSTERS, PORTABLE TOILETS AND FENCING ARE NOT SHOWN ON THIS PLAN. THESE ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. NO OFF-SITE STAGING IS ALLOWED.
22. ALL APPROPRIATE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES.
23. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPROPRIATE INSPECTIONS.

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No.	Revision	By	Date

SITE PERMIT

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Checked By:	TKB
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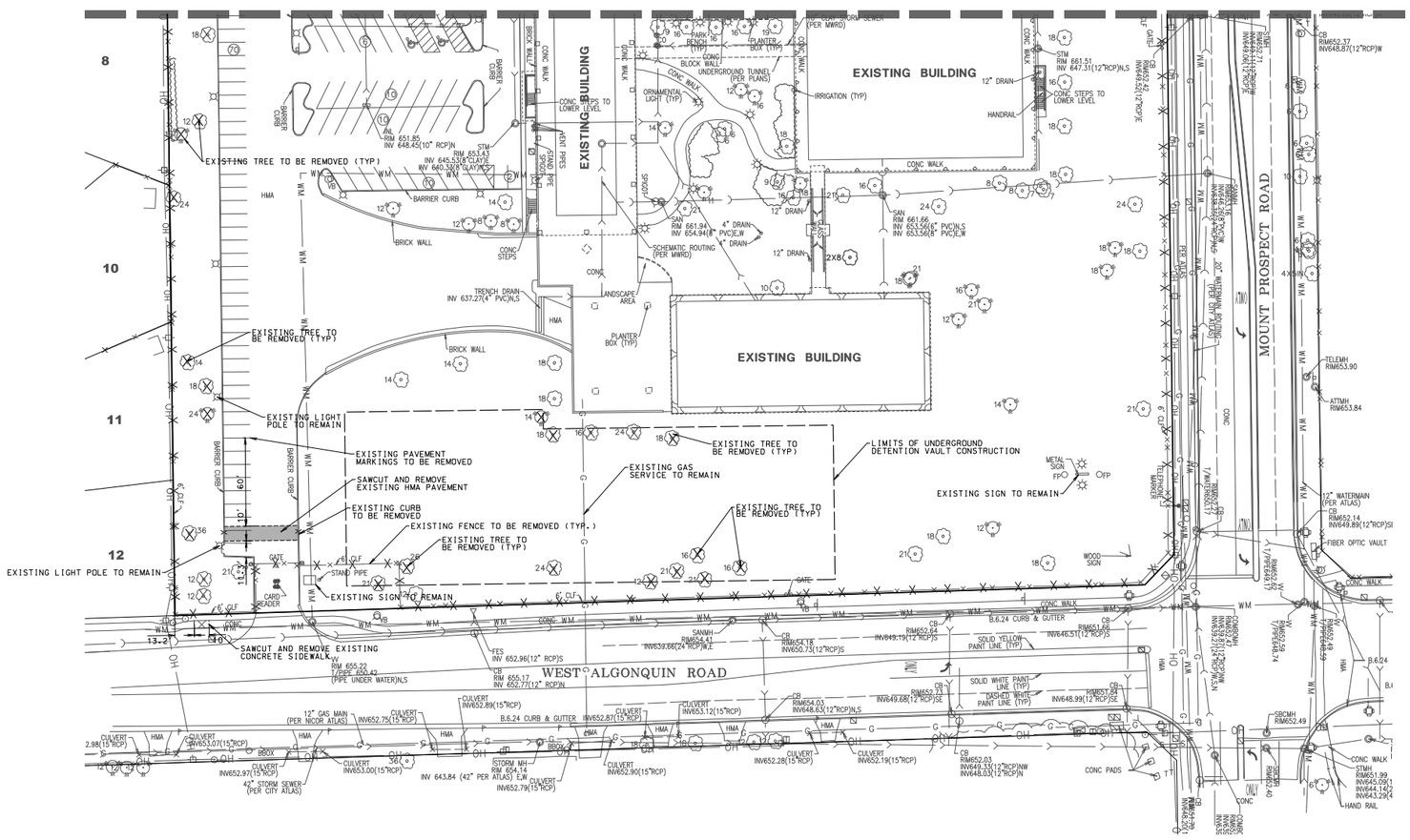
Dwg. Title:

DEMOLITION PLAN - NORTH

Project No.: 2866

Dwg. No.: C300 Rev. No.:

REFER TO SHEET C300



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SCALE 1" = 30'
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DEMOLITION LEGEND

EXISTING CONCRETE TO BE REMOVED	
EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING CURB TO BE REMOVED	
EXISTING UTILITY TO BE REMOVED	WM
EXISTING UTILITY TO BE ABANDONED	WM
EXISTING UTILITY TO BE REMOVED OR ABANDONED AS NEEDED	WM
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	

REFER TO SHEET C300 FOR DEMOLITION PLAN GENERAL NOTES

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DEMOLITION PLAN - SOUTH

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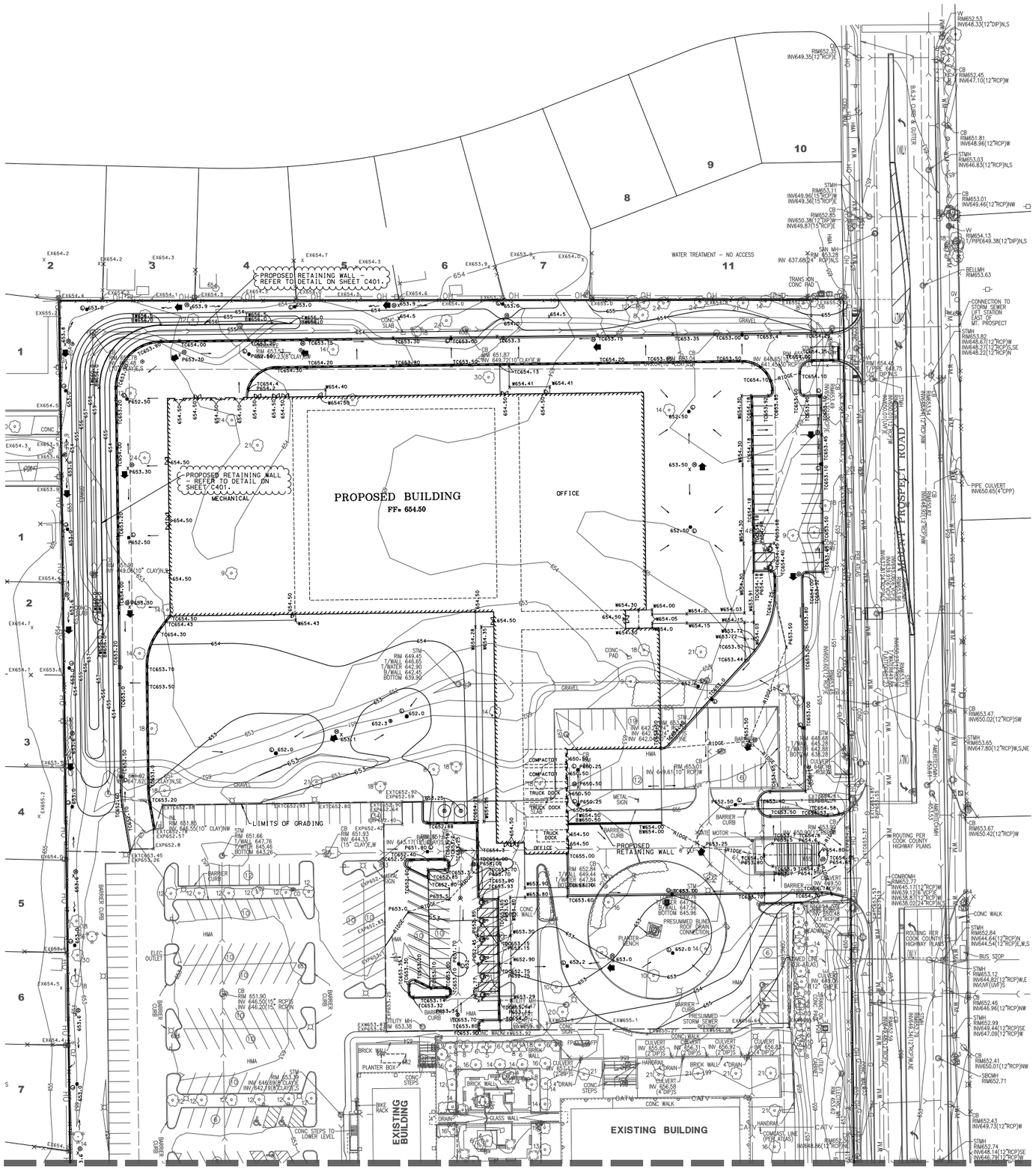

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS IN FEBRUARY 2016. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND SOILS REPORT PREPARED FOR THE SITE.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
6. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
7. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
8. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
9. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.
10. REFER TO LANDSCAPE PLAN FOR SEEDING REQUIREMENTS. SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 250 (SEEDING) OF THE IDOT SPECIFICATIONS.
11. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE IEPA GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. NO WORK SHALL BEGIN UNTIL AN IEPA NPDES PERMIT HAS BEEN RECEIVED.
12. RIGHT OF WAY SHALL BE IMMEDIATELY RESTORED UPON DISTURBANCE WITH 6" TOPSOIL AND SOD. (SEEDING PARKWAYS WILL NOT BE ALLOWED)

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No.	Revision	By	Date
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GRADING PLAN - NORTH

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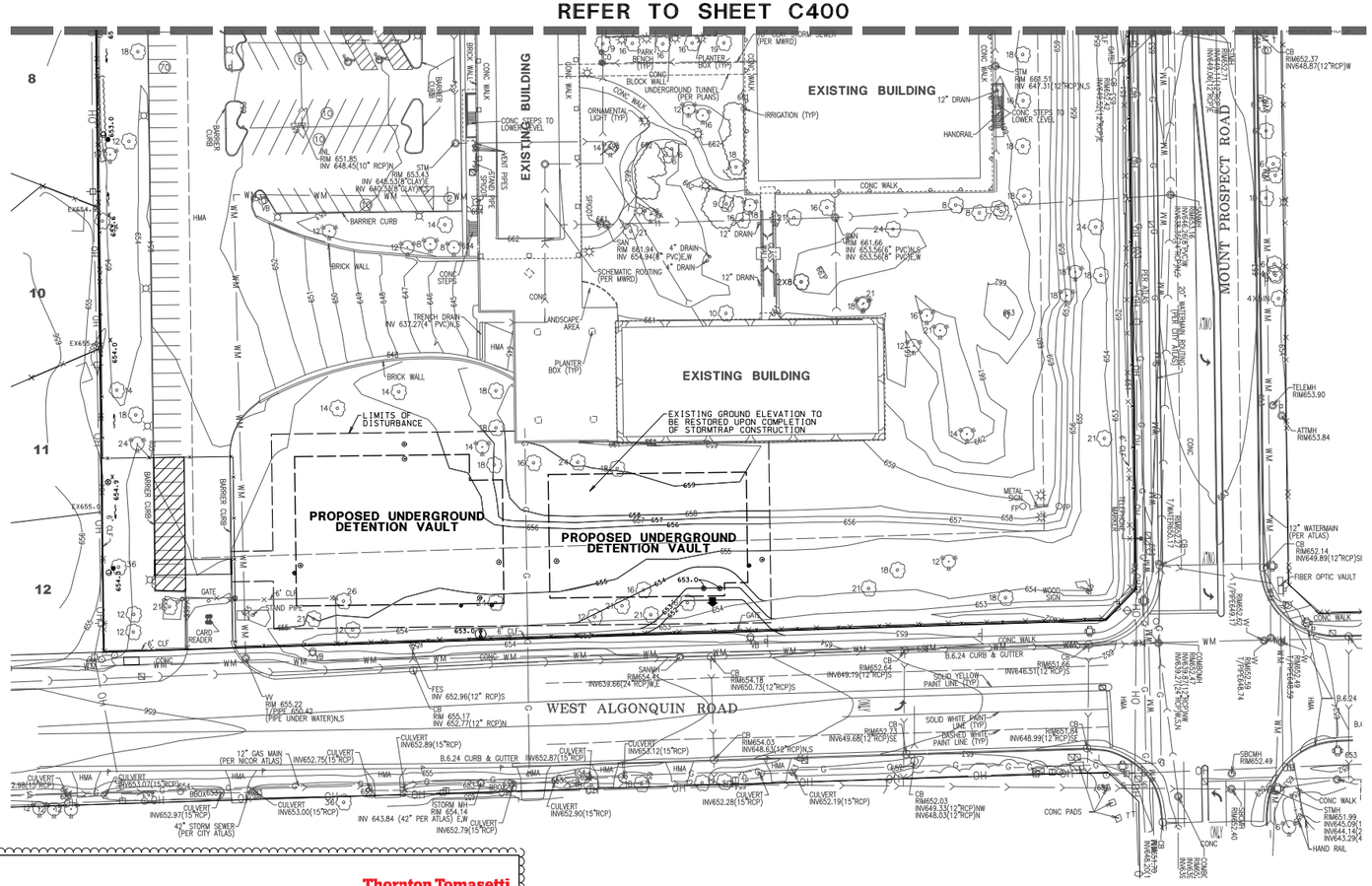
REFER TO SHEET C400



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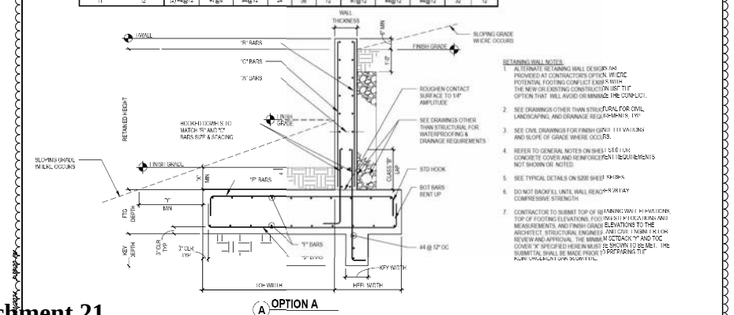
SCALE 1" - 30'

0 30 60

REFER TO SHEET C400 FOR GRADING PLAN GENERAL NOTES

RETAINING WALL SCHEDULE - OPTION A

RETAINED HEIGHT (FT)	WALL THICKNESS (IN)	WALL REINF 'A' BARS	WALL REINF 'B' BARS	WALL REINF 'C' BARS	FTG DIMENSIONS (IN) FTG DEPTH	FTG DIMENSIONS (IN) HEEL WIDTH	FTG DIMENSIONS (IN) TOE WIDTH	FTG REINF 'D' BARS	FTG REINF 'E' BARS	FTG REINF 'F' BARS	KEY DIM (IN) KEY DEPTH	KEY DIM (IN) KEY WIDTH
4	8	(1) #4@12"	#4@12"	-	18	27	30	#4@12"	#4@12"	#4@12"	-	-
8	8	(1) #4@12"	#7@12"	-	24	36	58	#5@12"	#4@12"	#4@12"	18	8
11	12	(2) #4@12"	#7@8"	#4@12"	24	36	72	#7@12"	#4@12"	#4@12"	30	12



A OPTION A

Thornton Tomasetti

SSK-001

SUBJECT: SITE RETAINING WALL DETAILS

DATE: 11/12/2024

AUTHOR: NP

RETAINING WALL NOTES:

1. ALTERNATE RETAINING WALL DESIGNS MAY BE PROVIDED AT CONTRACTORS OPTION, WHERE POTENTIAL FOOTING CONFLICT EXISTS WITH THE NEW OR EXISTING CONSTRUCTION, SUBJECT TO OPTION THAT WILL AVOID OR MINIMIZE THE CONFLICT.
2. SEE DRAWINGS OTHER THAN STRUCTURAL FOR CIVIL, LANDSCAPING, AND DRAINAGE REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND SLOPE OF GRADE WHERE OCCURS.
4. REFER TO GENERAL NOTES ON SHEET S001.00 FOR CONCRETE COVER AND REINFORCEMENT REQUIREMENTS NOT SHOWN OR NOTED.
5. SEE TYPICAL DETAILS ON S200 SHEET SERIES.
6. DO NOT BACKFILL UNTIL WALL REACHES 28 DAY COMPRESSIVE STRENGTH.
7. CONTRACTOR TO SUBMIT TOP OF RETAINING WALL ELEVATIONS, TOP OF FOOTING ELEVATIONS, FOOTING HEIGHTS, REINFORCING AND MEASUREMENTS, AND FINISH GRADE ELEVATIONS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND CIVIL ENGINEER FOR REVIEW AND APPROVAL. THE MINIMUM CLEAR DISTANCE FROM TOP AND TOE COVER TO 'E' SPECIFIED HEREIN MUST BE SHOWN ON SHOP DRAWINGS. THE SUBMITTAL SHALL BE MADE PRIOR TO FABRICATING THE RETAINING WALL.

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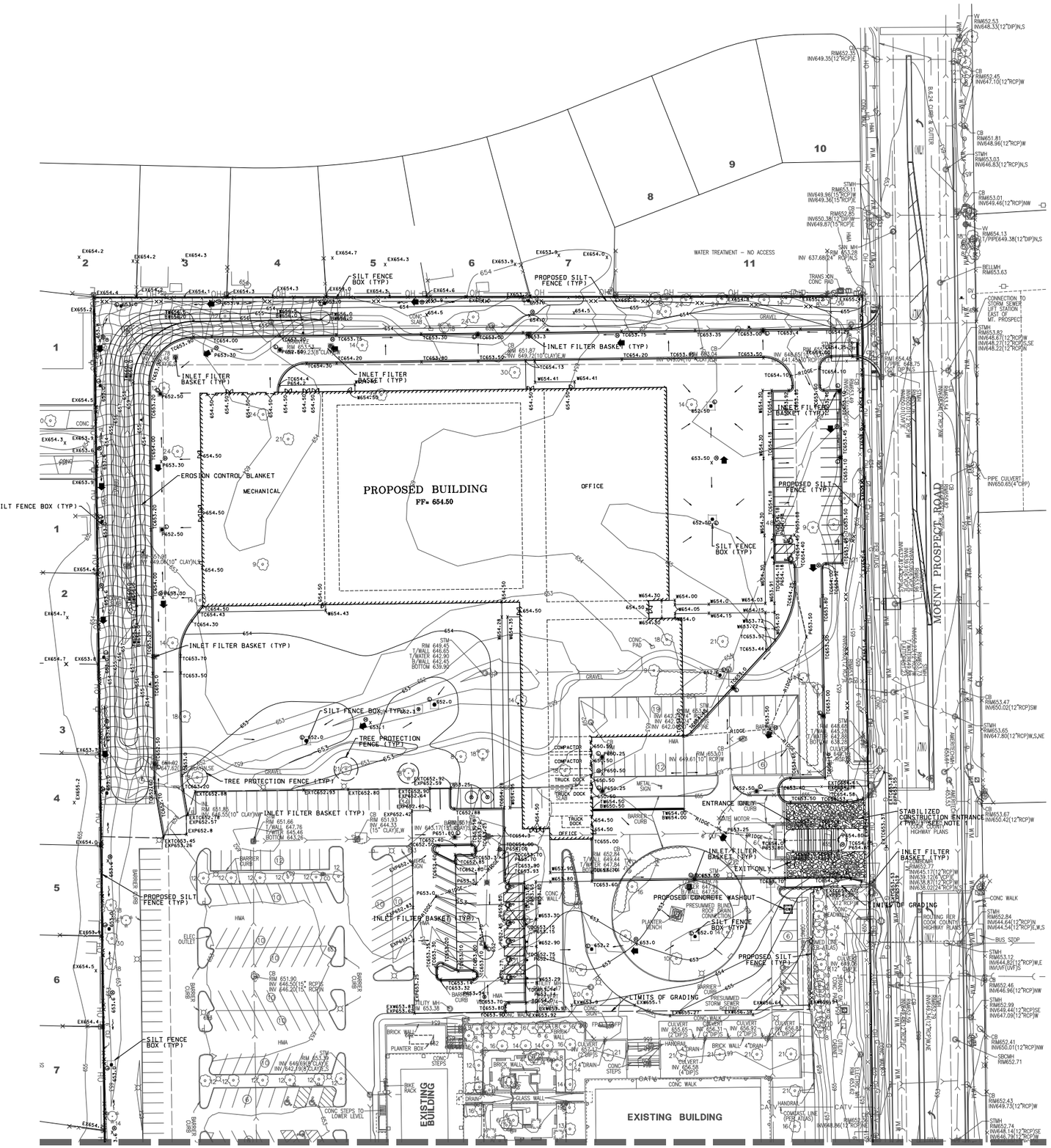

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SCALE 1" - 30'

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SWPPP LEGEND

- INLET PROTECTION - FILTER BASKET
- INLET PROTECTION - SILT FENCE BOX
- CONCRETE WASH-OUT (CW)
- STABILIZED CONST. ENTRANCE
- SILT FENCE —XX—
- EROSION CONTROL BLANKET
- TREE PROTECTION FENCE ——·——

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET C502 AND C503.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE C503 FOR THE FOLLOWING ACTIVITIES:
- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

GENERAL INFORMATION

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE SEPTEMBER 22, 2023.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT

THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.e (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT

THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;

GENERAL NOTES

1. THE EXISTING HMA ASPHALT ENTRANCE CAN BE USED FOR A STABILIZED CONSTRUCTION ENTRANCE. A MUD MAT AS NOTED IN THE DETAIL ON SHEET C502 SHALL BE PROVIDED AS NEEDED OR AS DIRECTED BY THE VILLAGE, OWNER, OR ENGINEER.

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Vetter Development Services Facility
10 W Algonquin Road
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No.	Revision	By	Date

SITE PERMIT

Professional Seal(s):

Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Printed:	07.08.2024
File Name:	

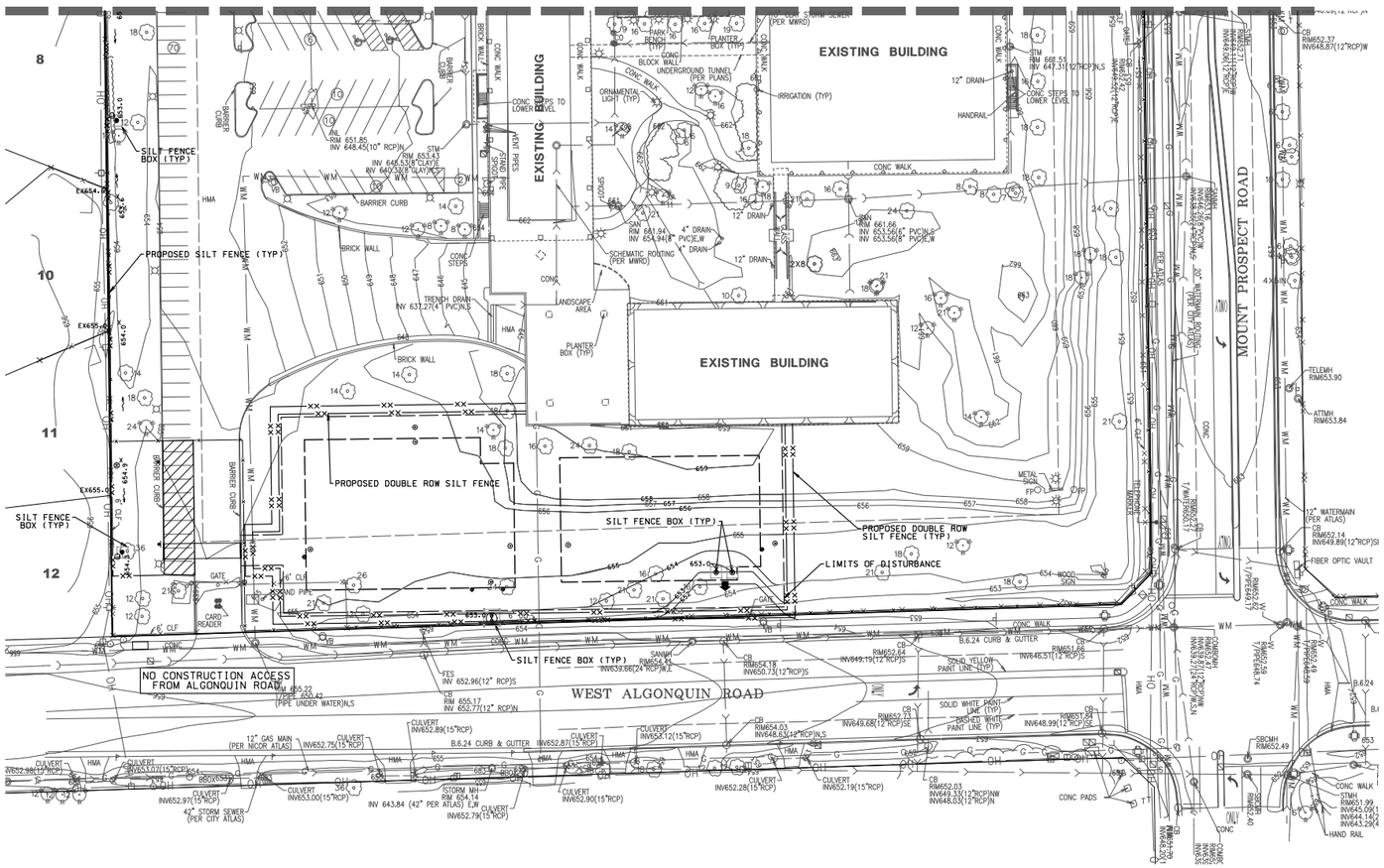
Dwg. Title:

STORMWATER POLLUTION PREVENTION PLAN - NORTH

Project No.: 2866

Dwg. No.: C500 Rev. No.:

REFER TO SHEET C500



SWPPP LEGEND

INLET PROTECTION - FILTER BASKET	
INLET PROTECTION - SILT FENCE BOX	
CONCRETE WASH-OUT	CW
STABILIZED CONST. ENTRANCE	
SILT FENCE	—XX—
EROSION CONTROL BLANKET	
TREE PROTECTION FENCE	—— ——

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET C502 AND C503.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE C503 FOR THE FOLLOWING ACTIVITIES:
- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

REFER TO SHEET C500 FOR SWPPP PLAN GENERAL NOTES

N

SCALE 1" - 30'
0 30 60

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SITE PERMIT

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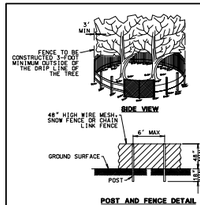
Drawn By	MM
Checked By	TKB
Approved By	TKB
Date Printed	07.08.2024
File Name(s)	

Dwg. Title
STORMWATER POLLUTION PREVENTION PLAN - SOUTH

Project No. 2866

Dwg. No. C504 Rev. No.



PORT AND FENCE DETAIL

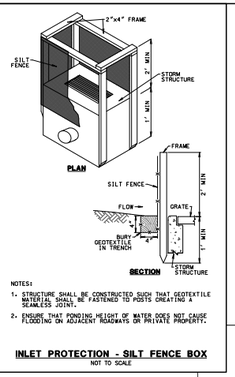
GENERAL NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO IMPLEMENTING CONSTRUCTION ACTIVITIES.
2. NO TREE CUTTING AND/OR PRUNING SHALL BE ALLOWED UNLESS ABSOLUTELY NECESSARY. ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE WITH ANSI A300 STANDARDS.
3. THE FENCE SHALL BE LOCATED A MINIMUM OF 3 FOOT OUTSIDE THE DRIP LINE OF ANY TREE. THE FENCE SHALL IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
4. FENCE POSTS SHALL BE EITHER 6'-FOOT STEEL POSTS AT 1.33 LBS/FOOT OR 2"X2" WOOD POSTS.
5. THE FENCE MAY BE EITHER 48" HIGH SNOW FENCE, PLASTIC MESH FENCING (SNOW FENCE) OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. AS NECESSARY TO INDICATE TREE PRESERVATION AREAS, SIGNAGE INDICATING "TREE PRESERVATION AREA; DO NOT ENTER" SHALL BE PLACED ON THE FENCING.
7. TREE PROTECTION FENCING SHALL BE CONTINUOUSLY MONITORED AND ANY NECESSARY MAINTENANCE REPAIRS SHALL BE MADE IMMEDIATELY.

INSTALLATION

1. PLACE BARRIERS AROUND PROTECTED AND PRESERVED AREAS TO PREVENT THE APPROACH OF EQUIPMENT AT THE DRIP LINE OF TREES TO BE RETAINED.
2. NO TREE ROOTS SHALL BE CUT INSIDE THE TREE DRIP LINE.
3. DO NOT PLACE EQUIPMENT, CONSTRUCTION MATERIALS, SPOILS OR FILL DIRT WITHIN THE LIMIT OF THE DRIP LINE OF THE TREES TO BE SAVED.
4. TREE PROTECTION BARRIERS SHALL BE REMOVED DURING FINAL SITE CLEANUP.

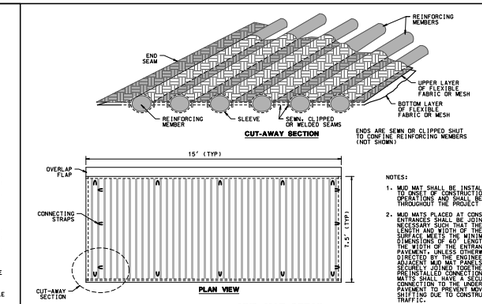
TREE PROTECTION FENCE DETAIL
NOT TO SCALE



NOTES:

1. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO POSTS CREATING A SEAMLESS JOINT.
2. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

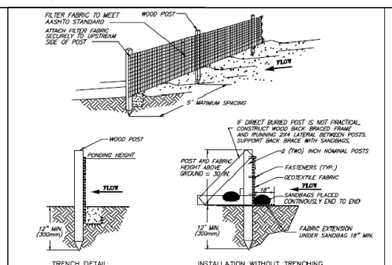
INLET PROTECTION - SILT FENCE BOX
NOT TO SCALE



NOTES:

1. MUD MAT SHALL BE INSTALLED PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION.
2. MUD MATS PLACED AT CONSTRUCTION ENTRANCES SHALL BE JOINED AS NECESSARY SUCH THAT THE COMBINED WIDTH AND LENGTH OF THAT SURFACE MEETS THE MINIMUM DIMENSIONS OF 40' LENGTH ACROSS THE WIDTH OF ALL ENTRANCE(S) AND WIDTH OF ROAD, UNLESS DIRECTED BY THE ENGINEER. ADJACENT MUD MAT PANELS SHALL BE SECURELY JOINED TOGETHER VIA THE USE OF ZIP TIES OR SIMILAR STRAPS. MATS SHALL FORM CONTINUOUS CONNECTION TO THE UNDERLYING PAVEMENT TO PREVENT MOVEMENT AND SHIFTING DUE TO CONSTRUCTION TRAFFIC.

