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

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

Call to Order and Roll Call

Approval of Minutes: No minutes

Public Comment: For matters not on the agenda

General Communications:

- December 1, 2025 City Council meeting results:
  - Consideration of a Variation for a Driveway Expansion at 2019 E. Touhy Avenue
    - Denied by City Council
  - Consideration of a Variation for a Garage Exceeding Size and Height at 2861 Scott Street
    - Approved by City Council for 1st and 2nd reading

Administrative Decisions:

- 25-074-V – 1266 Rand Rd – Minor Variation to allow a 10-foot-tall fence structure where 8 feet is the maximum height permitted for nonresidential properties – Approved

Pending Applications:

1. **Address:** 1111 Joseph Schwab Road **Case Number:** 25-064-CU-V
   Petitioner has withdrawn application

   The petitioner requests the following items: (i) a Conditional Use for to alter an existing freestanding commercial mobile radio and wireless telecommunications service facility use on the subject property in the I-1 Institutional district; (ii) major variations for the location and setbacks of the service facility; and (iii) any other variations, waivers, and zoning relief as may be necessary.

   PINs: 09-21-205-001-0000, 09-21-205-004-0000, 09-21-205-007-8001

   Petitioner: SMJ International o/b/o T-Mobile & American Tower Corp. (Representative: Timothy Asta, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393)

   Owner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

2. **Addresses:** 1777 and 1841 Busse Highway **Case Number:** 25-071-CU-V
   Petitioner requests a continuance to the January 13, 2025 PZB meeting

   The petitioner is requesting (i.) a Conditional Use for a Recycling Center for a metal processing facility; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) reduce required front, side, and rear yards to allow for the construction of an addition to the existing facility; and (iii.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

   PINs: 09-21-107-033-0000 & 09-21-107-039-0000

   Petitioner: Mid-States Recycling, Inc., 1841 Busse Highway, Des Plaines, IL 60016

   Owner: ELSE II, LLC, 1841 Busse Highway, Des Plaines, IL 60016

3. **Address:** 10-60 W. Algonquin Road **Case Number:** 25-060-PUD-FPLAT-V

   The petitioner is requesting (i.) a Conditional Use for a Preliminary & Final Planned Unit Development; (ii.) a Major Variation to allow loading spaces that open onto or face a public right-of-way; (iii.) Tentative and Final Plat of Subdivision; and (iv.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

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

   Petitioner: Vetter Real Estate USA, LLC, 10-60 W. Algonquin Road, Des Plaines, IL 60016 represented by Legat Architects, 549 W. Randolph Street, Chicago, IL 60661

   Owner: Vetter Real Estate USA, LLC, 10-60 W. Algonquin Road, Des Plaines, IL 60016

4. **Address:** 2234 Webster Lane and 2247 Westview Avenue **Case Number:** 25-049-TPLAT-FPLAT-V

   The petitioner requests the following items: (i.) a combined Tentative and Final Plat of Subdivision; (ii.) standard variations for lot width; and (iii.) any other variations, waivers, and zoning relief as may be necessary.

   PINs: 09-29-302-198-0000 & 09-29-302-013-0000

   Petitioner: Grama Construction Corp. (Representative: Tony Grama, 917 E. Oakton Street, Des Plaines, IL 60018)

   Owner: 2234 Webster LLC AND 2237 Westview LLC (Representative: Pavel Korchagin, 22358 N. Prairie Lane, Kildeer, IL 60047)

Discussion Items:

1. Building Design Standards for Surrounding Communities

   Staff created an overview of how surrounding communities regulate building design and compare those approaches with Des Plaines' current standards. The discussion will include major regulatory tools, a summary of local design requirements, and case study examples. This item was requested by the Planning and Zoning Board at its September 9, 2025 meeting.

Adjournment

Next Agenda: Next meeting is Tuesday, January 13, 2026.

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).

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

MEMORANDUM

Date: December 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

Subject: Request to Continue 25-071-CU-V: Conditional Use for Recycling Center and Variations for Setbacks and Loading Dock Orientation

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The petitioner is coordinating with staff to provide revised plans and additional items for their case and has requested to continue the hearing to the Board's regular meeting on **Tuesday, January 13, 2026**.

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

MEMORANDUM

Date: December 5, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, Director of Community and Economic Development

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

Subject: Consideration of a Conditional Use for a Final Planned Unit Development (PUD), Tentative & Final Plat of Subdivision, and Major Zoning Variations for Vetter Real Estate USA, LLC at 10 W. Algonquin Road

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Issue: The petitioner requests a recommendation for approval of (i.) a Conditional Use for a Final Planned Unit Development with an exception to reduce the required quantity of parking stalls; (ii.) a Tentative and Final Plat of Subdivision; (iii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) four monument signs; and (iv.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

The application comprises three major changes from the previously approved PUD for the project including the following:

a. Modifications to Proposed Berm | In addition to the proposed solid privacy fence along the north and west lot lines, the petitioner originally proposed a second wire mesh fence on top of a retaining wall at the northwest corner of the proposed service drive for the new building. The petitioner is requesting approval of a major change which would maintain the height of this proposed mesh fence, but modify the location and composition of the berm to eliminate the proposed retaining wall. As proposed the mesh fence would appear to be the same height as originally proposed from the vantage point of adjacent property owners, but the fence would be located closer to the west and north lot lines.

b. Reduction in Buffer Yard Landscaping | The petitioner is proposing a reduction in the quantity of landscape materials in the originally proposed buffer yards north and west of the proposed service drive. The proposed modifications would result in a total quantity of landscaping that remains in compliance with City Code requirements but comprises a second major change.

c. Building Elevation Material Changes | The petitioner is proposing modifications to the proposed building elevations to eliminate proposed concrete materials on portions of the ground floor of the south and east building elevations.

The remainder of the proposed development remains as initially proposed.

Petitioner:	Legat Architects, 549 W. Randolph Street, Chicago, IL 60661, as agent for Vetter Real Estate USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016
Owner:	Vetter Real Estate USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016
Case Number:	25-060-PUD-FPLAT-V
PINs:	08-24-201-052-0000 & 08-24-201-053-0000
Ward:	#8, Alderman Mike Charewicz
Existing Zoning:	M-3, Special Manufacturing District
Existing Land Use:	Vacant office buildings, surface parking lots, and land under construction
Surrounding Zoning:	North: R-1, Single Family Residential District South: R-1, Single Family Residential District East: M-3, Special Manufacturing District West: R-1, Single Family Residential District
Surrounding Land Use:	North: Single-family detached residences South: Single-family detached residences East: Commercial buildings West: Single-family detached residences
Street Classification:	Algonquin Road is classified as a Major Collector and is under the jurisdiction of the Illinois Department of Transportation (IDOT); and Mount Prospect Road is classified as a Major Collector and is under the jurisdiction of Cook County.
Comprehensive Plan:	The Comprehensive Plan's future land use designation for the property is "Commercial."
Property/Zoning History:	Per the Cook County Tax map, the subject property is comprised of unsubdivided parcels. The existing vacant office buildings, an underground parking structure, surface parking lots, and an area of undeveloped land were established over time beginning in the late 1960s through the mid-1970s in accordance with a Planned Unit Development approved via Ordinance Z-9-69. Prior to the current proposal: A prior application for a Planned Unit Development for the subject property was approved via Ordinance Z-19-16 in 2016. The current property owner acquired the subject property in 2017. The term of the approvals associated with the 2016 PUD Ordinance were extended via Ordinance Z-17-17 in 2017 but were not pursued further by the property owner and subsequently expired in 2018.

A prior application for a Planned Unit Development for the subject property was approved via Ordinance Z-7-25 in April 2025. The current petition includes "major changes" as defined per the City Code's PUD requirements and requires consideration in accordance with the rules for a new PUD petition.

Project Overview:

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

Site Development

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

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

Bulk Regulations

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

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

Off-Street Parking

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

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

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

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

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

A similar exception was included in the PUD Ordinance adopted in 2016 which has since expired and the PUD Ordinance adopted in April 2025.

Off-street Loading

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

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

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

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

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

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

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

Site Lighting
The petitioner has provided a site photometric plan and catalog cuts of the proposed light fixtures. The proposed design features pole-mounted light fixtures with LED light elements at a height of 20.0 feet designed to direct light

inward toward the perimeter circulation drive and building exterior. In the proposed locations, the light fixtures would not cast light beyond the lot lines and would be expected not to create glare visible from adjacent properties.

Tree Preservation, Removal, & Landscaping
After consideration of input from property owners along the west and north lot line, the petitioner agreed to install a solid, opaque privacy fence along the west lot line. The petitioner has provided a tree survey identifying 96 existing trees that would be retained and 50 existing trees and stumps were removed earlier in the project.

A reduction in the quantity and modifications to the location of landscape installations is proposed at the northwest corner of the site.

Proposed modifications to the landscaping plan comprise a major change from the previously approved PUD Ordinance.

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

Stormwater Management
In accordance with the requirements of Title 14 of the City Code and the Cook County Watershed Management Ordinance, the petitioner installed two new underground vaults near the south end of the property to provide additional stormwater detention volume as required for the proposed scope of site modifications. The final design was approved by the City and outside agencies prior to issuance of the building permit for the project.

Major Variations

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

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

Fence Height
The petitioner proposes a second area of fencing along the northwest corner of the new building on top of a proposed earthen berm. Unlike the proposed opaque fencing on the west and north lot lines, this fencing would feature a transparent mesh style, but would be installed on top of a new earthen berm.

The height of the fence on top of the berm would stand up to 6.0 feet in height from the lowest adjacent grade. The modifications to this interior fencing location and the removal of the retaining wall comprise a major change from the previously approved PUD Ordinance.

Site Plan Review

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

Site Plan Review	
Item	***Analysis (based on Proposal)***
The arrangement of structures on the site	• The existing buildings would remain in their current locations. • The new building would occupy an area of open space at the north end of the site.
The arrangement of open space and landscape improvements	• The proposed site plan would maintain open space within setbacks along the north and west lot lines, south of the new building, and between the existing office buildings in the south half of the property. • The petitioner proposes a landscaped buffer yard along the north and west lot lines.
The adequacy of the proposed circulation system on the site	• The proposed site plan separates truck movements to and from the site at the signalized intersection from passenger vehicles at both the primary employee entrance at the southwest corner and the visitor entrance at the northeast corner of the property. • The petitioner has located certain service access areas at the northwest corner of the new building. The petitioner should describe the frequency of truck movements to these areas of the building and how noise impacts upon adjacent properties will be mitigated.
The location, design, and screening of proposed off-street parking areas	• The petitioner proposes three primary off-street parking areas including the primary employee parking field on the interior of the property south of the proposed building and west of the existing building, a new visitor parking area east of the new building, and an existing underground parking structure.
The adequacy of the proposed landscaping design on the site	• The petitioner has removed approximately 50 existing trees and stumps across the site. • Landscaping is proposed in a quantity which exceeds the minimum requirements of the Code. • Per Code, a solid privacy fence with a height of 8.0 feet is required along the north and west lot

	lines. The petitioner proposes installation of the proposed fence.
The design, location, and installation of proposed site illumination	• The proposed site illumination plan would comply with Code requirements for site lighting & mitigation of potential glare onto adjacent properties.
The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comprehensive plan	• The Comprehensive Plan recommends promoting employment growth in industrial areas. • Site design abutting residential areas is encouraged to incorporate treatments along the property's edge to screen the property from view. • Fencing serving as a physical barrier should be attractive while facilitating safe operations. • Industrial property is encouraged to include additional stormwater management infrastructure. Two new underground vaults are proposed at the south end of the property.

ENTITLEMENT REQUESTS AND ANALYSIS

Overview of Requests

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

1. A Conditional Use for a Final Planned Unit Development (PUD) in the M-3 Special Manufacturing District with an exception to reduce the quantity of required off-street parking by 17.5%;

2. Tentative and Final Plat of Subdivision;

3. Major zoning variations for the following:

    a. Five (5) loading spaces that open onto or face a public right-of-way;
    b. Four (4) monument signs.

Final PUD

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

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

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

The purpose of a PUD is to promote a unified development by providing flexibility in development standards to accommodate site conditions and encourage innovative use of land. Certain characteristics are required by

Section 12-3-5.A. of the Zoning Ordinance, which are listed below along with staff's assessment of each in relation to the attached Final PUD Plat provided by the petitioner.

Final PUD Plat Review	
Item	***Analysis (based on Proposal)***
A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this title	The subject property was developed in accordance with a prior PUD which allowed for a concentration of buildings on the south half of the site at heights which would not have been permissible by right. Although the new building would comply with the bulk regulations of the M-3 District, a PUD is required to include the new improvements on the same property with the prior improvements.
Permanent preservation of common open space and recreation areas and facilities	The proposed site design includes several areas of open space around the perimeter and among the proposed buildings.
A pattern of development to preserve natural vegetation, topographic and geologic features	The ongoing site improvements would involve remediation of various issues with site trees including the prior removal & replacement of dead trees, existing tree stumps, and trees in poor condition. New landscaping would be installed which would exceed minimum quantities required per City Code.
A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities	Although not currently proposed, the site design establishes opportunities for future office uses and additional employment opportunities in addition to those associated with the manufacturing, office, and logistics uses currently proposed.
An efficient use of the land resulting in more economic networks of utilities, streets and other facilities	The proposed plan supplements the existing utility designs and would not substantially increase traffic or congestion in the area.
A land use which promotes the public health, safety, and general welfare	The petitioner's application materials attest that cleaning agents would exclude hazardous chemicals like ethylene oxide and instead would feature water and hydrogen peroxide. No site design elements would introduce factors which would detract from the public health, safety, or general welfare.

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

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

Plat of Subdivision

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

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

Public improvements for this development include new watermain through the site, new underground stormwater detention vaults, and additional work within Cook County & IDOT rights-of-way. In this instance, the required abrogation of existing easements and grant of new easements will be finalized via a separate instrument. In addition, Section 13-3-2 of the Subdivision Ordinance discusses required improvements for subdivided properties and timelines for the improvements. Improvements are approved by the City Council during the final plat of subdivision process and financial guarantees for improvements are included within the resolution at that stage in the process if not collected previously in accordance with construction bond requirements.

Proposed Schedule

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

The petitioner has provided an updated Construction Schedule attachment which outlines their projected project schedule for construction of site & building improvements. The site and building construction commenced in 2025 and will continue for approximately 46 months into early 2029.

PUD Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

   The subject property is positioned at the boundary of an existing area of M-3 District office/industrial development and an existing R-1 Residential District. The mix of office and manufacturing uses and proposed landscape buffer yards is intended to serve as a transition from the predominantly industrial uses to the east and the residential uses to the west. The proposed scope of operations associated with the new improvements would not of themselves introduce substantial additional vehicular traffic or congestion in

area streets.

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

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

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

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

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

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

Zoning Recommendations to City Council

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

  A. An exception is granted to reduce the minimum required parking stall quantity to one stall per employee plus one stall per site visitor.
  B. Five (5) loading spaces shall be allowed to face a public right-of-way; and
  C. A total of four (4) monument signs.

Condition(s) of Approval:
If the PZB recommends approval, staff recommends the following conditions for the Final PUD, Tentative and Final Plat of Subdivision, and Major Variations.

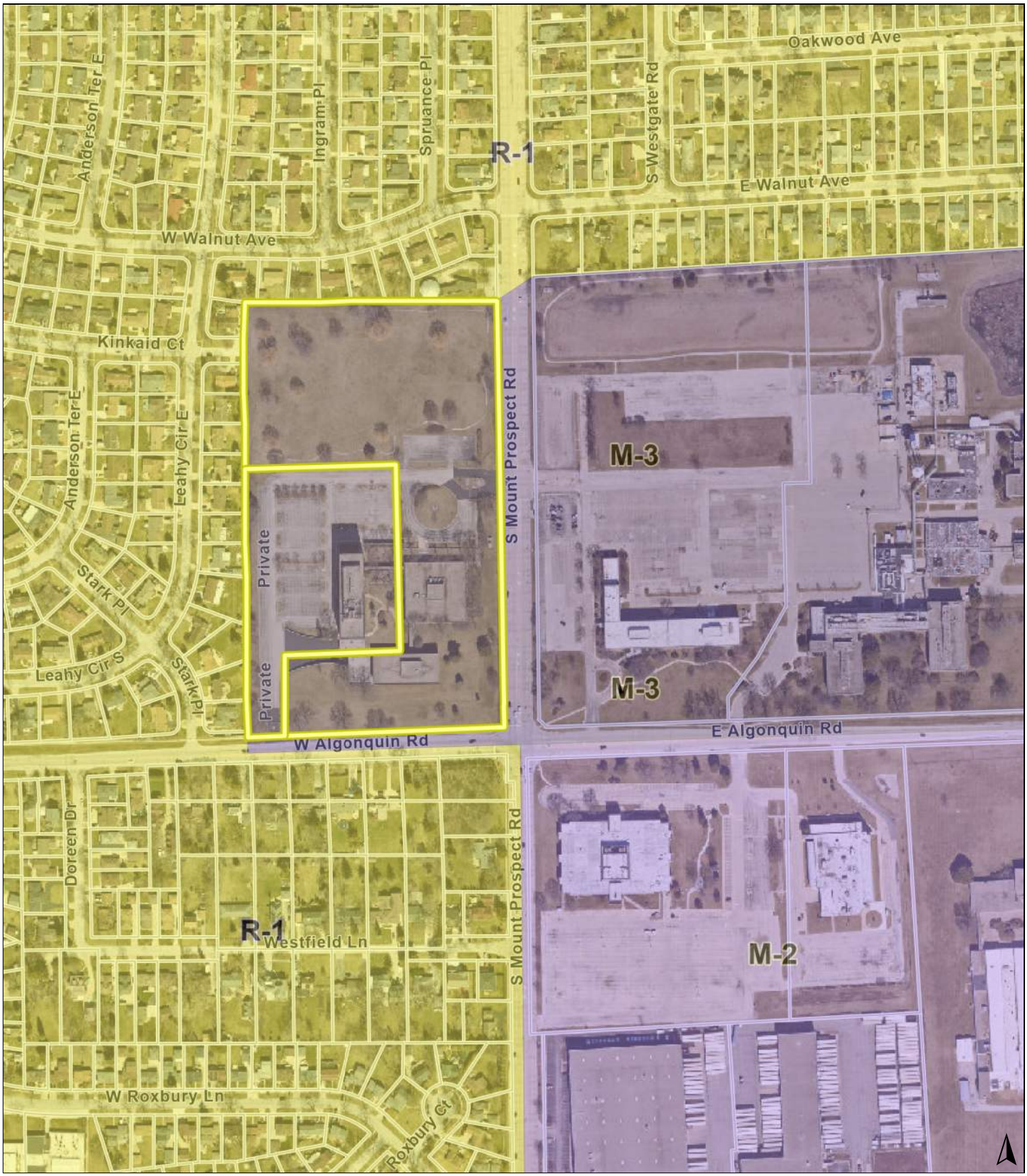
1. Ordinance Z-7-25 shall be repealed and the previously approved bulk regulations and improvements authorized by Ordinances Z-9-69 and Z-7-25 shall be incorporated in the new PUD Ordinance.
2. Abrogation of existing easements and approval of stormwater management and utility easements by all public and privately owned utility companies shall be reviewed, approved, and recorded via separate instrument from the proposed Tentative and Final Plat of Subdivision.
3. Final signage shall comply with the requirements of the Code expect where a zoning variation has been approved or shall be considered in accordance with a Conditional Use for a Localized Alternative Sign Regulation (LASR) Ordinance.
4. The Petitioner must maintain the Property and operate the Proposed Use in compliance with the Performance Standards in Chapter 12 of Title 12 of the City Code, including, without limitation, light, odor, and noise. Upon the receipt of complaints regarding the operation of the Proposed Use, the City will investigate and apply the appropriate provisions, If City code enforcement staff observes or detects a violation of the Performance Standards ("Original Violation"), it will notify the Petitioner in writing and provide a 14-day period for compliance, which compliance must be verified at a follow-up inspection. If upon follow-up inspection the Original Violation is still observed and uncorrected, a

citation will be issued to Petitioner, which may result in a fine in a final amount to be determined by the City's administrative hearing officer.

Attachments:

Attachment 1: Location Map
Attachment 2: Site and Context Photos
Attachment 3: Petitioner's Project Narrative
Attachment 4: Petitioner's Responses to PUD Standards
Attachment 5: Petitioner's Project Schedule
Attachment 6: Zoning Map
Attachment 7: Land Use Map
Attachment 8: ALTA Survey
Attachment 9: Tentative & Final Plat of Subdivision
Attachment 10: Final PUD Plat
Attachment 11: Civil Engineering Plans
Attachment 12: Site Plan Exhibits
Attachment 13: Building Elevations& Renderings)
Attachment 14: Floor Plan
Attachment 15: Shadow Study
Attachment 16: Tree Survey
Attachment 17: Landscape Plans
Attachment 18: Perimeter Fence Design
Attachment 19: Revised Berm Detail
Attachment 20: Photometric Plan
Attachment 21: Photometric Catalog Cutsheets
Attachment 22: Signage Plan
Attachment 23: Public Works & Engineering (PWE) Department Memo

GISConsortium | 10 W. Algonquin Road



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Print Date: 12/19/2024

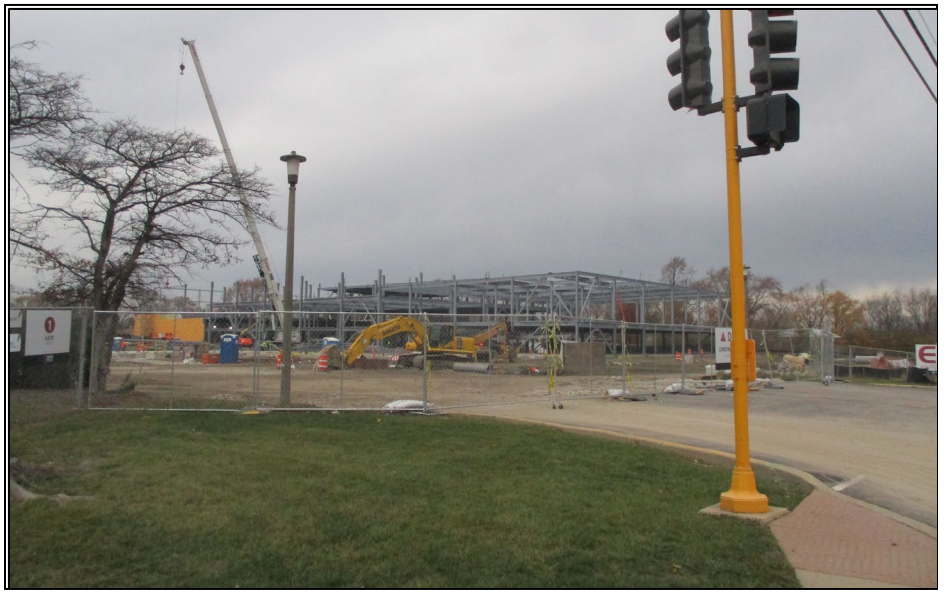
Notes

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

10 W. Algonquin Road – Notice Sign

10 W. Algonquin Road – South Entrance

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



10 W. Algonquin Road – Notice Sign

September 29, 2025

Project Narrative

Vetter Real Estate USA, LLC – 10-60 W. Algonquin Road, Des Plaines, Illinois
Planned Unit Development & Combined Tentative & Final Plat of Subdivision

We are pleased to submit to you this request on behalf of Vetter Real Estate USA, LLC, ("Vetter"), which is a global solution provider of filling and packaging medical syringes, cartridges, and vials. Vetter intends to partially redevelop the captioned property (the "Property") as a planned unit development ("PUD"), substantially in accordance with the plans attached to Ordinance Z-7-25 which was passed by the City Council in April of 2025 (the "2025 PUD Ordinance"). The 2025 PUD Ordinance approved a new PUD for construction of a new 158,000-square-foot building (the "New Facility") on the Property. Pursuant to the materials submitted with that request, the New Facility will allow for the relocation of the Vetter Development Services clinical fill facility from the Village of Skokie to the City of Des Plaines (the "City").

Vetter now submits this application ("Application"), along with all associated plan sets (together with the Application, the "Submittal Package") requesting approval of (1) a new one lot subdivision for the Property to create a new lot of record and provide for all easements and dedications of land as shown on the Combined Tentative and Final Plat of Subdivision included with this Application (the "Plat of Subdivision"), and (2) amendments to the 2025 PUD Ordinance to allow (i) a major change to reduce the amount of perimeter landscaping along the west and north property lines, (ii) a major change to exchange exterior concrete for metal paneling on the south and east facades for the New Facility, and (iii) a minor change to remove the concrete retaining wall on the interior of the proposed landscape berm at the northwest corner of the New Facility.

Existing Conditions

The Property is zoned within the City's M-3 Special Manufacturing District (the "M3 District"), with a conditional use permit for a PUD. It is comprised of approximately 17.844 acres of land and is currently improved with three buildings on the southern half of the Property: one five-story office building on the west that is approximately 22,350 square feet in size ("Building A"), one two-story office building on the south that is approximately 22,350 square feet in size ("Building B"), and a one-story laboratory building on the east that is approximately 46,620 square feet in size ("Building C"). These buildings will remain on the Property after construction of the proposed New Facility; however, they will be vacant except only for a portion of Building A, which will be remodeled for temporary use for on-site management of the project. It is important to note that Building A is 91 feet in height, which exceeds the maximum permitted building height in the M3 District of 50 feet. This is because it was constructed as part of a PUD approved by the City (pursuant to the 2016 PUD Ordinance, defined below) many years before Vetter's acquisition of the Property and, as such, was incorporated as an exception in the 2025 PUD Ordinance.

Procedural Background

Vetter originally requested approval for a new PUD in 2016, which was subsequently approved by the City by Ordinance Z-19-16 (the "2016 PUD Ordinance") prior to Vetter's acquisition of the Property from the Salvation Army in 2017. Following such acquisition, the term of the 2016 PUD Ordinance was extended for one year by Ordinance Z-17-17, before ultimately expiring in 2018.

Vetter then submitted an application in October 2024 (the "2024 Application"), requesting approval of a conditional use permit for a new PUD in the M3 District to accommodate construction of the New Facility and approval of two major variations to allow five loading spaces that open onto or face a public right-of-way and up to four ground signs—one at each entrance to the Property—instead of the maximum of three, approval of a minor variation to allow fencing with a total height of up to ten feet instead of a maximum of eight feet, and approval of certain exceptions from applicable bulk regulations to accommodate existing Building A, Building B and Building C. The City's Planning and Zoning Board ("PZB") recommended approval of that request, and it was subsequently approved by the Des Plaines City Council on April 7, 2025, by passage of the 2025 PUD Ordinance, in accordance with the plans attached thereto (the "Approved Plans").

Current Proposal

Vetter now submits this request for approval to amend the 2025 PUD Ordinance to allow several revisions to the Approved Plans as follows:

First, the proposed landscaping along the west and north property lines—between the Property and the adjacent residential homes—will be reduced in accordance with the updated landscape plans included with the Submittal Package as pages 19-20A. This is due to the change in perimeter fence design, from a see-through wire fence to an opaque panel fence along the west and north property lines. During the approval process for the 2016 PUD Ordinance, surrounding homeowners indicated a preference for a see-through perimeter fence to allow for a more open appearance in their backyards. A see-through fence was therefore intentionally included with the 2024 Application, with substantial landscape improvements and new plantings to provide an open appearance for adjacent homeowners while still screening those homes from the proposed New Facility. At the public hearing before the PZB on January 14, 2025, members of the public voiced their concern that the preferences of adjacent owners may have changed between 2016 and 2025, such that surrounding owners would now prefer an alternative fencing option. To address those concerns, Vetter surveyed all adjacent homeowners and discovered that the preference of those owners had indeed changed, and that an opaque panel fence would be preferred to a see-through wire fence. As a result, an opaque fence design was incorporated with the proposal before the City Council and was ultimately approved as part of the 2025 PUD Ordinance. Because the opaque fence design will provide additional audio and visual screening to adjacent property owners, the need for excess perimeter landscaping improvements has been significantly reduced, which is reflected in the updated landscape plans. Regardless of this reduction, all perimeter landscaping will continue to meet or exceed all applicable requirements set forth in the City's Zoning Ordinance.

Second, the concrete material will be removed from the bottom ten feet of the south and east elevations, as shown on the updated architectural drawings included with Submittal Package as pages 29 and 29A. Instead, the entirety of those elevations will be comprised of a metal panel material to create a consistent design for the New Facility.

Third, the concrete retaining wall will be removed from the proposed berm to the northwest of the New Facility, as depicted on pages 23 and 23A of the Submittal Package. The fence on the berm will remain consistent with the plans approved with the 2025 PUD Ordinance and will be six feet

in height and installed at the top of a four-foot-tall landscape berm, for a total height of ten feet when viewed from the property line. Upon further analysis, it has been determined that the concrete retaining wall is no longer structurally necessary to construct the landscape berm as proposed. As such, it has been removed from the plans included with this Application.

No other changes to the plans approved by the 2025 PUD Ordinance are proposed with this request. We believe that approval of these changes will increase the overall feasibility of the project while maintaining the effective screening of the New Facility from adjacent residential homes and enhancing the character of the surrounding area.

We look forward to continuing our work with City staff to make this a successful project for Vetter, the City and nearby homeowners.

PUD Findings of Fact

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

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

Comment: The proposed planned unit development ("PUD") contemplates the construction of a new, state-of-the-art industrial building (the "New Facility") on a currently unimproved portion of the property located at 10-60 W. Algonquin Road, Des Plaines, Illinois (the "Property"). The proposed PUD, if granted, will allow for creative and cohesive development of the Property, which would otherwise not be permitted under the strict application of the City's Zoning Ordinance. The plans submitted to staff emphasize the preservation of open space and contemplate landscape improvements around the perimeter of the Property to provide additional vegetative screening between the site and nearby residential properties. The project will promote the health, safety, and welfare of City residents by utilizing vacant and underdeveloped property within the City, improving the City's property tax base, and creating approximately 100 net new jobs by 2031.

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

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

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

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

(1) Five loading spaces that open onto or face a public right-of-way (major zoning variation);
(2) Four ground signs instead of a maximum of up to three ground signs (major zoning variation); and
(3) A 10-foot-tall fence at the northwest corner of the New Facility instead of the maximum allowable height of 8 feet.

Approval of the departures related to loading spaces and the 10-foot-tall fence further the public interest because together they will allow the loading docks to face away from the adjacent residences to the west and north of the Property and allow for additional screening from the proposed New Facility. Approval of a departure for four total ground signs will also further the

public interest by clearly identifying employee, visitor and truck entrances to ease traffic flow to and from the site and reduce congestion on adjacent roadways as a result of the New Facility.

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

Comment: Kenig, Lindgren, O'Hara, Aboona, Inc. prepared a Traffic Impact Study for the proposed development, which is dated as of May 29, 2024. This study concluded that (i) the proposed access system will provide flexible and efficient access to the proposed New Facility and will have limited impact on through traffic, and (ii) the adjacent roadway system has sufficient reserve capacity to accommodate the traffic that is anticipated to be generated by the New Facility, and no additional roadway improvements or traffic control modifications are required. A copy of this study is included with our application for further review by staff.

With respect to open space and the provision of light and air, the plans submitted to staff provide substantial open space on the Property to enhance its appearance from those traveling on the adjacent roadways and from nearby properties. The proposed New Facility will comply with the applicable maximum height requirements of the City's Zoning Ordinance to prevent light interference.

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

Comment: The proposed development is consistent with the pattern of land uses within the surrounding area. The property to the east of the site is zoned in the M3 District. The areas to the north, south and west are zoned in the R-1 Single Family Residential District. The proposed bio-tech use presents a lower intensity use than many uses that are otherwise permitted in the M3 District and is thus a use that is well-suited for the Property. The proposed site is designed to be sensitive to the potential impact on nearby residents and great care has been taken to effectively screen the proposed New Facility from adjacent residential properties by providing a landscape berm, additional trees and vegetation, and a solid panel aluminum fence along the west and north property lines. Additionally, the proposed New Facility is designed to utilize light-colored exterior materials to soften its appearance from nearby residences and all large rooftop mechanical units will be screened to limit light and sound emissions from the Property to nearby residences.

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

Comment: Development of the Property in accordance with the plans submitted to staff will substantially increase the assessed value of the property and thereby increase the property taxes generated by the Property. It is also anticipated that the proposed development will generate

approximately 100 net new jobs on site by 2031, in accordance with the Economic Impact Study included in this submittal. These new jobs will serve a variety of income levels and diversify the available work opportunities for residents of Des Plaines and the surrounding area.

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

Comment: The Property is referenced on page 25 of the City's Comprehensive Plan as an example of a key industrial site that has potential to improve the overall image of the City's industrial areas by incorporating modern best practices for future development. The proposed development will incorporate several of the examples listed in the Comprehensive Plan given for accomplishing this goal, including location of office functions at the front of the proposed New Facility with manufacturing at the rear, use of site design and property edge treatments for to screen nearby residential areas, and use of attractive fencing and perimeter landscaping to enhance the Property's appearance from adjacent roadways.

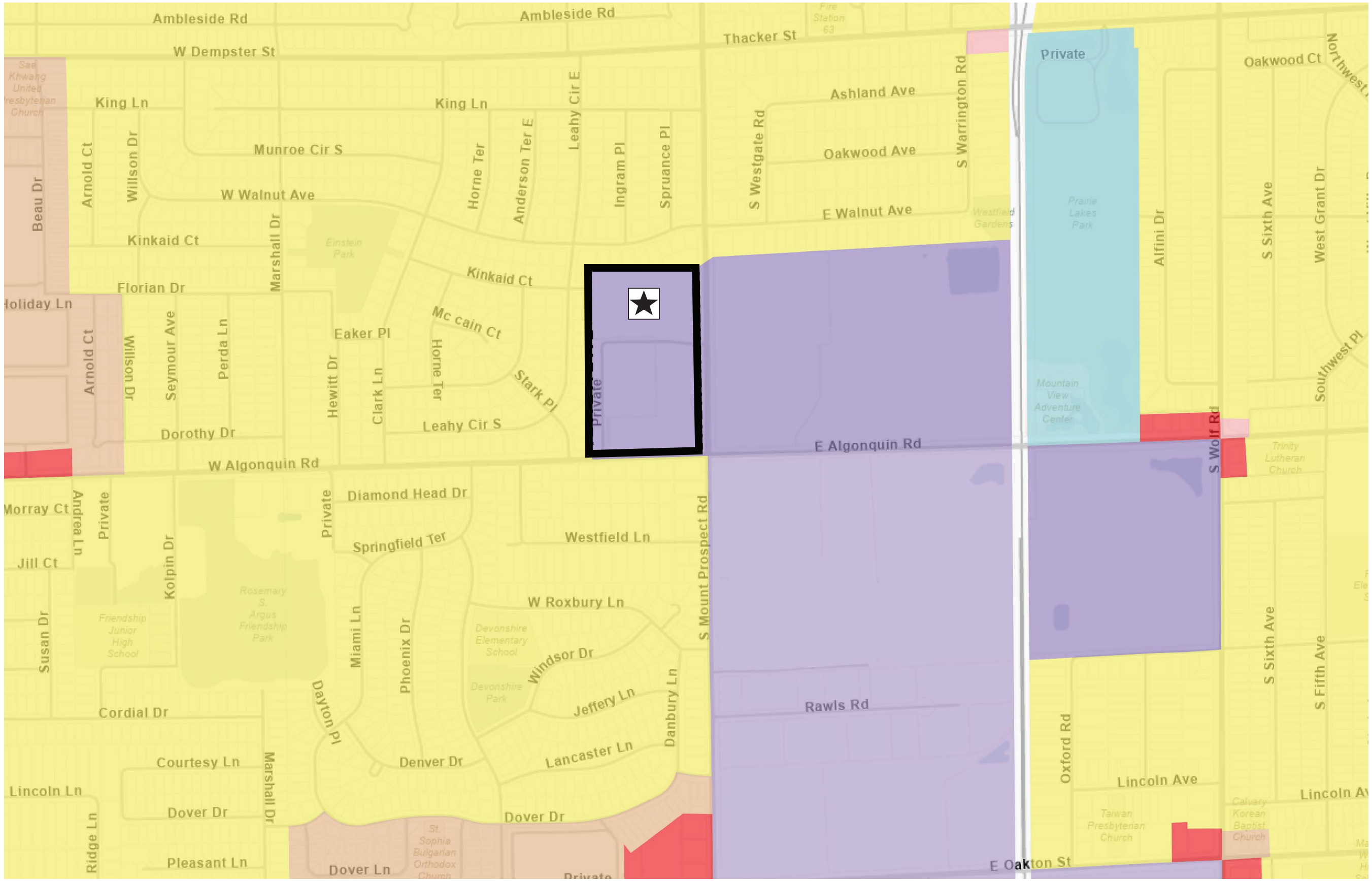
EVANS GENERAL CONTRACTORS

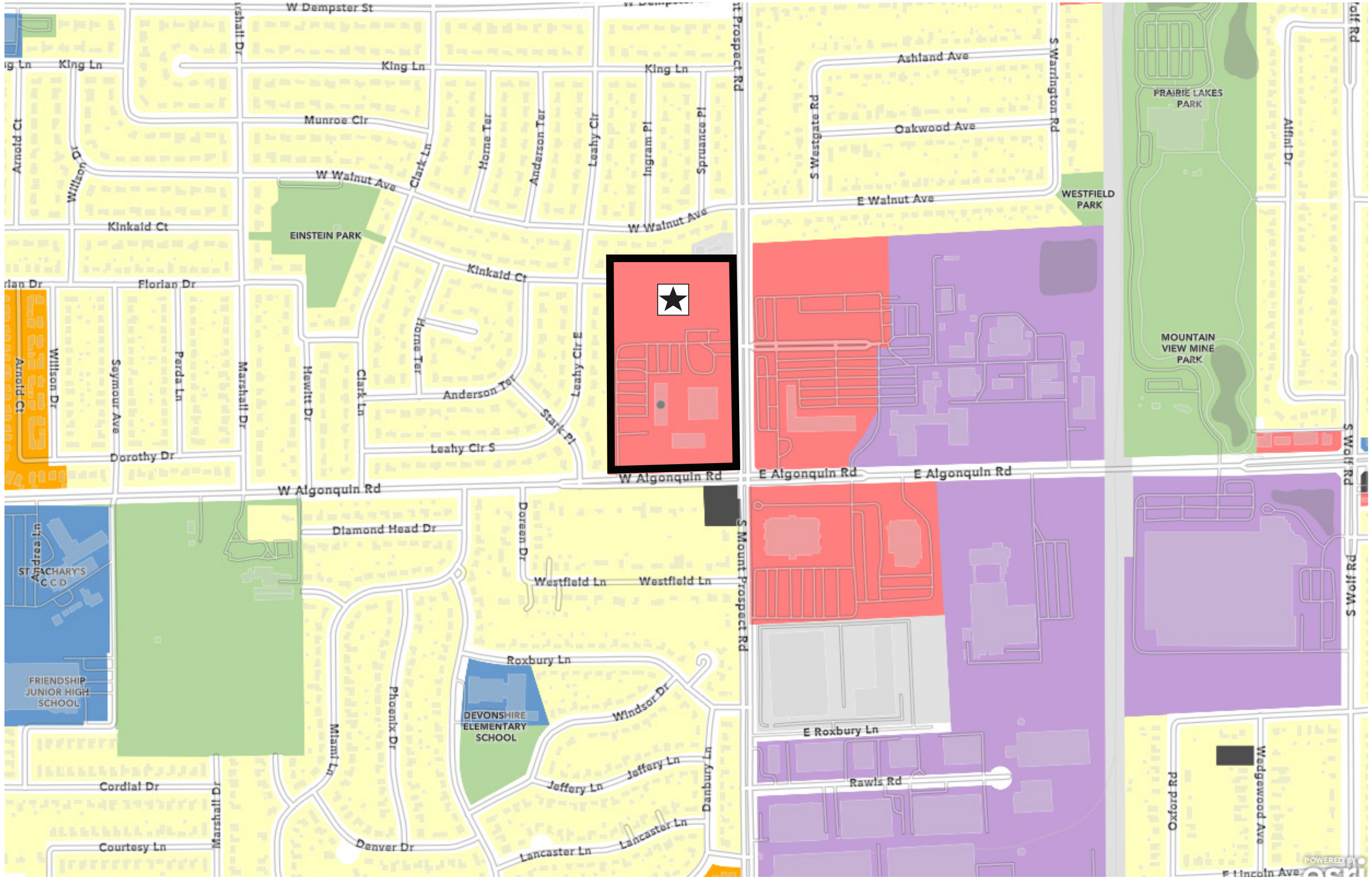
Vetter Development Services
Project Schedule and Baseline Schedule Comparison

Aug-26-25

#	Activity ID	Activity Name	Original Duration	Start	Finish	BL1 Start	BL1 Finish
1		**Vetter Development Services - Clinical Fill**	1319	Nov-20-23 A	Apr-05-29	Nov-20-23	Apr-05-29
2		**Milestones**	1319	Nov-20-23 A	Apr-05-29	Nov-20-23	Apr-05-29
3	MI1000	Project Kickoff	0	Nov-20-23 A		Nov-20-23	
4	MI1010	Programming Freeze	0	Jan-31-24 A		Jan-31-24	
5	MI1020	EXP Quit	0	Apr-19-24 A		Apr-19-24	
6	MI1030	Vetter Board Meeting	0	Apr-24-24 A		Apr-24-24	
7	MI1040	Execute LOI	0	Aug-27-24 A		Aug-27-24	
8	MI1050	Sitework Begins	0	Jun-02-25 A		Jun-02-25	
9	MI1060	Execute AIA141	0		Jul-28-25 A		Jun-23-25
10	MI1330	Approve Process Layout	0		Aug-26-25		Aug-12-25
11	MI1070	Foundations Complete	0		Sep-11-25		Nov-13-25
12	MI1080	Structural Steel Complete	0		Feb-03-26		Mar-27-26
13	MI1090	SOG Complete	0		Dec-01-25		Jun-03-26
14	MI1100	Temp Dried-In	0		Sep-11-26		Sep-09-26
15	MI1110	Building Dry In	0		Nov-23-26		Dec-14-26
16	MI1130	MWRD Discharge Approval	0		May-05-27		May-05-27
17	MI1160	Cleanroom Walls Complete	0		Mar-31-27		May-14-27
18	MI1300	Ready for Lyo	0		Apr-14-27		May-28-27
19	MI1310	Ready for Kardex	0		Apr-14-27		May-28-27
20	MI1120	Lyo Rough Set	0		Apr-19-27		Jun-03-27
21	MI1140	Perm Power	0		May-24-27		Jun-03-27
22	MI1150	Start Up Commencement	0	May-25-27		Jun-04-27	
23	MI1250	Initial Blower Door Test	0		Jul-07-27		Jul-12-27
24	MI1170	Commissioning Commencement	0	Jul-23-27		Aug-09-27	
25	MI1320	Ready for Filling Line/Parts Washer/Autoclave	0		Aug-26-27		Sep-13-27
26	MI1180	Filling Line Rough Set	0		Sep-17-27		Oct-04-27
27	MI1200	Substantial Completion/TCO	0		Oct-19-27*		Oct-19-27
28	MI1270	Cleanroom Construction Complete	0		Oct-19-27		Oct-19-27
29	MI1280	Final Blower Door Test after Process Equipment Installation Complete	0		Oct-28-27		Nov-02-27
30	MI1290	Site ready for Qualification (Vetter)	0		Nov-04-27		Nov-02-27
31	MI1190	Start Up Complete	0		Nov-04-27		Nov-15-27
32	MI1220	Project Complete (EVANS)	0		Dec-09-27		Dec-09-27
33	MI1210	Commissioning Complete	0		Dec-09-27		Dec-09-27
34	MI1240	Validation Complete	0		Apr-05-29		Apr-05-29
35	MI1230	Project Complete	0		Apr-05-29		Apr-05-29
36		**VDS Building Design & Permitting**	532	Nov-20-23 A	Jan-20-26	Nov-20-23	Dec-31-25
37	DE1000	Concept Options	15	Nov-20-23 A	Dec-08-23 A	Nov-20-23	Dec-08-23
38	DE1020	Basis of Design Report (BOD)	58	Dec-11-23 A	Mar-01-24 A	Dec-11-23	Mar-01-24
39	DE1010	Schematic Drawings	40	Dec-11-23 A	Feb-06-24 A	Dec-11-23	Feb-06-24
40	DE1050	Vetter Review/Package Update	37	Mar-04-24 A	Apr-23-24 A	Mar-04-24	Apr-23-24
41	DE1120	Review and Reissue SD	55	Aug-27-24 A	Nov-13-24 A	Aug-27-24	Nov-13-24
42	DE1080	Structural SD	23	Sep-11-24 A	Oct-11-24 A	Sep-11-24	Oct-11-24
43	DE1130	Structural DD	30	Oct-14-24 A	Nov-25-24 A	Oct-14-24	Nov-25-24
44	DE1170	Design Development Package	50	Nov-14-24 A	Jan-30-25 A	Nov-14-24	Jan-30-25
45	DE1150	MEP-CR RFQ Package	36	Nov-14-24 A	Jan-09-25 A	Nov-14-24	Jan-09-25

Project Baseline Bar
Actual Work
Remaining Work
Critical Remaining Work
Baseline Milestone
Milestone


