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

Planning and Zoning Board Agenda
September 9, 2025
Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: August 26, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: September 2, 2025 City Council meeting results:

- 1634 E. Oakton St. – CU for Trade Contractor – Approved at 2nd reading
- Text Amendments to Section 12-3-11 Related to Building Design Review Standards for Single-Family and Two-Family Residences – Approved at 1st & 2nd reading
- Major Variations for Site Landscaping at 555 Howard Avenue – Approved at 1st & 2nd reading

Administrative Decisions: None

Pending Applications:

1. **Address:** 2200 E Golf Rd **Case Number:** 25-047-FPUD

The petitioner requests a Final Planned Unit Development with a height exception for a proposed Assisted Living Facility, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-09-402-010-0000

Petitioner: Heritage Woods Northwest LLC, 1016 W. Jackson Blvd, Chicago, IL 60607

Owner: RJB-II LP and First American Self-Storage Group, LLC, 1731 N. Marcey St., #200, Chicago, IL 60614

2. **Addresses:** 9535, 9575, 9585, and 9601 East Golf Road – **Request Continuance to October 28, 2025 PZB meeting**

Case Number: 25-046-TPLAT-PPUD

The petitioner requests the following: i) a Tentative Plat of Subdivision to consolidate nine lots into one lot; ii) a Preliminary Planned Unit Development with a height, lot area, and required off-street parking exception for a proposed multifamily residential and single family attached residential development; and iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-16-201-011-0000, 09-16-201-014-0000, 09-16-201-013-0000, 09-16-201-016-0000, 09-16-201-015-0000, 09-16-201-003-0000, 09-15-100-033-0000, 09-15-100-032-0000, 09-15-100-035-0000

Petitioner/Owner: EFN Des Plaines Property LLC, One Oakbrook Terr., Ste 600, Oakbrook Terrace, IL 60181

3. **Address:** Citywide **Case Number:** 25-051-TA

The petitioner is requesting text amendments to the Zoning Ordinance including i) amending the definition for "government facility" in Section 12-13-3; and ii) adding "government facility" as a land use in various residential, commercial, manufacturing and/or institutional zoning districts as permitted or conditional uses.

PIN: Citywide

Petitioner: City of Des Plaines

Adjournment

Next Agenda: Next meeting is Tuesday, September 30, 2025.

Persons with disabilities who require certain accommodations in order to observe or participate in a public meeting or have questions about the accessibility of the public meeting should contact the ADA Coordinator at least 48 hours (or two business days) in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 1420 Miner St., Des Plaines, IL; by telephone at (847) 391-5486; or by email at hr@desplainesil.gov. Notices of this meeting were posted in accordance with the requirements of 5 ILCS 120/1 et. Seq. (Open Meetings Act).

DES PLAINES PLANNING AND ZONING BOARD MEETING
TUESDAY AUGUST, 26, 2025
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, August 26, 2025, 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 a roll call was established.

PRESENT:	Szabo, Catalano, Fallico, Zadrozny
ABSENT:	Fowler, Veremis, Weaver
ALSO PRESENT:	Jonathan Stytz, Senior Planner
	Jonathan Mendel, Assistant Director of CED

A quorum was present.

APPROVAL OF AUGUST 12, 2025 PZB MEETING MINUTES
Member Catalano moved and Member Zadrozny seconded a motion to approve the minutes with changes presented by Member Weaver via email before the meeting and changes presented by Member Fallico to include his attendance at the meeting in the final version of the document.

AYES:	Catalano, Zadrozny, Fallico & Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM
There was no public comment.

GENERAL COMMUNICATIONS:
Assistant Director Jonathan Mendel outlined the results of the August 18, 2025 City Council meeting regarding the PZB cases that were reviewed: (i) 1634 E. Oakton St. – CU for Trade Contractor; (ii) Text Amendment regarding rock and gravel use for public utilities; and (iii) 570 Northwest Hwy. – CU for Body Art Establishment.

ADMINISTRATIVE DECISIONS:
Chairman Szabo noted the list of administrative decisions is located on the agenda for each meeting for approvals or denials of minor variations.

DRAFT

25-048-V – 2009 Fargo Ave – Minor Variation to vary the maximum 4-foot-tall 50% open fence height in a front yard in Section 12-8-2.A.2 permitting a 6-foot-tall solid fence within the front yard of a double frontage lot not abutting an arterial street. – Approved

Pending Applications: Chairman Szabo introduced the cases on the agenda.

1. **Address:** 1173 Elmhurst Road **Case Number:** 25-040-CU

   The petitioner requests a conditional use to allow a commercially zoned assembly use in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary. **Continued from 8/12/25**

   PIN: 08-24-102-013-0000

   Petitioner/Owner: 1173 S. Elmhurst Rd LLC (Representative: Hukam Rawat, 1173 Elmhurst Road, Des Plaines, IL 60016)

Chairman Szabo swore in the petitioners Hukam Rawat and Jim Schultz.

Jim Shultz (attorney for the petitioner) and Mr. Hukam Rawat (Petitioner) outlined the conditional use request for a Commercially Zoned Assembly use. They see a market need for a small banquet facility. Mr. Schultz also described the hours of operation and that food service will be the customers' responsibility. The Petitioner explained that in case of overflow parking, they have a parking agreement with the property owner to the south of the subject property. Senior Planner Stytz verified that the parking agreement does exist.

Chairman Szabo asked if there is sufficient parking on the adjacent property. Senior Planner Stytz stated there is.

Member Zadrozny asked why the specified hours are limited to a 12 PM opening and not earlier to accommodate morning business meetings and such. Mr. Rawat stated they would consider changing the hours of operation and they could accommodate such needs with their staffing.

Member Catalano asked if the City requires the parking agreement with the neighboring property since there is code compliant parking supply on the subject property. Senior Planner Stytz stated that the agreement is not a City requirement but the petitioner is covering his bases in case overflow parking is needed.

Member Fallico stated concerns about sufficient space, given that the total square footage is 1,200 sq. ft. to accommodate the proposed occupancy and the necessary facilities. Mr. Schultz stated he discussed this concern with Mr. Rawat and they would be willing to reduce indoor seating to accommodate code compliance and safe occupancy. Additionally, he stated that the parking use within the subject property has quick turnover and the existing businesses don't have conflicting peak hours with the proposed use.

DRAFT

Member Fallico asked if the Building and Fire codes would be applicable to this use. Senior Planner Stytz explained the occupancy will still be reviewed and approved by staff responsible for enforcing the Building and Fire codes.

Member Catalano discussed the four conditions of approval proposed by staff and asked the petitioner if they are aware of and accept them. Mr. Schultz discussed the proposed conditions of approval with the PZB and staff to understand the proposed conditions better. There was discussion and explanations between the petitioner and City staff to determine the nature and execution of the proposed conditions of approval. After the discussion, Mr. Schultz understood the conditions as presented and described.

Senior Planner Stytz and Assistant Director Mendel informed the PZB that the proposed conditions of approval are consistent with the plans recently approved for a grant requested by the petitioner through the City of Des Plaines Business Assistance Grant program.

Senior Planner Jonathan Stytz presented the staff presentation.

Issue: The petitioner requests a conditional use for a Commercially Zoned Assembly Use on the subject property in the C-3 General Commercial district.

Petitioner/Owner:	1173 S. Elmhurst Rd LLC (Representative: Hukam Rawat, 1173 Elmhurst Road, Des Plaines, IL 60016)
Case Number:	#25-040-CU
PIN:	08-24-102-013-0000
Ward Number:	#8, Alderman Mike Charewicz
Existing Zoning:	C-3, General Commercial
Existing Land Use:	Shopping Center with Off-Street Parking Area
Surrounding Zoning:	North: C-3, General Commercial District (City of Des Plaines) South: C-3, General Commercial District (City of Des Plaines) East: R-3, Townhouse Residential District (City of Des Plaines) West: B3 Community Shopping District (Village of Mt Prospect)
Surrounding Land Uses:	North: Medical Office/Pharmacy and Food Pantry (commercial) South: Shopping Center (commercial) East: Townhouses (residential) West: Vacant Lot
Street Classification:	Elmhurst Road is classified as an *Other Principal Arterial* road under the Illinois Department of Transportation (IDOT) jurisdiction.
Comprehensive Plan:	The Comprehensive Plan designates this site as *commercial*.
Property/Zoning History:	The subject property was annexed into the City in 1973 as a commercial building with an off-street parking area[1]. Today, the

[1] https://www.historicaerials.com/location/41.625/-87.875/T1890/16. Retrieved July 31, 2025.

subject property consists of a commercial shopping center building with four tenant spaces addressed 1167-1173 Elmhurst Road. While there have been no entitlements associated with 1173 Elmhurst Road, there have been two entitlements associated with the subject property: (i) a conditional use for a commercial driving school at 1169 Elmhurst Road, approved March 31, 2010 by Ordinance Z-4-10; and (ii) a conditional use for a Class B restaurant at 1167 Elmhurst Road, approved May 17, 2010 by Ordinance Z-11-10. The commercial driving school business has since been replaced by a retail goods establishment. However, the Class B restaurant is still in operation today.

CONDITIONAL USE

Request Description:

Overview

The petitioner requests a conditional use to operate a Commercially Zoned Assembly Use as described in the attached Project Narrative. A Commercially Zoned Assembly Use, as defined below, is a conditional use in the C-3 district.

COMMERCIALLY ZONED ASSEMBLY USES: A use that is primarily for the purpose of the assembly of people, which can contain a combination of uses that take place in both principal and accessory structures. Such uses include: commercial theater, banquet halls, nightclubs, church, synagogue, temple, meeting house, mosque, or other place of worship. For allowable accessory uses, refer to the specific land uses defined in this chapter. Such uses shall adhere to the off street parking requirements under "assembly uses" (Section 12-13-3 of the Zoning Ordinance).

The subject property consists of one 15,088-square foot interior lot located along the east side of Elmhurst Road near the Elmhurst Road/Holiday Lane intersection. It is currently developed with a four-tenant commercial building with an improved off-street parking area as illustrated on the attached Plat of Survey. The proposed Commercially Zoned Assembly Use would occupy the far south tenant space of the building—addressed as 1173 Elmhurst Road—with one main entry point in the front of the building facing Elmhurst Road.

Proposed Operations

Based on the attached Project Narrative, this space would be available to rent as a meeting or event space daily for up to six hours beginning at 12:00 P.M. All proposed gatherings must end by 10:30 P.M. daily. The petitioner intends to have a maximum of 48 patrons

DRAFT

and six staff members in this space at a given time, with the number of staff members contingent on the size of the assembly. The petitioner has noted that no food or beverages will be provided for this space, but patrons can bring their own food and beverage items with the exception of alcohol, which is not permitted at any time. It is also noted that the Rasoi Restaurant located in the shopping center building on site and operated by the petitioner will, if requested, provide food and non-alcoholic beverages in proper containers. However, staff have recommended a condition that Rasoi Restaurant shall only cater events occurring at this Commercially Zoned Assembly use in compliance with Title 5 (Public Health and Safety) of the City Code of Des Plaines, Illinois.

Floor Plan and Elevations
The existing 1,224-square-foot one-story tenant space at 1173 Elmhurst Road consists of a large open area with a single restroom, mechanical room, and two storage rooms tucked in the back of the space as illustrated in the attached Existing and Proposed Floor Plan. The proposal maintains much of the current layout with some remodeling including the replacement of the single restroom with two single stall restrooms and shifting of one storage area to the rear building wall. The large front area will remain as is and will be used for tables and chairs related to the future meetings and/or events. There is no plan to enlarge or alter the existing perimeter walls of the existing tenant space. See the attached Existing and Proposed Floor Plan for additional details.

Access and Circulation
There is a single 31.5-foot-wide two-way travel access point for the subject property from Elmhurst Road, which is bisected by a pole sign as illustrated in the attached Site and Context Photos. Section 12-9-6 of the Zoning Ordinance requires drive aisles to be a minimum of 22 feet in width for two-way travel and the existing curb cut is compliant. While the existing curb cut will remain as is without any changes, the petitioner has proposed replacing the existing pole sign with a new pole sign located in line with the north row of parking spaces as noted on the attached Site Plan to address access and circulation concerns on the subject property. Staff have recommended a condition requiring the existing pole sign to be replaced with a new sign located outside of the drive aisle and in compliance with all applicable sign regulations.

Off-Street Parking
Sections 12-9-7 and 12-9-8 of the Zoning Ordinance govern the number of off-street standard and accessible parking spaces required

DRAFT

based on the property's uses. While there is a standard off-street parking requirement for shopping centers, it is noted in the commercially zoned assembly uses definition that assembly uses shall conform with a specific off-street parking requirement for assembly uses. The applicable off-street parking regulations and required number of spaces for the subject property are summarized in the table below.

Required Off-Street Parking Calculations		
Use	Parking Regulation	Required Spaces
Shopping Centers	3 spaces for every 1,000 SF of gross floor area	13 spaces
Assembly Use (Banquet Hall)	1 space for every 200 SF of gross activity area	5 spaces
Total Number of Required Off-Street Spaces		18 spaces

Based on the attached Site Plan, a total of 22 spaces, including two accessible spaces, are available on the subject property. The accessible spaces are proposed at the southwest corner of the building but are not dimensioned. The remaining spaces comply with Section 12-9-6 of the Ordinance as required. Staff recommend a condition requiring the resurfacing and re-striping of the existing parking area in compliance with City Code Title 12, Chapter 9 Off-Street Parking and Loading Facilities to ensure that off-street spaces and drive aisles are clearly marked and will not be blocked at any time for any reason.

Landscaping and Screening

The existing property effectively has no site landscaping and the attached Site Plan does not show any proposed landscape improvements on the subject property, which is not compliant with City Code Title 12, Chapter 10 Landscaping and Screening. However, as part of the conditional use request, staff have recommended a condition of approval to address the intensification of uses on site and bring the property more in conformance including a landscape buffer, pole sign landscaping, and parking lot landscaping:

- Landscape Buffer: The subject property directly abuts a residential property to the east requiring a landscape buffer in conformance with Section 12-10-9 of the Zoning Ordinance. A C-3-zoned property abutting a residential district or use must provide a minimum five-foot-wide landscape buffer containing shade trees planted every 30 feet, a solid eight-foot-tall fence, and turf or other ground cover along 100 percent of the property boundary that abuts the residential district.
- Pole Sign Landscaping: The current pole sign location is not ideal for the current uses on site and should be relocated

DRAFT

outside of the drive aisle area to better accommodate the proposed assembly use, which will generate additional traffic and require better site access than what is currently available. All pole and monument signs require a minimum three-foot-wide landscape bed around its base populated with shrubs and perennials.

- Parking Lot Landscaping: While the paved parking lot is existing, the intensification of uses on the subject property warrants landscaping improvements to this area. Section 12-10-8 of the Zoning Ordinance requires landscaping improvements for both the interior and perimeter of the parking lot. However, given the limited space available on site for these improvements, an eight-foot-wide interior parking lot landscape bed should be installed at the western end of both parking rows on site with the required improvements identified in Section 12-10-8.

Standards for Conditional Use: 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. For its rationale, the Board may use the responses provided as written, modify them, or adopt its own.

1. **The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**
   Comment: The proposed operations in the tenant space are classified under a banquet hall/meeting room. These types of services are included as Commercially Zoned Assembly uses, which require 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* land use, which includes retail, office, and service-oriented uses that primarily serve day-to-day needs of local residents. That proposed assembly use is consistent with the objectives of the Comprehensive Plan. Nonetheless, the PZB should decide.

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 use is consistent with the high intensity commercial character of the surrounding Elmhurst Road neighborhood.

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

DRAFT

Comment: The proposed assembly use activities will occur on site, which, depending on its operation, may not be disturbing or hazardous to surrounding uses, since the proposed operations are limited to six hours in length starting at 12:00 P.M. to 10:30 P.M. to minimize any disturbances during early and late hours of the day.

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 subject property is adequately served by essential public facilities and services. Given that the proposed use will be located within the existing shopping center building, staff do not have concerns that this use 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: The current shopping center does not necessarily create a burden on public facilities and is not detrimental to the economic well-being of the community. While there is no indication that the proposed assembly use will have negative economic impact on the community or create the need for additional City services, considerations should be made regarding parking, access, and circulation for this type of use to ensure that the single property access point and off-street parking area are sufficient for both the assembly and shopping center use.

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: There is no indication that the proposed assembly use activities will create excessive smoke fumes, glare, and odors. However, there are noise and traffic impacts that can be attributed to assembly uses and should be thoroughly considered prior to the approval of this use despite there being code compliant parking supply on the property Nonetheless, the PZB shall decide.

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 proposal utilizes the existing curb cut on the subject property and existing off-street parking area to not increase any interferences with traffic on surrounding public thoroughfares. The proposed improvements to the existing drive aisle and the off-street parking area will assist in more efficient traffic movements on site and therefore have fewer potential impacts on Elmhurst Road. However, the location and design of the existing pole sign bisects the single drive aisle and interferes with traffic access and circulation. The

DRAFT

replacement of this sign with a new sign located in line with the north parking row would alleviate these concerns and improve the accessibility and circulation of the site.

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. The building and site were already developed for commercial use.

10. **The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**
    Comment: This proposal with the aforementioned adjustments will meet all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny requested Commercially Zoned Assembly use. Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the requests, staff recommends the following conditions.

Conditions of Approval:

1. The Rasoi Restaurant shall only cater events occurring at this Commercially Zoned Assembly use in compliance with Title 5 (Public Health and Safety) of the City Code of Des Plaines, Illinois.
2. The existing pole sign must be removed and replaced by a new compliant shopping center sign located at the end of the north parking row in compliance with all City codes.
3. The existing off-street parking area is resurfaced and re-striped to clearly show all designated parking spaces and drive aisles in conformance with City Code Title 12, Chapter 9 Off-Street Parking and Loading Facilities.
4. Prior to business registration for the assembly use, the following landscaping improvements must be installed on the subject property in compliance with City Code Title 12, Chapter 10 Landscaping and Screening:
   a. An interior parking lot landscape bed shall be installed between each parking row and the west property line;
   b. A minimum 3-foot-wide landscape bed shall be installed around the base of the new ground sign with shrubs and perennials; and
   c. A minimum five-foot-wide landscape buffer area between the existing building and the east property line must be installed for 100 percent of the east property line.

Chairman Szabo asked for PZB questions for staff. There were none.

Mr. Schultz stated the proposed conditions of approval will benefit the petitioner, the property and the City.

Member Zadrozny moved and Member Catalano seconded a motion to recommend the City Council approve the Conditional Use for a Commercially Zoned Assembly use as proposed with the conditions of approval as drafted by staff.

AYES:	Zadrozny, Catalano, Fallico & Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

2. **Address:** 1055 S. Mount Prospect Road & 30 E. Algonquin Road
Case Number: 25-044-TPLAT

The petitioner requests a Tentative Plat of Subdivision to split the existing lot into two lots of record**.**

PINs: 09-19-101-005-0000

Petitioner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Owner: UOP LLC, P.O. Box 71970, Phoenix, AZ 85050

Chairman Szabo swore in the Doug Houser (representing the Petitioner).

Mr. Houser outlined the proposed tentative plats for both Case 25-044-TPLAT and 24-045-TPLAT. These two proposed tentative plats are intended to create the O'Hare Logistics campus by redeveloping former UOP facilities and land at the intersection of S. Mount Prospect Road and E. Algonquin Road. He also described their experience with warehousing/logistics developments within and around Des Plaines. He stated the redevelopment will benefit the City with new and expanded tax revenue and more jobs for properties that are currently vacant. The petitioner also discussed improvements to the site, including the signalized entrance onto the site that will be upgraded.

Member Catalano asked about the scale of existing stormwater management on the properties.

Mr. Houser stated there will be stormwater detention placed on the site and this infrastructure improvement will be required. A pond on site will take all stormwater to the City system and be compliant with any stormwater management requirements.

Chairman Szabo asked for additional PZB questions and there were none.

Senior Planner Jonathan Stytz presented the staff presentation.

DRAFT

Case Number: 24-044-TPLAT

PIN: 09-19-101-005-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: M-3 Special Manufacturing District

Existing Land Use: Office building and parking lot

Surrounding Zoning:
North: R-1 Single Family Residential District
South: M-2 General Manufacturing District
East: M-3 Special Manufacturing District
West: M-3 Special Manufacturing District

Surrounding Land Use:
North: Single Family Residences (Residential)
South: Office Building (Commercial)
East: Laboratory/Manufacturing (Industrial)
West: Office Building (Commercial)

Street Classification: Mount Prospect Road is a major collector under Cook County jurisdiction and Algonquin Road is a major collector under Illinois Department of Transportation (IDOT) jurisdiction.

Comprehensive Plan: The subject property is illustrated as an *industrial* land use on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: As illustrated in the attached ALTA/NSPS Land Title Survey, the subject property was improved with two separate office buildings, each with its own off-street parking area and street address. The northern building addressed as 1055 S. Mount Prospect Road has since been demolished and replaced with turf, but the off-street parking area still remains. In contrast, the two-story, 26,454-square-foot office building and off-street parking area at the south portion of the site addressed as 30 E. Algonquin Road still remain as illustrated in the attached ALTA/NSPS Land Title Survey.

TENTATIVE PLAT OF SUBDIVISION

Request Description:

Overview

The applicant requests splitting the existing site into two lots of record and redeveloping each with a new speculative industrial building, loading docks, off-street trailer storage spaces, and off-street car parking spaces described in the attached Project Narrative and illustrated on the attached Preliminary Site Improvement Plans. Section 13-1-2 of the Subdivision Regulations requires a subdivision or consolidation of a zoning lot or lots in a nonresidential zoned area and that are not a lot of record. As such, the applicant requests a tentative plat, which is the first part of the process noted in Section 13-2-2 of the Subdivision Regulations.

DRAFT

The proposal includes the subdivision of the existing lot into a 9.150-acre north lot (Lot 1) and 9.624-acre south lot (Lot 2), with a total subdivision area of 18.77 acres. The attached Tentative Plat of O'Hare Logistics Center 17 and 18 Subdivision shows the locations, boundaries, and sizes of the proposed subdivision lots. The table below provides an overview of the proposed site improvements for each proposed lot in the subdivision.

Proposed Lot Improvements					
Lot ID	*Lot Area*	*Building Area*	*# of Docks*	*# of Parking Spaces*	*# of Trailer Storage Spaces*
Lot 1	398,556 SF	75,360 SF	17	92	9
Lot 2	419,257 SF	166,320 SF	35	172	32
Totals	817,813 SF	241,680 SF	52	264	41

This request is related to a separate subdivision request by the same applicant to consolidate two lots located directly across Algonquin Road at 25 and 95 E. Algonquin Road into one lot of record for a new speculative industrial building.

Building Lines and Easements

Section 12-7-4.H of the Zoning Ordinance requires properties in the M-3 Special Manufacturing district to accommodate 60-foot front, side, and rear building lines for each of the two proposed lots, which will be added and labeled on the final plat. There is no minimum lot width for the M-3 district. However, there is a minimum lot area requirement of 5 acres, which is met by both lots in the proposed subdivision as identified on the attached Tentative Plat. In addition, both of the proposed lots will meet the minimum 125-foot lot depth requirement stated in Section 13-2-5.R of the Subdivision Regulations. Note that Lot 1 will be an interior lot with its front yard on the west property line along Mount Prospect Road and Lot 2 will be corner lot with its front yard on the south property line along Algonquin Road.

The subdivision plat shows the following easements: (i) an existing 160-foot-wide blanket easement along the north property line of the proposed subdivision including an existing 70-foot-wide stormwater drainage easement and existing 15-foot-wide sewer easement; (ii) a 30-foot-wide temporary maintenance easement near the northeast portion of the proposed subdivision including a 10-foot-wide private sanitary sewer easement, both to be vacated; (iii) a 40-foot-wide ingress and egress easement in the northwest corner of the proposed subdivision along Mount Prospect Road to be vacated; (iv) a 10-foot-wide private watermain easement at the northeast corner of Lot 2 of the proposed subdivision; (v) a new 5-foot-wide public utility easement along the east (rear) property line

DRAFT

of Lot 1 of the proposed subdivision; (vi) a new 5-foot-wide public utility easement along the north (rear) property line of Lot 2 of the subdivision; and (vii) a 5-foot-wide sidewalk easement on the west property line.

Utility Poles, Cables, and Structures; Utility Easements
Section 13-2-2.E of the Subdivision Regulations requires that the tentative approval of utility easements by all privately owned utility companies shall be indicated via written correspondence either via "will-serve" letters or lettered on the plat. The attached Private Utility Company Will Serve Letters are provided in conformance with this regulation. The plat indicates the location of all public utilities and the size of the public storm sewer and water mains. In addition, the private utilities such as electric, gas, water, and storm sewer are shown in compliance with Section 13-2-2.G of the Subdivision Regulations.

Subdivision Process, Required Public Improvements
Although the applicant's request is for a Tentative Plat only at this time, the Board and public may benefit from understanding the requirements of a Final Plat, which is the second step in the subdivision approval process. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8 of the Subdivision Regulations and requires engineering plans that must be approved by PWE. Tentative Plat approval does not require submittal of engineering plans. However, the applicant has provided the attached Preliminary Site Improvement Plans. While the engineering review is more detailed for plans at the Final Plat stage, as those are accompanied by civil drawings, the PWE Department has provided brief comments in the attached PWE Department Memo based on the submittal.

PZB Procedure and Recommended Conditions: Under Section 13-2-3 (Planning and Zoning Board's Procedure) of the Subdivision Regulations, the PZB has the final authority to approve, approve with conditions, or deny the Tentative Plat request. If PZB decides to approve the request, staff recommend the following condition:

1. That all building setbacks for the M-3 Special Manufacturing district noted in Section 12-7-4.H of the Zoning Ordinance are added and labeled on the Final Plat in accordance with Section 13-2-5.F of the Subdivision Regulations.

DRAFT

Member Fallico moved and Member Catalano seconded a motion to approve the Tentative Plat of Subdivision as proposed with the condition of approval as drafted by staff.

AYES: Fallico, Catalano, Zadrozny & Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

3. Address: 25 and 95 E. Algonquin Road **Case Number:** 24-045-TPLAT

The petitioner is requesting a Tentative Plat of Subdivision to consolidate the existing two lots into one lot of record.

PINs: 09-19-300-010-0000; 09-19-300-012-0000

Petitioner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Owner: UOP LLC, P.O. Box 71970, Phoenix, AZ 85050

Mr. Doug Houser outlined the general tentative plat proposal to change from two lots and two vacant office buildings and consolidate into one new lot and building.

Member Zadrozny asked if there are tenants for these two developments yet. Mr. Houser stated these developments are speculative at this time and are currently seeking tenants.

Senior Planner Jonathan Stytz presented the staff presentation.

Case Number: 24-045-TPLAT

PINs: 09-19-300-010-0000; 09-19-300-012-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: M-2 General Manufacturing District (*both properties*)

Existing Land Use: Office building and parking lot (*both properties*)

Surrounding Zoning:
North: M-3 Special Manufacturing District
South: M-2 General Manufacturing District
East: M-2 General Manufacturing District
West: R-1 Single Family Residential District

Surrounding Land Use:
North: Office Building (Commercial)
South: Multi-tenant Industrial Building (Manufacturing)
East: Industrial Building (Manufacturing)
West: Single Family Residences (Residential)

Street Classification: Algonquin Road is a major collector under the Illinois Department of Transportation (IDOT) jurisdiction and Mount Prospect Road is a major collector under Cook County jurisdiction.

DRAFT

Comprehensive Plan: The subject properties are both illustrated as *industrial* land uses on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: The subject properties described below are both located in the M-2 General Manufacturing district and are currently under the ownership of UOP LLC. However, the property owner intends to sell both properties to the applicant. Both properties are developed—each with a two-story building and a surface parking area—as illustrated on the attached ALTA/NSPS Land Title Survey.

Current Property Information		
Address	PIN	Lot Size
25 E. Algonquin Road	09-19-300-010-0000	505,249 SF (11.59 acres)
95 E. Algonquin Road	09-19-300-012-0000	238,188 SF (5.46 acres)

TENTATIVE PLAT OF SUBDIVISION

Request Description:

Overview

The applicant requests consolidating and redeveloping both sites with a new 260,400-square-foot speculative industrial building with 45 loading docks, 63 off-street trailer storage spaces, and 300 off-street car parking spaces as described in the attached Project Narrative and illustrated in the attached Preliminary Site Improvement Plans. Section 13-1-2 of the Subdivision Regulations requires a subdivision or consolidation of a zoning lot or lots in a nonresidential zoned area and that are not a lot of record. As such, the applicant requests a tentative plat, which is the first part of the process noted in Section 13-2-2 of the Subdivision Regulations.

The proposal includes the consolidation of the two existing lots into one 15.98-acre lot. The attached Tentative Plat of O'Hare Logistics Center 19 Subdivision shows the location, boundary, and size of the proposed consolidated lot. The plat also notes the previously dedicated areas along the Algonquin Road and Mount Prospect Road rights-of-way for roadway purposes. This request is related to a separate subdivision request by the same applicant to split the existing single lot located directly north across Algonquin Road at 1055 S. Mount Prospect Road/30 E. Algonquin Road into two new lots for two new speculative industrial buildings.

Building Lines and Easements

Section 12-7-4.H of the Zoning Ordinance requires properties in the M-2 General Manufacturing district to accommodate the required 65-foot front building line and 25-foot side and rear building lines for the proposed lot, which will be added and labeled on the final plat. Note that Lot 1 will be a corner lot with its front yard on the west property line along Mount Prospect Road. There is no minimum lot width or lot area required for the M-2 district. However, the proposed lot will meet the minimum 125-foot lot

depth requirement. The subdivision plat shows the following easements: (i) a new 5-foot-wide sidewalk easement along the west property line abutting Mount Prospect Road; (ii) a new 5-foot-wide public utility easement along the east (rear) property line; (iii) an existing 20-foot-wide utility easement along the south property line; and (iv) an existing 17-foot watermain easement along the west property line of the proposed subdivision.

Utility Poles, Cables, and Structures; Utility Easements
Section 13-2-2.E of the Subdivision Regulations requires that the tentative approval of utility easements by all privately owned utility companies shall be indicated via written correspondence either via "will-serve" letters or lettered on the plat. The attached Private Utility Company Will Serve Letters for AT&T, Nicor, ComEd, and Comcast are provided in conformance with this regulation. The plat indicates the location of all public utilities and the size of the public storm sewer and water mains. In addition, the private utilities such as electric, gas, water, and storm sewer are also shown in compliance with Section 13-2-2.G of the Subdivision Regulations.
Subdivision Process, Required Public Improvements
Although the applicant's request is for a Tentative Plat only at this time, the Board and public may benefit from understanding the requirements of a Final Plat, which is the second step in the subdivision approval process. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8 of the Subdivision Regulations and requires engineering plans that must be approved by PWE. Tentative Plat approval does not require submittal of final engineering plans. However, the applicant has provided the attached Preliminary Site Improvement Plans. While the engineering review is more detailed for plans at the Final Plat stage, as those are accompanied by civil drawings, the PWE Department has provided brief comments in the attached PWE Department Memo based on the submittal.