MUD MAT DETAIL
NOT TO SCALE



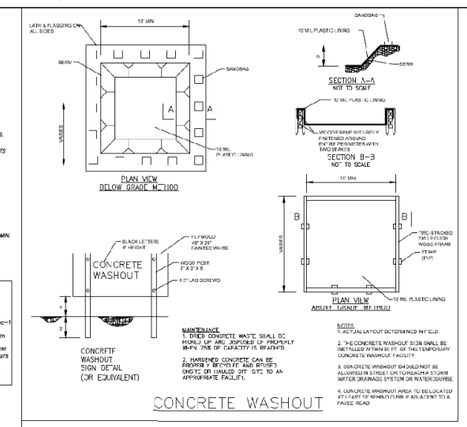
Geotextile Requirement	Test Method	MARV
Grab Strength -Machine direction -X-machine direction	ASTM D 4632	100 N 450 N
Permittivity	ASTM D 4491	0.05 sec-1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (retained strength)	ASTM D 4355	70% after 500 hours

*Note: Value for apparent opening size represents maximum average roll value.

NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. FABRIC AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AASHTO STANDARD SPECIFICATION M-288-00.

SILT FENCE INSTALLATION DETAIL



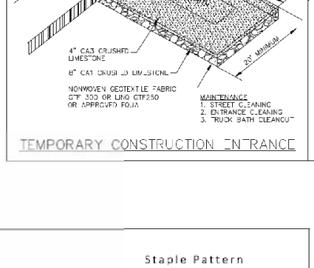
MAINTENANCE

1. SPENT CONCRETE WASTE SHALL BE HAULED UP AND DISPOSED OF PROPERLY WHEN ONE-THIRD CAPACITY IS REACHED.
2. HARDENED CONCRETE CAN BE CRUSHED & DISPOSED AS BRICK/STONE ONSITE OR HAULED OFF SITE TO AN APPROPRIATE FACILITY.

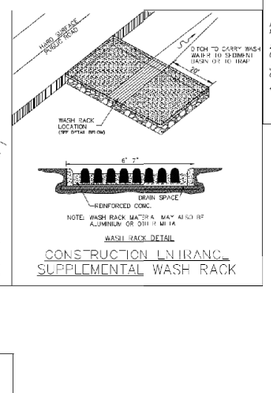
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. CONCRETE WASHOUT SHOULD NOT BE ALLOWED IN STREET OR TURNED INTO STORM WATER DRAINAGE SYSTEM OR WATERCOURSE.
4. CONCRETE WASHOUT AREA TO BE LOCATED 271 FEET OF PERIMETER IF ASPHALT TO A PAVED ROAD.

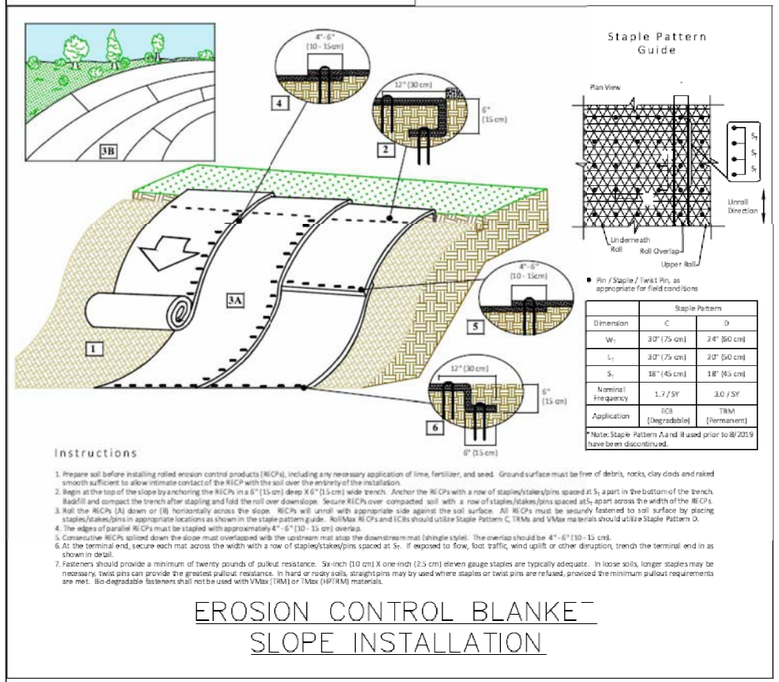
CONCRETE WASHOUT



TEMPORARY CONSTRUCTION ENTRANCE



CONSTRUCTION ENTRANCE SUPPLEMENTAL WASH RACK



ACCEPTABLE MANUFACTURER'S AS LISTED BELOW

1. INLET & PIPE PROTECTION, INC. Naperville, IL 60564 847 722-0690
2. MARATHON MATERIALS, INC. Plainfield, IL 60544 800-983-9493

MAINTENANCE
1. CLEAN OUT AFTER EVERY RAIN EVENT

INLET FILTER BASKET DETAIL

- Pin / Staple / Twist Pin, as appropriate for field conditions

	Staple Pattern	
Dimension	C	D
W_y	3'0" (75 cm)	2'4" (60 cm)
L_y	3'0" (75 cm)	2'2" (50 cm)
S_y	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.

Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15-cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_y apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced at S_y apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECBs should utilize Staple Pattern C. TRMs and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlapped with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/stakes/pins spaced at S_y. If exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary. Twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

EROSION CONTROL BLANKET SLOPE INSTALLATION

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SITE PERMIT

Professional Seal(s)

Drawn By	MM
Checked By	TKB
Approved By	TKB
Date Printed	07.08.2024
File Name(s)	

Dwg. Title
SWPPP DETAILS

Project No.
2866

Dwg. No. C500 Rev. No.

GENERAL INFORMATION

SITE DESCRIPTION

A. THIS PLAN COVERS THE DEVELOPMENT OF A PHARMACEUTICAL BUILDING INCLUDING MASS GRADING, STORMWATER MANAGEMENT, UNDERGROUND UTILITY CONSTRUCTION, UNDERGROUND STORMWATER DETENTION FACILITY AND PAVEMENT IMPROVEMENTS.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:
1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES
   - SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   - PERIMETER SILT FENCE
   - CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
   - STABILIZED CONSTRUCTION ENTRANCE
   - INLET FILTER BASKETS AND INLET SILT FENCE BOXES ON ADJACENT SITE AREAS.
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. CONSTRUCTION DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH OUTLET PROTECTION NOTED ON PLAN.
4. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
5. TEMPORARY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).
6. INSTALL STORM SEWER, SANITARY SEWER, AND WATER MAIN.
7. INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH OPEN GRATES.
8. TEMPORARY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
9. INSTALL ROADWAYS.
10. PERMANENTLY STABILIZE GRASSY AREAS.
11. REMOVAL ALL TEMPORARY CONTROL MEASURES AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.

C. THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 17.44 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 8.31 ACRES OF THE SITE.

D. THE RUNOFF COEFFICIENT FOR THE SITE FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IS COMPOSITE "C"= 0.71. THE EXISTING SOILS FROM THE SITE MAINLY CONSIST OF URBAN LAND AND CLAYEY ORTHENTS.

E. PLEASE REFER TO PAGE C500 & C501 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATIONS OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.

F. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS THE DES PLAINES RIVER.

G. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:
- SEDIMENT FROM DISTURBED SOILS
- FUEL TANKS
- WASTE CONTAINERS
- OIL OR OTHER PETROLEUM PRODUCTS
- TAR
- DETERGENTS
- PAINTS
- CONSTRUCTION DEBRIS
- CONCRETE AND CONCRETE TRUCKS
- SANITARY STATIONS
- STAGING AREAS
- RAW MATERIALS (IE BAGGED PORTLAND CEMENT)
- ADHESIVES
- SOLVENTS
- FERTILIZERS
- LITTER
- LANDSCAPE WASTE

ADDITIONAL MEASURES REQUIRED:

1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:
   A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.
   C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:
      - PERMANENT SEEDING: IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
      - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).
      - MULCHING
      - GEOTEXTILES
      - SODDING
      - VEGETATIVE BUFFER STRIPS
      - PROTECTION OF TREES
      - PRESERVATION OF MATURE VEGETATION
      - STAGED OR STAGGERED DEVELOPMENT

THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.

2. WASTE MANAGEMENT

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS

ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE STORED AND DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATION OR BY THE MANUFACTURER.

3. CONCRETE WASTE MANAGEMENT

CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.

4. DEWATERING OPERATIONS

DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). DISCHARGES SHALL BE TREATED TO MINIMIZE DISCHARGE OF POLLUTANTS. INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. DISCHARGE OF VISIBLE SOLIDS OR FOAMS IS NOT PERMITTED. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMP'S MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

5. DUST CONTROL

DUST SHALL BE MINIMIZED ON AREAS OF EXPOSED SOILS THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES AS LISTED BELOW:
- SPRINKLING/IRRIGATION
- MULCH
- TILLAGE
- WATER TRUCK
- VEGETATIVE COVER
- SPRAY-ON SOIL TREATMENTS
- STONE

6. OFF-SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS, TO REDUCE EXCESS SEDIMENT, DIRT OR STONE TRACKED FROM THE SITE. SEDIMENT TRACKED OFFSITE ONTO ADJACENT ROADWAYS SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP. HOSING OR SWEEPING SEDIMENT INTO THE STORMWATER SYSTEM OR WATERS OF THE U.S. IS NOT PERMITTED.

7. CONCRETE CUTTING

CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

8. VEHICLE STORAGE AND MAINTENANCE

WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OPERATIONS OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFFSITE. IF ALLOWED ON-SITE: VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN THE DESIGNATED AREA TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS: LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.

WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

9. MATERIAL STORAGE

MATERIALS AND OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHEETS SHOULD BE AVAILABLE FOR REFERENCING CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ONSITE SHOULD BE STORED IN COVERED OR DESIGNATED CONTAINMENT AREAS IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

10. SANITARY STATIONS

TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

11. SPILL PREVENTION

DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.

SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110 ,117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OFTEN INCLUDE INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

IN ADDITION TO PROPER WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, CONCRETE CUTTING, VEHICLE STORAGE AND MAINTENANCE, MATERIAL STORAGE, AND SANITARY STATION PROTECTION, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:
- ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.
- ALL PAINT CONTAINERS SHOULD BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER.
- CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF MATERIALS.

MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES STORMWATER UTILITY STRUCTURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHOULD BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.

RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.

CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.

EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FILTER FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

INLET PROTECTION: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. STORMWATER INLET STRUCTURE PROTECTION MEASURES SHALL BE CLEANED OR REMOVED AND REPLACED AS SEDIMENT ACCUMULATES, FILTERS BECOME CLOGGED, FILTER BAGS ARE MORE THAN 50% FILLED, OR PERFORMANCE IS COMPROMISED. SEDIMENT ACCUMULATIONS ADJACENT TO INLET PROTECTION MEASURES SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY ON WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL IN THE SAME BUSINESS DAY IS NOT FEASIBLE. DO NOT PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

SEDIMENT BASIN: SEDIMENT BASINS SHALL BE CLEANED WHEN ACCUMULATED SEDIMENT HAS REACHED 50% CAPACITY. POST CONSTRUCTION CLEANING OF ACCUMULATED SEDIMENT SHALL BE CONDUCTED IF THE BASIN IS TO REMAIN AFTER CONSTRUCTION IS COMPLETE.

INSPECTIONS

THE OWNER SHALL DESIGNATE A QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. OBSERVATIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY OBSERVATIONS SHOULD RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED. OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS SHALL BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.

SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP. EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:

A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENTRACKING. ALL MATERIAL OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.

B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.

C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.

D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA.SWNONCOMP@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE(ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

NON-STORM WATER DISCHARGES

NON-STORM WATER FLOWS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE INCLUDED WITHIN THIS PLAN. THESE DISCHARGES INCLUDE: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHINGS; WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED; WATERS USED TO CONTROL DUST; POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATERLINE FLUSHINGS; LANDSCAPE IRRIGATION DRAINAGES; ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS; PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED; UNCONTAMINATED AIR CONDITIONING CONDENSATE; UNCONTAMINATED SPRING WATER; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.

THE FOLLOWING NON-STORM WATER DISCHARGES ARE PROHIBITED: CONCRETE AND WASTEWATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL), WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, SOAPS, SOLVENTS, OR DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE, OR ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION.

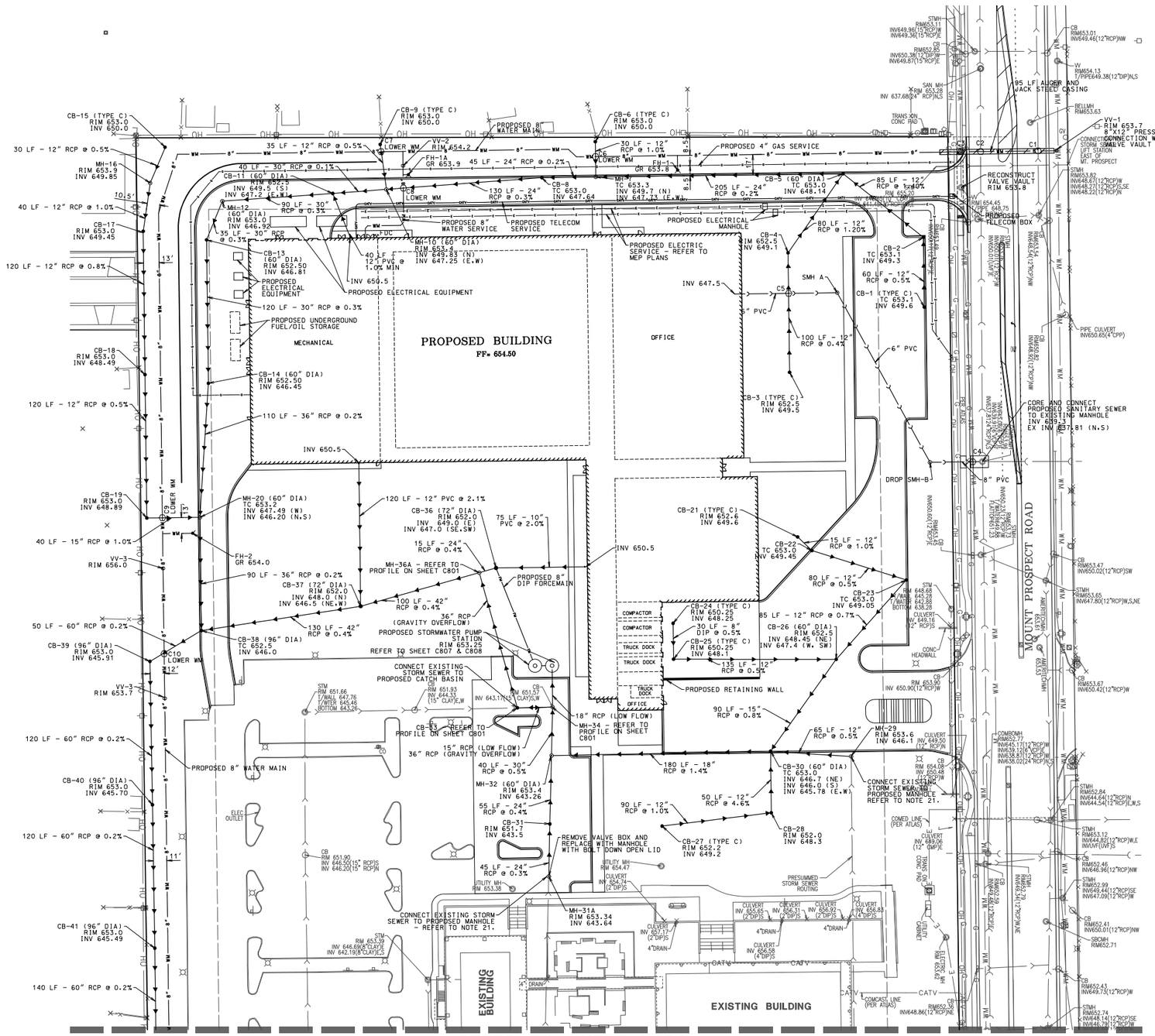
DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS ARE ALLOWABLE IF MANAGED BY APPROPRIATE CONTROLS.

NATURAL BUFFERS

PROJECTS WITHIN 50 FEET OF WATERS OF THE UNITED STATES MUST PROVIDE AN UNDISTURBED NATURAL 50 FOOT BUFFER OR OTHER EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED OR OTHERWISE COORDINATED WITH APPLICABLE LOCAL AND STATE PERMITTING AGENCIES.

MWRDGC EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNO



UNDERGROUND UTILITY GENERAL NOTES

1. CITY OF DES PLAINES ENGINEERING DEPARTMENT STANDARDS SUPERSEDES ALL OTHERS.
2. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED. TRADITIONAL 2-FOOT DIAMETER INLETS ARE NOT ALLOWED FOR THIS DEVELOPMENT. 2-FOOT DIAMETER CATCH BASINS HAVE BEEN IDENTIFIED WHERE APPLICABLE.
3. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
4. ALL WATER MAIN SHALL BE POLYVINYL CHLORIDE PIPE, SDR 25, PRESSURE CLASS 165 PSI, AWWA C-900 OR DUCTILE IRON PIPE. CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE. ALL DUCTILE IRON WATER MAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH CITY REQUIREMENTS
5. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED.
6. GRANULAR TRENCH BACKFILL (CA-6 OR FA-10) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE C800. ALL TRENCHES WITHIN MOUNT PROSPECT ROAD RIGHT-OF-WAY MUST BE TRENCH BACKFILLED WITH FA-6 SAND IN ACCORDANCE WITH ARTICLE 550.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
9. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
10. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
11. CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
12. SEE ARCHITECTURAL DRAWINGS FOR SEWER CONNECTION LOCATIONS.
13. LOCATION OF ALL BUILDING SIAMESE CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHALL.
14. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
15. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
16. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
17. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
18. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
19. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
20. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
21. LOCATION AND ELEVATION OF EXISTING STORM SEWER IS UNKNOWN. CONTRACTOR SHALL VERIFY PIPE SIZE AND INVERT PRIOR TO START OF CONSTRUCTION. ELEVATIONS AT DOWNSTREAM MANHOLES MAY NEED TO BE REVISED ACCORDINGLY.

CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C1	EXSTM 647.57	WTR 646.07	1.5'
C2	WTR 647.41	EXSAN 640.02	7.39'
C3	EXWTR 646.54	WTR 645.04	1.5'
C4	EXWTR 647.2	SAN 640.0	7.2'
C5	STM 649.0	SAN 647.57	1.43'
C6	STN 649.65	WTR 648.15	1.5'*
C7	SAN 649.74	WTR 648.24	1.5'*
C8	STN 646.98	WTR 645.48	1.5'*
C9	STM 648.07	WTR 646.57	1.5'*
C10	STM 645.33	WTR 643.83	1.5'*

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE 11 ON SHEET C809 FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

REFER TO SHEET C801 FOR SANITARY SEWER PROFILE

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No.	Revision	By	Date
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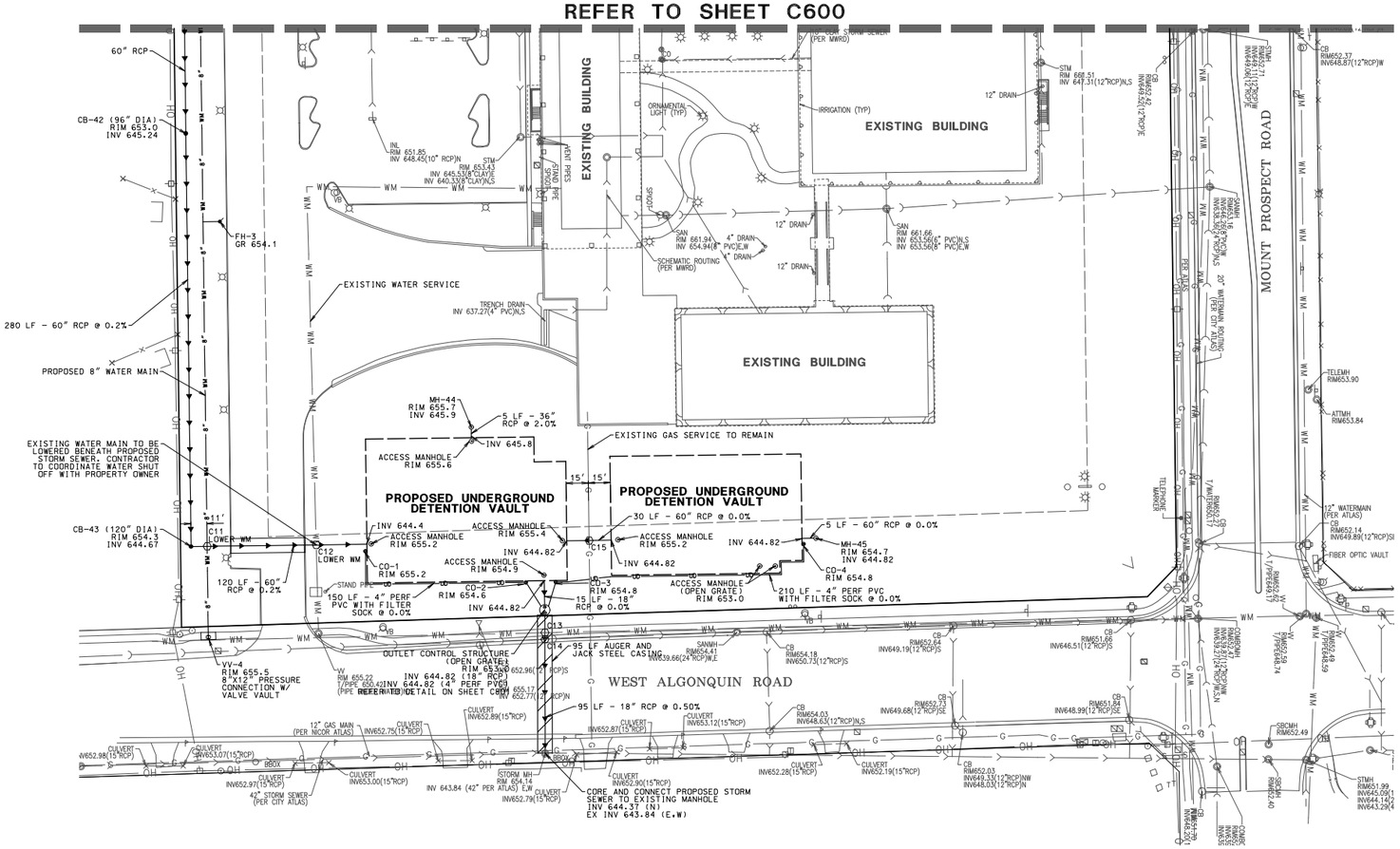

REFER TO SHEET C600 FOR UTILITY PLAN GENERAL NOTES

CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C11	STM 644.05	WTR 642.55	1.5'*
C12	STM 643.73	EXWTR 642.33	1.5'*
C13	EXWTR 649.01	STM 646.52	2.49'
C14	STM 644.48	EXSAN 642.23	2.5'
C15	EXGAS 651.8	STM 650.8	1.0'

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE 11 ON SHEET C809 FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

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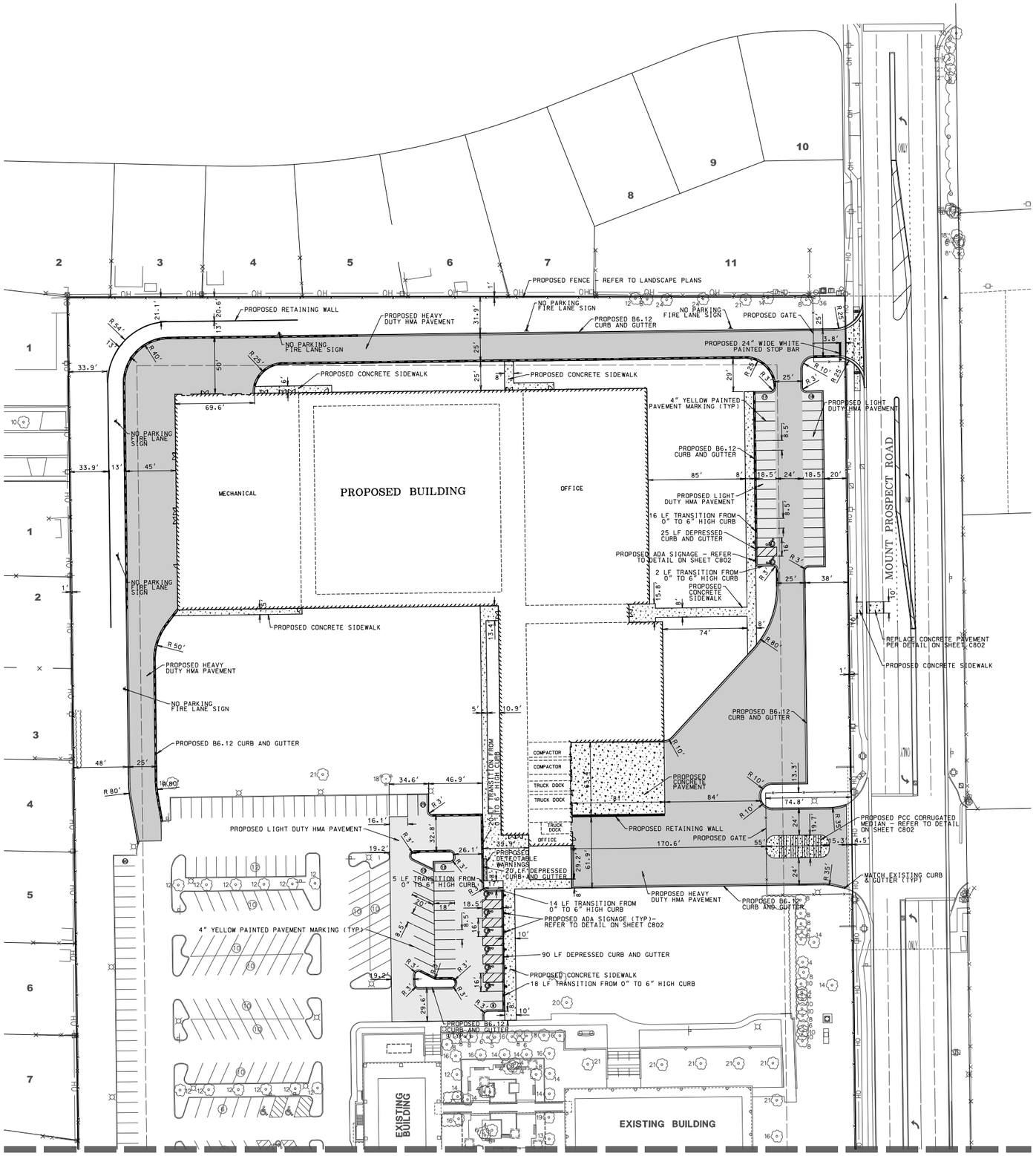
UTILITY PLAN - SOUTH

Project No.: 2866

Dwg. No.: C604

Rev. No.:



N

SCALE 1" - 30'

0 30 60

PAVING LEGEND

LIGHT DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS DATED MAY 2024. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
4. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
5. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
7. SEE ARCHITECTURAL PLANS FOR DETAILS OF LOADING DOCK, TRASH COMPACTORS, TRASH COLLECTORS, AND SIDEWALK PLAN.
8. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.
9. REFER TO STRUCTURAL PLANS FOR RETAINING WALL DETAILS.