Ambleside Rd
Ambleside Rd
W Dempster St
Thacker St
Fire Station 63
Private
Oakwood Ct
Northwest Pl
King Ln
King Ln
Leahy Cir E
Ashland Ave
S Warrington Rd
S Westgate Rd
Oakwood Ave
Munroe Cir S
Horne Ter
Anderson Ter E
Ingram Pl
Spruance Pl
Beau Dr
Arnold Ct
Willson Dr
W Walnut Ave
E Walnut Ave
Westfield Gardens
Prairie Lakes Park
Alfini Dr
S Sixth Ave
West Grant Dr
Kinkaid Ct
Marshall Dr
Einstein Park
Kinkaid Ct
Florian Dr
Holiday Ln
Mc cain Ct
Eaker Pl
Seymour Ave
Perda Ln
Hewitt Dr
Clark Ln
Horne Ter
Stark Pl
Leahy Cir S
Dorothy Dr
Private
Mountain View Adventure Center
Southwest Pl
E Algonquin Rd
S Wolff Rd
Trinity Lutheran Church
W Algonquin Rd
Morray Ct
Andrea Ln
Private
Diamond Head Dr
Private
Springfield Ter
Westfield Ln
Jill Ct
Kolpin Dr
Rosemary S. Argus Friendship Park
Friendship Junior High School
Susan Dr
Miami Ln
Phoenix Dr
W Roxbury Ln
Devonshire Elementary School
Windsor Dr
S Mount Prospect Rd
Dayton Pl
Devonshire Park
Jeffery Ln
Danbury Ln
Rawls Rd
Cordial Dr
Courtesy Ln
Marshall Dr
Denver Dr
Lancaster Ln
Oxford Rd
Lincoln Ave
S Sixth Ave
S Fifth Ave
Lincoln Ln
Dover Dr
Dover Dr
Ridge Ln
Pleasant Ln
Dover Ln
St. Sophia Bulgarian Orthodox Church
Private
Taiwan Presbyterian Church
Calvary Korean Baptist Church
E Oakton St
R-1 Single Family Residential
R-3 Townhouse Residential
C-1 Neighborhood Shopping
C-3 General Commercial
M-2 General Manufacturing
M-3 Special Manufacturing
I-1 Institutional
Planned Development
N


W Dempster St
King Ln
Munroe Cir
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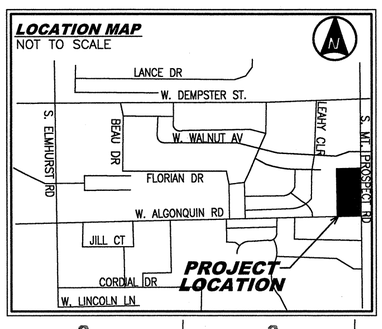
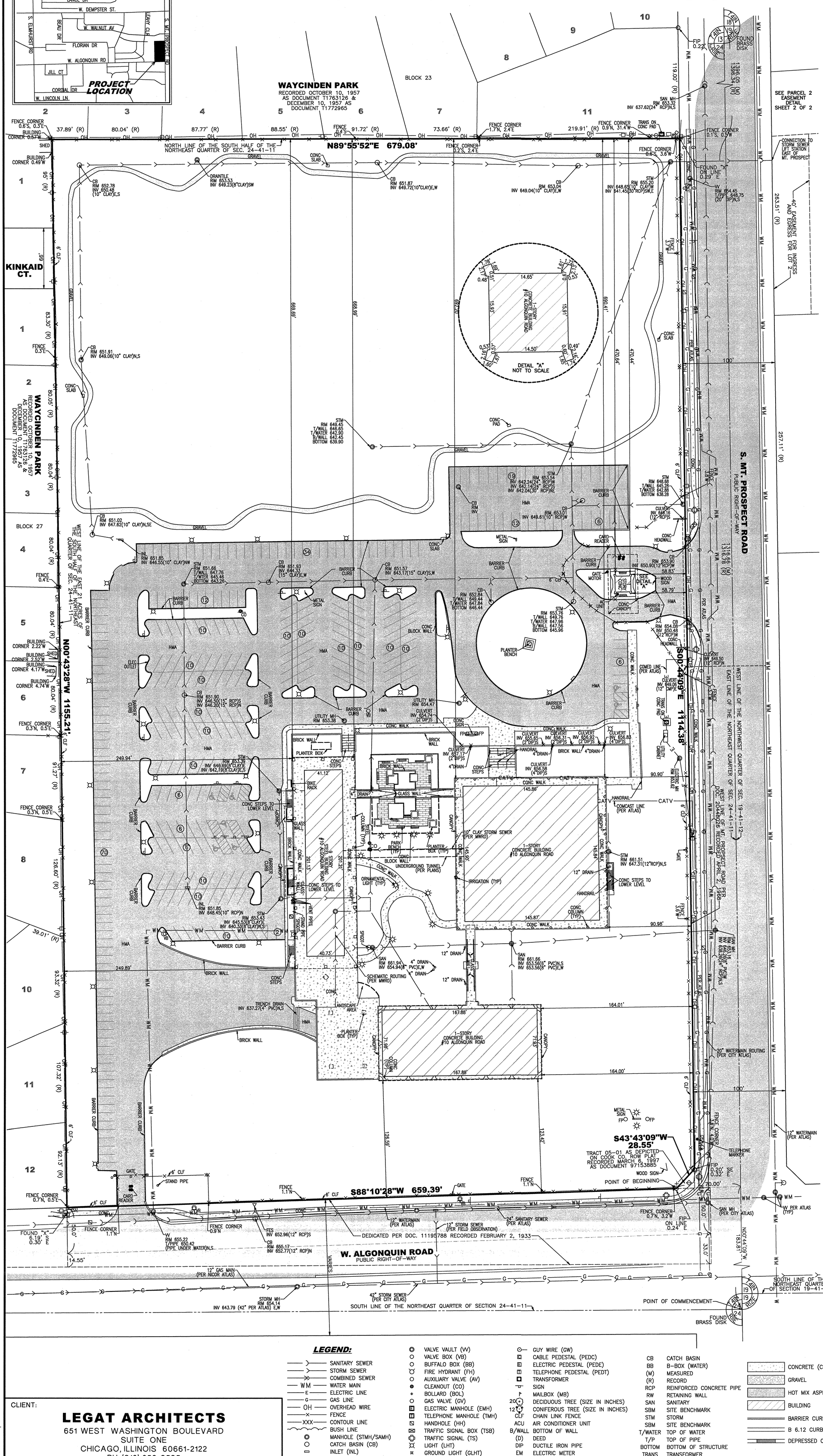
Kinkaid Ct
EINSTEIN PARK
Florian Dr
Arnold Ct
Wilson Dr
Seymour Ave
Perda Ln
Marshall Dr
Hewitt Dr
Clark Ln
Horne Ter
Anderson Ter
Leahy Cir E
Stark Pl
Leahy Cir S
Dorothy Dr
W Algonquin Rd
Diamond Head Dr
Andrea Ln
ST ZACHARY'S C C D
FRIENDSHIP JUNIOR HIGH SCHOOL
Cordial Dr
Courtesy Ln
Miami Ln
Phoenix Dr
Denver Dr
Doreen Dr
Westfield Ln
Roxbury Ln
DEVONSHIRE ELEMENTARY SCHOOL
Windsor Dr
Jeffery Ln
Danbury Ln
Lancaster Ln
S Mount Prospect Rd
E Algonquin Rd
E Roxbury Ln
Rawls Rd
Ashland Ave
Oakwood Ave
E Walnut Ave
S Westgate Rd
S Warrington Rd
WESTFIELD PARK
PRAIRIE LAKES PARK
MOUNTAIN VIEW MINE PARK
Affinl Dr
S Wolf Rd
Oxford Rd
Wedgewood Ave
E Lincoln Ave
Single Family Residential
Multi-Family Residential
Industrial
Institutional
Commercial
Open Space
Transportation/Communication/Utilities
Vacant
Planned Development
N

ALTA/NSPS LAND TITLE SURVEY

LOCATION MAP
NOT TO SCALE





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

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

PROPERTY DESCRIPTION:

PARCEL 1:
THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5 CHAINS AND 26 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRICIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS DEDICATED FOR ALGONQUIN ROAD BY DOCUMENT DATED NOVEMBER 8, 1929 AND RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195788 IN BOOK OF PLATS NUMBER 304 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 19, 1968 AND RECORDED APRIL 2, 1968 AS DOCUMENT NUMBER 20448026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET; THENCE NORTHEASTERLY, TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD) IN COOK COUNTY, ILLINOIS.

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

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

TABLE A OPTIONS

(CHECKED IF INCLUDED)

1. ___ MONUMENTATION
2. -X- ADDRESS(ES)
3. -X- FLOOD ZONE
4. -X- LAND AREAS
5. ___ VERTICAL RELIEF
6.(a) -X- ZONING REPORT SETBACK REQUIREMENT TABLE
(b) ___ ZONING REPORT SETBACK REQUIREMENT GRAPHICS
7.(a) -X- BUILDING DIMENSIONS
(b)(1) ___ BUILDING AREAS(EXTERIOR FOOTPRINTS)
(b)(2) ___ OTHER BUILDING AREAS
(c) ___ BUILDING HEIGHT
8. -X- VISIBLE IMPROVEMENTS
9. -X- PARKING STRIPING
10.(a) ___ DETERMINATION OF PARTY WALLS
(b) ___ DETERMINATION OF PARTY WALLS(PLUMB)
11. -X- UTILITIES OBSERVED EVIDENCE W/PLANS & MARKINGS
12. ___ GOVERNMENTAL AGENCY REQUIREMENTS
13. ___ NAMES OF ADJOINING OWNERS
14. ___ DISTANCE TO NEAREST INTERSECTING STREET
15. ___ RECTIFIED ORTHOPHOTOGRAPHY
16. ___ EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
17. ___ CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
18. ___ LOCATION OF WETLANDS(DELINEATED BY OTHERS)
19. -X- INCLUDE PLOTTABLE OFFSITE EASEMENTS
20. ___ PROFESSIONAL LIABILITY INSURANCE
21. ___ _____

SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401-008960665-D2 WITH AN EFFECTIVE DATE OF MAY 19, 2016 AND HAVE BEEN USED FOR LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE.
   1A. TITLE EXCEPTION M (GRANT DATED MARCH 14, 1949 AND RECORDED APRIL 20, 1949 AS DOCUMENT 14536838 TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, CORPORATION OF ILLINOIS, OF THE RIGHT TO LAY, MAINTAIN AND OPERATE A 20 INCH GAS MAIN, WITH THE NECESSARY APPURTENANCES FOR THE CARRYING AND DISTRIBUTING OF GAS WITH THE RIGHT OF ACCESS TO THE SAME FOR THE MAINTENANCE, REPAIR AND OPERATION THEREOF, IN, UPON, AND ACROSS THE EAST 21 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24-41-11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID GAS MAIN TO BE INSTALLED 45 WEST OF AND PARALLEL TO THE EAST LINE OF SAID PROPERTY.) - BLANKET IN NATURE, UNPLOTTABLE; EXISTING GAS MAINS CURRENTLY LIE WITHIN THE MT. PROSPECT ROAD RIGHT-OF-WAY.
   1B. TITLE EXCEPTION P (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT, DOCUMENT NUMBER 87280647; (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT] - EASEMENT SHOWN ON SHEET 2 OF 2; SEE DOCUMENT FOR PARTICULARS.
2. SURVEY BASED ON FIELD WORK COMPLETED ON 02-03-16. DUE TO SNOW COVER AT THE TIME OF THE FIELD WORK, SOME IMPROVEMENTS AND FEATURES MAY NOT HAVE BEEN LOCATED.
3. CONTACT J.U.L.I.E. AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
4. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDER-GROUND UTILITIES LOCATED AND SHOWN HEREON.
5. BEARINGS BASED ON STATE PLANE COORDINATES.
6. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREAS, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 17031C0216J AND 17031C0218J WITH A REVISED DATE OF AUGUST 19, 2008. SUBJECT TO MAP INTERPRETATION AND SCALING.
7. THERE ARE 329 STANDARD & 7 HANDICAP PARKING STALLS STRIPED WITHIN THE ABOVE DESCRIBED PROPERTY.
8. SUBJECT PROPERTY IS ZONED "M-3 SPECIAL MANUFACTURING DISTRICT" (FOR LIGHT MANUFACTURING, DISTRIBUTION, OFFICE AND RESEARCH FACILITIES).
9. ACCESS TO PROPERTY IS VIA TWO SEPARATE PUBLIC RIGHTS-OF-WAY, WHICH ARE PHYSICALLY OPEN AND DEDICATED.

GENERAL NOTES:

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

LEGEND:

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

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

- LEGAT ARCHITECTS
- VETTER PHARMA INTERNATIONAL GmbH
- VETTER COMMERCIAL MANUFACTURING USA, LLC
- CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 02-03-16.
DATE OF PLAT OR MAP: 06-21-2016

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2016

DALE A. GRAY 3057 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ALGONQUIN, IL

CLIENT:
LEGAT ARCHITECTS
651 WEST WASHINGTON BOULEVARD
SUITE ONE
CHICAGO, ILLINOIS 60661-2122
PH: (312) 258-9595

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY
06-21-16	UPDATE SURVEY TO 2016 ALTA STANDARDS; ADD "AS SURVEYED" LEGAL DESCRIPTION	LAG

DESIGNED	
DRAWN	SMC
APPROVED	DAG
DATE	03-10-16
SCALE	1" = 50'

ALTA/NSPS LAND TITLE SURVEY
10 W. ALGONQUIN ROAD
DES PLAINES, ILLNOIS

SHEET 1 OF 2
PROJECT NUMBER: 2866
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ILLINOIS FIRM LICENSE 184-002694

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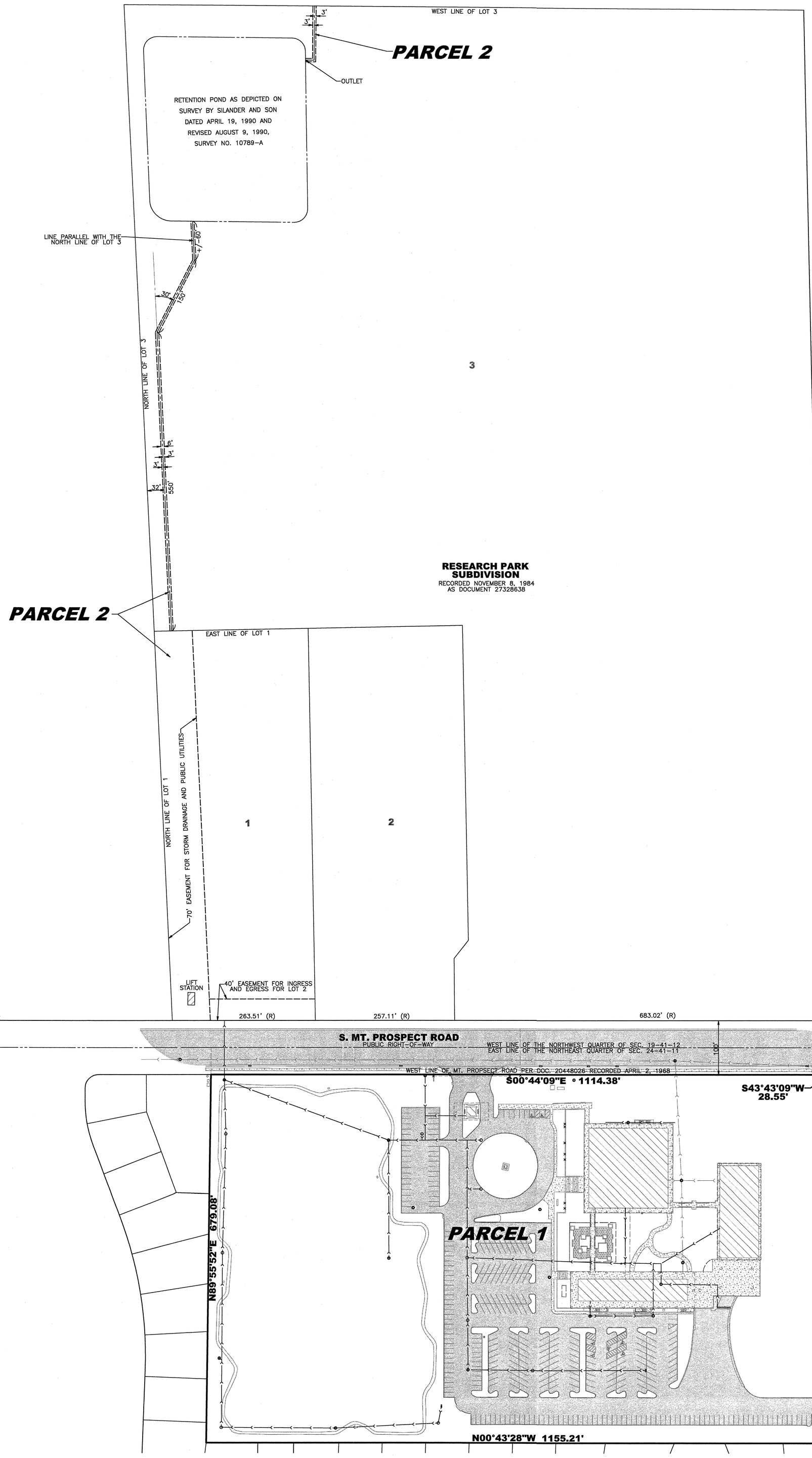
ALTA/NSPS LAND TITLE SURVEY

PARCEL 2 - EASEMENT DETAIL



100 50 0 100

SCALE: 1" = 100'

LEGEND:

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

CLIENT:

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www.mackieconsult.com
MACKIE CONSULTANTS

DATE	DESCRIPTION OF REVISION	BY
06-21-16	UPDATE SURVEY TO 2016 ALTA STANDARDS; ADD "AS SURVEYED" LEGAL DESCRIPTION	LAG

DESIGNED	
DRAWN	SMC
APPROVED	DAG
DATE	03-10-16
SCALE	1" = 100'

ALTA/NSPS LAND TITLE SURVEY
10 W. ALGONQUIN ROAD
DES PLAINES, ILLNOIS

SHEET 2 OF 2

PROJECT NUMBER: 2866

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ILLINOIS FIRM LICENSE 184-002694

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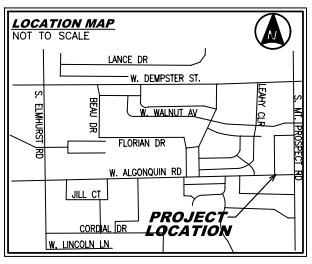
COMBINED TENTATIVE AND FINAL PLAT OF
VETTER SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DES PLAINES, COOK COUNTY, ILLINOIS.

RECORDING SPACE

LOCATION MAP
NOT TO SCALE



CITY OF DES PLAINES CERTIFICATES

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

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

SIGNED:_____
MAYOR

ATTEST:_____
CITY CLERK

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

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT. FINANCE DIRECTOR OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, THIS_____DAY OF_____, 20____.

SIGNED:_____
FINANCE DIRECTOR

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

APPROVED BY THE CITY ENGINEER OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, THIS_____DAY OF_____, 20____.

SIGNED:_____
CITY ENGINEER

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

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

SIGNED:_____
CHAIRPERSON

ATTEST:_____
SECRETARY

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

CORPORATION
VETTER REAL ESTATE USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED IN THE MANNER HEREON DRAWN.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS:
ELEMENTARY SCHOOL DISTRICT CC 59,
ARLINGTON HEIGHTS TOWNSHIP HIGH SCHOOL DISTRICT 214,
HARPER COMMUNITY COLLEGE DISTRICT 512

IN WITNESS WHEREOF SAID, VETTER REAL ESTATE USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF SAID PROPERTY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED

THIS_____ DAY OF_____, 20____.

BY: _____

TITLE: _____

NOTARY'S CERTIFICATE

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

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

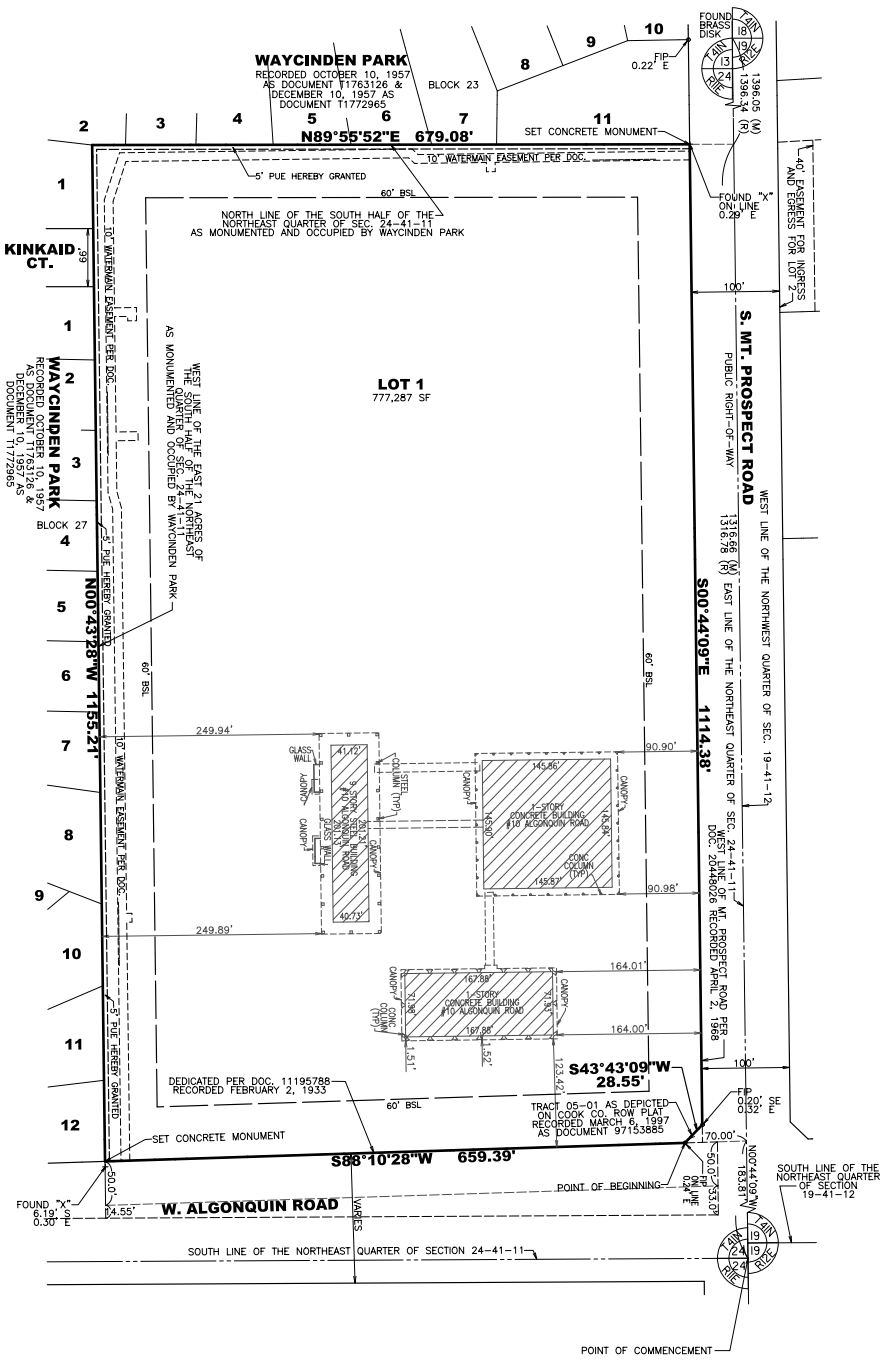
NAME: _____,

TITLE: _____, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AND RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS_____ DAY OF_____, 20____.

NOTARY
PUBLIC_____

COMMISSION EXPIRES_____



N
100 50 0 100
SCALE: 1" = 100'

P.I.N.'s:

08-24-201-052
08-24-201-053

AREA:

PROPERTY CONTAINS 777,287 SQUARE FEET OR 17.844 ACRES MORE OR LESS

LEGEND:

———	BOUNDARY LINE
———	PROPOSED LOT LINE
– – – – –	EXISTING EASEMENT LINE
———	EXISTING RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
——— – – ———	SECTION LINE
(D)	DEED
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
PUE	PUBLIC UTILITY EASEMENT
(M)	MEASURED
(R)	RECORD
	EXISTING BUILDING

NOTES:

1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED±OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
8. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
9. ALL AREAS ARE MORE OR LESS.
10. SEE SHEET 2 OF 2 FOR ADDITIONAL CERTIFICATES.

PUBLIC UTILITY EASEMENT PROVISIONS

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

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20__.

_____
DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2026

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

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

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF DES PLAINES, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 17031C0216J, WITH A MAP REVISED DATE OF AUGUST 19, 2008 AND MAP NUMBER 17031C0218J, WITH A MAP REVISED DATE OF AUGUST 19, 2008.
SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF

_____, 20__, IN ROSEMONT, ILLINOIS,

_____
DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2026

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____DAY OF _____, _____

_____
SUPERINTENDENT DEPARTMENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

BY:_____ DATE: _____, A.D., 20___.
JOSE RIOS
REGION ONE ENGINEER

CLIENT:
LEGAT ARCHITECTS
549 W. RANDOLPH STREET
SUITE 602
CHICAGO, ILLINOIS 60661

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	TKB
DRAWN	MJF
APPROVED	DAG
DATE	06/16/2025
SCALE	1" = 100'

COMBINED TENTATIVE AND FINAL PLAT OF VETTER SUBDIVISION DES PLAINES, ILLINOIS

SHEET 1 OF 1
PROJECT NUMBER: 2866
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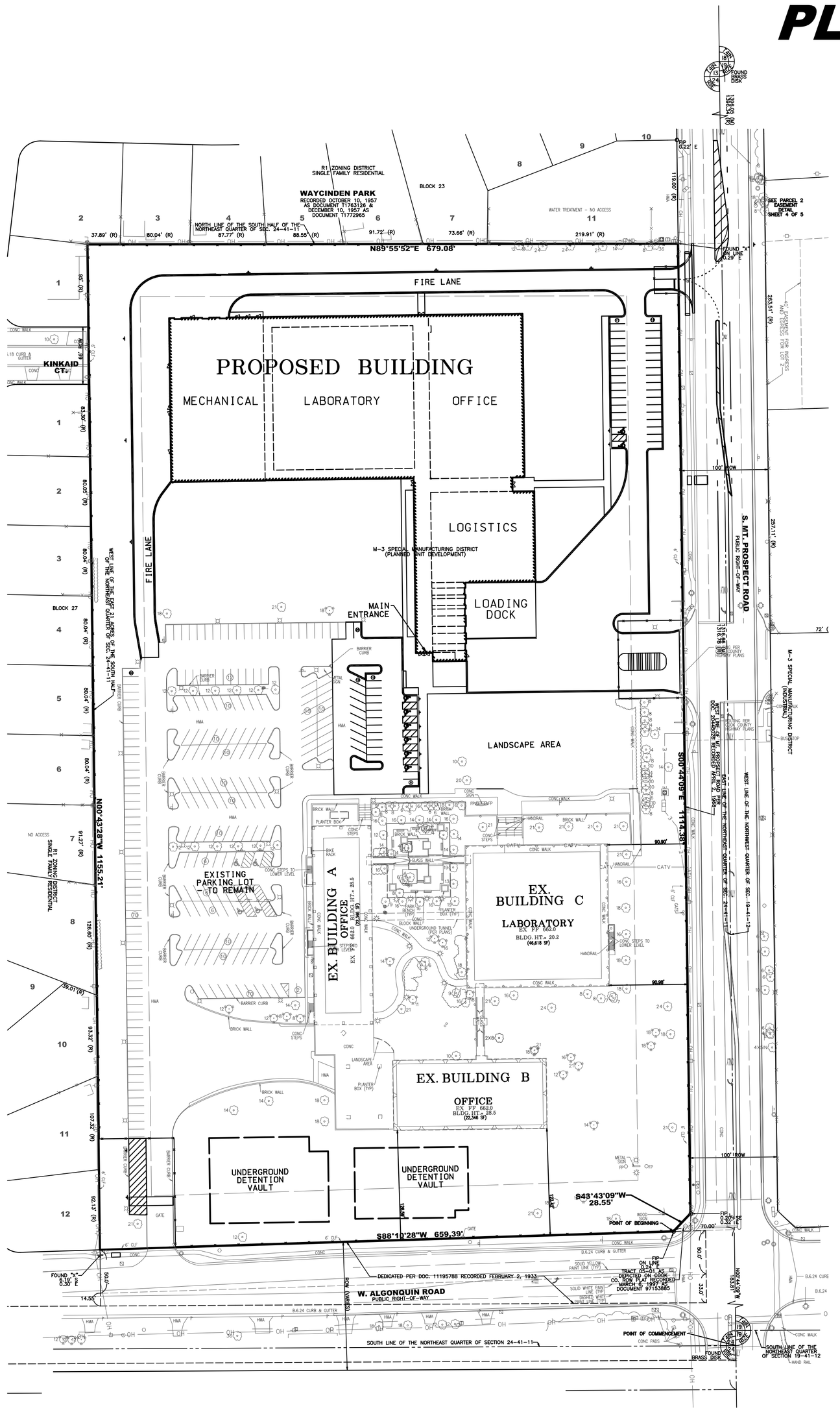
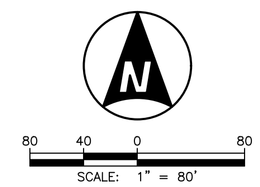
ILLINOIS FIRM LICENSE 184-002694

6/16/2025 10:57:52 AM
N:\2866-2025 Imp\Survey\Proposed\Final\2866-plt SUB.plt

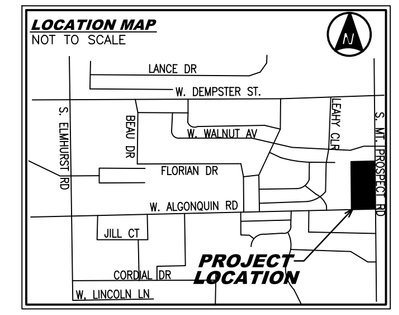
PLANNED UNIT DEVELOPMENT
VETTER DEVELOPMENT SERVICES





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

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



PARKING STALL SUMMARY:

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

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

SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENTS FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401-008980665-D2 WITH AN EFFECTIVE DATE OF MAY 19, 2016 AND HAVE BEEN USED FOR LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE:
   1A. TITLE EXCEPTION M (GRANT DATED MARCH 14, 1949 AND RECORDED APRIL 20, 1949 AS DOCUMENT 14536838 TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, CORPORATION OF ILLINOIS, OF THE RIGHT TO LAY, MAINTAIN AND OPERATE A 20 INCH GAS MAIN, WITH THE NECESSARY APPURTENANCES FOR THE CARRYING AND DISTRIBUTING OF GAS WITH THE RIGHT OF ACCESS TO THE SAME FOR THE MAINTENANCE, REPAIR AND OPERATION THEREOF, IN, UPON, AND ACROSS THE EAST 21 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24-41-11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID GAS MAIN TO BE INSTALLED 45 WEST OF AND PARALLEL TO THE EAST LINE OF SAID PROPERTY.) - BLANKET IN NATURE. UNPLOTTABLE. EXISTING GAS MAINS CURRENTLY LIE WITHIN THE MT. PROSPECT ROAD RIGHT-OF-WAY.
   1B. TITLE EXCEPTION P ((A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT, DOCUMENT NUMBER 87280647; (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT) - EASEMENT SHOWN ON SHEET 2 OF 2; SEE DOCUMENT FOR PARTICULARS.
2. SURVEY BASED ON FIELD WORK COMPLETED ON 02-03-16. DUE TO SNOW COVER AT THE TIME OF THE FIELD WORK, SOME IMPROVEMENTS AND FEATURES MAY NOT HAVE BEEN LOCATED.
3. CONTACT J.U.L.I.E. AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
4. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDER-GROUND UTILITIES LOCATED AND SHOWN HEREON.
5. BEARINGS BASED ON STATE PLANE COORDINATES.
6. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREAS, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 17031C0216J AND 17031C0218J WITH A REVISED DATE OF AUGUST 19, 2008. SUBJECT TO MAP INTERPRETATION AND SCALING.
7. THERE ARE 329 STANDARD & 7 HANDICAP PARKING STALLS STRIPED WITHIN THE ABOVE DESCRIBED PROPERTY.
8. SUBJECT PROPERTY IS ZONED "M-3 SPECIAL MANUFACTURING DISTRICT" (FOR LIGHT MANUFACTURING, DISTRIBUTION, OFFICE AND RESEARCH FACILITIES). ADJACENT PROPERTIES TO THE NORTH AND WEST ARE ZONED "R1-SINGLE FAMILY RESIDENTIAL."
9. ACCESS TO PROPERTY IS VIA TWO SEPARATE PUBLIC RIGHTS-OF-WAY, WHICH ARE PHYSICALLY OPEN AND DEDICATED.
10. ALL BUILDING ADDRESSES, PROPOSED AND EXISTING, WILL BE 10 W. ALGONQUIN RD.
11. OPERATION HOURS ARE 24 HOURS PER DAY, 7 DAYS PER WEEK
12. APPROXIMATE NUMBER OF EMPLOYEES IS 500.

GENERAL NOTES:

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

PROPERTY DESCRIPTION:

PARCEL 1:
THE EAST 21 ACRES OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5 CHAINS AND 26 LINKS EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRICIPAL MERIDIAN, THENCE SOUTH 19 CHAINS TO A POST, THENCE EAST 34 CHAINS AND 74 LINKS TO THE EAST LINE OF SAID SECTION, THENCE NORTH 19 CHAINS TO A POST, THENCE WEST 34 CHAINS AND 74 LINKS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF WHICH WAS DEDICATED FOR ALGONQUIN ROAD BY DOCUMENT DATED NOVEMBER 8, 1929 AND RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195788 IN BOOK OF PLATS NUMBER 304 AT PAGES 8 AND 9 AND ALSO EXCEPTING THEREFROM THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET THEREOF LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AS CONVEYED BY PROCON INCORPORATED TO THE COUNTY OF COOK BY DEED DATED JANUARY 19, 1968 AND RECORDED APRIL 2, 1968 AS DOCUMENT NUMBER 20448026; ALSO EXCEPTING THAT PART BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 50 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF MT. PROSPECT ROAD WITH THE NORTH LINE OF ALGONQUIN ROAD THENCE WEST ON SAID NORTH LINE 20 FEET; THENCE NORTHEASTERLY, TO THE WEST LINE OF MT. PROSPECT ROAD AFORESAID, 20 FEET NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH ON SAID WEST LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE EAST 33 FEET THEREOF TAKEN AND USED FOR MT. PROSPECT ROAD) IN COOK COUNTY, ILLINOIS.

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

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

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENTS:
VETTER
10 W ALGONQUIN ROAD
DES PLAINES, ILLINOIS

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MM
DRAWN	MM
APPROVED	TKB
DATE	03 /14 /2025
SCALE	1" = 80'

PLANNED UNIT DEVELOPMENT
VETTER DEVELOPMENT SERVICES
DES PLAINES, ILLINOIS

SHEET 1 OF 5
PROJECT NUMBER: 2866
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ILLINOIS FIRM LICENSE 184-002694

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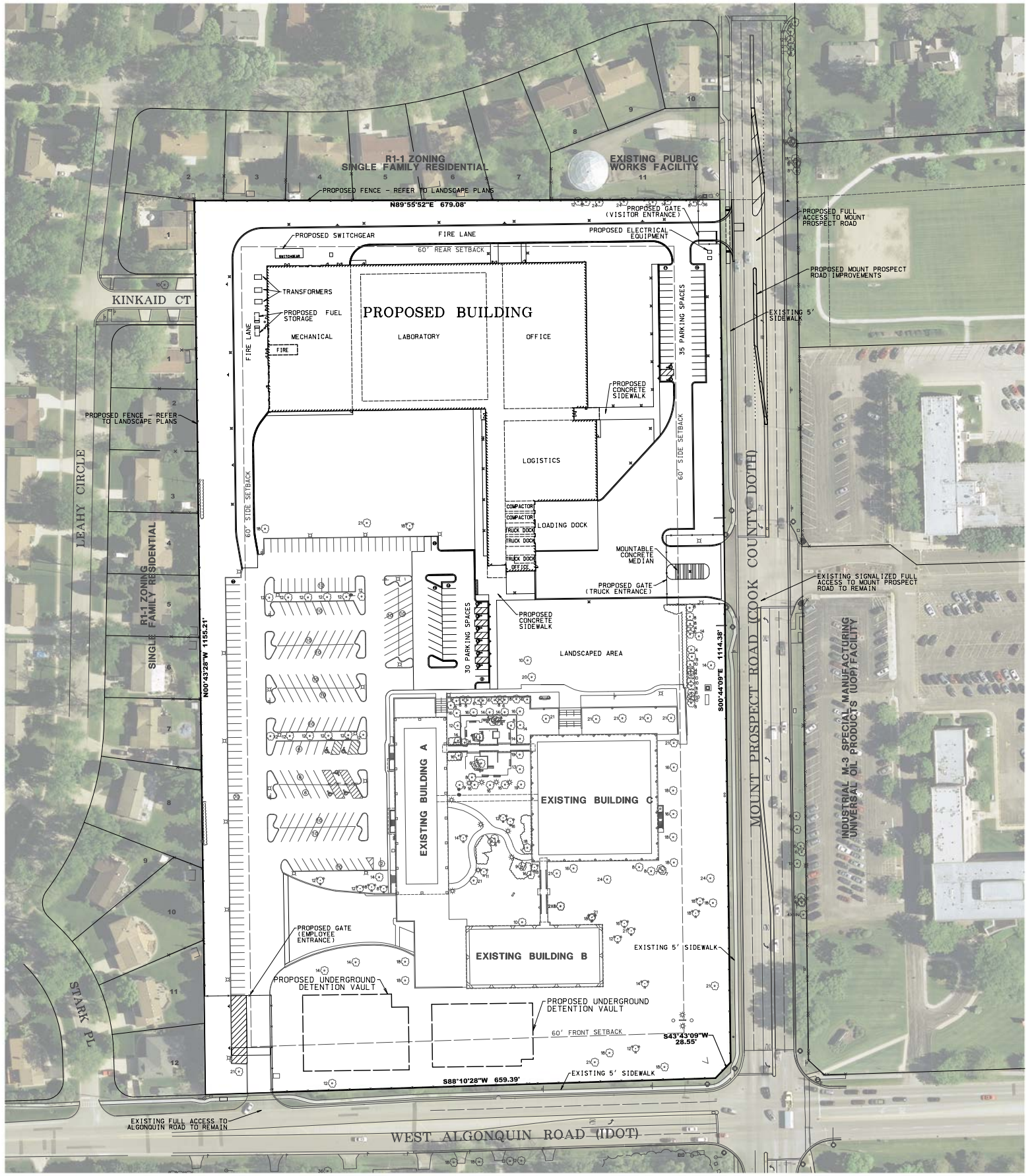
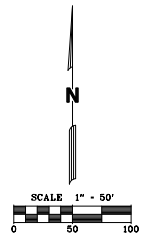




ZONING SUMMARY	
PROJECT AREA	17.844 ACRES (777,287 SF)
TOTAL DISTURBED AREA	8.31 ACRES
EXISTING ZONING	MANUFACTURING DISTRICT (M-3)
SETBACK INFORMATION	MANUFACTURING DISTRICT (M-3) (PLANNED UNIT DEVELOPMENT)
MINIMUM FRONT YARD	60 FEET
MINIMUM SIDE YARD	60 FEET
MINIMUM REAR YARD	60 FEET
MAXIMUM BUILDING COVERAGE	75%
PARKING INFORMATION	
TOTAL PARKING SPACES PROVIDED	298
TOTAL ADA SPACES REQUIRED	7
TOTAL ADA SPACES PROVIDED	8

VETTER

Vetter Development Services Facility

10 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t: 678.713.7616
www.evansgeneralcontractors.com

ARCHITECT
LEGAT ARCHITECTS
549 W Randolph St # 602
Chicago, IL 60601
t: 312.258.9595
f: 312.258.1555
www.legat.com

CIVIL
9575 W. Higgins Rd #500
Rosemont, IL 60018
t: 847.696.1400
www.mackieconsult.com

LANDSCAPE
ECT
403 West St, Charles Rd,
Lombard, IL 60148
t: 630.599.2000
f: 847.696.1410
www.ectinc.com

No.	Revision	By:	Date
	REVISED PER OWNER COMMENTS	TKB	4-28-2025

SITE PERMIT

Professional Seal(s):

Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Printed:	07.05.2024
File Name:	P:\2866 2027 Algonquin\Work\C200 Overall Site Plan.pl

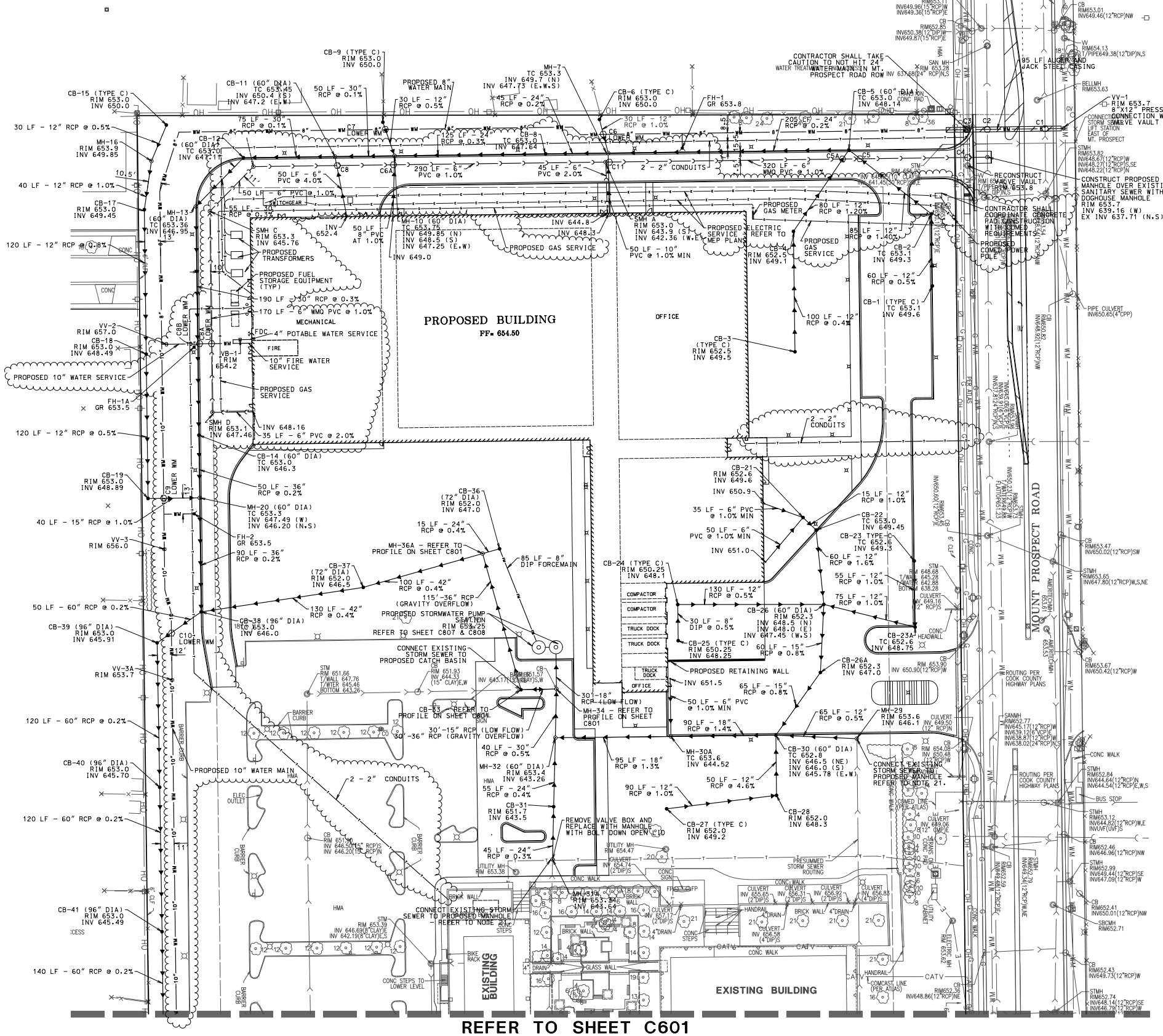
Dwg. Title:

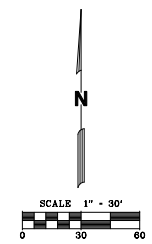
OVERALL SITE PLAN

Project No.: 2866

Dwg. No.: **C200**

Rev. No.:





UNDERGROUND UTILITY GENERAL NOTES

1. CITY OF DES PLAINES ENGINEERING DEPARTMENT STANDARDS SUPERSEDES ALL OTHERS.
2. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED. TRADITIONAL 2-FOOT DIAMETER INLETS ARE NOT ALLOWED FOR THIS DEVELOPMENT. 2-FOOT DIAMETER CATCH BASINS HAVE BEEN IDENTIFIED WHERE APPLICABLE.
3. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
4. ALL WATER MAIN SHALL BE POLYVINYL CHLORIDE PIPE, SDR 25, PRESSURE CLASS 165 PSI, AWWA C-900 OR DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE. ALL DUCTILE IRON WATER MAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH CITY REQUIREMENTS
5. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED.
6. GRANULAR TRENCH BACKFILL (CA-6 OR FA-10) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE C800. ALL TRENCHES WITHIN MOUNT PROSPECT ROAD RIGHT-OF-WAY MUST BE TRENCH BACKFILLED WITH FA-6 SAND IN ACCORDANCE WITH ARTICLE 550.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWING.
9. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
10. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
11. CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
12. SEE ARCHITECTURAL DRAWINGS FOR SEWER CONNECTION LOCATIONS.
13. LOCATION OF ALL BUILDING SIAMESE CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHALL.
14. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
15. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
16. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
17. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
18. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5 FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
19. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
20. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
21. LOCATION AND ELEVATION OF EXISTING STORM SEWER IS UNKNOWN. CONTRACTOR SHALL VERIFY PIPE SIZE AND INVERT PRIOR TO START OF CONSTRUCTION. ELEVATIONS AT DOWNSTREAM MANHOLES MAY NEED TO BE REVISED ACCORDINGLY.

CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C1	EXSTM 647.57	WTR 646.07	1.5'
C2	WTR 647.41	EXSAN 640.02	7.39'
C3	EXWTR 646.54	WTR 645.04	1.5'
C4	WTR 646.58	SAN 640.0	6.58'
C5	STM 648.0	SAN 640.9	7.1'
C5A	STM 648.0	SAN 641.0	7.0'
C6	STM 649.65	WTR 648.15	1.5'*
C6A	STM 648.5	SAN 644.6	3.9'
C7	SAN 649.74	WTR 648.24	1.5'*
C8	STM 648.83	SAN 645.08	3.75'
C8A	SAN 646.85	WTR 645.35	1.5'*
C8B	STM 646.17	WTR 644.67	1.5'*
C9	STM 648.07	WTR 646.57	1.5'*
C10	STM 645.33	WTR 643.83	1.5'*
C11	STM 647.50	SAN 642.90	4.6'

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

SANITARY SEWER AND STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO MWRD GENERAL NOTE D.7 ON SHEET C801 FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

REFER TO SHEET C801 FOR SANITARY SEWER PROFILE

ALL STORM SEWER HAS BEEN DESIGNED FOR THE 100 YEAR STORM EVENT

VETTER
Vetter Development Services Facility
10 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t: 678.713.7616
www.evansgeneralcontractors.com

ARCHITECT
LEGAT ARCHITECTS
549 W Randolph St # 602
Chicago, IL 60601
t: 312.258.9595
f: 312.258.1555
www.legat.com

CIVIL
9575 W. Higgins Rd #500
Rosemont, IL 60018
t: 847.696.1400
www.mackieconsult.com

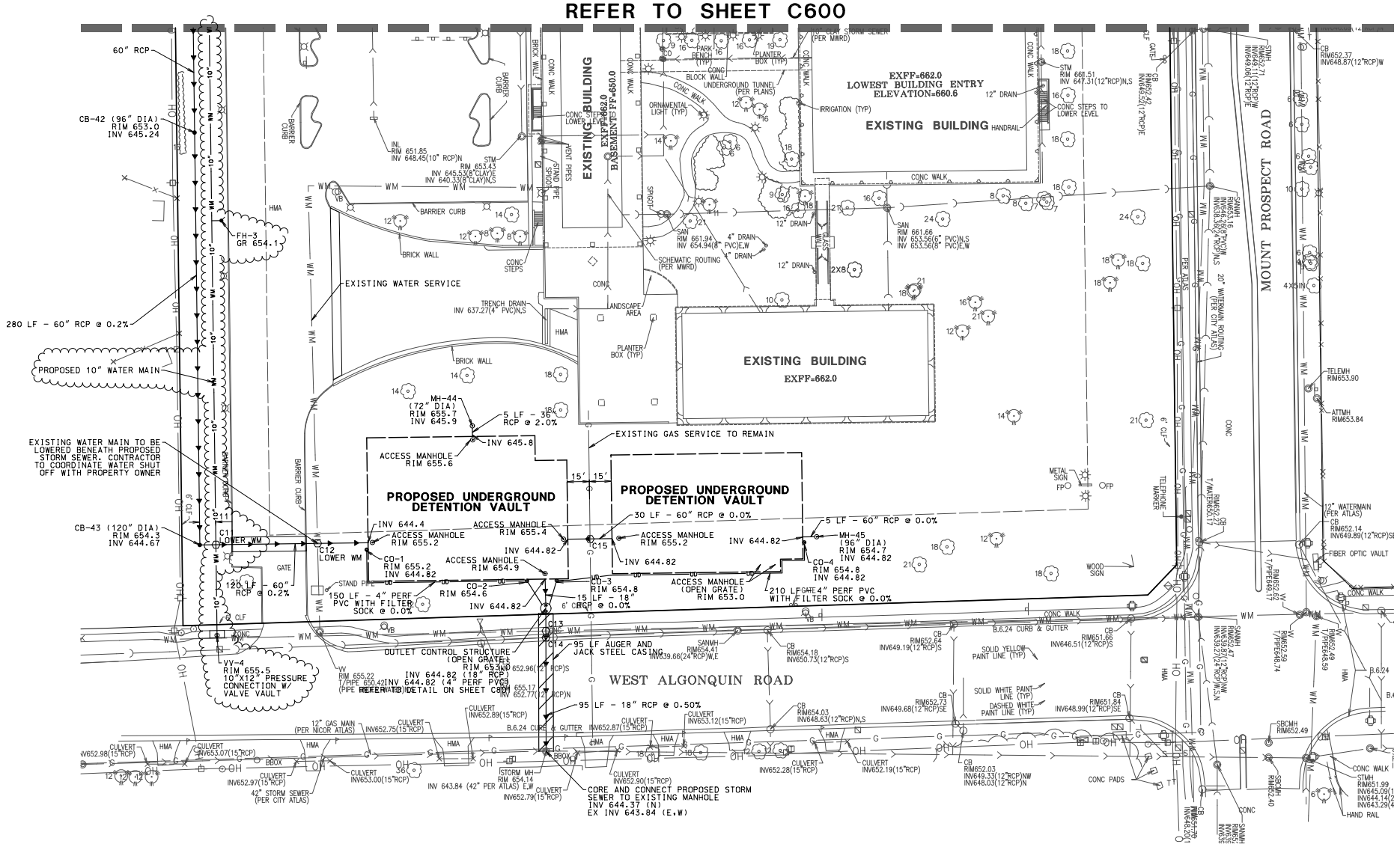
LANDSCAPE
ECT
403 West St. Charles Rd.
Lombard, IL 60148
t: 630.599.2000
f: 847.696.1410
www.ectinc.com

No.	Revision	By	Date
7	REVISED PER OWNER COMMENTS	TKB	4/30/2025
6	REVISED PER MWRD COMMENTS	TKB	3/10/2025
5	REVISED PER MWRD COMMENTS	TKB	2/25/2025
3	REVISED PER CITY COMMENTS	MM	1/13/2025
2	REVISED PER MWRD COMMENTS	MM	1/10/2025
1	REVISED PUMP STATION	MM	08/19/2024

SITE PERMIT

Professional Seal(s):

Drawn By: MM
Checked By: TKB
Approved By: TKB
Date Printed: 07.08.2024
File Name: P:\MM-2022 Projects\Vetter\2207-VDS\ Plan Set.dwg
Dwg. Title: UTILITY PLAN - NORTH
Project No.: 2866
Dwg. No.: C600
Rev. No.:



REFER TO SHEET C600 FOR UTILITY PLAN GENERAL NOTES

CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C11	STM 644.05	WTR 642.55	1.5'*
C12	STM 643.73	EXWTR 642.33	1.5'*
C13	EXWTR 649.01	STM 646.52	2.49'
C14	STM 644.48	EXSAN 642.23	2.5'
C15	EXGAS 651.8	STM 650.8	1.0'

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

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SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE 11 ON SHEET C809 FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

ALL STORM SEWER HAS BEEN DESIGNED FOR THE 100 YEAR STORM EVENT

VETTER
Vetter Development Services Facility
10 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t: 678.713.7616
www.evansgeneralcontractors.com

ARCHITECT
LEGAT ARCHITECTS
549 W Randolph St # 602
Chicago, IL 60601
t: 312.258.9595
f: 312.258.1555
www.legat.com

CIVIL
9575 W. Higgins Rd #500
Rosemont, IL 60018
t: 847.696.1400
www.mackieconsult.com

LANDSCAPE
ECT
403 West St. Charles Rd,
Lombard, IL 60148
t: 630.599.2000
f: 847.696.1410
www.ectinc.com

No.	Revision	By	Date
A	REVISED PER OWNER COMMENTS	TKB	4-30-2025
B	REVISED PER MWRD COMMENTS	TKB	5-09-2025
1	REVISED PER MWRD COMMENTS	MM	5-30-2025

SITE PERMIT

Professional Seal(s)

Drawn By:	MM
Checked By:	TKB
Approved By:	TKB
Date Printed:	07.08.2024
File Name:	P:\2866\2022 Apr\Engineering\Work\2866-Utility Plan-South.pdf

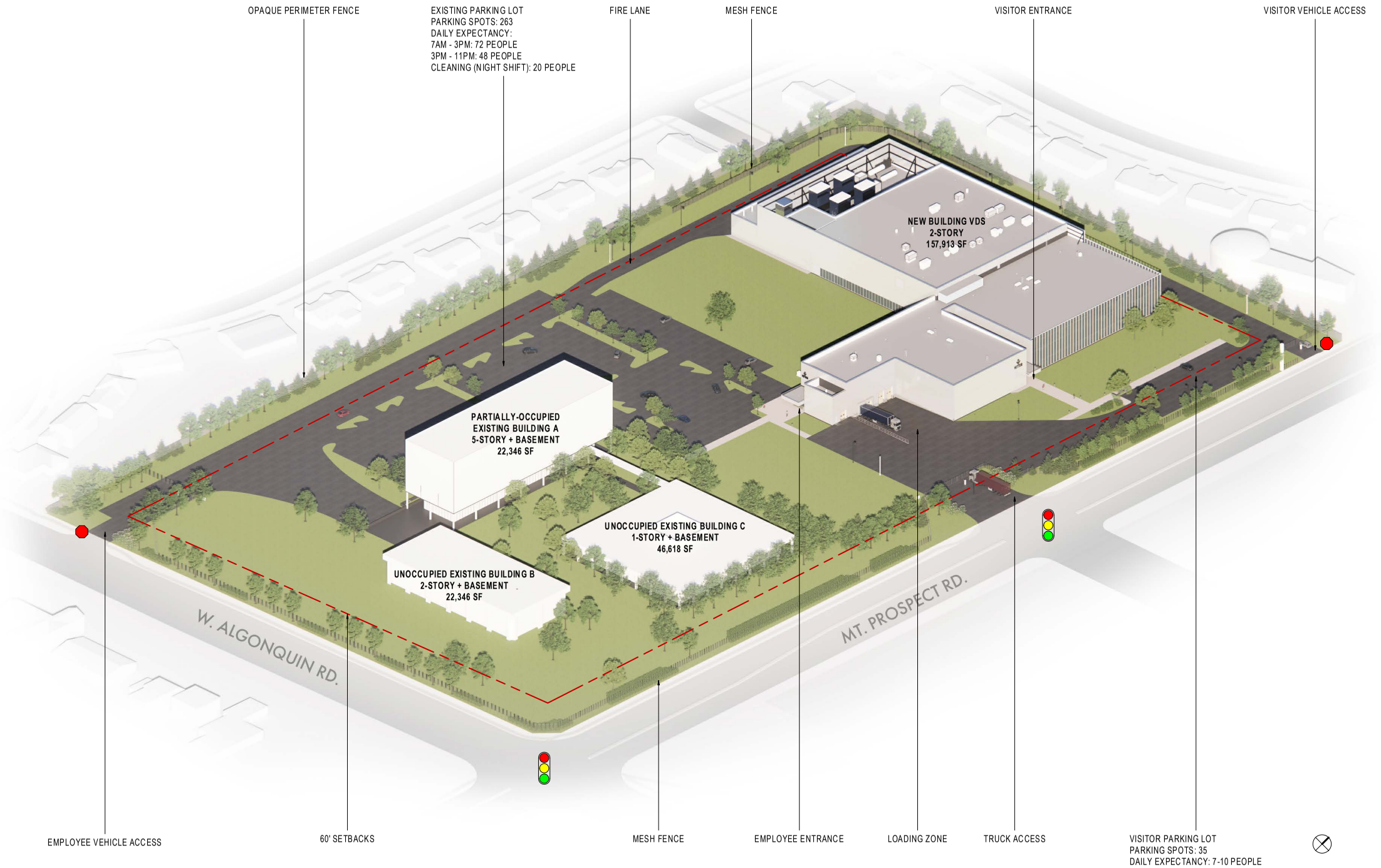
Dwg. Title:

UTILITY PLAN - SOUTH

Project No.: 2866

Dwg. No.: C601

Rev. No.:



1 SITE AXON DIAGRAM

CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER:

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St # 602
Chicago, IL 60661
t. 312.258.9595
f. 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION

LICENSEE

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PROJ. NO. 22316.03	DESIGNED BY: Designer
SCALE:	CHECKED BY: AQ
SHEET SIZE: 36x48	APPROVED BY: TK

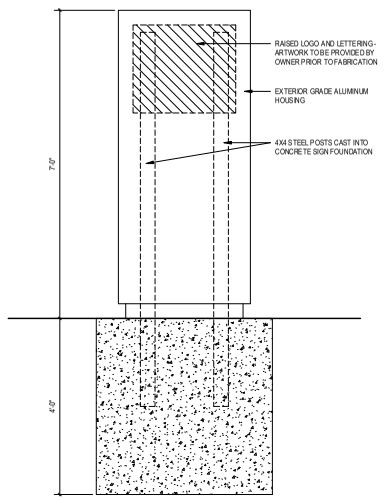
DRAWING TITLE

SITE AXON DIAGRAM

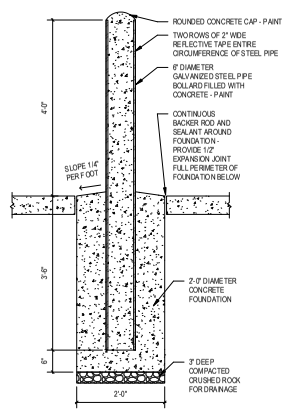
DRAWING NUMBER

G000

EXISTING SIGN TO MATCH

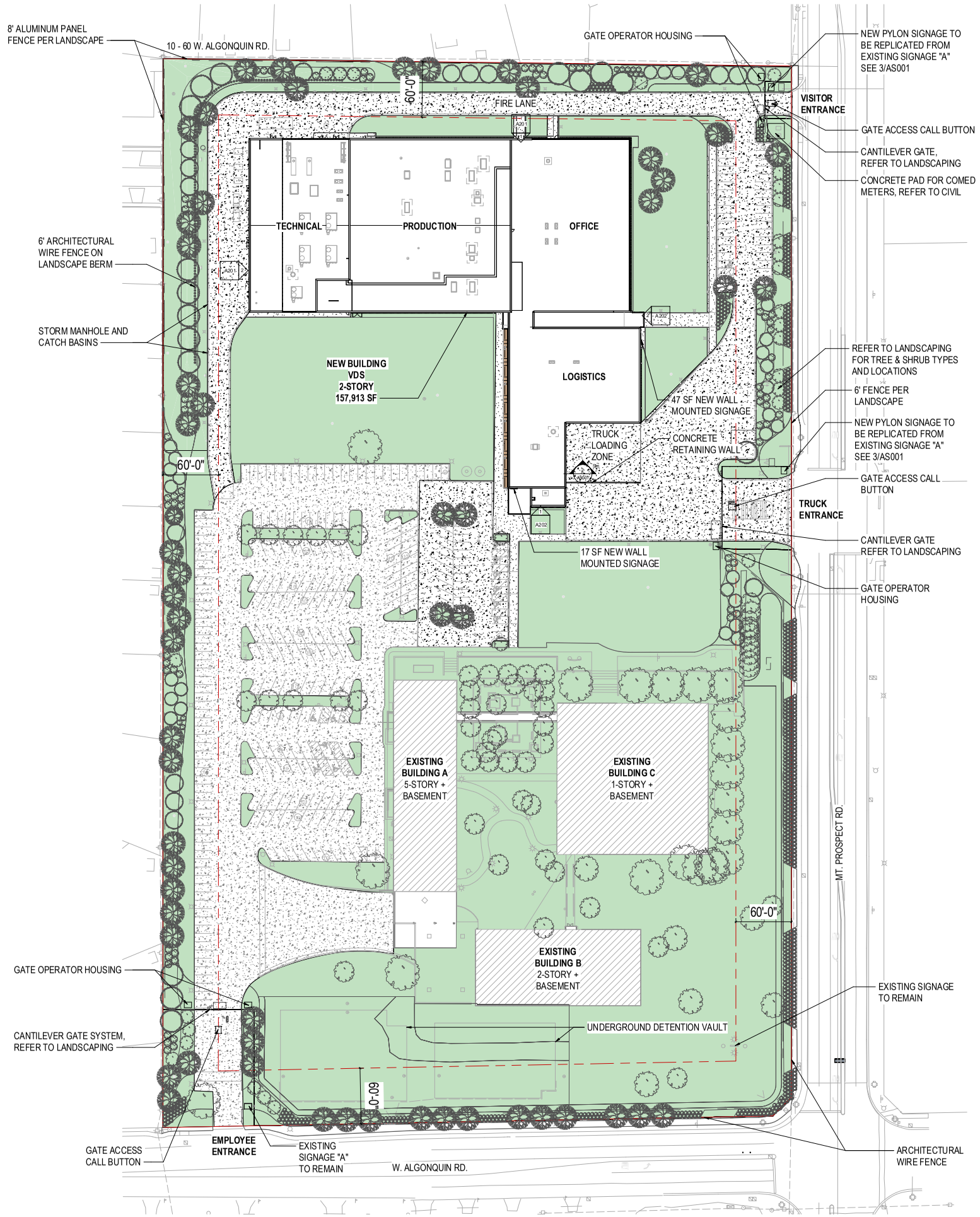


3 ELEVATION - EXTERIOR PYLON SIGN
3/4" = 1'-0"



2 BOLLARD SECTION
3/4" = 1'-0"

AS001



1 SITE PLAN
1" = 40'-0"

SITE PLAN LEGEND

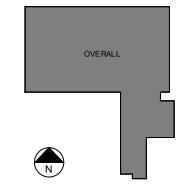
- NEW BUILDING
- EXISTING BUILDING
- NEW PAVING
- DECORATIVE GRAVEL
- MULCH PLANTING SPACE
- GREEN SPACE
- PROPERTY LINE
- 60' SETBACK LINE
- A101 / 1 Ref — EXTERIOR ELEVATION TAG

PARKING LEGEND

285 PARKING SPOTS (NON ADA)
13 ADA PARKING SPOTS

NOTES

- PROJECT CONSTRUCTED IN SINGLE PHASE



CLIENT
VETTER

DESIGN-BUILDER
Evans General Contractors

ARCHITECT
LEGAT ARCHITECTS

STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 600
KANSAS CITY, MO 64116
PHONE: 816-880-8600
FAX: 816-880-8898

PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
B		30JAN2025	ISSUED FOR DESIGN DEVELOPMENT
C		04APR2025	ISSUED FOR REVISED DESIGN DEVELOPMENT
D		18JUL2025	ISSUED FOR PERMIT

LICENSEE

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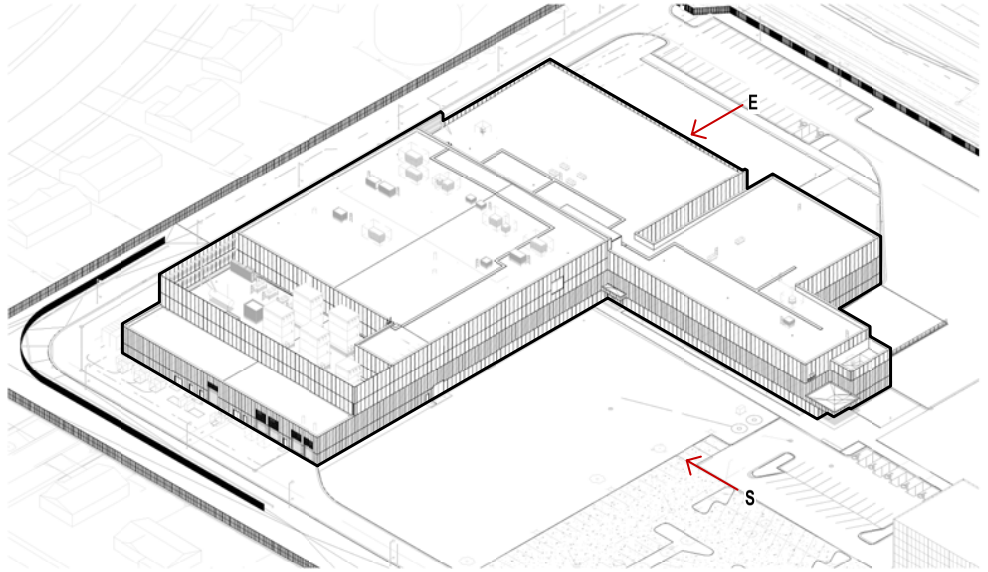
PROJ. NO.	2231603	DESIGNED BY:	MR
SCALE:	As indicated	CHECKED BY:	AG
SHEET SIZE:	36x48	APPROVED BY:	TK

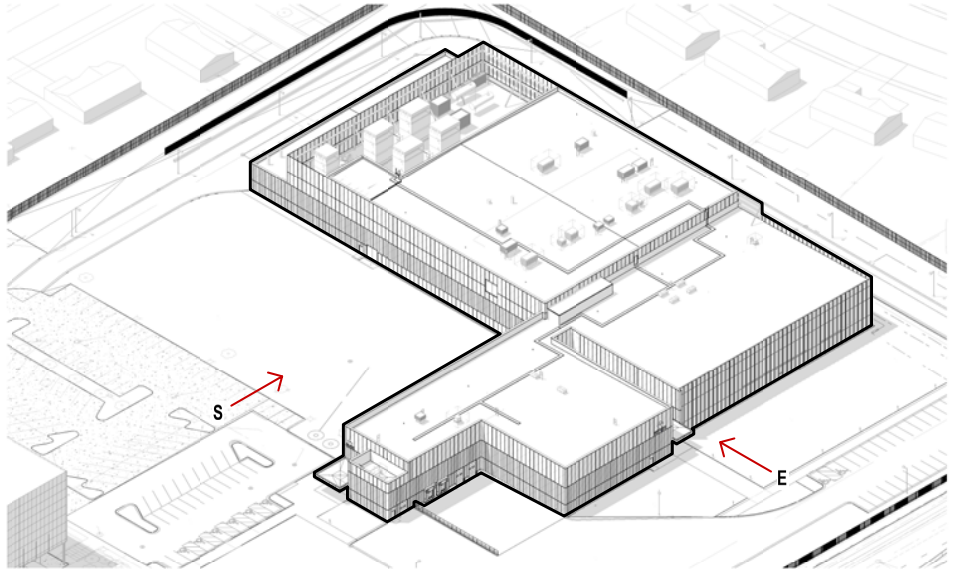
DRAWING TITLE
ARCHITECTURAL SITE PLAN

VETTER DRAWING NUMBER
A01_000_XX_Q00

DRAWING NUMBER
AS001

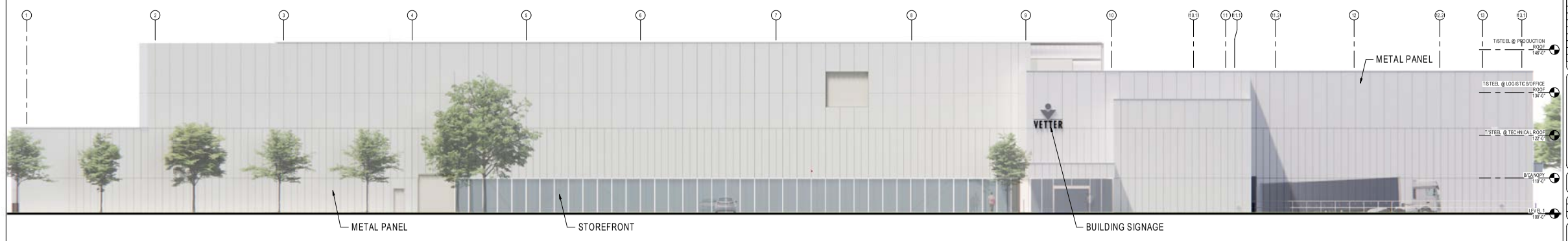


4 EXTERIOR AXON - SOUTHWEST



3 EXTERIOR AXON - SOUTHEAST

2 BUILDING ELEVATION - EAST
3/32" = 1'-0" A110A



1 BUILDING ELEVATION - SOUTH
3/32" = 1'-0" A111

CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St #602
Chicago, IL 60661
t: 312.258.9595
f: 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
A		10JAN2025	ISSUED FOR DESIGN ASSIST

LICENSEE

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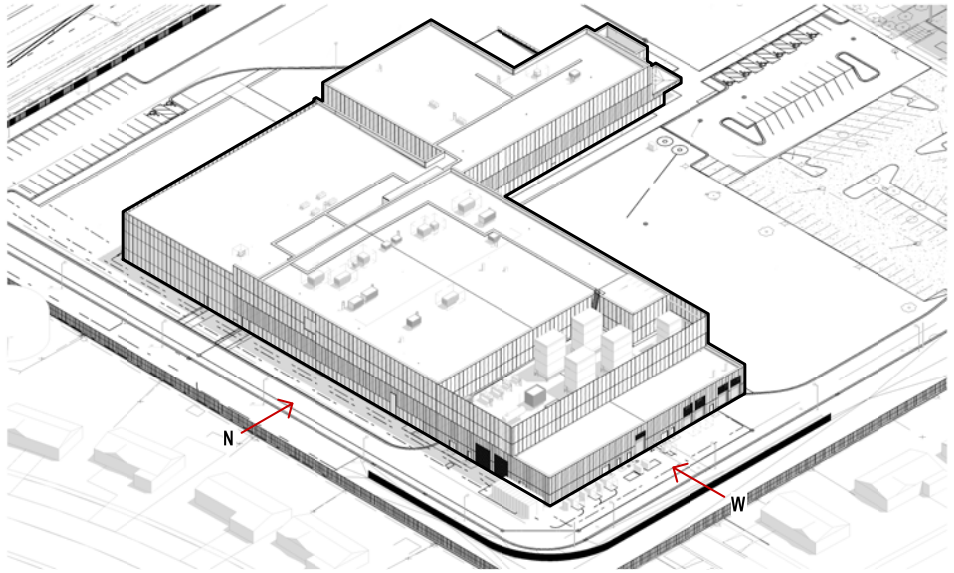
PROJ. NO.	2231.16.03	DESIGNED BY:	MR
SCALE:	3/32" = 1'-0"	CHECKED BY:	AQ
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE

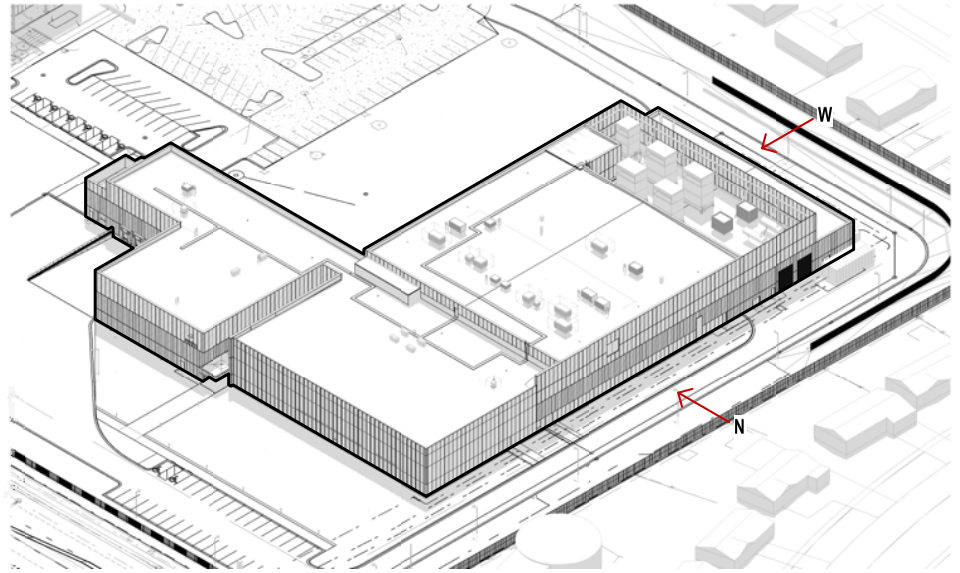
BUILDING ELEVATIONS - COLOR

DRAWING NUMBER

A204

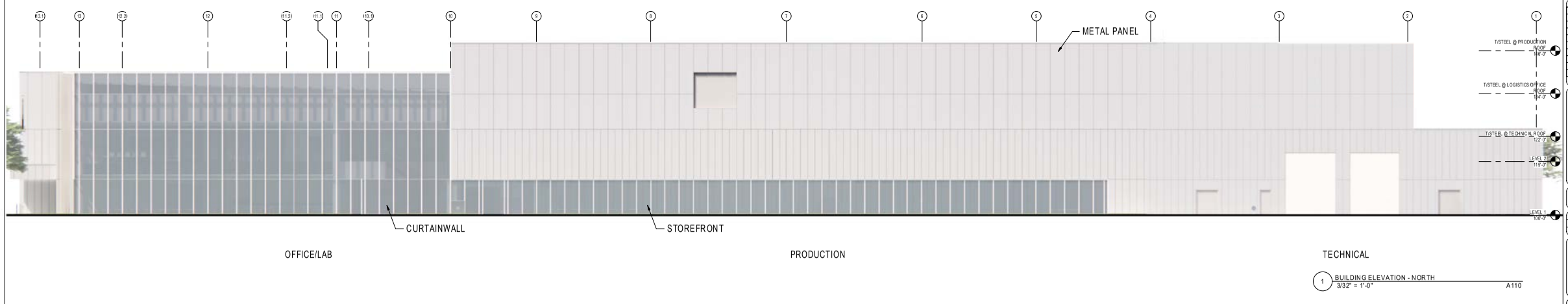


4 EXTERIOR AXON - NORTHWEST



3 EXTERIOR AXON - NORTHEAST

2 BUILDING ELEVATION - WEST
3/32" = 1'-0" A111



1 BUILDING ELEVATION - NORTH
3/32" = 1'-0" A110

CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St # 602
Chicago, IL 60661
t. 312.258.9595
f. 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
A		10JAN2025	ISSUED FOR DESIGN ASSIST.

LICENSEE

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PROJ. NO.	2231.16.03	DESIGNED BY:	MR
SCALE:	3/32" = 1'-0"	CHECKED BY:	AQ
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE

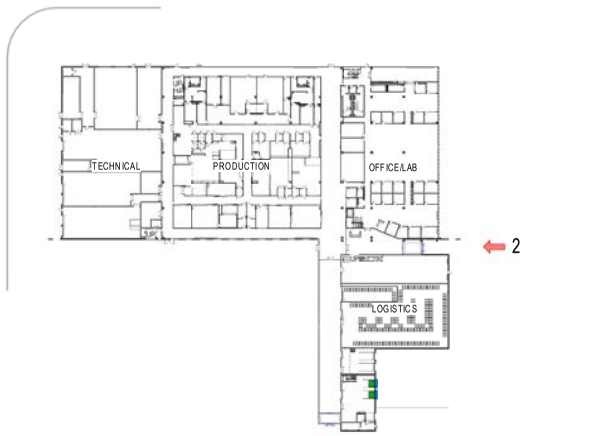
BUILDING ELEVATIONS - COLOR

DRAWING NUMBER

A205

2 EXTERIOR PERSPECTIVE - VISITOR ENTRANCE

1 EXTERIOR PERSPECTIVE - EMPLOYEE ENTRANCE



FIRST FLOOR PLAN KEY
1/64" = 1'-0"

MT. PROSPECT RD.

CLIENT
VETTER

DESIGN-BUILDER
Evans General Contractors

ARCHITECT
LEGAT ARCHITECTS

STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
B		30JAN2025	ISSUED FOR DESIGN DEVELOPMENT
C		04APR2025	ISSUED FOR REVISED DESIGN DEVELOPMENT
D		18JUL2025	ISSUED FOR PERMIT

LICENSEE
THOMAS C. KIKTA 001-019463

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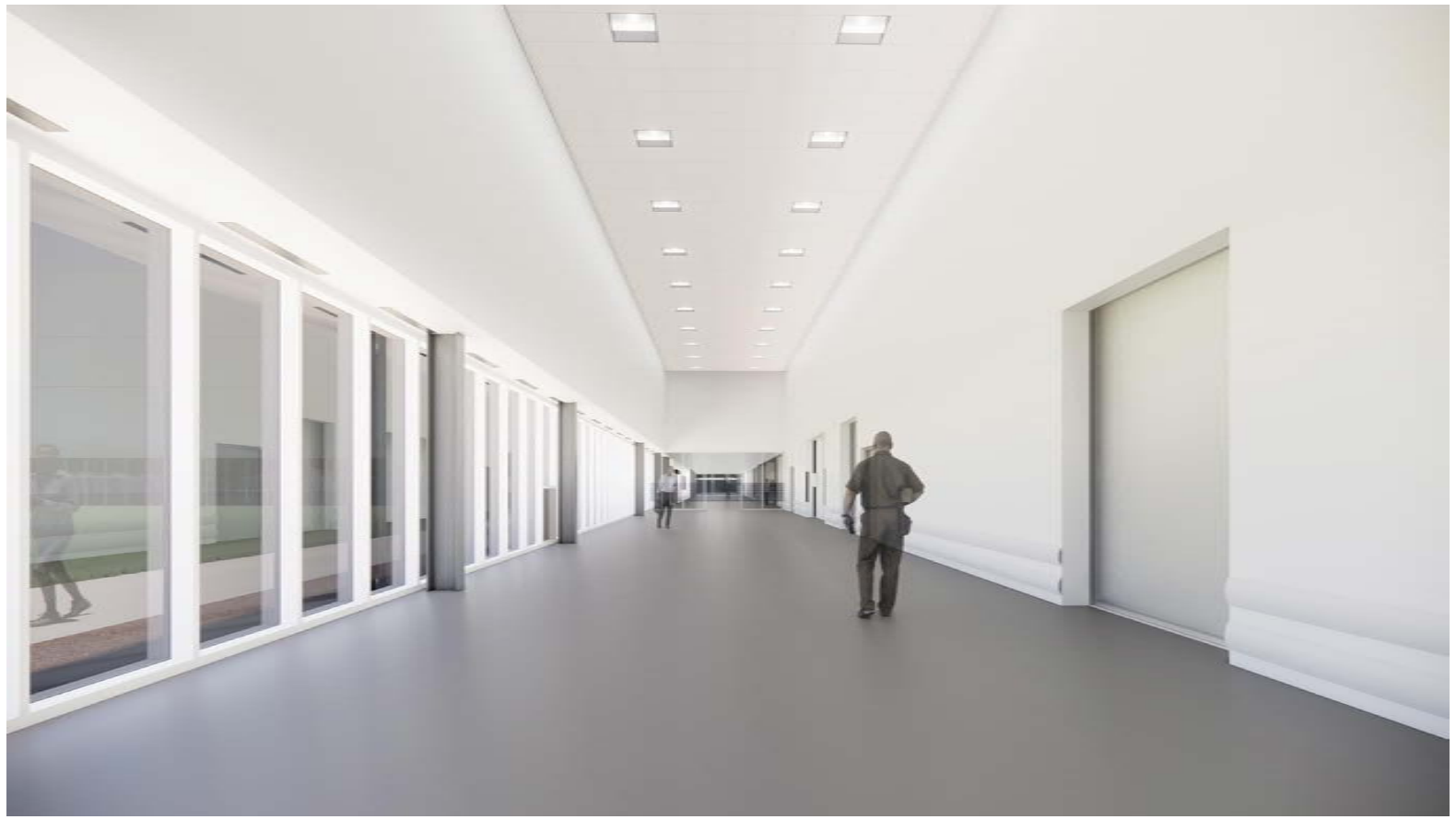
PROJ. NO.	2319.10	DESIGNED BY:	MR
SCALE	As indicated	CHECKED BY:	AG
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE
EXTERIOR PERSPECTIVE VIEWS

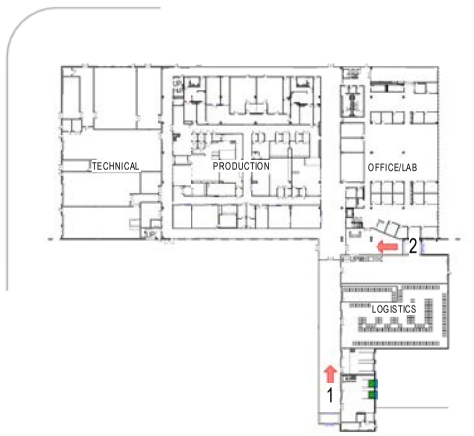
VETTER DRAWING NUMBER
A99_700_XX_001

DRAWING NUMBER
A901

2 INTERIOR PERSPECTIVE - VISITOR ENTRANCE



1 INTERIOR PERSPECTIVE - EMPLOYEE ENTRANCE



FIRST FLOOR PLAN KEY
1/64" = 1'-0"

MT. PROSPECT RD.

CLIENT
VETTER

DESIGN-BUILDER
Evans General Contractors

ARCHITECT
LEGAT ARCHITECTS

STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9888

PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
B		30JAN2025	ISSUED FOR DESIGN DEVELOPMENT
C		04APR2025	ISSUED FOR REVISED DESIGN DEVELOPMENT
D		18AUG2025	ISSUED FOR PERMIT

LICENSEE
STATE OF ILLINOIS
THOMAS C. KOETA
001-018463
REGISTERED ARCHITECT

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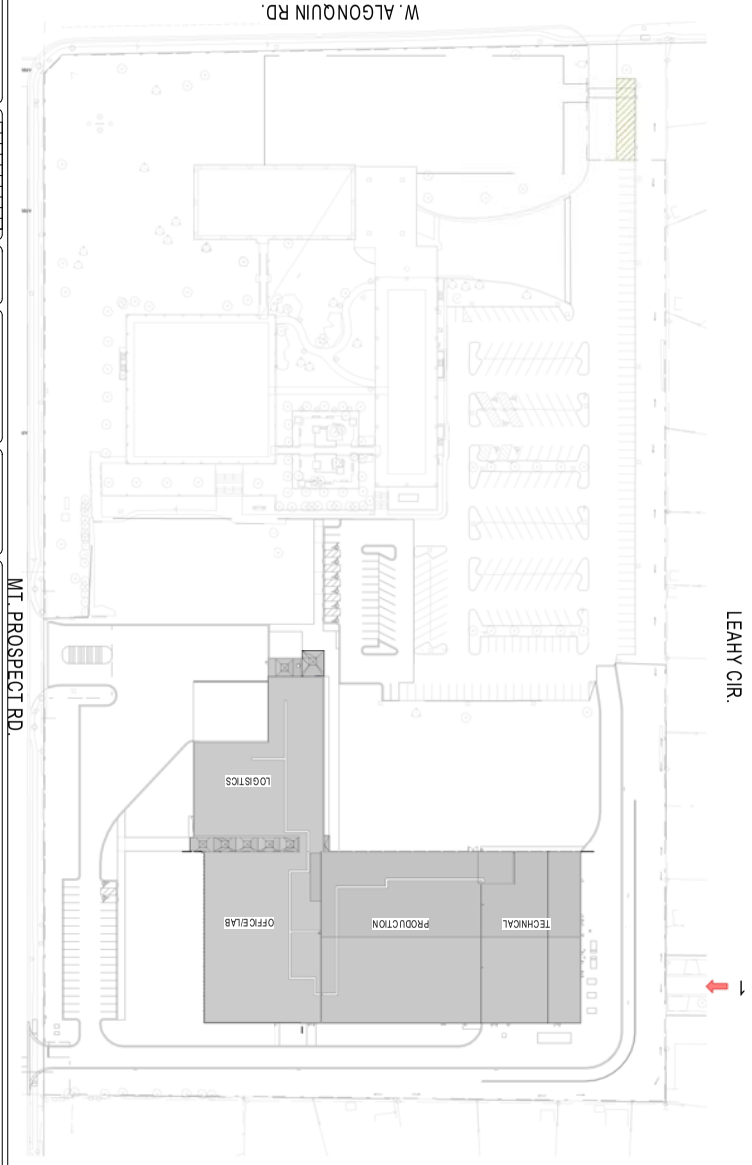
PROJ. NO.	2231B.03	DESIGNED BY:	MR
SCALE	As indicated	CHECKED BY:	AG
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE
INTERIOR PERSPECTIVE VIEWS

VETTER DRAWING NUMBER
A99_700_XX_002

DRAWING NUMBER
A902

1 SITE PERSPECTIVE - RESIDENTIAL



SITE PLAN KEY
1/64" = 1'-0"

A903

SITE PERSPECTIVE VIEWS

PROJ. NO	2231 16 03
SCALE	As indicated
SHEET SIZE	36x48
DESIGNED BY	Designer
CHECKED BY	AG
APPROVED BY	TK

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NOT FOR CONSTRUCTION

REV	BY	DATE	DESCRIPTION

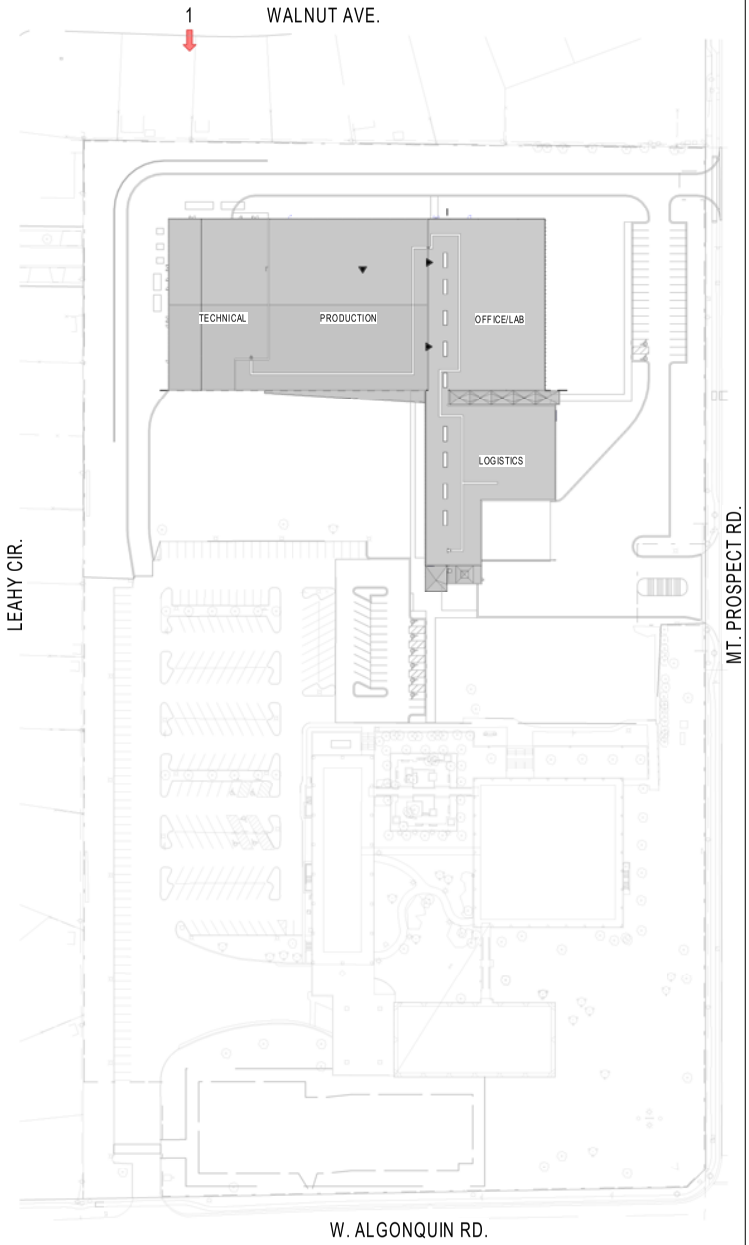
Vetter Development Services Facility

CONSULTING ARCHITECT/ENGINEER
LEGAT ARCHITECTS
549 W Randolph St #702
Chicago, IL 60661
t 312.258.8636
f 312.258.1636
www.legat.com

CLIENT

OVE RALL

1 SITE PERSPECTIVE - RESIDENTIAL



SITE PLAN KEY

CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St #602
Chicago, IL 60661
t: 312.258.9595
f: 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION

LICENSEE

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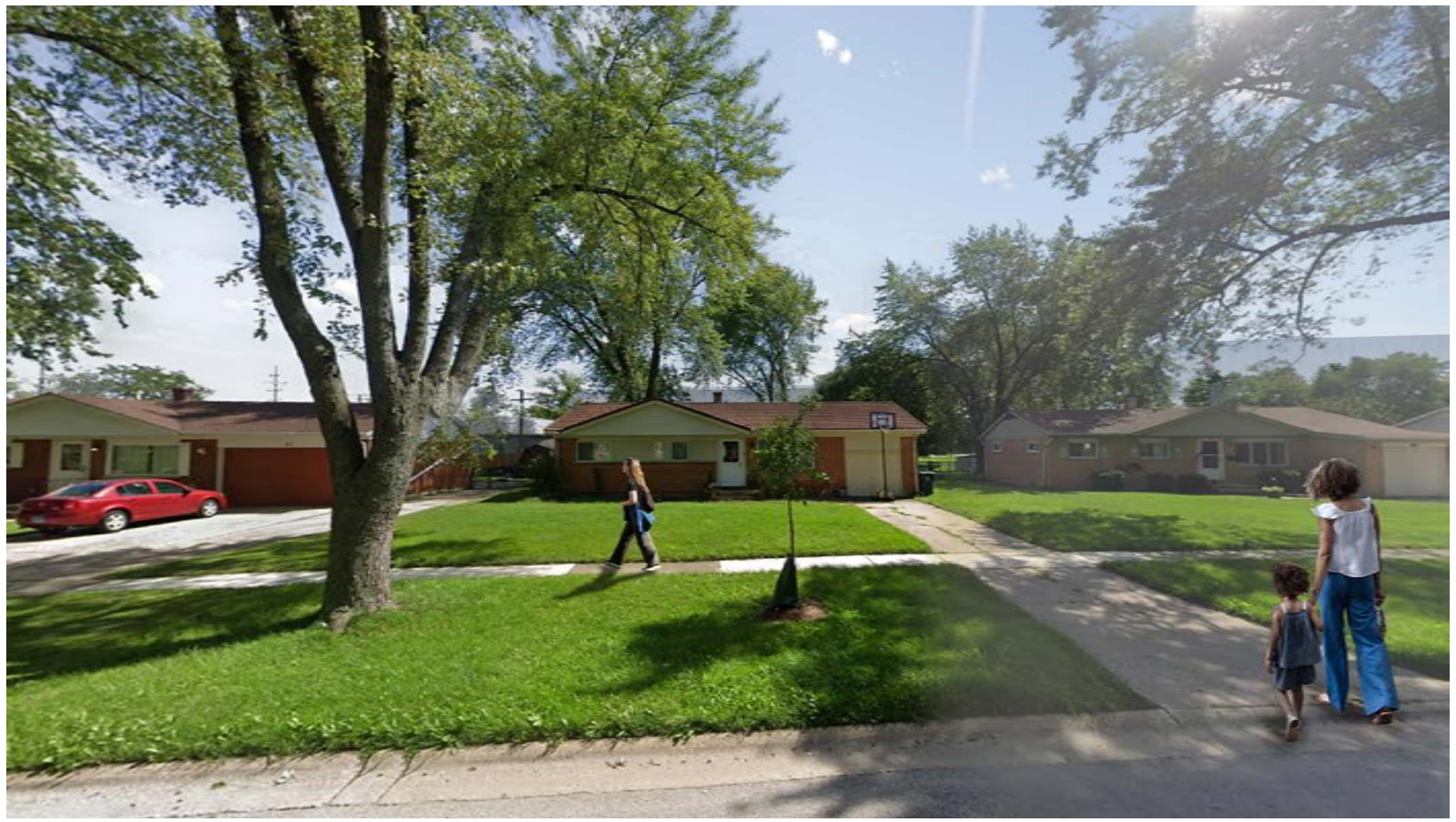
PROJ. NO.	2231.1601	DESIGNED BY:	Designer
SCALE:	As indicated	CHECKED BY:	AG
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE

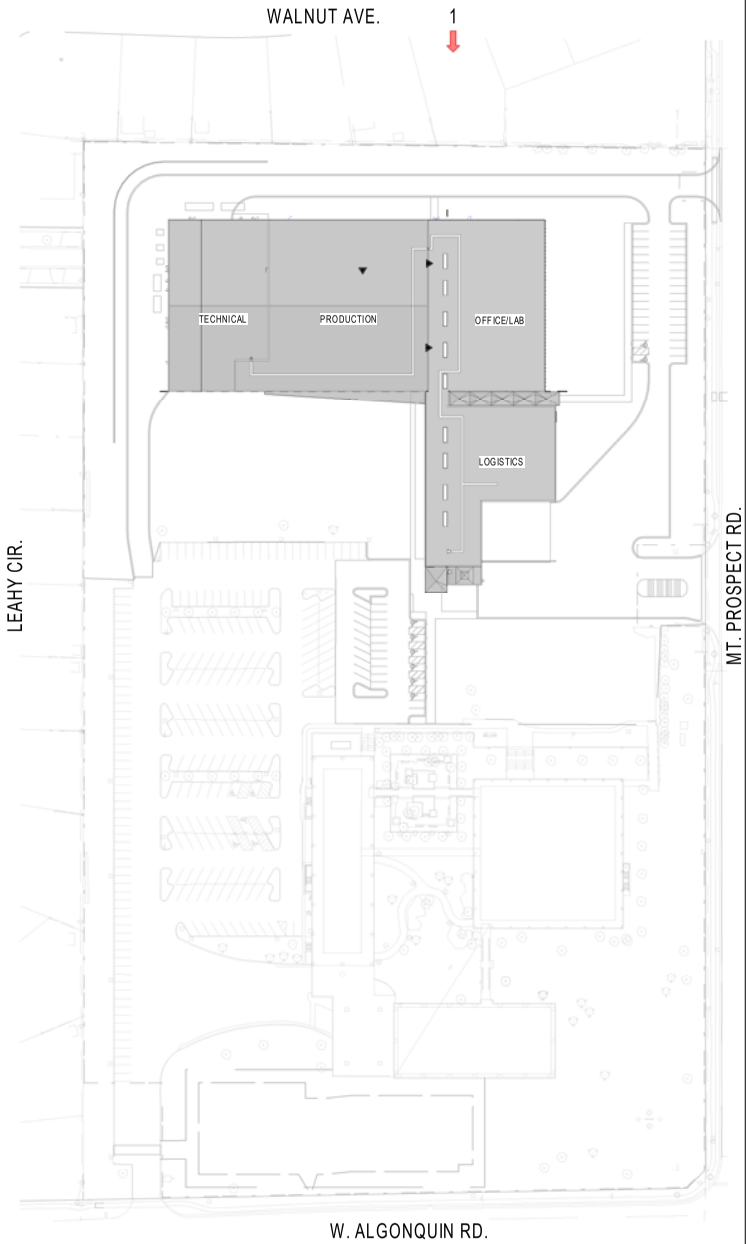
SITE PERSPECTIVE VIEWS

DRAWING NUMBER

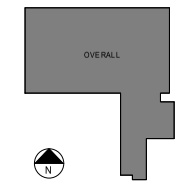
A904



1 SITE PERSPECTIVE - RESIDENTIAL



SITE PLAN KEY



CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St # 602
Chicago, IL 60661
t. 312.258.8595
f. 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION

LICENSEE

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PROJ. NO.:	2231601	DESIGNED BY:	Designer
SCALE:	As indicated	CHECKED BY:	AQ
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE

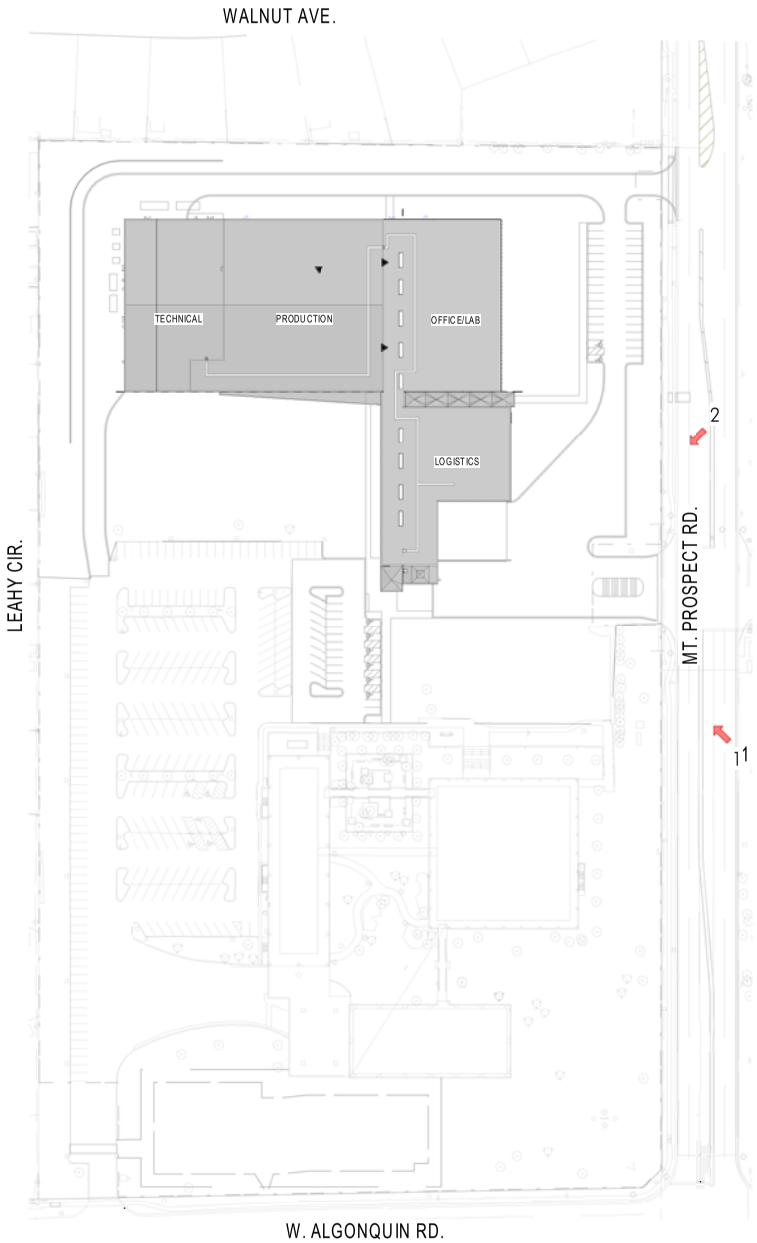
SITE PERSPECTIVE VIEWS

DRAWING NUMBER

A905

2 SITE PERSPECTIVE - DOCKS

1 SITE PERSPECTIVE - DOCKS



SITE PLAN KEY

CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St # 602
Chicago, IL 60661
t. 312.258.9595
f. 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION

LICENSEE

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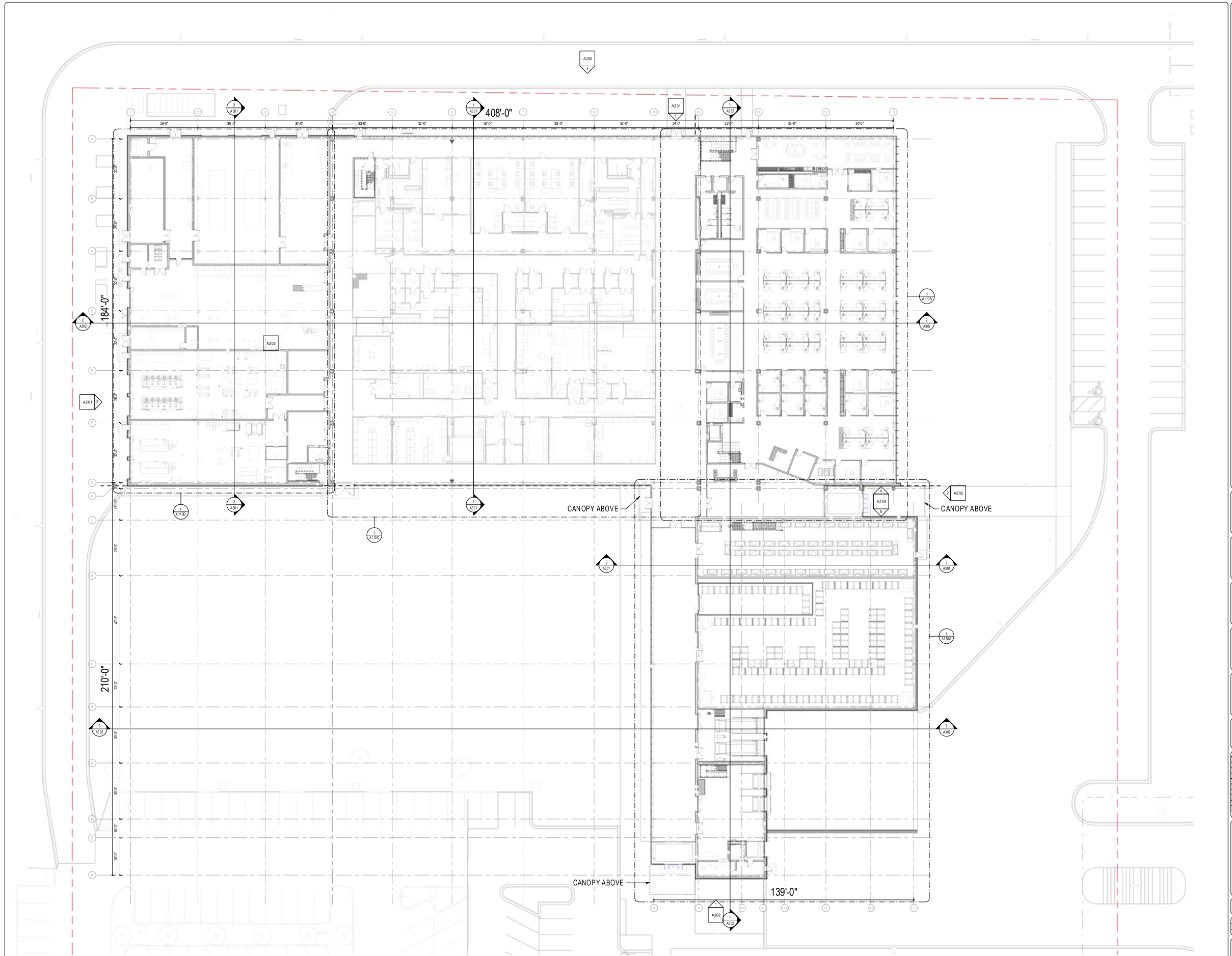
PROJ. NO.	22.31.901	DESIGNED BY:	Designer
SCALE:	As indicated	CHECKED BY:	AQ
SHEET SIZE:	30x42	APPROVED BY:	TK

DRAWING TITLE

SITE PERSPECTIVE VIEWS

DRAWING NUMBER

A906


408'-0"
184'-0"
210'-0"
139'-0"
CANOPY ABOVE
CANOPY ABOVE
CANOPY ABOVE
A205
A201
A203
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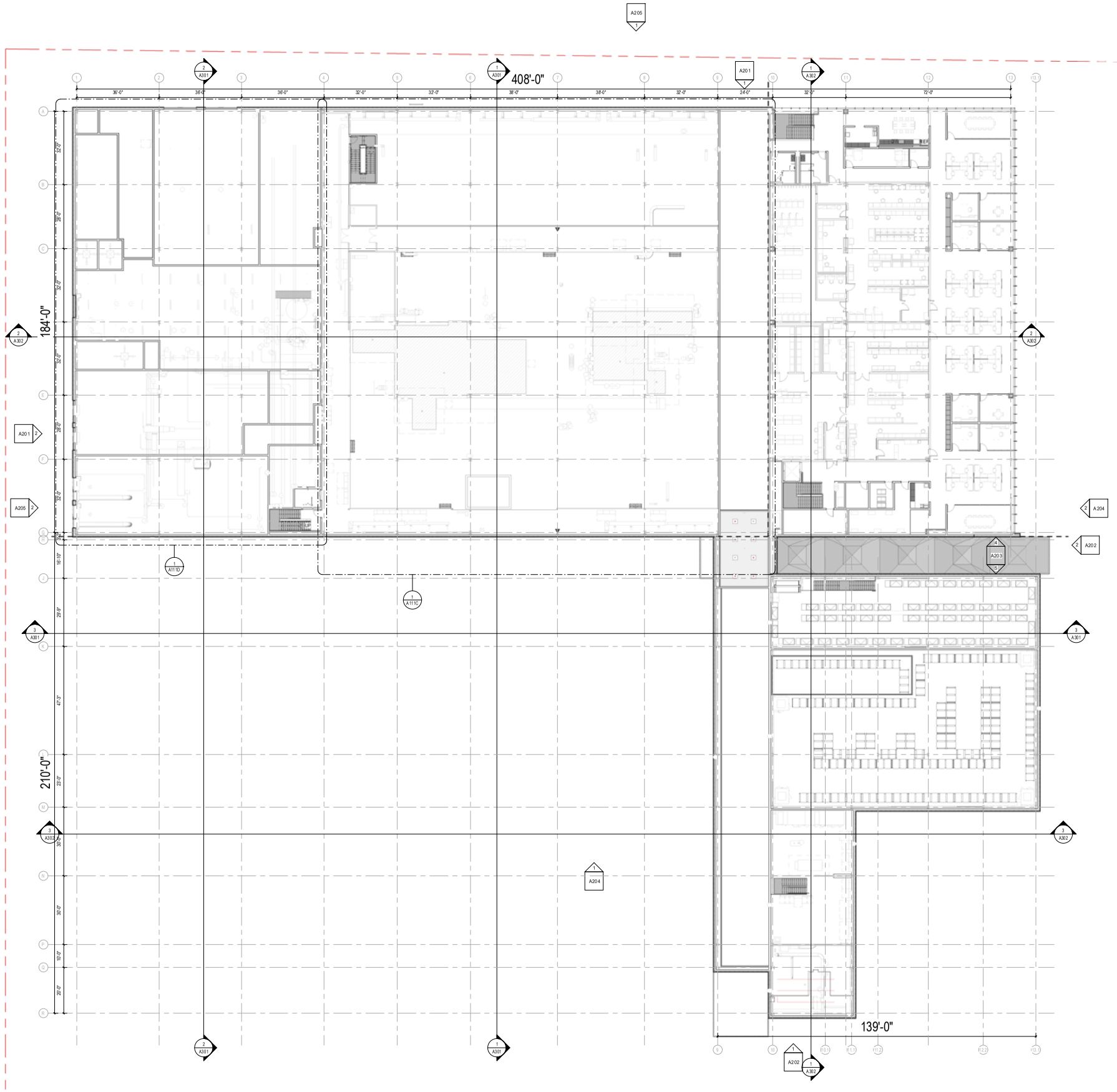

1 LEVEL 1.1 - OVERALL FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

- BUILDING & WALL SECTION TAG
- FD — FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
- EXTERIOR ELEVATION TAG
- CR — CARD READER
- LA — EXIT DEVICE WITH LOCAL ALARM
- AP — AIPHONE
- PR — PROXIMITY READER
- AS — ALARM SYSTEM CONTACT
- ROOM NAME / ROOM NUMBER
- COLUMN TAG AND COLUMN CENTERLINE
- MATCH LINE
- SETBACK LINE

OVERALL

CLIENT
VETTER

DESIGN-BUILDER
Evans General Contractors

ARCHITECT
LEGAT ARCHITECTS

STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9888

PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
B		30JAN2025	ISSUED FOR DESIGN DEVELOPMENT
C		04APR2025	ISSUED FOR REVISED DESIGN DEVELOPMENT
D		18AUG2025	ISSUED FOR PERMIT

LICENSEE
THOMAS C. KOSTA 081-018463

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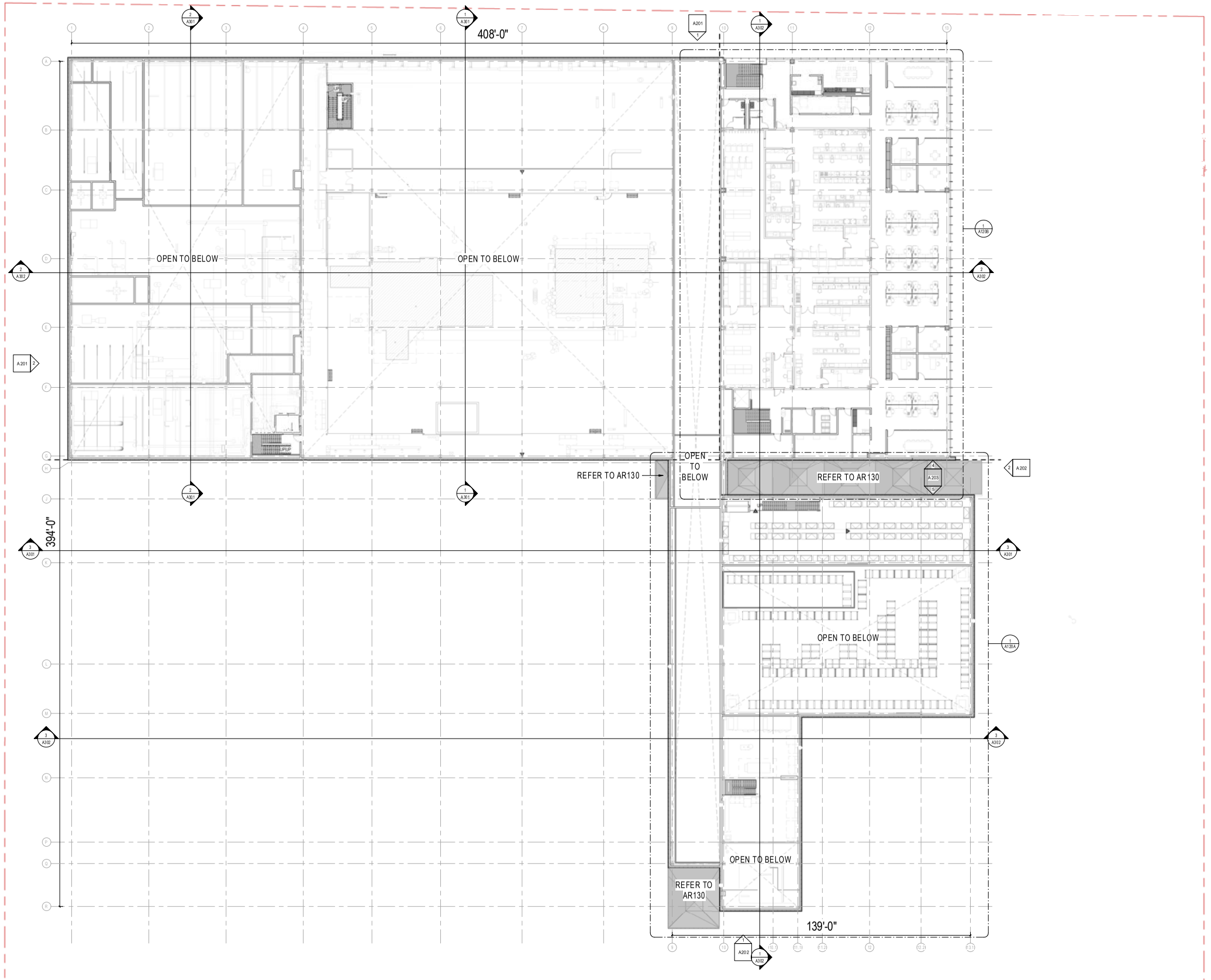
PROJ. NO.	2319.03	DESIGNED BY:	MR
SCALE:	As indicated	CHECKED BY:	AQ
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE
LEVEL 1.1 - OVERALL FLOOR PLAN

VETTER DRAWING NUMBER
A02_700_F2_Q00

DRAWING NUMBER
A111



1 LEVEL 2 - OVERALL FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

- BUILDING & WALL SECTION TAG
- FD FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
- EXTERIOR ELEVATION TAG
- CR CARD READER
- LA EXIT DEVICE WITH LOCAL ALARM
- ROOM NAME / ROOM NUMBER
- COLUMN TAG AND COLUMN CENTERLINE
- AP AIPHONE
- MATCH LINE
- SETBACK LINE
- PR PROXIMITY READER
- AS ALARM SYSTEM CONTACT

OVERALL

CLIENT
VETTER

DESIGN-BUILDER
Evans General Contractors

ARCHITECT
LEGAT ARCHITECTS

STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
B		30JAN2025	ISSUED FOR DESIGN DEVELOPMENT
C		04APR2025	ISSUED FOR REVISED DESIGN DEVELOPMENT
D		15AUG25	ISSUED FOR PERMIT

LICENSEE
STATE OF KANSAS
THOMAS C. IOLTA
0001-019815
LICENSED ARCHITECT

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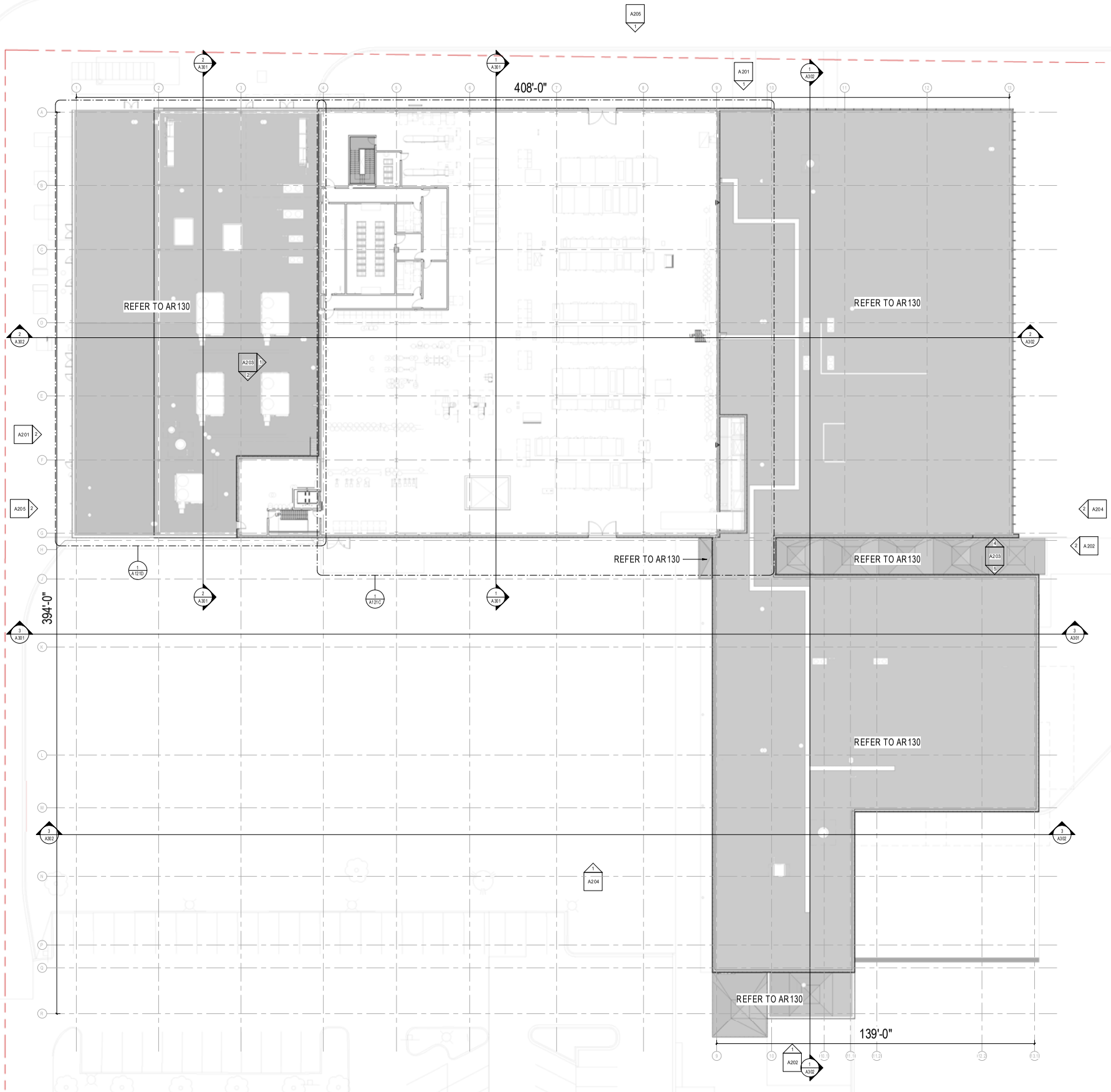
PROJ. NO.	223116.03
SCALE:	As indicated
SHEET SIZE:	30x40
DESIGNED BY:	MR
CHECKED BY:	AG
APPROVED BY:	TK

DRAWING TITLE
LEVEL 2 - OVERALL FLOOR PLAN

VETTER DRAWING NUMBER
A02_700_F3_Q00

DRAWING NUMBER
A120



1 LEVEL 2.1 - OVERALL FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

- BUILDING & WALL SECTION TAG
- FD FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
- EXTERIOR ELEVATION TAG
- CR CARD READER
- ROOM NAME / 101 ROOM NAME, ROOM NUMBER
- COLUMN TAG AND COLUMN CENTERLINE
- EA EXIT DEVICE WITH LOCAL ALARM
- AP AIPHONE
- MATCH LINE
- SETBACK LINE
- PR PROXIMITY READER
- AS ALARM SYSTEM CONTACT

OVERALL

CLIENT
VETTER

DESIGN-BUILDER
Evans General Contractors

ARCHITECT
LEGAT ARCHITECTS

STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 600
KANSAS CITY, MO 64116
PHONE: 816-880-9600
FAX: 816-880-9898

PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
B		30JUN2025	ISSUED FOR DESIGN DEVELOPMENT
C		04APR2025	ISSUED FOR REVISED DESIGN DEVELOPMENT
D		18JUL2025	ISSUED FOR PERMIT

LICENSEE
STATE OF ILLINOIS
THOMAS C. KOKTA
001-018463
REGISTERED ARCHITECT

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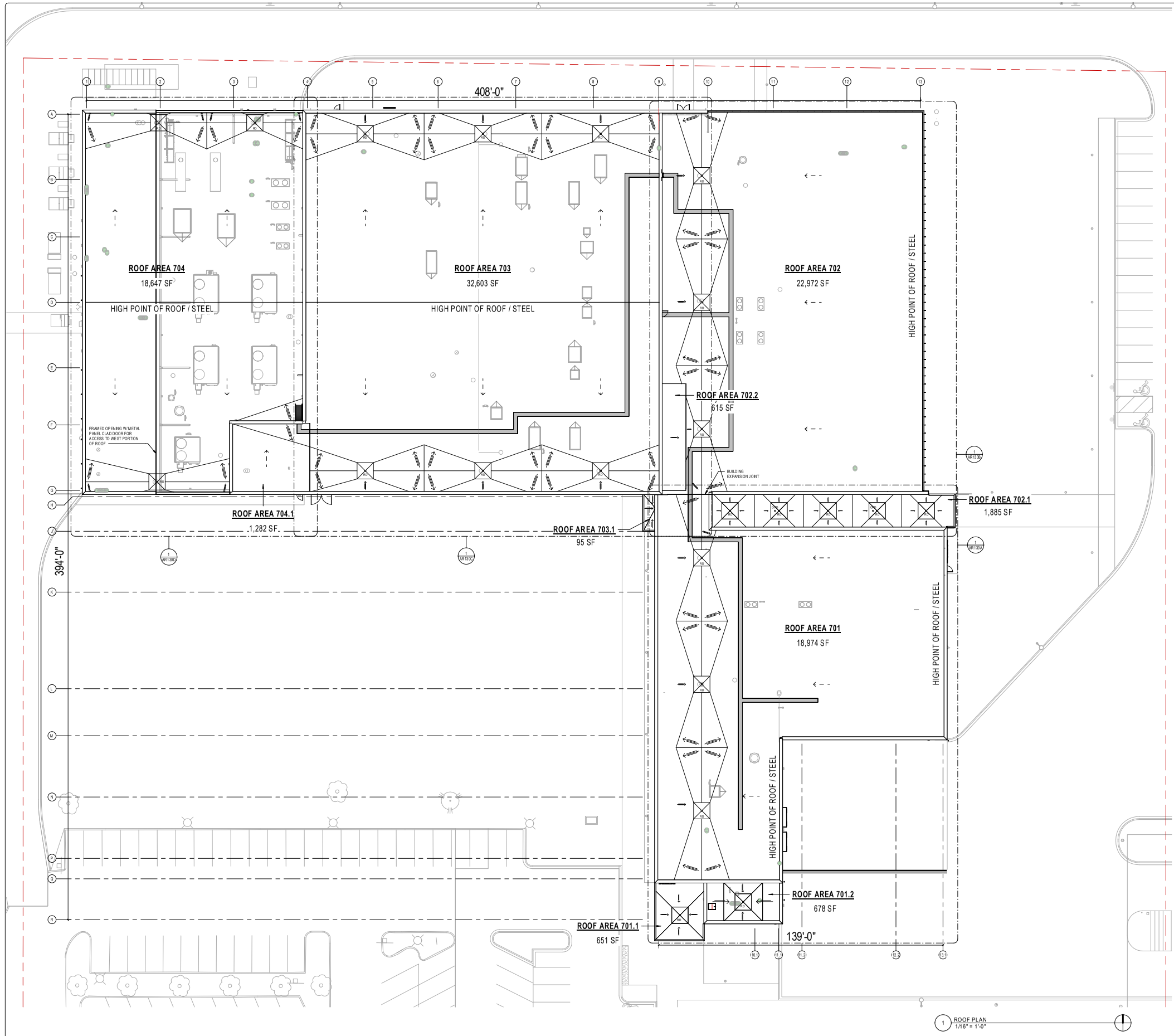
PROJ. NO.	2231.16.03	DESIGNED BY:	MR
SCALE:	As indicated	CHECKED BY:	AG
SHEET SIZE:	36x48	APPROVED BY:	TK

DRAWING TITLE
LEVEL 2.1 - OVERALL FLOOR PLAN

VETTER DRAWING NUMBER
A02_700_F4_Q00

DRAWING NUMBER
A121



1 ROOF PLAN
1/16" = 1'-0"

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF 1/2" PER FOOT TAPERED INSULATION
- RD / OFD — COMBINATION ROOF DRAIN / OVERFLOW ROOF DRAIN
- WALKWAY PADS
- # ## — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING ROOF DECK SHEATHING OR COVER BOARD
- VP — VENT PIPE ROOF PENETRATION
- EF — EXHAUST FAN ROOF PENETRATION
- EXPANSION JOINT ASSEMBLY
- METAL COPING AND JOINT - REFER TO DETAILS 9/A-621
- XX — MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS

GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL CO-UNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECTS APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. USE NON-PENETRATING EQUIPMENT / DUCT SUPPORTS UNLESS NOTED OTHERWISE.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
2. ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
3. FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
4. ALL SCREW ANCHOR LOCATIONS TO HAVE PRE-DRILLED 5/16" PILOT HOLES.
5. NON-EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 **(HMD)** SCREW.
6. EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 PAINT SCREW.
7. NON-EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS.
8. EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS WITH CLIMASEAL CORROSION RESISTIVE COATING AND NEOPRENE WASHERS.
9. EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TEKS 1 WITH NEOPRENE WASHERS.
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.

ROOF CONSTRUCTION NOTES

ROOF AREAS 701, 701.1, 701.2, 703, 703.1, 702, 702.1, 702.2, 704, AND 704.1
METAL DECK (SLOPED) - EXTERIOR ROOF AREA - SEE ROOF PLAN

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL (2) LAYERS 2.8" POLYISOCYANURATE INSULATION (R30+ MINIMUM). STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
7. INSTALL WALKWAY PADS.
8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, AND EXPANSION JOINT COVERS.

ROOF AREAS 705.1
METAL DECK (FLAT) - EXTERIOR CANOPY

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, AND EXPANSION JOINT COVERS.

NOTE:
SQUARE FOOTAGE SHOWN IS PLAN SQUARE FOOTAGE AND DOES NOT ACCOUNT FOR ROOF SLOPES.

ROOF SYSTEM AND DESIGN WIND LOADS

FM ROOF NAV ASSEMBLY NUMBER

ROOF AREAS 701
a = 1.4 feet (h = 35.0 feet; 0.2h = 7.0 feet; 0.6h = 21.0 feet)
ZONE 1: 40.5 pounds per square foot
ZONE 2: 53.4 pounds per square foot
ZONE 3: 72.8 pounds per square foot

ROOF AREAS 701.1
a = feet (h = feet; 0.2h = feet; 0.6h = feet)
ZONE 1: pounds per square foot
ZONE 2: pounds per square foot
ZONE 3: pounds per square foot

ROOF AREAS 701.2
a = feet (h = feet; 0.2h = feet; 0.6h = feet)
ZONE 1: pounds per square foot
ZONE 2: pounds per square foot
ZONE 3: pounds per square foot

ROOF AREAS 702
a = 1.2.8 feet (h = 36.0 feet; 0..2h = 7.0 feet; 0.6h = 21.0 feet)
ZONE 1: 40.5 pounds per square foot
ZONE 2: 53.4 pounds per square foot
ZONE 3: 72.8 pounds per square foot

ROOF AREAS 702.1
a = feet (h = feet; 0.2h = feet; 0.6h = feet)
ZONE 1: pounds per square foot
ZONE 2: pounds per square foot
ZONE 3: pounds per square foot

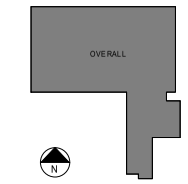
ROOF AREAS 702.2
a = feet (h = feet; 0.2h = feet; 0.6h = feet)
ZONE 1: pounds per square foot
ZONE 2: pounds per square foot
ZONE 3: pounds per square foot

ROOF AREAS 703
a = 17.5 feet (h = 92.0 feet; 0..2h = 10.0 feet; 0.6h = 30.0 feet)
ZONE 1: 44.4 pounds per square foot
ZONE 2: 58.6 pounds per square foot
ZONE 3: 79.8 pounds per square foot

ROOF AREAS 703.1
a = feet (h = feet; 0.2h = feet; 0.6h = feet)
ZONE 1: pounds per square foot
ZONE 2: pounds per square foot
ZONE 3: pounds per square foot

ROOF AREAS 704
a = 10 feet (h = 25.0 feet; 0.2h = 5.0 feet; 0.6h = 15.0 feet)
ZONE 1: 37.1 pounds per square foot
ZONE 2: 48.9 pounds per square foot
ZONE 3: 66.7 pounds per square foot

ROOF AREAS 704.1
a = feet (h = feet; 0.2h = feet; 0.6h = feet)
ZONE 1: pounds per square foot
ZONE 2: pounds per square foot
ZONE 3: pounds per square foot



CLIENT
VETTER

DESIGN-BUILDER
Evans General Contractors

ARCHITECT
LEGAT ARCHITECTS

STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9600
FAX: 816-880-9898

PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
B		30JAN2025	ISSUED FOR DESIGN DEVELOPMENT
C		04APR2025	ISSUED FOR REVISED DESIGN DEVELOPMENT
D		16MAY2025	ISSUED FOR PERMIT
E		tbd	ISSUED FOR CONSTRUCTION

LICENSEE
STATE OF KANSAS — THOMAS C. KOCTA — 001-019863 — REGISTERED ARCHITECT

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PROJ. NO.	22.31 16.03	DESIGNED BY:	Designer
SCALE:	As indicated	CHECKED BY:	AQ
SHEET SIZE:	30x40	APPROVED BY:	TK

DRAWING TITLE
ROOF PLAN

VETTER DRAWING NUMBER
A30_700_F5_Q00

DRAWING NUMBER
AR130

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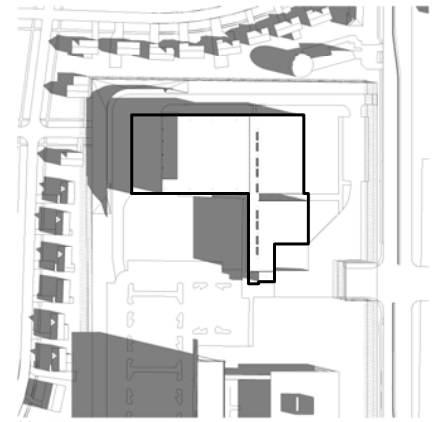
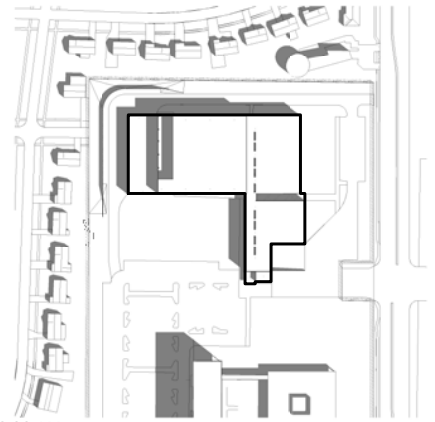
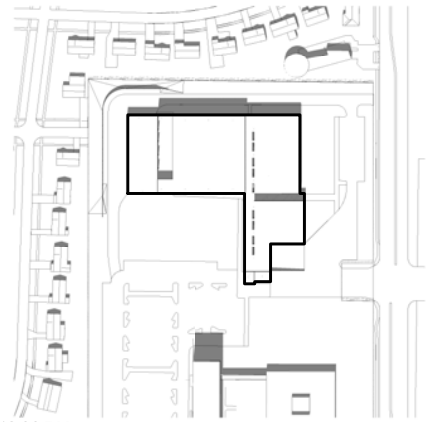
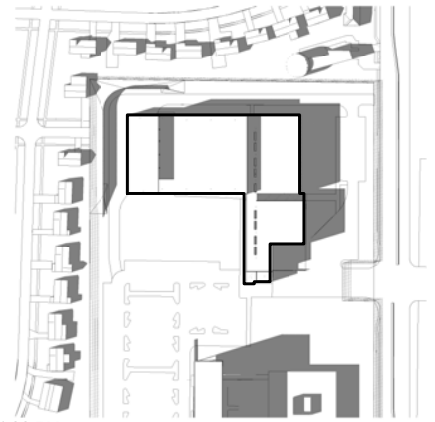
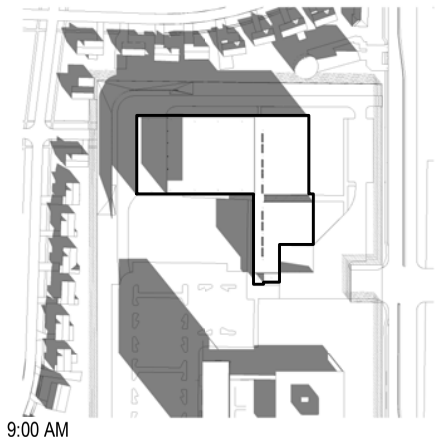
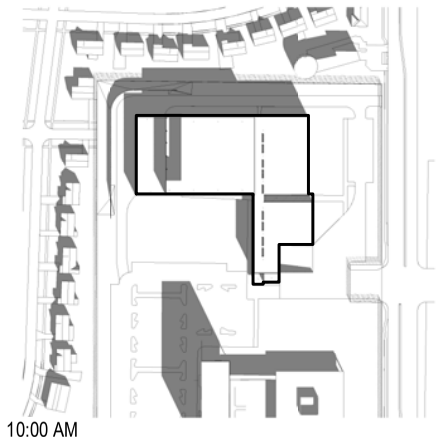
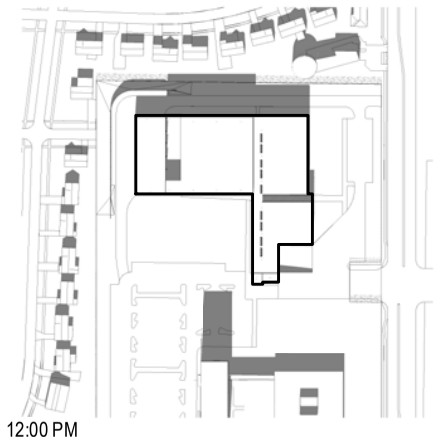
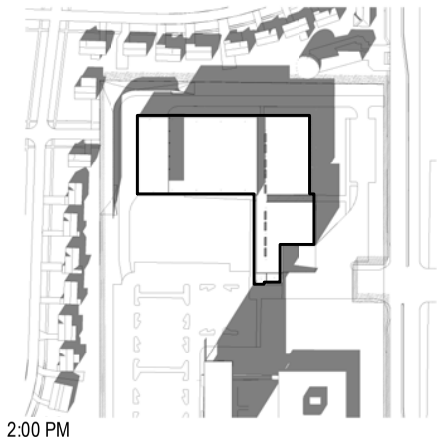
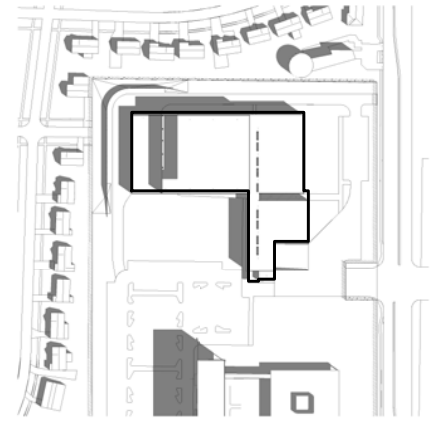
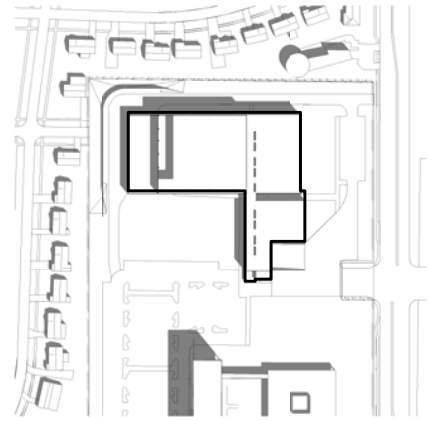
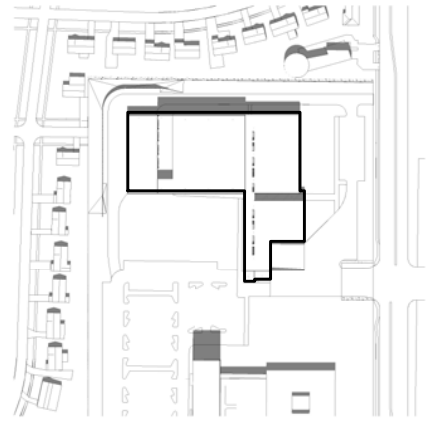
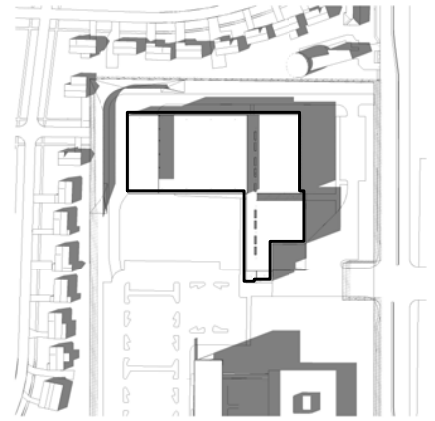
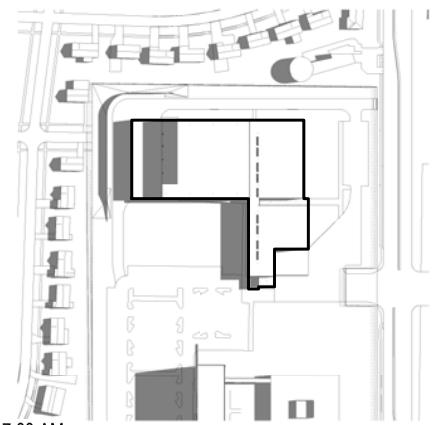
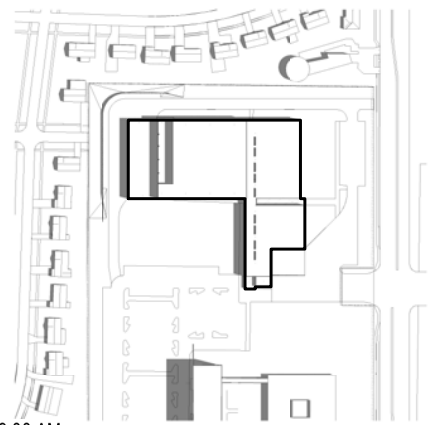
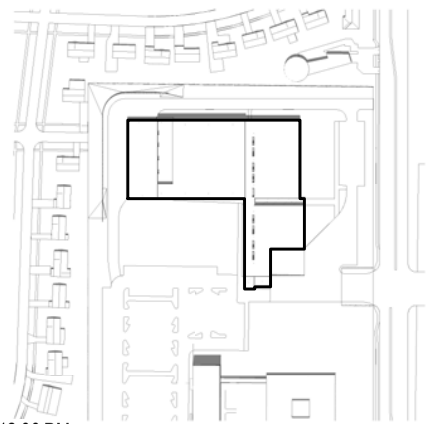
SEPTEMBER	 7:00 AM	 9:00 AM	 12:00 PM	 4:00 PM
DECEMBER	 9:00 AM	 10:00 AM	 12:00 PM	 2:00 PM
MARCH	 9:00 AM	 10:00 AM	 12:00 PM	 4:00 PM
JUNE	 7:00 AM	 9:00 AM	 12:00 PM	5:00 PM

6/21/2024 12:03:06 PM

VETTER

Vetter Development Services Facility

10 - 60 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t: 678.713.7616
www.evansgeneralcontractors.com

ARCHITECT
LEGAT ARCHITECTS
549 W Randolph St # 602
Chicago, IL 60601
t: 312.258.9595
f: 312.258.1555
www.legat.com

CIVIL
9575 W. Higgins Rd #500
Rosemont, IL 60018
t: 847.698.1400
www.mackieconsult.com

LANDSCAPE
ECT
403 West St. Charles Rd.
Lombard, IL 60148
t: 630.559.2000
f: 847.698.1410
www.ectinc.com

No.	Revision	By:	Date

PUD APPLICATION

Professional Seal(s)

Drawn By:	MR
Checked By:	AQ
Approved By:	TK
Date Printed:	06.25.2024
File Name:	

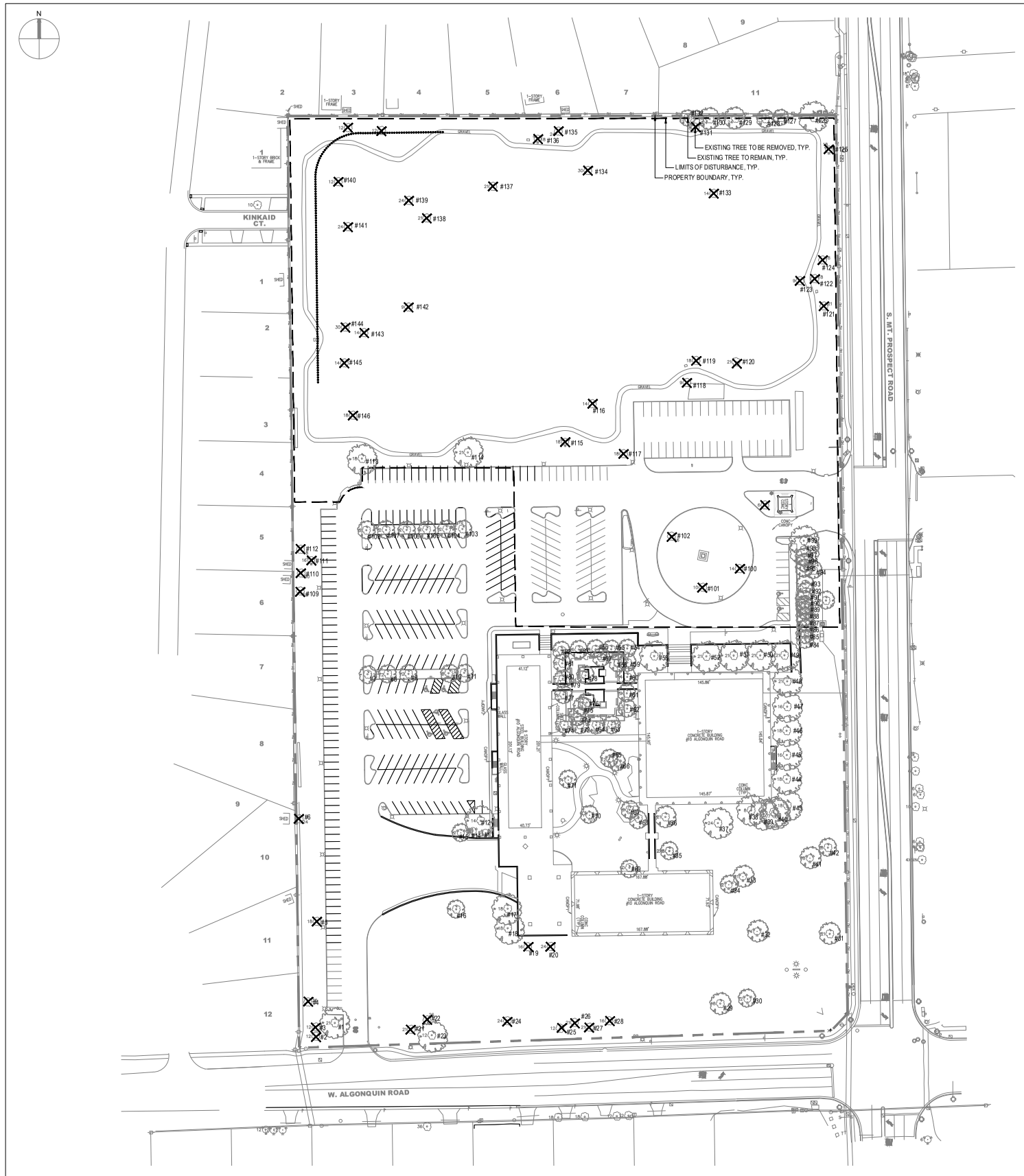
Dwg. Title

SOLAR STUDY DIAGRAMS

Project No. 22311601

Dwg. No. A300

Rev. No.