PZB Procedure and Recommended Conditions: Under Section 13-2-3 (Planning and Zoning Board's Procedure) of the Subdivision Regulations, the PZB has the final authority to approve, approve with conditions, or deny the Tentative Plat request. If PZB decides to approve the request, staff recommend the following condition:

1. That all building setbacks for the M-3 Special Manufacturing district pursuant to Section 12-7-4.H of the Zoning Ordinance are added and labeled on the Final Plat in accordance with Section 13-2-5.F of the Subdivision Regulations.

Chairman Szabo asked how long the southern buildings have been vacant. Mr. Houser stated the office buildings have been vacant for about a year. There was general discussion and questions surrounding why UOP is downsizing.

Member Zadrozny moved and Member Catalano seconded a motion to approve the Tentative Plat of Subdivision as proposed with the condition of approval as drafted by staff.

AYES:	Zadrozny, Catalano, Fallico & Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 7:48 P.M.

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

DRAFT

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

MEMORANDUM

Date: September 5, 2025

To: Planning and Zoning Board (PZB)

From: Samantha Redman, AICP, Senior Planner

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

Subject: Consideration of a Final Planned Unit Development (PUD) at 2200 E Golf Rd.

Issue: The petitioner requests a Final Planned Unit Development (PUD) with an exception for height from 45 feet to 50.5 feet.

Petitioner:	Heritage Woods Northwest LLC, 1016 W. Jackson Boulevard., Chicago, IL 60607
Owner:	RJB-11 LP & First American Self-Storage Group, LLC,; 1731 N. Marcey Street, Suite 200, Chicago, IL 60614
Case Number:	25-047-FPUD
PIN:	09-09-402-010-0000
Ward:	#1, Alderman Margaret Chlebek
Existing Zoning:	R-3, Townhouse Residential
Existing Land Use:	Surface parking lot and undeveloped land
Surrounding Zoning:	North: R-3, Townhouse Residential South: R-1, Single Family Residential East: R-3, Townhouse Residential; C-3, General Commercial District West: P1, Public Land District (Unincorporated Cook County)
Surrounding Land Use:	North: Multifamily Building (The Monarch) South: Forest preserve East: Undeveloped land West: Forest preserve

Street Classification: Golf Road is classified as a principal arterial road and is under the jurisdiction of the Illinois Department of Transportation (IDOT). North East River Road is classified as local road and is under the jurisdiction of Cook County.

Comprehensive Plan: "Multi-Family Residential" is the use illustrated in the Comprehensive Plan.

Property History: In 1984, this site was annexed into the city (Ordinance A-2-83) and the building for the United Stationers Corporate Headquarters was constructed. This building was occupied by the United Stationers until approximately 2007. The building was demolished in 2009 and the site has remained vacant for approximately fourteen years.

Project Summary:

Overview

The petitioner, Heritage Woods Northwest LLC, is the contract purchaser of 2200 E. Golf Road. On June 2, 2025, the City Council granted preliminary approval for a Planned Unit Development (PUD) and Conditional Use for a 150-unit assisted living facility. The proposed building footprint is approximately 32,000 square feet and will include three residential floors above one floor of resident amenities. The site plan provides 150 sleeping units, an 80-space parking lot with loading/unloading areas, and a large detention basin on the east side of the property. The building is designed around a central courtyard, with landscaping and walkways throughout the site for residents and staff. Refer to Site Plan in the attachments.

The Conditional Use for the assisted living facility was approved with the Preliminary PUD, subject to conditions outlined in Ordinance Z-12-25. These include updating the property address, coordinating regularly with the Fire Department, maintaining a private ambulance contract for non-emergent calls, and providing a private resident transportation option. At the final City Council meeting, two additional conditions were added: compliance with the Zoning Ordinance's Building Design Standards and a $200,000 donation to the City toward the purchase of an ambulance or related equipment or programs. All conditions remain in effect and will be enforced at the time of operation.

Concurrence with Preliminary Plat

Pursuant to Section 12-3-5.D.3,

> *"Approval of a preliminary plat for a planned unit development shall not constitute approval of the final plat. Rather it shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which shall be submitted by the developer not later than 12 months after approval of the preliminary plat. The final plat shall be approved as the final land use and zoning plat if it conforms with the preliminary land use and zoning plat."*

The Final PUD Plat, including final engineering plans, has been reviewed by staff. Refer to PUD Plat attachments. The proposal is consistent with the preliminary plans and includes the height exception acknowledged in

Ordinance Z-12-25, which granted preliminary approval. This exception, permitted under Section 12-3-5, grants relief from the maximum height allowed in the R-3 district. No additional exceptions have been requested.

Streets, Parking and Access
Access will continue to be provided to this property through the existing full access driveway along Golf Road to the southwest of the property. Additional access points will connect to the existing multifamily development to the north, The Monarch. Per the petitioner, easement and access agreements already exist allowing for this connection from the proposed development. No driveways will open to North East River Road.

Pursuant to Section 12-9-7, assisted living facilities require 1 space for each 5 beds, plus 2 spaces for every 3 employees. The proposed plan provides 80 standard spaces and four accessible spaces will be provided, which will exceed the minimum required off-street parking requirement for this use. A condition of the approved Conditional Use ordinance states private transportation option must be available to residents throughout the operation of this use, to ensure adequate access to services is provided for a site with minimal public transportation access.

During the prior to approval of the Conditional Use, a Traffic Impact Study was submitted and reviewed. The report stated the combination of the existing traffic volume and the predicted increase generated by this site could be accommodated by the existing street network and intersections without affecting the Level of Service (LOS) on any adjacent streets. Refer to the Traffic Impact Study attachment for information regarding traffic related to this use. The Public Works and Engineering Department (PWE) reviewed the traffic study and did not indicate specific concerns regarding its findings.

PUD Bulk Exceptions
As identified in the Project Overview section, the proposal exceeds the maximum height permitted in the R-3 zoning district, requiring PUD exceptions from Section 12-3-5.C. All bulk exceptions, including required yards, are met with the exception of the height. A height of 50’-6” is requested, which is taller than the permitted 45 feet in this zoning district. This exception allowing for increased height for a PUD reduces the overall building footprint by allowing for increased development vertically rather than horizontally and allowing for a pitching of the roof to create a more residential appearance to the building.

Building Materials
At the June 12, 2025 meeting, the Council added a condition to the approved Preliminary PUD ordinance stating the development must comply with Section 12-3-11 – Building Design Standards. The plans within the Final PUD submitted are fully compliant with this requirement, including the required amount of masonry on the exterior facades.

Construction Schedule and Phasing Plan
The petitioner has submitted a construction schedule as required by Section 12-3-5.H, refer to Construction Schedule attachment. The building will be

constructed in one phase, with a projected start date of March 2026 and construction end date of May 2027, with project completion and opening in August 2027. A construction schedule is required pursuant Section 12-3-5.H, which authorizes the City Council to revoke the PUD if the construction falls more than 18 months behind the submitted construction schedule.

Pursuant to Section 12-3-5, the PZB may recommend approval when the following standards are met. The following standards were met with the Preliminary PUD and remain unchanged with the Final PUD.

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	Combined with the Conditional Use in the Preliminary PUD stage, this entitlement strategy was chosen to provide a streamlined process for requesting any exceptions, including the increased height, and to provide the ability for the PZB and City Council to engage in meaningful dialogue during the review process about the overall site plan.
Permanent preservation of common open space and recreation areas and facilities	The Final PUD plat includes proposed modifications along the gravel path along the south boundary of the property, to be determined after consultation with Public Works and Engineering, IDOT, and Cook County Forest Preserve. This path connects to a paved multi-use path along North East River Road and connects to the forest preserve trail network to the west.
A pattern of development to preserve natural vegetation, topographic and geologic features	No significant natural vegetation, topographic or geologic features exist on site that would be beneficial to maintain. New landscaping is proposed throughout the development, reducing the amount of impervious surface currently located on the site.
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	The proposed building is constructed on a vacant property previously occupied by an office building. The new development will include significantly more landscaping than the previous development (Refer to Landscape Plan), and the residents will have access to an interior courtyard for recreation, as well as access to the forest preserve trail network adjacent to this property.
An efficient use of the land resulting in more economic networks of utilities, streets and other facilities	No new driveways onto public streets are proposed, and all utilities will be placed underground. According to the petitioner's traffic study (see attachments), the development is not expected to disproportionately impact traffic in the area. Compared to a traditional multifamily development,

	which is permitted by right in this zoning district, this use may generate less traffic, as most residents are not expected to rely on personal vehicles. Instead, the primary sources of site traffic will be employees, deliveries, and the shuttle service.
A land use which promotes the public health, safety, and general welfare	This development develops long vacant land to serve the region's growing senior population, addressing the need for specialized housing and services described in the Comprehensive Plan. While the nature of this use may increase demand on emergency services, the proposed conditions of approval may help mitigate potential impacts, ensuring continued service efficiency. Additionally, the development fully complies with fire code regulations, and its access design—maintaining the existing entrance and utilizing the internal road network connected to The Monarch development—supports safe and efficient emergency response. By providing housing and services tailored to seniors while maintaining adherence to safety standards, the project promotes public health, safety, and general welfare.

Findings of Fact for Planned Unit Development:

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 its rationale, modify, or adopt its own.

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 Planned Unit Development (PUD) process is available to any property owner seeking approval for a proposed project. PUDs are permitted in all zoning districts within the City, subject to the regulations outlined in Section 12-3-5 of the Zoning Ordinance. To qualify, a PUD must be under single ownership or unified control and the petitioner intends to purchase the property after receiving necessary approvals.

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 attached Petitioner's Response to Standards for Planned Unit Development provides their response to this standard.

Staff Comments: The proposal complies with the majority of bulk regulations outlined in Section 12-7-2.J of the Zoning Ordinance but requires an exception for building height. Specifically, the development seeks approval for a height of 50.5 feet, exceeding the 45-foot maximum permitted in the R-3 zoning district by 5.5 feet, or approximately 12%, with building setbacks of 53'-7" from north property line, 30'-1" from south property line, 167'-4" from the west property line, and 219'-1" from east property line.

This height exception may allow a more efficient building design, minimizing the development's overall footprint and allowing for a more residential style of the roof and architecture of the building. By slightly increasing the height, the project can provide necessary amenities, improved unit layouts, and enhanced accessibility features without requiring a larger building footprint, thereby preserving open space and reducing impervious surface coverage. Additionally, the proposed height is compatible with the surrounding built environment and does not create adverse impacts on adjacent properties.

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 attached Petitioner's Response to Standards for Planned Unit Development provides their response to this standard.

Staff Comments: The physical design of the proposed development provides adequate consideration for public services, vehicular traffic control, open space, and amenities such as light, air, recreation, and visual enjoyment. The project includes underground utilities, which reduces visual clutter and maintains the area's aesthetic quality. Vehicular access is provided through the existing full access driveway and an internal road network connecting to The Monarch development, which helps mitigate potential traffic impacts on surrounding public streets. According to the petitioner's traffic study, the development is not expected to result in a disproportionate impact on local traffic, with the primary sources of traffic being employees, deliveries, and shuttle service. The amount of landscaped area will be increased with this development, as illustrated in the Landscape Plan attachment.

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

The attached Petitioner's Response to Standards for Planned Unit Development provides their response to this standard.

Staff Comments: The project is located within a zoning district that permits multifamily residential uses, and the petitioner has made efforts to align with the existing built environment. Access to the site is provided through an entrance and an internal road network connected to The Monarch development to the north, which minimizes disruption to surrounding streets and ensures efficient traffic flow. The height of the building is slightly above the district's maximum allowable height, but the design is intended to minimize visual impact and maintain adequate light and air circulation for surrounding properties.

The project also incorporates landscaping and open space amenities for residents, which contribute to the aesthetic value of the area and improve the visual appeal that has not existed for this vacant property since the building was demolished fourteen years ago. Overall, the proposed development is

not expected to create adverse impacts on adjacent properties or the neighborhood.

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

   The attached Petitioner's Response to Standards for Conditional Use provides their response to this standard.

   Staff comments: The proposal would provide additional housing stock that increases the tax base for the City and improve the economic well-being of Des Plaines. It would also provide extra economic benefit through utility and public service fees that are currently not eligible for the vacant property at this time.

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

   The attached Petitioner's Response to Standards for Conditional Use provides their response to this standard.

   Staff comments: The proposed use aligns with the housing goals and objectives of the 2019 Comprehensive Plan by increasing the housing stock and providing additional options for senior residents. While not a traditional multifamily development, the proposed use supports the Comprehensive Plan's vision for this property as a multifamily residential site. Additionally, the development advances several key goals, including pursuing high-quality housing for residents at all stages of life, particularly older adults; ensuring a diverse range of housing options to accommodate varying needs within the community; and planning for accessibility by creating a facility that, by its nature, must be accessible to older residents. By addressing these priorities, the proposal contributes to the City's long-term vision for balanced and inclusive housing development.

PZB Procedure and Recommended Conditions: Under Section 12-3-5.D (Procedure for Review and Decision for Planned Unit Developments) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the Final Planned Unit Development. City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-5.E (Standards for Planned Unit Developments) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

Suggested Condition of Approval:

1. Prior to the issuance of a Certificate of Occupancy, the petitioner shall construct a walkway or pedestrian path along the southern boundary of the property, generally following the alignment of the existing gravel path, unless otherwise directed by the Public Works and Engineering (PWE) Director. The PWE Director, or their designee, shall determine the required size and materials of the path. Upon written request, the PWE Director, or their designee, may grant a one-year extension to this requirement.

Attachments:

Attachment 1: Location Map & Site Photos
Attachment 2: Plat of Survey
Attachment 3: Site Plan and Architectural Plans
Attachment 4: Petitioner's Project Narrative and Petitioner's Response to Standards
Attachment 5: Final Planned Unit Development Plan
Attachment 6: Landscape Plan
Attachment 7: PWE Memo and Engineering Plans
Attachment 8: Construction Schedule

GISConsortium | Zoning Map

Legend

- Subject Site

Zoning

- C-3: General Comm
- R-1: Single Family Residential
- R-3: Townhouse Residential

0 450 900 ft

Print Date: 4/1/2025

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.

2200 E Golf Rd – Public Notice Sign

View of property facing west

View of existing multi-use gravel path along south boundary of property

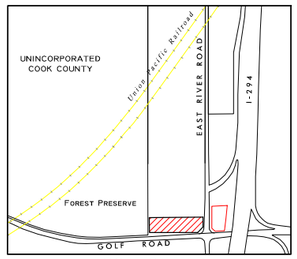
View of property facing south

P.I.N. 09-09-402-010

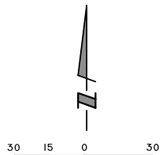
ALTA / NSPS LAND TITLE SURVEY

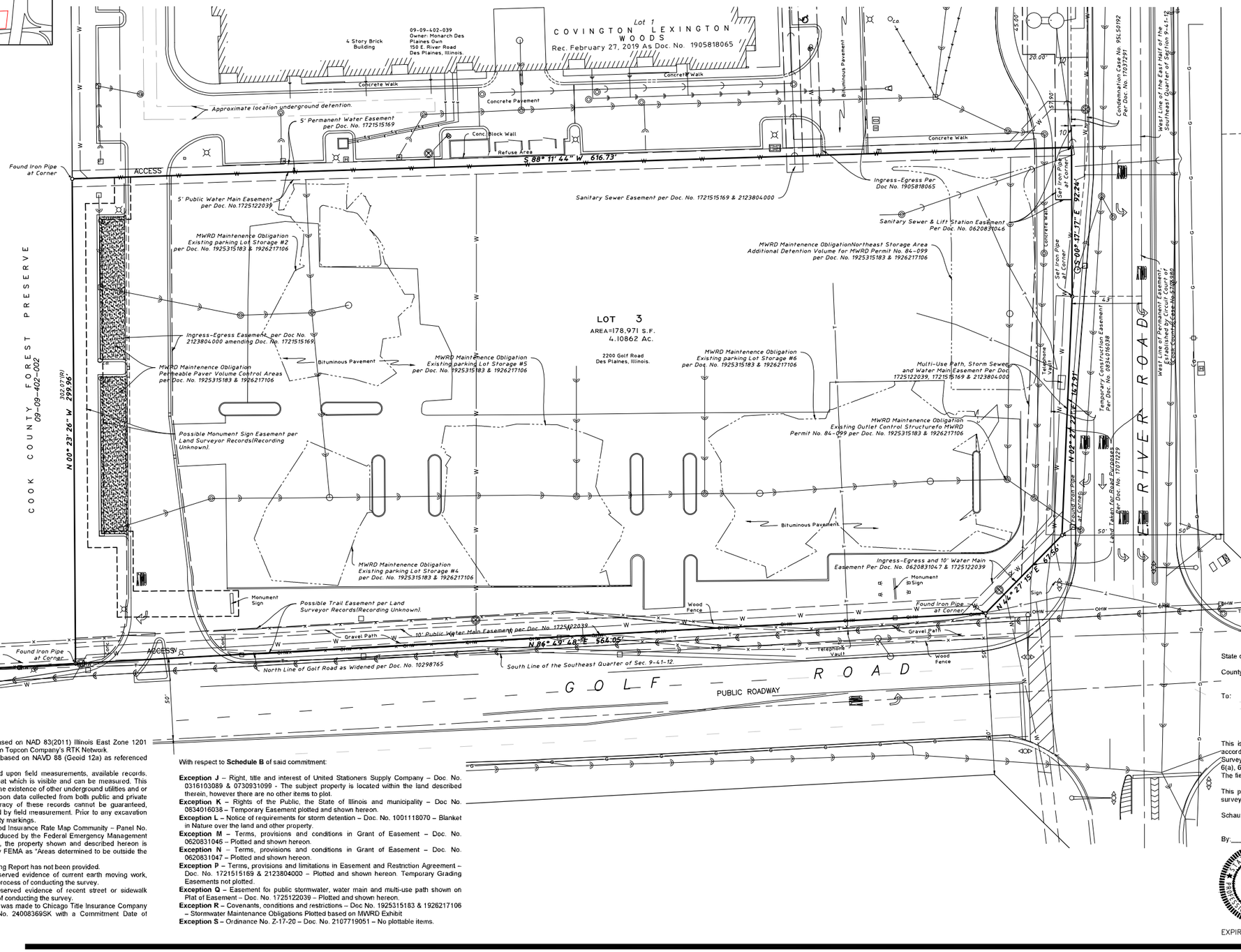
OF

LOT 3 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF THE LANDS OF THE MINNA CARLE ESTATE IN SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1939 AS DOCUMENT NUMBER 12272132, EXCEPT THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY WARRANTY DEED DATED SEPTEMBER 7, 1957 AND RECORDED AS DOCUMENT NO. 17071229 AND EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION IN CASE NO. 95L50192, IN COOK COUNTY, ILLINOIS



LOCATION MAP
NOT TO SCALE





LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- C.O. Clean Out
- Fire Hydrant
- Valve Vault
- Valve Box
- W Well Head
- Storm Sewer
- Sanitary Sewer
- W Water Main
- FM Force Main
- G Gas Line
- E Electric Line
- OHW Overhead Utility Line
- T Telephone Line
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Sign
- Electrical Pedestal
- Guy Wire
- Utility Pole
- Telephone Pedestal
- T Telephone Line
- CATV Cable TV Line
- M Mailbox
- Curb & Gutter
- Depressed Curb
- O.L. On Line

Surveyor's notes:

1. The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Topcon Company's RTK Network.
2. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Topcon Company's RTK Network.
3. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings.
4. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 17031C0236J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
5. In regards to Table A Item 6(a)(b) – A Zoning Report has not been provided.
6. In regards to Table A Item 16 – No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
7. In regard to Table A Item 17 – No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
8. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 24008369SK with a Commitment Date of October 18, 2024. (Printed 11.05.2024)

With respect to **Schedule B** of said commitment:

Exception J – Right, title and interest of United Stationers Supply Company – Doc. No. 0316103089 & 0730931099 - The subject property is located within the land described therein, however there are no other items to plot.
Exception K – Rights of the Public, the State of Illinois and municipality – Doc No. 0834016038 – Temporary Easement plotted and shown hereon.
Exception L – Notice of requirements for storm detention – Doc. No. 1001118070 – Blanket in Nature over the land and other property.
Exception M – Terms, provisions and conditions in Grant of Easement – Doc. No. 0620831046 – Plotted and shown hereon.
Exception N – Terms, provisions and conditions in Grant of Easement – Doc. No. 0620831047 – Plotted and shown hereon.
Exception P – Terms, provisions and limitations in Easement and Restriction Agreement – Doc. No. 1721515169 & 2123804000 – Plotted and shown hereon. Temporary Grading Easements not plotted.
Exception Q – Easement for public stormwater, water main and multi-use path shown on Plat of Easement – Doc. No. 1725122039 – Plotted and shown hereon.
Exception R – Covenants, conditions and restrictions – Doc No. 1925315183 & 1926217106 – Stormwater Maintenance Obligations Plotted based on MWRD Exhibit
Exception S – Ordinance No. Z-17-20 – Doc. No. 2107719051 – No plottable items.

State of Illinois)
) SS:
County of Cook)

To: Purchaser(T.B.D.);
RJB-II Limited Partnership, an Illinois limited partnership;
First American Self Storage Group, L.L.C., an Illinois limited liability company
and
Chicago Title Insurance Company, its successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on November 7, 2024.

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

Schaumburg, Illinois November 15, 2024

By: _____
Illinois Professional Land Surveyor No. 3760

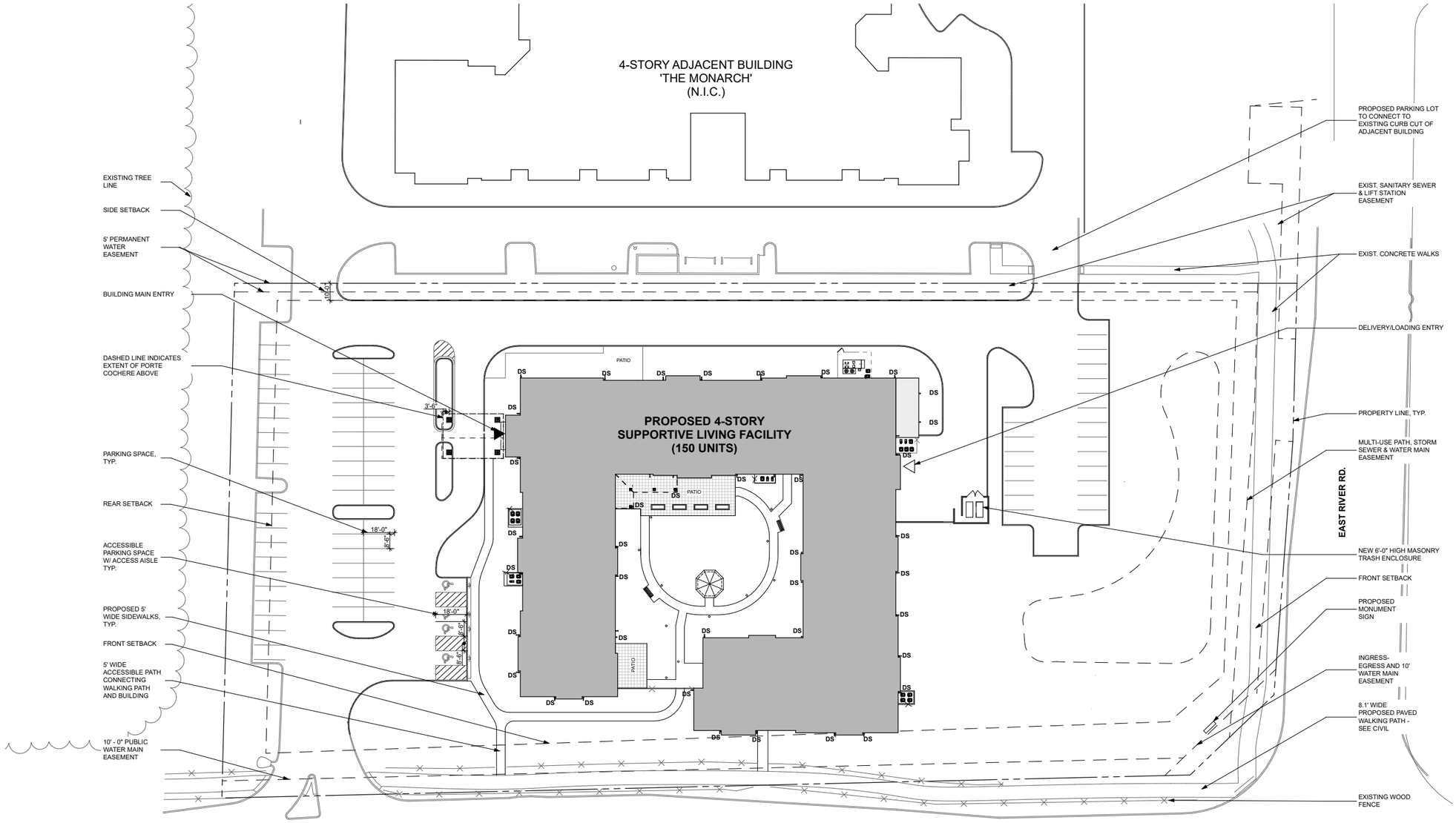
STATE OF ILLINOIS
LEENDERT KLEINJAN
035-3760
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-26

Ordered By: Lexington Homes Project No. 16-019

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

© 2024 Haeger Engineering, LLC



A SITE PLAN
SCALE: 1" = 30'

N

PROJECT DATA	
SITE AREA: 178,971 S.F. (4.11 ACRES)	
GROSS BUILDING AREA: 126,000 S.F.	
UNITS:	
UNIT TYPE	UNITS
STUDIO	60 (40%)
ONE BEDROOM	90 (60%)
TOTAL UNITS	**150**
PARKING SPACES: 80 SPACES, INCLUDING 4 ACCESSIBLE	
SITE COVERAGE OF BUILDING: 18%	
BUILDING HEIGHT: 4 STORIES, 50'-6" (GRADE TO AVERAGE DISTANCE BETWEEN EAVE AND RIDGE OF ROOF)	
NOTES: 1. GROSS BUILDING AREA IS MEASURED TO THE FACE OF EXTERIOR WALLS.	

DRAFT - NOT FOR CONSTRUCTION

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016
8/4/25

A1.1

©2025 WJW ARCHITECTS

Des Plaines Supportive Living, LLC
5000 W. Roosevelt Rd., Suite 101
Chicago, IL 60644

WJW ARCHITECTS
401 W. Superior St., Suite 400
Chicago, IL 60654

DASHED LINE INDICATES EXTENT OF PORTE COCHERE ABOVE

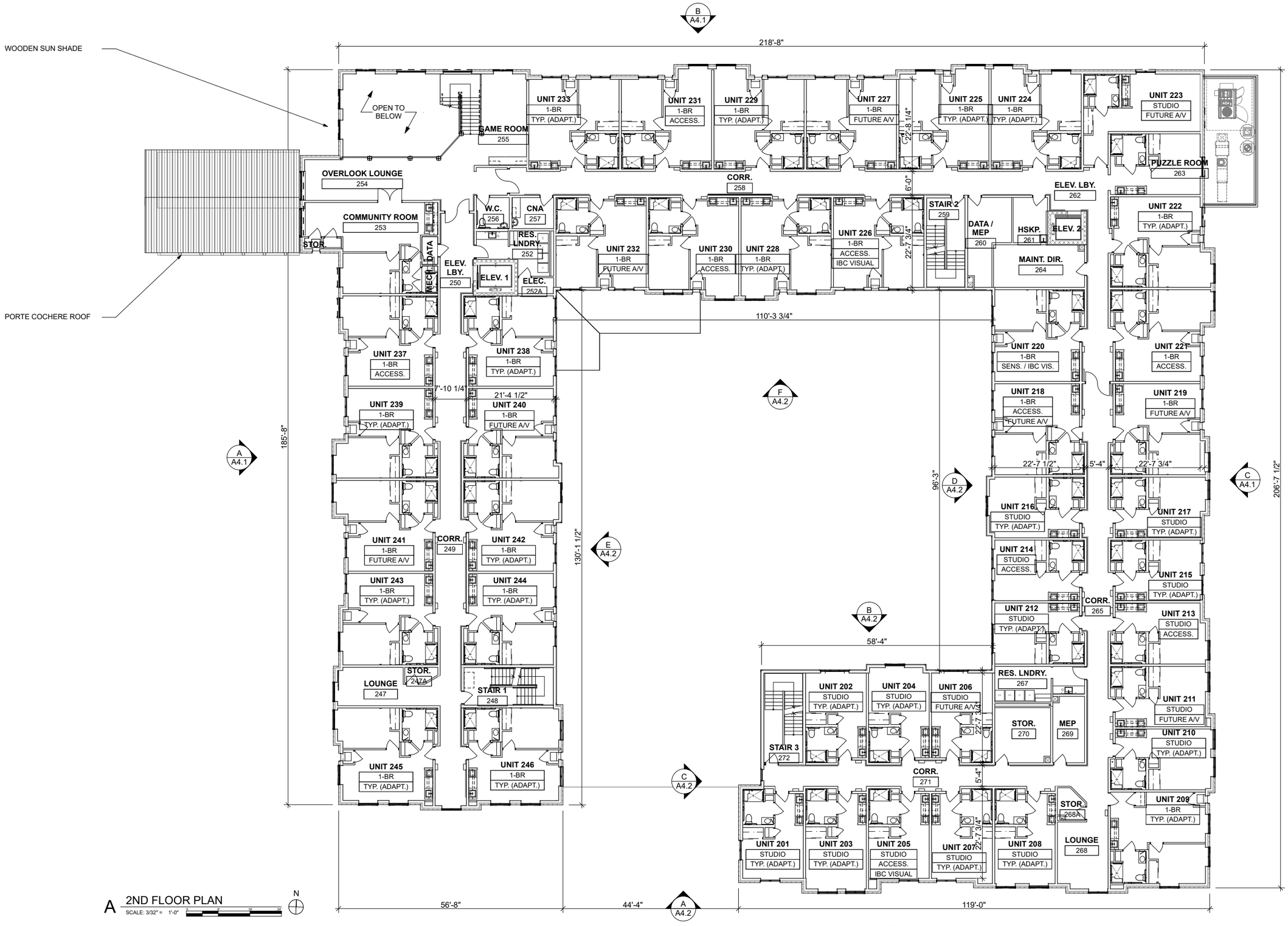
LINE INDICATES FENCE SURROUNDING MECHANICAL EQUIPMENT, TYP.