REFER TO SEPARATE PLANS FOR IMPROVEMENTS TO MOUNT PROSPECT ROAD

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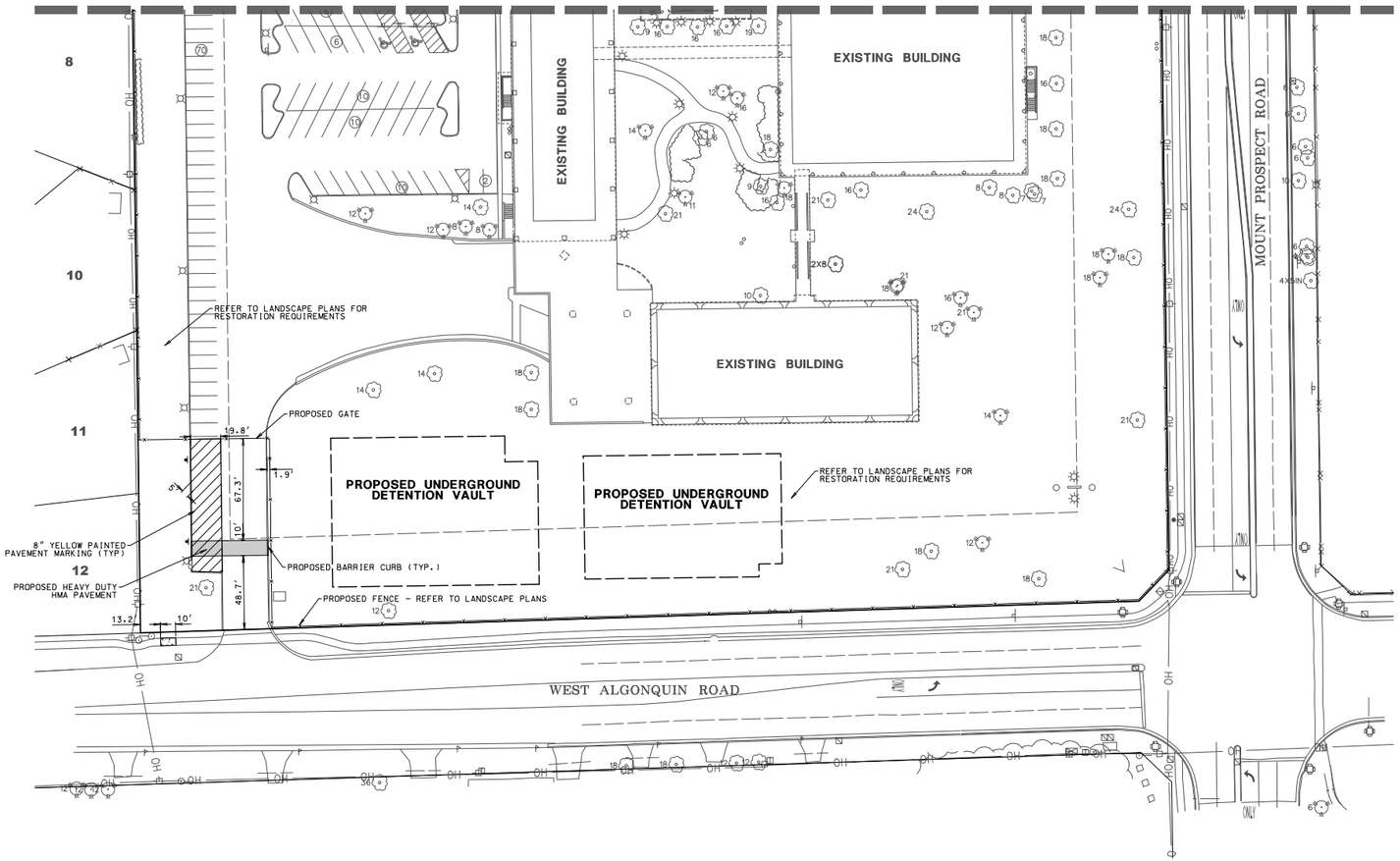
GEOMETRICS AND PAVING PLAN - NORTH

Project No.: 2866

Dwg. No.: C700 Rev. No.:

REFER TO SHEET C700



N

SCALE 1" - 30'
0 30 60

PAVING LEGEND

LIGHT DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	

REFER TO SHEET C700 FOR SITE PLAN GENERAL NOTES

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No.	Revision	By	Date

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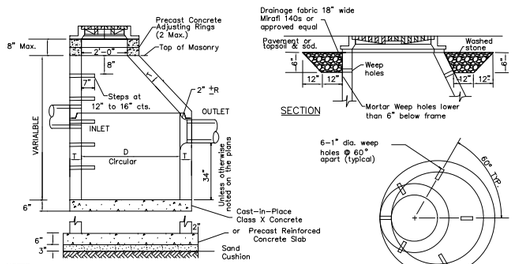
GEOMETRICS AND PAVING PLAN - SOUTH

Project No.: 2866

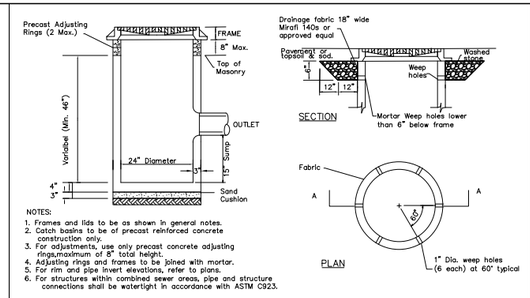
Dwg. No.: C701 Rev. No.:



MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"

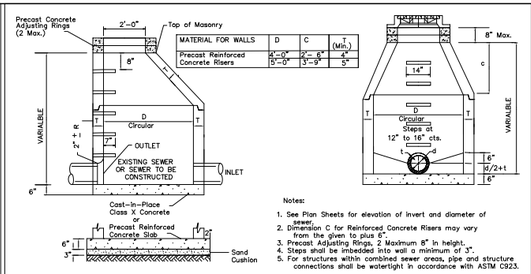
NOTES:
1. Type A Catch Basin shall be furnished frame & lid as shown in general notes.
2. All Catch Basins shall be 4'-0" in diam., unless noted on the plans.
3. Dimension for Precast Reinforced Concrete Risers may vary from the dimension to plus 6".
4. See drawings for elev. of invert & diam. of sewer.
5. Precast Adjusting Rings, 2 ea. max. 8" in height.
6. Steps shall be embedded into the wall with a minimum depth of 3".
7. For structures within combined sewer areas, pipe and structure connections shall be watertight in accordance with ASTM C923.

STANDARD DESIGN FOR CATCH BASIN (TYPE A)



NOTES:
1. Frames and lids to be as shown in general notes.
2. Catch basins to be of precast reinforced concrete construction only.
3. For adjustments, use only precast concrete adjusting rings,maximum of 8" total height.
4. Adjusting rings and frames to be joined with mortar.
5. For rim and pipe invert elevations, refer to plans.
6. For structures within combined sewer areas, pipe and structure connections shall be watertight in accordance with ASTM C923.

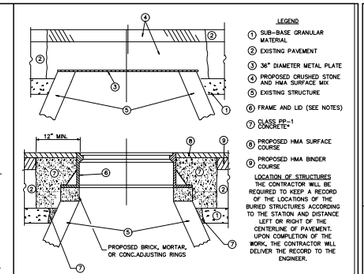
STANDARD DESIGN FOR CATCH BASIN (TYPE C)



MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"

Notes:
1. See Plan Sheets for elevation of invert and diameter of sewer.
2. Dimension C for Reinforced Concrete Risers may vary from the given to plus 6".
3. Precast Adjusting Rings, 2 Maximum 8" in height.
4. Steps shall be imbedded into wall a minimum of 3".
5. For structures within combined sewer areas, pipe and structure connections shall be watertight in accordance with ASTM C923.

STANDARD DESIGN FOR STORM MANHOLE (TYPE A)



STAGE 1 (BEFORE PAVEMENT MILLING)
A) REMOVE A MINIMUM OF 12" OF THE PAVEMENT FROM AROUND THE STRUCTURE.
B) REMOVE THE EXISTING FRAME AND LID FROM THE STRUCTURE.
C) COVER THE STRUCTURE OPENING WITH A 36" DIAMETER METAL PLATE.
D) BACKFILL WITH CRUSHED STONE AND A MINIMUM 1 1/2" THICK HMA SURFACE MIX APPROVED BY THE ENGINEER.

STAGE 2 (AFTER PAVEMENT MILLING)
A) REMOVE THE HMA SURFACE MIX AND CRUSHED STONE.
B) INSTALL THE FRAME AND LID; ADJUST THE FRAME TO ITS FINAL SURFACE ELEVATION.
C) THE SURROUNDING SPACE SHALL BE FILLED WITH CLASS PP-1* CONCRETE TO THE ELEVATION OF THE SURFACE OF THE EXISTING BASE COURSE OR THE BINDER COURSE.

*UNLESS OTHERWISE SPECIFIED IN THE PLANS.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS EXCEPT THAT "THE CONTRACTOR SHALL ADJUST THE STRUCTURES TO THE FINISHED PAVEMENT ELEVATION NO MORE THAN 5 CALENDAR DAYS PRIOR TO PLACEMENT OF THE FINAL LIFT OF SURFACE UNLESS APPROVED BY THE ENGINEER."

NOTES:
EXISTING BROKEN FRAMES AND LIDS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER. REPLACEMENT FRAMES AND LIDS WILL BE PAID FOR IN ACCORDANCE WITH ARTICLE 109.04 OF THE STANDARD SPECIFICATIONS UNLESS A SEPARATE PAY ITEM HAS BEEN PROVIDED.

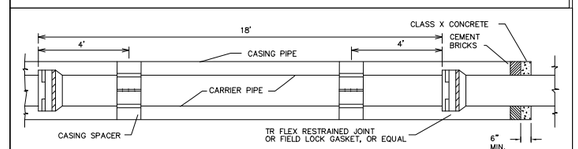
IF THE EXISTING LIDS ARE OPEN, THE FRAME WILL BE ADJUSTED TO THE ELEVATION OF THE MILLED PAVEMENT SURFACE PRIOR TO THE MILLING OPERATION. THE FRAME WILL NOT BE REMOVED AND COVERED BY THE METAL PLATE.

THE METAL PLATE USED TO COVER THE STRUCTURE SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.

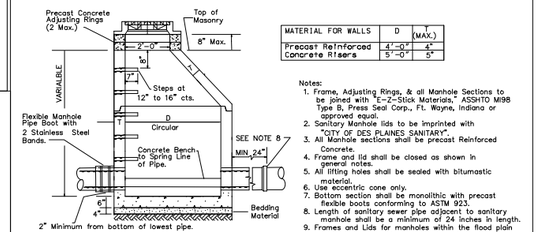
ADJUSTING RINGS SHALL BE 2 MAXIMUM, 8" IN TOTAL HEIGHT, FOR SANITARY MANHOLES AND VALVE VAULTS; USE 2 RINGS OF ROPE MASTIC MATERIAL BETWEEN MANHOLE, ADJUSTING RINGS, AND FRAME. FOR STORM SEWER MANHOLES USE 1" MORTAR BED TO SET FRAMES AND ADJUSTING RINGS.

WHEN STRUCTURES ARE TO BE ADJUSTED OR RECONSTRUCTED, THE LOWERING AND RAISING OF THE FRAMES AND LIDS WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE COST OF THE CORRESPONDING PAY ITEM.

MANHOLE ADJUSTMENT DETAIL



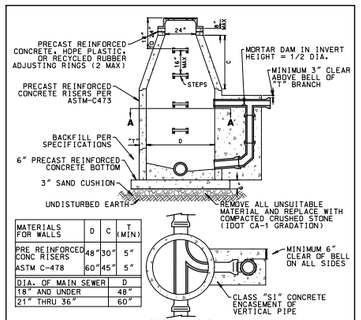
CARRIER PIPE & PIPE CASING BULKHEAD DETAIL



MATERIAL FOR WALLS	D	T (MAX.)
Precast Reinforced Concrete Risers	4'-0"	4"
	5'-0"	5"

Notes:
1. Frame, Adjusting Rings, & all Manhole Sections to be joined with "E-Z-Stick Materials," ASSHTO M198 Type B, Press Seal Corp., Ft. Wayne, Indiana or approved equal.
2. Sanitary Manhole lids to be imprinted with "CITY OF DES PLAINES SANITARY".
3. All Manhole sections shall be precast Reinforced Concrete.
4. Frame and lid shall be closed as shown in general notes.
5. All lifting holes shall be sealed with bitumastic material.
6. Use eccentric cone only.
7. Bottom section shall be monolithic with precast flexible boots conforming to ASTM 923.
8. Length of sanitary sewer pipe adjacent to sanitary manhole shall be a minimum of 24 inches in length.
9. Frames and Lids for manholes within the flood plain shall be water tight, locking lid type.

STANDARD DESIGN FOR SANITARY MANHOLE

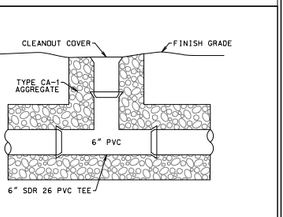


MATERIALS FOR WALLS	D	C	T (MIN.)
PRE REINFORCED CONC RISERS ASTM C-478	48"	30"	5"
	60"	45"	5"

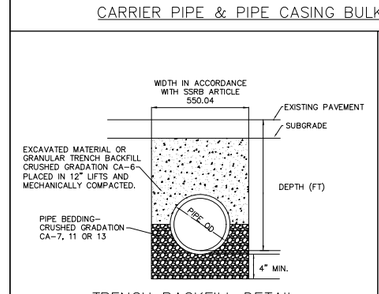
DIA. OF MAIN SEWER	D
18" AND UNDER	48"
21" THRU 36"	60"

NOTES:
1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. JOINTS BETWEEN PRECAST SECTIONS SHALL BE PREFORMED FLEXIBLE GASKETS. RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT MATERIAL TO ENSURE A WATERTIGHT JOINT. PREFORMED GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C990. RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C443.
3. STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS 1/2" MIN WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. ALL SANITARY SEWER CONNECTIONS SHALL BE WATERTIGHT, CONFORMING TO ASTM C-923.
9. DROP PIPE SHALL BE CAST INTEGRAL WITH VERTICAL SECTION OF THE MANHOLE.
10. FOR INCOMING SEWERS SMALLER THAN 12", USE VERTICAL PIPE OF SAME DIAMETER. FOR INCOMING SEWER 12" OR LARGER USE, 12" VERTICAL PIPE.

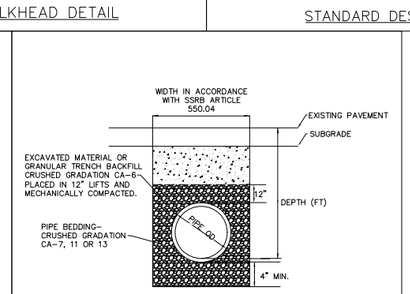
DROP MANHOLE
NOT TO SCALE



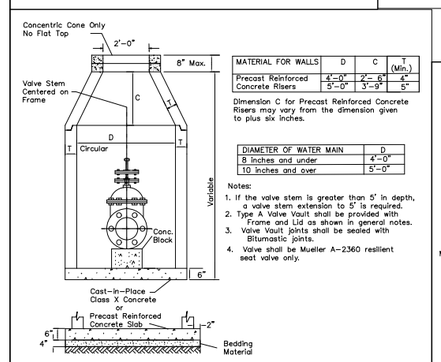
STORM CLEANOUT DETAIL
NOT TO SCALE



TRENCH BACKFILL DETAIL ALL SEWER AND WATER (EXCEPT PVC)



TRENCH BACKFILL DETAIL PVC SEWER



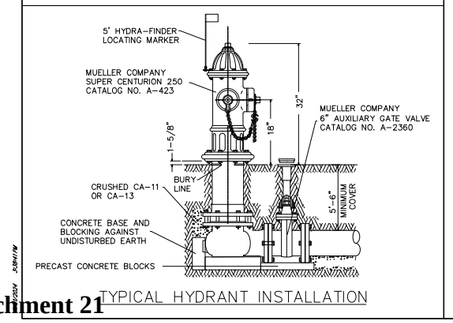
MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"

Dimension C for Precast Reinforced Concrete Risers may vary from the dimension given to plus six inches.

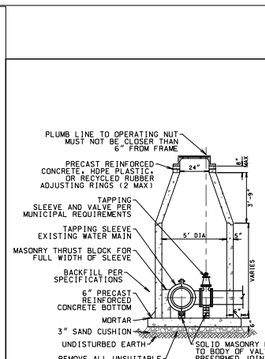
DIAMETER OF WATER MAIN	D
8 Inches and under	4'-0"
10 Inches and over	5'-0"

Notes:
1. If the valve stem is greater than 5' in depth, a valve stem extension to 5' is required.
2. Type A Valve Vault shall be provided with Frame and Lid as shown in general notes.
3. Valve Vault joints shall be sealed with Bitumastic joints.
4. Valve shall be Mueller A-2360 resilient seat valve only.

STANDARD DESIGN FOR VALVE VAULT (TYPE A)

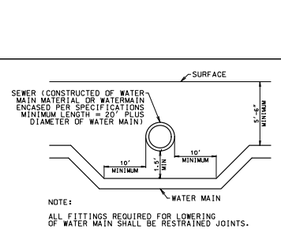


TYPICAL HYDRANT INSTALLATION



NOTES:
1. PRECAST STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. JOINTS BETWEEN PRECAST SECTIONS SHALL BE PREFORMED FLEXIBLE GASKETS. RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT MATERIAL TO ENSURE A WATERTIGHT JOINT. PREFORMED GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C990. RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C443.
3. STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS 1/2" MIN WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. PIPE OPENINGS SHALL BE CAST INTO THE WALL. THE PRECAST CONCRETE BASE TO BE CAST INTEGRAL WITH LOWEST WALL UNIT.

PRESSURE CONNECTION VAULT DETAIL
NOT TO SCALE



NOTE:
ALL FITTINGS REQUIRED FOR LOWERING OF WATER MAIN SHALL BE RESTRAINED JOINTS.

WATER MAIN LOWERING DETAILS
NOT TO SCALE

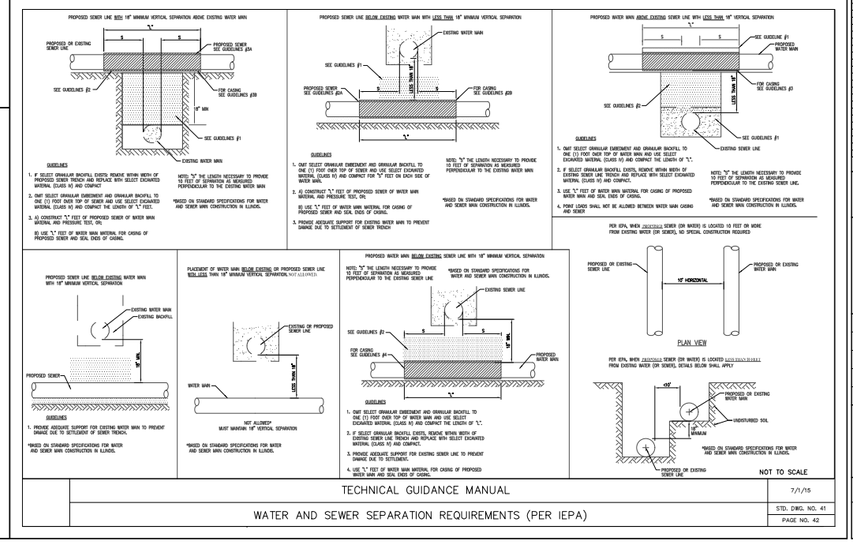
FRAMES AND GRATES ON ALL STRUCTURES SHALL BE AS FOLLOWS. UNLESS OTHERWISE NOTED ON THE PLANS:

SANITARY:
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EAST JORDAN IRON WORKS (EJIW) 1058 WITH TYPE "A" COVER. SHALL HAVE THE WORD "SANITARY" ON THE COVER AND SHALL HAVE A 1" CONCEALED PICK HOLE. ALL SANITARY MANHOLE COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

WATER:
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EJIW 1058 WITH TYPE "A" COVER. SHALL HAVE THE WORD "WATER" ON THE COVER AND A 1" CONCEALED PICK HOLE. ALL VALVE VAULT COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

STORM:
ALL OPEN LID GRATES SHALL CONTAIN THE TROUT LOGO OR APPROVED EQUAL AS SPECIFIED BY THE MUNICIPALITY
FRAMES AND GRATES SHALL BE AS FOLLOWS:
1. CLOSED LID (CL): NEENAH R-1772, SOLID LID COVER OR EJIW 1050 WITH TYPE "A" COVER. SHALL HAVE THE WORD "STORM" ON THE COVER AND SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.
2. 6&12 CURB AND GUTTER: NEENAH R-3281-AL WITH TYPE "L" GRATE OR EJIW 7210 WITH TYPE "M1" GRATE.
3. DEPRESSED CURB AND GUTTER, EXCEPT ADA ACCESSIBLE ROUTES: NEENAH R-3281-AL WITH TYPE "L" GRATE OR EJIW 7210 WITH M1 GRATE. CURB PLATE SHALL BE FLUSH WITH FLAG OF CURB.
4. OPEN LID WITHIN PAVEMENTS, EXCEPT ADA ACCESSIBLE ROUTES: NEENAH R-2504 WITH TYPE "G" GRATE OR EJIW 1050 WITH TYPE "M1" GRATE.
5. OPEN LID WITHIN ADA ACCESSIBLE ROUTES: NEENAH R-3067-C WITH TYPE "G" GRATE OR APPROVED EQUAL.
   a. NOTE: A CURB BOX SHALL NOT BE PERMITTED
   b. OPENINGS MUST BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. OPEN LID WITHIN LANDSCAPED AREAS: NEENAH R-2577-B WITH TYPE "B" GRATE OR APPROVED EQUAL.
7. OPEN LID WITHIN REAR YARDS (BEEHIVE): NEENAH R-4340-B WITH "BEEHIVE" GRATE OR EJIW 6527.

FRAME AND GRATE SCHEDULE
NOT TO SCALE



TECHNICAL GUIDANCE MANUAL			7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)		STD. DWG. NO. 41	
		PAGE NO. 42	

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No.	Revision	By	Date

SITE PERMIT

Professional Seal(s)

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Checked By:	TKB
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Date Printed:	07.08.2024
File Name:	
Dwg. No.:	CONSTRUCTION DETAILS
Project No.:	2866
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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS.
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE MOST KNOWN FACT OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, R-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DR=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-1035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETTED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

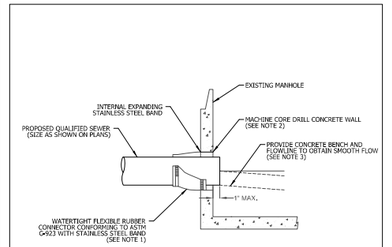
THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE N. " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR PLASTIC-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWERMATIC TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT AREOR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.



SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL, OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

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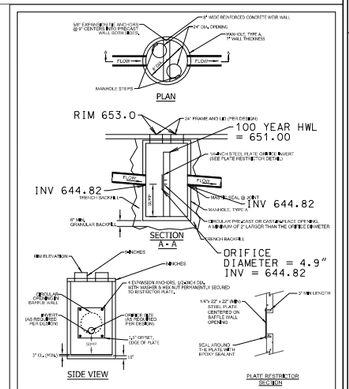
PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42 PAGE NO. 43



NOTES:
1. STRUCTURE AND BAFFLE WALL FABRICATED USING REINFORCED PORTLAND CEMENT CONCRETE.
2. RESTRICTORS LESS THAN 4" IN DIAMETER PROVIDE HOODSHOUT OF WIRE MESH
3. BAFFLE WALL PERMANENTLY INSTALLED AS PRECAST OR CAST-IN-PLACE
4. PIPE TO STRUCTURE CONNECTIONS SHALL BE ASTM C923 IN COMBINED SEWER AREAS.
5. CAUTION: 1/4-INCH STEEL PLATE DIMENSIONED TO BEST FIT PROPOSED STRUCTURE.
6. ANCHOR EMBEDMENT SHALL BE 4-INCHES MINIMUM.
7. SEE STRUCTURAL PLANS FOR REINFORCEMENT DETAILS.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/04/2019
TYPICAL OUTLET CONTROL STRUCTURE (WALL) DETAIL	STD. DWG. NO.23 PAGE NO. 38

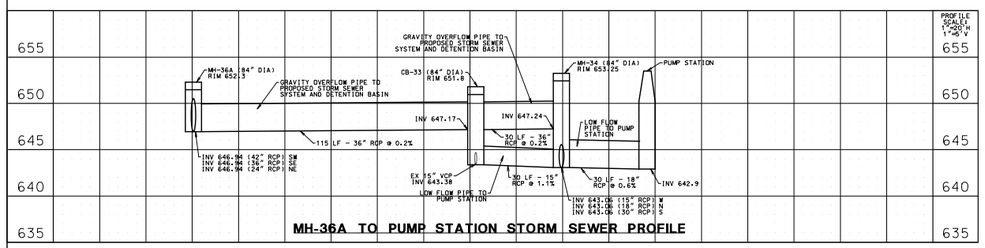
TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

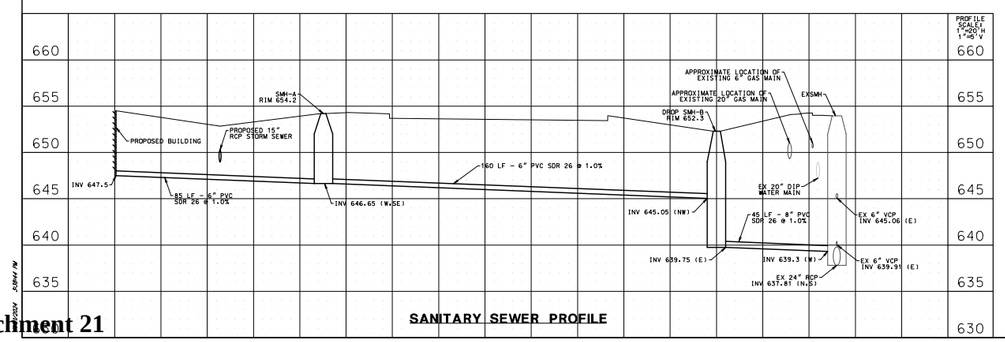
10/13/2022

STD. DWG. NO.: 8

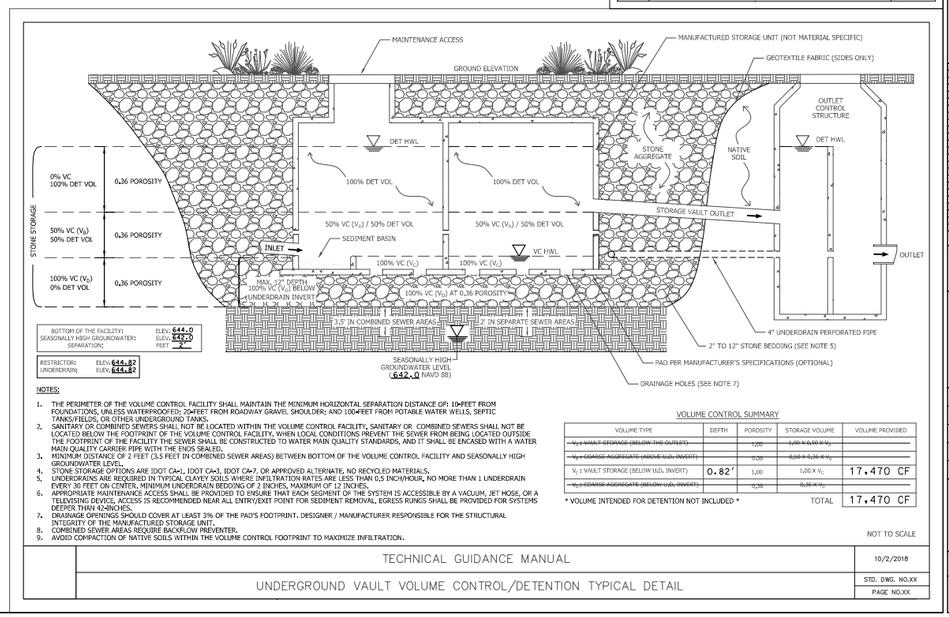
PAGE NO. 19



MH-36A TO PUMP STATION STORM SEWER PROFILE



SANITARY SEWER PROFILE



NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 25-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL.
4. STONE STORAGE OPTIONS ARE IDOT CA-7, IDOT CA-3, IDOT CA-7 OR APPROVED ALTERNATE, NO RECYCLED MATERIALS.
5. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR, NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER, MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
6. APPROPRIATE MAINTENANCE ACCESS SHALL BE PROVIDED TO ENSURE THAT EACH SEGMENT OF THE SYSTEM IS ACCESSIBLE BY A VACUUM, JET HOSE, OR A TELEVISING DEVICE. ACCESS IS RECOMMENDED NEAR ALL ENTRY/EXIT POINT FOR SEDIMENT REMOVAL. EGRESS RUNGS SHALL BE PROVIDED FOR SYSTEMS DEEPER THAN 4-INCHES.
7. DRAINAGE OPENINGS SHOULD COVER AT LEAST 3% OF THE PAD'S FOOTPRINT. DESIGNER / MANUFACTURER RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE MANUFACTURED STORAGE UNIT.
8. COMBINED SEWER AREAS REQUIRE BACKFLOW PREVENTER.
9. AVOID COMPACTION OF NATIVE SOILS WITHIN THE VOLUME CONTROL FOOTPRINT TO MAXIMIZE INFILTRATION.

VOLUME CONTROL SUMMARY

VOLUME TYPE	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
~~V_1 = VAULT STORAGE (BELOW TOP OF OUTLET)~~	~~1.00~~	~~0.36~~	~~1.00 X V_1~~	
~~V_2 = STONE AGGREGATE (ABOVE V_1, BELOW OUTLET)~~	~~0.36~~	~~0.36~~	~~0.36 X V_2~~	
V_3 = VAULT STORAGE (BELOW V_1, V_2, INVERT)	0.82'	1.00	1.00 X V_3	17,470 CF
~~V_4 = STONE AGGREGATE (BELOW V_1, V_2, INVERT)~~	~~0.36~~	~~0.36~~	~~0.36 X V_4~~	
			TOTAL	17,470 CF

* VOLUME INTENDED FOR DETENTION NOT INCLUDED *

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/2/2018
UNDERGROUND VAULT VOLUME CONTROL/DETENTION TYPICAL DETAIL	STD. DWG. NO.XX PAGE NO.XX

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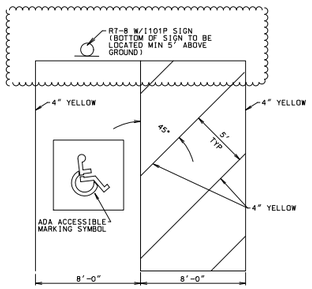
No.	Revision	By	Date

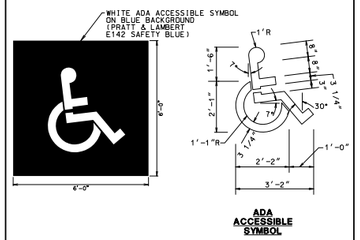
SITE PERMIT

Professional Seal(s)

Drawn By	MM
Checked By	TKB
Approved By	TKB
Date Printed	07.08.2024
File Name	
Dwg. Title	CONSTRUCTION DETAILS
Project No.	2866
Dwg. No.	
Rev. No.	

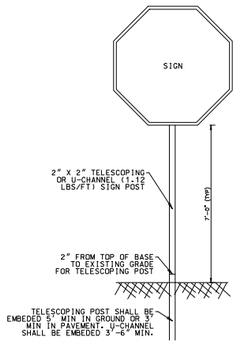


ADA ACCESSIBLE MARKING DETAILS
NOT TO SCALE



ADA ACCESSIBLE SYMBOL

ADA ACCESSIBLE MARKING DETAILS
NOT TO SCALE



SIGN POST DETAIL
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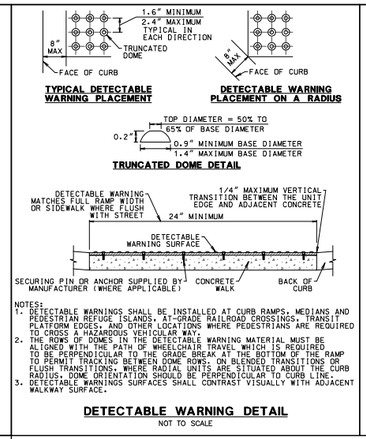
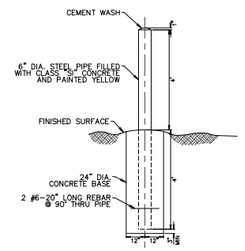


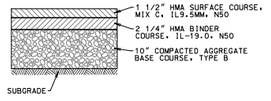
NOTES:
1. DETECTABLE WARNINGS SHALL BE INSTALLED AT CURB RAMPS, MEDIANS AND PEDESTRIAN REFUGE ISLANDS, AT-GRADE RAILROAD CROSSINGS, TRANSIT PLATFORM EDGES, AND OTHER LOCATIONS WHERE PEDESTRIANS ARE REQUIRED TO CROSS A HAZARDOUS VEHICULAR WAY.
2. THE ROWS OF DOMES IN THE DETECTABLE WARNING MATERIAL MUST BE ALIGNED WITH THE PATH OF WHEELCHAIR TRAVEL WHICH IS REQUIRED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BOTTOM OF THE RAMP TO PERMIT TRACKING BETWEEN DOME ROWS ON BLENDED TRANSITIONS OR FLUSH TRANSITIONS. WHERE RADIAL UNITS ARE SITUATED ABOUT THE CURB RADIUS, DOME ORIENTATION SHOULD BE PERPENDICULAR TO CURB LINE.
3. DETECTABLE WARNINGS SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACE.