TREE PRESERVATION NOTES

1. Trees that are going to be retained shall have the critical root zone fenced using at least 3.5-foot high tall plastic mesh fencing supported with metal t-posts spaced no more than 10 feet apart and clearly signed "Tree Preservation Area". In addition to the tree protection fencing, a protective sedimentation fence shall be installed at the drip line of all significant trees or protected trees which are located down grade of any clearing, excavation and/or construction activity.
2. No construction activity, movement, parking, and/or placement of vehicles, equipment or material or spoil storage shall be permitted within the area for tree preservation. No excavation or other activity shall occur within the area encompassed by the dripline or critical root zone, whichever is greater, of any tree that is to be preserved.No excess soil, additional fill,liquids,or construction debris shall be placed within the area encompassed by the drip line or critical root zone,whichever is greater, of any tree that is to be preserved. Tree protection fencing shall be installed prior to the commencement of clearing or excavation activities and shall remain in place until after the certificate of occupancy is issued for the building on the site.
3. No attachments, fences, or wires other than those approved for bracing,guying or wrapping shall be attached to trees within the area for tree preservation. If excavation must be done within the critical root zone, contractor shall perform root pruning to minimize disturbance to the subject tree's critical roots, and reduce the risk of damage and catastrophic tree failure. Any excavation within the drip line of a tree can create tree decline, death, or structural instability. Aside from removing dead or dying limbs, no further structural pruning is necessary.

Existing Tree Survey

10 West Algonquin Rd Des Plaines, IL

DAVEY Resource Group

Tree Tag #	Common Name	Scientific Name	DBH	Condition	Additional Comments	Date
1	Honeylocust	*Gleditsia triacanthos*	24.0	Fair	DW, broken branch	9/16/2024
2	Stump	*Stump*	13.6	Dead	crabapple	9/16/2024
3	Stump	*Stump*	15.1	Dead	crabapple	9/16/2024
4	Silver maple	*Acer saccharinum*	35.7	Fair	DW, broken branches, co dominants, included bark, overhead utilities present	9/16/2024
5	Stump	*Stump*	33.0	Dead	Norway maple	9/16/2024
6	Stump	*Stump*	37.7	Dead	boxelder	9/16/2024
7	Honeylocust	*Gleditsia triacanthos*	14.2	Good	DW, co dominants, broken branches, girdling roots	9/16/2024
8	Honeylocust	*Gleditsia triacanthos*	13.1	Good	DW, co dominants	9/16/2024
9	Honeylocust	*Gleditsia triacanthos*	12.4	Good	DW, co dominants	9/16/2024
10	Honeylocust	*Gleditsia triacanthos*	12.1	Good	DW, co dominants, broken branches	9/16/2024
11	Honeylocust	*Gleditsia triacanthos*	11.9	Fair	DW, co dominants, broken branches	9/16/2024
12	Honeylocust	*Gleditsia triacanthos*	23.5	Good	co dominants	9/16/2024
13	Douglas fir	*Pseudotsuga menzies*	10.1	Poor	DW, leaning	9/16/2024
14	Douglas fir	*Pseudotsuga menzies*	10.4	Fair	DW, leaning	9/16/2024
15	Stump	*Stump*	18.8	Dead	Douglas fir	9/16/2024
16	crabapple	*Malus spp.*	16.4	Fair	DW, co dominants, poor form, decay/cavity at base	9/16/2024
17	Honeylocust	*Gleditsia triacanthos*	23.7	Good	DW, co dominants, broken branches	9/16/2024
18	Honeylocust	*Gleditsia triacanthos*	22.3	Good	DW, co dominants, broken branches	9/16/2024
19	Honeylocust	*Gleditsia triacanthos*	19.8	Good	DW, co dominants, broken branches	9/16/2024
20	Honeylocust	*Gleditsia triacanthos*	29.6	Good	DW, co dominants, broken branches	9/16/2024
21	Silver maple	*Acer saccharinum*	21.0	Fair	DW, co dominants	9/16/2024
22	Silver maple	*Acer saccharinum*	33.4	Fair	DW, co dominants, broken/hanging branches	9/16/2024
23	Stump	*Stump*	19.0	Dead	crabapple	9/16/2024
24	Honeylocust	*Gleditsia triacanthos*	28.1	Good	DW, co dominants	9/16/2024
25	Stump	*Stump*	11.6	Dead	crabapple	9/16/2024
26	Norway maple	*Acer platanoides*	20.5	Good	DW, co dominants, exposed roots	9/16/2024
27	Norway maple	*Acer platanoides*	20.8	Good	DW, co dominants, exposed roots, girdling roots	9/16/2024
28	crabapple	*Malus spp.*	26.2	Poor	MS; 7.9, 11.7, 6.6, DW, included bark, poor form	9/16/2024
29	Norway maple	*Acer platanoides*	20.0	Fair	DW, co dominants, included bark, girdling roots	9/16/2024
30	Blue spruce	*Picea pungens*	11.8	Fair	DW	9/16/2024
31	Norway maple	*Acer platanoides*	23.5	Fair	DW, co dominants, included bark, girdling roots, exposed roots, overhead utilit	9/16/2024
32	Blue spruce	*Picea pungens*	15.9	Good	DW, leaning	9/16/2024
33	Austrian pine	*Pinus Nigra*	24.4	Good	DW, leaning, co dominants	9/16/2024
34	Austrian pine	*Pinus Nigra*	9.4	Fair	DW, leaning, girdling roots	9/16/2024
35	Hawthorn	*Crataegus spp.*	19.4	Fair	MS; 9.7, 9.7, DW, included bark	9/16/2024
36	Honeylocust	*Gleditsia triacanthos*	23.9	Good	DW, co dominants, hanging branches	9/16/2024
37	Honeylocust	*Gleditsia triacanthos*	27.9	Good	DW, co dominants, included bark	9/16/2024
38	Hawthorn	*Crataegus spp.*	9.9	Fair	DW	9/16/2024
39	Hawthorn	*Crataegus spp.*	10.4	Fair	DW, co dominants, included bark, decay	9/16/2024
40	Hawthorn	*Crataegus spp.*	14.3	Fair	MS; 6.8, 7.5, DW, decay	9/16/2024
41	Austrian pine	*Pinus Nigra*	22.5	Fair	DW, leaning	9/16/2024
42	Norway maple	*Acer platanoides*	21.6	Fair	DW, co dominants, crack, girdling roots, overhead utilities present	9/16/2024
43	Honeylocust	*Gleditsia triacanthos*	23.3	Fair	DW, co dominants, crack, decay, broken branches	9/16/2024
44	Honeylocust	*Gleditsia triacanthos*	20.6	Good	DW, co dominants	9/16/2024
45	Honeylocust	*Gleditsia triacanthos*	20.9	Good	DW, co dominants	9/16/2024
46	Honeylocust	*Gleditsia triacanthos*	20.3	Good	DW, co dominants, included bark	9/16/2024
47	Honeylocust	*Gleditsia triacanthos*	22.1	Good	DW, co dominants	9/16/2024
48	Honeylocust	*Gleditsia triacanthos*	24.3	Good	DW, co dominants, broken branches	9/16/2024
49	Honeylocust	*Gleditsia triacanthos*	23.9	Good	DW, co dominants, broken branches	9/16/2024
50	Honeylocust	*Gleditsia triacanthos*	25.3	Good	DW, co dominants	9/16/2024
51	Honeylocust	*Gleditsia triacanthos*	25.4	Good	DW, co dominants	9/16/2024
52	Honeylocust	*Gleditsia triacanthos*	25.5	Good	DW, co dominants, broken branches	9/16/2024
53	Honeylocust	*Gleditsia triacanthos*	27.3	Good	DW, co dominants, broken branches	9/16/2024
54	Honeylocust	*Gleditsia triacanthos*	19.8	Good	DW, co dominants	9/16/2024
55	Honeylocust	*Gleditsia triacanthos*	16.2	Good	DW, co dominants	9/16/2024
56	Stump	*Stump*	17.0	Dead	honeylocust	9/16/2024
57	crabapple	*Malus spp.*	7.4	Fair	MS; 4.2, 3.3, DW	9/16/2024
58	Stump	*Stump*	11.0	Dead	crabapple	9/16/2024
59	Honeylocust	*Gleditsia triacanthos*	15.0	Good	DW, co dominants, broken branches	9/16/2024
60	Honeylocust	*Gleditsia triacanthos*	16.8	Good	DW, co dominants, broken branches	9/17/2024
61	Honeylocust	*Gleditsia triacanthos*	20.6	Good	DW, co dominants	9/17/2024
62	Honeylocust	*Gleditsia triacanthos*	15.3	Good	DW, co dominants, leaning	9/17/2024
63	Honeylocust	*Gleditsia triacanthos*	16.8	Good	DW, co dominants	9/17/2024
64	Honeylocust	*Gleditsia triacanthos*	17.6	Good	DW, co dominants, broken branches	9/17/2024
65	Scotch pine	*Pinus sylvestris*	13.9	Good	DW	9/17/2024
66	Scotch pine	*Pinus sylvestris*	18.1	Good	DW, leaning, poor form	9/17/2024
67	crabapple	*Malus spp.*	9.5	Dead		9/17/2024
68	Norway maple	*Acer platanoides*	16.1	Good	DW, co dominants	9/17/2024
69	Hawthorn	*Crataegus spp.*	11.8	Fair	DW, co dominants	9/17/2024
70	Scotch pine	*Pinus sylvestris*	10.7	Good	DW, leaning	9/17/2024
71	Austrian pine	*Pinus Nigra*	15.4	Fair	DW, co dominants, leaning, included bark	9/17/2024
72	Stump	*Stump*	17.0	Dead	honeylocust	9/17/2024
73	crabapple	*Malus spp.*	6.5	Fair	DW, poor form	9/17/2024
74	Honeylocust	*Gleditsia triacanthos*	12.1	Fair	DW, co dominants	9/17/2024
75	Stump	*Stump*	18.0	Dead	honeylocust	9/17/2024
76	Stump	*Stump*	4.0	Dead	species unknown	9/17/2024
77	Honeylocust	*Gleditsia triacanthos*	17.7	Good	DW, co dominants, broken branches	9/17/2024
78	Flowering dogwood	*Cornus florida*	5.4	Poor	DW, decay	9/17/2024
79	Japanese maple	*Acer palmatum*	4.5	Fair	DW, co dominants, poor form	9/17/2024
80	Honeylocust	*Gleditsia triacanthos*	14.8	Fair	DW, co dominants, broken branches, leaning	9/17/2024
81	Stump	*Stump*	18.0	Dead	honeylocust	9/17/2024
82	Honeylocust	*Gleditsia triacanthos*	17.5	Fair	DW, co dominants, broken branches, leaning	9/17/2024
83	Honeylocust	*Gleditsia triacanthos*	16.9	Fair	DW, co dominants, broken branches, leaning	9/17/2024
84	Hawthorn	*Crataegus spp.*	9.8	Fair	MS; 3.4, 6.4, DW, included bark	9/17/2024
85	Hawthorn	*Crataegus spp.*	20.9	Fair	MS; 8.3, 6.3, 6.3, DW, included bark	9/17/2024
86	Hawthorn	*Crataegus spp.*	6.7	Fair	DW, decay/cavity	9/17/2024
87	Hawthorn	*Crataegus spp.*	14.5	Fair	MS; 6.8, 7.7, DW, decay/cavity	9/17/2024
88	Hawthorn	*Crataegus spp.*	12.9	Fair	MS; 6.8, 6.1, DW, decay/cavity	9/17/2024
89	Hawthorn	*Crataegus spp.*	12.2	Fair	MS; 6.4, 5.8, included bark, DW, decay/cavity	9/17/2024
90	Hawthorn	*Crataegus spp.*	7.5	Fair	MS; 3.2, 4.3, DW, decay/cavity	9/17/2024
91	Hawthorn	*Crataegus spp.*	14.6	Fair	MS; 10.5, 4.1, included bark, DW, decay/cavity	9/17/2024
92	Hawthorn	*Crataegus spp.*	9.9	Fair	MS; 6.3, 3.6, included bark, DW, decay/cavity	9/17/2024
93	Hawthorn	*Crataegus spp.*	5.0	Fair	DW, decay/cavity	9/17/2024
94	Stump	*Stump*	29.5	Dead	Norway maple	9/17/2024
95	Stump	*Stump*	7.0	Dead	Hawthorn sp.	9/17/2024
96	Stump	*Stump*	7.0	Dead	Hawthorn sp.	9/17/2024
97	Hawthorn	*Crataegus spp.*	9.1	Poor	DW, co dominants	9/17/2024
98	Hawthorn	*Crataegus spp.*	16.2	Poor	MS; 6.7, 4.8, 4.7, DW, included bark, decay/cavity	9/17/2024
99	Hawthorn	*Crataegus spp.*	13.5	Poor	MS; 9.6, 4.1, DW, included bark, decay/cavity	9/17/2024
100	Stump	*Stump*	20.0	Dead	Norway maple	9/17/2024
101	Norway maple	*Acer platanoides*	10.3	Fair	DW, trunk damage, girdling roots	9/17/2024
102	Norway maple	*Acer platanoides*	20.2	Fair	DW, broken branches	9/17/2024
103	Honeylocust	*Gleditsia triacanthos*	14.6	Fair	DW, co dominants, girdling roots	9/17/2024
104	Honeylocust	*Gleditsia triacanthos*	13.2	Fair	DW, co dominants	9/17/2024
105	Honeylocust	*Gleditsia triacanthos*	13.8	Fair	DW, co dominants	9/17/2024
106	Honeylocust	*Gleditsia triacanthos*	12.4	Fair	DW, co dominants, girdling roots	9/17/2024
107	Honeylocust	*Gleditsia triacanthos*	13.1	Fair	DW, co dominants	9/17/2024
108	Honeylocust	*Gleditsia triacanthos*	13.7	Fair	DW, co dominants, girdling roots	9/17/2024
109	crabapple	*Malus spp.*	31.9	Fair	MS; 12.4, 9.2, 10.3, DW, co dominants, poor form, overhead utilities present	9/17/2024
110	Silver maple	*Acer saccharinum*	35.6	Fair	DW, co dominants, overhead utilities present	9/17/2024
111	Austrian pine	*Pinus Nigra*	18.9	Poor	DW, co dominants, overhead utilities nearby	9/17/2024
112	Stump	*Stump*	20.0	Dead	crabapple, overhead utilities present	9/17/2024
113	Stump	*Stump*	31.0	Dead	Norway maple	9/17/2024
114	Silver maple	*Acer saccharinum*	25.4	Good	DW, co dominants,	9/17/2024
115	Scotch pine	*Pinus sylvestris*	21.5	Good	DW	9/17/2024
116	Weeping willow	*Salix babylonica*	27.5	Good	DW, co dominants, decay	9/17/2024
117	Silver maple	*Acer saccharinum*	20.9	Fair	DW, co dominants, decay, broken branches	9/17/2024
118	Stump	*Stump*	19.0	Dead	Austrian pine	9/17/2024
119	Norway maple	*Acer platanoides*	24.7	Fair	DW, co dominants, broken branches	9/17/2024
120	Silver maple	*Acer saccharinum*	25.3	Fair	DW, co dominants	9/17/2024
121	Norway maple	*Acer platanoides*	21.7	Poor	DW, co dominants, girdling roots, overhead utilities present	9/17/2024
122	Norway maple	*Acer platanoides*	21.2	Fair	DW, co dominants, girdling roots, broken branches, overhead utilities present	9/17/2024
123	crabapple	*Malus spp.*	10.7	Poor	DW, co dominants, decay/cavity	9/17/2024
124	Silver maple	*Acer saccharinum*	22.1	Fair	DW, co dominants, included bark, overhead utilities present	9/17/2024
125	Silver maple	*Acer saccharinum*	22.4	Fair	DW, co dominants, included bark, decay/cavity, overhead utilities present	9/17/2024
126	Stump	*Stump*	56.0	Dead	Boxelder; MS; 35.0, 21.0	9/17/2024
127	Stump	*Stump*	18.0	Dead	boxelder	9/17/2024
128	Stump	*Stump*	25.0	Dead	boxelder	9/17/2024
129	Stump	*Stump*	17.0	Dead	boxelder	9/17/2024
130	Boxelder	*Acer negundo*	16.3	Fair	DW, poor form, overhead utilities present	9/17/2024
131	crabapple	*Malus spp.*	19.0	Fair	MS; 10.4, 8.6, DW, included bark, overhead utilities present	9/17/2024
132	Stump	*Stump*	14.0	Dead	boxelder	9/17/2024
133	Weeping willow	*Salix babylonica*	31.0	Fair	DW, co dominants, included bark	9/17/2024
134	Weeping willow	*Salix babylonica*	43.8	Fair	DW, co dominants, included bark, broken/hanging branches	9/17/2024
135	Silver maple	*Acer saccharinum*	28.3	Fair	DW, co dominants, included bark, overhead utilities present	9/17/2024
136	Silver maple	*Acer saccharinum*	24.3	Fair	DW, co dominants, overhead utilities present	9/17/2024
137	Silver maple	*Acer saccharinum*	29.2	Fair	DW, co dominants, poor form	9/17/2024
138	Silver maple	*Acer saccharinum*	24.9	Fair	DW, co dominants	9/17/2024
139	Silver maple	*Acer saccharinum*	27.3	Fair	DW, co dominants	9/17/2024
140	Stump	*Stump*	23.0	Dead	weeping willow	9/17/2024
141	Weeping willow	*Salix babylonica*	36.2	Fair	DW, co dominants, included bark	9/17/2024
142	Weeping willow	*Salix babylonica*	22.9	Fair	DW, co dominants, included bark	9/17/2024
143	crabapple	*Malus spp.*	16.2	Poor	MS; 10.3, 5.9, DW, poor form	9/17/2024
144	Silver maple	*Acer saccharinum*	76.6	Fair	MS; 12.2, 10.3, 5.6, 10.8, 11.9, 5.7, 10.2, 9.9, included bark, DW, poor form	9/17/2024
145	Stump	*Stump*	19.0	Dead	species unknown	9/17/2024
146	Weeping willow	*Salix babylonica*	29.6	Fair	DW, co dominants, included bark	9/17/2024

DW = Deadwood
MS = Multistem (DBH is total of all stems. Individual DBH's are listed in the comments.)
EAB = Emerald ash borer

The data above represents the findings of a site inspection performed on September 16th and 17th, 2024 by:
Nathan Peulos, Inventory Arborist (WE-11557AM)
Davey Resource Group Inc.
1802 S Riverside Dr #5
Elmhurst, IL 60126

VETTER
Vetter Development Services Facility
10 W Algonquin Road
Des Plaines, Illinois 60016

GENERAL CONTRACTOR
Evans General Contractors
3050 Northwinds Parkway #200
Alpharetta, GA 30009
t. 678.713.7016
www.evansgeneralcontractors.com

ARCHITECT
LEGAT ARCHITECTS
549 W Randolph St # 602
Chicago, IL 60601
t. 312.258.9595
f. 312.258.1555
www.legat.com

CIVIL
9575 W. Higgins Rd #500
Rosemont, IL 60018
t. 847.696.1400
www.madisonconsult.com

LANDSCAPE
ECT
403 West St. Charles Rd.
Lombard, IL 60148
t. 630.559.2000
f. 847.696.1410
www.ectinc.com

No.	Revision	By:	Date

PUD APPLICATION

Professional Seal(s)

Drawn By:	IHB
Checked By:	JAC
Approved By:	JAC
Date Printed:	09.23.2024
File Name:	

Dwg. Title
TREE SURVEY AND REMOVAL PLAN

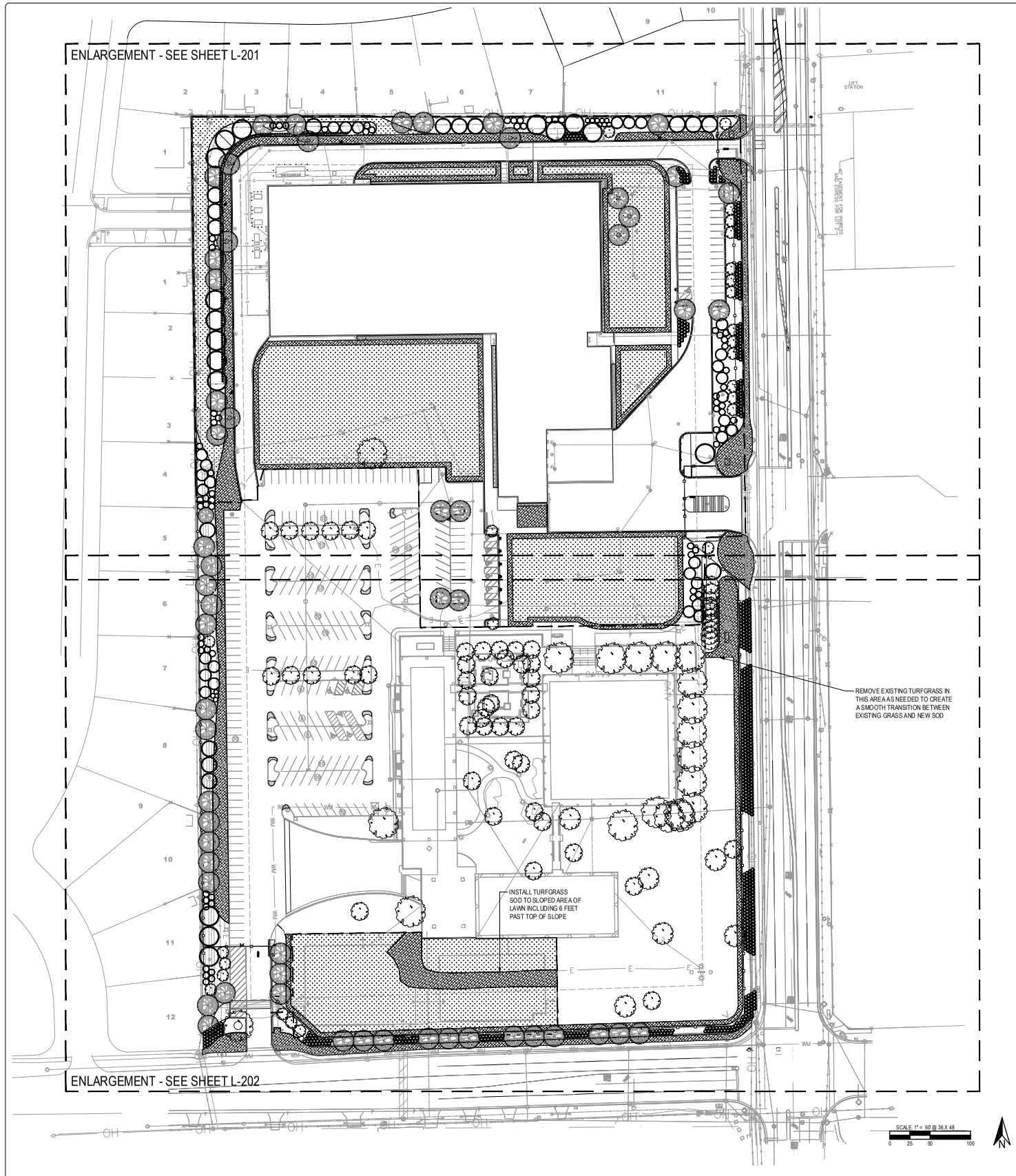
SCALE: 1" = 50' @ 36 X 48
0 25 50 100

Project No.
22311601

Dwg. No.
L-100

Rev. No.

5/13/2024 4:24:59 PM



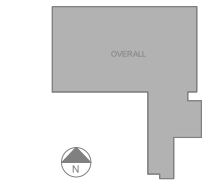
Quantity Total	Symbol	Scientific Name	Common Name	Spacing	Container	Size	Comments
Large Deciduous Shade Trees (25' to 100')							
12	AC FR	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	NA	B&B	4.0" cal.	fast grower (50' x 40')
1	AE CA	Aesculus x carnea 'Briotii'	Briotii Red Horsechestnut	NA	B&B	3.5" cal.	(40'x40')
4	BE NI	Betula nigra 'Cully' HERITAGE	Heritage River Birch	NA	B&B	12' ht.	Multi-stem for preferred, salmon-cream exfoliating bark, prefers moist acidic soils
4	GI BI	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	NA	B&B	4.0" cal.	Male-clone, very adaptable to urban conditions, symmetrical broadly spreading habit
6	PL AC	Platanus acerifolia 'Bloodgood'	Bloodgood Londonplane Tree	NA	B&B	3.5" cal.	med rate 35' over 20 yrs, (70 to 100' ht)
3	QU BI	Quercus bicolor	Swamp White Oak	NA	B&B	3.0" cal.	slow to med rate 12 to 15' over 12 yrs (50 to 60' ht)
14	QU RU	Quercus rubra	Red Oak	NA	B&B	3.0" cal.	med to fast rate 2' per yr for 10 yrs, (60 to 75' ht)
5	TI AM	Tilia americana 'Redmond'	American Basswood	NA	B&B	3.5" cal.	med rate 20 to 30' over 20 yrs, (60 to 80' ht)
12	TI CO	Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden	NA	B&B	3.5" cal.	med rate 10 to 15' over 10 yrs, (60 to 70' ht)
	TI TO	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	NA	B&B	3.5" cal.	med rate 10 to 15' over 10 yrs, (50 to 70' ht)
1	UL AM	Ulmus americana x 'Princeton' & 'Valley Forge'	Hybrid American Elm	NA	B&B	3.0" cal.	Disease Resistant Cultivar, med to fast 10 to 12" in 5 yrs, (60 to 80')
1	UL PA	Ulmus parvifolia 'Allee'	Allee Lacebarck Elm	NA	B&B	4.0" cal.	med to fast rate 1.5 ' per yr over 10 yrs, (40 to 50' ht)
63							
Large Evergreen Trees (30' to 60' ht)							
5	JU VI	Juniperus virginiana 'Canaerti'	Canaertii Eastern Redcedar	15' O.C.	B&B	10' ht.	med rate, (40 to 50' ht)
9	ME GL	Metasequoia glyptostroboides	Dawn Redwood	NA	B&B	15' ht.	fast rate 50" in 15 to 20 yrs, (70 to 100' ht by 25' wide)
16	PI AB	Picea abies	Norway Spruce	25' O.C.	B&B	15' ht.	med to fast rate 75' in 50 yrs (40 to 60' ht by 25' wide)
6	PI PU	Picea pungens	Colorado Spruce	20' O.C.	B&B	15' ht.	slow to med rate 30 to 50' in 40 yrs (30 to 60' ht)
	TA DI	Taxodium distichum	Common Baldcypress	NA	B&B	12' ht.	med rate 50 to 70' in 40 yrs (50 to 70' ht by 30" wide)
64	TH ON	Thuja occidentalis 'Nigra'	Nigra Arborvitae	8' O.C.	B&B	10' ht.	slow to med rate, (20 to 30' ht)
30	TH NS	Thuja x 'mgNRDSP15' NORDIC SPIRE	Nordic Spire Arborvitae	15' O.C.	B&B	12' ht.	slow to med rate, (25 to 30' ht)
130							
Small Evergreen Trees (10' to 20' ht)							
12	TH TE	Thuja occidentalis 'Techny'	Techny Arborvitae	6' O.C.	B&B	10' ht.	slow to med rate, (18' ht x 8' wide)
12							
Small Deciduous Trees (8' to 25' ht)							
1	CA CA	Carpinus caroliniana	Blue Beech	NA	B&B	10' ht.	slow rate 10' over 10 yrs, (20' to 25' high and wide)
3	CE CA	Cercis canadensis	Redbud	NA	B&B	8' ht.	Multi-stem form preferred, Transplant young plants only, part shade is best in hot climates.
2	CO OB	Cotinus obovatus	American Smoketree	NA	B&B	8' ht.	med rate, (10 to 15' ht and wide)
3	CR CR	Crataegus crus-galli var inermis	Cockspur Hawthorn	15' O.C.	B&B	8' ht.	slow to med rate 10 to 14" in 10 yrs, (20' to 25 ht and wide)
16	CR VI	Crataegus viridis 'Winter King'	Winter King Hawthorn	NA	B&B	8' ht.	Excellent disease resistance, and beautiful flower and fruit display. Good fall color
1	MA ST	Magnolia stellata	Star Magnolia	NA	B&B	8' ht.	Multi-stem form preferred, pretty white flowering tree, avoid southern exposure
2	MA SN	Malus 'snowdrift'	Snowdrift Crabapple	NA	B&B	2.5"	dense, rounded (15-20' ht and width)
28							
Shrubs (4' to 15' ht)							
354	DI LO	Diervilla lonicera 'Copper'	Southern Bush Honeysuckle	4' O.C.	Cont.	3' Hgt.	Copper colored new growth, suckers, wide range of soil tolerance
258	IT VI	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	4' O.C.	Cont.	3' Hgt.	Well-branched, min. 4 canes
612							
Perennials and Groundcovers							
481	AL SB	Allium angulosum 'Summer Beauty' (Allium lusitanicum	Summer Beauty Ornamental Chive	18" O.C.	Cont.	1 Gallon	late summer flowers, good foliage
277	AL MO	Alchemilla mollis 'Thriller'	Thriller Lady's Mantle	30" O.C.	Cont.	1 Gallon	slightly larger variety than species w/ bigger blooms, pair with CAMO
	EC PA	Echinacea pallida	Pale Purple Coneflower	30" O.C.	Cont.	1 Gallon	
452	GE BV	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Bigroo Geranium	18" O.C.	Cont.	1 Gallon	Deep magenta flowers, large leaves, rhizotomous, good fall color
80	HM HR	Hemerocallis 'Happy Returns'	Happy Returns Day Lily	24" O.C.	Cont.	1 Gallon	re-blooming, lemon-yellow flowers, 18" high
972	HE VI	Heuchera villosa	Hairy alumroot	15" O.C.	Cont.	1 Gallon	Low-growing semi-evergreen, fall foliage
2262							
Grasses, Sedges, Rushes							
459	CA AC	Calamagrostis x acutifolira 'Karl Forester'	Karl Forester Feather Reed Grass	24" O.C.	Cont.	1 Gallon	tolerates heavy soils, likes afternoon shade
415	DE CE	Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	30" O.C.	Cont.	1 Gallon	12"-24" tall, finer inflorescences than species (1'-2' tall),
619	MO CA	Molinia caerulea 'Strahlenquelle'	Source of Rays Moorgass	30" O.C.	Cont.	1 Gallon	clumping grass with open arching plumes
67	PA CN	Panicum virgatum 'Cloud Nine'	Cloud Nine Switch Grass	36" O.C.	Cont.	1 Gallon	tall variety (7'), with airy inflorescence, yellow fall color
168	SC JZ	Schizachyrium scoparium 'Jazz' (sport of "The Blues")	Jazz Little Bluestem	24" O.C.	Cont.	1 Gallon	Shorter form than "Blues" to 2.5' tall, won't flop, blue foliage with purple fall hues
1721	SE AU	Sesleria autumnalis	Autumn Moor Grass	18" O.C.	Cont.	1 Gallon	18" tall, easily grown, tidy yellow-green upright foliage,
700	SP HE	Sporobolus heterolepis	Prairie Dropseed	30" O.C.	Cont.	1 Gallon	2-3' tall, trouble-free native for all situations, beautiful fall color, airy seedheads
4149							
Vines							
149	PA QU	Parthenocissus quinquefolia	Virginia Creeper	24" O.C.	Cont.	1 Gallon	Will trail and cling, very tolerant of any soil
149							

NOTES:

1. PLANTING TIME FOR TREES AND SHRUBS SHALL BE BETWEEN APRIL 15TH AND JUNE 15TH OR BETWEEN SEPT. 1ST AND OCTOBER 15TH.
2. SEE PLANT SCHEDULE ON L-200 FOR LIST OF PLANT SPECIES AND OVERALL QUANTITIES PER PLANT TYPE.
3. REFER TO SPECIFICATION 329300, "EXTERIOR PLANTINGS".
4. PROVIDE TOP DRESS MULCH TO ALL PLANTING BED AREAS PER SPECIFICATION 329300.
5. TABULATED QUANTITIES FOR PLANTINGS AND FENCES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. BIDDERS SHALL BE RESPONSIBLE FOR CONFIRMING ALL QUANTITIES AND WILL BE RESPONSIBLE FOR INSTALLING ALL ITEMS REQUIRED IN THE PLANS AND SPECIFICATIONS.

LEGEND

- PROPOSED LG. DECIDUOUS SHADE TREE (25' CANOPY SHOWN)
- PROPOSED LG. EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SM. EVERGREEN TREE
- PROPOSED DECIDUOUS/EVERGREEN SHRUB
- EXISTING TREE TO REMAIN
- ANNUAL FLOWER BED
- TURFGRASS SOD. SEE SPECIFICATION 329300 (64,580 SF)
- TURFGRASS SEED. SEE SPECIFICATION 329300 (186,070 SF)
- 8' TALL OPAQUE FENCE (1,739 LF)
- 6' TALL ARCHITECTURAL WIRE MESH FENCE (2,223 SF)
- PROPERTY BOUNDARY
- PROPOSED LIMITS OF GRADING
- SPADE EDGE BETWEEN TURFGRASS AND MULCHED PLANTING BEDS



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STRUCTURAL
Thornton Tomasetti

MEP
CRB ARCHITECTS-ENGINEERS P.C.
125 1 NW B RIARCLIFF PARKWAY, SUITE 500
KANSAS CITY, MO 641 16
PHONE: 816-880-9800
FAX: 816-880-9898

LANDSCAPE
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PROJECT TITLE
Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION
		18JUL2025	ISSUED FOR PERMITTING

LICENSEE
EXP 8/31/27

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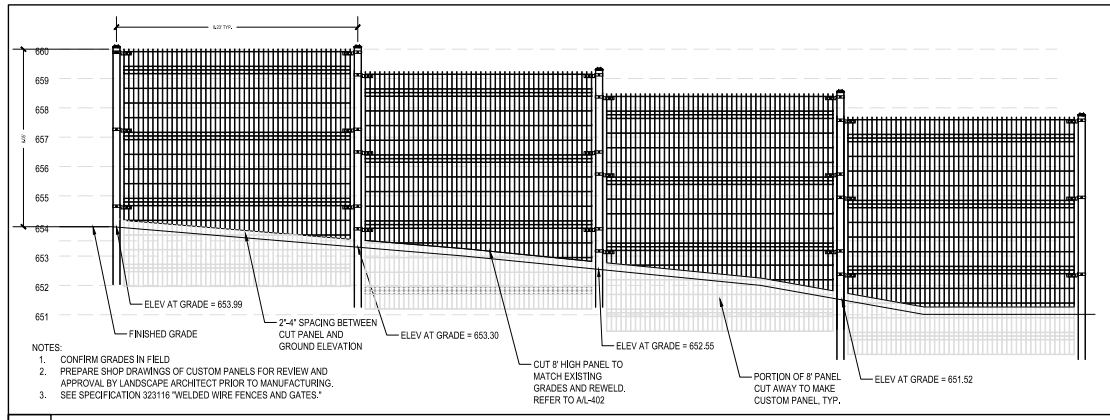
PROJ. NO.	2310.1603	DESIGNED BY:	JAC/HB/GDM
SCALE:	As indicated	CHECKED BY:	JAC
SHEET SIZE:	36x48	APPROVED BY:	JAC

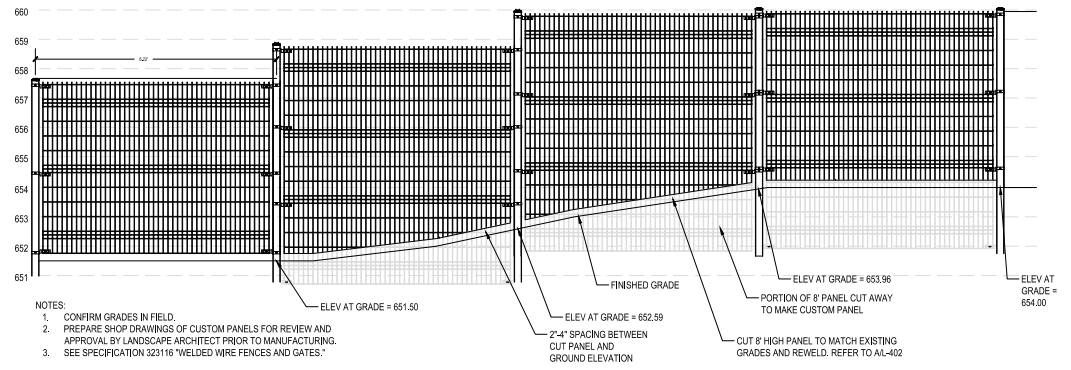
DRAWING TITLE
LANDSCAPE PLAN - OVERALL

VETTER DRAWING NUMBER

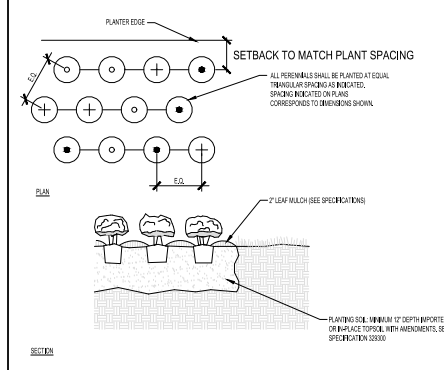
DRAWING NUMBER
L-300



I ARCHITECTURAL MESH FENCE - NORTH ELEVATION



J ARCHITECTURAL MESH FENCE - SOUTH ELEVATION



E GROUNDCOVER AND PERENNIAL PLANTING

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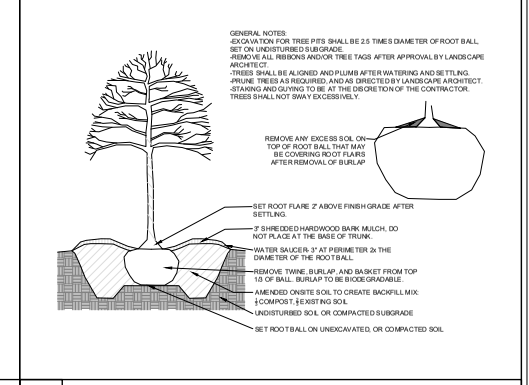
1"= 1'-0"

L-300-400_Landscape



A TREE PLANTING

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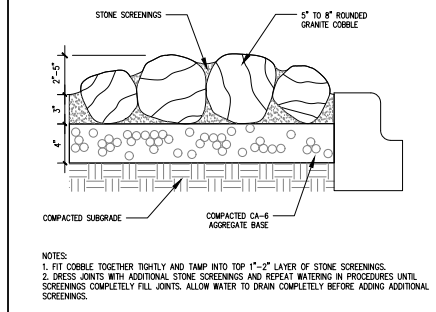
NTS

L-300-400_Landscape.dwg



F COBBLE PAVING - ALTERNATE

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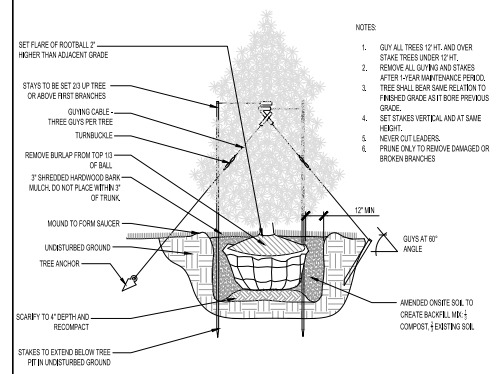
2" = 1'-0"

L-300-400_Landscape.dwg



B EVERGREEN PLANTING

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NTS

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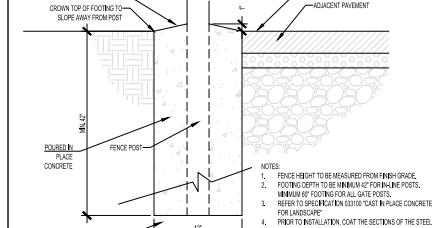

G FENCE POST FOOTING

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1 1/2"= 1'-0"

32 31 00_Fence Post_05_0 1230

C SHRUB PLANTING

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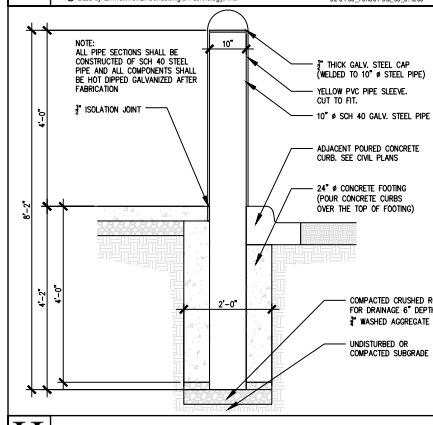

H BOLLARD - 10" DIA.