DASHED LINE INDICATES EXTENT OF COVERED PORCH ROOF ABOVE

OPEN ABOVE
LOUNGE 137
VEST. 139
LOBBY 138
LOUNGE 136
ELEV. LBY. 161
OFFICE 142
RECEP. 141
ELEV. 1
WORK 143
LIBRARY 140
OFFICE 144
VEND.
STOR. 145
OFFICE 146
TRNG. 149
OFFICE 147
W.C. 150
OFFICE XX
CORR. 160
FITNESS 151
ADMIN. 148
MEP 152
CONF. 153
WATER 154
FIRE SPRINKLER 156
PHYS. THER. 155
CLINIC 158D
WTNG. ROOM 158
STAIR 1 157
STAFF NURSE 158C
MED. STOR. 158A
J.C. 160A
SHIFT CHANGE 158B
STAFF LOUNGE 159
MED. STOR 158A
W.C. 159A
BISTRO 135
ACTIVITY ROOM 134
DINING ROOM 133
CORR. 162
ACTIV. DIR. 132
STORE 127
STOR. 127
MECH. 125
DATA/MECH. 125
STAIR 2 128
ELEV. LBY. 163
MEN 130
WOMEN 129
ELEV. 2
PRIV. DINING 133A
DIET MNGR. 131B
J.C. 131C
COMMERCIAL KITCHEN 131
DRY STOR. 131A
REC. 124
STORAGE 123
W.C. 122
ELEC. 121
UNIT 120 STUDIO ACCESS. FUTURE A/V
UNIT 119 STUDIO TYP. (ADAPT.)
UNIT 118 STUDIO TYP. (ADAPT.)
UNIT 117 STUDIO TYP. (ADAPT.)
UNIT 116 STUDIO SENS. / IBC VIS.
UNIT 115 STUDIO TYP. (ADAPT.)
UNIT 114 STUDIO FUTURE A/V
UNIT 113 STUDIO ACCESS.
UNIT 112 STUDIO TYP. (ADAPT.)
UNIT 111 STUDIO TYP. (ADAPT.)
UNIT 110 STUDIO TYP. (ADAPT.)
UNIT 109 STUDIO TYP. (ADAPT.)
UNIT 102 STUDIO ACCESS.
UNIT 104 STUDIO TYP. (ADAPT.)
UNIT 106 STUDIO TYP. (ADAPT.)
RES. LNDRY. 166
MECH 167
STOR. 170
CNA 168
STAIR 3 172
CORR. 171
STOR. 169A
LOUNGE 169
UNIT 101 STUDIO TYP. (ADAPT.)
UNIT 103 STUDIO FUTURE A/V
UNIT 105 STUDIO TYP. (ADAPT.)
UNIT 107 STUDIO IBC VISUAL
UNIT 108 STUDIO TYP. (ADAPT.)

A 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

©2025 WJW ARCHITECTS



A 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

N

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016
8/4/25

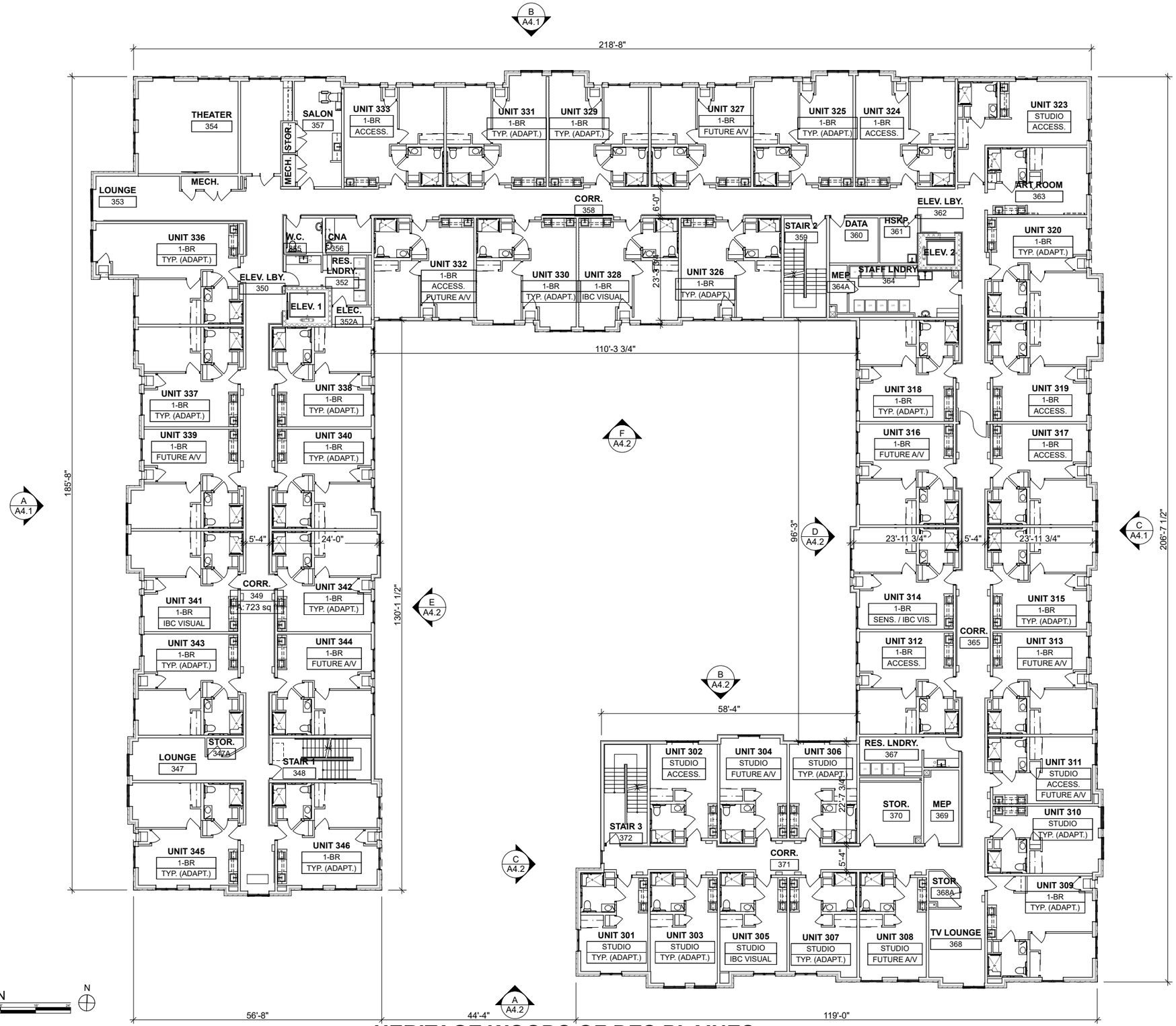
DRAFT - NOT FOR CONSTRUCTION

Des Plaines Supportive Living, LLC
5000 W. Roosevelt Rd., Suite 101
Chicago, IL 60644

WJW ARCHITECTS
401 W. Superior St., Suite 400
Chicago, IL 60654

©2025 WJW ARCHITECTS

A2.2



A 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

N

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016
8/4/25

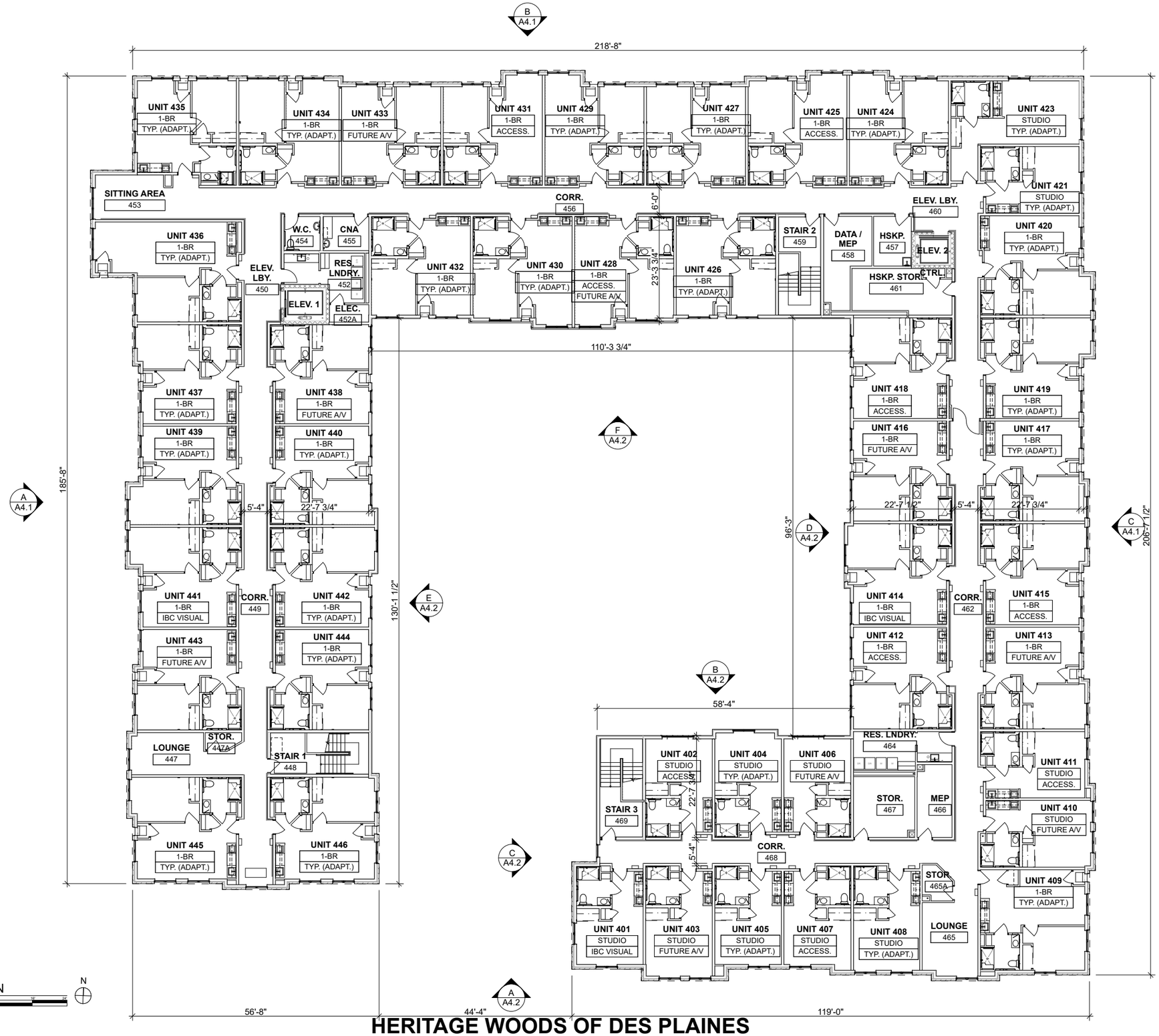
A2.3

DRAFT - NOT FOR CONSTRUCTION

Des Plaines Supportive Living, LLC
5000 W. Roosevelt Rd., Suite 101
Chicago, IL 60644

WJW ARCHITECTS
401 W. Superior St., Suite 400
Chicago, IL 60654

©2025 WJW ARCHITECTS



A 4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

HERITAGE WOODS OF DES PLAINES

©2025 WJW ARCHITECTS

Des Plaines Supportive Living, LLC
5000 W. Roosevelt Rd., Suite 101
Chicago, IL 60644

2200 E. Golf Rd.
Des Plaines, IL 60016
8/4/25

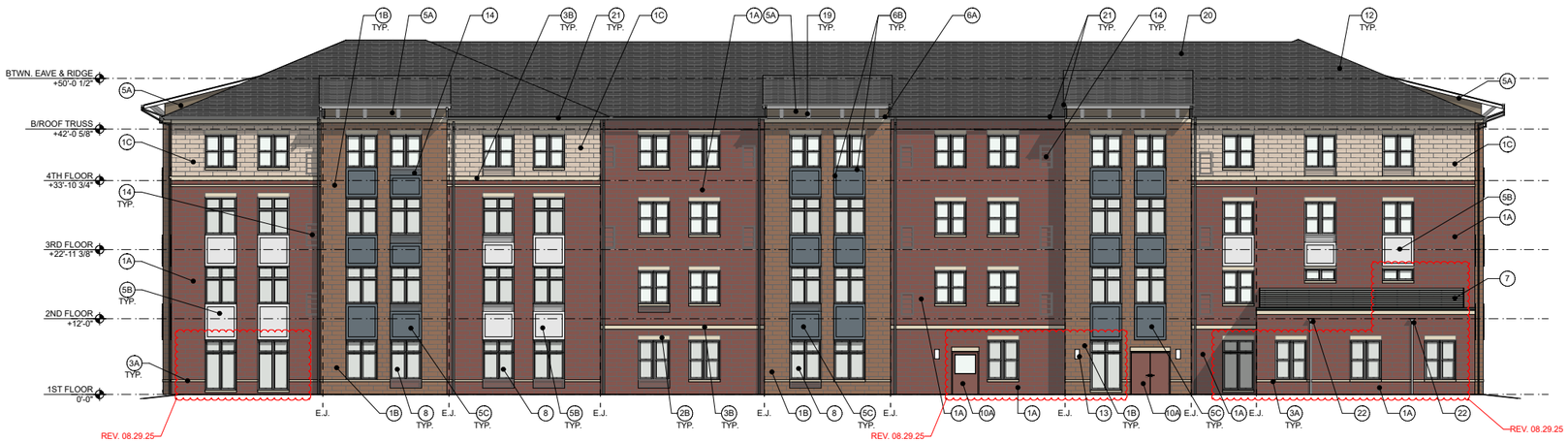
WJW ARCHITECTS
401 W. Superior St., Suite 400
Chicago, IL 60654

A WEST ELEVATION

SCALE: 3/32" = 1'-0"

B NORTH ELEVATION

SCALE: 3/32" = 1'-0"



C EAST ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. ELEVATION TAGS INDICATE TOP OF LIGHTWEIGHT TOPPING ON FLOOR SHEATHING, T/PLYWOOD SHEATHING ON ROOF DECK, OR TOP OF SLAB ON GRADE AT FIRST FLOOR, U.N.O.
2. ROOF ELEVATIONS VARY-SEE ELEVATIONS.
3. MEAN GRADE ELEVATION AT FRONT OF BUILDING VARIES BETWEEN 0'-0" AND -0'-11". THUS THE MEAN IS 5 1/2". WHEN ADDED TO THE HEIGHT DEPICTED ON ELEVATIONS THE OVERALL BUILDING HEIGHT IT 50'-6".

ELEVATION MATERIAL KEY

1A - FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - GLEN-GERY, SUMMERSET

1B - FACE BRICK #2 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L)
- COLOR BY ARCH.

1C - FACE BRICK #3 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L)
- COLOR BY ARCH.

2A - 3 5/8" (H) CAST STONE SILL - ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

2B - 7 5/8" (H) CAST STONE HEAD TRIM, ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

3A - 3 5/8" (H) CAST STONE TRIM BAND - ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

3B - 7 5/8" (H) CAST STONE TRIM BAND - ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

4A - JAMES HARDIE "HARDIEPLANK" COLOR #1: FIBER CEMENT LAP SIDING, SMOOTH FINISH COLORPLUS, 4" EXPOSURE
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

4B - JAMES HARDIE "HARDIEPLANK" COLOR #2
-SAME AS 9A - COLOR(S) BY ARCH.

5A - JAMES HARDIE "HARDIEPANEL" COLOR #1: FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- HORIZONTAL AND VERTICAL TAMLYN XTREME ALUMINUM TRIM TO MATCH FIBER CEMENT
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

5B - JAMES HARDIE "HARDIEPANEL" COLOR #2
-SAME AS 5A- COLOR(S) BY ARCH.

5C - JAMES HARDIE "HARDIEPANEL" COLOR #3
-SAME AS 5A- COLOR(S) BY ARCH.

5D - JAMES HARDIE "HARDIEPANEL" COLOR #4
-SAME AS 5A- COLOR(S) BY ARCH.

6A - 3 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

6B - 5 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

6C - 7 1/4" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

7 - 3' HIGH OPAQUE MECHANICAL EQUIPMENT SCREENING FENCE W/ SQUARE BALLUSTERS, 6'-0" O.C. POST SPACING

8 - PRE-FINISHED FIBERGLASS WINDOW UNIT
- SEE WINDOW SCHEDULE

9 - PRE-FINISHED ALUMINUM STOREFRONT SLIDING GLASS DOOR
- SEE DOOR SCHEDULE

10A - INSUL. ALUMINUM ENTRY DOOR
- SEE DOOR SCHEDULE

10B - PRE-FINISHED ALUMINUM STOREFRONT GLASS DOOR
- SEE DOOR SCHEDULE

11 - PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING
- COLOR BY ARCH.
- SEE ROOF NOTES

12 - FIBERGLASS SHINGLE ROOFING - COLOR BY ARCH.

13 - WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL

14 - PRE-FINISHED HORIZONTAL/VERTICAL PTHP GRILL
- COLOR TO MATCH ADJACENT MATERIAL

15 - HEAVY TIMBER COLUMNS
- COLOR BY ARCH.

16 - 4"X4" MECHANICAL VENT
- COLOR TO MATCH ADJACENT MATERIAL
- LOCATE WITH MIN. REQ. CLEARANCE TO OPERABLE OPENINGS
- SEE MECHANICAL

17 - NOT USED

18 - STAINED HEAVY TIMBER TRUSSES
- FINISH BY ARCH.

19 - FIBER CEMENT WRAPPED RAFTER TAILS: "HARDIEPANEL" COLOR #5, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

20 - POTENTIAL PHOTOVOLTAIC PANEL - TBD

21 - PREFINISHED ALUMINUM GUTTER & DOWNSPOUT
- COLOR BY ARCH. FROM MANUF. FULL RANGE

22 - PREFINISHED ALUMINUM SCUPPER

23 - NOT USED

24 - HORIZONTAL Z-FLASHING & TRIM
- TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z"
- COLOR TO MATCH ADJACENT PANEL SIDING

24A - VERTICAL PANEL TRIM
- TAMLYN XTREMETRIM "VERTICAL SIDING H-MOLD"
- COLOR TO MATCH ADJACENT PANEL SISING

E.J. - MASONRY EXPANSION JOINT

FACADE WINDOW CALCULATIONS

WEST ELEVATION

STORY	TOTAL AREA	MIN. WINDOW AREA REQ. (20%)	WINDOW AREA PROVIDED	MAX. BLANK WALL RECTANGLE ALLOWED (30%)	MAX. BLANK WALL RECTANGLE PROVIDED
1	2,228 S.F.	446 S.F.	517 S.F. (23.2%)	825 S.F.	163 S.F.
2	2,033 S.F.	407 S.F.	522 S.F. (25.7%)	610 S.F.	106 S.F.
3	2,033 S.F.	407 S.F.	502 S.F. (24.7%)	610 S.F.	106 S.F.
4	1517 S.F.	303 S.F.	432 S.F.(28.5%)	455 S.F.	79 S.F.

EAST ELEVATION

STORY	TOTAL AREA	MIN. WINDOW AREA REQ. (20%)	WINDOW AREA PROVIDED	MAX. BLANK WALL RECTANGLE ALLOWED (30%)	MAX. BLANK WALL RECTANGLE PROVIDED
1	2,749 S.F.	550 S.F.	554 S.F. (20.2%)	825 S.F.	174 S.F.
2	2,262 S.F.	452 S.F.	457 S.F. (20.2%)	679 S.F.	128 S.F.
3	2,262 S.F.	452 S.F.	517 S.F. (21.6%)	679 S.F.	128 S.F.
4	1,689 S.F.	338 S.F.	459 S.F. (28.5%)	507 S.F.	95 S.F.

SOUTH ELEVATION

STORY	TOTAL AREA	MIN. WINDOW AREA REQ. (20%)	WINDOW AREA PROVIDED	MAX. BLANK WALL RECTANGLE ALLOWED (30%)	MAX. BLANK WALL RECTANGLE PROVIDED
1	2,125 S.F.	425 S.F.	432 S.F. (20.3%)	638 S.F.	156 S.F.
2	1,938 S.F.	388 S.F.	420 S.F. (21.7%)	581 S.F.	142 S.F.
3	1,938 S.F.	388 S.F.	420 S.F. (21.7%)	581 S.F.	142 S.F.
4	1,445 S.F.	289 S.F.	378 S.F. (26.1%)	434 S.F.	106 S.F.

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016
8/29/25

DRAFT - NOT FOR CONSTRUCTION

Des Plaines Supportive Living, LLC
5000 W. Roosevelt Rd., Suite 101
Chicago, IL 60644

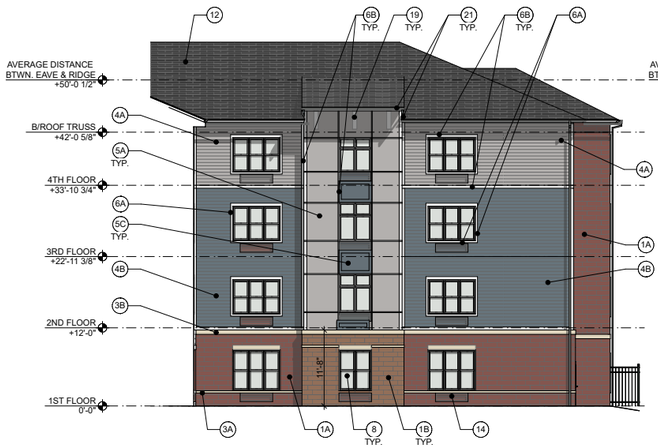
WJW ARCHITECTS
401 W. Superior St., Suite 400
Chicago, IL 60654

A4.1

©2025 WJW ARCHITECTS

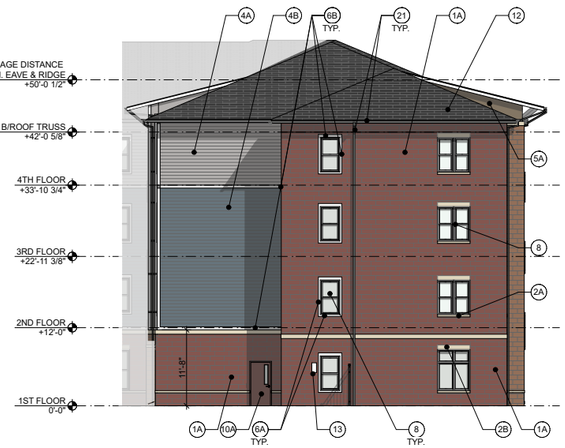
A SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



B COURTYARD SE WING - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



C COURTYARD - WEST ELEVATION

SCALE: 3/32" = 1'-0"

D COURTYARD - WEST ELEVATION

SCALE: 3/32" = 1'-0"

E COURTYARD - EAST ELEVATION

SCALE: 3/32" = 1'-0"

F COURTYARD - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. ELEVATION TAGS INDICATE TOP OF LIGHTWEIGHT TOPPING ON FLOOR SHEATHING, T/PLYWOOD SHEATHING ON ROOF DECK, OR TOP OF SLAB ON GRADE AT FIRST FLOOR, U.N.O.

2. ROOF ELEVATIONS VARY-SEE ELEVATIONS.

3. MEAN GRADE ELEVATION AT FRONT OF BUILDING VARIES BETWEEN 0'-0" AND -0'-11". THUS THE MEAN IS 5 1/2". WHEN ADDED TO THE HEIGHT DEPICTED ON ELEVATIONS THE OVERALL BUILDING HEIGHT IT 50'-6".

ELEVATION MATERIAL KEY

1A - FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) - GLEN-GERY, SUMMERSET

1B - FACE BRICK #2 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L)
- COLOR BY ARCH.

1C - FACE BRICK #3 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L)
- COLOR BY ARCH.

2A - 3 5/8" (H) CAST STONE SILL - ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

2B - 7 5/8" (H) CAST STONE HEAD TRIM, ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

3A - 3 5/8" (H) CAST STONE TRIM BAND - ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

3B - 7 5/8" (H) CAST STONE TRIM BAND - ACCUCAST STONE
- SMOOTH FINISH
- COLOR BY ARCH.

4A - JAMES HARDIE "HARDIEPLANK" COLOR #1: FIBER CEMENT LAP SIDING, SMOOTH FINISH COLORPLUS, 4" EXPOSURE
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

4B - JAMES HARDIE "HARDIEPLANK" COLOR #2
-SAME AS 9A - COLOR(S) BY ARCH.

5A - JAMES HARDIE "HARDIEPANEL" COLOR #1: FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- HORIZONTAL AND VERTICAL TAMLYN XTREME ALUMINUM TRIM TO MATCH FIBER CEMENT
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

5B - JAMES HARDIE "HARDIEPANEL" COLOR #2
-SAME AS 5A- COLOR(S) BY ARCH.

5C - JAMES HARDIE "HARDIEPANEL" COLOR #3
-SAME AS 5A- COLOR(S) BY ARCH.

5D - JAMES HARDIE "HARDIEPANEL" COLOR #4
-SAME AS 5A- COLOR(S) BY ARCH.

6A - 3 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

6B - 5 1/2" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

6C - 7 1/4" FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

7 - 3' HIGH OPAQUE MECHANICAL EQUIPMENT SCREENING FENCE W/ SQUARE BALLUSTERS, 6'-0" O.C. POST SPACING

8 - PRE-FINISHED FIBERGLASS WINDOW UNIT
- SEE WINDOW SCHEDULE

9 - PRE-FINISHED ALUMINUM STOREFRONT SLIDING GLASS DOOR
- SEE DOOR SCHEDULE

10A - INSUL. ALUMINUM ENTRY DOOR
- SEE DOOR SCHEDULE

10B - PRE-FINISHED ALUMINUM STOREFRONT GLASS DOOR
- SEE DOOR SCHEDULE

11 - PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING
- COLOR BY ARCH.
- SEE ROOF NOTES

12 - FIBERGLASS SHINGLE ROOFING - COLOR BY ARCH.

13 - WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL

14 - PRE-FINISHED HORIZONTAL/VERTICAL PTHP GRILL
- COLOR TO MATCH ADJACENT MATERIAL

15 - HEAVY TIMBER COLUMNS
- COLOR BY ARCH.

16 - 4"X4" MECHANICAL VENT
- COLOR TO MATCH ADJACENT MATERIAL
- LOCATE WITH MIN. REQ. CLEARANCE TO OPERABLE OPENINGS
- SEE MECHANICAL

17 - NOT USED

18 - STAINED HEAVY TIMBER TRUSSES
- FINISH BY ARCH.

19 - FIBER CEMENT WRAPPED RAFTER TAILS: "HARDIEPANEL" COLOR #5, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

20 - POTENTIAL PHOTOVOLTAIC PANEL - TBD

21 - PREFINISHED ALUMINUM GUTTER & DOWNSPOUT
- COLOR BY ARCH. FROM MANUF. FULL RANGE

22 - PREFINISHED ALUMINUM SCUPPER

23 - NOT USED

24 - HORIZONTAL Z-FLASHING & TRIM
- TAMLYN XTREMETRIM "STANDARD HORIZONTAL Z"
- COLOR TO MATCH ADJACENT PANEL SIDING

24A - VERTICAL PANEL TRIM
- TAMLYN XTREMETRIM "VERTICAL SIDING H-MOLD"
- COLOR TO MATCH ADJACENT PANEL SISING

E.J. - MASONRY EXPANSION JOINT

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016
8/29/25

DRAFT - NOT FOR CONSTRUCTION

Des Plaines Supportive Living, LLC
5000 W. Roosevelt Rd., Suite 101
Chicago, IL 60644

WJW ARCHITECTS
401 W. Superior St., Suite 400
Chicago, IL 60654

A4.2

©2025 WJW ARCHITECTS

A EXTERIOR VIEW FROM NORTHWEST CORNER LOOKING SOUTHEAST

DRAFT - NOT FOR CONSTRUCTION

HERITAGE WOODS OF DES PLAINES

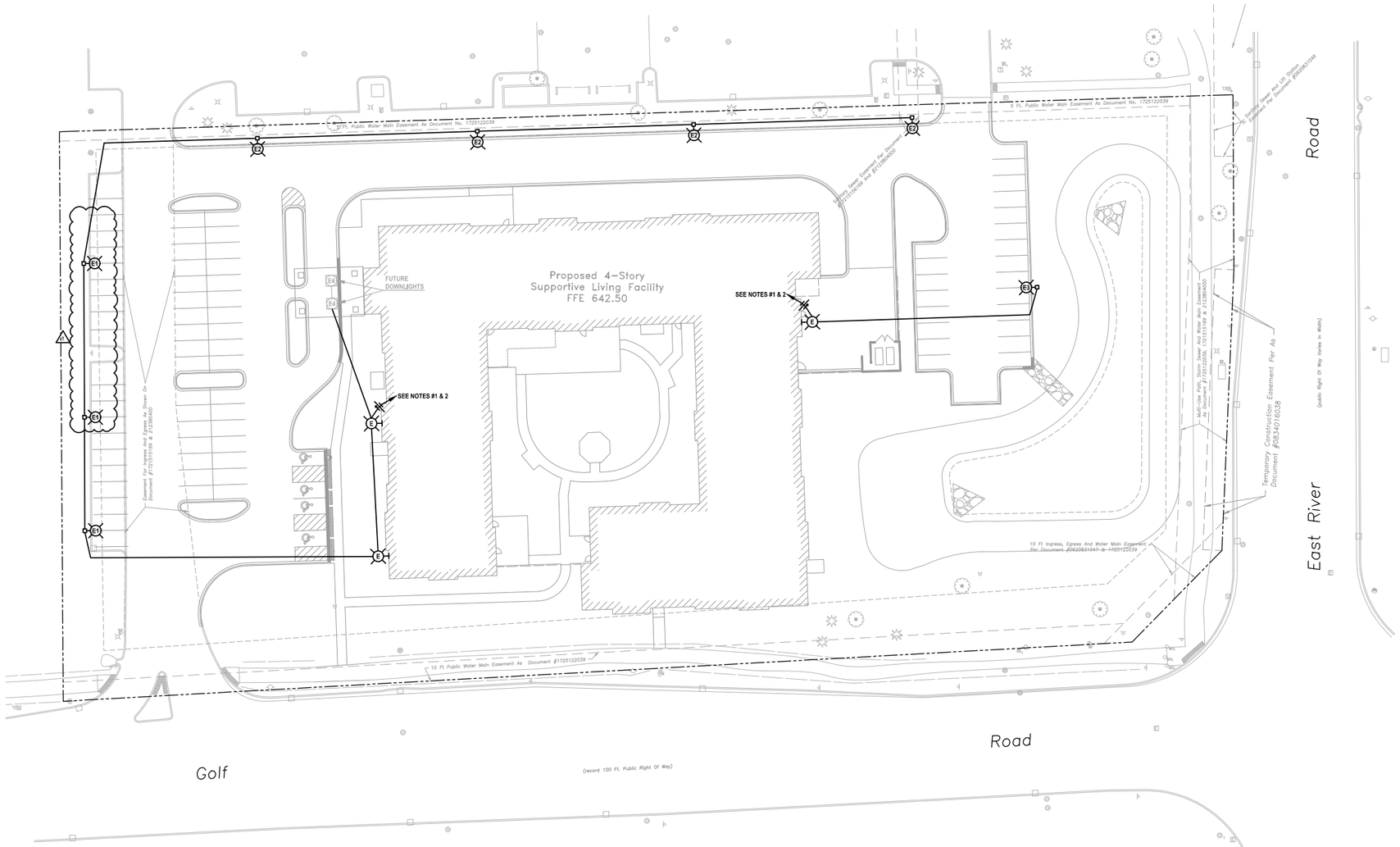
A6.1

©2025 WJW ARCHITECTS

Des Plaines Supportive Living, LLC
5000 W. Roosevelt Rd., Suite 101
Chicago, IL 60644