DETECTABLE WARNING DETAIL
NOT TO SCALE

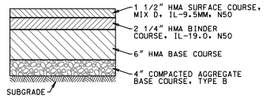


TYPICAL GUARD POST DETAIL
NOT TO SCALE

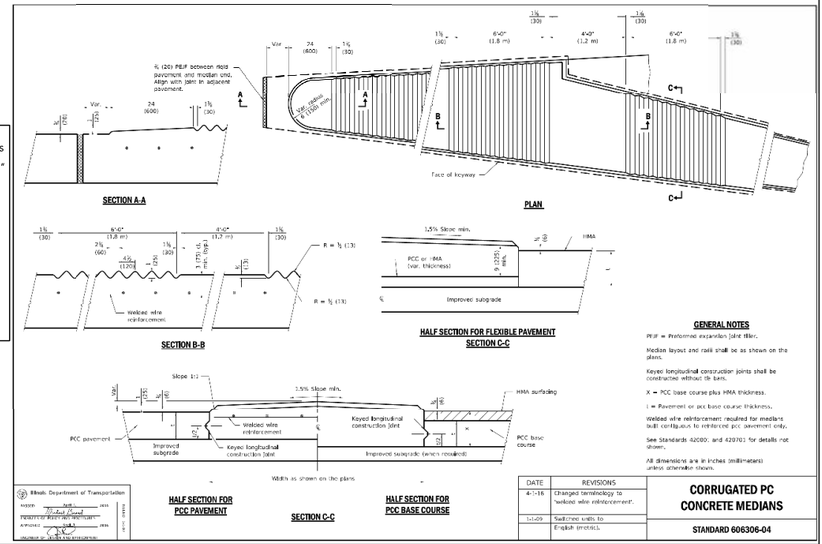
ADA ACCESSIBLE PARKING SIGNS
NOT TO SCALE



LIGHT-DUTY HMA PAVEMENT
NOT TO SCALE

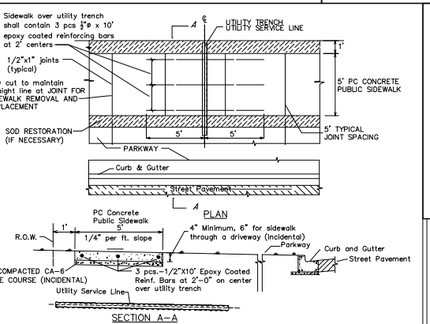


HEAVY-DUTY HMA PAVEMENT
NOT TO SCALE

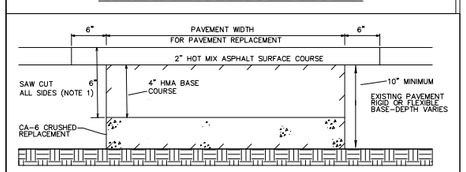


DATE	REVISIONS
4-1-16	Changed terminology to 'welded wire reinforcement'.
1-1-09	Switched units to English (metric).

CORRUGATED PC CONCRETE MEDIANS
STANDARD 606306-04



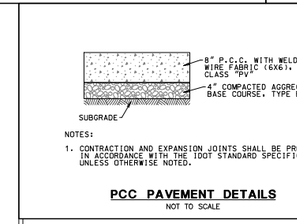
CONCRETE PUBLIC SIDEWALK DETAIL



NOTE 1 – SAW CUT DEPTH
AGGREGATE BASE-CUT FULL DEPTH OF HMA SURFACES ONLY.
CONCRETE AND HMA BASE-CUT FULL DEPTH OF BASE COURSE

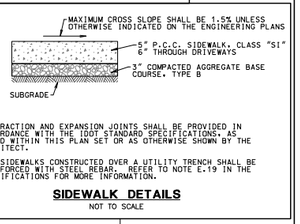
SAW CUT DEPTH TO BE A MINIMUM OF 4" OR TO BOTTOM OF EXISTING BASE, WHICHEVER IS GREATER. CRUSHED CA-6 REPLACEMENT TO BE MECHANICALLY COMPACTED.

PAVEMENT PATCHING



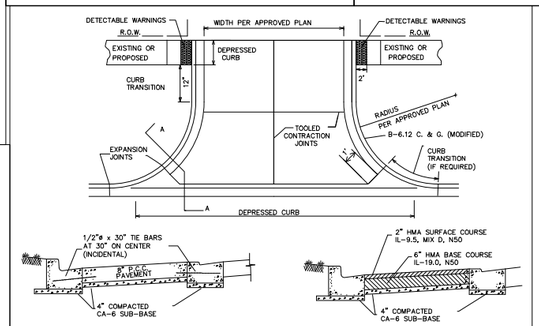
NOTES:
1. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

PCC PAVEMENT DETAILS
NOT TO SCALE



NOTES:
1. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, AS NOTED WITHIN THIS PLAN SET OR AS OTHERWISE SHOWN BY THE ARCHITECT.
2. ALL SIDEWALKS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH STEEL REBAR. REFER TO NOTE E.19 IN THE SPECIFICATIONS FOR MORE INFORMATION.

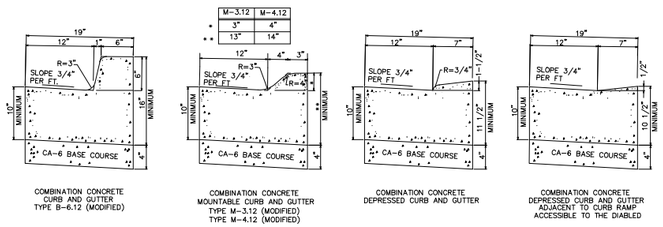
SIDEWALK DETAILS
NOT TO SCALE



CONCRETE PAVEMENT SECTION A-A *
*ALL ALLEY APPROACHES USE CONCRETE PAVEMENT SECTION

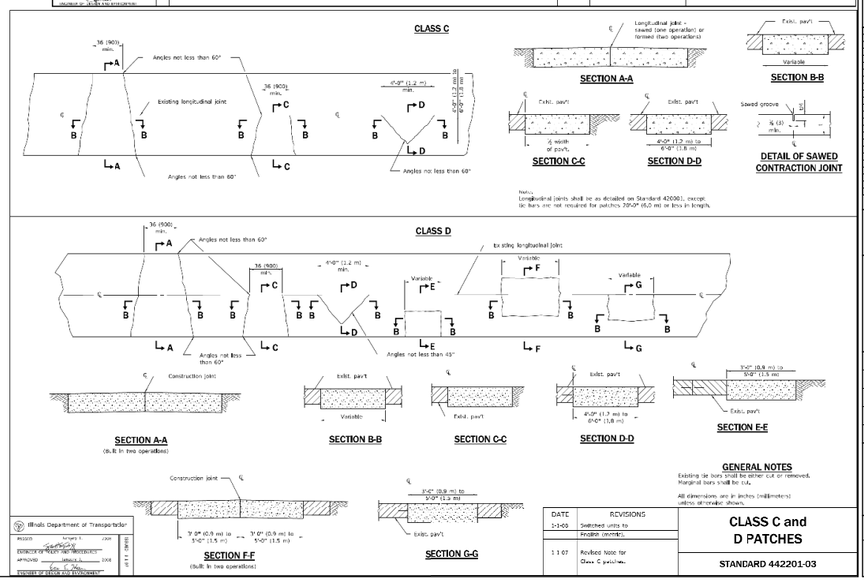
ALTERNATE PAVEMENT SECTION A-A

COMMERCIAL DRIVEWAY APPROACH DETAIL



COMBINATION CONCRETE CURB AND GUTTER TYPE B-6.12 (MODIFIED)
COMBINATION CONCRETE MOUNTABLE CURB AND GUTTER TYPE M-3.12 (MODIFIED) TYPE M-4.12 (MODIFIED)
COMBINATION CONCRETE DEPRESSED CURB AND GUTTER
COMBINATION CONCRETE DEPRESSED CURB AND GUTTER ADJACENT TO CURB RAMP ACCESSIBLE TO THE DIABLED

CONCRETE CURB AND GUTTER DETAILS



DATE	REVISIONS
1-1-09	Switched units to English (metric).
1 1 07	Revised Note for Class C patches.

CLASS C and D PATCHES
STANDARD 442201-03

GENERAL NOTES
Existing tie bars shall be either cut or removed. Marginal bars shall be cut.
All dimensions are in inches (millimeters) unless otherwise shown.

No.	Revision	By	Date
1	REVISED PER CITY COMMENTS	MM	08/12/2024

SITE PERMIT

Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Plotted:	07.08.2024

CONSTRUCTION DETAILS

Project No.: 2866

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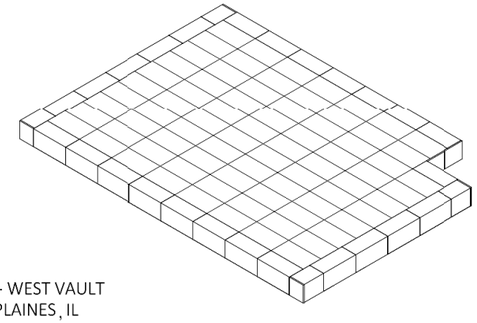
StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

SHEET INDEX	
PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	GENERAL NOTES
1.1	SINGLETRAP DESIGN CRITERIA
2.0	SINGLETRAP SYSTEM LAYOUT
2.1	SINGLETRAP FOUNDATION LAYOUT
3.0	SINGLETRAP INSTALLATION SPECIFICATION
3.1	SINGLETRAP INSTALLATION SPECIFICATION
4.0	SINGLETRAP BACKFILL SPECIFICATION
5.0	PEC/ACCESS OPENING SPECIFICATION
6.0	SINGLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

STORMTRAP SUPPLIER: STORMTRAP
CONTACT NAME: KATIE OAKES
CELL PHONE: 630-470-3214
SALES EMAIL: ROAKES@STORMTRAP.COM

THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS IS STRICTLY GRANTED TO YOU, OUR CLIENT, FOR THE SPECIFIED AND NAMED PROJECT ONLY. THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR MANUFACTURING PURPOSES.



VETTER - WEST VAULT
DES PLAINES, IL

StormTrap
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ROMEOVILLE, IL 60446
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9575 HIGGINS ROAD
Rosemont, IL
847-969-1400

PROJECT INFORMATION:
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WEST VAULT
DES PLAINES, IL

CURRENT ISSUE DATE:
5/14/2024

ISSUED FOR:
PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
3	5/14/2024	PRELIMINARY	JPH
2	4/12/2024	PRELIMINARY	JPH
1	1/19/2024	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
0.0

GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:

   STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES, ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAVITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE BY NOT INFLICTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.

2. TREE LOADING DISCLAIMER:

   THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE PIPES AND PLANTS IN QUESTION. THE EOR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.

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PROJECT INFORMATION:
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SCALE:
NTS

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
1.0

STRUCTURAL DESIGN LOADING CRITERIA
LIVE LOADING: AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE: BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE: 3000PSF
SOIL DENSITY: 120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES: ASTM C857 ACI-318
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION
UNIT HEADROOM: 7'-0" SINGLETRAP

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE INVERTS, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.50' MAX. 6.00'. CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS, THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
5. SYSTEM MAY ALLOW FOR INCIDENTAL LEAKAGE AND WILL NOT BE SUBJECT TO LEAKAGE TESTING.

VCBMP VOLUME CALCULATION

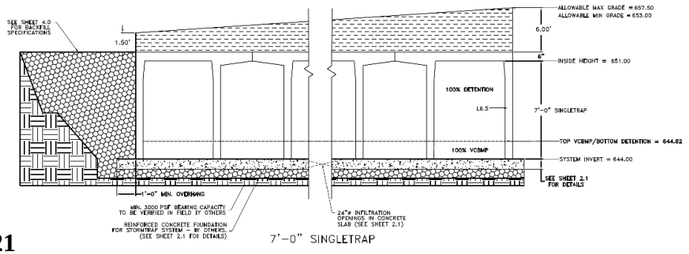
=VCBMP STORAGE PROVIDED = 9,717.85 CUBIC FEET
(ELEV 644.82 – ELEV 644.00, 100% IN SYSTEM)

DETENTION VOLUME CALCULATION

=WATER STORAGE PROVIDED = 73,239.39 CUBIC FEET
(ELEV 651.00 – ELEV 644.82, 100% IN SYSTEM)

SEASONAL HIGH WATER TABLE

=SHWT = 642.' (ELEVATION)
*TO BE VERIFIED BY ENGINEER
=VCBMP BOTTOM TO SHWT = 2 (DISTANCE)
=AMOUNT OF NATIVE SOIL ABOVE SHWT = 2 (DISTANCE)



7'-0" SINGLETRAP

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1	1/19/2024	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

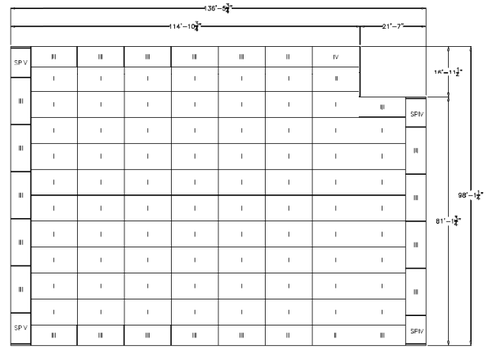
SHEET NUMBER:
1.1

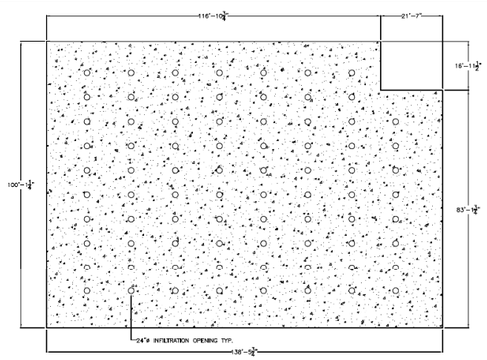
BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
77	I	7'-0" SINGLETRAP	18890
1	II	7'-0" SINGLETRAP	22754
24	III	7'-0" SINGLETRAP	20234
1	IV	7'-0" SINGLETRAP	22267
0	VII	7'-0" SINGLETRAP	0
4	SPIV	7'-0" SINGLETRAP	VARIES
2	T2 PANEL	6" THICK PANEL	4734
4	T4 PANEL	6" THICK PANEL	3727
0	T7 PANEL	6" THICK PANEL	0
21	JOINTTAPE	150' PER ROLL	
40	JOINTTAPE	14.5' PER ROLL	
TOTAL PIECES = 107			
TOTAL PANELS = 6			
HEAVIEST PIECE WEIGHT = 22,754			

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 657.50
ALLOWABLE MIN GRADE = 653.00
INSIDE HEIGHT = 651.00
SYSTEM INVERT = 644.00

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH 4 PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.





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SHEET TITLE:
SINGLETRAP SYSTEM LAYOUT

SHEET NUMBER:
2.0

CONCRETE FOUNDATION NOTES:
1. CONCRETE FOUNDATION TO BE SUPPLIED AND INSTALLED BY OTHERS.
2. CONCRETE STRENGTH @ 28 DAYS, 5%-8% ENTRAINED AIR, 3"-5" MAX SLUMP.
3. NET ALLOWABLE SOIL PRESSURE AS INDICATED ON SHEET 1.1.
4. SOIL CONDITIONS TO BE VERIFIED ON SITE BY OTHERS.
5. REBAR: ASTM A615 GRADE 60, BLACK BAR.
6. DIMENSION OF FOUNDATION MUST HAVE 1'-0" OVERHANG BEYOND EXTERNAL FACE OF MODULE.
7. DIMENSION OF STORMTRAP SYSTEM ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
8. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
9. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.

STORMTRAP FOUNDATION DETAIL

HS-20 & HS-25 LOADING – (ACI 318, ST2)				
MAXIMUM SYSTEM COVER	SLAB THICKNESS	CONCRETE STRENGTH	REINFORCEMENT (BOTH DIRECTIONS)	"A" CLEAR COVER
3'-6" – 1'-0"	8"	4000 PSI	#4 @ 18" O.C.	3.5"
1'-1" – 2'-0"	8"	4000 PSI	#4 @ 16" O.C.	3.5"
2'-1" – 3'-0"	8"	4000 PSI	#4 @ 12" O.C.	3.5"
3'-1" – 4'-0"	8"	4000 PSI	#4 @ 12" O.C.	3.5"
4'-1" – 5'-0"	8"	4000 PSI	#5 @ 18" O.C.	3.375"
5'-1" – 6'-0"	8"	4000 PSI	#5 @ 16" O.C.	3.375"
6'-1" – 7'-0"	8"	4000 PSI	#5 @ 12" O.C.	3.375"
7'-1" – 8'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.875"
8'-1" – 9'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.875"
9'-1" – 10'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.875"

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No.	Revision	Rd	Date

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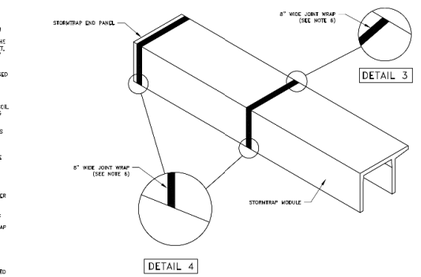
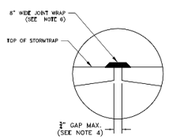
Dwg. Title:
STORMTRAP DETAILS - WEST VAULT

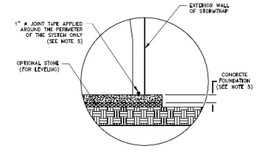
Project No.: 2866
Dwg. No.:
Rev. No.:

STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES). THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS ARE PROVIDED FOR EMPHASIS. THE MENTION OF THESE ITEMS DOES NOT PRECLUDE THE INSTALLING CONTRACTOR FROM FOLLOWING ASTM C891 IN ITS ENTIRETY AND IMPLEMENTING ALL APPROPRIATE MEASURES. THE INSTALLING CONTRACTOR OWNS AND IS RESPONSIBLE FOR THE STORMTRAP SYSTEM UPON REMOVAL OF THE MODULES FROM THE DELIVERY TRUCK THROUGH FINAL CONSTRUCTION. FINAL CONSTRUCTION IS ACHIEVED WHEN ALL MODULES ARE SET, FULLY BACKFILLED, AND WHEN FINAL FINISHED GRADES ARE REACHED. THE CONTRACTOR IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO RESIST UPLIFT/BUOYANCY BEFORE "FINAL CONSTRUCTION" IS ACHIEVED.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. STORMTRAP MODULES SHALL BE PLACED ON A LEVEL CONCRETE FOUNDATION (SEE SHEET 2.1) WITH A 1'-0" OVERHANG ON ALL SIDES THAT SHALL BE POURED IN PLACE BY INSTALLING CONTRACTOR. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS, TO ENSURE THAT THE SOIL BEARING PRESSURE MEETS OR EXCEEDS THE STRUCTURAL DESIGN LOADING CRITERIA AS SPECIFIED ON SHEET 1.1.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3" (SEE DETAIL 2). IF THE SPACE EXCEEDS 3", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. THE PERIMETER HORIZONTAL JOINT BETWEEN THE STORMTRAP MODULES AND THE CONCRETE FOUNDATION SHALL BE SEALED TO THE FOUNDATION WITH PRE-FORMED MASTIC JOINT SEALER ACCORDING TO ASTM C891, 8.8 AND 8.12 (SEE DETAIL 1). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.
6. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 6" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , MOISTURE PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 3, & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SLIT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.
   - 6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.







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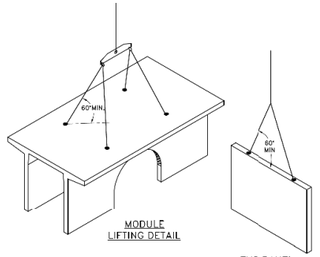
SINGLETRAP INSTALLATION SPECIFICATION

SHEET NUMBER:
3.0

STORMTRAP MODULE LIFTING SPECIFICATION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE.
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
4. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.

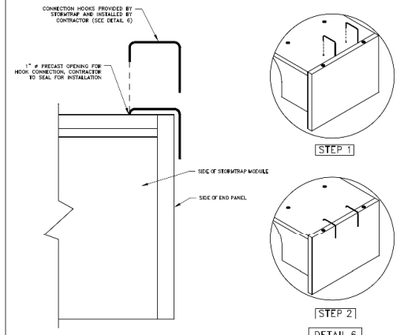


MODULE LIFTING DETAIL

END PANEL LIFTING DETAIL

END PANEL ERECTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TAT OR FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



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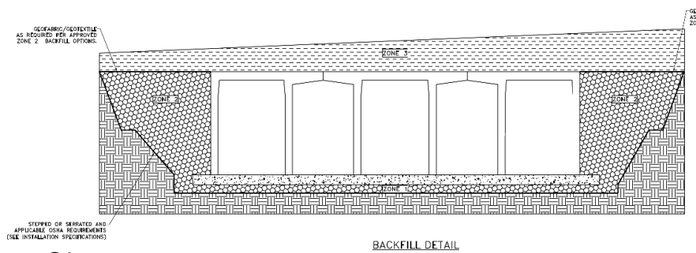
STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL OPTIONS BELOW. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER OF RECORD. CONTRACTOR SHALL CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED PRIOR TO CONSTRUCTION. ALL MODULES MUST BE SET AND ALL SIDES MUST BE FULLY BACKFILLED BEFORE TRAVEL OVERTOP THE SYSTEM IS PERMITTED. SEE NOTE 2 FOR EXCEPTIONS AND LIMITATIONS.
2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN LIVE LOAD LISTED ON SHEET 1.0 TRAVEL OVERTOP THE SYSTEM. IF TRAVEL OVER THE SYSTEM OCCURS BEFORE THE MINIMUM DESIGN COVER IS ACHIEVED, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. VEHICLES AND MACHINERY USED TO PLACE FILL MATERIAL ON TOP OF THE SYSTEM SHALL TRAVEL PARALLEL TO THE LONGITUDINAL AXIS OF THE STORMTRAP MODULES WHENEVER POSSIBLE.
3. THE VIBRATORY FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HARD COMPACTION MAY BE NECESSARY TO ENSURE THAT THE ALLOWABLE DESIGN LOADING IS NOT EXCEEDED.
4. STONE AGGREGATE FOUNDATION IN ZONE 1 MAY BE REQUIRED FOR THE FOLLOWING:
   - A.) INFILTRATION — IF INFILTRATION IS REQUIRED, A FREE DRAINING MATERIAL SHALL BE USED AT A DEPTH DETERMINED BY THE EOR. FREE DRAINING AGGREGATE IS DEFINED AS 80% AGGREGATE RETAINED ON 3/8" SIEVE.MAXIMUM OF AGGREGATE SIZE BETWEEN 3/4"AND 1", AND ONLY 5% OF MATERIAL PASSING #4/#8 SIEVE.
   - B.) LEVELING — STORMTRAP RECOMMENDS STONE SUBBASE FOR LEVELING PURPOSES ONLY (OPTIONAL).

ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1	FOUNDATION AGGREGATE	#8 (3") STONE ANGULAR AGGREGATE (SEE NOTE 4)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
3" UNIFORM AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 10% TO 5% PASSING ONE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
SAND	IMPORTED, PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND SHALL HAVE 100% PASSING #40 SIEVE, LESS THAN 40% PASSING #80 SIEVE, AND LESS THAN 3% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.



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ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 2'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED. SEE SHEET 2.0 FOR SIZES AND LOCATIONS.
2. UNLESS OTHERWISE SPECIFIED, PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY NOT BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

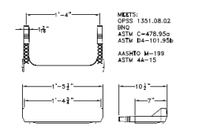
PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. CONNECTING PIPES MAY BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN AGGREGATE CRADLE (AS REQUIRED) FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MAY BE USED.
3. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

PIPE INSTALLATION INSTRUCTIONS

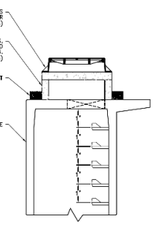
1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET INCLUDING BUT NOT LIMITED TO CONCRETE COLLARS, AGGREGATE CRADLES, GRADE RINGS, BEDER SECTIONS, ETC., ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.

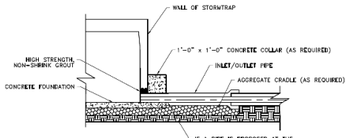


STEP DETAIL

*** NOTICE *** 03-25-2022
DUE TO CURRENT INCONSISTENCIES IN THE 16" STEP SUPPLY, STORMTRAP MAY SUBSTITUTE THE 14" STEP WITH THE CLOSEST ALTERNATIVE LENGTH STEP UNTIL THE SUPPLY CHAIN ISSUE IS RESOLVED.



RISER/STAIR DETAIL



NOTCHED PIPE CONNECTION DETAIL WHEN PIPE INVERT IS AT INVERT OF STORMTRAP SYSTEM

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PROJECT INFORMATION:
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WEST VAULT
DES PLAINES, IL

CURRENT ISSUE DATE:
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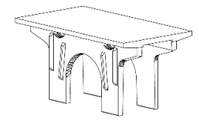
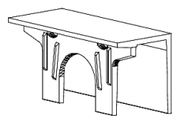
SCALE:
NTS

SHEET TITLE:
PIPE / ACCESS OPENING SPECIFICATION

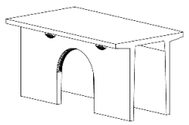
SHEET NUMBER:
5.0



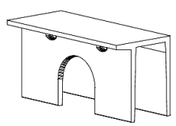
TYPE I



TYPE III

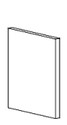


TYPE II



TYPE IV

TYPE II END PANEL



TYPE IV END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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SCALE:
NTS

SHEET TITLE:
SINGLETRAP MODULE TYPES

SHEET NUMBER:
6.0

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Checked By:	TKB
Approved By:	TKB
Date Printed:	07.08.2024
File Name:	

Dwg. Title:
STORMTRAP DETAILS - WEST VAULT

Project No.: 2866

Dwg. No.: Rev. No.:

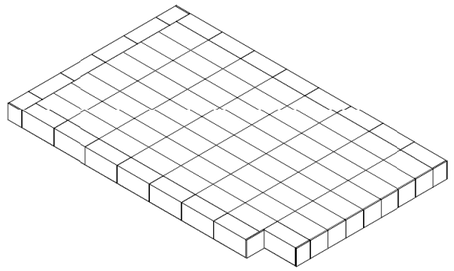
StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

SHEET INDEX	
PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	GENERAL NOTES
1.1	SINGLETRAP DESIGN CRITERIA
2.0	SINGLETRAP SYSTEM LAYOUT
2.1	SINGLETRAP FOUNDATION LAYOUT
3.0	SINGLETRAP INSTALLATION SPECIFICATION
3.1	SINGLETRAP INSTALLATION SPECIFICATION
4.0	SINGLETRAP BACKFILL SPECIFICATION
5.0	PRE-ACCESS OPENING SPECIFICATION
6.0	SINGLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

STORMTRAP SUPPLIER: STORMTRAP
CONTACT NAME: KATIE OAKES
CELL PHONE: 630-470-5214
SALES EMAIL: KOAKES@STORMTRAP.COM

THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS IS STRICTLY GRANTED TO YOU, OUR CLIENT, FOR THE SPECIFIED AND NAMED PROJECT ONLY. THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR MANUFACTURING PURPOSES.



VETTER - EAST VAULT
DES PLAINES, IL

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SCALE: NTS

SHEET TITLE: COVER SHEET

SHEET NUMBER: 0.0

GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:
   STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES. ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAVITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE LDH TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT IMPLICATING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.

2. TREE LOADING DISCLAIMER:
   THE NUMBER OF TYPES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE LDH AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.

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SCALE: NTS

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: 1.0

STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE: BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE: 3000 PSF
SOIL DENSITY: 120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES: ASTM C857 ACI-318
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

UNIT HEADROOM: 7'-0" SINGLETRAP

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND BULKY/ OVERLY PIPE TYPES, SIZES, INVERT ELEVATIONS AND TEE OF OPENINGS.
2. COVER RANGE: MIN. 1.50" MAX. 6.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
5. SYSTEM DESIGN MAY ALLOW FOR INCIDENTAL LEAKAGE AND WILL, YET BE SUBJECT TO LEAKAGE TESTING.