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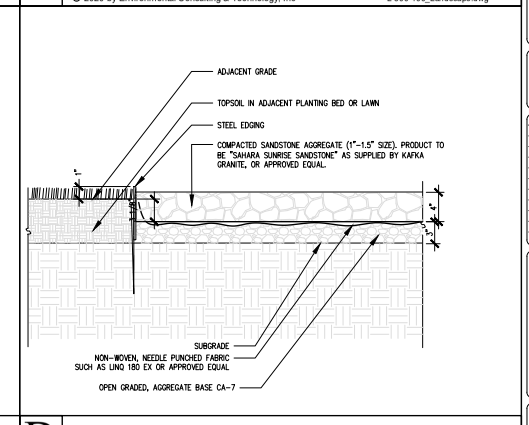
3/4"=1'-0"

12 93 00_Bollard_01_0.0625



D GRAVEL MAINTENANCE STRIP

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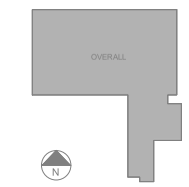
1 1/2"= 1'-0"

File Name



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DESIGN/BUILDER

Evans General Contractors

ARCHITECT

LEGAT ARCHITECTS

STRUCTURAL

Thornton Tomasetti

MEP

CRB ARCHITECTS-ENGINEERS P.C.
125 1 NW B RA RCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 641 16
PHONE: 816-880-9800
FAX: 816-880-9898

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PROJECT TITLE

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REV	BY	DATE	DESCRIPTION
		18JUL2025	ISSUED FOR PERMITTING

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PROJ. NO.	2310 1603	DESIGNED BY:	JA/CHB/GDM
SCALE	As indicated	CHECKED BY:	JAC
SHEET SIZE	36x48	APPROVED BY:	JAC

DRAWING TITLE

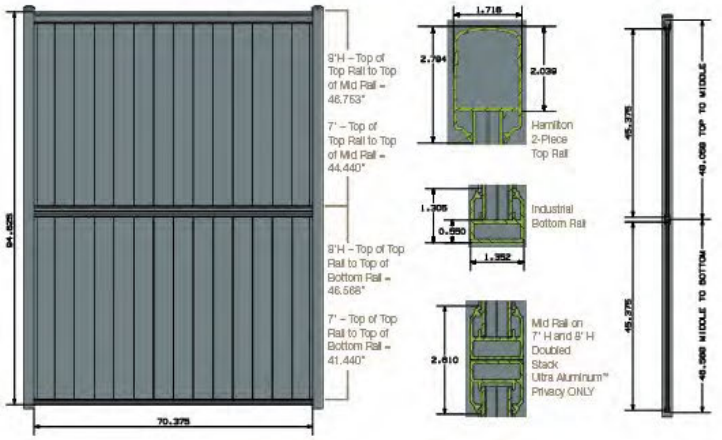
LANDSCAPE DETAILS

VETTER DRAWING NUMBER

DRAWING NUMBER

L-400

NOTE: Fence color finish to be white or gray.



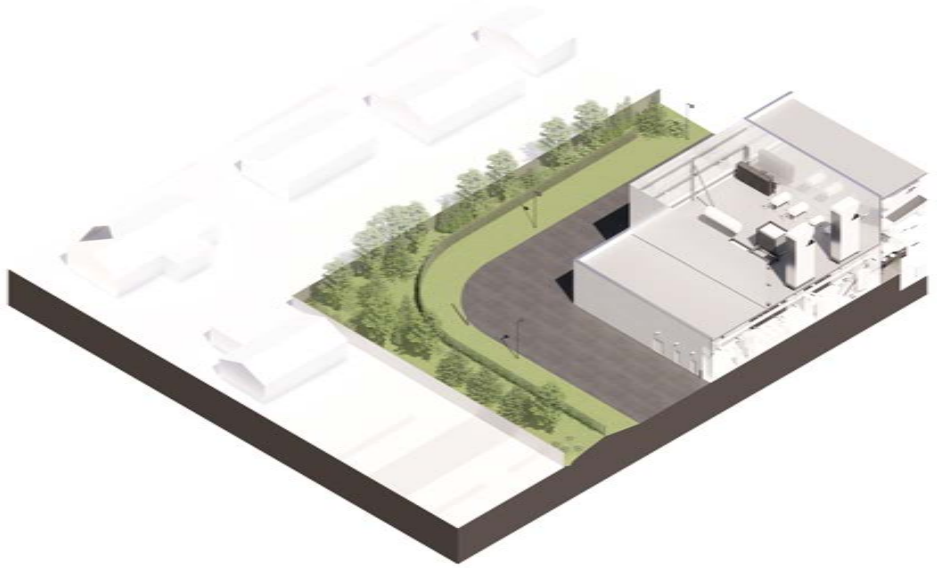
ULTRA ALUMINUM™ PRIVACY PANEL 3-RAIL DOUBLE STACK STANDARDS

SIZE - T x W	BOARDS	LENGTH OF BOARD	TRIM SIZE	LENGTH OF RAIL	3" STD POST HEIGHT
7'T(84.00") X 6'W	28	40 1/16"	38 7/8"	72 5/16"	10'
8'T(94.625") X 6'W	28	45 3/8"	44 3/16"	72 5/16"	11'

Option B - Aluminum Panel Fence

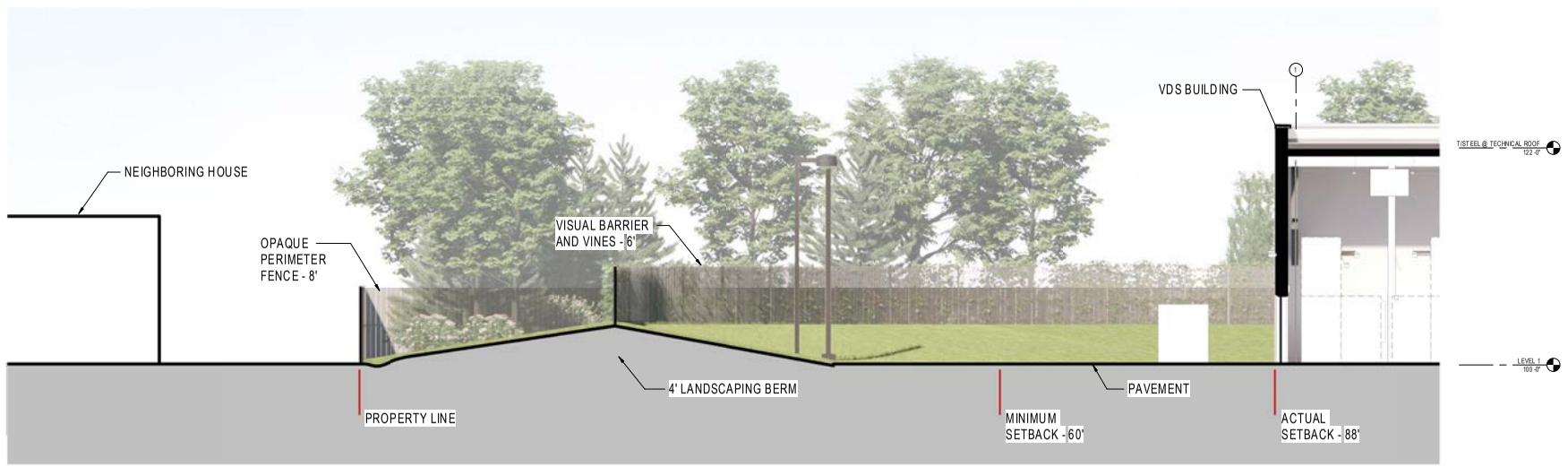
VETTER

LEGAT ARCHITECTS

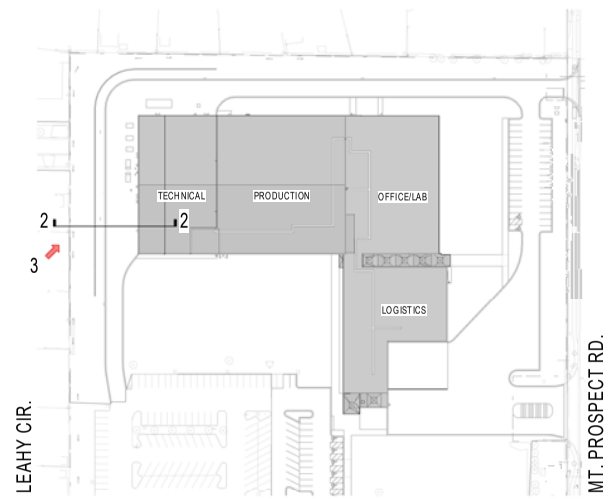


4 BUILDING SECTION AXON - THRU OPAQUE PERIMETER FENCE

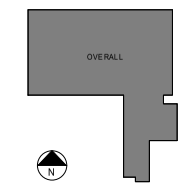
3 NEIGHBORING LOT PERSPECTIVE - OPAQUE PERIMETER FENCE



2 BUILDING SECTION - OPAQUE PERIMETER FENCE
3/16" = 1'-0" AQ110



1 SITE KEY PLAN
1" = 80'-0"



CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St #602
Chicago, IL 60661
t. 312.258.9595
f. 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION

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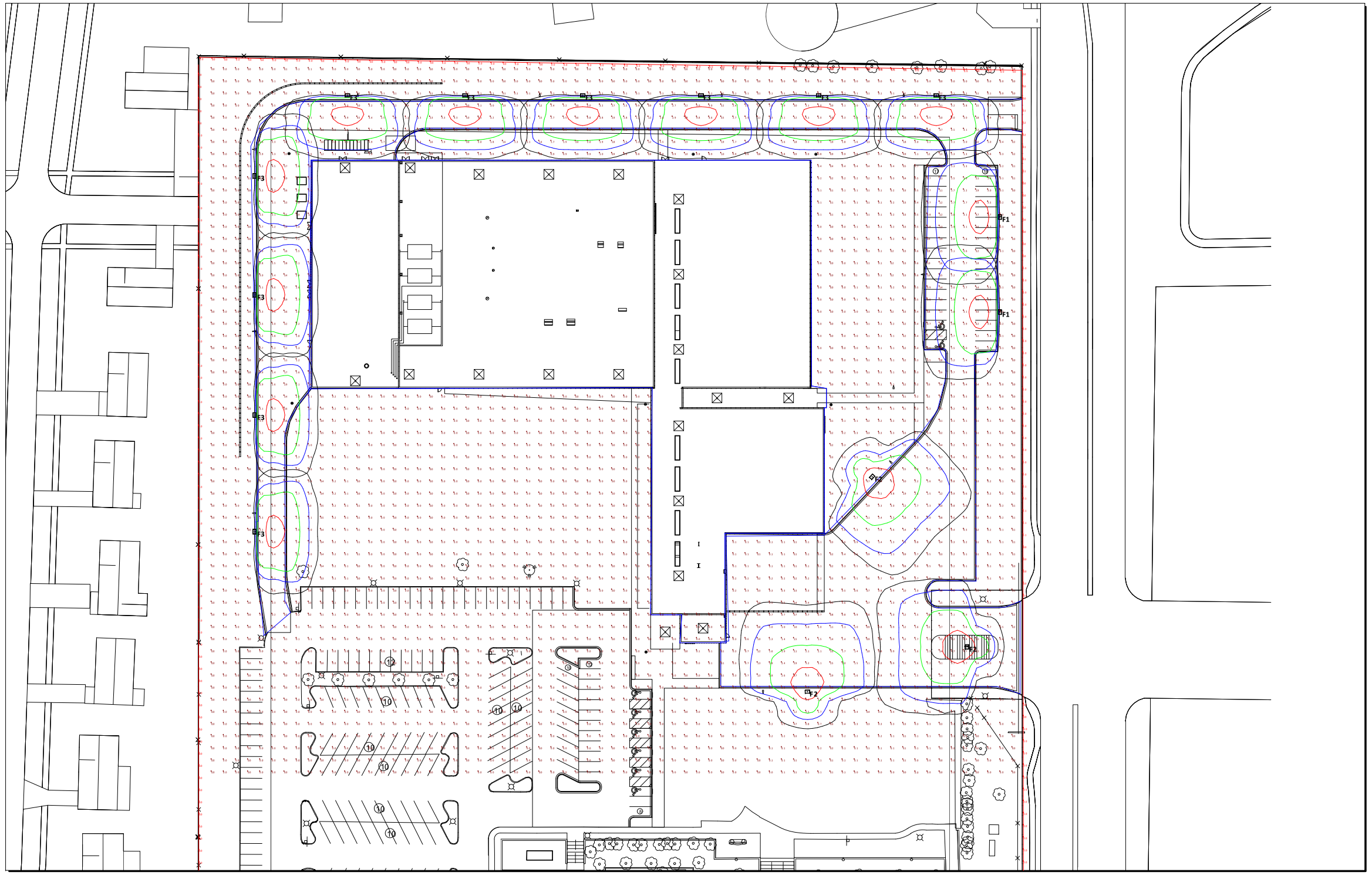
PROJ. NO.	2231 16.03
SCALE:	As indicated
SHEET SIZE:	36x48
DESIGNED BY:	MR
CHECKED BY:	AQ
APPROVED BY:	TK

DRAWING TITLE

SITE SECTIONS - BERM AND VISUAL BARRIER

DRAWING NUMBER

AS002



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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.61	5.2	0.0	N.A.	N.A.

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

KSA Lighting & Controls

Legat - Parking Lot Study

Drawn By: Scott Shellberg
Date: 10/10/2025
Notes :

Page M of 1

D-Series Size 0
LED Area Luminaire

Catalog Number

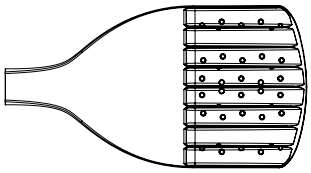
Notes

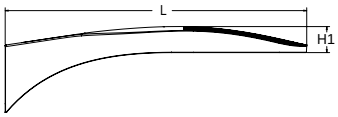
Type

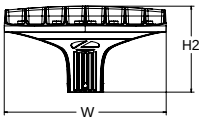
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

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







Design Select options indicated by this color background.

Introduction

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

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

design select

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

Ordering Information

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

DSX0 LED

Series
DSX0 LED

LEDs
Forward optics

P1	P5
P2	P6
P3	P7
P4	

Rotated optics

P10 [1]	P12 [1]
P11 [1]	P13 [1]

Color temperature [2]

		Color Rendering Index [2]
(this section 70CRI only)		
30K	3000K	70CRI
40K	4000K	70CRI
50K	5000K	70CRI
(this section 80CRI only, extended lead times apply)		
27K	2700K	80CRI
30K	3000K	80CRI
35K	3500K	80CRI
40K	4000K	80CRI
50K	5000K	80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare [3]
T4M	Type IV medium
T4LG	Type IV low glare [3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control [3]
BLC4	Type IV backlight control [3]
LCCO	Left corner cutoff [3]
RCCO	Right corner cutoff [3]

Voltage

MVOLT	(120V-277V) [4]
HVOLT	(347V-480V) [5,6]
XVOLT	(277V-480V) [7,8]
120	[16, 24]
208	[16, 24]
240	[16, 24]
277	[16, 24]
347	[16, 24]
480	[16, 24]

Mounting
Shipped included

SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5	Square pole mounting (#5 drilling. 3" min. SQ pole) [9]
RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) [9]
SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA	Wall bracket [10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options
Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11, 12, 18, 19]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13, 18, 19]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14, 19]
PER7	Seven-pin receptacle only (controls ordered separate) [14, 19]
FAO	Field adjustable output [15, 19]
BL30	Bi-level switched dimming, 30% [16, 19]
BL50	Bi-level switched dimming, 50% [16, 19]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]

Other options
Shipped installed

HS	Houseside shield (black finish standard) [20]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [21]
HA	50°C ambient operation [22]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V) [24]
DF	Double fuse (208, 240, 480V) [24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(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

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Ordering Information

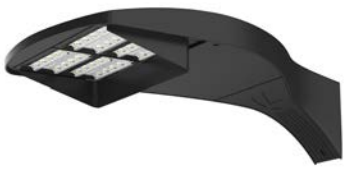
Accessories

Ordered and shipped separately.

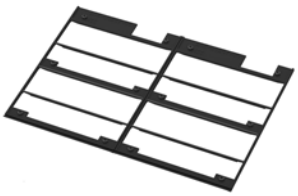
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK	Shorting cap [23]
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round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

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



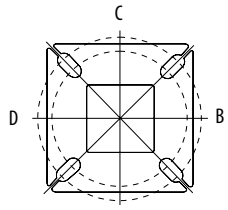
External Glare Shield (EGSR)



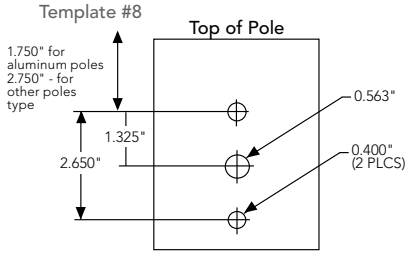
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

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

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

DSX0 Area Luminaire - EPA

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

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

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Photometric Diagrams

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

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

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Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

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

FAO Dimming Settings

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

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

Electrical Load

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

LED Color Temperature / Color Rendering Multipliers

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

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

Motion Sensor Default Settings

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

Controls Options

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

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Performance Data

Lumen Output

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

Forward Optics

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

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Performance Data

Lumen Output

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

Forward Optics

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

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Performance Data

Lumen Output

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

Rotated Optics

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

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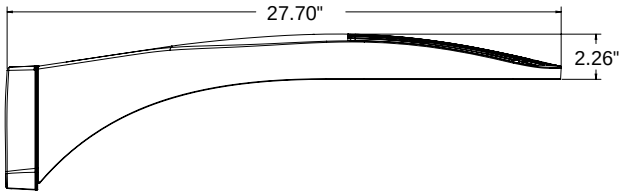
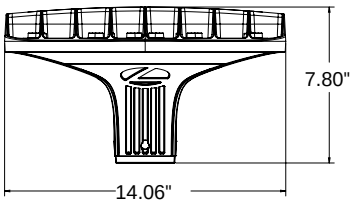
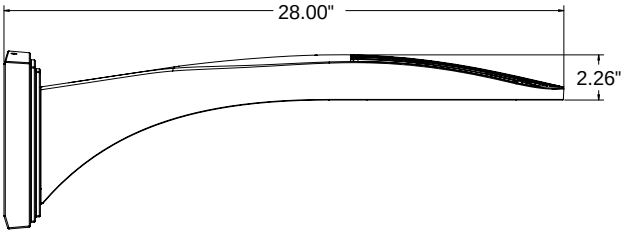
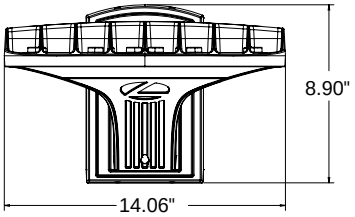
Dimensions



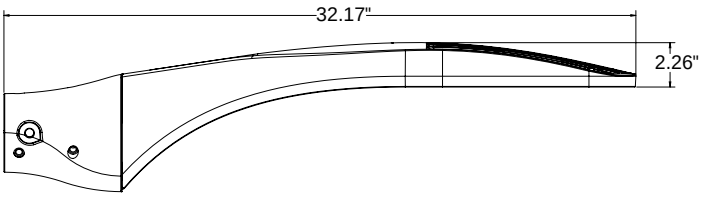


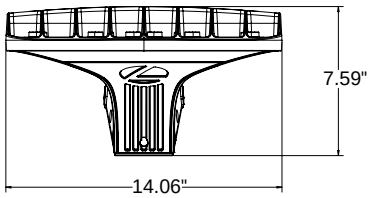
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs





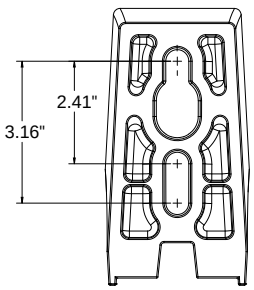
DSX0 with WBA mount
Weight: 27 lb



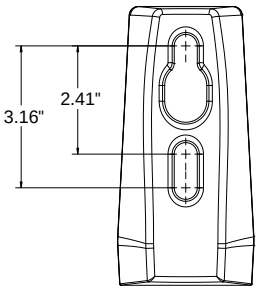


DSX0 with MA mount
Weight: 28 lbs

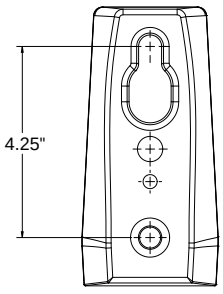
SPA (STANDARD ARM)



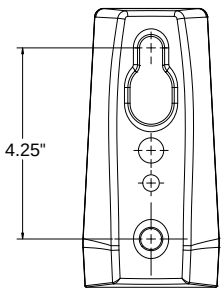
RPA



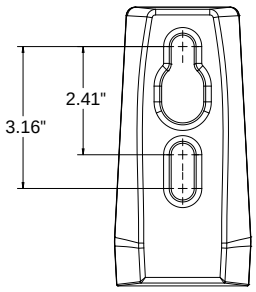
SPA5



RPA5



SPA8N



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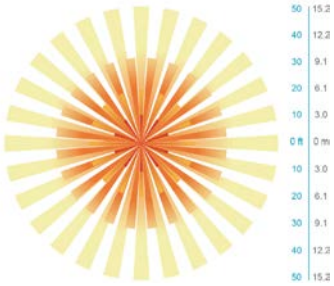
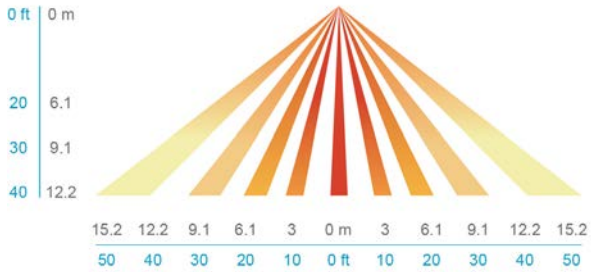
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

FINISH

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

COASTAL CONSTRUCTION (CCE)

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

OPTICS

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

ELECTRICAL

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

STANDARD CONTROLS

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

nLIGHT AIR CONTROLS

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

INSTALLATION

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

LISTINGS

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

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

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

GOVERNMENT PROCUREMENT

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

WARRANTY

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

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

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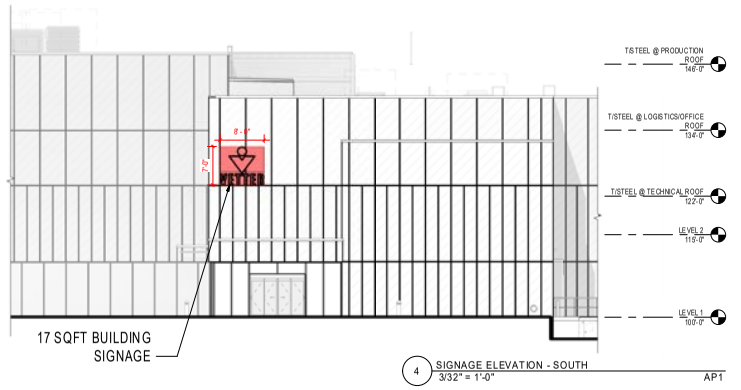
7 SIGNAGE RENDER - EAST

6 SIGNAGE RENDER - SOUTH

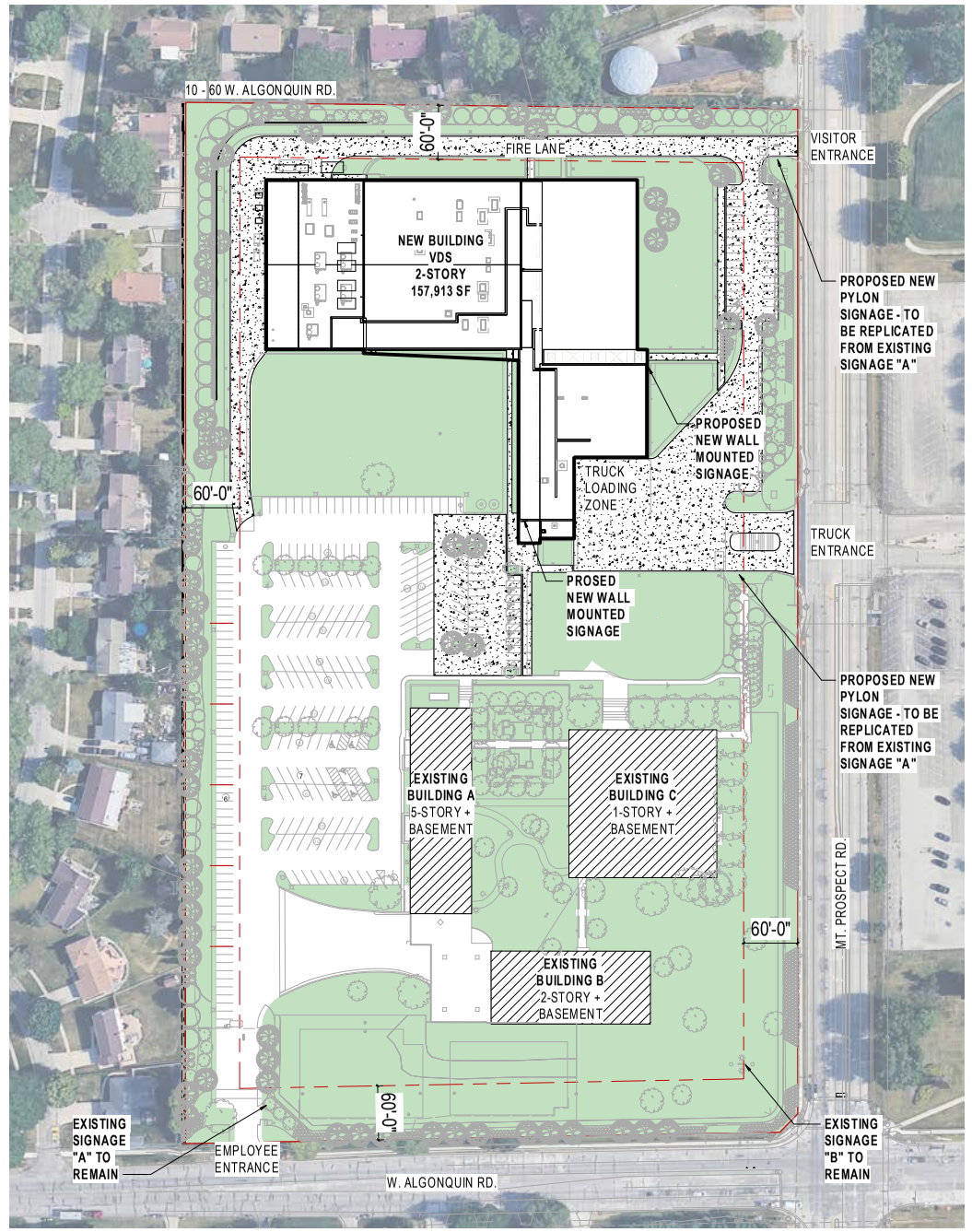
5 SIGNAGE ELEVATION - EAST
3/32" = 1'-0" AP1



4 SIGNAGE ELEVATION - SOUTH
3/32" = 1'-0" AP1

SITE PLAN LEGEND

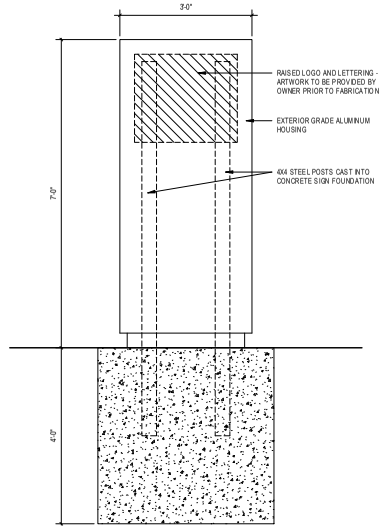
- NEW BUILDING
- EXISTING BUILDING
- NEW PAVING
- DECORATIVE GRAVEL
- MULCH/PLANTING SPACE
- GREEN SPACE
- PROPERTY LINE
- 60' SETBACK LINE
- A 101 — EXTERIOR ELEVATION TAG



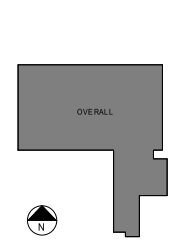
3 SITE PLAN
1" = 60'-0"

2 EXISTING SIGNAGE "A"

1 EXISTING SIGNAGE "B"



8 ELEVATION - EXTERIOR PYLON SIGN
3/4" = 1'-0"



CLIENT

VETTER

CONSULTING ARCHITECT/ENGINEER

ARCHITECT

LEGAT ARCHITECTS

549 W Randolph St # 602
Chicago, IL 60661
t: 312.258.95.95
f: 312.258.1555
www.legat.com

PROJECT TITLE

Vetter Development Services Facility

REV	BY	DATE	DESCRIPTION

LICENSEE

NOT FOR CONSTRUCTION

INFORMATION CONTAINED HEREIN IS CONSIDERED CONFIDENTIAL. THIS DOCUMENT IS NOT TO BE USED, REPRODUCED, OR DISCLOSED IN WHOLE OR PART WITHOUT THE PRIOR WRITTEN PERMISSION OF [CLIENT NAME].

PROJ. NO.: 22.31.16.03	DESIGNED BY: Designer
SCALE: As indicated	CHECKED BY: AQ
SHEET SIZE: 36x48	APPROVED BY: TK

DRAWING TITLE

SITE SIGNAGE PLANS AND ELEVATIONS

DRAWING NUMBER

AS003

DES PLAINES ILLINOIS

Public Works & Engineering
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5390 | W: desplainesil.gov

MEMORANDUM

Date: December 5, 2025

To: Jeff Rogers, AICP, Director of Community and Economic Development

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

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

Subject: 10 W Algonquin Road Preliminary and Final PUD

Public Works and Engineering (PWE) has reviewed the final plat of subdivision engineering plans for the Preliminary Planned Unit Development request and is satisfied with them for zoning approval, subject to conditions and comments outlined below:

- Abrogation and grant of easements including stormwater detention and watermain and any utilities shall occur via separate instrument(s).
- All site work shall be conducted in accordance with the previously approved final engineering design.

Any questions, please contact 847-391-5385.

JL/jl

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

MEMORANDUM

Date: December 4, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Jeff Rogers, AICP, Director of Community & Economic Development (CED) JR
Jonathan Mendel, AICP, Assistant Director of CED JM

Subject: Consideration of a combined Tentative and Final Plat of Subdivision and Standard Variations at 2234 Webster Lane and 2247 Westview Drive, Case #25-049-TPLAT-FPLAT-V

Issue: The petitioner requests: (i) a combined Tentative and Final Plat of Subdivision to split two lots into four lots of record; and (ii) Standard Variations for lot width for each of the four proposed lots of record.

Petitioner: Grama Construction Corp. (Representative: Anatoli Grama, 917 E. Oakton Street, Des Plaines, IL 60018)

Property Owners: 2234 Webster LLC AND 2247 Westview LLC (Representative: Pavel Korchagin, 22358 N. Prairie Lane, Kildeer, IL 60047)

Case Number: 25-049-TPLAT-FPLAT-V

PINs: 09-29-302-198-0000 and 09-29-302-013-0000

Ward: #5, Alderman Thomas Merlin

Existing Zoning: R-1, Single Family Residential District (*both properties*)

Existing Land Use: Single Family Residence (*both properties*)

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

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

Street Classifications: Webster Lane and Westview Drive are both local roads under City of Des Plaines jurisdiction.

Comprehensive Plan: The subject properties are illustrated as *single family residential* on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: The subject properties were annexed into the city in 1968 and are both located in the R-1 Single Family Residential district between Jarvis Avenue (north) and Touhy Avenue (south). While accessed by different streets, the subject properties share a rear property line. Both properties are improved with a single-family residence, detached garage, accessory structure, and paved driveways as shown on the attached Plat of Survey for 2234 Webster Lane and attached Plat of Survey for 2247 Westview Drive.

Address	PIN	Lot Size
2234 Webster Lane	09-29-302-198-0000	21,798 SF (0.50 acres)
2247 Westview Drive	09-29-302-013-0000	21,880 SF (0.50 acres)

TENTATIVE AND FINAL PLAT OF SUBDIVISION

Request Description:

Overview

The proposal includes splitting two lots into four lots of record as illustrated in the attached separate Tentative Plat and Final Plat of the Webster/Westview Subdivision. The characteristics of the proposed lots are provided below.

Lot #	Fronting Street	Lot Dimensions	Lot Size
1	Westview Drive	50.00' wide/186.98' deep	9,341 SF
2	Westview Drive	50.00' wide/186.97' deep	9,340 SF
3	Webster Lane	50.00' wide/186.98' deep	9,342 SF
4	Webster Lane	50.00' wide/186.97'deep	9,341 SF
		Total Lot Area	**37,364 SF/0.85 AC**

While the proposed depth for each lot meets the minimum lot depth requirement in Section 13-2-5.R of the Subdivision Regulations, the proposed width of each lot (50 feet) does not meet the minimum lot width requirement for interior lots in the R-1 Single Family Residential district (55 feet), requiring a standard variation for each of the four proposed lots. For more information on the required standard variation relief, see the *Standard Variations* section below.

Building Lines and Easements

Both plats show the following for the proposed subdivision: (i) new 25-foot front and rear building setback lines; (ii) new five-foot side building setback line and public utility/drainage easement along the north and south side property lines; and (iii) a five-foot-wide public utility easement at the rear of each lot. Given that the current properties extend into the Webster Lane and Westview Drive rights-of-way, a new easement has been denoted on both plats identifying that 33 feet in front of each lot will be dedicated for roadway purposes.

Utility Poles, Cables, and Structures; Utility Easements
The Tentative Plat denotes the existing underground water, sewer, and gas utilities, and overhead electrical/telephone utilities located on the west and east sides of the proposed subdivision as well as an existing sewer line running through the rear of the Webster Lane lots. Section 13-2-5.W of the Subdivision Regulations requires that all utility lines—including electric/telephone cables—be placed underground in all subdivisions. However, the existing overhead electrical/telephone poles/cables in the public right of way will not need to be placed underground.

As part of the Tentative Plat, the applicant must provide tentative approval of all proposed utility easements by privately-owned utility companies either as a notation on the plat itself or through separate "will-serve" letters. The petitioner provided the attached Private Utility Company Will-Serve Letters confirming tentative approval has been received for the proposed utility easements from Nicor and Comcast. However, the petitioner has not yet received a formal confirmation from ComEd at this time but is continuing to request confirmation.

Public Works and Engineering (PWE) Review
The applicant has provided the attached Final Engineering Plans and Engineer's Estimate of Probable Cost (EOPC) identifying the specific improvements related to this project including a new 8-inch storm sewer, catch basins, grading and sodding, and walkway removal/replacement, which have been approved by the PWE department with conditions noted in the attached PWE approval letter.

STANDARD VARIATIONS

Request Description:

Overview
As stated above, the proposed 50-foot-wide lots in the subdivision do not meet the minimum 55-foot-lot-width requirement for interior lots in the R-1 Single Family Residential district, requiring a variation for each proposed subdivided lot. The proposed lot widths equate to a 10 percent reduction in the required lot width, which requires a standard variation pursuant to Section 12-3-6.D of the Zoning Ordinance.

Considerations
In the deliberation of the variation requests, the following should be considered:

- The existing lot sizes in the immediate vicinity to the subject properties;
- The character of the development in the immediate vicinity of the subject properties; and
- The overarching principals of the 2019 Comprehensive Plan to "encourage preservation and reinvestment in established Des Plaines neighborhoods….and promote a wider range of housing options".

Determining Body
Given that the petitioner is concurrently requesting a final plat subdivision request—which is under the City Council's final determination—the City Council has the final authority on the zoning variation requests pursuant to Section 12-2-2.C of the Zoning Ordinance.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the provided responses as written, modify them, or adopt its own.

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

   Comment: Requiring the petitioner to adhere to the minimum 55-foot lot width requirement could limit development on these properties to one residence for each existing lot and may not meet the goals of the Comprehensive Plan to promote growth of established residential areas and provide additional housing options. In addition, many of the surrounding properties in the area have similar lot widths.

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

   Comment: The existing property was platted with its current dimensions before the code was updated in 1998 from a minimum lot width of 50 feet to 55 feet. Under the previous code, the property would have met the standards for a subdivision. However, the properties are land-locked so it cannot be expanded to meet the requirements.

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

   Comment: The unique physical condition is not the result of the current owner or previous owners as the properties were platted before the zoning code update to change the minimum lot width required from 50 feet to 55 feet. Additionally, there is not a way for the petitioner to widen the lots.

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

   Comment: Carrying out the strict letter of the code would prevent the petitioner from subdividing the existing properties for four new single-family residences, as many of the surrounding properties have done, which would deny them the substantial rights enjoyed by neighboring property owners. The majority of the existing lots in this area are 50 feet wide as requested by the petitioner.

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

   Comment: The variation request would not provide the petitioner with any special privilege that is not already enjoyed by many of the surrounding property owners with 50-foot-wide lots. In fact, it aligns with the Comprehensive Plan's goal to promote the increase of housing stock in established Des Plaines neighborhoods such as this area.

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

   Comment: The request would result in development that is in harmony with the surrounding neighborhood and would meet all other standards for R-1 properties in Section 12-7-2. This request seeks to develop these large properties into four separate lots adding residential options in Des Plaines. These new housing units will also help to increase land value in the area.

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

   Comment: The petitioner cannot alter the dimensions of the property to meet the 55-foot minimum lot width requirement, as the property is land-locked by developed properties. The variation is required to create two residential lots and provide the opportunity for two additional residences.

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

   Comment: The variation request is the minimum measure of relief necessary to allow the petitioner to create four total residential lots out of the two large existing residential lots.

PZB Procedure and Recommended Conditions: The following separate motions are before the PZB for the subject properties at 2234 Webster Lane and 2247 Westview Drive:

- *Standard Variations for Lot width:* Pursuant to Section 12-2-2.C, the PZB has the authority to recommend to the City Council approval, approval with conditions, or denial of the variation requests. As these variation requests are necessary to permit the 50-foot-wide lots proposed for the subdivision plat, the PZB shall consider this request first.
- *Tentative Plat of Subdivision:* Under Section 13-2-3 (Planning and Zoning Board's Procedure) of the Subdivision Regulations, the PZB has the final authority to approve or deny the Tentative Plat request.
- *Final Plat of Subdivision:* Under Section 13-2-7 (Approval of Final Plat by Planning and Zoning Board), the PZB has the authority to recommend to the City Council approval or denial of the Final Plat request.

There are no staff recommended conditions for the subdivision and variation requests.

Attachments:

Attachment 1: Location Map
Attachment 2: Site and Context Photos
Attachment 3: Plat of Survey for 2234 Webster Lane
Attachment 4: Plat of Survey for 2247 Westview Drive
Attachment 5: Project Narrative
Attachment 6: Private Utility Company Will Serve Letters
Attachment 7: Excerpt of Final Engineering Plans[1]
Attachment 8: Public Works and Engineering (PWE) Department Memo
Attachment 9: Tentative Plat of Subdivision
Attachment 10: Final Plat of Subdivision

[1] Full copies available upon request to the Community and Economic Development department.

GISConsortium | 2234 Webster Ln & 2247 Westview Dr

0 150 300 ft

Print Date: 12/4/2025

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.

2234 Webster Ln – Public Notice Sign

2234 Webster Ln – Front of Residence

2234 Webster Ln – Facing Southwest at Driveway and Garage

2234 Webster Ln – Front Property View Across Webster Lane

2247 Westview Dr – Public Notice

2247 Westview Dr – Facing West at Driveway and Garage

2247 Westview Dr – Facing Northeast at Front of Residence

2247 Westview Dr – Front Property View Across Westview Drive

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

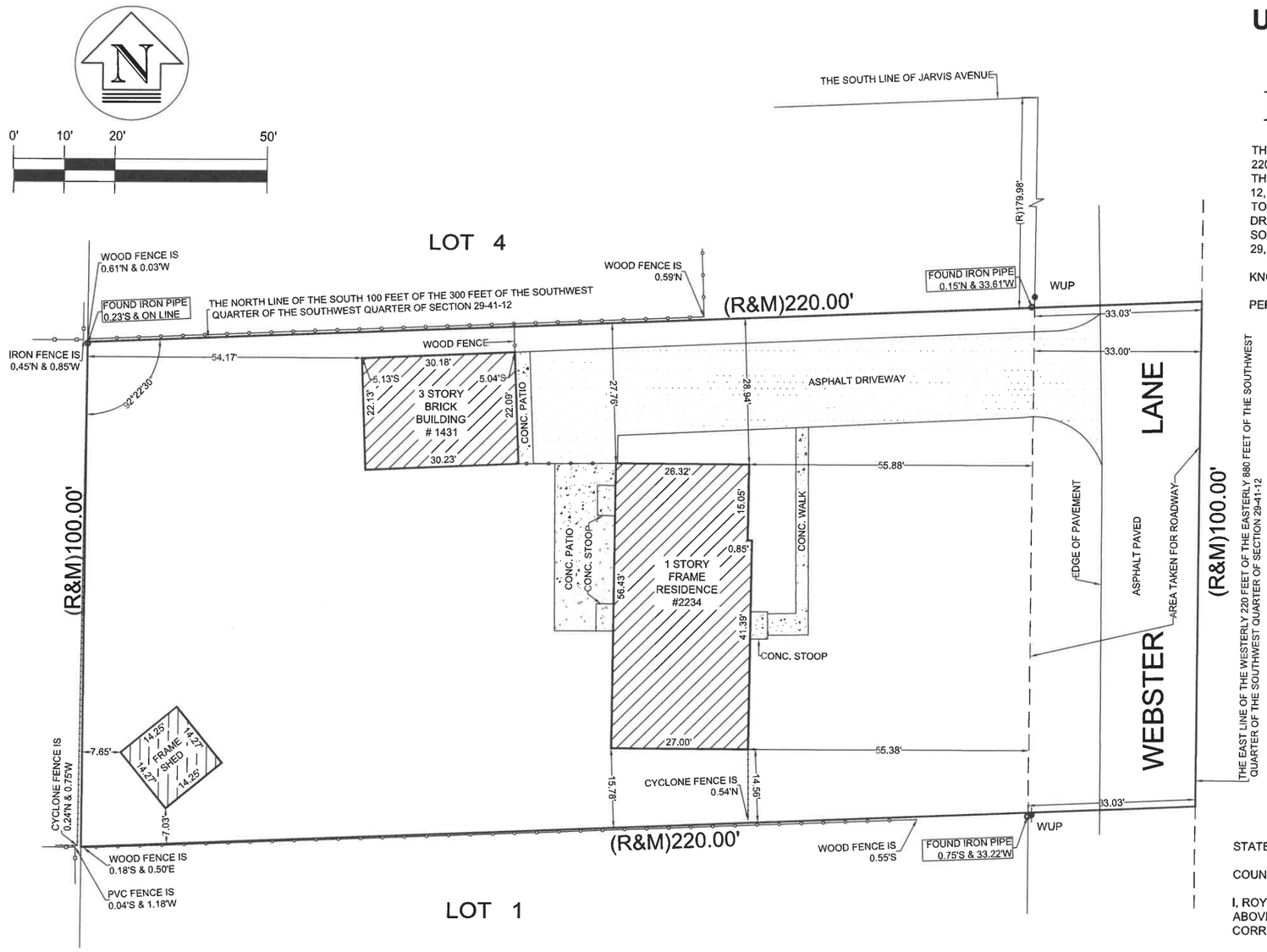
PLAT OF SURVEY

OF

THE SOUTHERLY 100 FEET OF THE NORTH 300 FEET OF THE WESTERLY 220 FEET OF THE EASTERLY 880 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EASTERLY 33 FEET SUBJECT TO USE AS A ROADWAY, ALL OF THE AFORESAID MEASUREMENTS BEING DRAWN ON LINES PARALLEL TO NORTHERLY AND EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2234 WEBSTER LANE, DES PLAINES, ILLINOIS**

PERMANENT INDEX NUMBER: 09 - 29 - 302 - 198 - 0000



LEGEND	ABBREVIATIONS
(R)	RECORD DATA
(M)	MEASURED DATA
WUP	WOOD UTILITY POLE

ORDERED BY: GRAMA CONSTRUCTION	
SCALE : 1" = 15'	
DATE :JUNE 11, 2024	
FILE No.: 2024 - 31589	

DATE	REVISION

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JUNE 11, A.D. 2024.

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

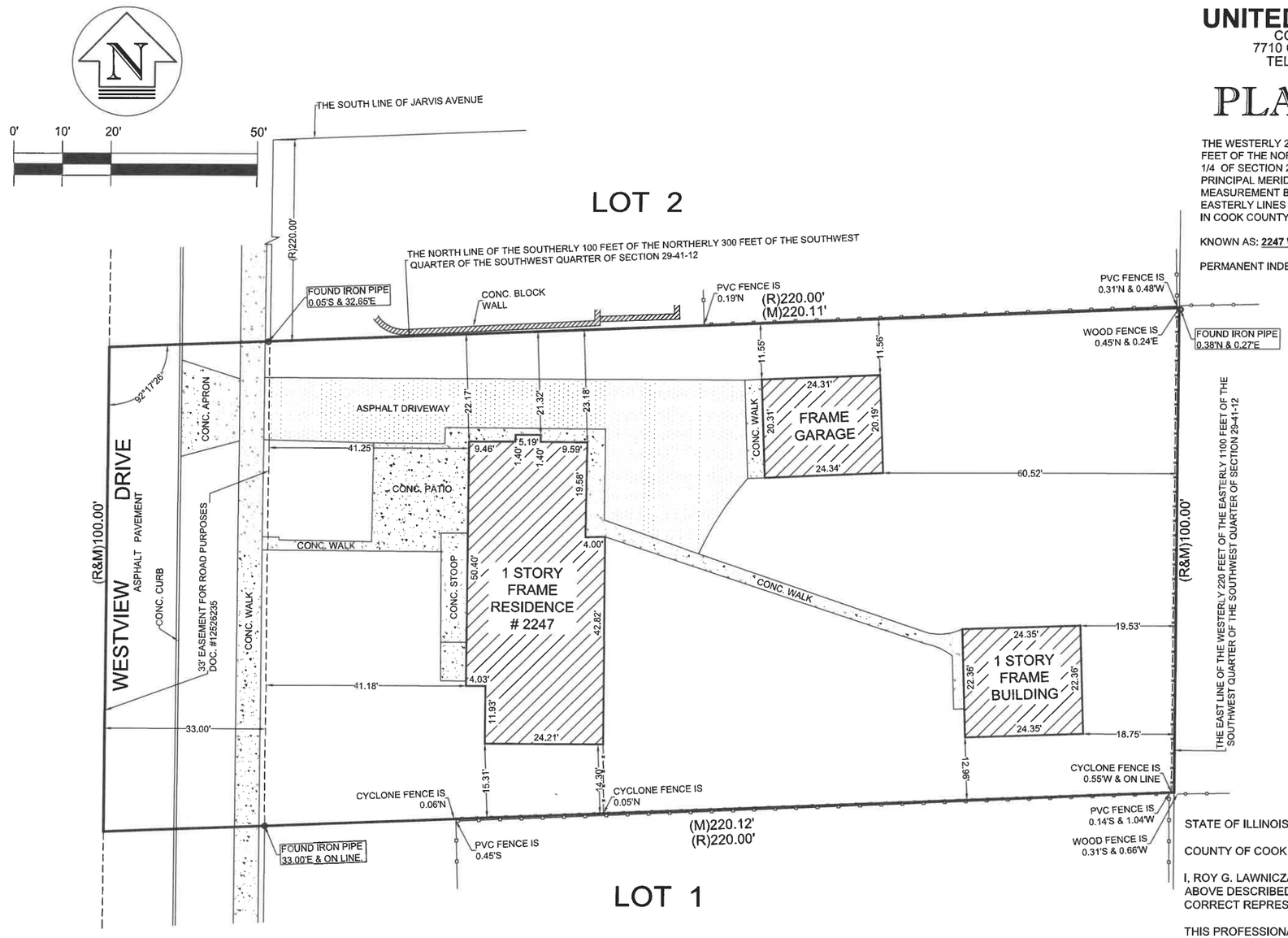
PLAT OF SURVEY

OF

THE WESTERLY 220 FEET OF THE EASTERLY 1100 FEET OF THE SOUTHERLY 100 FEET OF THE NORTHERLY 300 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALL OF THE AFORESAID MEASUREMENT BEING DRAWN ON LINES PARALLEL TO THE NORTHERLY AND EASTERLY LINES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2247 WESTVIEW DRIVE, DES PLAINES, ILLINOIS**

PERMANENT INDEX NUMBER: 09 - 29 - 302 - 013 - 0000



LEGEND ABBREVIATIONS	
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: GRAMA CONSTRUCTION	
SCALE : 1" = 15'	
DATE : JUNE 12, 2024	
FILE No.: 2024 - 31590	

DATE	REVISION

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JUNE 12, A.D. 2024.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

Project Narrative

Subject Property: 2234 Webster Ln, and 2247 Westview Dr, Des Plaines 60018
PIN(s): 09-29-302-198-0000 and 09-29-302-013-0000

1. The Applicant is the Owner of the Subject Property. Grama Construction Corp. is the Owner's general contractor, operates for its principal office in Des Plaines, and has extensive experience constructing new residential and commercial properties in the Chicagoland area.