2200 E. Golf Rd.
Des Plaines, IL 60016
8/4/25

WJW ARCHITECTS
401 W. Superior St., Suite 400
Chicago, IL 60654



ELECTRICAL SITE PLAN

SCALE: 1"=30'-0"

NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED ON THAT CIRCUIT.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

HERITAGE WOODS OF DES PLAINES

2200 E GOLF ROAD
DES PLAINES, ILLINOIS

Reserved for Seal:

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 08/28/25
Lic. Exp.: 11/30/25

No.	Date	Description
	08/04/25	ISSUED FOR PERMIT
1	08/28/25	PERMIT REVIEW COMMENTS

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2025
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
S.M.B.	D.B.K.	08/04/25

Sheet Title:

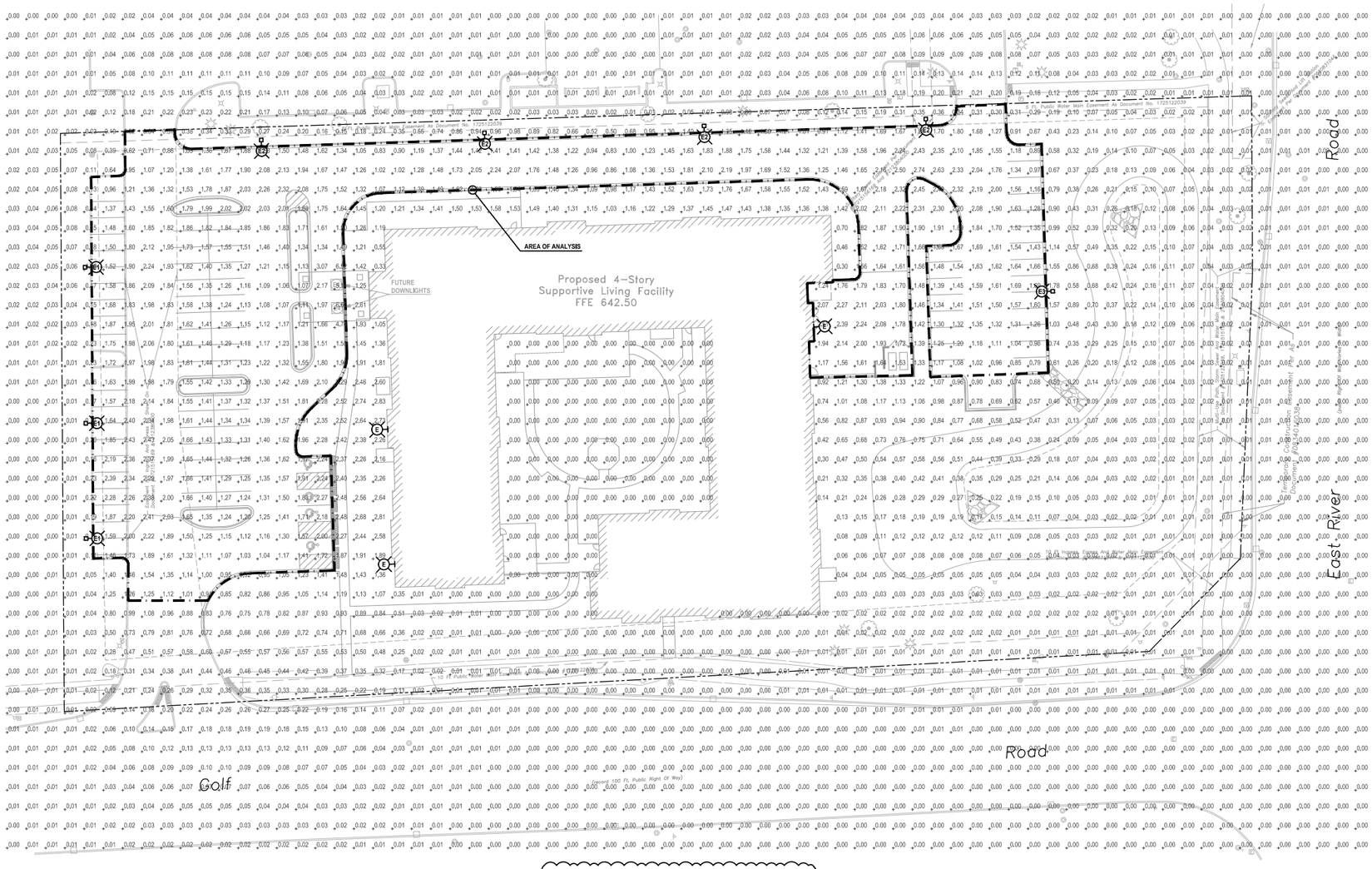
ELECTRICAL SITE PLAN

Sheet No:

E101

K&A #25034

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151



PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

LIGHTING ANALYSIS NOTES:
(PAVED AREAS ONLY)

1. AVERAGE FOOTCANDLES: 1.62
2. MAXIMUM FOOTCANDLES: 6.57
3. MINIMUM FOOTCANDLES: 0.70
4. MAXIMUM/MINIMUM RATIO: 9.4:1
5. AVERAGE/MINIMUM RATIO: 2.3:1

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

HERITAGE WOODS OF DES PLAINES

2200 E GOLF ROAD
DES PLAINES, ILLINOIS

Reserved for Seal:

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 08/28/25
Lic. Exp.: 11/30/25

No.	Date	Description
	08/04/25	ISSUED FOR PERMIT
1	08/28/25	PERMIT REVIEW COMMENTS

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2025
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
S.M.B.	D.B.K.	08/04/25

Sheet Title:

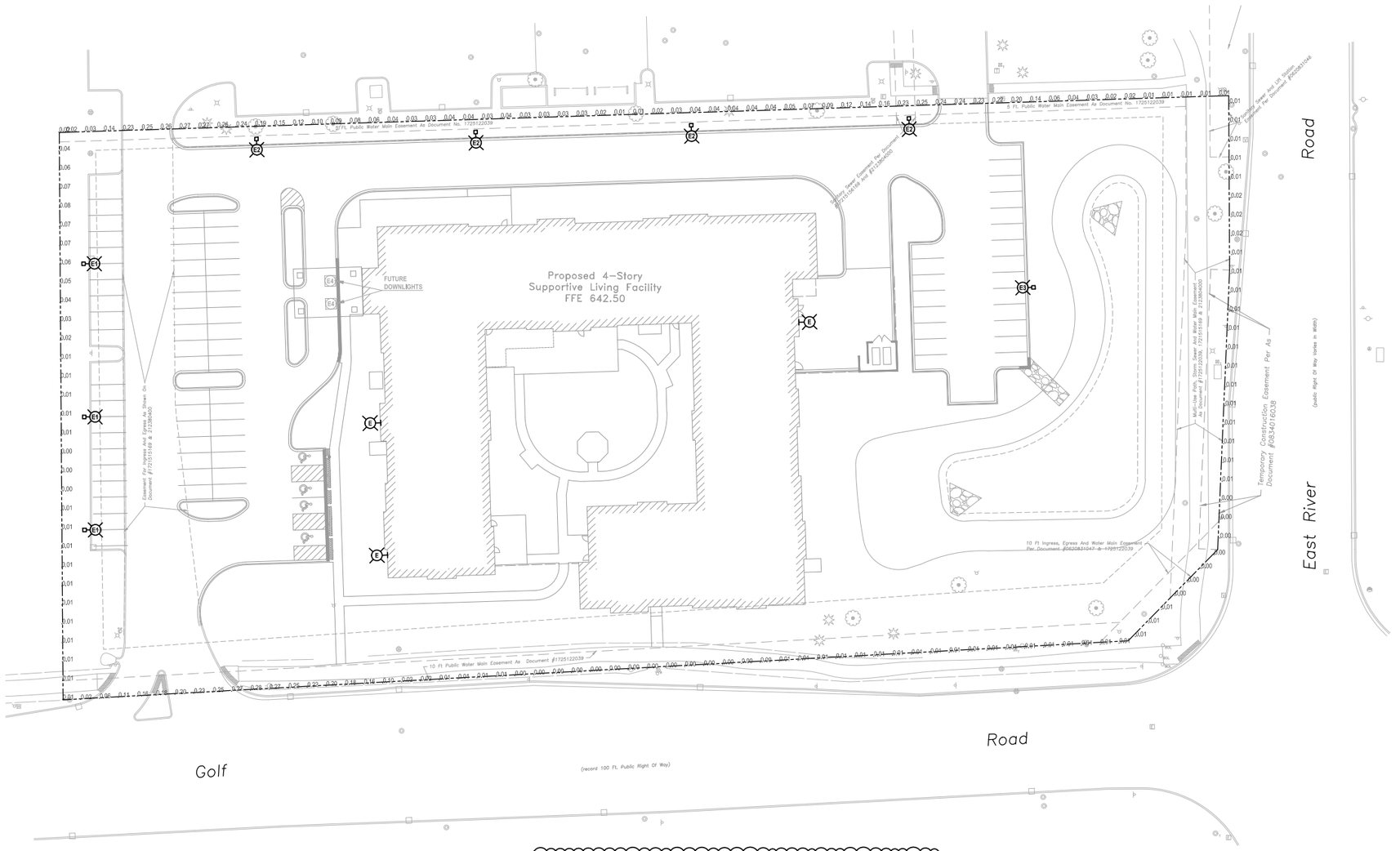
PHOTOMETRIC SITE PLAN

Sheet No:

E102

K&A #25034

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151



PROPERTY LINE PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

LIGHTING ANALYSIS NOTES:

1. LIGHTING AT THE PROPERTY LINE IS LESS THAN 0.25 FOOTCANDLES EXCEPT AT ENTRANCE DRIVEWAYS.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

HERITAGE WOODS OF DES PLAINES

2200 E GOLF ROAD
DES PLAINES, ILLINOIS

Reserved for Seal:

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 08/28/25
Lic. Exp.: 11/30/25

No.	Date	Description
	08/04/25	ISSUED FOR PERMIT
1	08/28/25	PERMIT REVIEW COMMENTS

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2025
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
S.M.B.	D.B.K.	08/04/25

Sheet Title:
PROPERTY LINE PHOTOMETRIC SITE PLAN

Sheet No:
E103

K&A #25034

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

FIXTURE SCHEDULE

25034

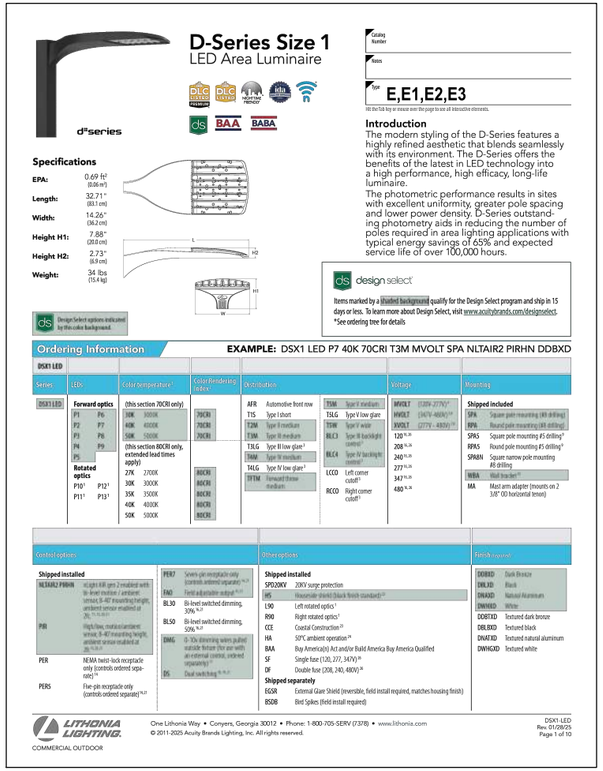
TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	124	277	16272	4000K	●			EXTERIOR WALL BRACKET	LITHONIA	DSX1 LED-P4-40K-70CRI-T4M-MVOLT-WBA-NLTAIR2 PIRHN	204	ACRYLIC	SBA	WALL	OS	PHOTO ON TC OFF	#1
E1	124	277	12044	4000K	●			POLE & LUMINAIRE	LITHONIA	DSX1 LED-P4-40K-70CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E401	OS	PHOTO ON TC OFF	#1
E2	124	277	11662	4000K	●			POLE & LUMINAIRE	LITHONIA	DSX1 LED-P4-40K-70CRI-BLC3-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E401	OS	PHOTO ON TC OFF	#1
E3	124	277	16272	4000K	●			POLE & LUMINAIRE	LITHONIA	DSX1 LED-P4-40K-70CRI-T4M-MVOLT-SPA-NLTAIR2 PIRHN	204	ACRYLIC	SBA	SEE DETAIL 1/E401	OS	PHOTO ON TC OFF	#1

FIXTURE SCHEDULE NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED ON THAT CIRCUIT.

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
P	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
——	SWITCHED CIRCUIT
— —	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type E,E1,E2,E3

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

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 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

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

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

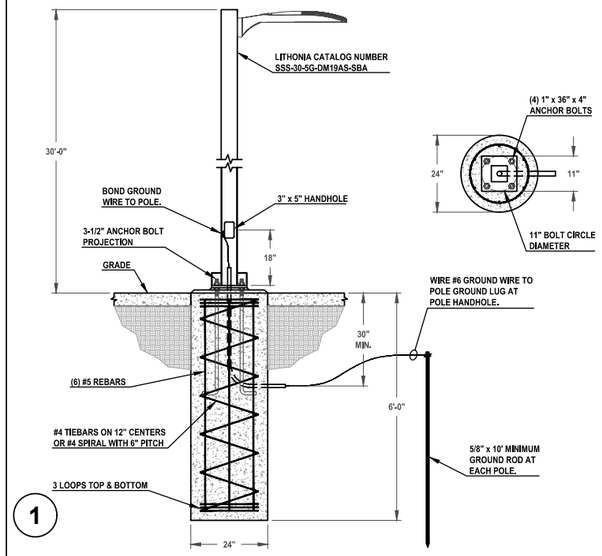
DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSX1 LED	Forward optics: P1 P2 P3 P4 P5 P6 P7 P9 — Rotated optics: P10 P12 P11 P13	(this section 70CRI only): 30K 3000K, 40K 4000K, 50K 5000K	70CRI, 70CRI, 70CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T2S Type II short; T3E Type III low glare; T3M Type III medium; T4E Type IV low glare; T4M Type IV medium; TFTM Forward throw medium; T3M Type III medium; T3LG Type V low glare; T3W Type V wide; BLC3 Type III backlight control; BLC4 Type IV backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff		MVOLT (120V-277V); HVOLT (347V-480V); XVOLT (277V - 480V); 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting (4 drillings); RPA Round pole mounting (4 drillings); SPA5 Square pole mounting #5 drilling; RPA5 Round pole mounting #5 drilling; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc; PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 1fc; PER NEMA twist-lock receptacle only (controls ordered separate); PERS Five-pin receptacle only (controls ordered separate)	Shipped installed: SPD20KV 20KV surge protection; HS Houseside shield (black finish standard); L90 Left rotated optics; R90 Right rotated optics; CCE Coastal Construction; HA 50°C ambient operation; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V). Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

PER7 Seven-pin receptacle only (controls ordered separate); FAO Field adjustable output; BL30 Bi-level switched dimming, 30%; BL50 Bi-level switched dimming, 50%; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching

LITHONIA LIGHTING.
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.
DSX1 LED
Rev. 01/28/25
Page 1 of 10
COMMERCIAL OUTDOOR



ELECTRICAL
FIXTURE TYPES 'E, E1 & E2' MOUNTING DETAIL
NOT TO SCALE

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

HERITAGE WOODS OF DES PLAINES
2200 E GOLF ROAD
DES PLAINES, ILLINOIS

Reserved for Seal:
LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS
Date: 08/28/25
Lic. Exp.: 11/30/25

No.	Date	Description
	08/04/25	ISSUED FOR PERMIT
1	08/28/25	PERMIT REVIEW COMMENTS

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2025
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
S.M.B.	D.B.K.	08/04/25

Sheet Title:
SCHEDULES & DETAILS

K&A #25034

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

Sheet No:
E104

Petition for Approval of a Final Planned Unit Development Plat
Senior Citizen Supportive Living Facility

August 4, 2025

Applicant:	Heritage Woods Northwest, LLC
Principals:	Barron Development LLC Development Services Inc. (George Dinges) Robert H. Helle Steve R. Horve
Facility Name:	Heritage Woods of Des Plaines
Property Owners:	RJB-II Limited Partnership, an Illinois limited partnership First American Self Storage Group, L.L.C.
Property:	2200 East Golf Road See Attached Survey and Legal Description
PINS:	09-09-402-010
Existing Zoning:	R-3
Property Size:	178,971 square feet

Existing Development: The Property is currently vacant.

Description of Heritage Woods of Des Plaines:

The project is an assisted living facility. Assisted Living is a housing option for seniors needing some assistance with activities of daily living but are otherwise healthy and ambulatory. Assisted Living is not a skilled care nursing home. Assisted living provides the maximum amount of independence and dignity to our residents while also ensuring their safety and comfort. Residents have their own units, one-bedrooms or studios, that include a full bath, living area, bedroom or sleeping area, and kitchenette. The building also acts as the community providing three meals daily, served in multiple dining venues, activities, home health care and housekeeping. Additionally, the building includes a library, physical therapy, hair salon and transportation to local activities and resident needs.

The overall project will cost $58MM. In addition, the construction will be required to utilize personnel paid Illinois Prevailing Wage which essentially demands union contractors. It is our practice to use union construction.

Supportive Living:

Our project is technically referred to as Supportive Living. Seniors of all incomes are concerned that they may run out of funds. Healthcare and housing are very expensive and rising costs compared to fixed incomes only add to the anxiety. The project participates in the Illinois Supportive Living Program which provides a Medicaid safety net for our residents. One of our proudest statements is, “mom will not have to move if she runs out of assets.” This is both a strong marketing advantage and probably the most rewarding aspect of the work we do.

Staffing:

Heritage Woods of Des Plaines will have staff on site twenty-four hours daily, seven days a week. We will employ fifty, full time equivalent, staff members including nurses, certified nursing assistants, chefs, serving and housekeeping staff in addition to management, marketing and accounting professionals. In addition to the apartments, the facility will include a dining area, bistro, commercial kitchen, hair salon, exercise room, library, living and community rooms. Outside will be a south facing courtyard that includes a walking path and raised planting beds for warm weather activities.

Medical and Emergency Services:

We provide 24-hour certified nursing assistants, on-going health monitoring and nursing oversite. Each of our residents has an individualized service plan which outlines the coordination of care and services under the direction of a primary care physician. When a resident calls for assistance the care team immediately responds and works to resolve most issues without requiring transfer to a higher level of care. We have a rich staffing ratio averaging one direct care staff member to 30 residents. There is a licensed nurse available 24 hours per day, and we utilize our physician partners for additional support as needed.

Additionally, we maintain business agreements with private ambulance companies to prevent unnecessary calls to 911. A condition of approval for this conditional use states the facility must have a contract with a private ambulance company. An additional condition requires close collaboration with the fire department to ensure emergency service calls are minimized. These practices are already part of our standard operating model. We welcome coordination with city departments to ensure a smooth, responsible integration with the surrounding neighborhood and the City of Des Plaines.

Who do we Serve:

We serve residents earning up to approximately $63,000 annually. This includes the vast majority of seniors living on a combination of Social Security, pensions and interest on savings. Assisted living facilities in general and Heritage Woods properties in particular market to their local communities. Approximately 80% of our future residents currently reside within three miles of the site. The remaining 20% will be predominantly parents of

adult children in the community. Today, within three miles of the proposed site, there are over 8,000 seniors that could live in our property.

Heritage Woods Principals and Gardant Management Solutions

The principals of Heritage Woods Des Plaines have all participated in the Illinois Supportive Living Program since its inception in 1997. Separately, the principals have developed approximately twenty Supportive Living communities. In addition, Gardant Management Solutions, the operator of all the Heritage Woods properties, manages fifty-four Supportive Living communities in Illinois, over 1/3 of the total communities. In addition, Gardant has been a leader in Indiana and Ohio in creating affordable assisted living programs similar to Illinois. Gardant operates similar properties in both states.

Proposed Development:

Heritage Woods Des Plaines proposes to develop a 150 unit, affordable assisted living facility. The development will be certified and administered by Illinois Department of Health and Family Services (HFS) and is technically known as a Supportive Living Facility (SLF).

Access to the property will be from Golf Road and from River Road through an easement through the property to the north.

The SLF will serve residents requiring assistance with two or more activities of daily living. These included cooking, bathing, dressing etc. Assisted living in general and SLFs in particular serve the frail elderly. Average age of residents moving into the SLF will be eighty-five (85) or older. The 150 units are a mix of one-bedrooms and studios and the resident population will not exceed 150. In the rare occurrence of a couple, two units will be combined so the population will not exceed 150.

Due to age and frailty, the residents do not drive. The SLF provides transportation to local shopping, activities and doctors appointments. Doctors and other medical personnel visit the residents at the SLF. The facility will contract with a private ambulance company if a resident requires transportation for a non-emergency medical reason. Non-emergency EMS calls are minimized through the regular staff check on all residents. If a resident activates an alarm it first goes to the in building staff who assesses the issues and needs of the resident before possibly informing the local fire protection district. This eliminates many of the nuisance calls that the fire department responds to from seniors living alone at home. Our census throughout our system shows that actual emergency calls number between 3 and 6 calls per month at similar size facilities. Our further assumption is that many of our residents will come from the nearby area, hence these emergency calls are already being handled by fire department now, and accordingly, the proposed use will not create a significant increase in emergency call volume.

As part of the approval of Applicant's tentative plan the Applicant has agreed to donate $200,000 to the City to purchase a new ambulance to help address the facility's impact on the City's emergency services.

Our goal is to maintain the residents connection to the community and integrate them into the city. But due to their age and physical conditions which have led them to becoming residents in the facility it is not likely that residents will regularly partake in senior programs offered by the Park District nor will the residents utilize the city's library. Our facility provides similar programs through its staff and the facilities located in the building (library, movie room, physical therapy room, etc.).

The resident apartments are 60% one-bedrooms and 40% studios. All apartments include a private bath, kitchenette (including sink, refrigerator and microwave), sleeping and sitting areas. The apartments are intended to provide residents as much independence and dignity as possible while ensuring their safety. Emergency call systems are installed in each unit.

In addition to the apartments, the facility will include a dining area, bistro, commercial kitchen, hair salon, exercise room, library, living and community rooms. Outside will be a south facing courtyard that includes a walking path and raised planting beds for warm weather activities.

The facility provides three meals daily as well as snacks and drinks available during the day. The property is staffed twenty-four hours daily and includes on site nursing, cooks, housekeepers, CNAs as well as an activity director and senior staff. Every visitor is required to check in at the reception desk. Residents are asked to check out if they are leaving the building so their whereabouts will be known.

The facility will serve seniors over the age of sixty-five, with an average move in age of eighty-five or older, with incomes at or below 80% of median family income. A minimum of twenty-five percent of the building will serve residents through HFS's Medicaid waiver program.

The facility will be operated by Gardant Management Solutions, the largest operator of SLFs in Illinois.

Building Details:

Site Area:	178,971 square feet
Building Size:	126,000 gross square feet
FAR:	0.70
Site Coverage:	18%
Building Height:	Four Stories; 50 feet, 6 inches
Number of Residential Units:	150
Parking Spaces:	80 parking spaces
Unit Mix:	150 units comprised of 60 studios

And 90 one bedrooms

As part of the approval process of the proposed facility, and particularly the tentative Planned Unit Development plat approval, the petitioner has revised the building design and materials to comply with the building material requirements contained in Section 12-3-11 Table 1 of the City Code.

The proposed is a re-imagined project from one that was previously submitted for this site to the City of Des Plaines. Relevant changes implemented in this iteration of the project are listed below.

Sustainability Aspects of the Project:

- Compliance with Illinois Energy Code
- Providing for composting of Food Waste to be handled through a private composting service designed to mitigate any impacts of composting
- Reduction of impervious surfaces on the site with new landscaping and installation of brick pavers on portions of the parking lot.

Zoning Relief:

Applicant seeks approval of a Final Planned Unit Development Plat in order to allow for the construction of a Senior Assisted Living Facility in R-3.

An exemption for the height of the building is necessary to permit the proposed 50 foot, 6.0 inch height of the building, which has been reduced from the originally proposed 58.0 feet.

Changes Since Prior Meeting:

We would like to highlight the following changes from our original submission of this project.

1) We will comply with the City's ordinance requiring masonry construction on the required building facades as noted in the City Code.

2) We will make a donation to the City toward the purchase of an ambulance in the amount of $200,000. This impact fee donation will be made at the time the building permit is issued and before construction begins.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Planned Unit Development 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.

1. **The extent to which the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations set forth in subsection A of this section.**

   The proposed senior citizen assisted living facility is consistent with the provisions of Section A. The project as designed provides for useable open space for its residents. The site does not have any distinctive vegetation, topography and geologic features. The building is sited on the Property so as to allow for access through the property to the property to the north as required. City utilities are present in sufficient size to serve the building. The proposed senior citizens assisted living facility directly promotes the public health, safety and welfare. The proposed project will add landscaping and increase site permeability with such addition, as well as with the inclusion of brick pavers on portions of the parking lot. In addition, it will help create an asset to the community for families whose elder relatives want to remain in the community with the option for support as they age.

2. **The extent to which the proposed plan meets the requirements and standards of the Planned Unit Development regulations.**

   The property is under single ownership and control whereby said owners have authorized this application. The size of the property meets the minimum 2 acre requirement for a PUD.

3. **The extent to which the proposed plan departs from the 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.**

   Petitioner is seeking a height exception to allow for a 50’-6” tall building. The reason for the height exception is to allow for a sloped roof which is needed to provide a residential feel to the building. This assists in providing the type of living that its residents find appealing instead of an institutional facility. The request for additional units is necessary as the 150 units are needed by the petitioner in order to provide the full range of services and amenities required by its residents.

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

The project is placed on the property in such a way as will provide for adequate ingress and easement to both the proposed building and to the building constructed to the north. The site layout preserves the existing access easements recorded on the property. Adequate setbacks are provided so that there will be no detrimental impact to the neighboring development. The project provides for useable open space to serve the needs of its residents.

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

The location of the proposed building is located so as to have no adverse impact on the neighboring properties. Adequate setbacks are provided so as to avoid any adverse impacts on the neighboring properties. There are adequate setbacks along Golf Road so as to not impinge on the properties visual impact on neighboring properties along Golf Road.

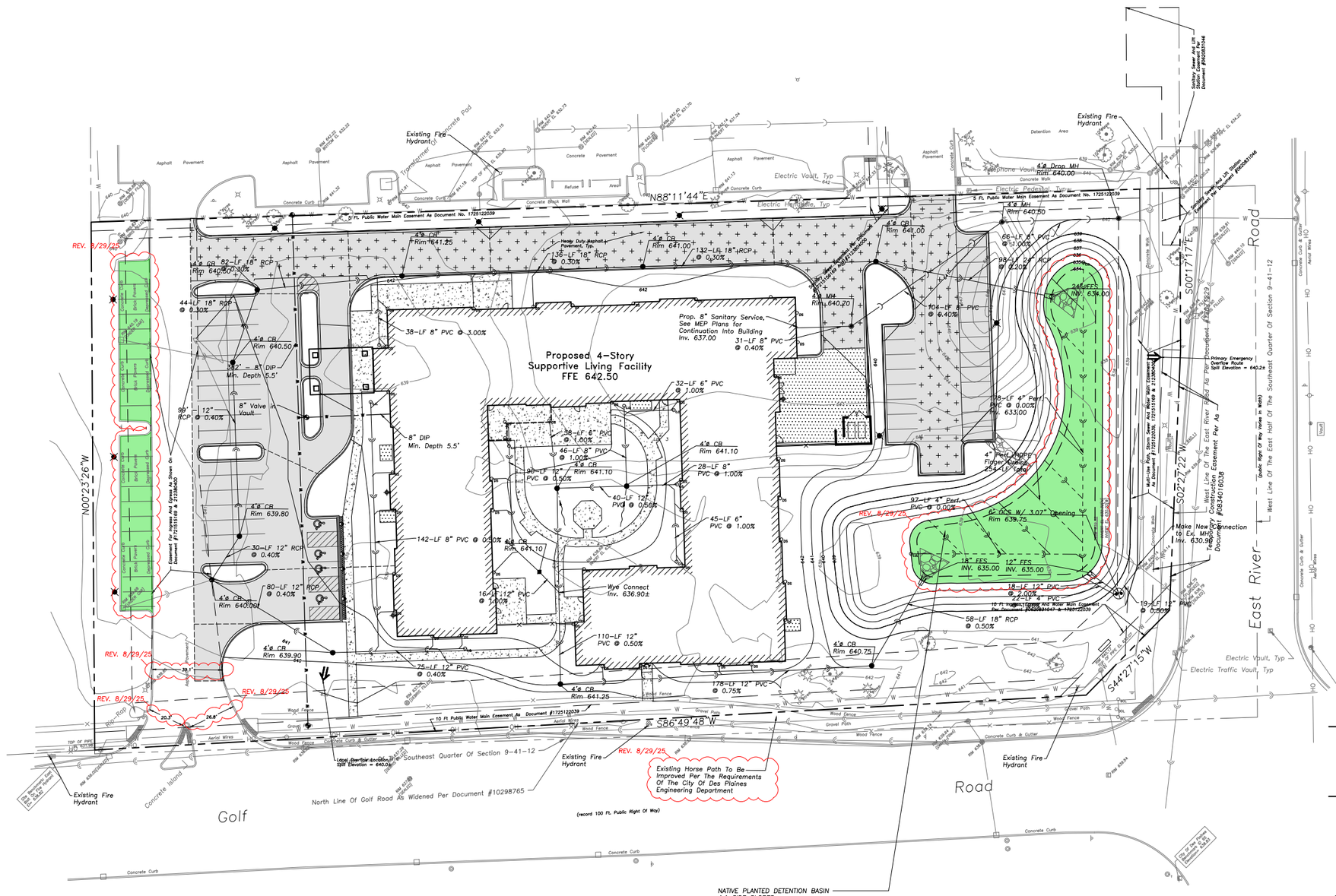
6. The extent to which the proposed plan is not desirable to the proposed plan to physical development, tax base and economic wellbeing of the entire community.

The facility will pay property taxes based on the assessed value of the building and land so there will be no negative economic impact to the City. The population, averaging 80 years old will not generate any school age children that would require use of the public schools. The needed staff will provide an economic benefit to the City as the staff travel through the City and frequent neighboring businesses. Furthermore, since much of the population is expected to be drawn from the community, there will not be a significant impact on the City's emergency systems and services.