VCBMP VOLUME CALCULATION

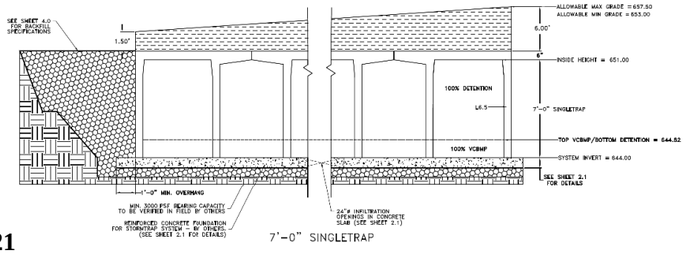
-VCBMP STORAGE PROVIDED = 7,752.50 CUBIC FEET
(ELEV 644.82 - ELEV 644.00, 100% IN SYSTEM)

DETENTION VOLUME CALCULATION

-WATER STORAGE PROVIDED = 55,427.36 CUBIC FEET
(ELEV 651.00 - ELEV 644.82, 100% IN SYSTEM)

SEASONAL HIGH WATER TABLE

-SHWT = 642.' (ELEVATION)
*TO BE VERIFIED BY OTHERS
-VCBMP BOTTOM TO SHWT = 2.' (DISTANCE)
-AMOUNT OF NATIVE SOIL ABOVE SHWT = 2.' (DISTANCE)



7'-0" SINGLETRAP

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SCALE: NTS

SHEET TITLE: SINGLETRAP DESIGN CRITERIA

SHEET NUMBER: 1.1

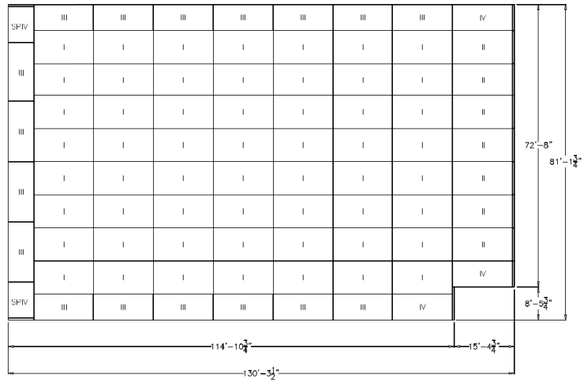
BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
56	I	7'-0" SINGLETRAP	18690
7	II	7'-0" SINGLETRAP	22734
17	III	7'-0" SINGLETRAP	20234
3	IV	7'-0" SINGLETRAP	22267
0	V8	7'-0" SINGLETRAP	0
2	SPIV	7'-0" SINGLETRAP	VARIES
8	T2 PANEL	6" THICK PANEL	4754
4	T4 PANEL	8" THICK PANEL	3727
0	T7 PANEL	8" THICK PANEL	0
10	JOINTTAPE	150' PER ROLL	
32	JOINTTAPE	14.5' PER ROLL	

TOTAL PIECES = 85
TOTAL PANELS = 12
HEAVIEST PICK WEIGHT = 20234

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 657.50
ALLOWABLE MIN GRADE = 653.00
INSIDE HEIGHT ELEVATION = 651.00
SYSTEM INVERT = 644.00

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.



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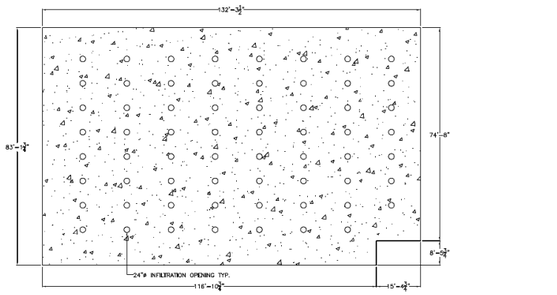
SCALE: NTS

SHEET TITLE: SINGLETRAP SYSTEM LAYOUT

SHEET NUMBER: 2.0



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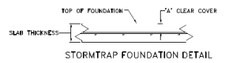
SHEET TITLE: SINGLETRAP FOUNDATION LAYOUT

SHEET NUMBER: 2.1

CONCRETE FOUNDATION NOTES:
1. CONCRETE FOUNDATION TO BE SUPPLIED AND INSTALLED BY OTHERS.
2. CONCRETE STRENGTH @ 28 DAYS, 5%-8% ENTRAINED AIR, 3"-5" MAX SLUMP.
3. NET ALLOWABLE SOIL PRESSURE AS INDICATED ON SHEET 1.1.
4. SOIL CONDITIONS TO BE VERIFIED ON SITE BY OTHERS.
5. REBAR: ASTM A615 GRADE 60, BLACK BAR.
6. DIMENSION OF FOUNDATION MUST HAVE 1'-0" OVERHANG BEYOND EXTERNAL FACE OF MODULE.
7. DIMENSION OF STORMTRAP SYSTEM ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
8. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
9. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.



STORMTRAP FOUNDATION DETAIL

HS-20 & HS-25 LOADING - (ACI 318, ST2)

MAXIMUM SYSTEM COVER	SLAB THICKNESS	CONCRETE STRENGTH	REINFORCEMENT (BOTH DIRECTIONS)	"A" CLEAR COVER
0'-6" - 1'-0"	8"	4000 PSI	#4 @ 18" O.C.	3.5"
1'-1" - 2'-0"	8"	4000 PSI	#4 @ 18" O.C.	3.5"
2'-1" - 3'-0"	8"	4000 PSI	#4 @ 12" O.C.	3.5"
3'-1" - 4'-0"	8"	4000 PSI	#4 @ 12" O.C.	3.5"
4'-1" - 5'-0"	8"	4000 PSI	#5 @ 18" O.C.	3.375"
5'-1" - 6'-0"	8"	4000 PSI	#5 @ 18" O.C.	3.375"
6'-1" - 7'-0"	8"	4000 PSI	#5 @ 12" O.C.	3.375"
7'-1" - 8'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.375"
8'-1" - 9'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.375"
9'-1" - 10'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.375"

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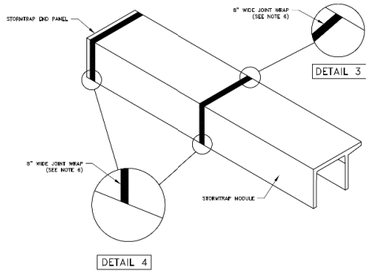
Dwg. Title: STORMTRAP DETAILS - EAST VAULT

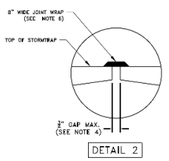
Project No.: 2866

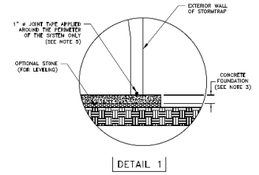
Dwg. No.: Rev. No.:

STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES). THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS ARE PROVIDED FOR EMPHASIS. THE MENTION OF THESE ITEMS DOES NOT PRECLUDE THE INSTALLING CONTRACTOR FROM FOLLOWING ASTM C891 IN ITS ENTIRETY AND IMPLEMENTING ALL APPROPRIATE MEASURES. THE INSTALLING CONTRACTOR OWNS AND IS RESPONSIBLE FOR THE STORMTRAP SYSTEM UPON REMOVAL OF THE MODULES FROM THE DELIVERY TRUCK THROUGH FINAL CONSTRUCTION. FINAL CONSTRUCTION IS ACHIEVED WHEN ALL MODULES ARE SET, FULLY BACKFILLED, AND WHEN FINAL FINISHED GRADES ARE REACHED. THE CONTRACTOR IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO RESIST UPLIFT/BUOYANCY BEFORE "FINAL CONSTRUCTION" IS ACHIEVED.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. STORMTRAP MODULES SHALL BE PLACED ON A LEVEL CONCRETE FOUNDATION (SEE SHEET 2.1) WITH A 1'-0" OVERHANG ON ALL SIDES THAT SHALL BE POURED IN PLACE BY INSTALLING CONTRACTOR. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS, TO ENSURE THAT THE SOIL BEARING PRESSURE MEETS OR EXCEEDS THE STRUCTURAL DESIGN LOADING CRITERIA AS SPECIFIED ON SHEET 1.1.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3" (SEE DETAIL 2). IF THE SPACE EXCEEDS 3", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. THE PERIMETER HORIZONTAL JOINT BETWEEN THE STORMTRAP MODULES AND THE CONCRETE FOUNDATION SHALL BE SEALED TO THE FOUNDATION WITH PRE-FORMED MASTIC JOINT SEALER ACCORDING TO ASTM C891, 8.8 AND 8.12 (SEE DETAIL 1). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.
6. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 3, & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL, THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SLIP AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.
   - 6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND ONE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.







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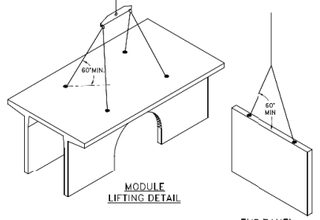
SCALE: NTS

SHEET TITLE: SINGLETRAP INSTALLATION SPECIFICATION

SHEET NUMBER: 3.0

STORMTRAP MODULE LIFTING SPECIFICATION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE.
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
4. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.

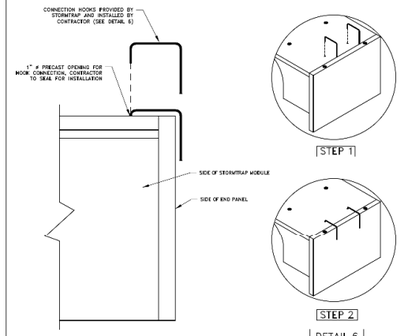


MODULE LIFTING DETAIL

END PANEL LIFTING DETAIL

END PANEL ERECTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



PANEL CONNECTION ELEVATION VIEW

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SCALE: NTS

SHEET TITLE: SINGLETRAP INSTALLATION SPECIFICATION

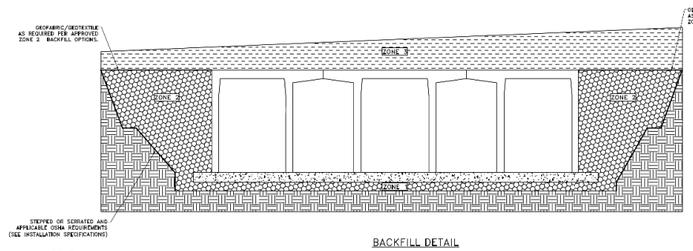
SHEET NUMBER: 3.1

ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1	FOUNDATION AGGREGATE	#8 (⅜") STONE ANGULAR AGGREGATE (SEE NOTE 4)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (GW, GP, SW, SP) OR TIRE BELOW PER APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERFILL	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
3/4" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED POROUS SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S WORKERS. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING #40 #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION

STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION, AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT ANY WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT SEALANT BETWEEN MODULES DURING BACKFILLING OPERATIONS. IF MOVEMENT OCCURS, RE-SEAL AS NECESSARY. SEE ZONE 2 BACKFILL CHART FOR THREE PAVE FOR APPROVED BACKFILL OPTIONS. IF NATIVE SOILS ARE TO BE USED FOR BACKFILLING, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS). ALL MODULES MUST BE SET AND ALL SIDES MUST BE FULLY BACKFILLED BEFORE TRAVEL OVERTOP THE SYSTEM IS PERMITTED. SEE NOTE 2 FOR EXCEPTIONS AND LIMITATIONS.
2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN LIVE LOAD LISTED ON SHEET 1.0 TRAVEL OVERTOP THE SYSTEM. IF TRAVEL OVER THE SYSTEM OCCURS BEFORE THE MINIMUM DESIGN COVER IS ACHIEVED, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. VEHICLES AND MACHINERY USED TO PLACE FILL MATERIAL ON TOP OF THE SYSTEM SHALL TRAVEL PARALLEL TO THE LONGITUDINAL AXIS OF THE STORMTRAP MODULES WHENEVER POSSIBLE.
3. THE VIBRATORY FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HAND COMPACTION MAY BE NECESSARY TO ENSURE THAT THE ALLOWABLE DESIGN LOADING IS NOT EXCEEDED.
4. STONE AGGREGATE FOUNDATION IN ZONE 1 MAY BE REQUIRED FOR THE FOLLOWING:
   - A.) INFILTRATION – IF INFILTRATION IS REQUIRED, A FREE DRAINING MATERIAL SHALL BE USED AT A DEPTH DETERMINED BY THE EOR. FREE DRAINING AGGREGATE IS DEFINED AS 80% AGGREGATE RETAINED ON ⅜" SIEVE,MAJORITY OF AGGREGATE SIZE BETWEEN ½" AND 1", AND ONLY 5% OF MATERIAL PASSING #3/#7 SIEVE.
   - B.) LEVELING – STORMTRAP RECOMMENDS STONE SUBBASE FOR LEVELING PURPOSES ONLY (OPTIONAL).



BACKFILL DETAIL

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SCALE: NTS

SHEET TITLE: SINGLETRAP BACKFILL SPECIFICATION

SHEET NUMBER: 4.0

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 2'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED. SEE SHEET 2.0 FOR SIZES AND LOCATIONS.
2. UNLESS OTHERWISE SPECIFIED, PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE IS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

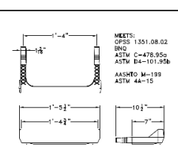
PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. CONNECTING PIPES MAY BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN AGGREGATE CRADLE (AS REQUIRED) FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MAY BE USED.
3. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

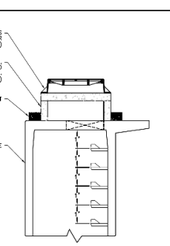
NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET INCLUDING BUT NOT LIMITED TO CONCRETE COLLARS, AGGREGATE CRADLES, GRADE RINGS, RISER SECTIONS, ETC., ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



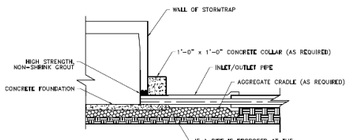
STEP DETAIL

*** NOTICE *** 03-25-2022

DUE TO CURRENT INCONSISTENCIES IN THE 1.6" STEP SUPPLY, STORMTRAP MAY SUBSTITUTE THE 1.6" STEP WITH THE CLOSEST ALTERNATIVE LENGTH STEP UNTIL THE SUPPLY CHAIN ISSUE IS RESOLVED.



RISER/STAIR DETAIL



NOTCHED PIPE CONNECTION DETAIL WHEN PIPE INVERT IS AT INVERT OF STORMTRAP SYSTEM

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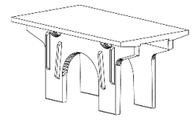
SCALE: NTS

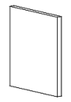
SHEET TITLE: PIPE / ACCESS OPENING SPECIFICATION

SHEET NUMBER: 5.0

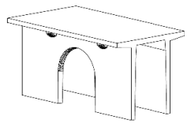


TYPE I

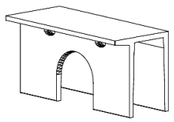
TYPE III



TYPE IV END PANEL



TYPE II



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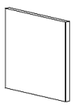

TYPE II END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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SHEET TITLE: SINGLETRAP MODULE TYPES

SHEET NUMBER: 6.0

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No.	Revision	By	Date

SITE PERMIT

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Dwg. Title:	STORMTRAP DETAILS - EAST VAULT
Project No.:	2866
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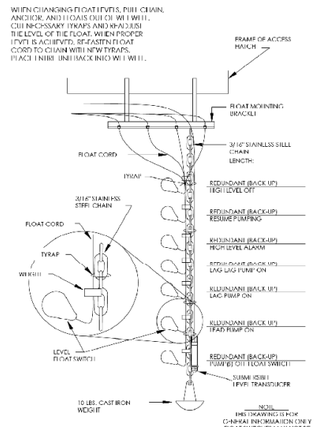
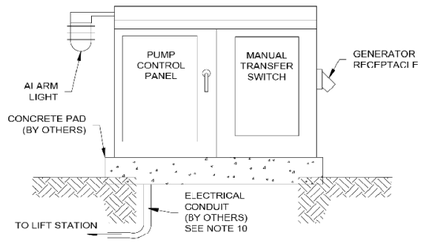
NOTES:

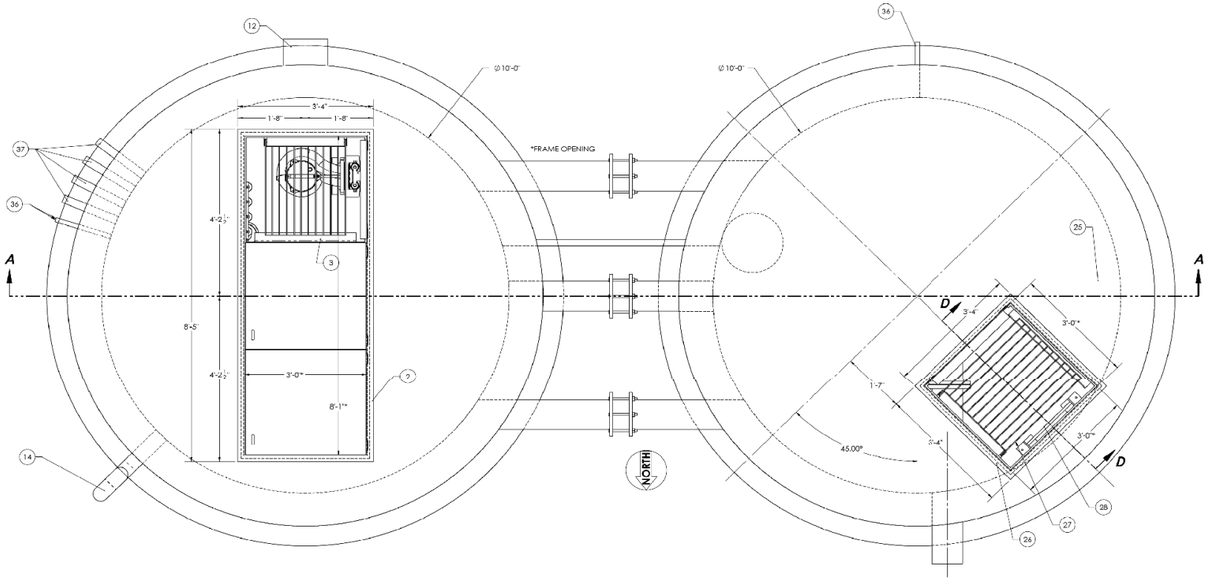
1. THIS DRAWING IS PRELIMINARY LAYOUT ONLY. NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTALS.
2. SOME ITEMS NOT SHOWN FOR CLARITY.
3. ADEQUATE LIFTING POINTS TO BE PROVIDED.
4. CONTRACTOR TO FILL INLET PIPE WITH GROUT AFTER INSTALLING FILL PIPING
5. ALL COMPRESSION COUPLINGS, EPC's & FCA's, TO BE RESTRAINED WITH A MINIMUM OF 2 CONTROL RODS WHEN REQUIRED.
6. LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.
7. ALL CONCRETE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR AND OR ENGINEER TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AND ORIENTATION OF INLET (S), DISCHARGE AND CONDUIT (S).
9. ELECTRICAL COMPONENTS IN THE WET WELL SHALL BE RATED FOR CLASS I, DIV. I, GROUP C & D LOCATIONS.
10. CONDUITS ARE AS FOLLOWS: (1) 2" FOR EACH PUMP POWER/SENSOR CABLE, (1) 2" FOR LEVEL SWITCHES, (1) 1" FOR LEVEL TRANSDUCER AND (1) 1" FOR VALVE VAULT SUMP PUMP POWER
11. CONTRACTOR TO ORDER CONTROL AND POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS **WITHOUT SPLICING**
12. PER MWRD: NO THREE PUMPS SHALL OPERATE AT THE SAME TIME
13. START LAG-LAG IS USED FOR PUMP FAIL, LEAD AND LAG PUMPS RUN ONLY.



CHAIN AND ANCHOR LEVEL CONTROL MOUNTING DETAIL (NTS)



NEMA 3R STAINLESS STEEL TRAFFIC BOX STYLE CONTROL ENCLOSURE



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	CONCRETE WET WELL	10'-0" DIA. x 24'-0" DEEP	1
2	APT300-36x97	TRIPLEX ALUMINUM ACCESS FRAME & DOORS. 300 PSF LOADING. STAINLESS STEEL HARDWARE	1
3	SIMPLEX SAFETY GRATE	300 PSF LOADING	3
4	ARX150 UGS	FOR 2" GUIDE RAILS	3
5	ARX150 IGS	FOR 2" GUIDE RAILS	3
6	2" GUIDE RAIL	SCHED. 40 STAINLESS STEEL PIPE	12
7	ARX150 BASE ELBOW		3
8	8"x6" ECCENTRIC REDUCER	CAST IRON FLANGED FITTING	3
9	KSB ARXD150-230/6.0	6" SUBMERSIBLE SEWAGE PUMP, 6.0 HP, D-max IMPELLER	3
10	ARX150 SEALING FLANGE		3
11	8" S.R. ELBOW	D.I. FITTING	4
12	INFLUENT PIPE	BY CONTRACTOR	1
13	CONCRETE FILLET	BY OTHERS	1
14	4" VENT PIPING	BY OTHERS	1
15	FLOAT MOUNTING BRACKET	STAINLESS STEEL, TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD	2
16	FLOAT: OFF LEVEL	METROPOLITAN SUBMERSIBLE LEVEL SWITCH, SEE NOTES 12 & 13	1
17	FLOAT: ONE PUMP ON	METROPOLITAN SUBMERSIBLE LEVEL SWITCH, SEE NOTES 12 & 13	1
18	FLOAT: TWO PUMPS ON	METROPOLITAN SUBMERSIBLE LEVEL SWITCH, SEE NOTES 12 & 13	1
19	FLOAT: THREE PUMPS ON	METROPOLITAN SUBMERSIBLE LEVEL SWITCH, SEE NOTES 12 & 13	1
20	FLOAT: ALARM LEVEL	METROPOLITAN SUBMERSIBLE LEVEL SWITCH, SEE NOTES 12 & 13	1
21	FLOAT: HIGH WATER OFF	METROPOLITAN SUBMERSIBLE LEVEL SWITCH, SEE NOTES 12 & 13	1
22	FLOAT: RESUME PUMPING	METROPOLITAN SUBMERSIBLE LEVEL SWITCH, SEE NOTES 12 & 13	1
23	SUBMERSIBLE LEVEL TRANSDUCER		1
24	ANCHOR	100lbs CAST IRON, WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING	1
25	VALVE VAULT	10'-0" DIA. x 7'-0" DEEP	1
26	APS300 36x36	ALUMINUM ACCES FRAME & DOOR. 300 PSF LOAD RATING, STAINLESS STEEL HARDWARE	1
27	SIMPLEX SAFETY GRATE	300 PSF LOADING	1
28	LADDER	ALUMINUM LADDER	1
29	SH30i	1/3 HP, 115 V SUMP PUMP	1
30	1.50" CHECK VALVE	FOR SUMP PUMP	1
31	8" WATER CHECK VALVE	W/ EXTERNAL SPRING, LEVER & WEGHT, CHAMPION SDX	3
32	8" PLUG VALVE		3
33	8" DIP SPOOL	ANSI CLASS 125 FLANGES, CLASS 53 DIP	3
34	8" DIP SPOOL (D)	ANSI CLASS 125 FLANGES, CLASS 53 DIP	2
35	8" FORCE MAIN	CLASS 125 FLANGE, CLASS 35 DIP	1
36	1" CONDUIT	BY OTHERS	2
37	2" CONDUIT	BY OTHERS	4
38	8" TEE	D.I. FITTING	2

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DATE	BY	REVISION	DATE	BY	REVISION

SCALE: 1:16
DRN. BY: F.U.
DATE: 8/5/2024
APP. BY:

METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: TRIPLEX METRO-RAIL ARX150 COMPONENT LIFT STATION

PROJECT: TRIPLEX STORM WATER LIFT STATION
VETTER DEVELOPMENT
DES PLAINES, ILLINOIS

SHEET 1 OF 2

DRAWING INDEX / JOB NO.: 24SW172C300-24N

VETTER
Vetter Development Services Facility
10 W Algonquin Road
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GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
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LEGAT ARCHITECTS
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www.legat.com

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LANDSCAPE
ECT
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Lombard, IL 60148
t 630.599.2000
f 847.696.1410
www.ectinc.com

No.	Revision	By	Date
1	ADDED PUMP STATION DETAILS	MM	08/8/2024

SITE PERMIT

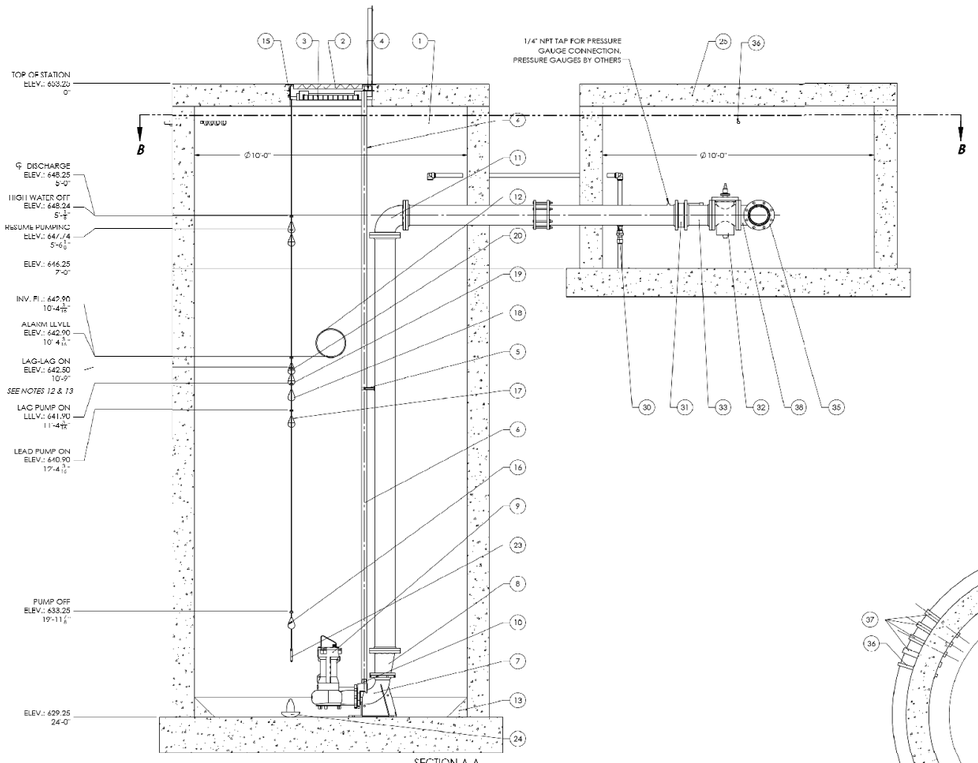
Professional Seal(s):

Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Printed:	07.08.2024
File Name:	

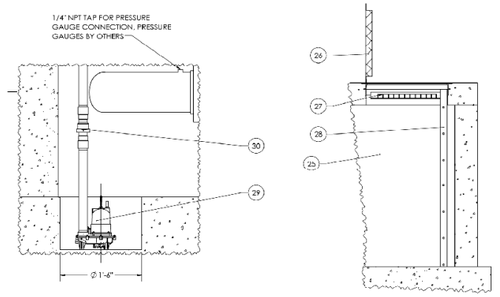
Dwg. Title:
PUMP STATION DETAILS

Project No.: 2866

Dwg. No.: Rev. No.:

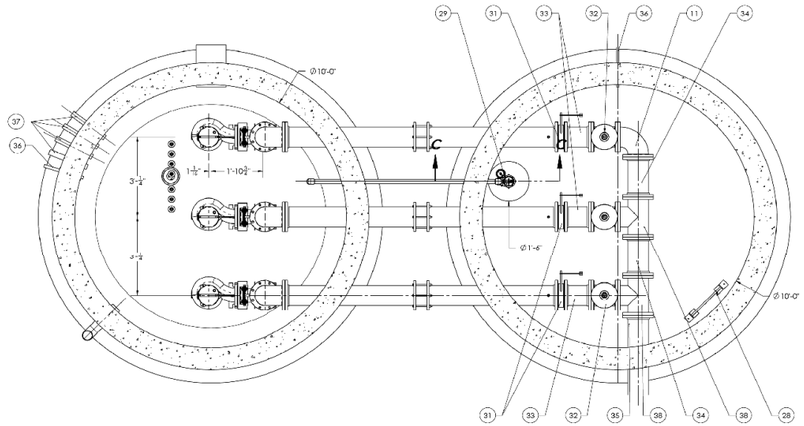


SECTION A-A



SECTION C-C
SCALE 1 : 12

SECTION D-D



SECTION B-B

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DATE	BY	REVISION	DATE	BY	REVISION

SCALE: 1:24
DRN. BY: T.U.
DATE: 8/5/2024
APP. BY:

METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: *TRIPLEX METRO-RAIL ARX150 COMPONENT LIFT STATION*

PROJECT: *TRIPLEX STORM WATER LIFT STATION VETTER DEVELOPMENT DES PLAINES, ILLINOIS*

SHEET 2 OF 2

ERIKS INDEX / JOB NO.: 24SW172C308-24N

VETTER
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No.	Revision	By	Date
1	ADDED PUMP STATION DETAILS	MM	09/19/2024

SITE PERMIT

Professional Seal(s):

Drawn By: MM
Checked By: TKB
Approved By: TKB
Date Printed: 07.08.2024
File Name: *P:\2866 2022 Sur\Engineering\Pro\2866 Pump Station Details.pdf*
Dwg. Title:

PUMP STATION DETAILS

Project No.: 2866
Dwg. No.:
Rev. No.:

GENERAL NOTES

* INDICATES MWRD GENERAL NOTES

A. REFERENCED SPECIFICATIONS

*1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHINCAL GUIDANCE MANUAL;
- CITY OF DES PLAINES CODES AND ORDINANCES

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

*1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

*2. THE CITY OF DES PLAINES MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

*3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

*1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

*2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

*3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

*4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

*5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

*6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

*7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

*8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

*9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

*10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

11. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY AND/OR MWRD.

12. NO FINAL CONNECTION SHALL BE MADE TO THE EXISTING WATER MAIN SYSTEM UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED AND CHLORINATED.

13. ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS SI.

14. ALL FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.

15. TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES.

D. EXCAVATION AND SITE GRADING

1. EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE AND THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. COPIES OF THE SOILS REPORTS ARE AVAILABLE FROM THE OWNER.

2. BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, AND COMPACTED TO A MINIMUM BEARING CAPACITY OF 3,000 PSF IN BUILDING PAD AREAS AND 95% MODIFIED PROCTOR DENSITY WITHIN PARKING LOT PAVEMENT AREAS OR PUBLIC RIGHT-OF-WAYS.

3. THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN THE LABORATORY BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557). EACH LIFT TO BE COMPACTED TO SPECIFIED DENSITY PRIOR TO THE PLACEMENT OF ADDITIONAL FILL. MOISTURE CONTROL IS IMPORTANT IN THE COMPACTION OF COHESIVE SOIL TYPES, AND THE WATER CONTENT OF THE EMBANKMENT FILL SHALL BE WITHIN 4 PERCENTAGE POINTS OF OPTIMUM MOISTURE AS ESTABLISHED BY THE LABORATORY COMPACTION CURVE.

4. COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER.

5. NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.

6. THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE IEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.

7. ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.

8. ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, SHALL BE REMOVED AND (A.) DISC-DRIED AND RECOMPACTED, OR (B.) LIME OR CEMENT DRIED AND RECOMPACTED, OR (C.) REPLACED WITH CRUSHED STONE, IDOT CA-6 GRADATION. ALL OPTIONS MEETING COMPACTION REQUIREMENTS AS SPECIFIED EARLIER IN THESE SPECIFICATIONS.

9. LIMITS OF BUILDING PAD SHALL EXTEND FIVE (5) FEET BEYOND PROPOSED BUILDING WALLS. LIMITS OF SUITABLE PAVEMENT SUBGRADE SHALL EXTEND TWO (2) FEET BEYOND BACK OF PROPOSED CURB, OR EDGE OF PAVEMENT.

10. ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.

E. PAVEMENT CONSTRUCTION

1. HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041.

2. THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS. SUBGRADE SHALL BE COMPACTED TO A MINIMUM IBR OF 3.0.

3. THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS.

4. NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER.

5. HOT-MIX ASPHALT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 406 (HOT-MIX ASPHALT BINDER AND SURFACE COURSE).

6. NO HOT-MIX ASPHALT BINDER SHALL BE INSTALLED UNTIL THE AGGREGATE BASE COURSE HAS BEEN APPROVED BY THE OWNER. AGGREGATE BASE COURSE PRIME COAT (MC-30) SHALL BE APPLIED AT A RATE OF 0.25 TO 0.5 GALLONS PER SQUARE YARD. THE EXACT RATE TO BE SPECIFIED BY THE ENGINEER.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SIGNS, BARRICADES, FENCES, ETC. TO KEEP THE CONSTRUCTION SITE IN COMPLIANCE WITH STATE AND FEDERAL LAWS. THE MUNICIPALITY MAY REQUIRE ADDITIONAL SIGNAGE OR BARRICADES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH MUNICIPAL REQUIREMENTS.

8. ALL EXISTING PAVEMENT, SIDEWALK, OR CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT ALONG THE LIMITS OF THE PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

9. PRIOR TO PLACEMENT OF BASE COURSE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK, AND ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.

10. CURB AND GUTTER REMOVAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 440 (REMOVAL OF EXISTING PAVEMENT AND APPURTENANCES) OF THE IDOT SS.

11. ALL PAVEMENT MARKINGS SHALL BE PAINT.

12. P.C.C. ROADWAY PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 (PORTLAND CEMENT CONCRETE PAVEMENT) OF THE IDOT SS. P.C.C. PAVEMENT FOR TRUCK DOCKS OR OTHER MISCELLANEOUS AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 423 (PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT) OF THE IDOT SS. PCC PAVEMENT SHALL BE CLASS PV, UNLESS OTHERWISE NOTED. CONCRETE SHALL BE FINISHED AS DIRECTED BY THE OWNER OR ARCHITECT. JOINTS IN CONCRETE PAVEMENT SHALL BE PROVIDED AS FOLLOWS:
    a. JOINTS WITHIN SINGLE LANE PAVEMENT (APPROXIMATELY 12-FEET WIDE) SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420.
    b. CONTRACTION JOINTS IN TRUCK DOCK PAVEMENT OR SIMILAR CONSTRUCTION SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT 10 FOOT MAXIMUM INTERVALS, BOTH TRANSVERSELY AND LONGITUDINALLY, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THESE GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE PAVEMENT, SHALL NOT BE LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH AND SHALL BE EDGED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS. THE EDGES OF THE SLABS SHALL BE EDGED AS DESCRIBED ABOVE.
    c. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE PROPOSED PAVEMENT OCCUPIES THE ENTIRE SPACE BETWEEN THE CONCRETE CURB OR COMBINATION CURB AND GUTTER AND AN ADJACENT BUILDING, PERMANENT STRUCTURE, EXISTING DRIVEWAY OR OTHER SIMILAR OBSTRUCTION. A ONE INCH PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED BETWEEN THE DRIVEWAY PAVEMENT AND THE OBSTRUCTION. THE EXPANSION JOINT FILLER SHALL EXTEND THE ENTIRE DEPTH OF THE PAVEMENT.

13. ADA ACCESSIBLE CURB RAMPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE SIDEWALK ADJOINS THE CURB AND GUTTER. ALL ADA RAMPS SHALL PROVIDE DETECTABLE WARNINGS PER DETAIL NOTED WITHIN THIS PLAN SET. THE INSTALLATION OF THESE DETECTABLE WARNINGS SHALL CONFORM TO SECTION 424 OF THE IDOT SS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

14. ALL CONCRETE FOR SIDEWALK AND CURB AND GUTTER IS TO BE CLASS SI, 6.1 BAG MIX WITH NO FLY ASH.

15. COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN, AND PAVED TOE) OF THE IDOT SS.
    a. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AND AT INTERVALS OF NO MORE THAN 40-FEET IN STRAIGHT LINE PORTIONS OF WORK. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB AND GUTTER ABUTS AN EXISTING OR PROPOSED SIDEWALK, BUILDING, PERMANENT STRUCTURE OR EXISTING OR PROPOSED CONCRETE DRIVEWAY. EXPANSION JOINTS ARE REQUIRED 5-FEET ON EACH SIDE OF ANY STORM SEWER STRUCTURE IN THE CURB LINE. EXPANSION JOINTS SHALL CONSIST OF 1-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL.
    b. EXPANSION JOINTS SHALL INCLUDE 12-INCH LONG #4 DOWEL BARS WITH CAP.
    c. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NO MORE THAN 10-FEET. CONTRACTION JOINTS SHALL BE SAWED TO A DEPTH EQUAL TO 1/3 THE THICKNESS OF THE GUTTER FLAG AND TO A WIDTH OF NOT LESS THAN 1/8 INCH.
    d. A MINIMUM 4-INCH COMPACTED AGGREGATE BASE SHALL BE PROVIDED UNDER THE CURB AND GUTTER AND SHALL EXTEND 1-FOOT BEHIND BACK OF CURB. REFER TO SECTION 606 FOR ADDITIONAL JOINTING REQUIREMENTS.

16. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS.
    a. THE SURFACE SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT RIGHT ANGLES TO THE CENTERLINE OF THE SIDEWALK, AS SHOWN ON THE ENGINEERING PLANS. GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE SIDEWALK, SHALL BE NOT LESS THAN 1/8 IN. NOR MORE THAN 1/4 IN. IN WIDTH, AND SHALL BE LONGER THAN 6 FT. NOR LESS THAN 4 FT. ON ANY SIDE, UNLESS OTHERWISENOTED.
    b. EXPANSION JOINTS SHALL BE 1/2 IN. THICK AND CONSIST OF PREFORMED JOINT FILLER. THE TOP OF THE JOINT FILLER SHALL BE 1/4 IN. BELOW THE SURFACE OF THE SIDEWALK.
    c. EXPANSION JOINTS SHALL BE PLACED BETWEEN THE SIDEWALK AND ALL STRUCTURES SUCH AS LIGHT POLES, TRAFFIC SIGNAL POLES, TRAFFIC POLES AND SUBWAY COLUMNS, WHICH EXTEND THROUGH THE SIDEWALK. EXPANSION JOINTS SHALL BE PLACED AT MAXIMUM INTERVALS OF 50 FT. IN THE SIDEWALK. WHERE THE SIDEWALK IS CONSTRUCTED ADJACENT TO PAVEMENT OR CURB HAVING EXPANSION JOINTS, THE EXPANSION JOINTS IN THE SIDEWALK SHALL BE PLACED IN LINE WITH THE EXPANSION JOINTS AS NEARLY AS PRACTICABLE. EXPANSION JOINTS SHALL BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS, BETWEEN DRIVEWAY PAVEMENT AND SIDEWALK, AND BETWEEN SIDEWALK ACCESSIBILITY RAMPS AND CURBS WHERE THE RAMP ABUTS A CURB.

17. HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS.

18. HOT-MIX ASPHALT SPECIFICATIONS SHALL BE AS FOLLOWS:

ITEM	AIR VOIDS
HMA SURFACE COURSE, MIX "D", IL-9.5MM, N50, 1.5" MIN.	4% AT 50 GYR.
HMA BINDER COURSE, IL-19.0, N50; 2.25" MIN	4% AT 50 GYR.
LEVELING BINDER (MACHINE METHOD), IL-4.75, N50, 3/4" MIN	3.5% AT 50 GYR.
CLASS D PATCHES (HMA BINDER IL-19mm)	4% AT 70 GYR.

THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG 76-22" AND FOR ALL NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE SPECIAL PROVISIONS. APPLICABLE DISTRICT ONE SPECIAL PROVISIONS MAY INCLUDE, "RECLAIMED ASPHALT PAVEMENT AND SHINGLES", "HMA MIXTURE IL-4.75" AND "STONE MATRIX ASPHALT (SMA)".

19. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO EQUALLY SPACED #4 REBARS CENTERED IN THE FLAG FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE EQUALLY SPACED #4 REBARS CENTERED IN THE SIDEWALK FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH.

F. SANITARY SEWER

*1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

*2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

*3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

*4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

*5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

*6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

*7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
WATER MAIN QUALITY PVC	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

*8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

*9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

*10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

*11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

*12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

*13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

*14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

*15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

*16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

*17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO ANY DRAINAGE TRIBUTARY TO COMBINED SEWERS. SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

*18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

19. SANITARY SEWER TESTING SHALL INCLUDE EXFILTRATION TEST OR INFILTRATION TESTING IN ACCORDANCE WITH THE SSWS, MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. ALL SANITARY SEWERS CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED IN ACCORDANCE WITH THE SSWS, MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. DEFLECTION TESTING SHALL NOT OCCUR SOONER THAN THIRTY (30) DAYS AFTER COMPLETION OF THE SEWER INSTALLATION OF THE SECTION BEING TESTED.

20. SANITARY MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C969 - STANDARD PRACTICE FOR INFILTRATION AND EXFILTRATION ACCEPTANCE TESTING OF INSTALLED PRECAST CONCRETE PIPE SEWER LINES OR ASTM C 1244 - STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE PRESSURE(VACUUM) TEST.

21. SANITARY SEWER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO ARCHITECTURAL PLANS MAY EXIST, THEREFORE, CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SERVICE AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS.

22. SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-7, CA-10 OR FA-10 SHALL BE USED WHERE THE TOP OF TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS CURB AND GUTTER, DRIVEWAY AND SIDEWALKS.

G. WATER MAIN

1. ALL WATER MAINS, SERVICES, AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS).

2. WATER MAINS SHALL BE:
    a. DUCTILE IRON PIPE CONFORMING TO ANSI A 21.51 (AWWA C151), CLASS 52 PER ANSI A 21.50 (AWWA C150), SEAL COATED OR CEMENT LINED PER ANSI A21.4 (AWWA C104), WITH RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS OR MECHANICAL FOR RESTRAINED JOINTS. or:
    b. POLYVINYL CHLORIDE PIPE CONFORMING TO AWWA C900 AND ASTM D 2241. MATERIAL SHALL BE DESIGNATED CLASS 124548 (CPVC 1120), CLASS 12454C (PVC 1120) IN CONFORMANCE WITH ASTM D1784. FOR PUSH ON TYPE JOINTS, GASKETS AND SEALS SHALL BE FLEXIBLE ELASTOMERIC TYPE

THE OWNER OF THE DEVELOPMENT AT 10 W. ALGONQUIN, WITH FACILITIES AS SHOWN ON THIS EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL
   REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
   - LITTER AND DEBRIS SHALL BE CONTROLLED
   - LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY
   - ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS
   - RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE
   - ROADS SHALL BE SWEPT, VACUMED AND/OR WASHED ON A REGULAR BASIS

2. STORMWATER MANAGEMENT FACILITIES
   ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

   SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
   - INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
   - REMOVE WOODY GROWTH FROM THE EMBANKMENT
   - ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
   - SEED AND SOD ANY ERODED AREAS
   - SIGNS OF PIPING (LEAKAGE) OR SEEPAGE, REPAIR
   - STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED
   - REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY

   VEGETATED AREAS
   - REGULAR MOWING TO CONTROL VEGETATION, NO CUTTING OF NATIVE VEGETATION
   - NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
   - EVIDENCE OF GRAZING, MOTORBIKES OR OTHER VEHICLES. REPAIR
   - CHECK FOR INVASIVE VEGETATION. REMOVE WHERE POSSIBLE
   - ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN.

   ACCESS FOR MAINTENANCE EQUIPMENT
   - REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS

   SAFETY FEATURES
   - ACCESS CONTROLS TO HAZARDOUS AREAS
   - FENCES
   - LOOSE OR DAMAGED POSTS
   - LOOSE OR BROKEN WIRES
   - CONDITION OF GATES
   - SIGNS

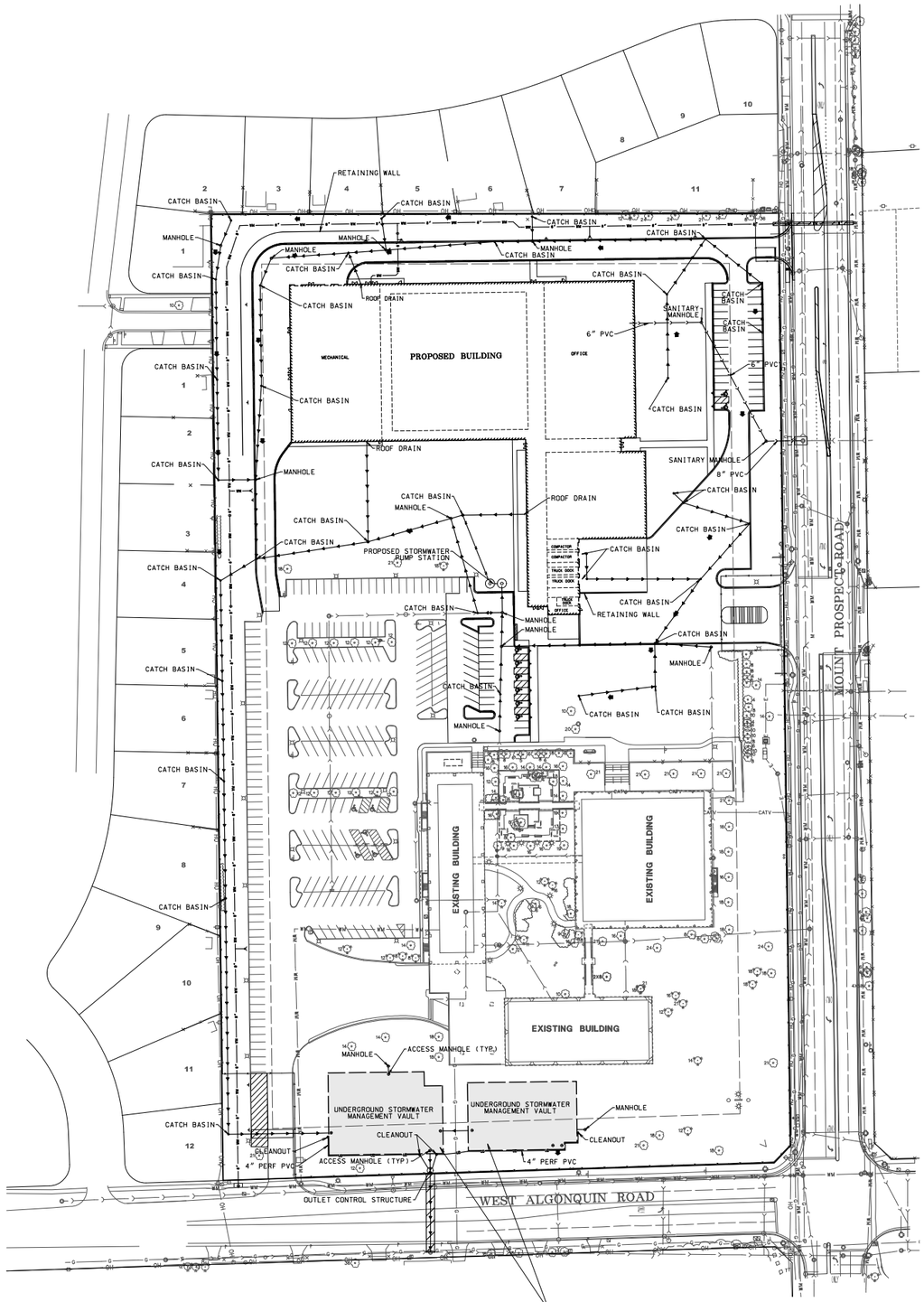
3. VOLUME CONTROL FACILITY
   ROUTINE INSPECTIONS AND MAINTENANCE OF VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
   - FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY
   - SURFACE OF PERMEABLE PAVEMENT SHALL BE CLEANED WITH A LOW-PRESSURE POWER WASHER.
   - ACCUMULATED SEDIMENT FROM SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY.
   - APPROPRIATE SIGNAGE SHALL BE REPAIRED IF DAMAGED OR ILLEGIBLE.

4. STORMWATER COLLECTION SYSTEM
   THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:
   STORM INLETS/MANHOLES
   - REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
   - RESET COVERS/LIDS ON AS-NEEDED BASIS
   - REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED
   STORM SEWERS/CULVERTS
   - VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS. MAKE REPAIRS AS NECESSARY
   - STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CHANNEL AND CLEAN OUT AS NECESSARY
   - RESTORE RIPRAP AT OUTFALLS IF EROSION OBSERVED
   - REMOVE DEBRIS AT OUTFALLS
   - REPLANT AND RESEED ANY ERODED AREAS
   OUTFALLS/FLAP GATES
   - VISUALLY INSPECT TO ENSURE FLAP GATE IS OPENING AND CLOSING PROPERLY
   - RESTORE RIP RAP AT OUTFALLS

   OVERLAND FLOW ROUTES (DITCHES/SWALES)
   - ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS-SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION.
   - REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
   - SEED AND SOD ANY ERODED AREAS
   - RESTORE RIPRAP AS NECESSARY
   - REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
   - REGULAR MOWING TO CONTROL VEGETATION

5. VEGETATED AREAS
   - NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
   - EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR.
   - CHECK FOR INVASIVE VEGETATION. REMOVE WHEN POSSIBLE.
   - REGULAR MOWING TO CONTROL VEGETATION; IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT.
   - DEAD OR DAMAGED NON-NATIVE GRASSY AREAS: REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH.
   - COMPENSATORY STORAGE AREA SHALL BE RESEEDED WITH APPROPRIATE VEGETATION ACCORDING TO THE APPROVED PLANTING PLAN.

6. QUALIFIED SEWER CONSTRUCTION
   - PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS. MAKE REPAIRS AS NECESSARY.
   - PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS. MAKE REPAIRS AS NECESSARY.
   - PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.
   - REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.



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SCALE: 1" = 50'
0 50 100

LEGEND

STORM SEWER LINE	
PERFORATED UNDERDRAINS	UD
STORM STRUCTURES	
SANITARY SEWER LINE	
WATER MAIN	WM
VALVE VAULT	
UNDERGROUND DETENTION FACILITY	
OVERLAND FLOOD ROUTE	

UNDERGROUND DETENTION
BOTTOM = 644.0
HIGH WATER ELEVATION = 651.0
VOLUME CONTROL REQUIRED = 0.40 ACRE-FEET
VOLUME CONTROL PROVIDED = 0.40 ACRE-FEET
DETENTION VOLUME REQUIRED = 2.98 ACRE-FEET
DETENTION VOLUME PROVIDED = 3.02 ACRE-FEET

P.I.N.'s:
08-24-201-052
08-24-201-053

PROPERTY DESCRIPTION:

PARCEL 1:
THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5 CHAINS AND 26 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRICIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS DEDICATED FOR ALGONQUIN ROAD BY DOCUMENT DATED NOVEMBER 8, 1929 AND RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195788 IN BOOK OF PLATS NUMBER 204 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 19, 1968 AND RECORDED APRIL 2, 1968 AS DOCUMENT NUMBER 20448026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET, THENCE NORTHEASTERLY, TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD) IN COOK COUNTY, ILLINOIS.

PARCEL 1 (AS SURVEYED):
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 44 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 183.81 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST ALGONQUIN ROAD PER DOCUMENT 11195788 RECORDED FEBRUARY 2, 1933; THENCE SOUTH 88 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF TRACT 05-01, AS DEPICTED ON COOK COUNTY RIGHT OF WAY PLAT RECORDED MARCH 6, 1997 AS DOCUMENT 97153885, AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE OF WEST ALGONQUIN ROAD, A DISTANCE OF 659.39 FEET TO THE WEST LINE OF THE EAST 21 ACRES OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID LINE BEING ALSO AN EAST LINE OF WAYGINDEN PARK; RECORDED OCTOBER 10, 1957 AS DOCUMENT T1763126 AND DECEMBER 10, 1967 AS DOCUMENT T17729855, THENCE NORTH 00 DEGREES 43 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1155.21 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID LINE BEING ALSO A SOUTH LINE OF SAID WAYGINDEN PARK; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 639.08 FEET TO THE WEST LINE OF MOUNT PROSPECT ROAD PER DOCUMENT 20448026 RECORDED APRIL 2, 1968; THENCE SOUTH 00 DEGREES 44 MINUTES 09 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1114.30 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT 05-01; THENCE SOUTH 43 DEGREES 43 MINUTES 09 SECONDS WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE 28.55 FEET TO THE NORTH LINE OF WEST ALGONQUIN ROAD AND POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DRAINAGE EASEMENT FROM UOP INC., A DELAWARE CORPORATION TO HENLEY HOLDINGS, INC., A DELAWARE CORPORATION DATED NOVEMBER 21, 1986 AND RECORDED APRIL 6, 1987 AS DOCUMENT NUMBER 87180647, FOR THE OPERATION, MAINTENANCE, REPAIR, RENEWAL AND REPLACEMENT OF THE STORM WATER DRAINAGE LINE, THE PUMP STATION AND THE STORM WATER DRAINAGE LAGOON FACILITIES, NOW LOCATED WITHIN THE EASEMENT TRACT FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE, WITH RIGHT OF INGRESS AND EGRESS THERETO OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF LOTS 1 AND 3 IN RESEARCH PARK SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF ALGONQUIN ROAD AS DEDICATED BY DOCUMENT 11194086 RECORDED JANUARY 30, 1933, AND EXCEPT THE WEST 50 FEET THEREOF DEDICATED FOR THE EAST HALF OF MT. PROSPECT ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: THE NORTH 70 FEET OF SAID LOT 1 AND THAT PART OF LOT 3 DESCRIBED AS BEING 3 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: A LINE LYING 32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3, RUNNING EAST 550 FEET FROM THE EAST LINE OF LOT 1 ALSO BEING THE WEST LINE OF LOT 3 THENCE TO THE RIGHT 30 DEGREES A DISTANCE OF 150 FEET THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3 A DISTANCE OF 60 FEET TO THE STORM WATER STORAGE LAGOON SAID POINT BEING 110 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, ALL AS DEPICTED AS "RETENTION POND" ON PLAT ATTACHED AS EXHIBIT "A" AND FURTHER CONTINUING THROUGH THE ENTIRETY OF SAID STORM WATER STORAGE LAGOON DEPICTED AS "RETENTION POND", TO THE SOUTHERLY "OUTLET" AS SHOWN ON SAID PLAT, AND THENCE FURTHER INCLUDING 3 FEET ON EITHER SIDE OF SAID OUTLET TO THE EAST LINE OF SAID LOT 3.

PROPERTY ADDRESS: 10 W. ALGONQUIN ROAD, DES PLAINES, IL 60016
TOTAL CONTIGUOUS OWNERSHIP PROJECT AREA: 17.84 ACRES

MAIL TO:
VETTER COMMERCIAL MANUFACTURING USA, LLC
10 W. ALGONQUIN ROAD
DES PLAINES, IL 60016

PREPARED BY:
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018

VETTER
Vetter Development Services Facility
10 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t 678.713.1616
www.evansgeneralcontractors.com

ARCHITECT
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549 W Randolph St # 602
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www.mackieconsult.com

LANDSCAPE
ECT
403 West St. Charles Rd.
Lombard, IL 60148
t 630.599.2000
f 847.696.1410
www.ectinc.com

No.	Revision	By	Date

SITE PERMIT

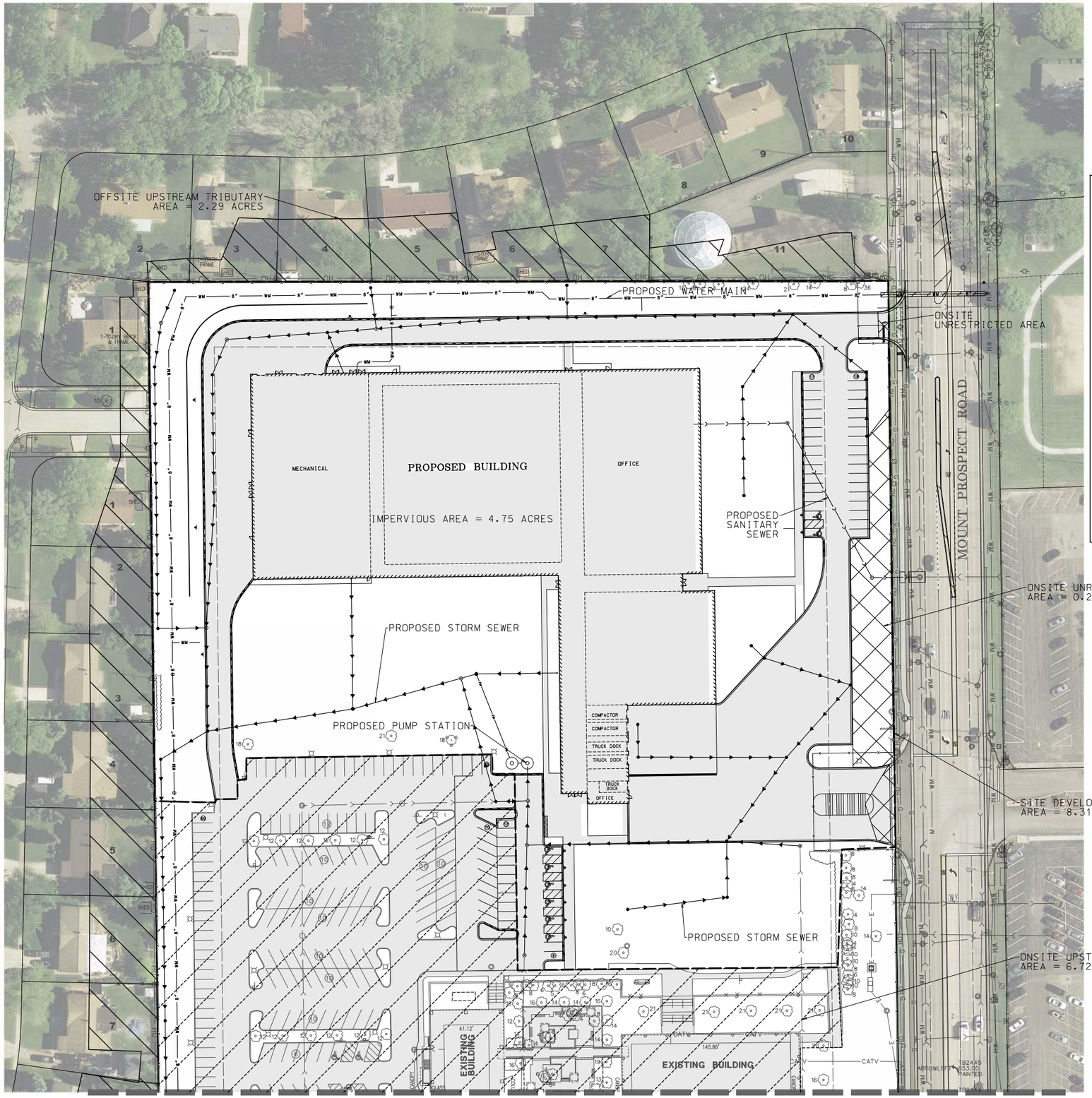
Professional Seal(s):

Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Printed:	07.08.2024
File Name:	

Dwg. Title:
OPERATION AND MAINTENANCE PLAN

Project No.: 2866

Dwg. No.: Rev. No.:



N

SCALE 1" = 30'
0 30 60

MWRD SUMMARY

LEGEND:

- PROJECT AREA
- IMPERVIOUS AREA
- PERVIOUS AREA
- UNRESTRICTED AREA
- OFFSITE UPSTREAM TRIBUTARY AREA
- ONSITE UPSTREAM TRIBUTARY AREA

CURVE NUMBER CALCULATIONS:
CN TRIBUTARY TO STORMTRAP = 88.1
CN ADJUSTED = 83.15

TIME OF CONCENTRATION CALCULATIONS:
MAXIMUM FLOW LENGTH USED = 100 FT
TC TRIBUTARY TO BASINS = 23 MIN

DETENTION AND RETENTION SUMMARY:
STORM TRAP:

STORM TRAP BOTTOM = 644.00
NWL = 644.82
HWL = 650.93

DETENTION VOLUME REQUIRED = 2.98 AC-FT
DETENTION VOLUME PROVIDED = 3.02 AC-FT

RETENTION VOLUME PROVIDED = 0.40 AC-FT
RETENTION VOLUME REQUIRED = 0.40 AC-FT

SUMMARY:
TOTAL PROPERTY OWNERSHIP = 17.84 AC.

TOTAL DEVELOPMENT AREA = 8.31 AC.

ONSITE AREA TRIBUTARY TO BASIN = 8.04 AC.

PROPOSED PERVIOUS AREA = 3.56 AC.
PROPOSED IMPERVIOUS AREA = 4.75 AC.

UNRESTRICTED AREA = 0.27 AC.