2. The Applicant seeks to subdivide the two lots comprising the Subject Property into a new 'Webster/ Westview Resubdivision' with four new lots and build four new single-family homes in accordance with all applicable building codes and specifications and regulations of the City of Des Plaines, with the exception of the minimum lot width requirement. Table 1 below contains the Subject Property's addresses and PINs, Current Land Area, Proposed Land Area, and Current and Proposed Zoning Classification.

Table 1.

Address and PIN	Current Land Area	Proposed Land Area	Current and Proposed Zoning Classification
2234 Webster Ln 09-29-302-198-0000	18,681 SqFt	Lot 1 - 9,341 SqFt Lot 2 - 9,340 SqFt	R-1
2247 Westview Dr 09-29-302-013-0000	18,683 SqFt	Lot 3 - 9,342 SqFt Lot 4 - 9,341 SqFt	R-1
TOTAL	37,364 SqFt	37,364 SqFt	

3. The Applicant requests approval of:

   a. Tentative and Final Plat of Subdivision for the Subject Property; and

   b. Standard Variation from Minimum Lot Width requirement of 12-7-2: Residential Districts Regulations: Table 2, to permit 50 ft width for each of the four resulting lots, where 55 ft width is required.

4. In its current condition, the Subject Property also does not have public utility dedications and easements. The Applicant has submitted a Tentative and Final Plat of Subdivision for the Webster/Westview Resubdivision, whereby the Applicant will provide:

a. 33’ wide easements for road purposes along Webster Ln abutting the front of Lots 1 and 2 and along Westview Dr abutting the front of Lots 3 and 4;
b. 25’ front building lines for all four lots;
c. 25’ rear building lines for all four lots;
d. 5’ side building lines for all four lots;
e. 5’ side easements for public utilities and drainage for all four lots; and
f. 5’ rear easements for public utilities for all four lots.

5. Except for the requested variations, the Webster/Westview Resubdivision will comply with all relevant existing City ordinances.

6. The requested variations whereby Lots 1 through 4 the Webster/Westview Resubdivision will have 50 ft width instead of the required 55 ft width will not impact the neighborhood. Most of the other lots in the immediate vicinity have already been subdivided with 50 feet wide lots.

7. The Subject Property is unique because these lots are among the few remaining lots in the general vicinity that still has the original dimensions from the 1950s meets and bounds subdivision. In its current condition, the Subject Property also does not have public utility dedications and easements which the Applicant will provide.

8. The Subject Property is also unique because when consolidated as one, the lots are see-through lots. The unique physical conditions of the Subject Property are not self-created and predate the current Application. The provisions of Table 2 of § 12-7-2: Residential Districts Regulations that require 55 ft width were enacted after the previous and existing subdivision of the Subject Property. The Subject Property is further distinguished because the parcels have not been subdivided for an extensive period of time and, there have never been any sidewalk easements or public utility dedications.

9. Strict compliance with the Code will deny substantive rights to the Applicant and to the Owner. Carrying out of the strict letter of the terms of Table 2 of § 12-7-2 will deprive the owner and the Applicant of the right to develop the Subject Property in harmony with the nearby lots, most of which have already been subdivided with 50 feet wide lots. Keeping the Subject Property at the existing lot sizes creates disharmony with the neighboring properties.

10. The application and requested variations and future development address several purposes of the Comprehensive Plan, such as to:

i. Ensure that the City has several housing options to fit diverse needs, to attract younger households, and to keep long-time residents as they age,
ii. Preserve and enhance established single-family neighborhoods, while expanding denser housing options,
iii. Provide new housing at different price points, and
iv. Encourage Aging-In-Place Strategies

11. The requested variations are the minimum measure of relief necessary to alleviate the hardship presented by the strict application of the City Code. The Subject Property has enough depth already that the overall area of each lot will comply with the terms of the City Code.

December 4th, 2025

Sophia Brandenburg
Robbins DiMonte Attorneys at Law
216 West Higgins Road
Park Ridge, IL 60068

Gas Availability for the Proposed: Residential Development 2234 Webster Lane, Des Plaines, IL 60018

To whom it may concern,

This letter will serve as Nicor Gas' intention to provide service to the proposed new construction project above. Nicor Gas will install up to 200' of gas main per new customer (each meter) and 60' of service line per new customer (each meter) at no cost. If your project exceeds these footages, Nicor will determine the cost based on an economic evaluation of the project.

Nicor Gas requires curbs/pavement to be completed prior to the main gas installation. Nicor Gas also requires sleeves to be installed at paved intersections within new subdivisions and on Commercial service installations. When applicable and establishing a defined/proper running line, easements will need to be appropriately staked. All permits (State, County, and Village) require approval prior to the gas main and/or service installation.

As the site contact for this project, please advise the general contractor to communicate with me, Ashly Dorsey, at start up to coordinate the gas service/main installation timetable. I can be reached at 224-238-8882 or by email at atdorsey@southernco.com.

If you have any additional questions, please let me know.

Sincerely,

Ashly Dorsey

New Business Construction Consultant
Customer Development, Nicor Gas

Nicor Gas

December 4th, 2025

Sophia Brandenburg
Robbins DiMonte Attorneys at Law
216 West Higgins Road
Park Ridge, IL 60068

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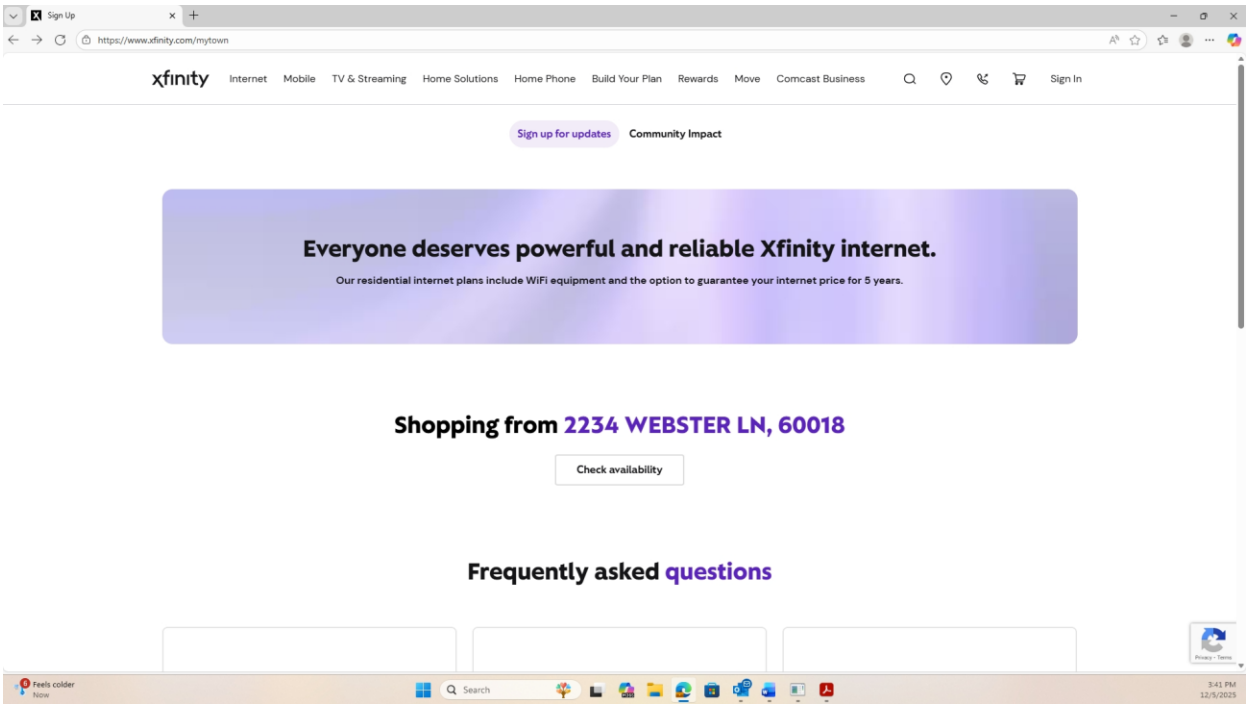
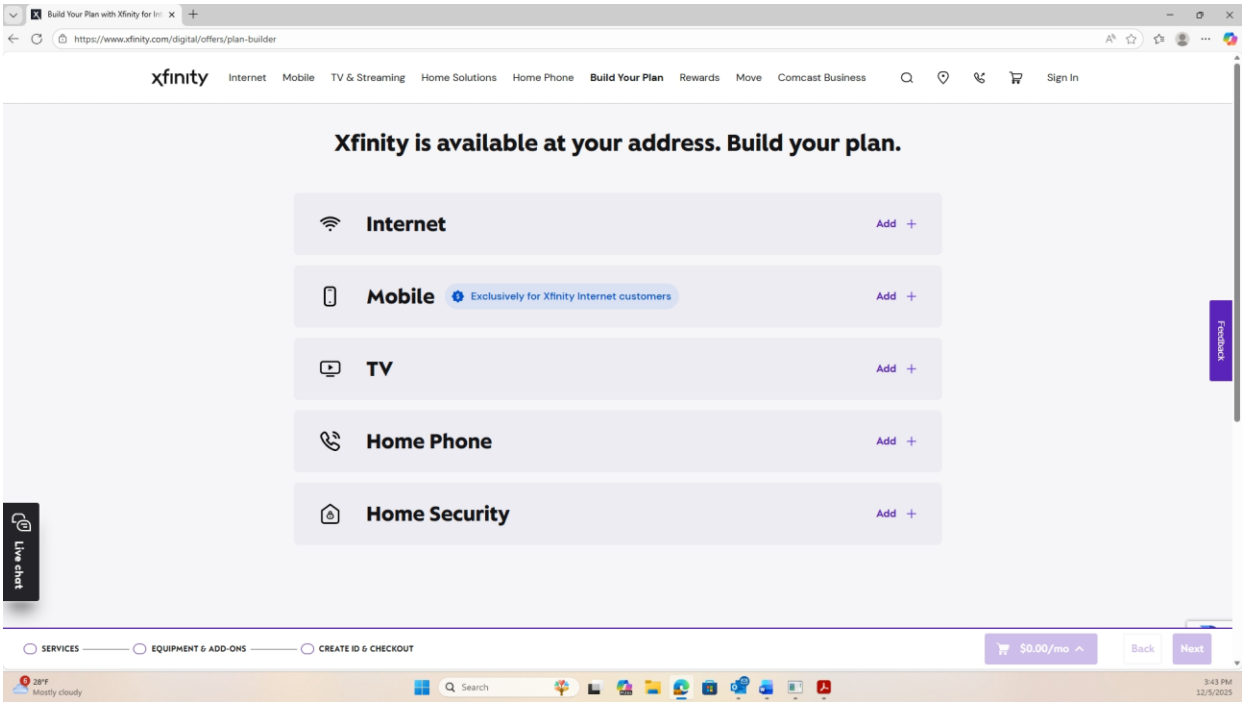
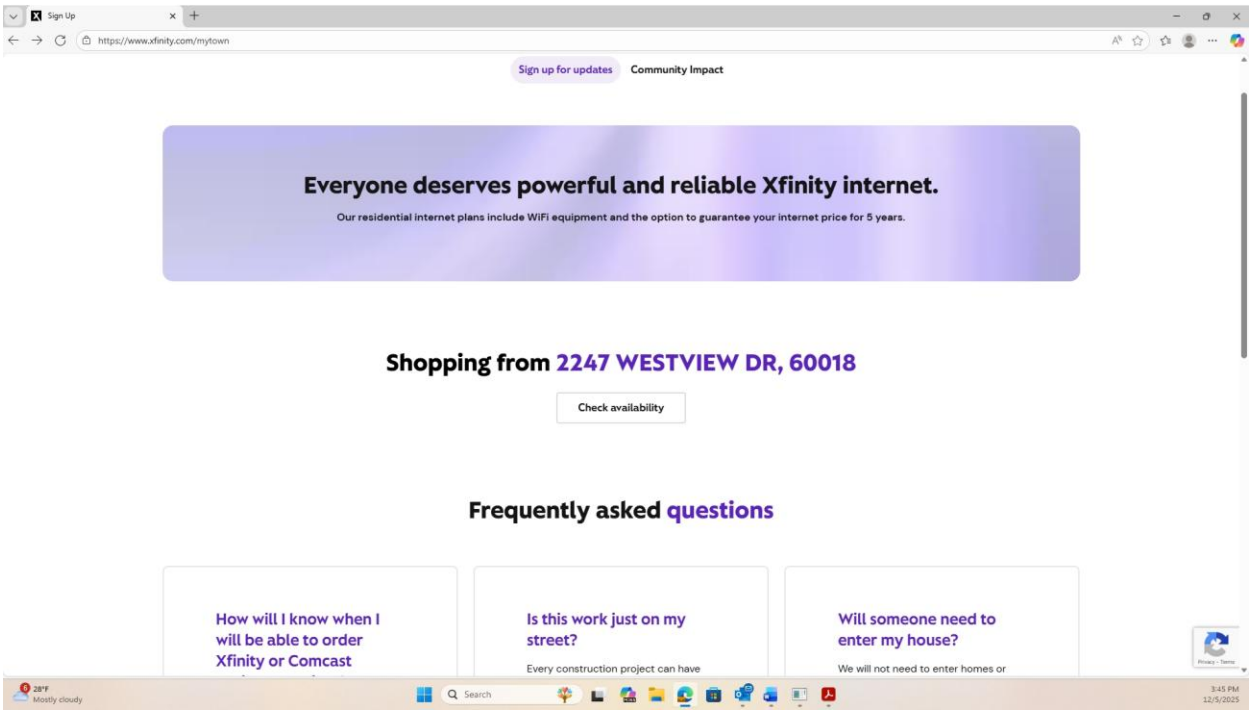
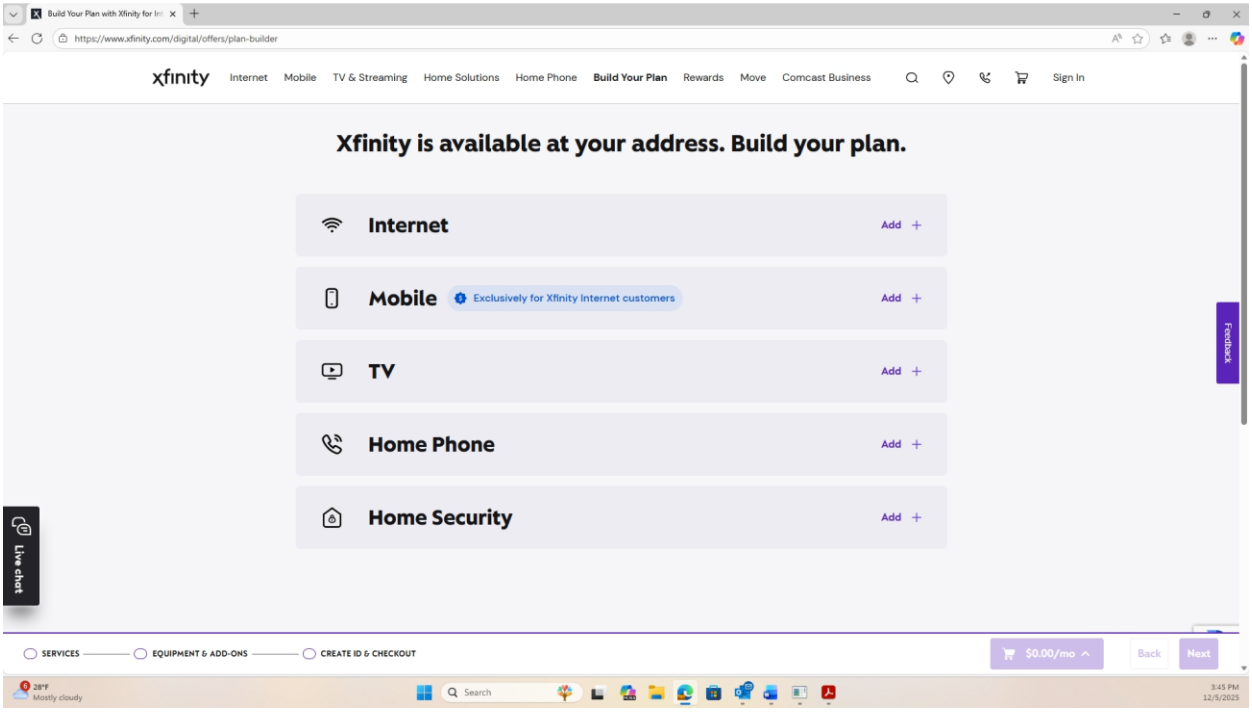

Sign Up
https://www.xfinity.com/mytown
xfinity
Internet
Mobile
TV & Streaming
Home Solutions
Home Phone
Build Your Plan
Rewards
Move
Comcast Business
Sign In
Sign up for updates
Community Impact
Everyone deserves powerful and reliable Xfinity internet.
Our residential internet plans include WiFi equipment and the option to guarantee your internet price for 5 years.
Shopping from 2234 WEBSTER LN, 60018
Check availability
Frequently asked questions


https://www.xfinity.com/digital/offers/plan-builder
xfinity
Internet
Mobile
TV & Streaming
Home Solutions
Home Phone
Build Your Plan
Rewards
Move
Comcast Business
Sign In
Xfinity is available at your address. Build your plan.
Internet
Add
Mobile
Exclusively for Xfinity Internet customers
Add
TV
Add
Home Phone
Add
Home Security
Add
Feedback
Live chat
SERVICES
EQUIPMENT & ADD-ONS
CREATE ID & CHECKOUT
$0.00/mo
Back
Next


Sign Up
https://www.xfinity.com/mytown
Sign up for updates
Community Impact
Everyone deserves powerful and reliable Xfinity internet.
Our residential internet plans include WiFi equipment and the option to guarantee your internet price for 5 years.
Shopping from 2247 WESTVIEW DR, 60018
Check availability
Frequently asked questions
How will I know when I will be able to order Xfinity or Comcast
Is this work just on my street?
Every construction project can have
Will someone need to enter my house?
We will not need to enter homes or


https://www.xfinity.com/digital/offers/plan-builder
xfinity
Internet
Mobile
TV & Streaming
Home Solutions
Home Phone
Build Your Plan
Rewards
Move
Comcast Business
Sign In
Xfinity is available at your address. Build your plan.
Internet
Add
Mobile
Exclusively for Xfinity Internet customers
Add
TV
Add
Home Phone
Add
Home Security
Add
Feedback
Live chat
SERVICES
EQUIPMENT & ADD-ONS
CREATE ID & CHECKOUT
$0.00/mo
Back
Next

SITE IMPROVEMENTS
WEBSTER/WESTVIEW SUBDIVISION
DES PLAINES, ILLINOIS

GENERAL NOTES

1.) THE CITY OF DES PLAINES SHALL BE NOTIFIED IN WRITING AT LEAST (3) FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR EXISTING UTILITIES IN CONFORMANCE WITH THE AFFECTED UTILITY COMPANIES REQUIREMENTS AS MAY BE REQUIRED TO PERFORM THE WORK OF THIS CONTRACT.

3.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LINE AND GRADES SHOWN ON THE CONTRACT DRAWINGS, IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE OWNER PRIOR TO PERFORMING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.

4.) ALL ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS ARE U.S.G.S. DATUM UNLESS OTHERWISE SPECIFIED.

5.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
- A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", AS PREPARED BY IDOT.
- B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
- C. CITY OF DES PLAINES STANDARDS AND ORDINANCES.
- D. CITY OF DES PLAINES STANDARDS SUPERSEDE ALL OTHERS.

6.) THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY AND ALL DETAILS OF WORK TO BE PERFORMED OR EQUIPMENT TO BE SUPPLIED. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ILLUSTRATE THE CONCEPTUAL DESIGN AND LAYOUT. THE CONTRACTOR SHALL BE KNOWLEDGEABLE AND REGULARLY ENGAGED IN THE TYPE OF WORK DESCRIBED BY THESE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR UNDERSTANDING THEIR INTENT. ANY WORK TO BE PERFORMED OR ITEM OF EQUIPMENT TO BE SUPPLIED WHICH IS NOT SPECIFICALLY CALLED FOR BY THESE CONTRACT DOCUMENTS BUT WHICH IS NECESSARY TO PROVIDE A COMPLETE AND SUCCESSFUL WORKING SYSTEM SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.

7.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF/HERSELF OF ALL CONDITIONS, THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS THE TOTAL COST FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED DUE TO THE CONTRACTOR'S FAILURE TO UNDERSTAND THE SCOPE OF WORK.

8.) 100 YEAR FLOOD ELEVATION IN THE AREA OF CONCERN IS SHOWN WHEN APPLICABLE.

9.) THE WORK PERFORMED UNDER THIS CONTRACT SHALL IN NO WAY INTERFERE WITH THE NORMAL OPERATION OF ANY EXISTING UTILITY SERVICE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ITEMS OF EQUIPMENT REQUIRED TO MAINTAIN SUCH NORMAL OPERATION AT NO ADDITIONAL COST TO THE OWNER. THE COST ASSOCIATED FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.

10.) ORIENTATION OF PIPING, CONDUITS, EQUIPMENT, ETC. MAY VARY. CONTRACTOR TO COORDINATE SAME WITH THE OWNER.

11.) ANY AND ALL DEWATERING REQUIRED TO KEEP EXCAVATIONS DRY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12.) CERTAIN INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DRAWINGS OF RECORD. CONTRACTOR SHALL VERIFY SUCH INFORMATION PRIOR TO ACTUAL START OF WORK. WHERE DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE BY THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES SHALL RESULT IN THE CONTRACTOR BEARING THE FULL BURDEN OF ALL RISKS/COSTS ATTRIBUTED TO THE DISCOVERED DISCREPANCY.

13.) SOIL EROSION PROTECTION SHALL BE IN ACCORDANCE WITH IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL DISTURBED AREAS (NOT IMPERVIOUS IN NATURE) SHALL BE FINE GRADED, TOP SOIL RESTORED (MIN. 6 INCHES) AND SEED/MULCH APPLIED UNLESS OTHERWISE SPECIFIED ON THE PLANS.

14.) CONTRACTOR MUST PROTECT THE INTEGRITY OF THE EXISTING ROAD PAVEMENT. ANY DAMAGE TO THE PAVEMENT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR IN KIND.

15.) CONTRACTOR SHALL BE RESPONSIBLE FOR VIDEO TAPING AND PROVIDING STILL PICTURES OF THE WORK AREA PRIOR TO BEGINNING ANY WORK, AND FURNISHING OWNER WITH SAME FOR DOCUMENTATION OF EXISTING CONDITIONS TO BE USED UPON THE COMPLETION OF THE PROJECT RESTORATION.

16.) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS DAILY AS REQUIRED.

INDEX OF SHEETS

C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	EROSION CONTROL PLAN
	DES PLAINES STANDARD DETAILS
	DES PLAINES STANDARD DETAILS

DRAINAGE CERTIFICATE

"TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH DEVELOPMENT OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OR SURFACE WATERS INTO PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH THE DEVELOPER 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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DEVELOPMENT"

DATED THIS 3RD DAY OF DECEMBER, A.D. 2025

JASON R. DOLAND 55003 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

_____
ENGINEER

EXPIRES: 11/30/27

REVISIONS	
02/25/25	PER CITY REVIEW – FEBRUARY 11, 2025
12/03/25	PER CITY REVIEW – NOVEMBER 24, 2025

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

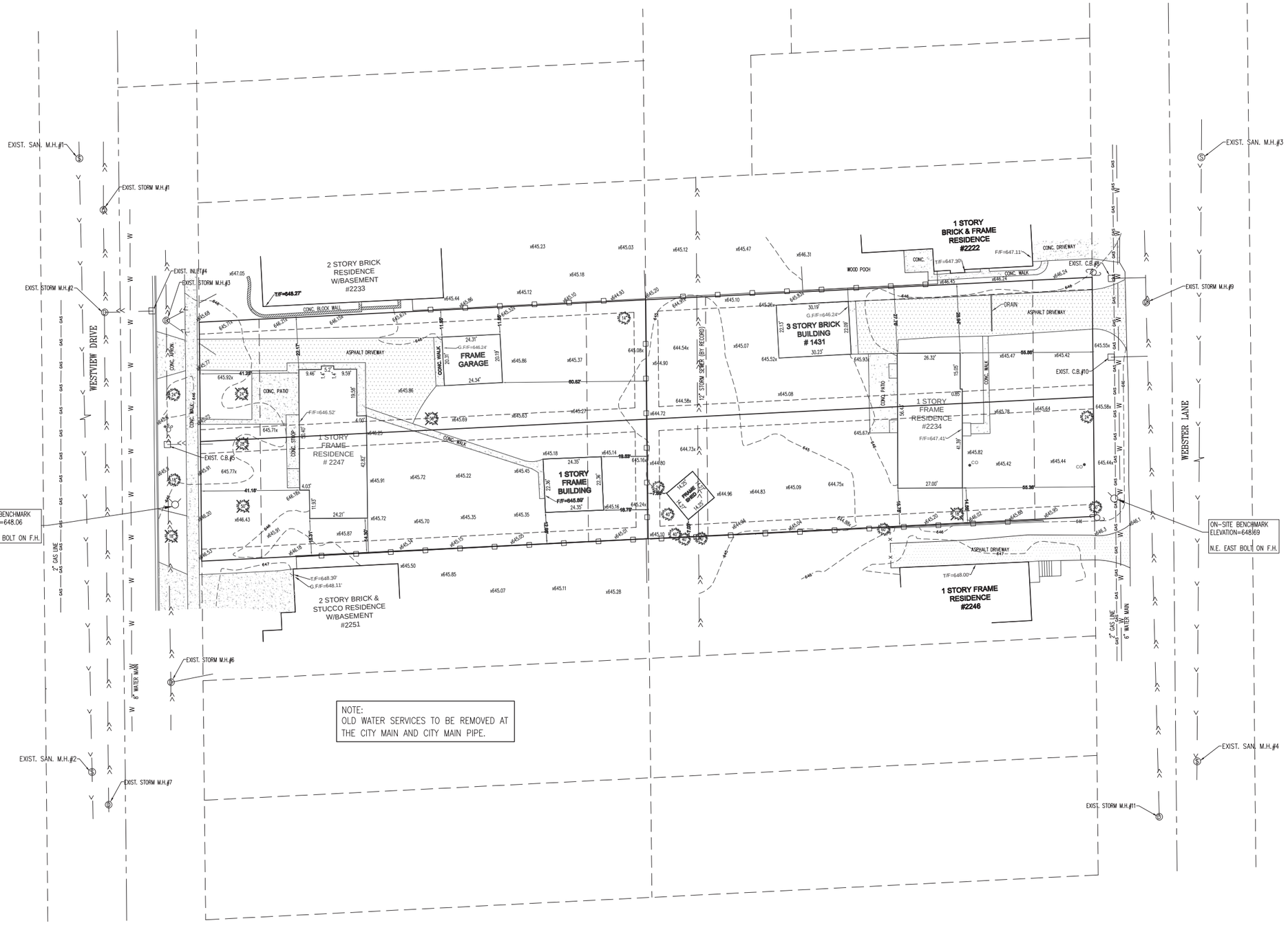
SITE IMPROVEMENTS AT
Webster/Westview Subdivision
2234 Webster Lane & 2247 Westview Dr
Des Plaines, Illinois

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

N W E S

DATE: 10/03/24
SCALE: 1"=20'
FILE: webster/westview
Cover Sheet
C1

NORTH
SCALE: 1" = 20'



NOTE:
OLD WATER SERVICES TO BE REMOVED AT THE CITY MAIN AND CITY MAIN PIPE.

EXISTING SANITARY STRUCTURES	
EXIST. SANITARY M.H.#1 RIM=646.34 INV.=639.64 8" N,S	EXIST. SANITARY M.H.#3 RIM=645.62 INV.=639.52 N,S 8"
EXIST. SANITARY M.H.#2 RIM=646.17 INV.=638.67 8" N,S	EXIST. SANITARY M.H.#4 RIM=645.85 INV.=637.95 N,S 8"

EXISTING STORM STRUCTURES	
EXIST. STORM M.H.#1 RIM=645.95 INV.=636.43 N,S 24"	EXIST. STORM M.H.#7 RIM=645.96 INV.=636.66 N,S 24"
EXIST. STORM M.H.#2 RIM=645.28 INV.=636.48 E INV.=636.48 N,S 24"	EXIST. CATCH BASIN#8 RIM=645.30 INV.=641.05 E
EXIST. STORM M.H.#3 RIM=645.59 INV.=642.49 NE INV.=642.59 SE INV.=639.59 N,S 15"	EXIST. STORM M.H.#9 RIM=646.27 INV.=636.62 N,S 15"
EXIST. INLET#4 RIM=645.12 INV.=641.22	EXIST. CATCH BASIN#10 RIM=645.41 INV.=640.86 E
EXIST. CATCH BASIN#5 RIM=645.68 INV.=644.08 E INV.=639.98 N,S 15"	EXIST. STORM M.H.#11 RIM=646.43 INV.=637.78 N 15"
EXIST. STORM M.H.#6 RIM=646.66 INV.=641.56 E INV.=640.66 N,S 15"	

PROJECT BENCHMARK
CITY OF DES PLAINES BM#58 CONC. MONUMENT AT S.W. CORNER OF HOWARD AVE, AND LEE STREET. ELEVATION=644.38

REVISIONS
02/25/25 PER CITY REVIEW – FEBRUARY 11, 2025
12/03/25 PER CITY REVIEW – NOVEMBER 24, 2025

DOLAND ENGINEERING, LLC.
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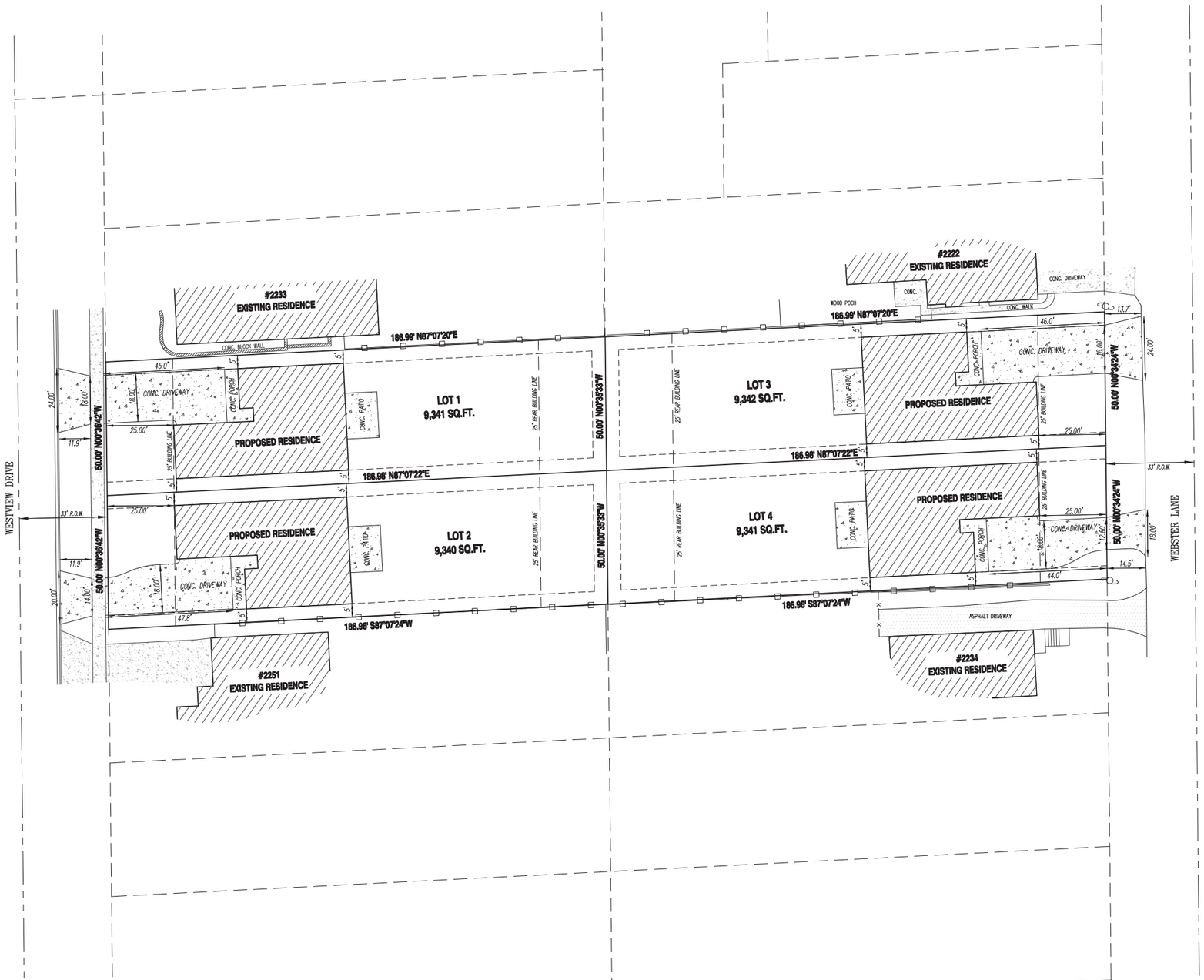
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Webster/Westview Subdivision
2234 Webster Lane & 2247 Westview Dr
Des Plaines, Illinois

DATE: 10/03/24
SCALE: 1"=20'
FILE: webster/westview
Existing Conditions
C2

NORTH

SCALE: 1" = 20'



LOTS TO HAVE THE FOLLOWING
BUILDING SETBACK REQUIREMENTS
- FRONT YARD – 25'
- REAR YARD – 25'

LOTS TO HAVE THE FOLLOWING
EASEMENT FOR PUBLIC UTILITIES & DRAINAGE
- SIDE YARD – 5'
- REAR YARD – 5'

TYPICAL LOT

SITE :

TOTAL SITE AREA :	9,341 S.F. 0.214 ACRES

PROP. IMPERVIOUS COVERAGE:

BUILDING FOOTPRINT :	2,050 S.F.
CONCRETE DRIVEWAY :	840 S.F.
CONCRETE PORCH :	125 S.F.
CONCRETE PATIO :	200 S.F.
TOTAL IMPERVIOUS	3,215 S.F.–34.4%
GREEN SPACE	6,131 S.F.–65.6%

REVISIONS

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Webster/Westview Subdivision
2234 Webster Lane & 2247 Westview Dr
Des Plaines, Illinois

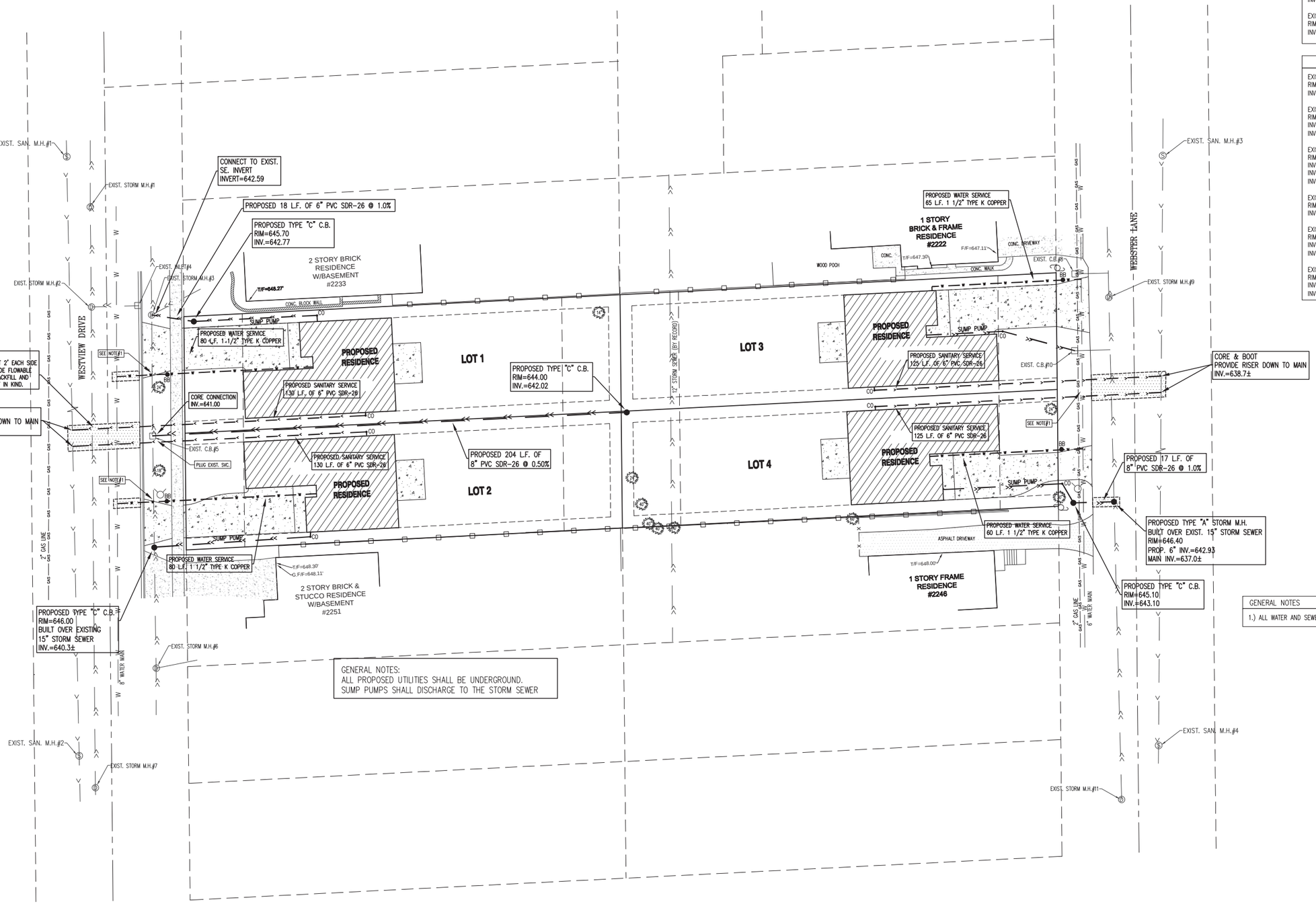
DATE: 10/03/24

SCALE: 1"=20'

FILE: webster/westview

Site Plan

C3



EXISTING SANITARY STRUCTURES	
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EXIST. STORM M.H.#6 RIM=646.66 INV.=641.56 E INV.=640.66 N,S 15"	

LEGEND	
EXIST. STORM SEWER	>>
PROP. STORM SEWER	>>
EXIST. SANITARY SEWER	>>
PROP. SANITARY SEWER	>>
EXIST. WATER MAIN	W
PROP. WATER MAIN	W

GENERAL NOTES
1.) ALL WATER AND SEWER CROSSINGS MUST MEET IEPA SEPARATION REQUIREMENTS

REVISIONS
02/25/25 PER CITY REVIEW – FEBRUARY 11, 2025
12/03/25 PER CITY REVIEW – NOVEMBER 24, 2025

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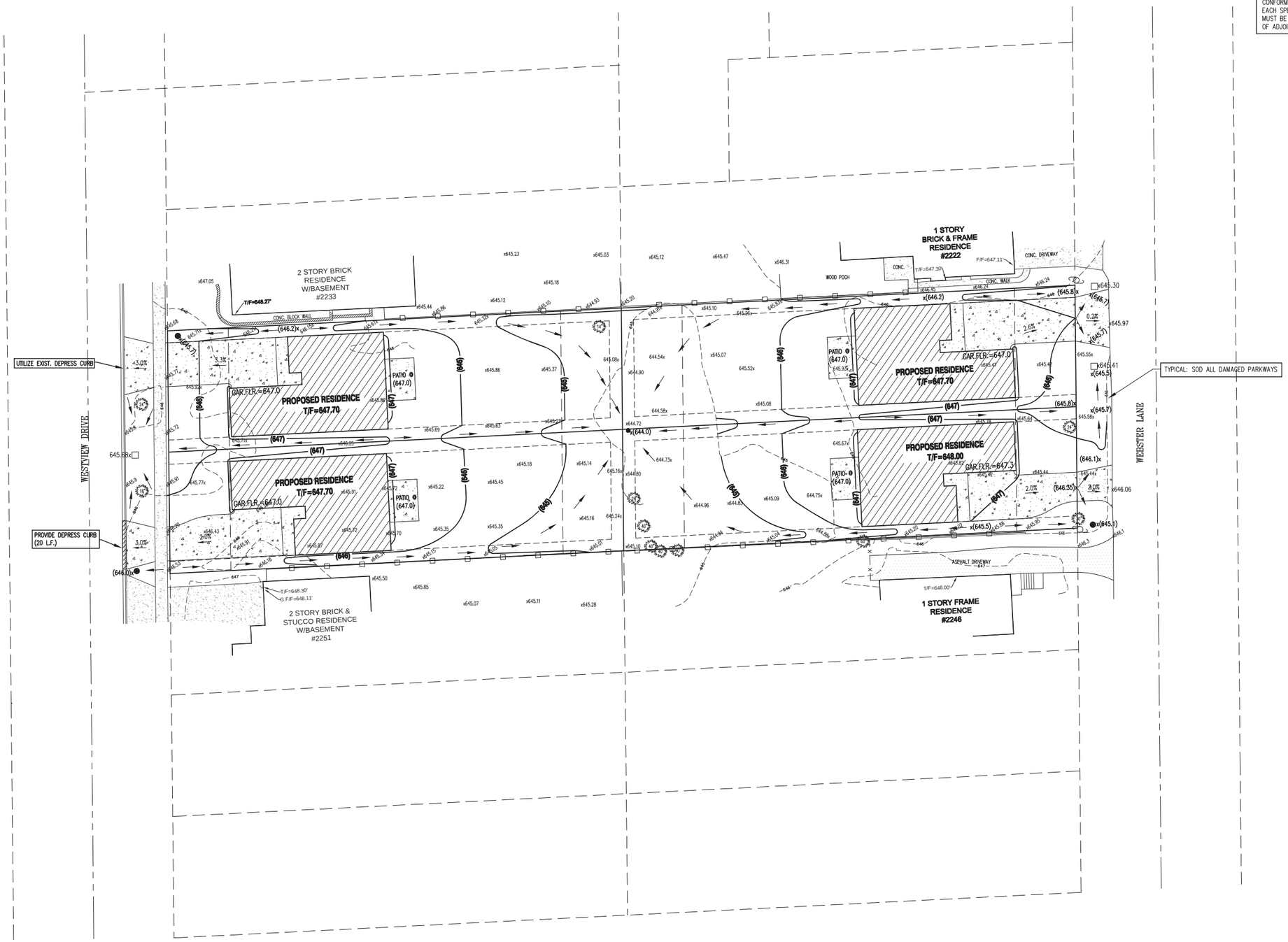
Webster/Westview Subdivision
2234 Webster Lane & 2247 Westview Dr
Des Plaines, Illinois

N W E S

DATE: 10/03/24
SCALE: 1"=20'
FILE: webster/westview
Utility Plan
C4

NOTE: AN INDIVIDUAL SITE ENGINEERING PLAN WILL BE REQUIRED FOR EACH LOT FOR BUILDING PERMIT SUBMITTAL TO PROVIDE FINAL ENGINEERING GRADING, SERVICE AND EROSION CONTROL WHICH IS SPECIFIC TO EACH CUSTOM HOME AND IS DEVELOPED IN CONFORMANCE WITH THIS OVERALL SUBDIVISION ENGINEERING DESIGN. AT THAT TIME OF EACH SPECIFIC LOT BUILDING PERMITTING, BRICK LEDGING AND FINE GRADING DETAILS MUST BE DEFINED TO ENSURE THAT ALL SITE RUNOFF IS DEVELOPED FOR THE PROTECTION OF ADJOINING PROPERTIES AND THE SUBDIVISION ALIKE.