7. The extent to which the proposed plan is not in conformity with the recommendations of the comprehensive plan.

The comprehensive plan calls for providing housing to all of the different demographic groups in the City. There are a sufficient number of residents who meet with the facility's demographics that the proposed Assistant Living Facility is needed in the community. In fact, the comprehensive plans calls for diverse housing types and this will allow not only aging City residents to remain in the community, but will help support current residents who will age, to have an option for their future housing needs.

FINAL PLANNED UNIT DEVELOPMENT PLAT



LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
VB	Buffalo Box	VB
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

LEGAL DESCRIPTION

LOT 3 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF THE LANDS OF THE MINNA CARLE ESTATE IN SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1939 AS DOCUMENT NUMBER 12272132, EXCEPT THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY WARRANTY DEED DATED SEPTEMBER 7, 1957 AND RECORDED AS DOCUMENT NO. 17071229 AND EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION IN CASE NO. 95L50192, IN COOK COUNTY, ILLINOIS.

CONTAINING 178,975 SQUARE FEET OR 4.108 ACRES MORE OR LESS.

LOT AREA SUMMARY

Site Area: 178,971 S.f. (4.11 Acres)
Gross Building Area: 126,000 S.f.

PROJECT DATA

Units:

Unit Type	Unit Count
Studio	60. (40%)
One Bedroom	90. (60%)
Total Units	150.

Parking Spaces: 80 Spaces, Including 4. Accessible

Site Coverage Of Building: 18%

Building Height: 4 Stories, 50'-6" (Grade To Ridge Of Roof)

Notes:
1. Gross Building Area Is Measured To The Face Of Exterior Walls.

N

30 0 30 60 90

Scale: 1"=30'

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EAELTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

HERITAGE WOODS OF DES PLAINES

2200 E GOLF ROAD
DES PLAINES, ILLINOIS

Reserved for Seal:

No.	Date	Description
	12/20/24	Preliminary Site Plans
	01/06/25	Workshop Exhibit
	03/28/25	PUD Submittal
	07/10/25	IDOT Submittal
	08/04/25	Final PUD Submittal
	08/29/25	Revised Final PUD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2025
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
MRO	TOB	08/04/2025

Sheet Title:

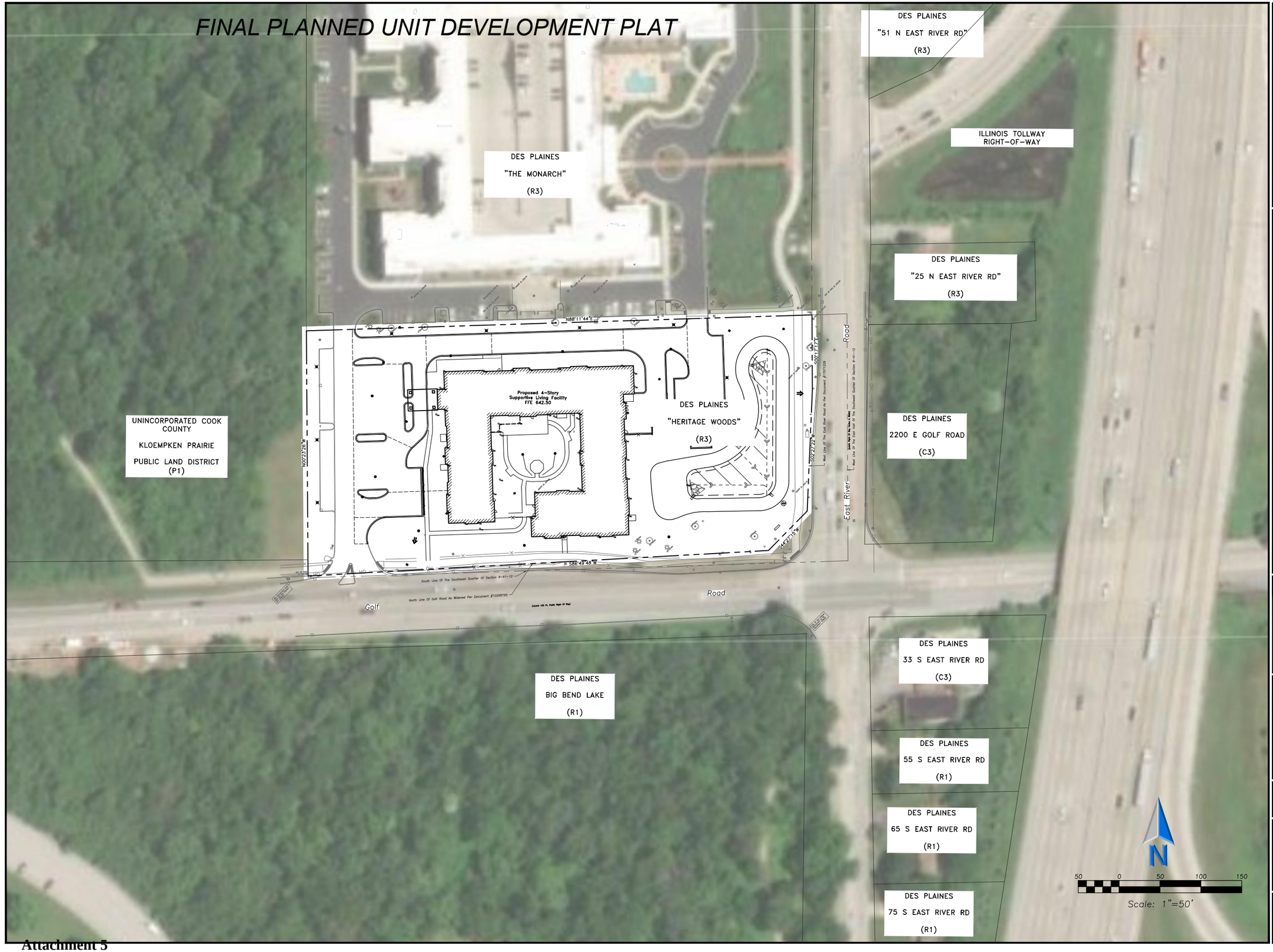
FINAL PUD PLAT

Sheet No:

1 of 2

EEA – P:\24225 – Heritage Woods Des Plaines\Drawings\Heritage Woods – Site Plan.dwg
Plotted: 8/28/25 @ 5:21pm By: mobrien

FINAL PLANNED UNIT DEVELOPMENT PLAT



ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEALTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

HERITAGE WOODS OF DES PLAINES

2200 E GOLF ROAD
DES PLAINES, ILLINOIS

Reserved for Seal:

No.	Date	Description
	12/20/24	Preliminary Site Plans
	01/06/25	Workshop Exhibit
	03/28/25	PUD Submittal
	07/10/25	IDOT Submittal
	08/04/25	Final PUD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2025
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
MRO	TOB	08/04/2025

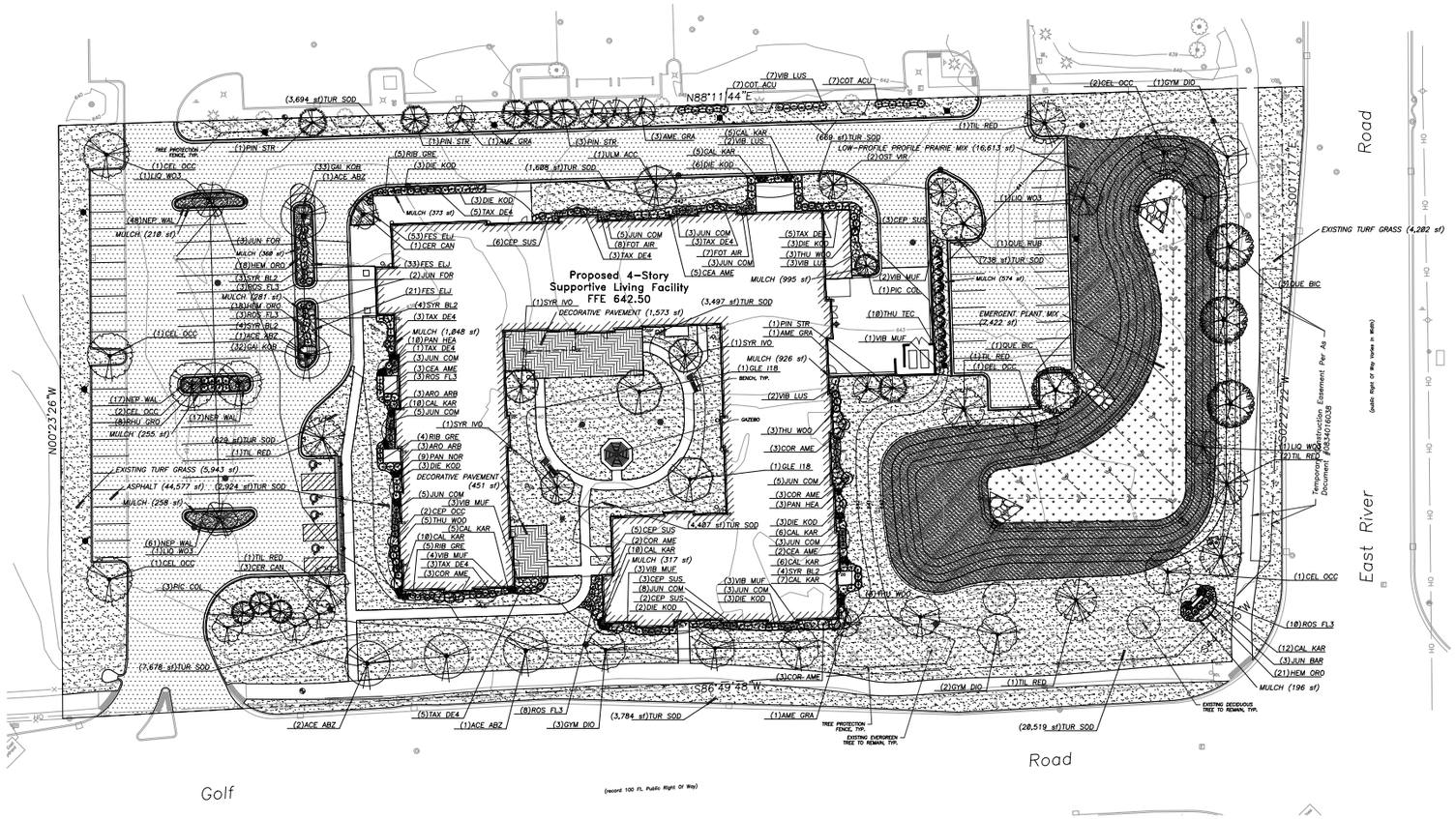
Sheet Title:

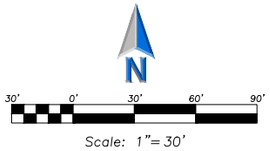
FINAL PUD PLAT

Sheet No:

2 of 2

EEA — P:\24225 — Heritage Woods Des Plaines\Drawings\Heritage Woods — Site Plan.dwg
Plotted: 8/04/25 @ 11:43am By: tbrown





PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE ABZ	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	B & B	2.5" CAL.	5
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	9
GLE 118	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL.	2
GYM DIO	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	B & B		6
LIQ WO3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEET GUM	B & B	2.5" CAL.	4
OST VIR	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2.5" CAL.	2
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL.	4
QUE RUB	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL.	1
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	7
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL.	1
EVERGREEN TREES				
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6' – 8' HT.	4
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6' – 8' HT.	6
UNDERSTORY TREES				
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8' CLUMP	6
CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2.5" CAL.	4
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL.	3

CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS				
ARO ARB	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	B & B	30" HT.	6
CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	30" HT.	10
CEP OCC	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	B & B	36" HT.	2
CEP SUS	CEPHALANTHUS OCCIDENTALIS 'SMCOSS' / SUGAR SHACK® BUTTONBUSH	B & B	24" HT.	19
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	CONT.	36" HT.	14
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	14
DIE KOD	DIERVILLA X 'G2XB8544' / KODIAK® ORANGE DIERVILLA	CONT.	30" HT.	26
FOT AIR	FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHALDER	B & B	24" HT.	15
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	CONT.	24" HT.	8
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	CONT.	24" HT.	14
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	CONT.	24" SPREAD	27
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	15
VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	30" HT.	16
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	14
EVERGREEN SHRUBS				
JUN COM	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER	B & B	24" HT.	43
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	5
JUN BAR	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	CONT.	24" SPREAD	3
TAX DE4	TAXUS X MEDIA / DENSE YEW	B & B	30" HT.	28
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	5' HT.	18
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	30" HT.	14
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	76
PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	CONT.	#1	13
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1	9

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
GROUND COVERS				
FES ELI	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	CONT.	#1	107
PERENNIALS				
GAI KOB	GAILLARDIA X GRANDIFLORA 'KOBOLD' / BLANKETFLOWER	CONT.	#1	65
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	57
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	143
TURF GRASS				
TUR SOD	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	S.F.	50,147 SF

EMERGENT PLANT LIST:

Botanical Name	Common Name	Quantity	Size	Spacing
FORBS 60%				
Asclepias incarnata	Marsh Milkweed	150	Plug	15" o.c.
Aster novae-angliae	New England Aster	210	Plug	15" o.c.
Aster puniceus	Swamp Aster	150	Plug	15" o.c.
Echinacea pallida	Pale Purple Coneflower	150	Plug	15" o.c.
Echinacea purpurea	Purple Coneflower	150	Plug	15" o.c.
Eutrbia macrophylla	Big-Leafed Aster	210	Plug	15" o.c.
Liatris pycnostachya	Prairie Blazing Star	150	Plug	15" o.c.
Monarda fistulosa	Wild Bergamot	150	Plug	15" o.c.
Pycnanthemum virginianum	Mountain Mint	90	Plug	15" o.c.
Rudbeckia fulgida	Orange Coneflower	200	Plug	15" o.c.
Rudbeckia speciosa var 'sullivantii'	Black-Eyed Susan	90	Plug	15" o.c.
Tradescantia ohiensis	Spiderwort	150	Plug	15" o.c.
Verbena hastata	Blue Vervain	90	Plug	15" o.c.
Zizia aurea	Golden Alexanders	90	Plug	15" o.c.
	SUBTOTAL	**2050**		
GRASSES or GRASS-LIKE PERENNIALS 40%				
Carex lacliculi	Copper Shouldered Oval Sedge	220	Plug	15" o.c.
Carex tribroior	Plains Oval Sedge	220	Plug	15" o.c.
Carex frankii	Scotty Cattail Sedge	170	Plug	15" o.c.
Eleocharis smallii	Creeping Spike Rush	220	Plug	15" o.c.
Elymus canadensis	Canada Wildrye	170	Plug	15" o.c.
Glyceria striata	Fowl Manna Grass	140	Plug	15" o.c.
Panicum virgatum	Switchgrass	220	Plug	15" o.c.
	SUBTOTAL	**1360**		
	TOTAL PLANTS	**3300**		

LOW-PROFILE PRAIRIE SEED MIX:

Scientific Name	Common Name	PLS Ounces/Acre
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Permanent Grasses/Sedges:		
Bouteloua curtipendula	Side Oats Grama	16.00
Carex crstatella	Crested Oval Sedge	1.00
Carex frankii	Brown Fox sedge	1.00
Carex scoparia	Pointed Broom Sedge	1.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria cristata	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
Sporting pectinata	Prairie Cord Grass	3.00
	Total	**92.00**
Forbs:		
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	ThimbleWeed	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly MilkWeed	2.00
Aster ericoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	1.00
Aster novae-angliae	New England Aster	0.50
Baptisia lactea	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Lespedeza capitata	Round-Head Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Monarda fistulosa	Wild Bergamot	1.50
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	8.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago rigida	Stiff Goldenrod	1.00
Solidago speciosa	Showy Goldenrod	0.50
Tradescantia ohiensis	Common Spiderwort	0.75
Verbena stricta	Hoary Vervain	1.00
Vernonia spp.	Ironweed (Various Mix)	1.75
Veronicastrum virginianum	Culvers Root	0.25
Zizia aurea	Golden Alexanders	0.75
	Total	**66.25**

SITE MATERIALS SCHEDULE

EMERGENT PLANT MIX	7,422	SF
LOW-PROFILE PROFILE PRAIRIE MIX	16,613	SF
DECORATIVE PAVEMENT	2,024	SF
MULCH	5,793	SF
EXISTING TURF GRASS	10,145	SF
ASPHALT	44,577	SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	PRELIMINARY SITE PLANS	12.20.24
2	P.U.D. SUBMITTAL	02.28.25
3	FINAL P.U.D. SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

© 2025 WJW ARCHITECTS, P.C.

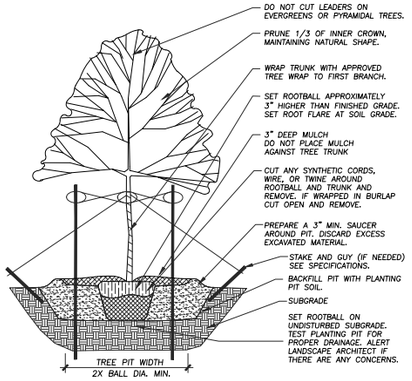
STAMP: STATE OF ILLINOIS — STEVEN S. GREGORY — 157-000562 — REGISTERED LANDSCAPE ARCHITECT — Expiration: 08/31/2027

SHEET NAME: LANDSCAPE PLAN

PROJECT NUMBER: 21899

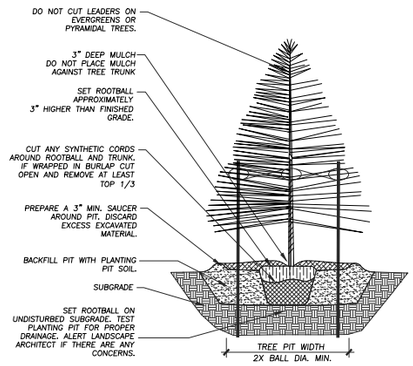
DR. BY: MO/JG | CK. BY: TB

SHEET NUMBER: L100



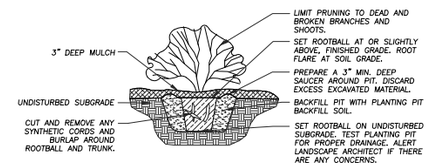
1 TREE PLANTING DETAIL

Not To Scale 329343-01



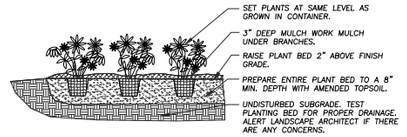
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



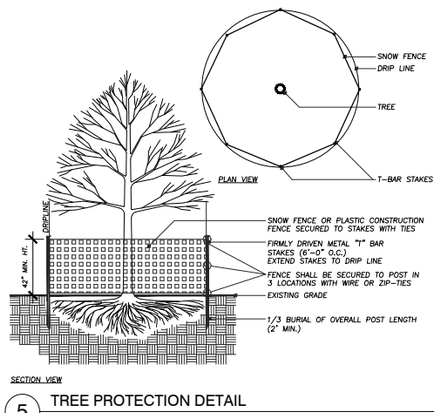
3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



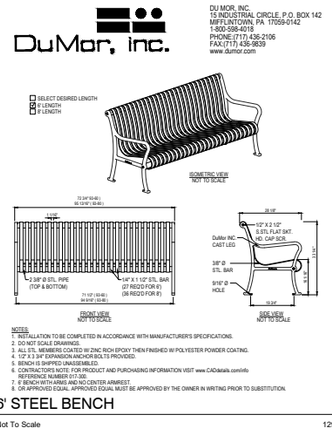
4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03



5 TREE PROTECTION DETAIL

Not To Scale 329383-01



6 6' STEEL BENCH

Not To Scale 129343.13-30

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	PRELIMINARY SITE PLANS	12.20.24
2	P.U.D. SUBMITTAL	02.28.25
3	FINAL P.U.D. SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

© 2025 WJW ARCHITECTS, P.C.

STAMP
STATE OF ILLINOIS
STEVEN S. GREGORY
157-000562
REGISTERED LANDSCAPE ARCHITECT
Expiration: 08/31/2027

SHEET NAME: LANDSCAPE DETAILS

PROJECT NUMBER: 21899
SHEET NUMBER: L200
DR. BY: MO/JG
CK. BY: TB

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

MEMORANDUM

Date: August 22, 2025

To: Samantha Redman, Senior Planner

From: John La Berg, P.E., CFM, Civil engineer

Cc: Becka Shipp, P.E. Assistant Director of Public Works and Engineering

Subject: 2200 Golf Rd. Heritage Woods

Public Works and Engineering has reviewed the preliminary plans and has the following general comments:

- This project will require the following permits: IEPA, MWRD, Cook County Highway Dept. and IDOT.
- 8.1' wide asphalt sidewalk will need to be constructed over the horse path, across the entire frontage of Golf Rd.
- The city will need a watermain maintenance agreement and a storm water report.
- Need grading and drainage plan.

JL/jl

HERITAGE WOODS OF DES PLAINES

2200 E GOLF ROAD

DES PLAINES, ILLINOIS 60016

MWRD STANDARD 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;
   - CITY OF DES PLAINES 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 CITY OF DES PLAINES 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, FROM ANY AND 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.

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/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
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 ¾" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ 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 FINALY 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; OR IF BOTH THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER PASSES 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 ARE OR 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.

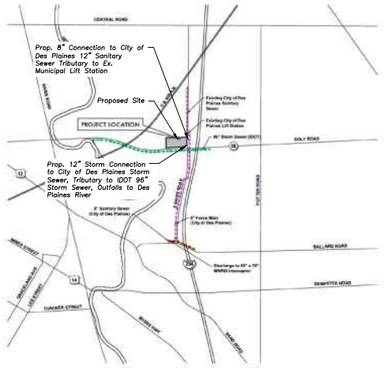
ARCHITECT:
WJW Architects
401 W Superior St., Ste 400
Chicago, IL 60654
312-642-5587
Attn: Jane Sloss

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
145 Commerce Drive
Grayslake, IL 60030
414-930-7222
Attn: Tim Brown

Owner:
Barron Development LLC
5000 W Roosevelt Rd., Ste 101
Chicago, IL 60644
773-854-4040
Attn: Stephen Barron

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org



SITE LOCATION MAP (N.T.S.)

INDEX OF SHEETS

C000 Civil Engineering Cover Sheet
C001 Exhibit A – Existing Topographic Conditions
C100 Site Demolition Plan
C200 Site Geometry Plan
C300 Site Utility Plan
C400 Site Grading And Paving Plan
C500 Soil Erosion And Sediment Control Plan
C501 SESC Details
C600 Site Work Details
C601 Site Work Details
C602 Site Work Details

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION 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 AREAS, 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 SUBDIVISION.

ENGINEER: Tim Brown, PE
DATED: 02/28/2025

To The Best Of Our Knowledge And Belief, There Are No Floodplains And Floodways Within 100 Feet Of The Proposed Improvements, Proposed Improvements Will Not Substantially Alter Any Existing Features. Additionally, No Other Special Management Areas, Including Wetlands And Riparian Environments, Are Within 100 Feet Of The Proposed Improvements.

Engineer: Tim Brown, PE
Dated: 02/28/2025

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Gremley and Biedermann for Eriksson Engineering Associates, Ltd. on January 28, 2025. Job No. 2025-32602-001

PROJECT BENCHMARKS

CITY OF DES PLAINES BENCHMARK ID 95
ELEVATION= 638.83
DESCRIPTION: CHISELED "X" ON TRAFFIC SIGNAL VAULT AT SOUTHWEST CORNER OF GOLF AND EAST RIVER ROAD 2' WEST OF THE EDGE OF PAVEMENT OF EAST RIVER ROAD AND 10' SOUTH OF THE EDGE OF PAVEMENT OF GOLF ROAD.

J.U.L.I.E.

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

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES
2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
08.04.2025
STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME
CIVIL ENGINEERING COVER SHEET

PROJECT NUMBER: 21899
SHEET NUMBER: C000
DR. BY: MO/JG
CK. BY: TB

GREMLEY & BIEDERMANN
A Division of
PLCS Corporation

ALTA / NSPS Land Title Survey

LOT 3 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF THE LANDS OF THE MARIA CARLE ESTATE IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1930 AS DOCUMENT NUMBER 11231132, EXCEPT THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY WARRANTY DEED DATED SEPTEMBER 7, 1957 AND RECORDED AS DOCUMENT NO. 17271278 AND EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION IN CASE NO. 95L50182, IN COOK COUNTY, ILLINOIS

CONTAINING 176,575 SQUARE FEET OR 4.118 ACRES MORE OR LESS

GRAPHIC SCALE

LEGEND

- Electric Hand Hole
- Electric Light Pole
- Electric Ground Light
- Electric Pedestal
- Electric Traffic Signal
- Utility Pole
- Electric Vault
- Iron Pipe
- Iron Rod
- Storm Cb
- Storm Inlet
- Storm MH
- Tree - Deciduous
- Tree - Evergreen
- Telephone MH
- Manhole Vault
- Telephone Pedestal
- Guy Anchor
- Unidentified Manhole
- Sign Post
- Electric Traffic Vault
- Telephone Vault
- Water Reflux Box
- Water Fire Hydrant
- Water Hand Hole
- Water MH

A - ASPHALT ELEVATION
GR - GRAVEL ELEVATION
FFE - FINISHED FLOOR ELEVATION
W - WINDOW ELEVATION
C - CONCRETE ELEVATION
TOS - TOP OF SLOPE ELEVATION
TOR - TOP OF RAMP ELEVATION
C - CURB ELEVATION
G - GUTTER ELEVATION
EL - ELEVATION
TW - TOP OF WALL ELEVATION
BR - BRICK ELEVATION

SURVEY NOTE

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NUMBER 21000924QM
COMMITMENT DATE OCTOBER 16, 2024 AND IS SUBJECT TO MATTERS OF RECORD

STONE LISTED IN TOS SCALE 10'

N 10' RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (FIELD DOES NOT LIMITED TO, EASEMENTS GRANTED FOR HIGHWAY PURPOSES DECEMBER 5, 2008 AS DOCUMENT NUMBER 0834010026).

L 10 NOTICE OF MAP ADMINISTRATION FOR STORM WATER DETENTION RECORDED JANUARY 11, 2010 AS DOCUMENT NUMBER 1001110010 AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE LAND AND OTHER PROPERTY) (CANNOT BE PLOTTED)

M 8 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE AGREEMENT FOR EASEMENT MADE BY AND BETWEEN THE CITY OF DES PLAINES AND PLCS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED JULY 14, 2008 AND RECORDED OCTOBER 31, 2008 AS DOCUMENT NUMBER 0830934026. (NO EASEMENT OR OTHER RIGHTS GRANTED. NO OBLIGATION TO CONSTRUCT, OPERATE, MAINTAIN, AND INSPECT A STORM WATER DETENTION FACILITY ON THE PROPERTY) (AFFECTS THE PROPERTY IN QUESTION) (PLOTTED)

M 9 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE AGREEMENT FOR EASEMENT MADE BY AND BETWEEN THE CITY OF DES PLAINES AND PLCS, LLC, A LIMITED LIABILITY COMPANY AND THE CITY OF DES PLAINES, A MUNICIPAL CORPORATION DATED JULY 14, 2008 AND RECORDED OCTOBER 31, 2008 AS DOCUMENT NUMBER 0830934027. (NO EASEMENT OR OTHER RIGHTS GRANTED. NO OBLIGATION TO CONSTRUCT, OPERATE, MAINTAIN, AND INSPECT A STORM WATER DETENTION FACILITY ON THE PROPERTY) (AFFECTS THE PROPERTY IN QUESTION) (PLOTTED)

N 20 RIGHTS OF WAY OF PUBLIC OR QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY THE LITTLE NATION, (NOT INCLUDING WATER, GAS AND ELECTRIC SERVICE LINES TO BUILDINGS, WHICH SERVICE LINES ARE SHOWN ON THE PLAT OF SURVEY) (PLOTTED)

N 21 TERMS, PROVISIONS AND LIMITATIONS AS CONTAINED IN EASEMENT AND RESTRICTION AGREEMENT RECORDED MARCH 3, 2017 AS DOCUMENT NO. 1706159044 MADE BY AND AMONG PLCS LIMITED PARTNERSHIP AND PARK AVENUE NEW HORIZONS GROUP, L.L.C. AND WHEREIN ARE DEFINED CERTAIN RIGHTS FOR FURTHER PARTICULARS, SAID DOCUMENT AMENDED AND RESTATED IN ITS ENTIRETY AND RESTRICTION AGREEMENT RECORDED AUGUST 28, 2017 AS DOCUMENT NO. 1723829043. (PLOTTED)

N 22 EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND ALL OTHER RIGHTS GRANTED TO THE CITY OF DES PLAINES AS SHOWN ON THE PLAT OF EASEMENT RECORDED SEPTEMBER 5, 2017 AS DOCUMENT NO. 1725122030. AFFECTING THE SOUTH 15 FEET, THE NORTH 5 FEET AND A PORTION OF THE EAST LINE. (SEE PLAT FOR EXACT LOCATION) (PLOTTED)

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

SURVEY NOTES

EXISTING UTILITIES (Revised December 20, 2024)

Note: Artistic Rendition Shown are Horizontally and Vertically Approximate.

Underground Utilities Shown Have Been Located from Field Survey Information and Existing Drawings. The Surveyor Makes NO Guarantee that the Underground Utilities Shown Comprise all Such Utilities in the Area, either in Service or Abandoned. The Surveyor Further Does Not Warrant that the Underground Utilities Shown are in the Exact Location Indicated although he has Done Nothing that They are Located as Accurately as Possible from Information Available. The Surveyor has not Physically Located the Underground Utilities.

Call J.U.L.I.E. - (811) 766-7455 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

SURVEY NOTES:

PROPERTY ADDRESS IS "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0236J
EFFECTIVE DATE AUGUST 19, 2008.

REGARDING TABLE A ITEM 16
ITEM 17 IS INCLUDED AS TO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES.

CITY OF DES PLAINES BENCHMARK IS 55
ELEVATION = 638.93
DESCRIPTION: CHISELED "X" ON TRAFFIC SIGNAL VAULT AT SOUTHWEST CORNER OF GOLF AND EAST RIVER ROAD 2' WEST OF THE EDGE OF EAN MUNT UP EAST RIVER ROAD AND 10' SOUTH OF THE EDGE OF PAVEMENT OF GOLF ROAD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 8, 11, 16 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 28, 2025.

DATE OF PLAT FEBRUARY 3, 2025.