VETTER
Vetter Development Services Facility
10 W Algonquin Road
Des Plaines, Illinois 60016

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3050 Northwinds Parkway #200
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403 West St, Charles Rd.
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t 630.599.2000
f 847.696.1410
www.ectinc.com

No.	Revision	By	Date

SITE PERMIT

Professional Seal(s):

Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Plotted:	07.08.2024

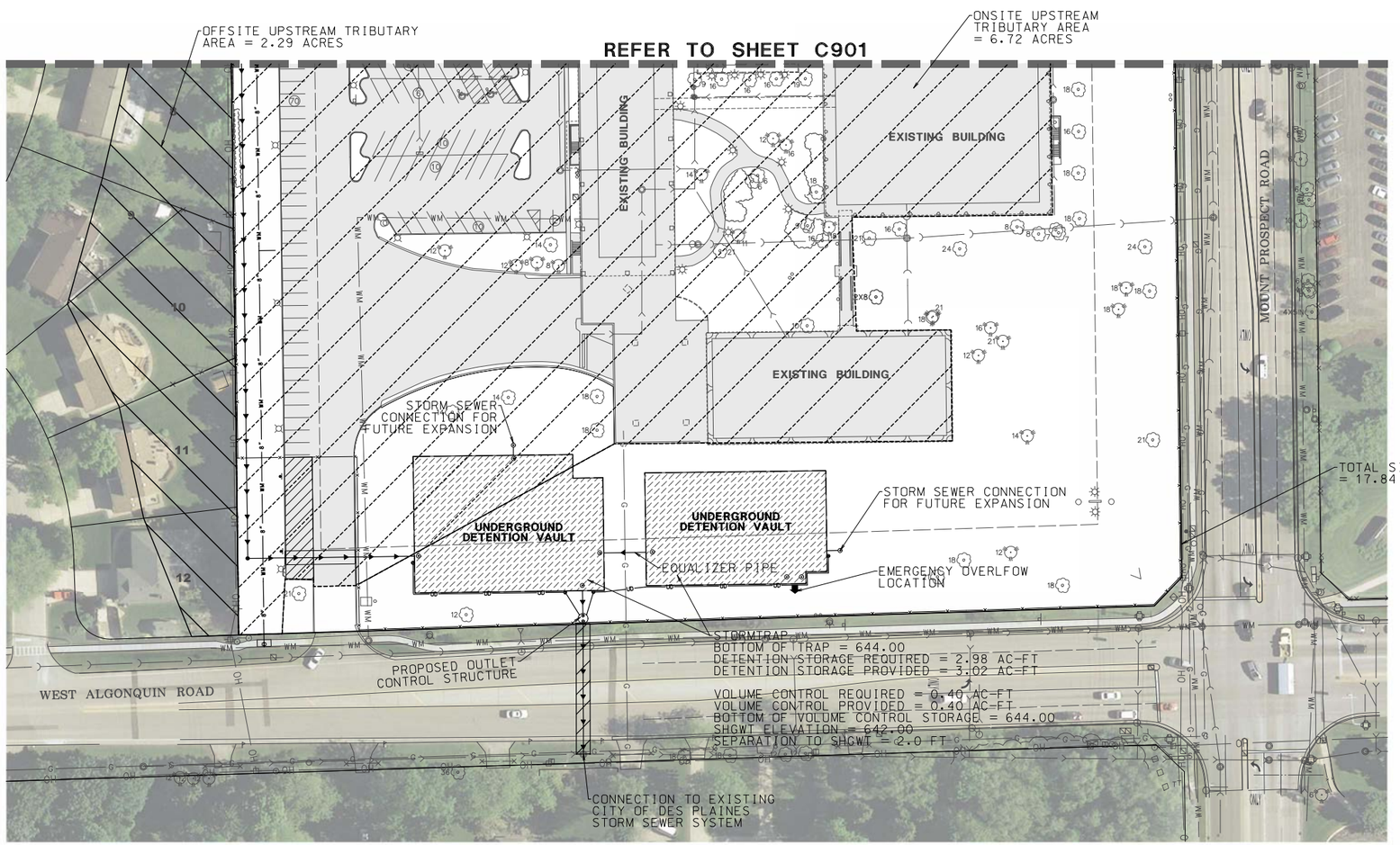
File Name(s): *K:\2866 Vetter\Engineering\Civil\CDP\Stormwater Management Plan-North.pdf*

Dwg. Title:

STORMWATER MANAGEMENT PLAN - NORTH

Project No.: 2866

Dwg. No.: C901 Rev. No.:



N

SCALE 1" = 30'

0 30 60

LEGEND

- PROJECT AREA
- IMPERVIOUS AREA
- PERVIOUS AREA
- UNRESTRICTED AREA
- OFFSITE UPSTREAM TRIBUTARY AREA
- ONSITE UPSTREAM TRIBUTARY AREA
- VOLUME CONTROL AREA

REFER TO SHEET C901 FOR MWRD STORMWATER SUMMARY

VETTER

Vetter Development Services Facility

10 W Algonquin Road
Des Plaines, Illinois 60016

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Evans General Contractors
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No.	Revision	By	Date

SITE PERMIT

Professional Seal(s)

Drawn By	MM
Checked By	TKB
Approved By	TKB
Date Printed	07.08.2024

File Name: *#VMM-MST for Engineering Plan UDSP-Stormwater Management Plan Sheet.pdf*

Dwg. Title:

STORMWATER MANAGEMENT PLAN - SOUTH

Project No.	2866
Dwg. No.	Rev. No.

DES PLAINES ILLINOIS

Public Works & Engineering
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5390 | W: desplainesil.gov

MEMORANDUM

Date: January 10, 2025

To: Jeff Rogers, AICP, Director of Community and Economic Development

From: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering

Cc: Becka Shipp, P.E., Assistant Director Public Works and Engineering

John La Berg, P.E., CFM, Civil Engineer

Subject: 10 W Algonquin Road Preliminary and Final PUD

Public Works and Engineering (PWE) has reviewed the engineering plans for the Preliminary Planned Unit Development request and is satisfied with them for zoning approval, subject to conditions and comments outlined below:

- Install 6" speed bump across the top of entrance for below grade parking lot to prevent flooding.
- Any utilities to be removed shall occur at the city main and the city main pipe replaced.
- Parking lot CB's to be minimum 48"diameter. with B6-12 curb and gutter.
- The project will need MWRD, IEPA, IDOT, and CCHD permits.
- Will need water main maintenance agreement for new water main.
- At time of future permitting, revise the following plans:
    - Grading Plan - Show overland flow
    - Utility Plan – Ensure IEPA separation requirements for sanitary sewer. Show cross section of road at water main connection on Mt. Prospect Rd.
        - Advisory:
            - Use caution not to hit 24” water main in Mt. Prospect Rd. ROW
            - Will need IDOT permit for utility work on Algonquin Rd.
            - Will need CCHD permit for new driveway aprons along Mount Prospect Road

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: 1/10/2025

To: Jeff Rogers, AICP, Director of Community and Economic Development

From: Allen Yanong, Chief Building Official

Subject: 10 W. Algonquin Rd Preliminary PUD Building Division Memo

---

The Building Division has reviewed the architectural plans for the proposed project at 10 W Algonquin Rd. At this time, the Building Division does not have any specific concerns with the proposed plans, although a full review for compliance with applicable codes will occur at time of building permit with complete drawings.

FIRE DEPARTMENT
405 S. River Rd
Des Plaines, IL 60016
P: 847.391.5333
desplaines.org

MEMORANDUM

Date: 01/10/2024

To: Samantha Redman

From: Division Chief Schuman

Subject: 10 W. Algonquin Road

Life Safety Systems

1. Sprinkler contractor shall submit separate plans for review and approval. Provide all necessary manufacturer's cut sheets.

2. Fire alarm contractor shall submit separate plans for review and approval. Provide all necessary manufacturer's cut sheets and battery load calculations

SECTION 912
FIRE DEPARTMENT CONNECTIONS

912.1 Installation.
Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6.

912.2 Location.
With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.

912.2.1 Visible location.
Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief.

912.1.1 Fire Department Connection Specifications.
New installations of fire department connections shall consist of a 5-inch storz fitting with a fifteen-degree elbow, and shall be located approximately 36-inches above finished grade. The exact location shall be approved by the fire code official.

507.5.1.1 Hydrant for Standpipe and Automatic Sprinkler Systems.
Buildings equipped with a standpipe system installed in accordance with section 905 and/or automatic sprinkler systems installed in accordance with section 903 shall have a fire hydrant within 100 feet of the fire department connections.

All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

510.3 Permit required.
A construction permit for the installation of or modification to emergency responder radio coverage systems and related equipment is required as specified in Section 105.7.5.

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eve of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Fire hydrant spacing and distribution: 2015, International Fire Code & Appendix C

C101.1 Scope. In addition to the requirements of Section 507.5.1 of the International Fire Code, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

Samantha Redman

From: Des Plaines, IL <media@desplaines.org>
Sent: Tuesday, June 18, 2024 12:21 PM
To: Jonathan Stytz; Samantha Redman
Subject: *NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #:	3278604
IP Address:	73.209.90.228
Submission Date:	06/18/2024 12:21
Survey Time:	2 minutes, 32 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

Will the existing fence on the western end of the property remain in place?

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

Are there any precautions the surrounding residents should take to avoid construction hazards?

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

Tax break?

What concerns do you have regarding this type of development?

Noise in my back yard, my view and the surrounding wildlife will be altered; noise pollution with a road going by my back yard.

Name and Email (optional)

[redacted]

Read-Only Content

Thank you,
Des Plaines, IL

This is an automated message generated by Granicus. Please do not reply directly to this email.

Samantha Redman

From: Des Plaines, IL <media@desplaines.org>
Sent: Tuesday, June 18, 2024 6:10 PM
To: Jonathan Stytz; Samantha Redman
Subject: *NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #: 3280071
IP Address: 99.50.97.30
Submission Date: 06/18/2024 6:10
Survey Time: 30 minutes, 34 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

YOU SHOW CAR ACCESS OFF OF ALGONQUIN RD., WHO WILL USE THIS?? HOW WILL AND WHERE WILL THE EMPLOYEES PARK?? HOW WILL THEY GET TO THE EXISTING PARKING LOT?? / EMPLOYEES PARK

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

TRUCK ACCESS & LOADING DOCK ZONE WITH EMPLOYEE ENTRANCE ALL ENTERING AT LIGHT ON MT. PROSPECT RD. IS GOING TO BE A TRAFFIC NIGHTMARE.

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

POTENTIAL EMPLOYMENT------TAX BENIFIT

What concerns do you have regarding this type of development?

MANUFACTURING WHAT?????? 150,000 SQ.ST. again MANUFACTURING WHAT?? HOW MUCH IS FOR OFFICE SPACE?? ACOUSTICAL WALL?? HOW TALL?? HOW WIDE?? HOW LONG ?? WHAT IS THE MATERAL MADE OF?? VISITOR ACCESS IS NEAR CITY EQUIMENT WHAT WILL HAPPEN TO THAT??

Name and Email (optional)

[redacted]

Read-Only Content

Thank you,
Des Plaines, IL

This is an automated message generated by Granicus. Please do not reply directly to this email.

Samantha Redman

From: Des Plaines, IL <media@desplaines.org>
Sent: Wednesday, June 19, 2024 6:58 AM
To: Jonathan Stytz; Samantha Redman
Subject: *NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #: 3280889
IP Address: 172.59.185.124
Submission Date: 06/19/2024 6:57
Survey Time: 4 minutes, 26 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

What are the plans for controlling the extra traffic that this will accumulate

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

I feel it's too large and a lot of green space is being taken away

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

No benefits

What concerns do you have regarding this type of development?

I think it's too large of a development and will create a lot of congestion in that corner

Name and Email (optional)

[redacted]

Read-Only Content

Thank you,
Des Plaines, IL

This is an automated message generated by Granicus. Please do not reply directly to this email.

From:	Des Plaines, IL
To:	Jonathan Stytz; Samantha Redman; Jeffrey Rogers
Subject:	*NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)
Date:	Sunday, June 23, 2024 9:39:35 AM

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #:	3289460
IP Address:	149.75.164.121
Submission Date:	06/23/2024 9:39
Survey Time:	3 minutes, 30 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

None

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

None

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

What concerns do you have regarding this type of development?

Will Vetter be sterilizing any of their spaces, if so, how will they protect neighbors from the sterilz

Name and Email (optional)

Read-Only Content

Thank you,
Des Plaines, IL

This is an automated message generated by Granicus. Please do not reply directly to this email.

Samantha Redman

From: Des Plaines, IL <media@desplaines.org>
Sent: Tuesday, June 25, 2024 8:08 AM
To: Jonathan Stytz; Samantha Redman; Jeffrey Rogers
Subject: *NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #: 3293577
IP Address: 165.124.167.1
Submission Date: 06/25/2024 8:07
Survey Time: 1 minute, 28 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

none

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

none

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

What concerns do you have regarding this type of development?

If Vetter will be using a sterile clean room, how will they sterilize it, and how will they dispose of the sterilizing agent?

Name and Email (optional)

Read-Only Content

Thank you,
Des Plaines, IL

This is an automated message generated by Granicus. Please do not reply directly to this email.

Samantha Redman

From: Des Plaines, IL <media@desplaines.org>
Sent: Tuesday, June 25, 2024 1:54 PM
To: Jonathan Stytz; Samantha Redman; Jeffrey Rogers
Subject: *NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #: 3294772
IP Address: 99.47.191.73
Submission Date: 06/25/2024 1:54
Survey Time: 5 minutes, 25 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

None

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

None

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

They said they would employ 300 people at this site. Is that still correct?

What concerns do you have regarding this type of development?

At this site, will Vetter be using ethylene oxide in any part of its operation? If yes, how will they insure that fumes will not be released into the atmosphere?

Name and Email (optional)

[redacted]

[redacted]

Thank you,
Des Plaines, IL

This is an automated message generated by Granicus. Please do not reply directly to this email.

Samantha Redman

From: Des Plaines, IL <media@desplaines.org>
Sent: Saturday, June 29, 2024 7:39 PM
To: Jonathan Stytz; Samantha Redman; Jeffrey Rogers
Subject: *NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #:	3304943
IP Address:	149.75.156.127
Submission Date:	06/29/2024 7:39
Survey Time:	10 minutes, 56 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

I am really hoping that the lighting at the property will adhere to International Dark Sky Association's outdoor lighting principles given the proximity to residential areas. https://darksky.org/resources/guides-and-how-tos/lighting-principles/ Our neighborhoods are already plagued with unnecessarily bright lights from other nearby properties (ex: Ceva Logisitcs) and this impacts our experiences in our homes as well as our local wildlife. There is nothing we can do about the lights from OHare but adhering to basic lighting principles within our community can make a big difference. The current lights on the existing buildings are too bright, by the way, and seem to serve limited purpose.

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

I think it is a shame the existing buildings are not being retrofit, at least partially, to reduce the amount of greenspace destruction. It would be interesting to understand why those buildings could not be used as their office space and then perhaps a new lab and loading dock area attached, allowing the majority of the greenspace and mature tress to remain in place.

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

I appreciate the fencing upgrade and that a modern, vibrant business could bring jobs and foot traffic to other local businesses.

What concerns do you have regarding this type of development?

I wasn't able to put my name anywhere on the form so for the record, this comment is from Alison Erickson at 84 Westfield Lane.

Name and Email (optional)

[redacted]

Read-Only Content

Thank you,
Des Plaines, IL

Samantha Redman

From: Des Plaines, IL <media@desplaines.org>
Sent: Friday, July 5, 2024 10:51 AM
To: Jonathan Stytz; Samantha Redman; Jeffrey Rogers
Subject: *NEW SUBMISSION* Public Input for 10 W. Algonquin (Vetter Pharma)

Public Input for 10 W. Algonquin (Vetter Pharma)

Submission #:	3316417
IP Address:	99.179.147.246
Submission Date:	07/05/2024 10:51
Survey Time:	18 minutes, 42 seconds

You have a new online form submission.
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Read-Only Content

Section Break

What comments or questions do you have on the overall site design of the proposal (i.e., access, circulation, parking, building placement, etc.?)

Employees enter off of Algonquin Rd. is completely unnecessary when a perfectly good access drive is available off Mt Prospect Rd. The truck and employee ingress and egress should be able to easily coexist coming off of Mt. Prospect Rd. The area on Algonquin Rd. is residential across the street and does not need the additional huge increase of traffic, especially if the railroad overpass is going through down the street. All employees should easily access the parking from Mt. Prospect Rd. which has a light, so will be a safer place for the increased traffic. The increase in the number of cars, speeding (which is already a problem), unsafe left turns, and other traffic issues will make Algonquin Rd even more dangerous than it is now.

What comments or questions do you have on the overall building design of the proposal (i.e., building materials, building height, architecture, etc.?)

The setback along the perimeter of the streets is not necessary. The foliage block between the residences along the perimeter is not as dense as first outlined/promised.

What benefits do you think this type of development could provide to the immediate area and the community as a whole?

What concerns do you have regarding this type of development?

I live across the street. This will take my relatively quiet street (Although increasingly highly trafficked residential neighborhood and make the traffic too much. The amount of light produced by the company already increased too much compared to the area I moved into.

Name and Email (optional)

[redacted]

Read-Only Content

Thank you,
Des Plaines, IL

From: [redacted]
Sent: Thursday, June 27, 2024 11:14 PM
To: Mike Charewicz [redacted]
Subject: Vetter proposal

Mike,
I attended the meeting on June 25th regarding the planned Vetter project. Thought I would see you there, but hope you were off having a great time on some far away island.
I do have some comments and thoughts about the project that I want to share with you.
1. My recollection of the original proposal, 10 years ago or so, was that it was primarily a warehousing and distribution facility for products produced elsewhere, with some minimal on site production. The current proposal is for a manufacturing facility, with some warehousing and distribution. At the meeting I asked if my original perception was correct and if the plan had changed. The response was that the current production component was always included, although the need for warehousing has decreased. In any case, while I was not concerned about a warehouse and distribution facility, a chemical production facility is of concern to me.
2. I asked what we could expect from the manufacturing facility in areas such as particulate, gaseous, smell and noise output. The answers were vague at best, although there was some further discussion regarding noise. The proposal includes a 14 foot sound proof wall around the northwest corner of the project, where the manufacturing section will be located. Susanne Lemaine, Vetter USA VP, commented several times that the noise was not produced by their production equipment, but by other equipment which I believe relates to the roof mounted air handling equipment and other support items needed to maintain their sterile production environment.
3. I did not get clean answers regarding particulate output (which I would expect to be no), gaseous output (which I would expect to be a maybe) and odor (which I would expect to be yes).
4. There was another gentleman who questioned whether they would be maintaining a “clean room” or a “sterile” environment for their manufacturing facility. I understand what a Clean Room is from my years in the computer business but don’t know what a “sterile environment” means. I think that the only person in the room that really understood the question was Susanne Lemaine, and she responded with sterile environment. From there, the discussion was still over my head, but I think the gentleman was questioning the need for, use of and eventual disposal of chemicals or materials needed to maintain a sterile environment. He appeared to be satisfied with her answers, but suggested that the EPA should review and approve the proposal. I think he was a knowledgeable guy and his concerns are worth pursuing.
5. Back to the noise issue. The architect leading the discussion basically said we don’t really know what to expect so we are suggesting the 14 foot high sound proof wall. I think they have a pretty good idea of what to expect. Vetter currently has a similar facility in Skokie. I looked at Google views of that facility, and the amount of equipment on the roof is quite impressive. It looks primarily like air handling equipment, input filters and blowers, exhaust fans, some air conditioning and lots of ductwork. I think I know where the noise emanates.
6. In viewing the current Vetter facility, I also saw a couple other things. There were two views of interest, probably a year or three apart. The older view clearly showed a

large stand-by generator, the same type and similar size to what we had installed at my 200 person office and data center in Mt. Prospect 10 years ago. In the later view that generator is gone, replaced by what appears to be a somewhat larger generator. Both views show what appears to be a large liquid or gas storage tank with piping to the building, plus some other strange looking piping or perhaps processing device. Interestingly, the development plans presented go into such detail as the placement of "No parking, fire lane" signs, but do not suggest any rooftop equipment nor items like generators or chemical storage tanks. However, there is room for such items where the "fire lane" expands from 25 to 45 feet wide around the manufacturing area.

7. Architectural views from the South and the East were presented, but not from the North or West, the bordering residential areas. Sure would like to see the view from behind the 14 foot sound wall. Maybe you would not see the generator or any chemical storage tanks.

8. Not discussed at all at this meeting is the production processes that will occur in this facility. That was probably beyond the intent of this session, but is potentially much more important. For example, will flammable chemicals be used, will there be any materials that might be considered hazardous involved, will processes involve high pressure or high temperature vessels, are there any byproducts or residue that may need to be deposed of and probably other similar topics.

9. Regarding the existing three office buildings. The current plan is that they will remain vacant "for now" and can be discussed later. I suggested, not just to Vetter, but to the planning board, that they should be concerned with returning those buildings to productive, tax generating use. The issue should not be just what to do now, but what the long range plan is. That's what the "Planning" means in the Planning and Zoning board. Following the meeting I was approached by a woman who said she is the current property manager. She pointed out that the property has been used by the city for such purposes as police and fire department training and, while not generating much in tax revenue, has still been beneficial to the city. She suggested that the future of the vacant buildings is undecided. If the market for Vetter services increases, they would probably demolish the buildings and expand the manufacturing operations on the property. As is, the buildings are in serious need of extensive repair before they could be occupied. She was quite critical of the damage that had occurred while occupied by the Salvation Army. No easy answer.

10. I don't want to sound as if I am anti Vetter. I like the idea of the idea of the jobs they could create, including some well paid scientific and technical positions. However, any chemical manufacturing facility in our backyard is of concern to me and I would like to make sure we know what we are putting there. I know this project is a long way from a done deal and I trust that you and the rest of the Council will consider it carefully. If I can help in any way, count me in.

Aside from the meeting, there is a related item I would like to ask about. One day this week my wife Sue had lunch with a friend and the friend's granddaughter was there. I have no idea who this granddaughter is nor where she gets her information. However, she said that the 5 story building on the Vetter property is being considered for migrant housing. Do you know if that is true?

Mikr Spire

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: January 8, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Jonathan Mendel, AICP, Assistant Director of Community and Economic Development
Jeff Rogers, AICP, Director of Community and Economic Development JSM

Subject: Approval of Conditional Uses for an Auto Service Repair Use and Auto Body Repair Use at 1685 E. Oakton Street (2nd Ward)

Issue: The petitioner requests two conditional use permits for an auto service repair use and auto body repair use in the C-3 General Commercial zoning district under Section 12-7-3.K of the Zoning Ordinance.

Petitioner: Vechean Shamoan, 9219 N. Ashland Avenue, Niles, IL 60714

Owner: Chicago Title Land Trust #128422 (Representative: Trustee Steven Malina, 4075 E. Estes Avenue, Lincolnwood, IL 60712)

Case Number: 25-001-CU

PIN: 09-28-101-084-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: C-3, General Commercial District

Existing Land Use: Vacant (former auto service repair and motor vehicle sales uses)

Surrounding Zoning:
North: C-3, General Commercial District
South: R-2, Two Family Residential District
East: C-3 General Commercial District
West: C-3 General Commercial District

Surrounding Land Use:
North: Tavern (Commercial); Trade Contractor (Commercial)
South: Duplex (Residential)
East: Multi-tenant Shopping Center (Commercial)
West: Multi-tenant Shopping Center (Commercial)

Street Classification: Oakton Street is classified as a minor arterial road and Orchard Street is classified as a local road, both under City of Des Plaines jurisdiction.

Comprehensive Plan: Commercial is the designated use of the property.

Zoning/Property History: *Property Background*
Based on City records, the subject property was developed around 1961 and originally utilized as a gas station. On November 6, 2017, City Council approved conditional uses for motor vehicle sales and auto service repair uses via Ordinance Z-27-17 to allow the business Des Plaines Auto Sales & Repair to operate on the subject property. This approval was conditioned upon the following provisions:

- All drive aisles must remain clear of vehicles and other obstructions;
- The parking lot must be striped in accordance with the Site Plan; and
- No body work is conducted on the subject property.

Previous Code Enforcement Issues
The subject property has had a few code enforcement issues related to the previous auto service repair and motor vehicle sales uses including:

- Overparking the lot where vehicles were not parked in striped spaces, drive aisles were blocked, and site circulation was severely impacted;
- Parking vehicles related to the business operations on the public street whether they were serviced or waiting to be serviced;
- Landscape bed maintenance throughout the subject property; and
- Rubbish and debris throughout the subject property.

The previous business owner was recently evicted from the subject property due to the issues identified above and the property has been cleaned up to some extent. However, the PZB and City Council may wish to ascertain whether auto-oriented uses are ideal for this property given the property size, location, and issues with the previous user.

CONDITIONAL USES

Request Summary: *Overview*
The subject property consists of one 13,521-square-foot parcel located in the C-3 General Commercial district at the southwest corner of the Oakton Street/Orchard Street intersection. It currently contains an off-street parking area, pole sign, and 2,045-square-foot, one-story commercial building with three service bays, office area, restroom, mechanical room, and stock room as illustrated on the attached Site and Floor Plan. The rear of the subject property includes a non-paved fenced area accessible from the south building elevation and gate on the east side of the enclosure.

The petitioner proposes to operate both an auto service repair use and auto body repair use simultaneously on the subject property. Both uses, as defined below, require a separate conditional use permit pursuant to Section 12-7-3.K of the Zoning Ordinance prior to their operation on the subject property:

> AUTO SERVICE REPAIR: A building, property, or activity the principal use of which is the repair or replacement of parts, oils, coolants, lubricants, tires, and other similar services. "Auto service repair", shall include, but is not limited to, muffler shops, oil change shops, car care centers, tire centers and other uses similar in nature and impact.
>
> AUTO BODY REPAIR: A building, property, or activity the principal use of which is automotive body repair or auto detailing other than those types of repairs permitted at automobile filling stations and auto service repair establishments.

As noted in the attached Project Narrative, the petitioner intends to utilize one of the existing service bays for mechanical repairs (i.e., auto service repair) and the remaining two bays for auto body repair (i.e., frame machine and spray booth). The existing rear enclosure will be utilized for the storage of damaged vehicles waiting to be serviced to ensure all vehicles are kept on the subject property before and after servicing. The petitioner has noted that his business will repair tires but will not sell or replace tires on vehicles. The proposed business will operate Monday through Friday from 8 a.m. to 6 p.m. and will be closed on the weekends. The petitioner and one employee will be onsite at all times with additional employees added in the future as necessary.

Floor Plan and Elevations
The attached Site and Floor Plan details the dimensions and uses of the individual rooms of the existing building. The interior rooms of the building will generally remain the same with some adjustments as necessary to meet the applicable building and fire codes. The existing restroom and compressor room on the east building elevation will be converted into a single, accessible restroom accessed from inside the building. The western and center bays will be utilized for auto body repair and the eastern bay will be solely for auto service repair. The petitioner intends to retain the existing exterior building improvements without any changes.

Off-Streeting Parking
Pursuant to Section 12-9-7, automotive repair shops, including auto service repair and auto body repair uses, require a minimum of one off-street parking space per service bay plus one space for every 200 square feet of accessory retail. There are three service bays which will be utilized, and the petitioner does not intend to have accessory retail on site at this time. As such, a total of six off-street parking spaces including one accessible space are required. The attached Site and Floor Plan illustrates that 12 off-street parking spaces—including one accessible space—are proposed for the subject property, which meets this standard. In addition, if accessory retail were to be added in the proposed 268-square-foot office/reception area in the future, the proposed number of off-street parking spaces would accommodate the additional two spaces required. All off-street parking spaces on site are oriented 90-degrees and designed to comply with all standards in Sections 12-9-6 and 12-9-8 of the Zoning Ordinance.

Access and Circulation
The subject property currently contains three separate access points, one on each public right-of-way that the property fronts. Both access points on Oakton Street and Orchard Street are located in close proximity to the Oakton/Orchard street intersection, creating potential unsafe vehicular/pedestrian interactions. To address and improve this existing condition, the petitioner has worked with staff and proposes blocking the existing access point on Orchard Street with a landscape bed as shown on the attached Landscape Plan.

The existing two-way travel access from Oakton Street will remain. However, the existing two-way travel access from the alley into the subject property will be converted into a one-way travel as exit only. Both the Oakton Street access and alley access drive aisles are proposed to comply with the minimum drive aisle width for two-way and one-way travel respectively, as noted in Section 12-9-6 of the Zoning Ordinance.

In addition, the existing tandem parking spaces along the north property line will be removed and replaced with a single row of parking spaces providing for ample access and circulation between the access points, service bays, and parking spaces.

Landscaping and Screening
The subject property contains some landscape beds along the north and east parking space rows. However, it does not fully comply with the landscaping and screening standards in Chapter 10 of the Zoning Ordinance. The petitioner worked with staff to expand existing landscape beds and add new landscaping areas between the parking spaces and the property lines to comply with the screening requirements of the Zoning Ordinance.

In summary, the following landscaping and screening improvements are proposed for the subject property:

- Expanding the existing north and east landscape areas to five feet in width for the full extent of the parking row;
- Adding eight-foot-wide, minimum 100-square-foot landscape beds at the end of each parking row;
- Adding a minimum three-foot-wide landscape bed around the base of the existing pole sign, which is to remain; and
- Removing the existing barbed wire from the rear fenced enclosure located behind the existing building.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. **The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**
   Comment: Both the auto service repair and auto body repair uses are a Conditional Use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 District.

2. **The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:**
   Comment: The Comprehensive Plan designates this property as commercial and strives to foster growth and retention of existing commercial businesses in Des Plaines. This property is positioned along the Oakton Street corridor and is surrounded on all sides by commercial development with the exception of the south side, which abuts two-family residential. The approval of a new commercial uses at the subject property generally falls within the general principles and goals of the Comprehensive Plan.

3. **The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:**

   Comment: The subject property has been utilized for auto service uses in past and was most recently vacated by an auto service repair and motor vehicle sales business. This is consistent with other auto-oriented commercial uses currently operating along the Oakton Street corridor. However, the PZB and City Council may also consider future plans for the Oakton Street corridor in its determination of the conditional use requests for additional auto-oriented uses in this corridor.

4. **The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:**

   Comment: Given that the subject property was recently utilized for auto-oriented uses, there is no indication that this proposal would be any more hazardous or disturbing to neighboring uses than another auto-oriented use. Aside from tow-truck deliveries of vehicles in need of service, all of the proposed auto service operations will be conducted within the building reducing any hazardous or distributing effects on neighboring properties. Much of the circulation and operational movements outside the building will occur in front of the building at the entrance to the three service bays, an area shielded by buildings on the west and south sides and separated by streets on the north and east sides. While this proposal does include the use of a frame machine and spray booth, the petitioner will need to comply with all applicable building and fire codes to ensure safety and nuisance standards are met. The petitioner has also stated that they will not be selling or replacing tires and will not have a space dedicated to or utilized for tire storage. However, staff have received complaints from neighboring residents regarding the past conditions on the subject property, so operational conditions have been suggested by staff to minimize adverse effects that are often attributed to auto-oriented uses.