BY

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2992

GREMLEY & BIEDERMANN
A Division of PLCS Corporation
Professional Design Firm License No. 184-003220 Expires: 04/30/2027
Ordered by: DRIVEN ENGINEERING GROUP, LTD
Ordered for: WJW ARCHITECTS
Address: 401 W. SUPERIOR ST. SUITE 400 CHICAGO, IL 60654
Drawing: 2025-32602-001.dwg
Date: JANUARY 31, 2025
Field Work Completed: 1/28/25
Scale: 1" = 10'
Sheet: 1 of 1
Job No.: 2025-32602-001

SURVEYOR'S CERTIFICATE
Illinois Professional Land Surveyor No. 2992
My license expires on November 30, 2026

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2025 "All Rights Reserved"

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

SURVEY PROVIDED BY GREMLEY & BIEDERMANN AND SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT AN ELEMENT DESIGNED BY ERIKSSON ENGINEERING ASSOCIATES, LTD.

HERITAGE WOODS OF DES PLAINES
2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP: TIMOTHY OWEN BROWN 062-068681 08.04.2025 STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: EXHIBIT A – EXISTING TOPOGRAPHIC CONDITIONS

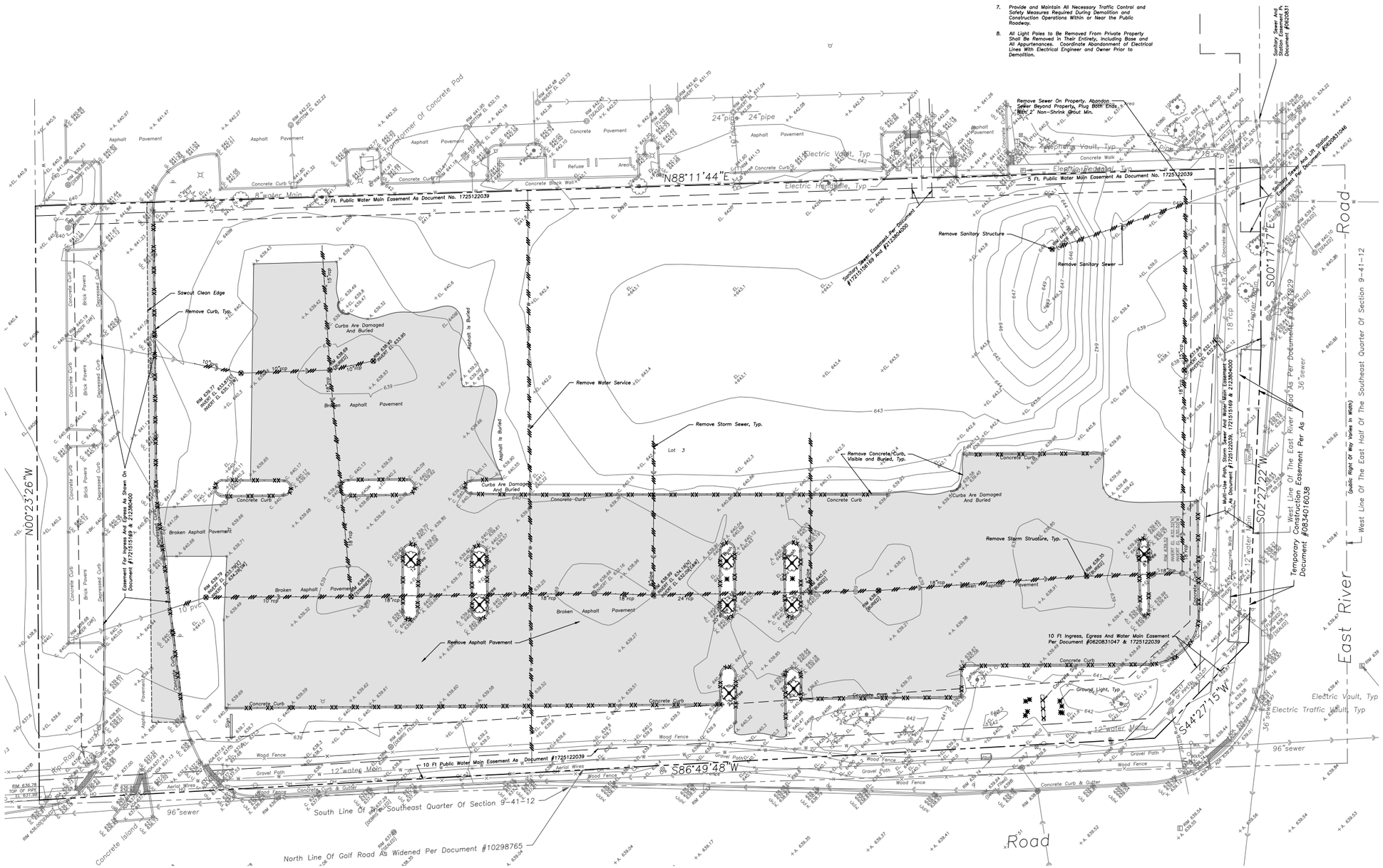
PROJECT NUMBER: 21899
DR. BY: MO/JG
CK. BY: TB
SHEET NUMBER: C001

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All City Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal



N

20' 0' 20' 40' 60'

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, 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 Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The City of Des Plaines A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP: REGISTERED PROFESSIONAL ENGINEER — TIMOTHY OWEN BROWN — 062-068681 — 08.04.2025 — STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: SITE DEMOLITION PLAN

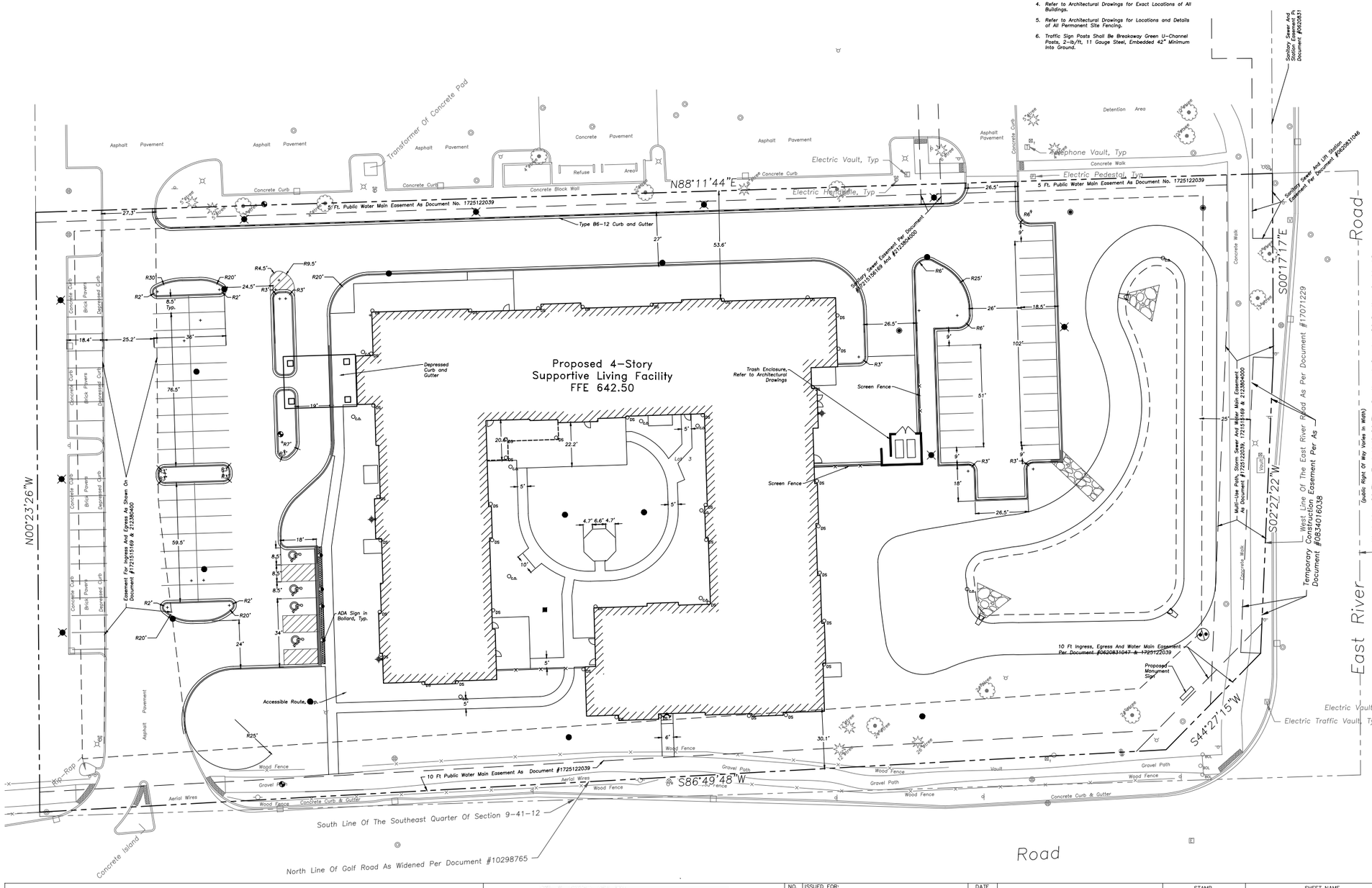
PROJECT NUMBER: 21899
DR. BY: MO/JG
CK. BY: TB
SHEET NUMBER: C100

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

PARKING COUNT

81 Parking Spaces Provided – 45 Required
4 ADA Spaces Provided – 4 Required



20' 0' 20' 40' 60'

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, 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 Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The City of Des Plaines A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP: LICENSED PROFESSIONAL ENGINEER — TIMOTHY OWEN BROWN — 062-068681 — 08.04.2025 — STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: SITE GEOMETRY PLAN

PROJECT NUMBER: 21899

DR. BY: MO/JG | CK. BY: TB

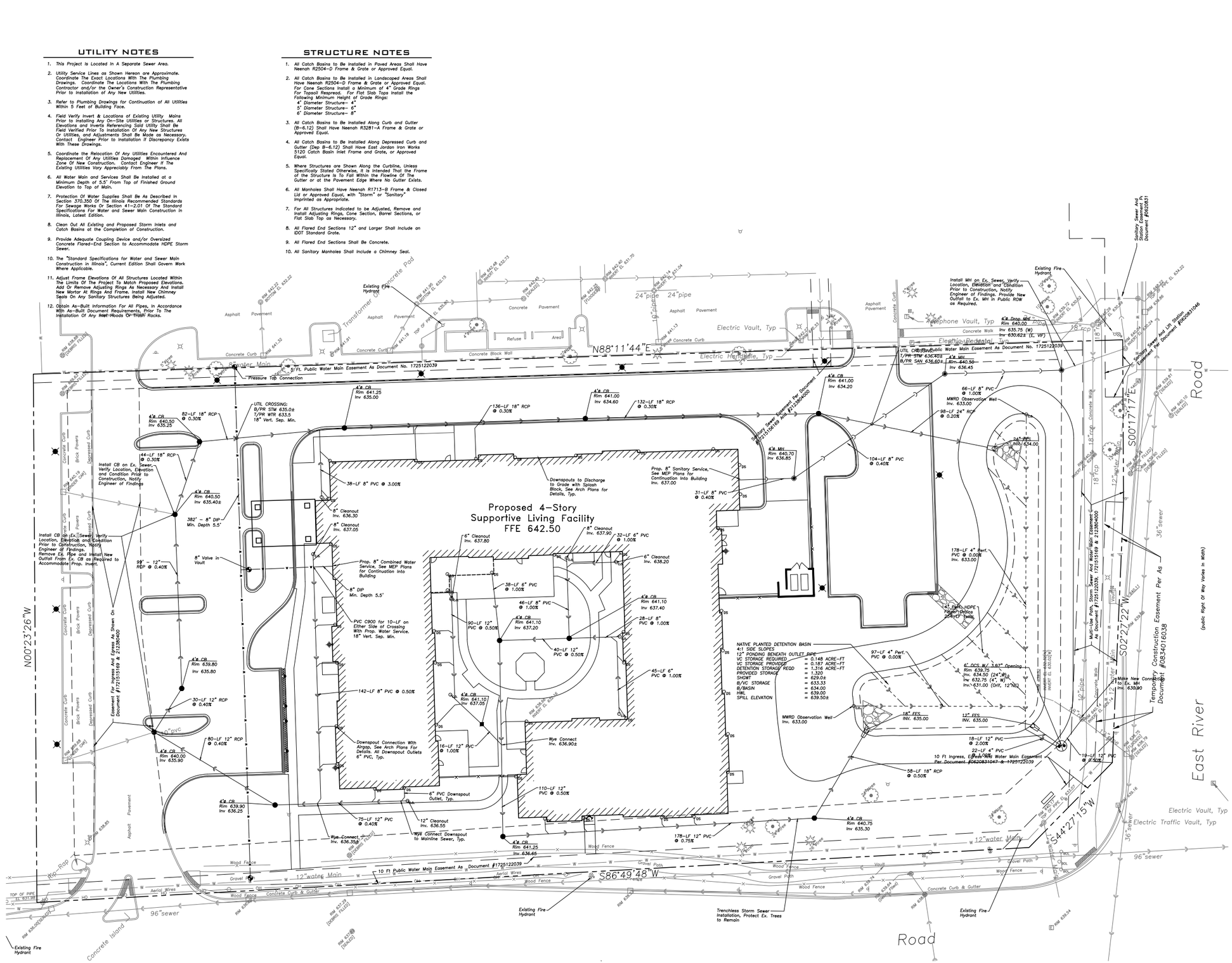
SHEET NUMBER: C200

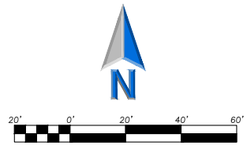
UTILITY NOTES

1. This Project Is Located In A Separate Sewer Area.
2. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
3. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
4. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.
5. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
6. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
7. Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
8. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
9. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
10. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
11. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.
12. Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   - 4' Diameter Structure- 4"
   - 5' Diameter Structure- 6"
   - 6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, it is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
9. All Flared End Sections Shall Be Concrete.
10. All Sanitary Manholes Shall Include a Chimney Seal.





LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, 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 Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The City of Des Plaines A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP: REGISTERED PROFESSIONAL ENGINEER — TIMOTHY OWEN BROWN — 062-068681 — 08.04.2025 — STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: SITE UTILITY PLAN

PROJECT NUMBER: 21899
DR. BY: MO/JG
CK. BY: TB
SHEET NUMBER: C300

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

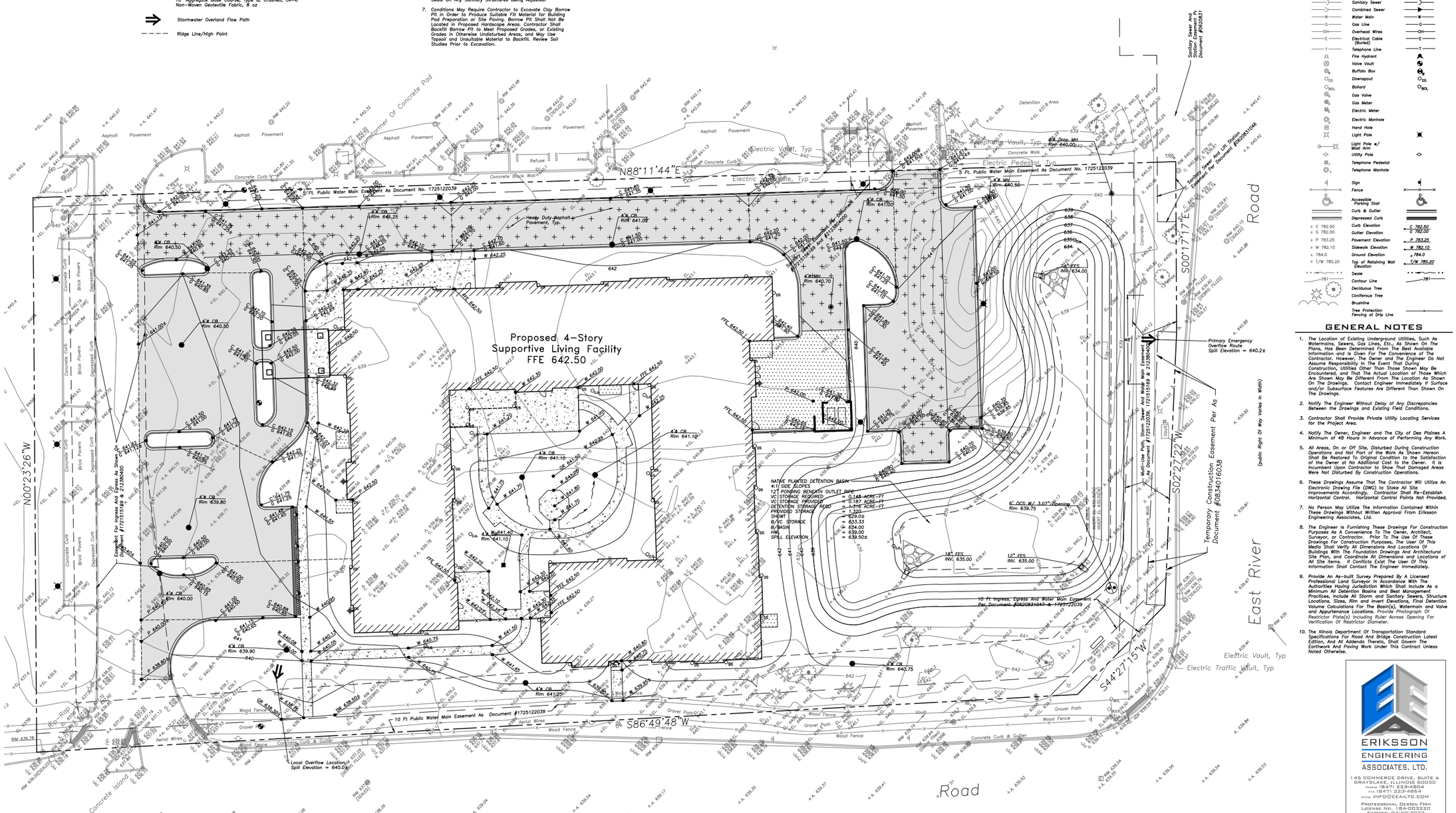
Heavy-Duty Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
10" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

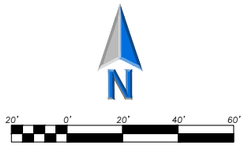
Stormwater Overland Flow Path

Ridge Line/High Point

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
4. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
5. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.
6. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.
7. Conditions May Require Contractor to Excavate Clay Borrow Pit In Order to Produce Suitable Fill Material for Building Pad Preparation or Site Paving. Borrow Pit Shall Not Be Located In Proposed Hardscape Areas. Contractor Shall Backfill Borrow Pit to Meet Proposed Grades, or Existing Grades in Otherwise Undisturbed Areas, and May Use Topsoil and Unsuitable Material to Backfill. Review Soil Studies Prior to Excavation.





LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O$_{CO}$	Clean Out	O$_{CO}$
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V$_B$	Buffalo Box	V$_B$
O$_{DS}$	Downspout	O$_{DS}$
O$_{BOL}$	Bollard	O$_{BOL}$
V$_G$	Gas Valve	
G	Gas Meter	
E	Electric Meter	
E	Electric Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T$_P$	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, 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 Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The City of Des Plaines A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

© 2025 WJW ARCHITECTS, P.C.

STAMP: REGISTERED PROFESSIONAL ENGINEER — TIMOTHY OWEN BROWN — 062-060881 — 08.04.2025 — STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: SITE GRADING AND PAVING PLAN

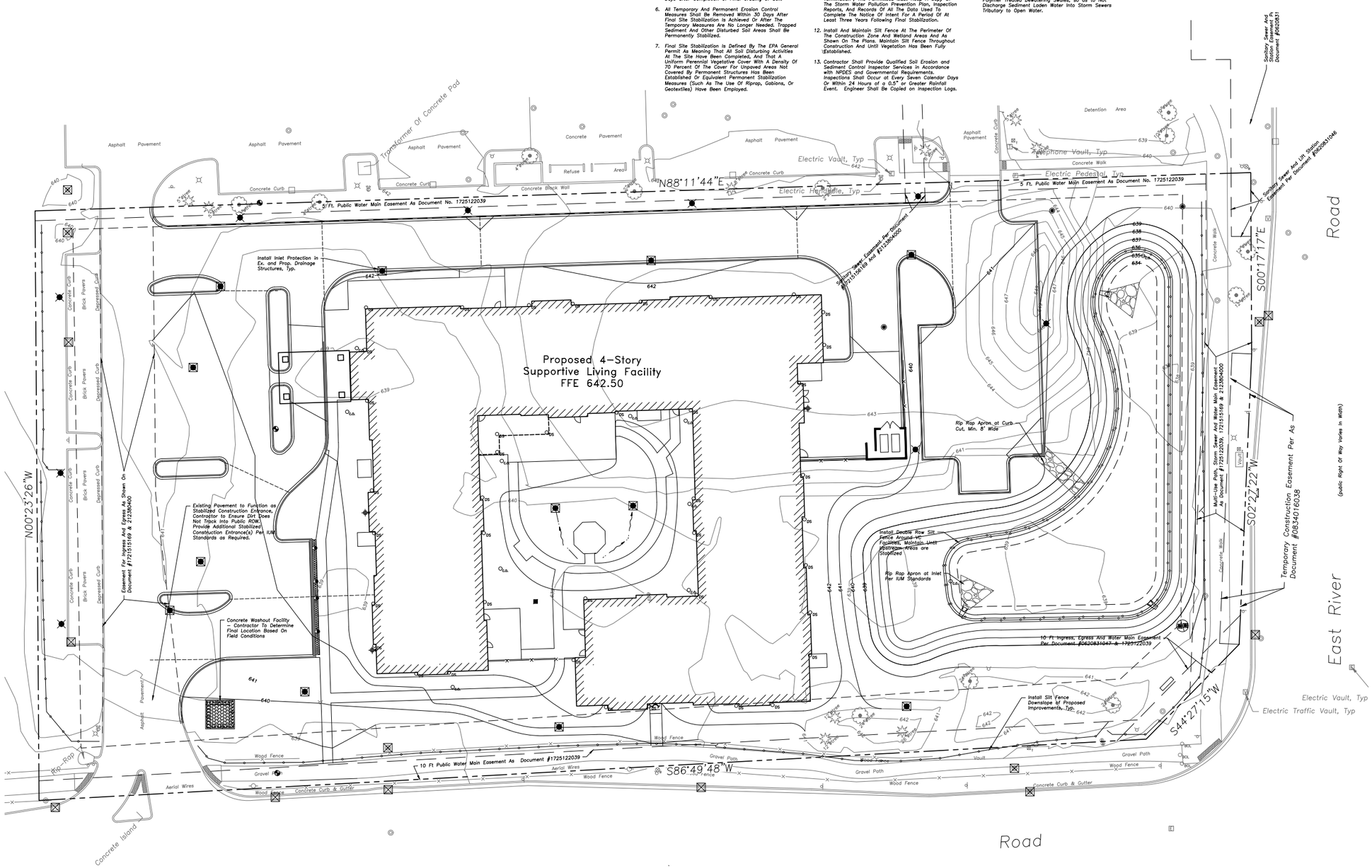
PROJECT NUMBER: 21899
DR. BY: MO/JG
CK. BY: TB
SHEET NUMBER: C400

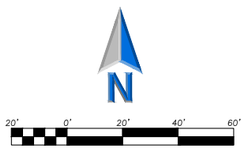
SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. *Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.*
3. *Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed, Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. *All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.*
9. *All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.*
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.*
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
13. *Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas





LEGEND

EXISTING		PROPOSED
◎	Manhole	◉
⊕	Drainage Structure	●
□	Drainage Structure	■
△	Area Drain	▲
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
G_M	Gas Meter	
E_M	Electric Meter	
E_{MH}	Electric Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T_P	Telephone Pedestal	
T_V	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, 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 Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
4. *Notify The Owner, Engineer and The City of Des Plaines A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Are Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

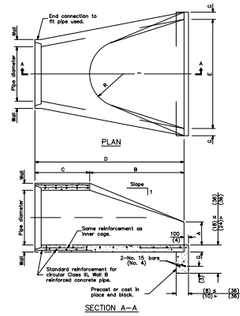
STAMP: TIMOTHY OWEN BROWN 062-068881 08.04.2025 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

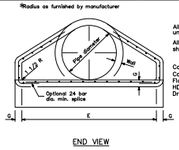
SHEET NAME: SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT NUMBER: 21899
DR. BY: MO/JG
CK. BY: TB
SHEET NUMBER: C500

PIPE DIA.	APPROX. QTY., kg lbs	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	4	24	4'-0 7/8 "	6'-0 7/8 "	24	2	9	1:2.4
15	740	2 1/4	6	27	3'-10"	6'-1"	30	2 1/4	11	1:2.4
18	990	2 1/2	9	27	3'-10"	6'-1"	36	2 1/2	12	1:2.4
21	1280	2 3/4	9	35	38	6'-1"	3'-6"	2 3/4	13	1:2.4
24	1520	3	9 1/2	3'-7 1/2 "	30	6'-1 1/2 "	4'-0"	3	14	1:2.5
30	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4 "	5'-0"	3 1/2	15	1:2.5
36	4100	4	15	5'-3"	34 3/4	6'-1 3/4 "	6'-0"	4	20	1:2.5
42	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2.5
48	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5
60	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1.9

*Radius as furnished by manufacturer





GENERAL NOTES

All dimensions are in inches unless otherwise shown.

All flared end sections 12" and larger shall include an IDOT standard grate.

Contractor Shall Provide Adequate Coupling Device and/or Oversized Flared-End Section to Accommodate HDPE Storm Sewer Called for in Drawings.

PRECAST REINFORCED CONCRETE FLARED END SECTION

TABLE 1

ROCK RIPRAP SIZES AND THICKNESS

IDOT Gradation Number	d50 (in.)	dmax (in.)	Minimum Blanket Thickness (in.)
RR-3 1/	5	10	15
RR-4	9	14	20
RR-5	12	19	28
RR-6	15	22	32
RR-7	18	27	32

1/ Concrete block may be used to replace RR-3.

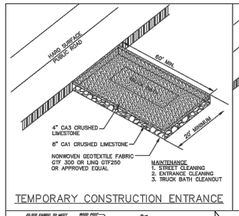
TABLE 2

MINIMUM IDOT ROCK SIZES AND APRON LENGTH FOR MAXIMUM AND MINIMUM TAILWATER CONDITIONS

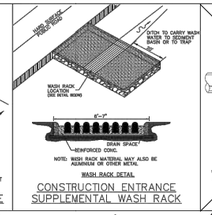
Culvert Dia. (in.)	Minimum Tailwater				Maximum Tailwater			
	5 fps 1/		10 fps 1/		5 fps 1/		10 fps 1/	
	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)
12	No. 3	10	No. 3	12	No. 3	12	No. 3	15
18	No. 3	14	No. 4	16	No. 3	12	No. 3	16
24	No. 3	16	No. 4	20	No. 3	14	No. 4	17
30	No. 3	18	No. 4	22	No. 3	16	No. 4	20
36	No. 4	20	No. 5	24	No. 3	16	No. 4	22
48	No. 4	24	No. 6	28	No. 4	20	No. 4	24
60	No. 5	32	No. 6	36	No. 4	22	No. 5	26
72	No. 6	40	No. 6	44	No. 5	24	No. 5	29
96	No. 7	50	No. 7	54	No. 5	26	No. 5	32

1/ Maximum conduit velocity fps.

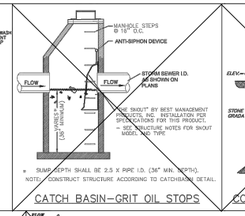
Rock Gradation source: Illinois Department of Transportation, 1997.



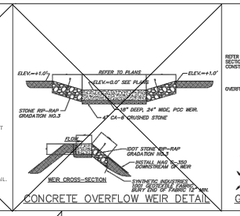
TEMPORARY CONSTRUCTION ENTRANCE



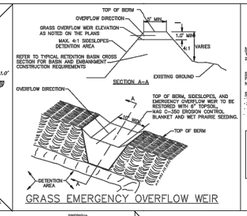
CONSTRUCTION ENTRANCE SUPPLEMENTAL WASH RACK



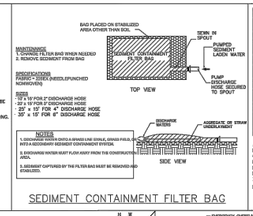
CATCH BASIN–GRIT OIL STOPS



CONCRETE OVERFLOW WEIR DETAIL



GRASS EMERGENCY OVERFLOW WEIR

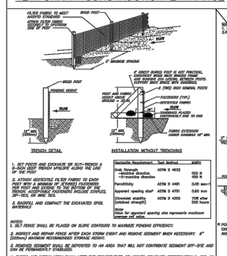


SEDIMENT CONTAINMENT FILTER BAG

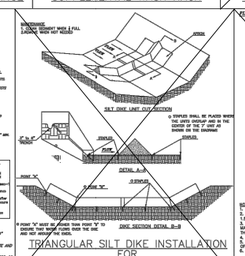
Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding				A		X	X	X	X	X	X	
Dormant Seeding	B											
Temporary Seeding				C			X	X	X	X		
Sodding				D		X	X	X				
Mulching				F								

A = Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 30 lbs/ac.
B = Kentucky Bluegrass @ 120 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.
C = Spring Oats @ 100 lbs/ac.
D = Wheat or Cereal rye @ 150 lbs/ac.
E = Sod
F = Straw Mulch (Hydromulch or use Straw Blanket) @ 2 tons/ac.
XXX = Irrigation needed
Irrigation should be provided as necessary to thoroughly establish intended growth.

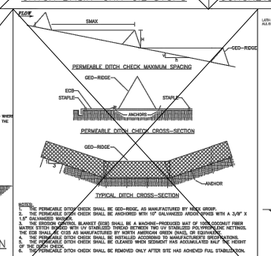
TYPICAL SOIL PROTECTION CHART



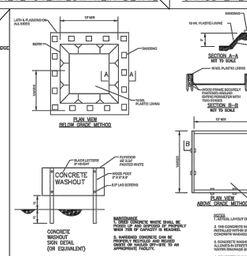
SILT FENCE INSTALLATION DETAIL



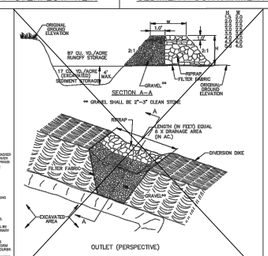
TRIANGULAR SILT DIKE INSTALLATION FOR ROADWAY DITCH OR DRAINAGE DITCH



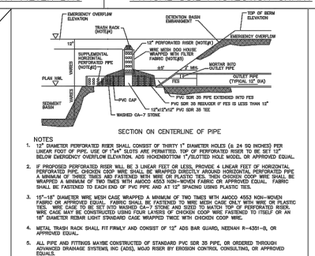
GEO–RIDGE PERMEABLE DITCH CHECK



CONCRETE WASHOUT



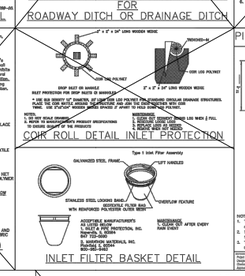
TEMPORARY SEDIMENT TRAP GRAVEL OUTLET

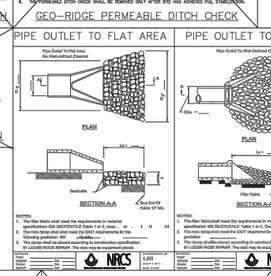


NOTES

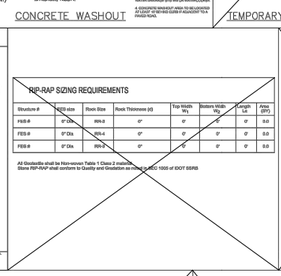
1. 1/2" DIAMETER PERFORATED RISER SHALL CONSIST OF THIRTY 1" DIAMETER HOLES (4 24 TO INCHES) PER LINEAR FOOT OF PIPE. USE OF "W" SLOTS ARE PERMITTED. TOP OF PERFORATED RISER TO BE SET 12" BELOW EMERGENCY OVERFLOW ELEVATION. ADS HIGHNOSTTM 1"-PLOTTED HOLE MODEL OR APPROVED EQUAL.
2. IF PROPOSED PERFORATED RISER WILL BE 3 LINEAR FEET OR LESS, PROVIDE 4 LINEAR FEET OF HORIZONTAL PERFORATED PIPE. CHICKEN COOP WIRE SHALL BE WRAPPED DIRECTLY AROUND HORIZONTAL PERFORATED PIPE A MINIMUM OF THREE TIMES AND FASTENED WITH WIRE OR PLASTIC TIES. TWO CHICKEN COOP WIRE SHALL BE WRAPPED A MINIMUM OF TWO TIMES WITH AASHTO #357 NON-WOVEN FABRIC OR APPROVED EQUAL. FABRIC SHALL BE FASTENED TO EACH END OF PVC PIPE AND AT 12" SPACING USING PLASTIC TIES.
3. 1/2"–1/2" DIAMETER WIRE MESH CAGE WRAPPED A MINIMUM OF TWO TIMES WITH AASHTO #357 NON–WOVEN FABRIC OR APPROVED EQUAL. FABRIC SHALL BE FASTENED TO WIRE MESH CAGE ONLY WITH WIRE OR PLASTIC TIES. TWO CHICKEN COOP WIRE SHALL BE WRAPPED A MINIMUM OF TWO TIMES WITH AASHTO #357 NON–WOVEN FABRIC OR APPROVED EQUAL. WIRE CAGE MUST BE CONSTRUCTED USING FOUR LAYERS OF CHICKEN COOP WIRE FASTENED TO ITSELF OR NO 10" DIAMETER REBAR LIGHT STANDARD CAGE WRAPPED TWICE WITH CHICKEN COOP WIRE.
4. METAL TRASH RACK SHALL FIT FINALLY AND CONSIST OF 12" ADS BAR GUARD, NEENAH R–4331–B, OR APPROVED EQUAL.
5. ALL PIPE AND FITTINGS MAYBE CONSTRUCTED OF STANDARD PVC SDR 35 PIPE, OR ORDERED THROUGH ADVANCED DRAINAGE SYSTEMS, INC (ADS), WOLD RISER BY EROSION CONTROL CONSULTING, OR APPROVED EQUALS.

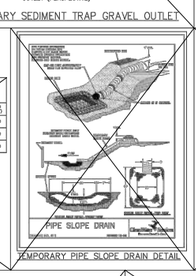
SEDIMENT BASIN PERFORATED RISER



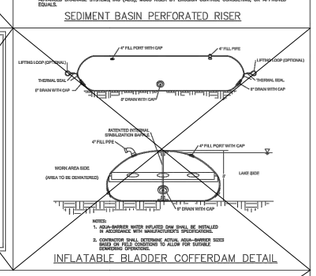


PIPE OUTLET TO FLAT AREA | PIPE OUTLET TO CHANNEL

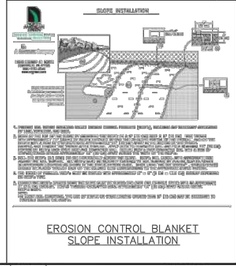


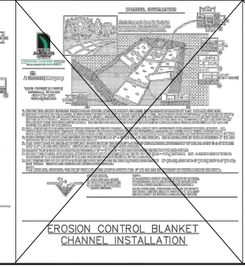


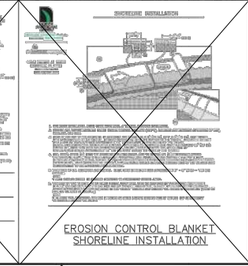
TEMPORARY PIPE SLOPE DRAIN DETAIL

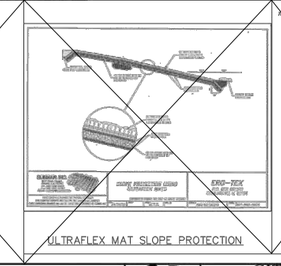


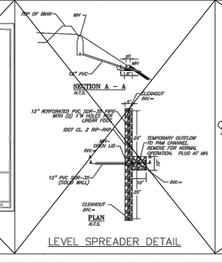
INFLATABLE BLADDER COFFERDAM DETAIL

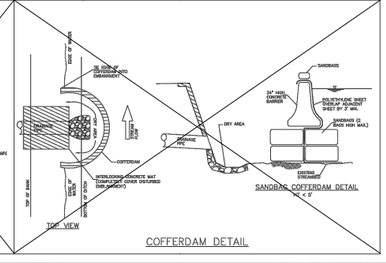












COFFERDAM DETAIL

REV. NO.	DATE	DESCRIPTION

FILE: H:\COMMON\AUTODESK\CIVIL 3D PROJECTS\STANDARD DETAILS\FOR WEBSITE\STANDARD DETAILS REV2020 – EC.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

SOIL EROSION AND SEDIMENT CONTROL DETAILS

DESIGNED BY	SCALE
BLS/AJD	HORIZ: N/A
CHECKED BY	VERT: N/A
AJD	
APPROVED BY	SHEET NO.
TPO	1 OF 1
DATE	
12/18/2020	

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES
2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

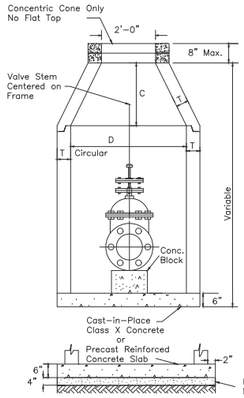
NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
08.04.2025
STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: SESC DETAILS

PROJECT NUMBER: 21899
SHEET NUMBER: C501
DR. BY: MO/JG
CK. BY: TB



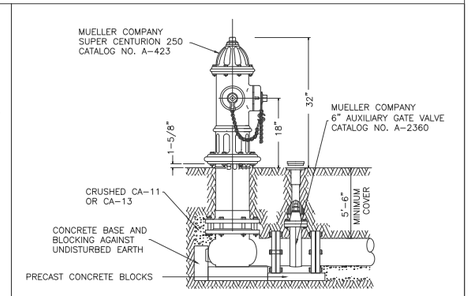
MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'- 6"	4"
	5'-0"	3'-9"	5"

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

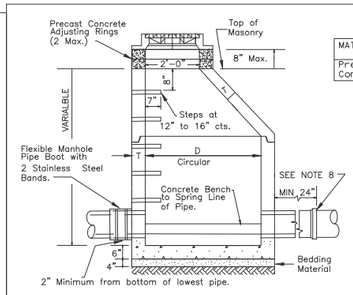
DIAMETER OF WATER MAIN	D
8 inches and under	4'-0"
10 inches and over	5'-0"

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)



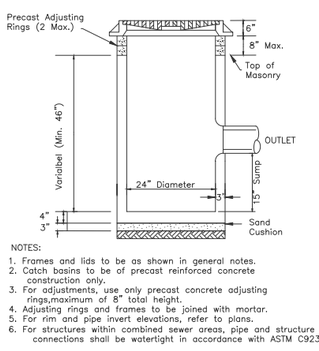
TYPICAL HYDRANT INSTALLATION



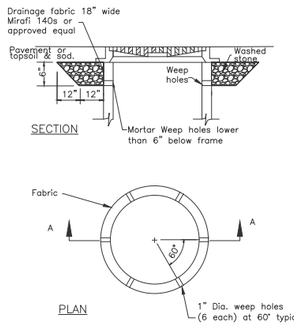
MATERIAL FOR WALLS	D	T (MAX.)
Precast Reinforced Concrete Risers	4'-0"	4"
	5'-0"	5"

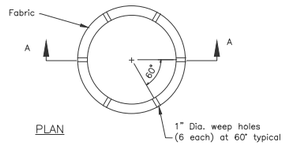
Notes:
1. Frame, Adjusting Rings, & all Manhole Sections to be joined with "E-Z-Stick Materials," ASSHTO M198 Type B, Press Seal Corp., Ft. Wayne, Indiana or approved equal.
2. Sanitary Manhole lids to be imprinted with "CITY OF DES PLAINES SANITARY".
3. All Manhole sections shall be precast Reinforced 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

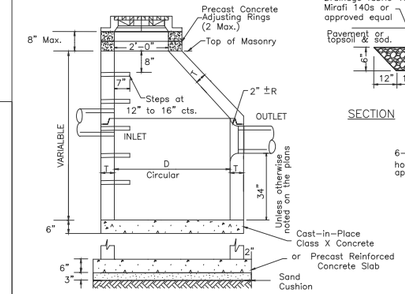


NOTES:
1. Frames and lids to be as shown in general notes.
2. Catch basins to be of precast reinforced concrete construction only.
3. For adjustments, use only precast concrete adjusting rings,maximum of 8" total height.
4. Adjusting rings and frames to be joined with mortar.
5. For rim and pipe invert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

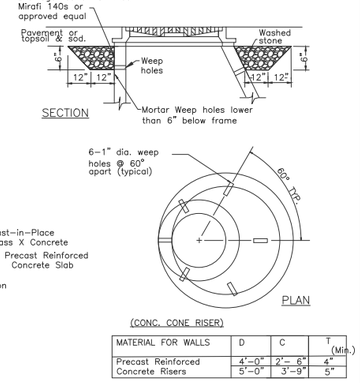




STANDARD DESIGN FOR CATCH BASIN (TYPE C)



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 Adusting 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.

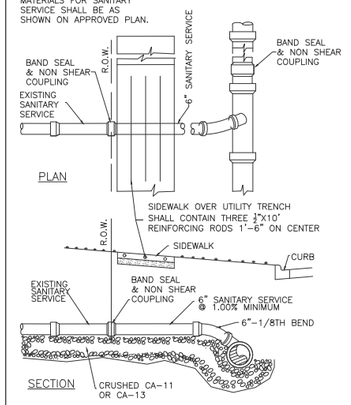


(CONC. CONE RISER)

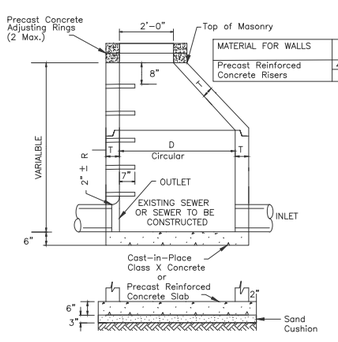
MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'- 6"	4"
	5'-0"	3'-9"	5"

STANDARD DESIGN FOR CATCH BASIN (TYPE A)

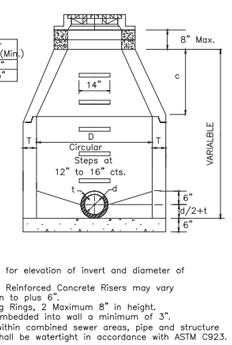
NOTE:
MATERIALS FOR SANITARY SERVICE SHALL BE AS SHOWN ON APPROVED PLAN.



SANITARY SERVICE SEWER AND CONNECTION



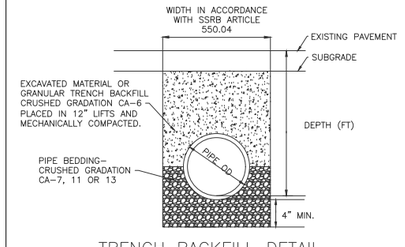
MATERIAL FOR WALLS	D	C	T (Min.)
Precast Reinforced Concrete Risers	4'-0"	2'- 6"	4"
	5'-0"	3'-9"	5"



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.

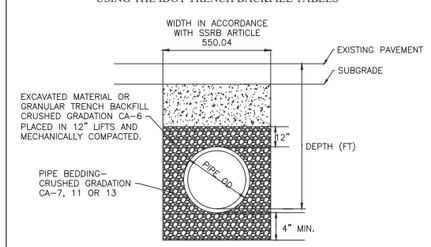
STANDARD DESIGN FOR STORM MANHOLE (TYPE A)

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

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

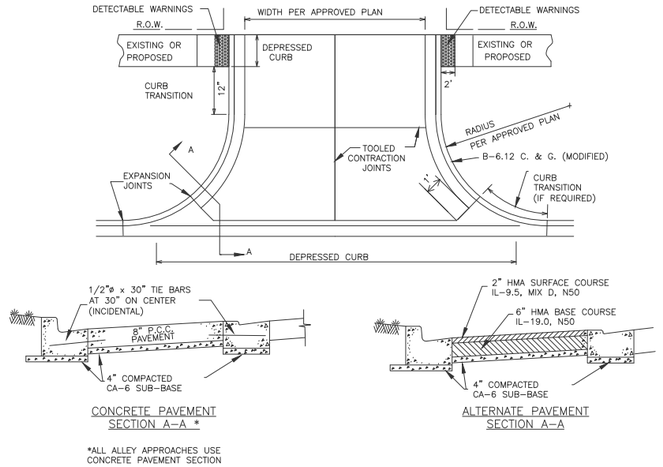
NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP
LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
08.04.2025
STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME
SITE WORK DETAILS

PROJECT NUMBER: 21899
SHEET NUMBER: C600
DR. BY: MO/JG
CK. BY: TB

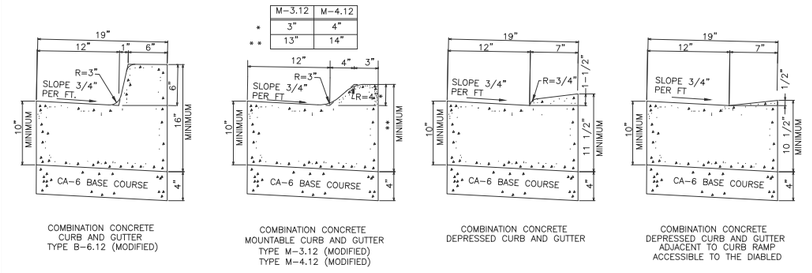


CONCRETE PAVEMENT SECTION A-A *

ALTERNATE PAVEMENT SECTION A-A

*ALL ALLEY APPROACHES USE CONCRETE PAVEMENT SECTION

COMMERCIAL DRIVEWAY APPROACH DETAIL



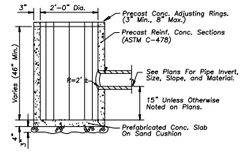
COMBINATION CONCRETE CURB AND GUTTER TYPE B-6.12 (MODIFIED)

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

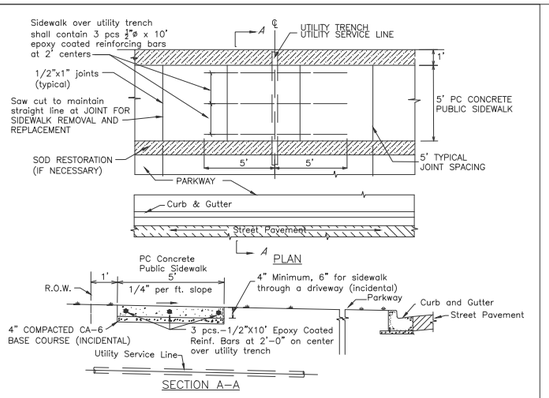
COMBINATION CONCRETE DEPRESSED CURB AND GUTTER

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

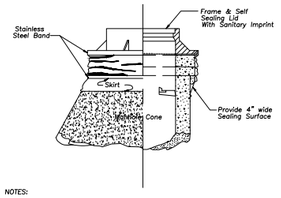
CONCRETE CURB AND GUTTER DETAILS



CATCH BASIN – 2' DIA.



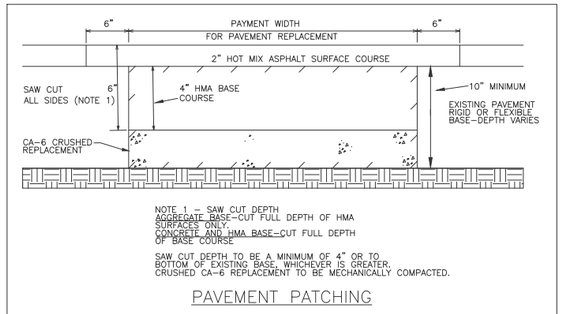
CONCRETE PUBLIC SIDEWALK DETAIL



NOTES:

1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

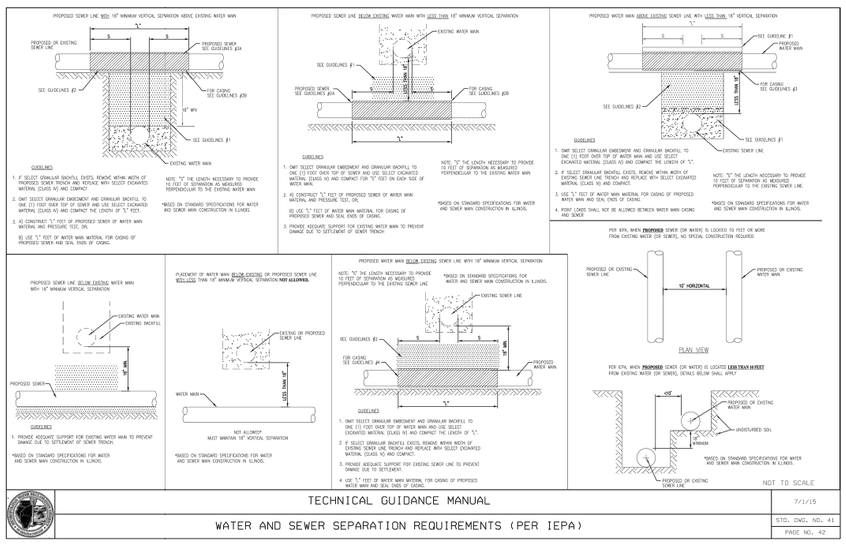
SANITARY MANHOLE CHIMNEY SEAL



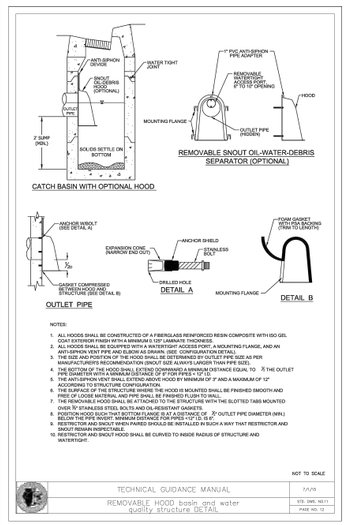
NOTE 1 – SAW CUT DEPTH
AGGREGATE BASE–CUT FULL DEPTH OF HMA SURFACES ONLY.
CONCRETE AND HMA BASE–CUT FULL DEPTH OF BASE COURSE

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



TECHNICAL GUIDANCE MANUAL	7/1/19
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 41
	PAGE NO. 42

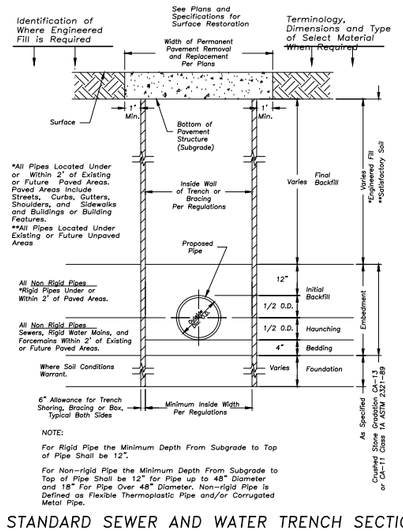


NOTES:

1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH UV/O GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS SHOWN. (SEE CONFIGURATION DETAIL)
3. THE ANTI-SIPHON VENT PIPE SHALL BE SCHEDULE 40 PVC PIPE WITH A SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO .75 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 9" FOR PIPES ≤ 10" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12"
6. THE HOOD SHALL BE SECURELY ATTACHED TO THE STRUCTURE.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ¾" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
9. THE HOOD SHALL BE SUBMERGED A MINIMUM OF 12" AND A MAXIMUM OF .70 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES >14" I.D. IS 6".
9. RESTRICTOR AND SNOUT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/19
REMOVABLE HOOD basin and water quality structure DETAIL	STD. DWG. NO.11
	PAGE NO. 12



NOTE:

For Rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12".

For Non-rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12" for Pipe up to 48" Diameter and 18" For Pipe Over 48" Diameter. Non-rigid Pipe is Defined as Flexible Thermoplastic Pipe and/or Corrugated Metal Pipe.

STANDARD SEWER AND WATER TRENCH SECTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

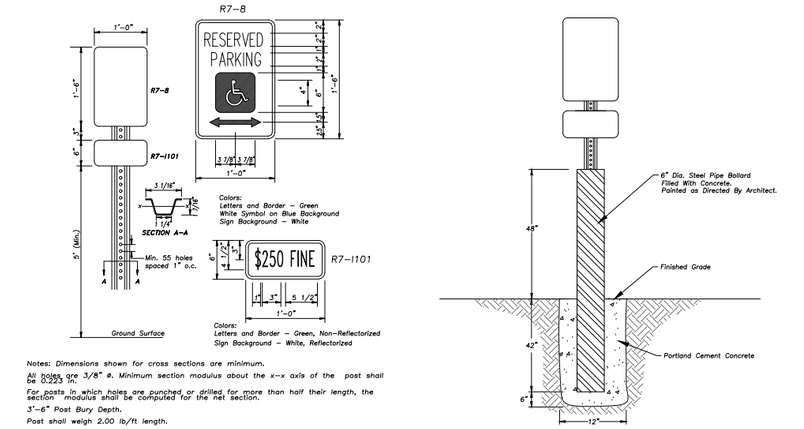
NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP: TIMOTHY OWEN BROWN 062-060881 08.04.2025 STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: SITE WORK DETAILS

PROJECT NUMBER: 21899
DR. BY: MO/JG
CK. BY: TB
SHEET NUMBER: C601



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x–x axis of the post shall be 0.223 in.

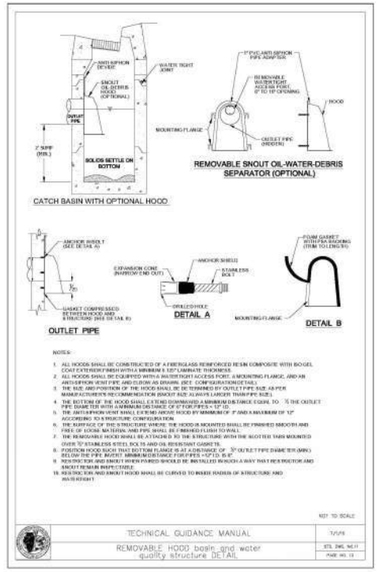
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

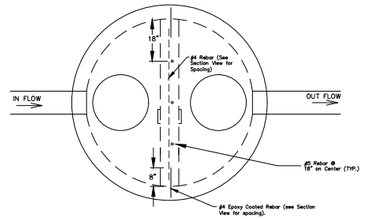
3'–6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

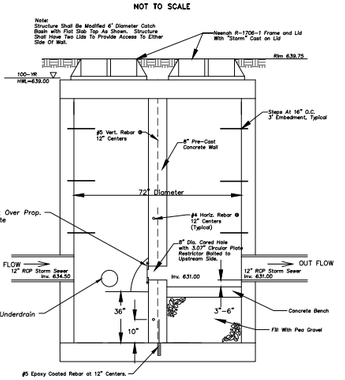
One in 8 Accessible Parking Spaces Must be Van Accessible, Minimum of One. Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN IN BOLLARD

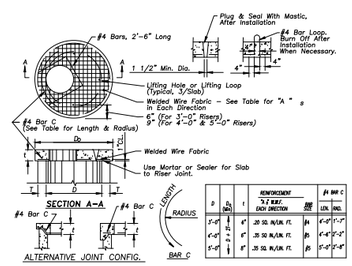




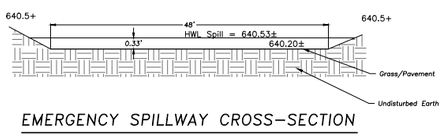
PLAN VIEW
NOT TO SCALE



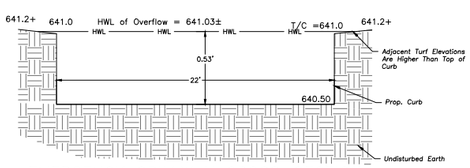
RESTRICTOR STRUCTURE



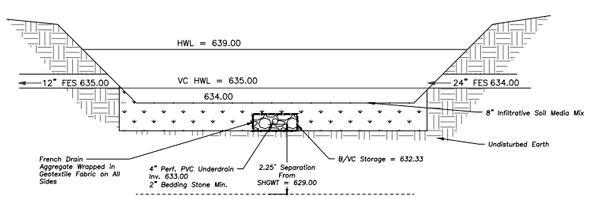
PRECAST REINF. CONC. FLAT SLAB TOP



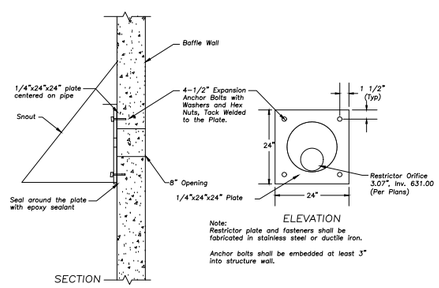
EMERGENCY SPILLWAY CROSS–SECTION



EMERGENCY SPILLWAY CROSS–SECTION
DRIVEWAY OVERFLOW



POND TYPICAL SECTION



RESTRICTOR PLATE DETAIL
(BAFFLE WALL)

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

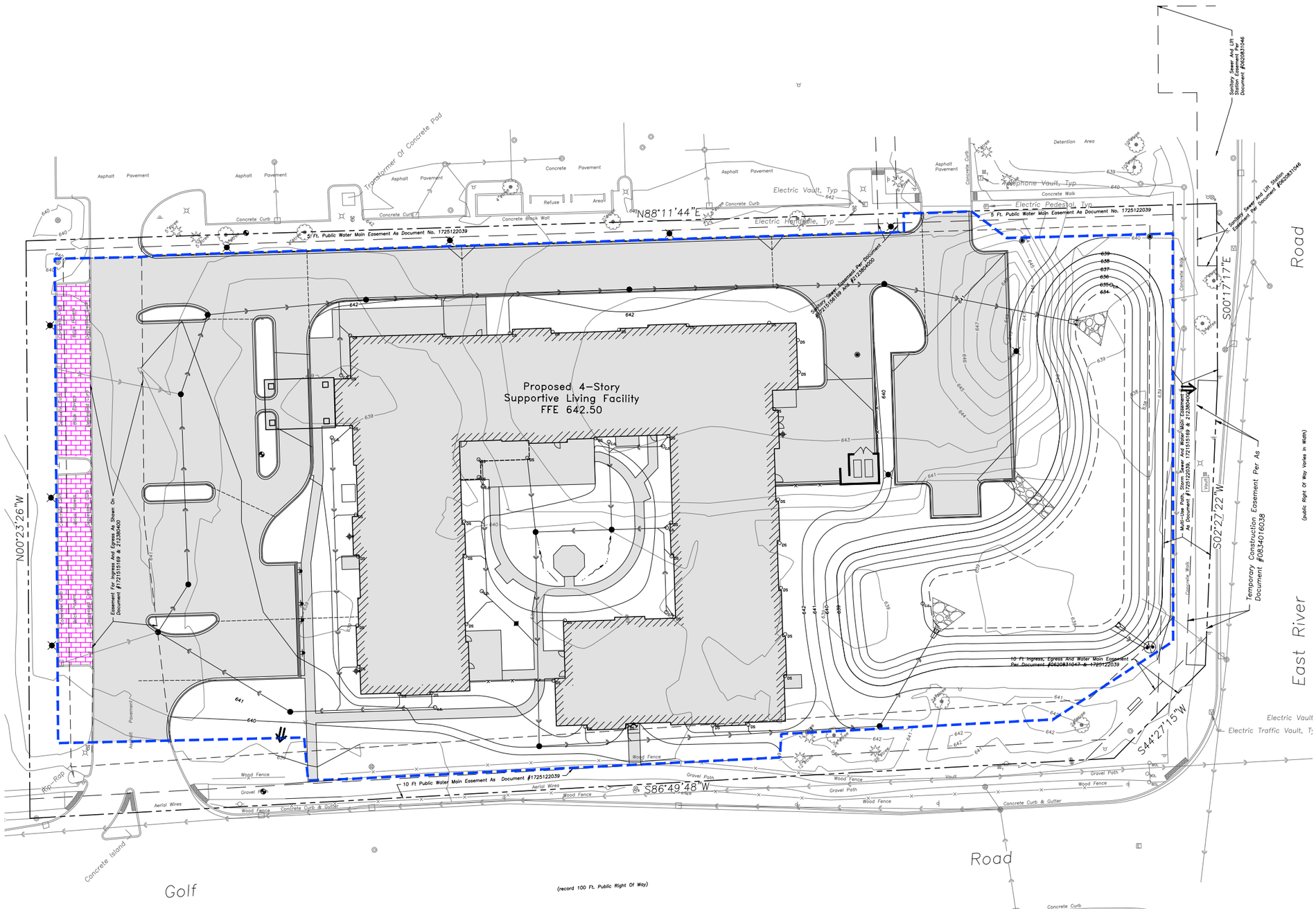
NOT FOR CONSTRUCTION

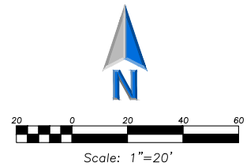
©2025 WJW ARCHITECTS, P.C.