5. **The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:**

   Comment: The previous auto service repair and motor vehicle sales uses on this site were adequately served by essential public facilities and services. While the proposal replaces the previous motor vehicle sales use with an auto body repair use, staff do not have concerns that this will impact the essential public facilities and services that are currently serving the subject property.

6. **The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

   Comment: As noted in the *Zoning/Property History* section above, the previous auto service repair and motor vehicle sales uses did create a burden on public facilities and the conditions on site were arguably detrimental to the economic well-being of the community requiring code enforcement action. While there is no indication that the new user and proposed auto service repair and auto body repair uses will have the same effect on public facilities and the community as a whole, PZB and City Council should consider whether the uses are feasible for the subject property given its size and location in the Oakton corridor.

7. **The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:**

   Comment: Auto-oriented uses do by their nature involve activities, processes, materials, equipment, and conditions of operation that can be considered detrimental to any persons, property, or the general welfare by many different means. The two separate auto-oriented uses—similar to the two auto-oriented uses before them—can be expected to result in increased vehicular traffic to and from the site throughout the day, which can impact surrounding thoroughfares. The tools and machinery utilized for operations of both uses create noise, fumes, odors, or a combination thereof, which may impact neighboring properties depending on business operations and proper disposal or venting of resulting byproducts. In particular, the paint booth requires certain venting requirements and can, based on its design and location, create negative effects to neighboring property owners that were not present when the previous uses were in operation.

   It is anticipated that all auto-oriented service will be conducted inside the building and tire storage will not be present on the subject property. However, the proposed vehicle storage at the rear of the property and the resulting byproducts from work done inside the building could create negative effects on the neighboring properties, in which the PZB and City Council should consider.

8. **The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**

   Comment: The subject property contains three separate access points, one on each of the public rights-of-way fronting the site. However, the existing site design presents some access and circulation concerns, a condition that was exasperated by the operations of the previous business owner and created fairly substantial interferences to traffic on surrounding throughfares. That said, the proposal includes improvements to reduce the number of access points and redesign the parking and drive aisle layout to provide more adequate space for circulation and operation of the proposed auto-oriented uses. It also utilizes the existing fenced enclosure at the rear of the property to store vehicles to be repaired or those that have recently been repaired to free up parking space for customers and employees in the parking areas. These improvements help correct the existing issues on the site to minimize any foreseen interferences with traffic surrounding thoroughfares. However, as staff have noted, the nature in which business operations are conducted on site is imperative to ensure conditions on site are maintained in a compliant manner, permitting adequate access, circulation, and parking on the site and reduce traffic interferences.

9. **The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:**

   Comment: The proposal would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance as the building and site were already developed for similar uses. Furthermore, the proposal does include additional landscaping and screening improvements that will help soften the transition between the commercial lot itself and the neighboring residential lots to the south.

10. **The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**

    Comment: This proposal is anticipated will meet all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

PZB Procedure and Recommended Condition: Pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use requests. If the PZB chooses to recommend approval of the requests, staff recommends the following conditions.

Recommended Conditions of Approval:

1. The gravel area in the rear enclosure shall be paved with a dust-free hard surface in conformance with all City of Des Plaines regulations prior to the use of this space.
2. No motor vehicle sales are permitted on the subject property at any time for any reason.
3. The parking area must be restriped in accordance with all City of Des Plaines regulations. All drive aisles must be kept clear of any obstructions at all times.

Attachments:

Attachment 1:	Location/Zoning Map
Attachment 2:	Site and Context Photos
Attachment 3:	Plat of Survey
Attachment 4:	Existing Condition Photos
Attachment 5:	Petitioner's Responses to Standards for Conditional Uses
Attachment 6:	Project Narrative
Attachment 7:	Site and Floor Plan
Attachment 8:	Landscape Plan
Attachment 9:	Elevations
Attachment 10:	Renderings

GISConsortium

1685 E. Oakton Street

0 250 500 ft

Print Date: 1/8/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

1685 E. Oakton St – Public Notice Sign & Front of Property

1685 E. Oakton St – Looking South at Front of Building

1685 E. Oakton St – Looking Southwest at Side of Building

1685 E. Oakton St – Pole Sign at Northeast Corner of Property

1685 E. Oakton St– Alley & South Property Line

1685 E. Oakton St– Rear Fenced Enclosure Area

1685 E. Oakton St – Front of Rear Fenced Enclosure

1685 E. Oakton St – Looking Northwest at Side Parking Area

A. P. SURVEYING COMPANY, PC.
LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9364
FAX: (847) 853-9391
APSURVEYING@YAHOO.COM

NORTH

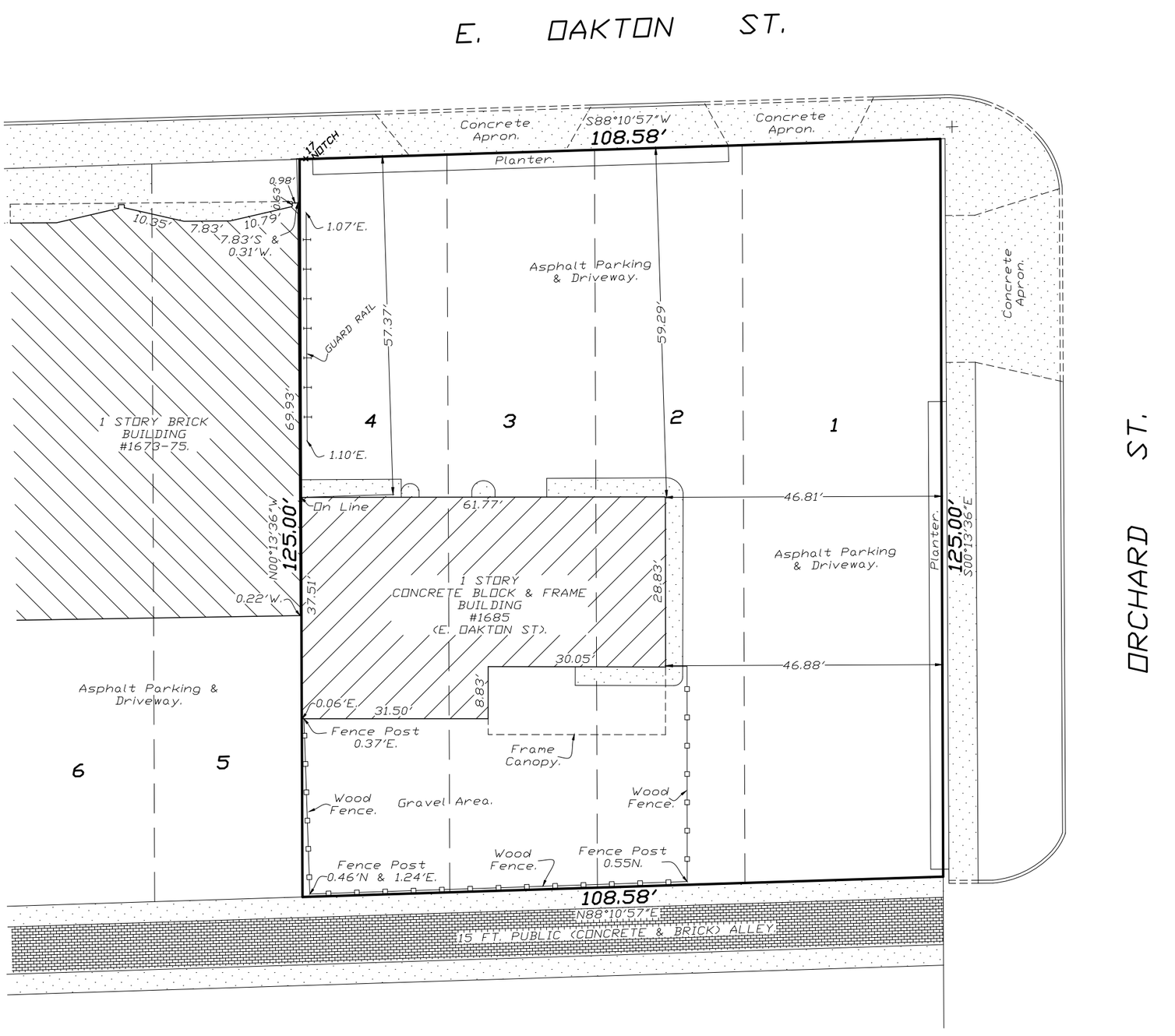
Attachment 3

PLAT OF SURVEY
OF

LOTS 1, 2, 3 AND 4 IN BLOCK 2 IN WHITES RIVERVIEW ADDITION IN THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1685 EAST OAKTON STREET, DES PLAINES, ILLINOIS. 60018

PERMANENT INDEX NUMBER(S): 09-28-101-084-0000



MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.THE BEARING BASIS, AND COORDINATE DATUM IF USED IS NAD 83 SPC IL. EAST ZONE
TITLE COMMITMENT NO. 24006650 WAS FURNISHED FOR THIS SURVEY.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 23-9637-L
Scale: 1 inch = 16 feet.
Date: November 7, 2024
Ordered by: KOLPAK LAW GROUP
ATTORNEYS AT LAW

HYLTON E. DONALDSON
35-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WILMETTE, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF.
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 } s.s.

We, A. P. SURVEYING COMPANY, PC. 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.

Hylton E. Donaldson

PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2024.

DES PLAINES
AUTO
SALES & REPAIR
0% INTEREST
IF APPROVED

SALES & REPAIR
0% INTEREST
IF APPROVED

SALES & REPAIR
0% INTEREST
IF APPROVED

COMMUNITY AND ECONOMIC DEVELOPMENT
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STANDARDS FOR CONDITIONAL USES

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Conditional Use in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that the proposed use is appropriate for the site and will not have a negative impact on surrounding properties and the community. Please answer each item completely and thoroughly (two to three sentences each).

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;

   The current property is zoned C-3 which allows for an auto service repair shop and auto body repair shop so long as a condition use permit is issued, pursuant to the Commercial Districts Use Matrix in Chapter 7 SEction 12-7-3 of the Des Plaines Zoning Ordinance.

2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;

   The comprehensive plan states in part that "Commercial structures should be encouraged to locate at or near the property line, with parking provided in the rear or to the side..." The Applicant shall have parking on the side and rear of the property, prioritizing a pedestrian environment. The Applicant is also further open to working with the City to establish street trees, additional lighting, and street furniture in accordance with the recommendations in the Plan to revitalize the Oakton Street Corridor.

3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

   The property is located on a commercial corridor of Oakton Avenue. It is surrounded by a demolition contractor, another auto body repair shop, strip malls, and its previous use was an auto body shop. This portion of Oakton supports purely commercial business, and several of an automotive or industrious character. This use squarely fits within that described character.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses;

   All work conducted on the cars - both auto body repairs and mechanical repairs - shall be conducted within the confines of the building on site, so as not to be a noise nuisance to the surrounding neighbors. The Applicant will also utilize the rear of the building for vehicle storage storage, so as not to create a visual nuisance. In addition, the neighbor directly across the street is a bar, so during the busiest times for the bar (evening), this shop will be closed.

5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;

   The use proposed is a continuation of a use previously established at the subject property. As such, the property is already outfitted the required systems to accommodate it. Applicant is further open to working with the City in order to update the applicable systems in order to ensure a proper and safe auto repair shop, and be in full compliance with Des Plaines requirements.

6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

   The addition of this business will provide an additional service to the community, by a well versed business owner, and provide additional tax revenue. Therefore it will be a positive addition to the economic welfare. The business can operate with the property as is, no further requirements are needed from Des Plaines, save the conditional use permit.

7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

   The work conducted to the cars will be done within the confines of the building on site. As such, the building will contain any noise pollution created by the business. The business will further store all cars on site, which will reduce traffic created by the business.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

   The property is located on the Corner of Oakton and Orchard. There is driveway access, large enough to accommodate both entrance and exits, on Oakton Ave. The Applicant also is including a storage space on his property to store additional cars. The property is also large enough to accommodate a tow truck pick up and drop off fully on the property itself, without interfering with traffic on Oakton.The property is also on a squarely commercial corridor, where traffic is regular and is meant to accommodate business traffic.

9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

   There is no such type of feature at the subject property. There is a current building standing at the property, which the property owner intends to retain.

10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested

    The Applicant confirms that the property and proposed business so complies with title specific regulations. The C-3 zoning provides for an auto repair and auto body shop of this kind, with the approval of a conditional use permit.

Project Narrative
1685 E. Oakton Ave
Des Plaines, IL 60018

City of Des Plaines
1420 Miner Street
Des Plaines, IL 60016

RE: Special Use Application
1685 E. Oakton Ave
Des Plaines, IL 60018

Enclosed please find the application for a Condition Use in order to establish an auto body and auto service repair shop . The property in question is Zoned C-3 and currently improved with an auto repair shop. The lot in question consists of 13,573 square feet. There is no current business operating at the subject location. The applicant is under contract to purchase the property, and hopes to revitalize the space with new business for Des Plaines.

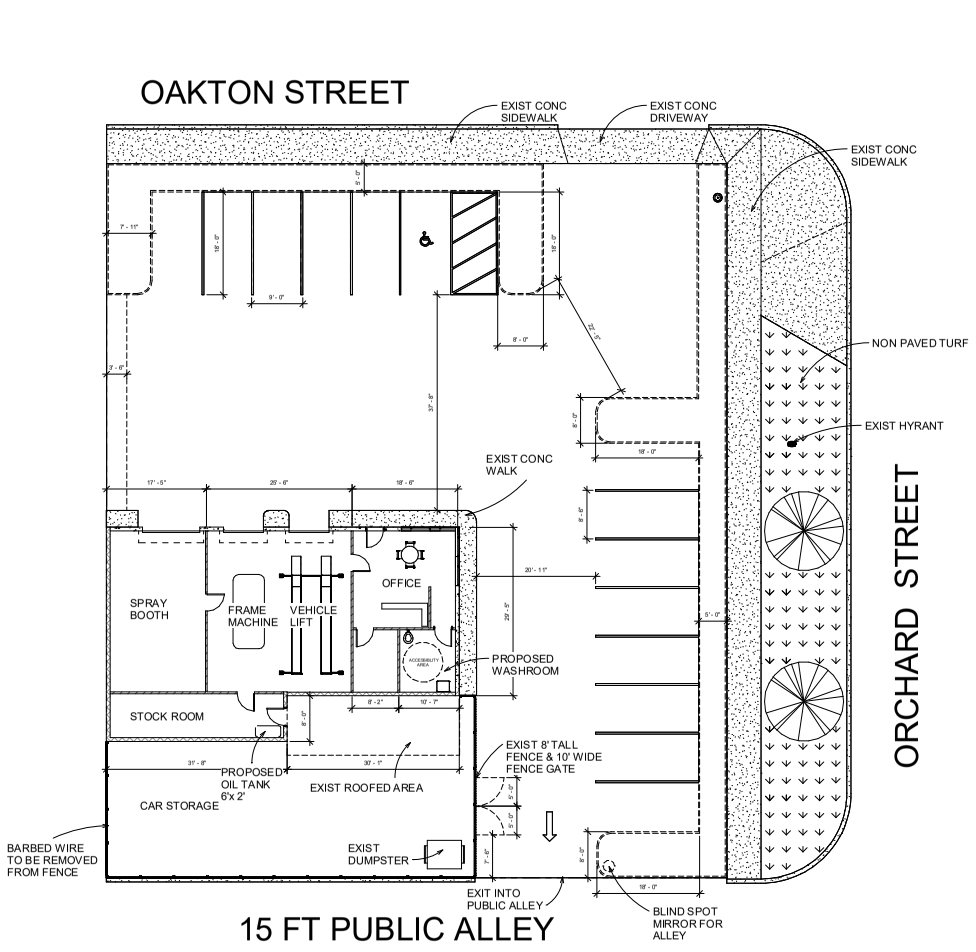
The applicant is proposing to develop the auto service repair and auto body repair shop. The current property consists of three (3) bays for auto repair. The Applicant intends to use one bay for for a frame machine (for auto body repair), one bay for a spray booth (for auto body repair), and one bay for mechanical repairs.

In addition, the Applicant will be adding storage space to the rear of the property to accommodate any and all overflow for accident damaged vehicles and storage of vehicles. This addition shall ensure both that the front of the property facing Oakton consistently looks clean and orderly, and that the existence of this repair shop will not add undue traffic to Oakton. The cars will all be moved around and stored on site.

The hours of operation will be Monday – Friday, 8 am to 6 pm. The Applicant will always be on site during business hours, as head of both the mechanic and auto body repair services. Applicant anticipates one (1) employee on site with him to start, with additional employees to be retained as the business grows.

The Applicant has an extensive career in the auto body and mechanical repair industry. He began his career in 1999, and in 2005 opened his own auto repair/auto body repair shop in Chicago (“Car Fix”). He owned and operated this shop until 2020 when it was sold. During that time he also served as a vendor to Chicago Public Schools, Northeastern University, and PBS Channel 11 news, for purposes of making all necessary automotive repairs. He has had consistently positive relationships with his neighbors, always keeping his repair shop tidy, and engaging with a positive attitude with those around him. We have included letters of support from his previous neighbors to that effect.

The Applicant looks forward to further discussing his plans with the City and creating a new business opportunity in the City of Des Plaines.



1 SITE PLAN
1/8" = 1'-0"

NOTE: ALL DRAWING CREATED IN AUTODESK REVIT. SCALE INDICATED ON THE DRAWING IS ACCURATE.

1685 E Oakton Street Des Plaines, IL 60016

SITE PLAN

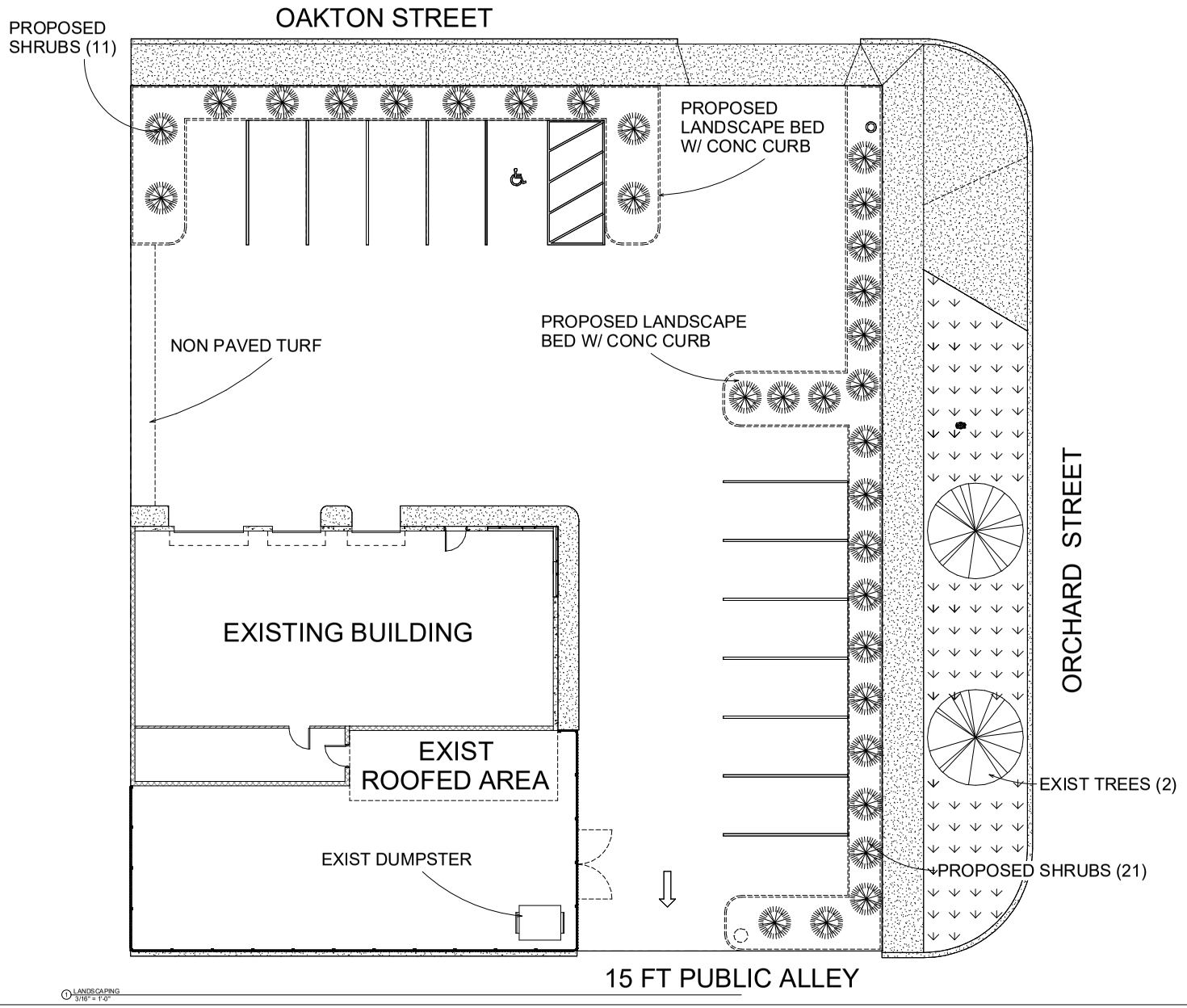
Project Number

Date Issue Date

A101

Scale 1/8" = 1'-0"

1/2/2025 9:30:26 PM



NOTE: ALL DRAWING CREATED IN AUTODESK REVIT. SCALE INDICATED ON THE DRAWING IS ACCURATE.

1685 E Oakton Street Des Plaines, IL 60016

LANDSCAPING PLAN

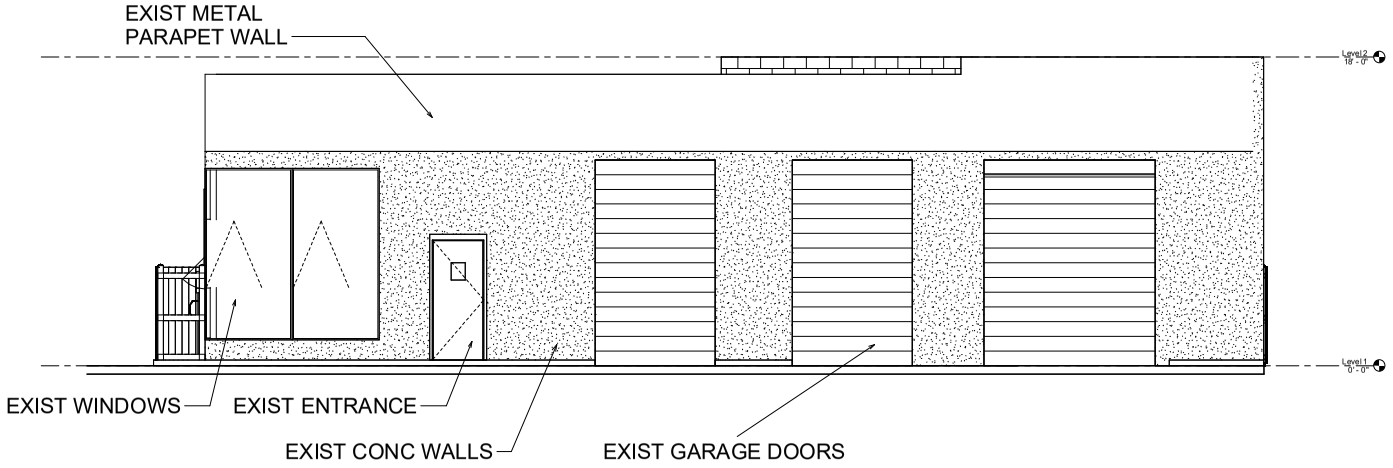
Project Number

Date Issue Date

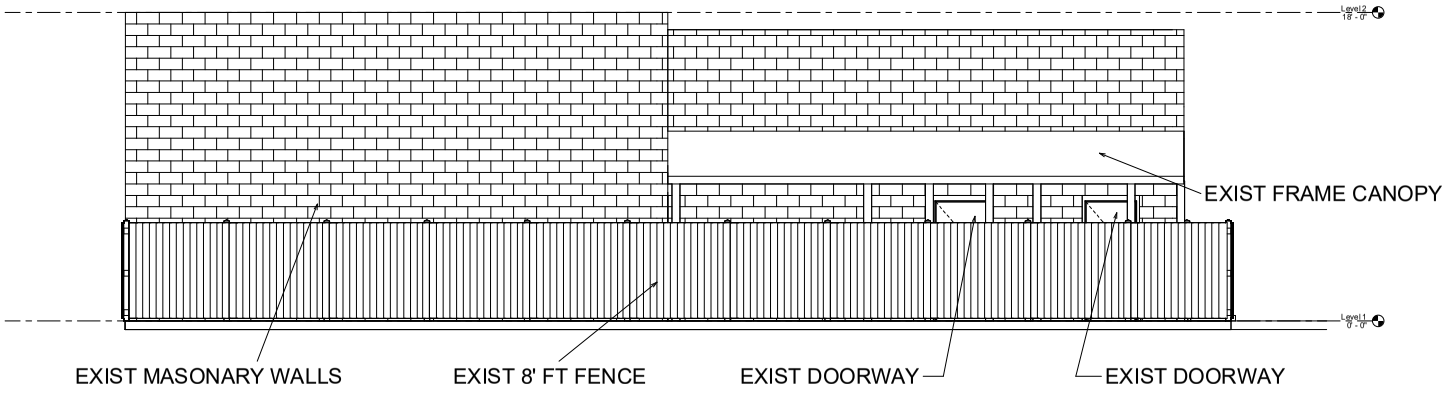
A104

Scale 3/16" = 1'-0"

1/2/2025 9:30:38 PM



1 North Building
3/8" = 1'-0"



2 South Building
3/8" = 1'-0"

1685 E Oakton Street Des Plaines, IL 60016

ELEVATIONS NORTH & SOUTH

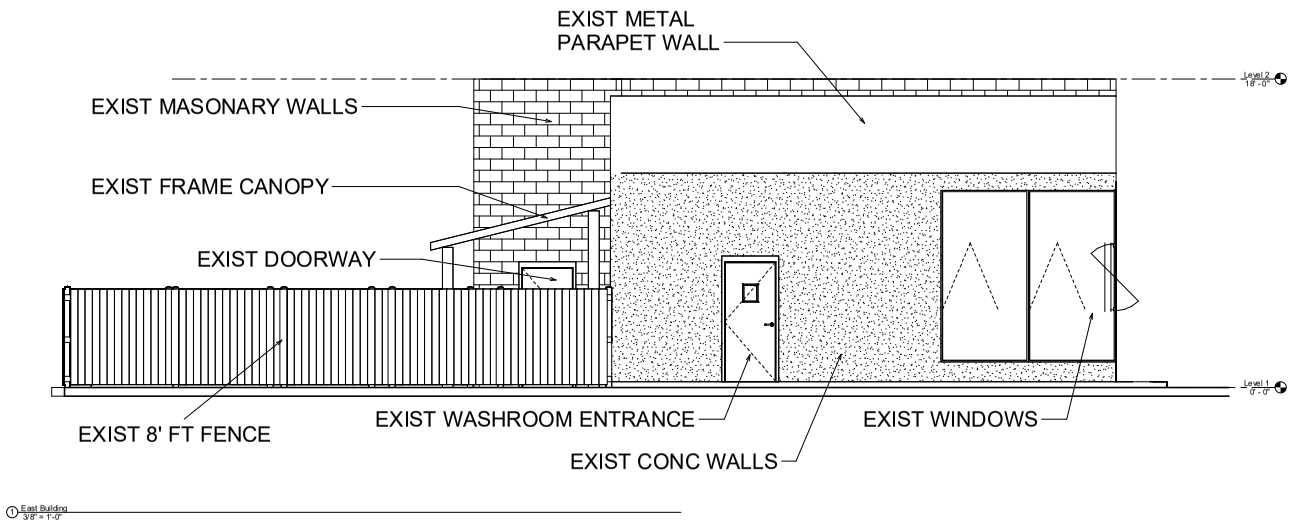
Project Number

Date Issue Date

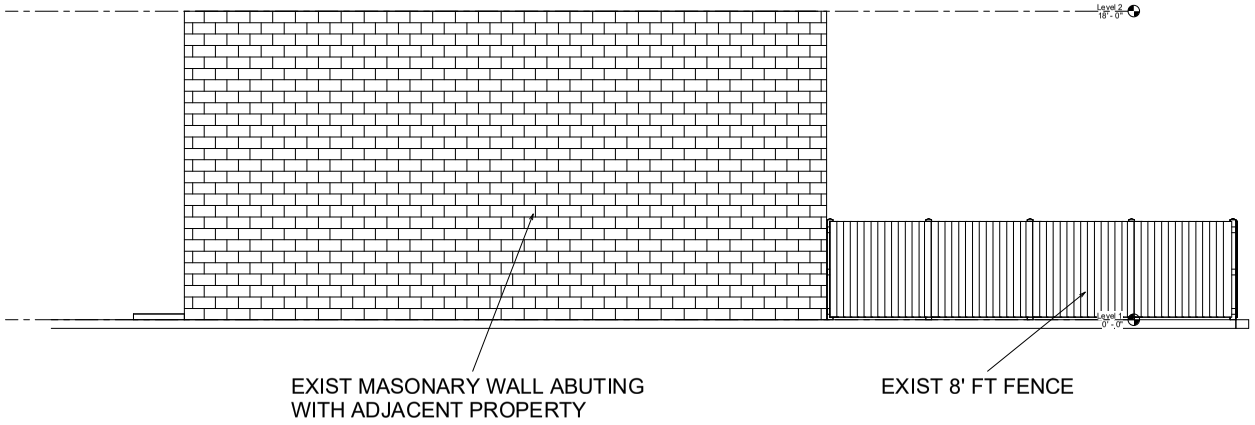
A102

Scale 3/8" = 1'-0"

11/29/2024 2:27:53 PM



1 East Building
3/8" = 1'-0"



2 West Building
3/8" = 1'-0"

1685 E Oakton
Street Des Plaines,
IL 60016

ELEVATIONS
EAST & WEST

Project Number

Date Issue Date

A103

Scale 3/8" = 1'-0"

11/29/2024 2:27:36 PM

1 (3D)

1685 E Oakton Street Des Plaines, IL 60016

RENDERING

Project Number

Date Issue Date

A105

Scale

11/29/2024 2:59:50 PM