STAMP: LICENSED PROFESSIONAL ENGINEER — TIMOTHY OWEN BROWN — 062-068681 — 08.04.2025 — STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: SITE WORK DETAILS

PROJECT NUMBER: 21899
SHEET NUMBER: C602
DR. BY: MO/JG
CK. BY: TB





DRAINAGE MAP LEGEND

- Limits of Development Area – Limits and Current Requirements Supercede Prior MWD and SPO Permits
  Area = 3.54 Acres
- Proposed Impervious Area
  Area = 1.93 Acres
- Permeable Paver Area – Previously Installed for Access Road VC, Tributary to Stormwater Facilities and Accounted for In Development Area
  Area = 0.07 Acres
  CN = 91
- Native Planted Areas
  Area = 0.23 Acres
  CN = 77
- Pervious Areas
  Area = 1.31 Acres
  CN = 80

STORMWATER MANAGEMENT NOTES

Allowable Release Rate – 0.20 cfs/Acre * 3.54 Acres
= 0.71 cfs

Total Required VC Storage	= 0.161 Acre-Ft
Total Provided VC Storage	= 0.188 Acre-Ft
Required Detention Storage (Per MWRD BTS Nomograph)	= 1.316 Acre-Ft
Provided Detention Storage	= 1.32 Acre-Ft
HWL	= 639.00
Overflow Elevation	= 639.50
Provided VC Storage	= 0.188 Acre-Ft
B/VC Storage	= 633.33
SHOWT	= 629.00

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP: ILLINOIS PROFESSIONAL ENGINEER – TIMOTHY OWEN BROWN – 062-068681 – 08.04.2025 – STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: DRAINAGE EXHIBIT – PROPOSED CONDITIONS

PROJECT NUMBER: 21899
SHEET NUMBER: CX01
DR. BY: MO/JG
CK. BY: TB

	REQUIRED	PROVIDED
STORMWATER MANAGEMENT SUMMARY	(ACRE-FT)	(ACRE-FT)
STORMWATER DETENTION	1.316	1.320
VOLUME CONTROL	0.161	0.188

MWRD RECORDING & MAINTENANCE NOTES

The Owner Of This Development, With Facilities As Shown On This Exhibit (Exhibit R), 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, Vacuumed 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, Rills 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 Been Established (50% Of The Surface Area). Reseed With Alternative Grass Species If Original Grass Cover Has Not Been 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

   Outlet Control Structure
   - Inspect Restrictor And Remove Debris If Clogged Or Discharge Reduced
   - Remove Accumulated Sediment At Outlet
   - Scour And Erosion At Outlet, Repair And Reseed
   - Any Ice Damage To Outlet Of Pipe, Repair If Necessary
   - Condition Of Trash Racks, Remove Debris
   - Outlet Pipe Conditions Downstream

   Access For Maintenance Equipment
   - Remove Any Obstructions Placed In Maintenance Easements

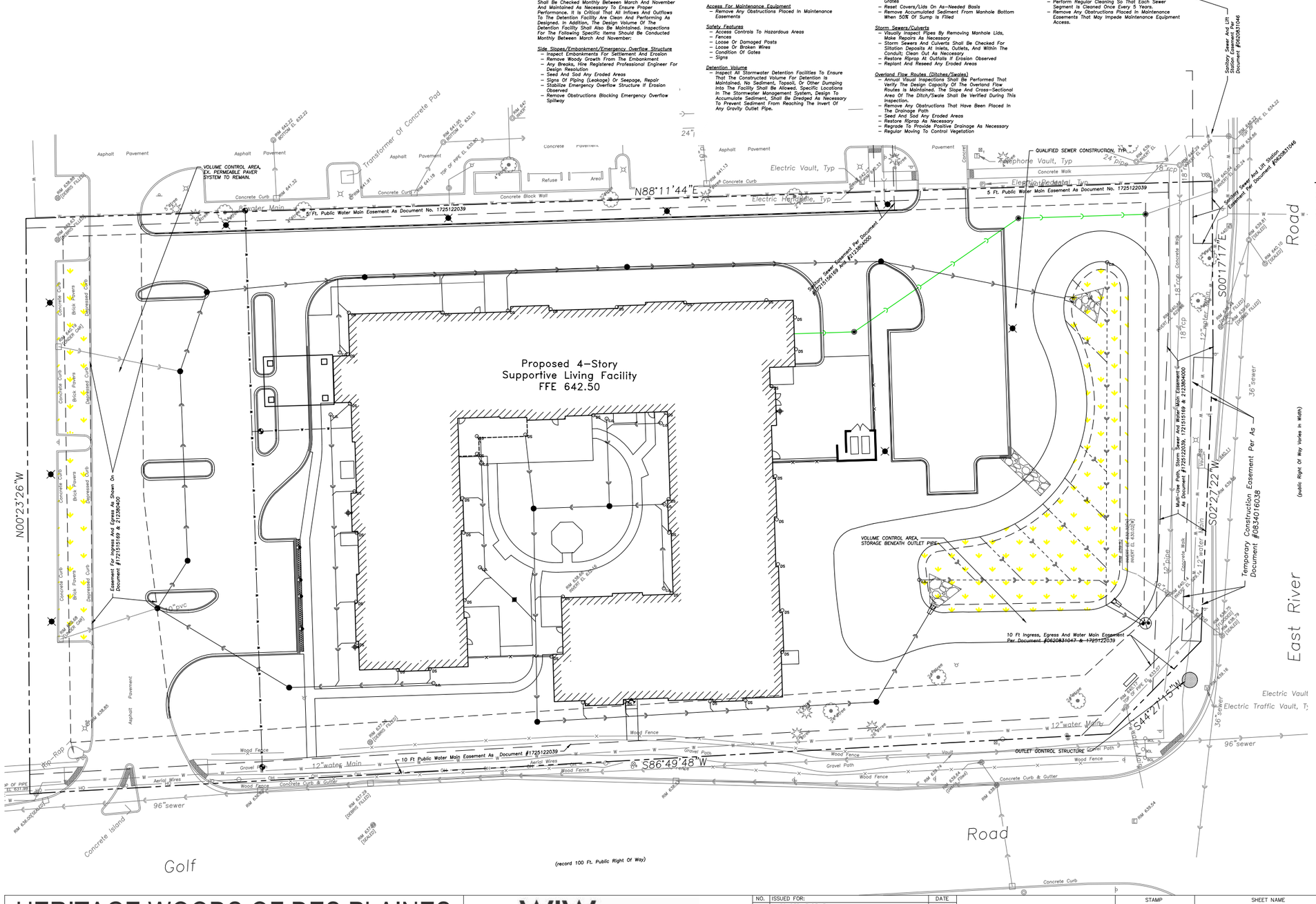
   Safety Features
   - Access Controls To Hazardous Areas
   - Fences
   - Loose Or Damaged Posts
   - Loose Or Broken Wires
   - Condition Of Gates
   - Signs

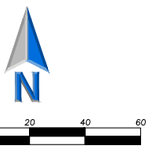
   Detention Volume
   - Inspect All Stormwater Detention Facilities To Ensure That The Constructed Volume For Detention Is Maintained. No Sediment, Topsoil, Or Other Dumping Into The Facility Shall Be Allowed. Specific Locations In The Stormwater Management System, Design To Accumulate Sediment, Shall Be Dredged As Necessary To Prevent Sediment From Reaching The Invert Of Any Gravity Outlet Pipe.
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 Low-Pressure Power Washer.
   - Accumulated Sediment From The 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 Conduit; Clean Out As Necessary
   - Restore Riprap At Outfalls If Erosion Observed
   - Replant And Reseed Any Eroded Areas

   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, Seeding, 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 Grass 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.





LEGEND

- OUTLET CONTROL STRUCTURE
- VOLUME CONTROL AREA
- EMERGENCY OVERFLOW SPILLWAY
- QUALIFIED SEWER CONSTRUCTION

PROJECT SITE SUMMARY

Property Index Number(s):
09-09-402-010

Property Address:
2200 E Golf Road, Des Plaines, 60016

Total Contiguous Ownership:
4.20 Acres

Project Area:
3.54 Acres

HERITAGE WOODS OF DES PLAINES

2200 E. Golf Rd.
Des Plaines, IL 60016

WJW Architects
401 W. Superior St., Suite 400 Chicago, IL 60654
312-642-5587 www.wjwarchitects.com

NO.	ISSUED FOR:	DATE
1	MWRD PERMIT REVIEW	07.28.25
2	FINAL PUD SUBMITTAL	08.04.25

NOT FOR CONSTRUCTION

©2025 WJW ARCHITECTS, P.C.

STAMP: REGISTERED PROFESSIONAL ENGINEER — TIMOTHY OWEN BROWN — 062-068681 — 08.04.2025 — STATE OF ILLINOIS
EXPIRATION DATE: 11/30/2025

SHEET NAME: EXHIBIT R – MONITORING & MAINTENANCE PLAN

PROJECT NUMBER: 21899
SHEET NUMBER: CX02
DR. BY: MO/JG
CK. BY: TB

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003520
EXPIRES: 04/30/2027

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

MEMORANDUM

Date: September 5, 2025

To: Planning and Zoning Board (PZB)

From: Samantha Redman, AICP, Senior Planner SCR

CC: Jeff Rogers, AICP, Director of Community and Economic Development JOUR
Jonathan Mendel, AICP, Assistant Director of CED

Subject: Request to Continue 25-046-TPLAT-PPUD: Plat of Subdivision and Preliminary Planned Unit Development (PUD) for 9535, 9575, 9585, and 9601 East Golf Road

The petitioner is preparing additional information for consideration of the Plat of Subdivision and Preliminary Planned Unit Development (PUD) and has requested to continue the hearing to the Board's regular meeting on Tuesday, September 30, 2025 which is attached.

THOMPSON COBURN LLP

55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.com

Bernard I. Citron
312 580 2209 direct
bcitron@thompsoncoburn.com

September 5, 2025

VIA ELECTRONIC MAIL

Samantha Redman, AICP
Senior Planner
City of Des Plaines
1420 Miner Street, Des Plaines, IL 60016
sredman@desplainesil.gov

Re: **EFN Des Plaines Property LLC, Preliminary Planned Unit Development Hearing, Planning Building and Zoning Commission, Extension Hearing**

Dear, Ms. Redman:

Please accept this letter as a request on behalf of EFN Des Plaines Property LLC ("DEVELOPER") to extend the hearing date before the PB and Z Commission from its current date to 9/30/2025. Our recent meeting with your staff pointed out a number of issues that need to be resolved prior to going forward with our hearing before P B and Z. We look forward to working with City's staff in order to resolve the issues that exist.

Very truly yours,

Thompson Coburn LLP

By:
Bernard I. Citron
Partner

Cc:
Jeff Rogers (jrogers@desplainesil.gov)
Talar Berberian
Rick Brandstatter
Katie Napleton

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

MEMORANDUM

Date: September 5, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, AICP, Director of Community & Economic Development

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

Subject: Text Amendments to the City Code, Title 12 Zoning regarding regulations applicable to City Facilities – Case 25-051-TA (Citywide)

Issue: Consideration of Text Amendments modifying regulations of the Zoning Ordinance applicable to City Facilities including those districts where government services are provided or conducted.

Background

The purpose of the City's zoning ordinance is to regulate and control the use and development of land within the City of Des Plaines. The City's zoning ordinance is codified as Title 12 of the City Code of Des Plaines.

Section 12-13-2 of the Code includes various definitions of terms including the following excerpt defining the term "government facility":

> **12-13-3: DEFINITION OF TERMS:**
> For the purposes of this title, the following terms shall have the following meanings:
>
> * * *
>
> GOVERNMENT FACILITY: A building or structure owned and operated by a Municipal, State, Federal, or other taxing body institution in which governmental services are provided or conducted.
>
> * * *

This definition and regulations relating thereto are differentiated from definitions and regulations for other regulated land uses including the following:

a. "colleges and universities"
b. "libraries, public"
c. "parks"
d. "post office"
e. "public utilities" and
f. "schools, public – elementary and high school."

In light of the current variety of land use listings in the Code, the various specific uses which would be

classified as a "government facility" include existing and proposed administrative offices, government service centers, fleet dispatch & maintenance operations and similar uses comprised of operations and services of government agencies.

Existing uses throughout the community including buildings, structures, and properties operated by the State, Township, Park District, and the City are currently regulated as a "government facility." These existing uses include the following:

Facility	Address	Current Zoning	Current Use Regulation
Des Plaines Park District Administrative Center	2222 Birch St	R-1 Single-Family Residential	***Legal Nonconforming***
Fire Station 62	1313 E. Oakton Ave	R-1 Single-Family Residential	***Legal Nonconforming***
Fire Station 63	130 E. Thacker St	R-1 Single-Family Residential	***Legal Nonconforming***
Fire Station 61	405 S. Des Plaines River Rd	C-3 General Commercial	***Legal Nonconforming***
Des Plaines Park District Maintenance Facility	1300-1350 Oakwood Ave	C-3 General Commercial	***Legal Nonconforming***
Illinois Secretary of State Driver Services	1462 Lee St	C-4 Regional Shopping	***Legal Nonconforming***
City Hall & Police Station	1420 Miner St	C-5 Central Business	Permitted
Maine Township Highway Department	1387 Redeker Rd	M-1 Limited Manufacturing	***Legal Nonconforming***
Fire Station 64	877 Central Rd	I-1 Institutional	***Legal Nonconforming*** (Government offices)
Public Works Department	1111 Joseph Schwab Rd	I-1 Institutional	***Legal Nonconforming*** (Government offices)
Cook County Highway Department	2101 Ballard Rd	I-1 Institutional	***Legal Nonconforming*** (Government offices)

As outlined in the table above, several existing government facilities are noted as "legal nonconforming" uses in the zoning districts in which they are located.

The proposed amendments are an attempt to remedy many of these legal nonconformities while also providing reasonable regulations for future government facilities across the City's various zoning districts.

Proposed Amendments

To align requirements for government facilities with other similar land uses, text amendments are proposed to several sections of the City Code.

The following amendments would apply to the Residential Districts Use Matrix included in Sec. 12-7-2.I. Table 1:

12-7-2: RESIDENTIAL DISTRICTS REGULATIONS:

I. Residential Use Matrix:

TABLE 1

RESIDENTIAL DISTRICTS USE MATRIX
P = Permitted use
C = Conditional use permit required

Uses	R-1	R-2	R-3	R-4
* * *				
Government facility	**P[3]**			
* * *				

Note:

* * *

3. On sites of 0.5 acre or more with frontage on a collector or arterial street.

* * *

Staff Commentary: Staff recommends adding "Government facility" as a listed land use in the Residential Districts Use Matrix as a "Permitted use" in the R-1 Single-Family Residential District only. The text amendment would authorize the Des Plaines Park District Administrative Center and Fire Stations 62 & 63. The classification of the use as a "Permitted use" would align with other land uses which are permitted in the R-1 District including public libraries, parks, playgrounds, and public schools.

The following amendments would apply to the Commercial Districts Use Matrix included in Sec. 12-7-3.K. Table 3:

12-7-3: COMMERCIAL DISTRICTS REGULATIONS:

K. Commercial Use Matrix:

TABLE 3

COMMERCIAL DISTRICTS USE MATRIX
P = Permitted use
C = Conditional use permit required

Uses	C-1	C-2	C-3	C-4	C-5	C-6	C-7
* * *							
Government facility		P	**P**	**P**	P		
* * *							

Notes:

* * *

25. **Reserved.**

* * *

Staff Commentary: Staff recommends amending current regulations regarding "Government facility" the Commercial Districts Use Matrix to allow the use as a "Permitted use" in the C-3 and C-4 Districts in addition to current allowances in the C-2 and C-5 Districts. The text amendment would authorize the State of Illinois Secretary of State Driver Services Facility and Fire Station 61. The classification of the use as

a "Permitted use" would align with other land uses which are permitted in the C-3 & C-4 Districts including public libraries, parks, post offices, and public utilities. The amendment to the "Notes" section is intended as a "housekeeping" measure to restore a placeholder for a previous Note which was removed from the Code in accordance with a prior text amendment.

No changes are proposed to the Manufacturing Districts Use Matrix included in Sec. 12-7-4.G. Table 5.

12-7-4: MANUFACTURING DISTRICTS REGULATIONS:

G. Manufacturing Use Matrix:

TABLE 5

MANUFACTURING DISTRICTS USE MATRIX
P = Permitted use
C = Conditional use permit required

Uses	M-1	M-2	M-3
* * *			

Staff Commentary: More so than any other category of zoning, properties throughout the City's manufacturing zoning districts provide the majority of revenues for the area's various taxing districts which generate revenues via real estate property taxes. As such, introducing new government facilities in manufacturing districts is not recommended. As proposed, the existing Maine Township Highway Department use would remain legal nonconforming and be subject to the requirements of Title 12 Zoning, Chapter 5 Nonconforming Uses and Structures. Future government facility uses upon property currently zoned for manufacturing district uses would require rezoning to a classification that allows government facilities such as the I-1 Institutional District.

The following amendments would apply to the Institutional Districts Use Matrix included in Sec. 12-7-5.A.6. Table 7:

12-7-5: SPECIAL DISTRICTS REGULATIONS:

A. Institutional District:

6. Institutional Use Matrix:

TABLE 7

INSTITUTIONAL DISTRICT USE MATRIX
P = Permitted use
C = Conditional use permit required

Use	I-1
* * *	
Government ~~offices~~ **facility**	P
* * *	

Staff Commentary: The proposed amendment to this section is intended as a "housekeeping" amendment to align the terminology utilized in Table 7 with the existing definition of "Government facility" provided in Sec. 12-13-3 of the Code.

Standards for Text Amendments:

Consideration of the following standards included in Sec. 12-3-7.E. of the City Code is required when formulating a recommendation or determination to amend the text of the Zonin Ordinance. Both the PZB & City Council may utilize the justifications below as their rationale, adopt their own, or reject the amendments based upon these points, however consideration should be based upon sound legislative discretion rather than any one standard.

1. **Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the city council;**

   The 2019 Comprehensive Plan does not suggest the elimination of any of the existing government facilities serving the community. The proposed amendments would provide clarity for any future government facility to be proposed by the State, County, City, or other government agency.

2. **Whether the proposed amendment is compatible with current conditions and the overall character of existing development;**

   The proposed amendment is intended specifically to acknowledge the compatibility of existing government facilities with the existing zoning of the properties on which they are located. Further, the proposed amendments would introduce new land use requirements which align with the closest comparable uses in the affected districts.

3. **Whether the proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property;**

   The proposed amendments are intended to ensure the continued adequacy of existing and future public facilities and services.

4. **Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction.**

   The proposed amendments would not be anticipated to have any adverse impact on the value of properties throughout the City which are proximate to existing government facilities. Specific consideration of impacts of future government facilities pursued in accordance with the requirements of the Zoning Ordinance as amended is warranted, however the proposed land use regulations were introduced with consideration of current regulations applicable to the closest comparable uses in the affected districts, including libraries, parks, public schools, etc.

5. **Whether the proposed amendment reflects responsible standards for development and growth.**

   The proposed amendments are intended to ensure responsible maintenance, improvements, expansion, and replacement of existing government facilities in their current locations as well as potential future new government facilities which may enhance government operations and delivery of government services.

PZB Procedure and Recommended Conditions: Per Section 12-3-7.D.3. of the Code, the PZB has the authority to recommend approval, approval with modification, or disapproval of the proposed text

amendments to the City Council. Per Section 12-3-7.D.4. of the Code, City Council has final authority regarding whether to adopt the proposed text amendments to the Zoning Ordinance.

Attachments:
Attachment 1 – Proposed Amendments
Attachment 2 – Government Facilities, Zoning, & Street Categorization Map
Attachment 3 – Reference Materials Citing Requirements in Area Municipalities

Proposed Amendments

12-7-2: RESIDENTIAL DISTRICTS REGULATIONS:

I. Residential Use Matrix:

TABLE 1

RESIDENTIAL DISTRICTS USE MATRIX
P = Permitted use
C = Conditional use permit required

Uses	R-1	R-2	R-3	R-4
Accessory uses and structures	P	P	P	P
* * *				
Forest preserves	P	P	P	P
Government facility	**P[3]**			
* * *				
Libraries, public	P	P	P	P
Parks, inclusive of playgrounds	P	P	P	P
* * *				
Schools, private - elementary and high school	P	P	P	P
* * *				

Note:

1. On sites of 1 acre or more with frontage on a collector or arterial street.
2. Only single-family detached dwellings that were lawfully constructed prior to August 17, 2020 and are located in a zoning district other than R-1 may, but are not required to, apply for a conditional use in order to bring the use of the legally nonconforming property into conformance with the Zoning Ordinance.
3. **On sites of 0.5 acre or more with frontage on a collector or arterial street.**

12-7-3: COMMERCIAL DISTRICTS REGULATIONS:

K. Commercial Use Matrix:

TABLE 3

COMMERCIAL DISTRICTS USE MATRIX
P = Permitted use
C = Conditional use permit required

Uses	**C-1**	**C-2**	**C-3**	**C-4**	**C-5**	**C-6**	**C-7**
Accessory uses and structures	P	P	P	P	P	P	
Accessory off site parking lots			C				
* * *							
Colleges and universities		C			C		
* * *							
Government facility		P	**P**	**P**	P		
* * *							
Libraries, public	P		P	P	P		
Offices	C	P	P	P[17]	P		P
Parks	P		P	P	P		
* * *							
Post Office		C	P	P	P		
Public transportation centers			P		P		
Public utilities		P	P	P	P		
Radio transmitting towers, public broadcasting		C	C	C			
* * *							

Notes:

* * *

17. Each office use in the C-4 Regional Shopping District, except for medical clinics and laboratories, shall be limited to 5,000 square feet of area and shall not be contiguous to another office use.

* * *

25. **Reserved.**

* * *

12-7-5: SPECIAL DISTRICTS REGULATIONS:

A. Institutional District:

6. Institutional Use Matrix:

TABLE 7

INSTITUTIONAL DISTRICT USE MATRIX
P = Permitted use
C = Conditional use permit required

Use	**I-1**
Accessory uses and structures	P
* * *	
Colleges and universities	P
* * *	
Forest preserves	P
Government ~~**offices**~~ **facility**	P
Hospitals	P
Institutional headquarters, educational, professional, and religious	P
Institutionally zoned assembly uses (located along an arterial roadway)	P
Institutionally zoned assembly uses (not located along an arterial roadway)	C
* * *	
Offices	P
Parks	P
* * *	
Public utilities	C
* * *	
Schools, public - elementary and high school	P

12-13-3: DEFINITION OF TERMS:
For the purposes of this title, the following terms shall have the following meanings:

GOVERNMENT FACILITY: A building or structure owned and operated by a Municipal, State, Federal, or other taxing body institution in which governmental services are provided or conducted.

Reference Materials Citing Requirements in Other Municipalities

The following sections summarize current regulations in various nearby municipalities:

A. Village of **Arlington Heights**
   - Requires existing or rezoning of certain defined Government Facilities in a specifically designed zoning District – **P-L (Public Lands)** – which is similar to Des Plaines' **I-1 (Institutional District)**.
     - *Facilities owned and operated by the Village of Arlington Hts., AH Memorial Library and branches thereof and the AH Park Dist.*

B. Village of **Mount Prospect** "Government Facilities" use matrix\
   - P=Permitted; C=Conditional

	C-R	R-X	R-1	R-A	R-2	R-3	R-4
Municipal buildings and services	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]
Museums	C	C	C	C	C	C	
Nature preservation areas	P						
Parks and playgrounds	P						

	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Municipal buildings and services	P	P	P	P	P	P	P	P	P
Post office			P	P	P	P			
Public utility and service uses				C	C	C	P		
Public works and park district storage yards and related facilities							P		

C. Village of **Park Ridge** "Government Facilities" use matrix

- P=Permitted; S=Special Use

	R-1	R-2	R-3	R-4	R-5
GOVERNMENT AND EDUCATIONAL USES					
Educational Facility, College/University				S	S
Educational Facility, Primary/Secondary (No Residential)	S	S	S	S	S
Government Facility and Offices				S	S
Public Safety Facility	S	S	S	S	S
Public Works Facility and Utility	S	S	S	S	S

	O	B-1	B-2	B-3
OVERNMENT AND EDUCATIONAL USES				
Educational Facility, College/University			P	P
Educational Facility, Vocational School		P	P	P
Government Facility and Offices	P	S	S	P
Public Safety Facility	S	S	S	S
Public Works Facility and Utility	S	S	S	S

D. Village of **Elk Grove Village** "Government Facilities" use matrix

	R-1 S/F	R-2 S/F	R-3 S/F	R-4 Res/PD	A-1 M/F	A-2 M/F	A-3 M/F	B-1 Shopping	B-2 General	B-3 Automotive	B-5 Town Center	ITC	O-T Office Transition	I-1 Restricted	I-2 General
Public, Cultural, Recreation, and Other Institutional Uses															
Ambulance Services										P				P	P
Ambulatory Surgical Treatment Centers	S	S	S	S	S	S	S						S		
Charitable, Organizational, and Business Association (Offices)								P	P	P			P		
Government Buildings and Facilities	S	S	S	S	S	S	S	S	S	S	S		S	S	S
Hospital	S												S		
Lodges and Meeting Halls								S	S					S	S
Museums, Community Theaters, and Art Galleries								S	S	S	S		S		
Outdoor Recreation or Amusement								S	S	S					
Preschool Facilities								S	S	S			S		
Public Recreational Uses	S	S	S	S	S	S	S								
Schools, Public or Private	S	S	S	S	S	S	S								
Business Uses															
Business Services								P	P	P	P	P	P		
Business Services and Administrative Offices												P			
Indoor Athletic Training and Recreation Facilities								P	P	P	P			S	S
Offices, Professional and Business								P	P	P	P	P	P	P	P
Personal Services								P	P	P	P				
Professional Offices												P			
Miscellaneous															
Parking Lots, Public												S			
Public Utility Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
US Postal Service Branch Office								P	P	P	P		P	P	P
Utilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

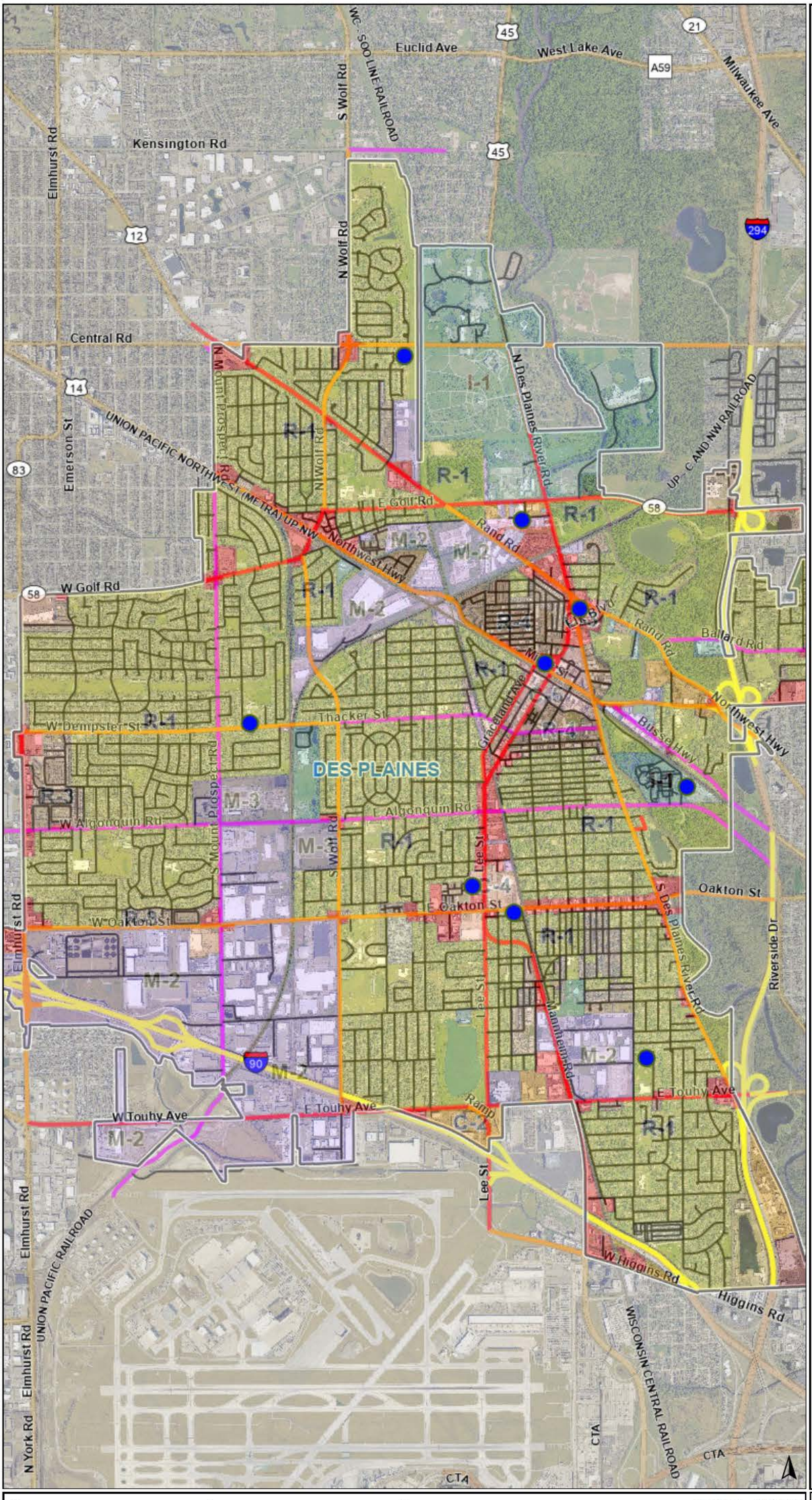
E. Village of **Rosemont** "Government Facilities" use matrix

12-10-2: USE RESTRICTIONS:
No use shall be allowed in a G Government and Institutional District unless the use is owned or operated by a unit of government or a religious, not-for-profit, or eleemosynary corporation or association.

12-10-3: PERMITTED USES:
The following uses are permitted in the G Government and Institutional District:
Elementary schools.
Fire stations.
Indoor recreational facilities owned or operated by a governmental body.
Maintenance and storage facilities for Municipally owned equipment and vehicles.
Municipally owned exposition and trade show facilities.
Municipally owned housing for senior citizens.
Municipally owned indoor stadiums and arenas.
Municipally owned parking garages and parking lots.
Parks.
Police stations.
Publicly owned mass transit facilities.
Publicly owned office buildings where eighty percent (80%) or more of the floor area within the office building is occupied by a governmental body.
Water towers, water pumping facilities, lift stations and other facilities used in connection with a government owned and operated water or sewer utility.
Any use not listed above which is owned or operated by the Village.

12-10-4: SPECIAL USES:
The following uses shall be permitted as a special use within the G Government and Institutional District; provided, that a special use permit is issued in accordance with the requirements of chapter 3, article B of this title:
Churches.
Colleges, universities, trade schools and other post secondary educational facilities.
Garbage transfer stations.
Publicly owned hospitals or clinics.
Secondary schools.
Any other use that is owned and operated by a unit of government.

GISConsortium | Government Facilities



Legend

Government Facilities

1

Zoning and Development

Zoning

- C-1: Neighborhood Shopping
- C-2: Limited Office Commercial
- C-3: General Commercial
- C-4: Regional Shopping
- C-5: Central Business
- C-6: Casino District
- C-7: High Density Campus Commercial
- I-1: Institutional
- M-1: Limited Manufacturing
- M-2: General Manufacturing
- M-3: Special Manufacturing
- M-H: Mobile Home
- R-1: Single Family Residential
- R-2: Two Family Residential
- R-3: Townhouse Residential
- R-4: Central Core Residential

myGIS Layers

Streets and Roads

70

- Major Collector
- Other Principal Arterial
- Local
- Interstate
- Minor Arterial

30

0 1 2 mi

Print Date: 9/5/2025

Notes

Existing

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.