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Webster/Westview Subdivision
2234 Webster Lane & 2247 Westview Dr
Des Plaines, Illinois

N W E S

DATE: 10/03/24
SCALE: 1"=20'
FILE: webster/westview

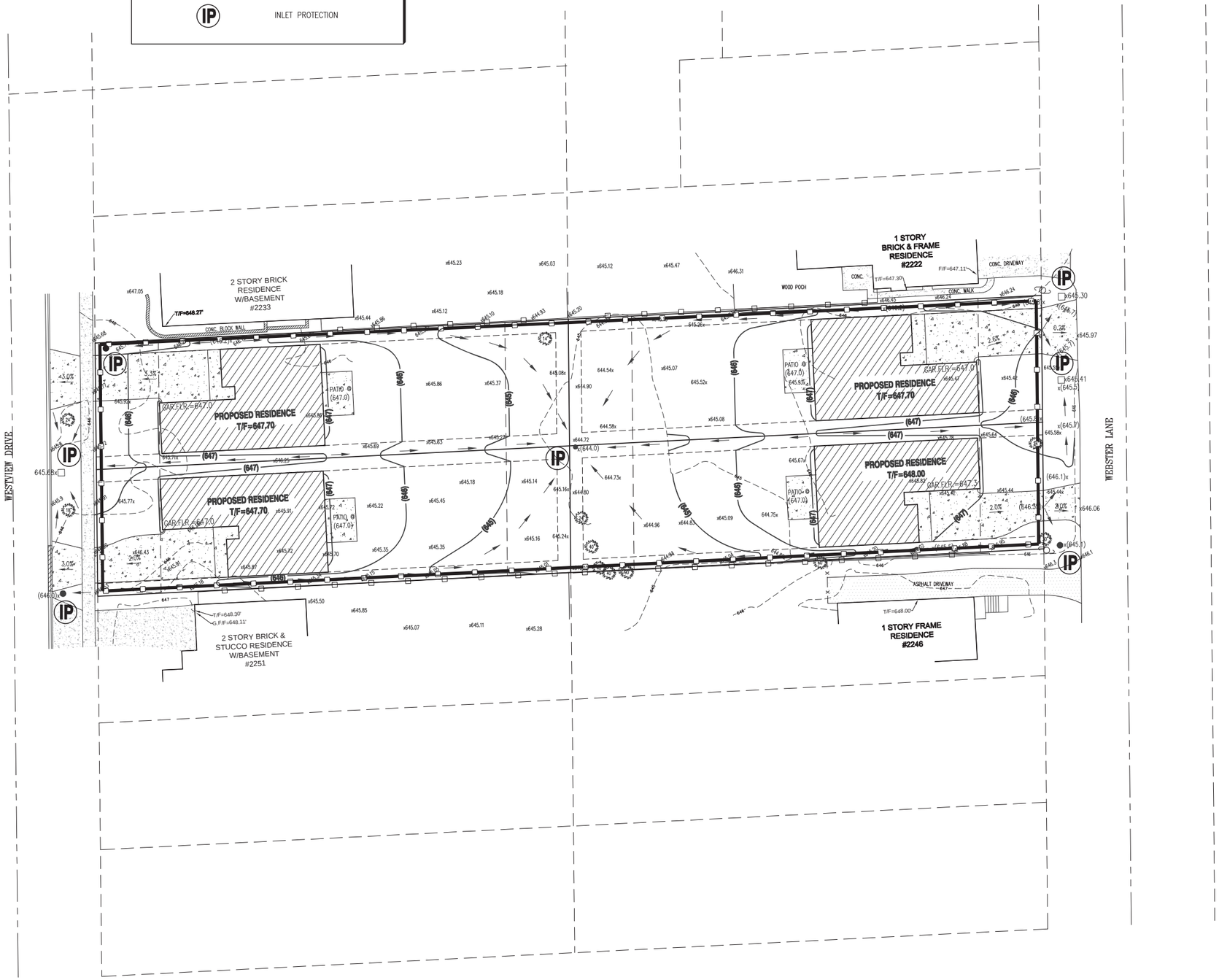
Grading Plan

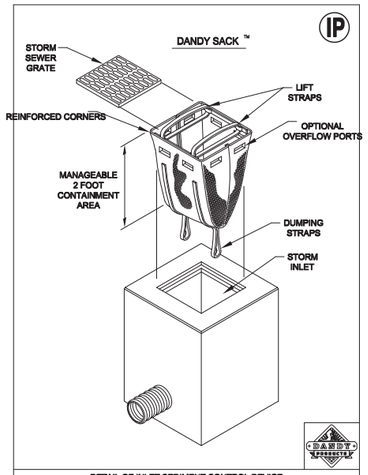
C5

LEGEND

PROPOSED SILT FENCE

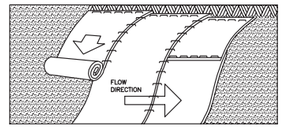
IP — INLET PROTECTION





DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:



SLOPE INSTALLATION

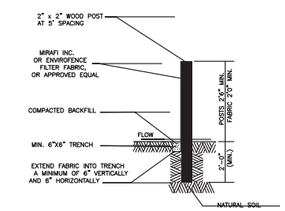
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING AT DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH AN APPROXIMATE (MIN) 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY A (MIN) 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOT TO SCALE

EROSION CONTROL BLANKET DETAIL

REVISED 10-10-03



NOTES:

1. FILTER BARRIERS SHALL BE PLACED AT THOSE LOCATIONS SHOWN ON THE PLANS.
2. ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP FILTER FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. STRAW BALES MAY BE SUBSTITUTED FOR THE FILTER FABRIC, IF APPROVED BY THE VILLAGE ENGINEERING DIVISION
5. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SEDIMENT TRAPPED BY THE FENCE SHALL BE REMOVED AND PROMPTLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
7. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND BE REMOVED ONLY WHEN DIRECTED BY THE VILLAGE.

NOT TO SCALE

SILT FENCE DETAIL

REVISIONS	
02/25/25	PER CITY REVIEW – FEBRUARY 11, 2025
12/03/25	PER CITY REVIEW – NOVEMBER 24, 2025

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5068 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Webster/Westview Subdivision
2234 Webster Lane & 2247 Westview Dr
Des Plaines, Illinois

N W E S

DATE: 10/03/24

SCALE: 1"=20'

FILE: webster/westview

Grading Plan

C6

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

MEMORANDUM

Date: April 11, 2025

To: Jonathan Stytz, Senior Planner

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

Subject: 2234 Webster Ln & 2247 Westview Ave Subdivision

Public Works and Engineering has reviewed the final engineering plans and the EOPC for the above and has approved them as noted.

JL/jl

TENTATIVE PLAT

PLAT OF SUBDIVISION
WEBSTER/WESTVIEW RESUBDIVISION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF SUBDIVIDED LAND

PIN# 09-29-302-013
THE WESTERLY 220 FEET OF THE EASTERLY 1100 FEET OF THE SOUTHERLY 100 FEET OF THE NORTHERLY 300 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALL OF THE AFORESAID MEASUREMENT BEING DRAWN ON LINES PARALLEL TO THE NORTHERLY AND EASTERLY LINES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 IN COOK COUNTY, ILLINOIS.

PIN# 09-29-302-198
THE SOUTHERLY 100 FEET OF THE NORTH 300 FEET OF THE WESTERLY 220 FEET OF THE EASTERLY 880 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EASTERLY 33 FEET SUBJECT TO USE AS A ROADWAY, ALL OF THE AFORESAID MEASUREMENTS BEING DRAWN ON LINES PARALLEL TO NORTHERLY AND EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, IN COOK COUNTY, ILLINOIS.

NOTES

1) IRON RODS SET AT LOT CORNERS UNLESS OTHERWISE NOTED.

2) TOTAL AREA OF SUBDIVISION -- 37,384 SQUARE FEET

3) RETURN THE PLAT LINEN TO:
CITY OF DES PLAINES
DEPARTMENT OF COMMUNITY DEVELOPMENT
1420 MINER STREET, ROOM 301
DES PLAINES, IL. 60016

4) EXISTING P.I.N.'S
09-29-302-013-0000
09-29-302-198-0000

5) OWNER/DEVELOPER
GRAMA CONSTRUCTION CORP.
417 E. OAKTON STREET
DES PLAINES, IL 60018

LEGEND

STORM SEWER ——— >> ———
SANITARY SEWER ——— > ———
WATER MAIN ——— W ———

PUBLIC UTILITY EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY
AT&T, ILLINOIS BELL TELEPHONE CO (AMERITECH)
NORTHERN ILLINOIS GAS COMPANY (NICOR)
COMCAST
ASTOUND

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS", AND STREETS AND ALLEYS WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "EASEMENT" WITHOUT THE PRIOR CONSENT OF THE GRANTEES.

AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CH. 765 ILCS 605/2(e), AS AMENDED FROM TIME TO TIME.

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

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

EASEMENT FOR PUBLIC UTILITIES

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

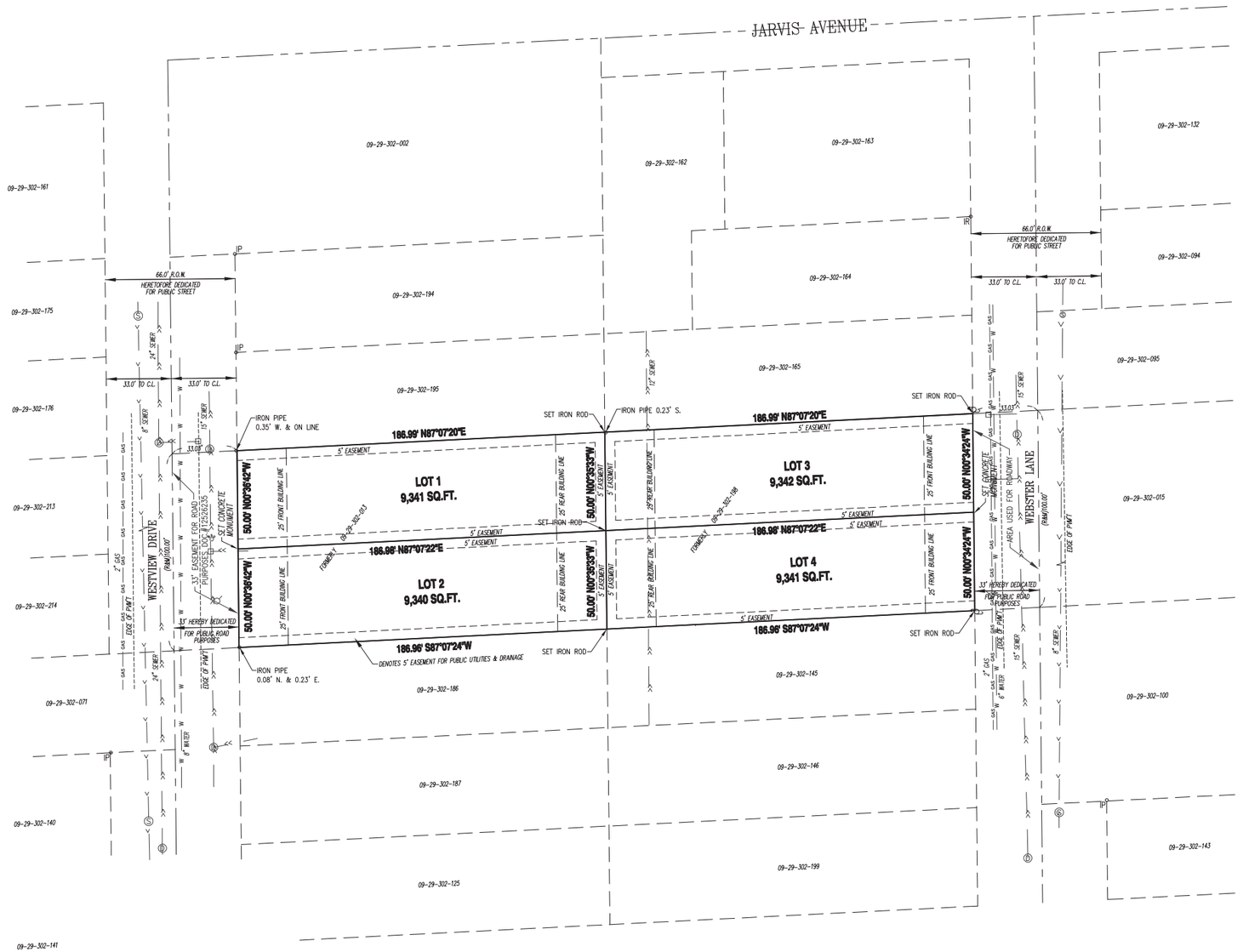
EASEMENT FOR STORM WATER DRAINAGE

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

EASEMENT FOR STORM SEWER

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

NORTH
SCALE: 1" = 30'



Rev. DECEMBER 2, 2025
Rev. FEBRUARY 25, 2025
OCTOBER 11, 2024

DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 E. COLFAX STREET, SUITE C.
PALATINE, ILLINOIS 60067
(847) [illegible]-5088 (847) 991-3427-FAX

FINAL PLAT

PLAT OF SUBDIVISION
WEBSTER/WESTVIEW RESUBDIVISION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, JASON R. DOLAND, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY DESCRIBED HEREON.

PIN# 09-29-302-013
THE WESTERLY 220 FEET OF THE EASTERLY 1100 FEET OF THE SOUTHERLY 100 FEET OF THE NORTHERLY 300 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALL OF THE AFORESAID MEASUREMENT BEING DRAWN ON LINES PARALLEL TO THE NORTHERLY AND EASTERLY LINES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 IN COOK COUNTY, ILLINOIS.

PIN# 09-29-302-198
THE SOUTHERLY 100 FEET OF THE NORTH 300 FEET OF THE WESTERLY 220 FEET OF THE EASTERLY 880 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EASTERLY 33 FEET SUBJECT TO USE AS A ROADWAY, ALL OF THE AFORESAID MEASUREMENTS BEING DRAWN ON LINES PARALLEL TO NORTHERLY AND EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, IN COOK COUNTY, ILLINOIS.

I, JASON R. DOLAND, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON RODS AND CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE; THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICAL COMPREHENSIVE PLAN; THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL#217 of #832, MAP#17031C0217J, EFFECTIVE ON AUGUST 19, 2008.

_____
SURVEYOR – JASON R. DOLAND

CITY OFFICIALS

MAYOR

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS.

ON THIS _____ DAY OF _____, 20____.

_____
CITY CLERK

_____
MAYOR

PLANNING AND ZONING BOARD

APPROVED BY THE PLANNING AND ZONING BOARD OF CITY OF DES PLAINES, ILLINOIS.

ON THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

DIRECTOR OF FINANCE

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.

DATE:_____

_____
DIRECTOR OF FINANCE

DIRECTOR OF PUBLIC WORKS & ENGINEERING

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING OF THE CITY OF DES PLAINES, ILLINOIS.

ON THIS _____ DAY OF _____, 20____.

_____
TIMOTHY WATKINS, DIRECTOR OF PUBLIC WORKS AND ENGINEERING

OWNER

_____, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

_____
OWNER

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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

_____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL.

ON THIS _____ DAY OF _____, 20____.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS, 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 THIS SUBDIVISION.

OWNER:

NAME: _____

DATE: _____

REGISTERED PROFESSIONAL ENGINEER

NAME: JASON R. DOLAND

FIRM: DOLAND ENGINEERING, LLC.

NOTES

1) IRON RODS SET AT LOT CORNERS UNLESS OTHERWISE NOTED.

2) TOTAL AREA OF SUBDIVISION -- 37,384 SQUARE FEET

3) RETURN THE PLAT LINEN TO:
CITY OF DES PLAINES
DEPARTMENT OF COMMUNITY DEVELOPMENT
1420 MINER STREET, ROOM 301
DES PLAINES, IL. 60016

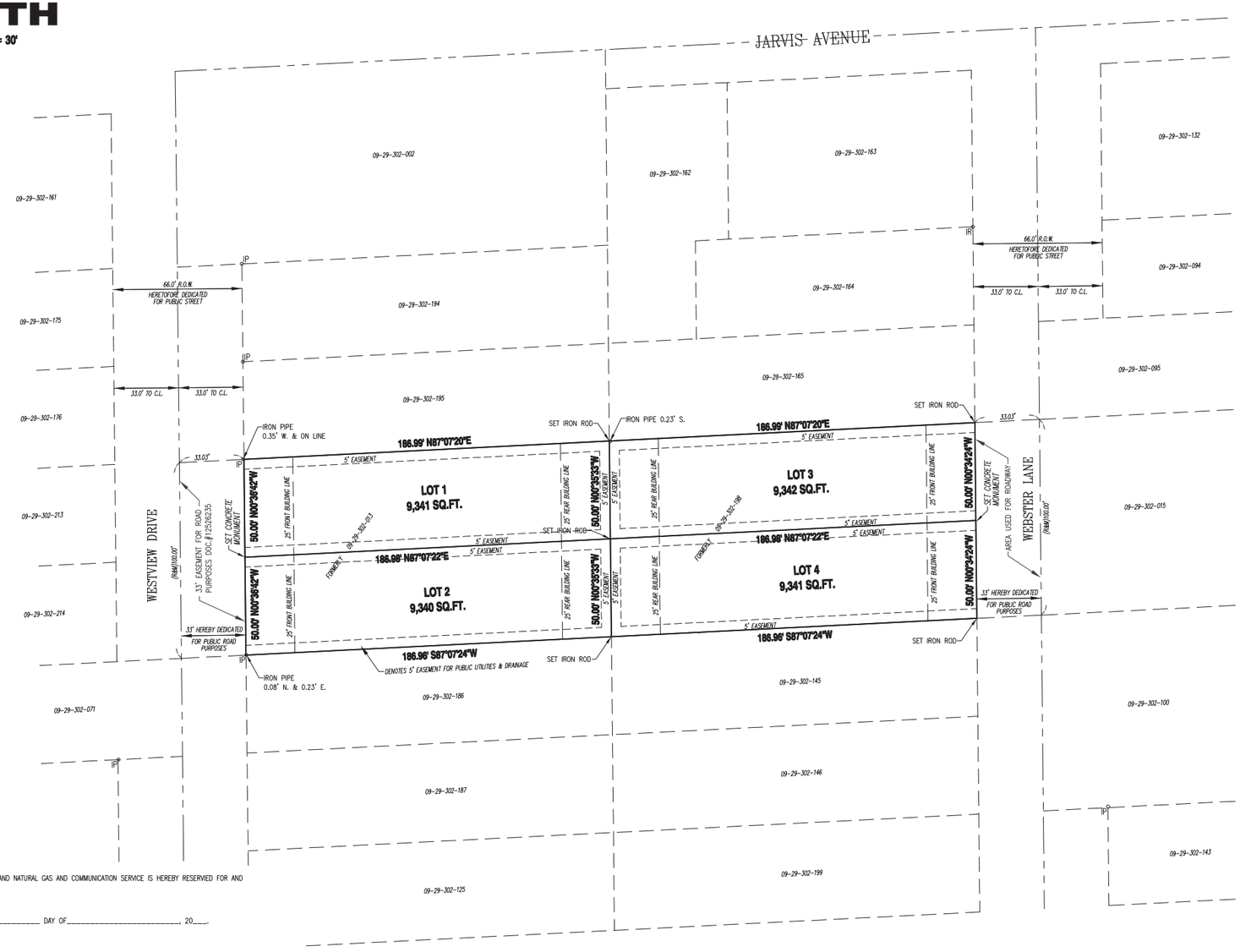
4) EXISTING P.I.N.'S
09-29-302-013-0000
09-29-302-198-0000

LOTS TO HAVE THE FOLLOWING BUILDING SETBACK REQUIREMENTS
– FRONT YARD – 25'
– REAR YARD – 25'
– SIDE YARD – 5'

LOTS TO HAVE THE FOLLOWING EASEMENT FOR PUBLIC UTILITIES & DRAINAGE
– SIDE YARD – 5'
– REAR YARD – 5'

"ZONING VARIATION GRANTED _____ FOR ZONING CASE NUMBER _____ TO ALLOW THE CONSTRUCTION OF _____ FOR LOT(S) _____ EXPIRES _____"

NORTH
SCALE: 1" = 30'



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COMMONWEALTH EDISON COMPANY

APPROVED BY:_____, ON THIS_____ DAY OF_____, 20____.

AT&T, ILLINOIS BELL TELEPHONE CO (AMERITECH)

APPROVED BY:_____, ON THIS_____ DAY OF_____, 20____.

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY:_____, ON THIS_____ DAY OF_____, 20____.

COMCAST

APPROVED BY:_____, ON THIS_____ DAY OF_____, 20____.

ASTOUND

APPROVED BY:_____, ON THIS_____ DAY OF_____, 20____.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS", AND STREETS AND ALLEYS WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

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EASEMENT FOR STORM WATER DRAINAGE

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Rev. DECEMBER 2, 2025
Rev. FEBRUARY 25, 2025
OCTOBER 11, 2024

DOLAND ENGINEERING, LLC
–CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING–
334 E. COLFAX STREET, SUITE C.
PALATINE, ILLINOIS 60067
(84[illegible] 934-3427–FAX

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

MEMORANDUM

Date: December 5, 2025

To: Planning and Zoning Board (PZB)

From: Nicholas Piro, Management Analyst NP
Samantha Redman, AICP, Senior Planner SR

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

Subject: Discussion on Architectural Review Requirements for Surrounding Communities

---

Issue: At the September 9, 2025 PZB meeting, the Planning and Zoning Board requested a discussion item regarding the architectural design standards of surrounding communities to compare with current Des Plaines standards. Staff completed extensive field work and researched the architectural design requirements of surrounding communities. Below provides an overview of how communities typically regulate appearance, a summary of the Des Plaines building design standards, and a case study of various communities and how their tools are used to visually shape the building environment.

Tools for Shaping Building Design and Appearance

The core purpose of zoning ordinances is to shape human environments by setting standards that ensure land uses fit together appropriately, support safe and orderly development, and provide clear expectations for property owners. Zoning ordinances first appeared in the early twentieth century and became widely adopted across U.S. cities in the 1920s and 1930s.[1] Des Plaines followed this trend, establishing its first zoning ordinance in 1923, two years after creating its first Plan Commission to advise the City Council on planning and development.

Early zoning focused on separating land uses and regulating building height, bulk, and setbacks. Over time, regulations expanded to address urban design and building appearance. Communities accomplish this either through rules written directly into the zoning ordinance, specific design guidelines, or through advisory or regulatory boards. The most common of these approaches are described below.

Regulatory Design Tools (Clear, Code-Based Requirements)

Within the framework of many zoning ordinances is the establishment of design standards to ensure structures reflect the shared vision of a community. Zoning ordinances typically address building appearance by incorporating requirements for exterior materials, façade articulation, roof forms, transparency, site layout, and other design characteristics. Depending on local practice, these standards may be applied administratively

[1] Gowdy (2009), A History, Evolution and Application of Form-Based Codes, Kansas State University https://krex.k-state.edu/server/api/core/bitstreams/4ea51f1d-71cc-441b-9bb5-8acac1362869/content

by staff or reviewed by a planning or appearance commission as part of a development approval process. As with other regulatory tools, zoning-based design standards introduce additional expectations into the review of building permits or development applications. Many communities tailor the thresholds for review or limit the types of projects subject to these standards in order to avoid unnecessary delays or burdens on development.

Advisory Design Tools (Context and Compatibility)

Appearance and design review boards and commissions emerged in the 1930s alongside the first historic preservation ordinances.[2] These boards can review either all or a portion of building permits related to new buildings or alterations to existing buildings to determine compatibility with the neighborhood and/or compliance with applicable standards. Depending on the community, an appearance or design commission may function either as a recommending body that advises the decision-making authority, or as a regulatory body empowered to approve, condition, or deny projects based on adopted design standards or guidelines. These boards typically add an additional step to the building permit process and some communities do not require all projects to undergo review by this board to prevent unnecessary delays in the construction process.

Geographical or Urban Design Specific Tools[3]

Form-based codes and design-oriented overlay districts became more common in the late twentieth and early twenty-first centuries. These tools have grown in popularity as communities seek clearer and more predictable tools to guide the visual character of development. Unlike traditional zoning, which focuses on regulating land use, form-based codes place emphasis on the physical form of buildings and their relationship to the public realm. These codes typically regulate building placement, massing, frontage types, and streetscape features to achieve a desired pattern of development. Design-oriented overlay districts operate in a similar way by applying additional appearance standards to specific geographic areas of a community. Typically, the design direction in these codes is embedded directly into the zoning ordinance or within separate visual guidelines (such as look books) with diagrams, photographs, and other illustrative materials.

Both tools help ensure that new development supports the intended scale and visual character of an area. However, because the creation and long-term administration of form-based codes and overlay standards can be time consuming, particularly in jurisdictions with a long history of traditional zoning, these tools may add complexity to the development review process. For this reason, many communities apply them only to selected areas where more detailed design guidance is desired.

Selecting the Right Tools

Most communities use a mix of these tools because no single approach meets every design or policy goal. Although these regulatory tools provide a framework for managing building appearance, human environments, construction costs, material innovation, and design trends often evolve more quickly than zoning ordinances or design guidelines. Flexibility within the code allows for timely, context-sensitive review without compromising quality or consistency. The physical appearance, scale, and type of building constructed over time is shaped not solely by the policy and regulatory structures (i.e. zoning regulations and building codes) but by physical environment, changes in building material technology, economics, culture, and individual preferences. Ultimately the tools and regulations employed to arrive at a compatible, aesthetically pleasing, and flourishing community are highly dependent on the context of the community and many communities use a combination dependent on their circumstances.

[2] Charleston, South Carolina (2025), "Board of Architectural Review Overview", https://www.charleston-sc.gov/293/Board-of-Architectural-Review-BAR-L-BAR

[3] Gowdy (2009), "A History, Evolution and Application of Form-Based Codes", Kansas State University https://krex.k-state.edu/server/api/core/bitstreams/4ea51f1d-71cc-441b-9bb5-8acac1362869/content and

Des Plaines Standards for Building Appearance

Des Plaines has historically used a variety of methods to control for building and urban design. From 1974 to 2014, an Architectural Commission (advisory board) reviewed building plans to ensure designs were harmonious and visually appealing. However, the Commission frequently struggled to maintain full membership due to code-required professional expertise (including three licensed architects), which contributed to delays in the review process. In 2014, the Architectural Commission was replaced with the current Building Design Review standards which are a regulatory design tool (as defined above). A "Staff Design Review Committee," composed of City staff such as the Zoning Administrator (Community and Economic Development Director) and Chief Building Official, conduct architectural review for building permits and development applications to ensure compliance with design standards, and can serve as an advisory function for minor variations from these requirements.

Separate from this section of the Zoning Ordinance, the City developed design guidelines for downtown and sections of Oakton and Lee streets in 2005. The Business District Design Guidelines offer comprehensive guidance on building scale, style, color, materials, and streetscaping in these corridors. As the name implies, the guidelines are advisory rather than regulatory. They are referenced in the Site Plan Review section of the Zoning Ordinance, which provides standards for staff review of development applications. Like other Site Plan Review criteria, the language in the guidelines typically uses terms such as "encourage," "discourage," or "promote" rather than enforceable mandates. This flexible, guidance-based approach reflects a common planning strategy: to allow adaptability in response to evolving conditions while preserving core community goals and values.

Building Design Standards

The Building Design Review standards generally regulate four aspects of a building: entrances, windows/transparency, blank walls, and building materials. Standards vary depending on the type of building, with some building types subject to stricter requirements than others. Design review does not apply to every permit; it is typically required for new construction, substantial additions, and alterations to street-facing façades of commercial, multifamily, and industrial buildings.

Materials

The table below summarizes requirements for building materials for various building types.

Single Family Detached House	Single Story: • 100% face brick, natural stone, or anchored or adhered masonry veneer on all exterior elevations
	Multi Story: • Ground story and street facing elevations: 100% face brick, natural stone, or anchored or adhered masonry veneer on all ground floor and first floor street facing elevations. • Ground story and not street-facing elevation: Face brick a minimum of eight feet (8') from the top of foundation. Natural stone, face brick, and anchored or adhered masonry veneer permitted on the remaining portion of the not street-facing ground story elevations above eight feet (8') from top of foundation. • Upper story: Ground story materials, plus painted or stained wood, vinyl siding, or fiber cement board
Attached Single Family (Townhouses) or Multi-Family Buildings	• 100% face brick, natural stone or masonry veneer on all street facing elevations and a minimum of eight feet (8') from the top of foundation on all remaining elevations with at least two complimentary colors. • Upper story: Ground story materials plus: painted or stained wood, vinyl siding, or fiber cement board

Commercial	• Ground story: Face brick, stucco, metal, and concrete masonry units • Upper story: Ground story materials plus: painted or stained wood, exterior insulation and finishing systems (EIFS)
Industrial	• Ground story: Face brick, stucco, metal, and concrete masonry units • Upper story: Ground story materials plus: painted or stained wood, exterior insulation and finishing systems (EIFS)

Transparency and Blank Wall Requirements
A minimum amount of window or glass area—referred to as *transparency*—is required on street-facing façades, typically ranging from 15% to 20% depending on the building type. Commercial buildings require a larger percentage due to their public facing nature: retail, restaurant, and service uses must provide 75% transparency between 2 and 9 feet above the sidewalk, while office and other commercial uses require at least 50% transparency along the street-facing elevation. In addition, there are limits on the amount of blank wall allowed for both residential and commercial buildings, though no restriction applies to industrial buildings.

Variations
Building design review standards are typically enforced during building permit reviews. The Staff Design Review Committee meets to review permits for compliance with the Building Design Standards. If a permit does not meet standards, they are directed to revise plans to comply, or they can request a minor variation. Minor variations may be granted in two scenarios: (1) for single-family detached homes, the Zoning Administrator may approve the variation directly; and (2) for all other building types, the Zoning Administrator may grant the variation with a recommendation from the Staff Design Review Committee.

Comparison of Neighboring Communities
To better contextualize Des Plaines' building design regulations within the broader Northwest suburban region, City staff reviewed appearance regulations and processes of nine surrounding communities: Arlington Heights, Elk Grove Village, Glenview, Mount Prospect, Niles, Palatine, Park Ridge, Skokie, and Wheeling. The "Surrounding Community Regulation Summary" attachment provides an overview of each.

From this sample, staff then selected five communities that share similar building design characteristics, geographic layout, and recent development patterns with Des Plaines for further analysis: Arlington Heights, Glenview, Mount Prospect, Park Ridge, Skokie. Staff conducted fieldwork of each of these communities and provides an attachment with photos of 32 mixed-use, downtown buildings with applicable design regulations and their associated review processes (refer to Surrounding Communities Map Exhibits and Photos Attachment).

Comparison of Regulations
Staff research of surrounding communities provides a comparative breakdown of processes and design standards of neighboring communities. When reviewing each municipality's regulations, City staff considered three criteria: 1) which body has decision making authority; 2) which buildings and design features are regulated; and 3) how standards are articulated in code. Across the communities, there is variability in which tools are used and to which degree. However, all share a common goal of influencing building design and ensuring the public has a meaningful role in shaping the community's visual character either by participating in the creation of these rules or through engagement in public hearings or other meetings.

Based on these three criteria, major findings include:

- Decision-making body: most communities rely on either *administrative staff review*, *advisory review boards*, or a *combination* to enforce design standards. Creating or updating design standards generally go through staff and the advisory board (if one exists) prior to adoption by the elected board or council.

- Building applicability and design: Design regulations are commonly applied to *building type*, *geographic location*, and *zoning classification* and the most commonly regulated building design features are *façade design*, *building materials*, and *architectural features*
- Design standard articulation: the two most common methods for prescribing design guideline standards are through *advisory visual guidelines* standards (look books) and *design requirements*.

Case Studies

The final step in staff's investigation included collecting information on the development process for four of these buildings most like recent Des Plaines mixed-use developments to evaluate the outcome of design regulations and review processes in practice. These examples illustrate the range of tools used in similar suburban downtowns and how those combinations influence both review process length and resulting building form. **As a note, staff are not subject-matter experts on these communities; the case studies are intended only as high-level examples based on publicly available information.**

Four North Apartments, 4 N Hickory Ave (*Arlington Heights)*

- *Design Specifications*: Built 2019, 3,435 square feet of commercial, 76 residential units
- *Zone*: R-7 Multi-Family and B-2 General Business (R-4 and C-3 equivalent in Des Plaines)
- *Applicable Standards*: Processed as PUD and required Design, Housing, Plan Commission, and Board of Trustees approval. Required to conform with Hickory-Kensington Design Guidelines of 2014
- *Review Process and Timeline:*
  - June 2017: Design Commission initial review
  - April 2018: Design Commission continuing review, Housing Commission approval
  - June 2018: Design Commission approval, Plan Commission approval
  - July 2018: Board of Trustees approval

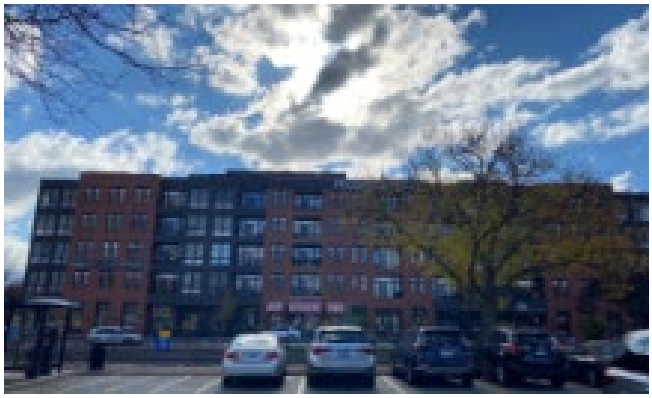
Cerca Glenview, 1850 Glenview Rd (*Glenview)*

- *Design Specifications*: Built 2026, 62 residential units, 7,000 square feet of commercial
- *Zone*: PD (Planned Development, no Des Plaines equivalent zoning district, but similar planned developments are allowed in city)
- *Applicable Standards*: Processed as a large Planned Development, requiring zoning, architectural, and plan review by the Development Commission- New Development.
- *Review Process and Timeline*:
  - 2017: *Initially proposed with numerous public meetings and workshops*
  - February 2020: Board of Trustees approval
  - March 2020: Board of Trustees approved 4-2 second reading of ordinance
  - *Paused for Pandemic and litigation*
  - April 2024: New Development Commission approved 5-0

The Blvd, 8025 Skokie Blvd (*Skokie)*

- *Design Specifications*: Built 2021, 40 residential units, 2,762 square feet of commercial
- *Zone*: CX, Core Mixed-Use (C-5 equivalent in Des Plaines)
- *Applicable Standards*: Processed as a new development, meaning that Appearance Commission certificate of appropriateness was required. Plan required purchase and consolidation of Village-owned alley ROW. Received TIF funding through Development Agreement.
- *Review Process and Timeline:*
  - October 2017: Appearance Commission approval
  - November 2017: Plan Commission approval
  - February 2018: Board of Trustees approval

Prospect Place, 11 W Prospect Ave *(Mount Prospect)*



- *Design Specifications*: Built 2021, 10,234 square feet of commercial, 80 rental units
- *Zone*: B-5, Central Commercial (C-5 equivalent in Des Plaines)
- *Applicable Standards*: Processed as PUD and required PZC approval. Located in downtown district, so required to conform with Downtown Design Guidelines
- *Review Process and Timeline*:
  - January 2021: Planning and Zoning Committee initial review
  - January 2021: Planning and Zoning Committee second review
  - January 2021: Planning and Zoning Committee final review and approval
  - March 2021: Board of Trustees Approval

Recommendations and Next Steps

Based on this research, staff have identified several ways to further support efforts to shape the built environment. Two options are suggested below, but staff welcome feedback from the Board on potential next steps.

Leverage Opportunities within the Existing Framework
When projects undergo conditional use or PUD review, the Planning and Zoning Board and City Council can encourage or require that a building's appearance meet certain standards or preferences if there is a logical nexus (i.e. a clear connection can be made between the condition and the impact of the project). For example, the recent application for an assisted living facility at 2200 E. Golf Rd went through the Planned Unit Development (PUD) process. During this process, the board recommended a condition of approval requiring additional masonry on the building. The City Council adopted this recommendation and further specified that the building must comply with the existing Building Design Standards, effectively removing the option to vary from these requirements. Staff are open to discussion with the Board to discuss how best to achieve these objectives on a case-by-case basis and are open to providing additional training on procedures and best practices.

Updates to Multi-Family and Mixed-Use Building Requirements
At several meetings, the Board has discussed concerns about the appearance of newer multi-family and mixed-use buildings, particularly in the Downtown area. Staff agree that the Building Design Standards could be improved to more consistently reflect the expressed preferences of the Board, Council, and members of the public. Staff suggest hiring a consultant specializing in urban and architectural design to guide future collaborative efforts to revise the code or develop specific planning documents. Ultimately the ability to hire a consultant will be dependent on available budget and approval from the City Council, but it is a technique that has been employed for other specific plans (e.g. re:DDP Downtown Strategic Plan) and staff can explore this option further in 2026.

Attachments
Attachment 1 – Zoning Ordinance Section 12-3-11 – Building Design Review
Attachment 2 – Overview of Surrounding Communities Research
Attachment 3 – Surrounding Communities Map Exhibits and Photos

12-3-11: BUILDING DESIGN REVIEW:

A. Purpose: Building design review is required to promote orderly and harmonious growth of the city through high quality and compatible development, to improve the design and appearance of existing buildings and properties, to promote design compatibility among buildings and groups of buildings, and to enhance the pedestrian oriented character and overall visual image of the city.

B. Staff Design Review Committee; Authority: The zoning administrator shall appoint a staff design review committee consisting of three (3) staff members of the department of community and economic development. The zoning administrator and the staff design review committee shall be responsible for conducting building design review in accordance with the provisions of this section. The zoning administrator, upon recommendation of the staff design review committee, may approve a design that varies from the strict interpretation of the Building Design Review code through a minor variation in order to avoid a building that would not be in harmony with the surrounding neighborhood or would be difficult to achieve.

C. Applicability: Building design review plans that contain the information set forth in section 12-14-9, "Minimum Submission Requirements For Building Design Review", of this title, and any other information that may be requested by the Zoning Administrator, shall be submitted to the Department of Community and Economic Development with any development review application for the following construction or alteration activities:

1. New construction of a principal structure;

2. Appearance altering renovations to the front or corner facades of a principal structure; and

3. Additions to principal structures resulting in greater than a fifteen percent (15%) change of gross floor area.

D. Standards For Building Design Review: All building design review plans must meet the standards set forth in table 1 of this section. For the purposes of this section and table 1 of this section, the following terms shall have the following meanings:

1. Street Facade Transparency Requirements And Blank Wall Limitations:

a. Transparency:

(1) "Transparency" means the measurement of the percentage of a building facade that has highly transparent, nonreflectance windows.

(2) "Minimum transparency" means the minimum amount of transparency required on building facades with street frontage, measured per building story or per facade, depending on the type of building.

b. Blank Wall Limitations: "Blank wall limitations" means a restriction on the amount of windowless area permitted on a building facade with street frontage. If blank wall limitations are listed as "required" within table 1 of this section for a certain type of building, the following standards shall be met:

(1) No rectangular area greater than thirty percent (30%) of a story's facade, as measured from the floor of one story to the floor of the next story, may be windowless; and

(2) No part of a story's facade may be windowless for a horizontal distance greater than fifteen feet (15').

c. Entrance Locations: "Principal building entrance location" means the building facade where the primary building entrance is or will be located.

2. Materials For All Building Elevations:

a. "Permitted elevation materials" means the primary building materials that are permitted to be used in the construction or alteration of all building exterior elevations of a certain type of building. Additional residential construction requirements are as follows:

(1) Detached one-story, single-family residential shall be constructed with one hundred percent (100%) face brick, natural stone, or anchored or adhered masonry veneer on all exterior elevations.

(2) Detached multi-level or multi-story single-family residential shall be constructed with one hundred percent (100%) face brick on all ground floor and first floor street facing elevations and a minimum of eight feet

(8') from the top of foundation on all remaining elevations. Any floors above the first floor shall follow the Building Design Standards Table found in this chapter.

(3) Attached single and multi-family residential shall be constructed with one hundred percent (100%) face brick, natural stone, or anchored or adhered masonry veneer on all street facing and side elevations with at least two (2) complimentary colors or materials and a minimum of eight feet (8') from the top of foundation on all remaining elevations.

b. "Permitted upper story facade materials" means the additional building materials that are permitted to be used in the construction or alteration of upper story facades of a certain type of building.

c. "Materials to avoid" means building materials that are discouraged to be used in the construction or alteration of any building facade.

d. "Prohibited facade materials" means building materials that are not permitted to be used in the construction or alteration of any portion of any building facade that is visible from any street.

TABLE 1

BUILDING DESIGN STANDARDS

Type Of Building	***Principal Building Entrance Location***	***Ground Story Windows***	***Upper Story Windows***	***Blank Wall Limitations***	***Permitted Ground Story Materials***	***Permitted Upper Story Materials***	***Prohibited Materials***
Attached single-family and multi-family residential	Front, corner, or corner side of building	20%	20%	Required	Natural stone, face brick, and anchored or adhered masonry veneer (see subsection D2a(3) of this section for further requirements)	Ground story materials plus: painted or stained wood, stucco, vinyl siding, and fiber cement board	Simulated masonry, stone, face brick more than $3\frac{5}{8}$" in height, aluminum or metal siding, untreated wood, and exterior insulation and finishing systems (EIFS)
Commercial	Front, corner, or corner side of building	Minimum of 75% transparency from 2'-9' above sidewalk for retail, restaurant, or service uses; minimum 50% for other commercial uses	20%	Required	Face brick, stucco, metal, and concrete masonry units	Ground story materials plus: painted or stained wood, exterior insulation and finishing systems (EIFS)	Untreated wood, vinyl and aluminum siding

etached single-family residential	Fro t, corner, or corner side of building	15%	15%	Required	Natural sto e, face brick, and anchored or adhered masonry veneer (see subsection D2a(1) of this section for further requirements)	Ground story materials plus: painted or stained wood, stucco, vinyl siding, and fiber cement board	Simulated masonry, stone, face brick more than $3\frac{5}{8}$" in height, aluminum or metal siding, untreated wood, and exterior insulation and finishing systems (EIFS)
Industrial	Not required	20% for optional office component	20% for optional office component	Not requ red	Face brick, stucco, metal, and concrete masonry units	Ground story materials plus: painted or stained wood, exterior insulation and finishing systems (EIFS)	Untreated wood, vinyl and aluminum siding

Notes:

1. Finishing systems (EIFS) may be used as a permitted ground story material as an accent material. Such material shall only be used when installed at least eight feet (8') above the finished first floor.

F. Action On Building Design Review: Upon receipt of a properly completed development review application and building design review plans, the Zoning Administrator and Staff Design Review Committee shall review the building design review plans to determine compliance with the standards set forth in table 1 and subsection D, "Standards For Building Design Review", of this section. The Zoning Administrator and Staff Design Review Committee shall forward a written report and recommendations to the applicant. If the zoning administrator determines that the application does not comply with the standards set forth in table 1 and subsection D, “Standards for Building Design Review”, the applicant shall apply for a minor variation to authorize the deviation(s) from the applicable standards. If the minor variation is denied, the applicant may appeal the zoning administrator’s decision to the planning and zoning board pursuant to section 12-3-9, “Appeals”, of this chapter. (Ord. Z-11-14, 4-7-2014; amd. Ord. Z-29-15, 10-5-2015; Ord. Z-35-18, 12-3-2018; Ord. Z-18- 19, 8-5-2019)

Building Design Standards and Review Process Research

Department of Community and Economic Development

Nicholas Piro, Management Analyst

December 4, 2025

Outline and Summary

Outline: This document compiles information on Des Plaines' neighboring municipalities' design review processes and building design standards. At a prior meeting, the Planning and Zoning Board requested information to contextualize Des Plaines' regulatory approach and standards as it considers possible updates and improvements to its code. The Planning team identified nine neighboring municipalities to evaluate that share similar building design characteristics, geographic layout, and recent development patterns with Des Plaines. Staff gathered information on how buildings qualify for design standards, the contents of the design standards, the body tasked with reviewing proposals for compliance, and methods for how these standards are communicated. This information was summarized into neighboring municipality profiles, which are detailed in this document.

Contents:

I. Summary
II. Neighboring Municipalities Research
- a. Des Plaines
- b. Arlington Heights
- c. Mount Prospect
- d. Glenview
- e. Park Ridge
- f. Elk Grove Village
- g. Wheeling
- h. Palatine
- i. Niles
- j. Skokie

III. Appendices
- a. Term Definitions

Summary Findings

1. All communities (n=10) researched have some form of design standards
2. Eligibility for design standards are determined by:
    - *Building type in 4 communities*
    - *Zoning class in 2 communities*
    - *Zoning class and Geography in 2 communities*
    - *Building type and Geography in 1 community*
    - *All buildings in 1 community*
3. Design standards are approved and enforced by:
    - *An independent Design Commission in 3 communities*
    - *Administrative review in 3 communities*
    - *Both administrative review and Planning Commissions in 3 communities*
    - *The Planning Commission in 1 community*
4. Design standards are articulated as:
    - *Advisory visual guideline standards in 4 communities*
    - *Mandatory quantitative guideline standards in 3 communities*
    - *A hybrid of mandatory quantitative with descriptive narrative guideline standards in 2 communities*
    - *Mandatory descriptive narrative guideline standards in 1 community*
5. Percentage of communities with each design standard (n=10):
    - *Facade design (90%)*
    - *Materials (90%)*
    - *Architectural features (80%)*
    - *Roof design (60%)*
    - *Mechanical/trash screening (60%)*
    - *Set + step backs (50%)*
    - *Entry design (50%)*
    - *Window transparency (40%)*
    - *Pedestrian access (40%)*
    - *Parking location (40%)*
    - *Frontage use (10%)*
    - *Landscaping (10%)*

Neighboring Municipality Profiles

City of Des Plaines

- Presence of Design Standards: Yes
- Eligibility: All buildings with different standards for each building type
    - All new construction
    - Renovations to front or corner facades
    - Additions to structures with greater than 15% change
        - Single/two-family standards addition requirement is 50%
- Review Body: Internal administrative review committee of 3 staff members (Planners, Building Department, Director) which interprets standards and directly approves or denies applications
- Review Process:
    1. Receive development review application
    2. Administrative Design Review Committee review
    3. Return recommendation to applicant. Either proceeds or must apply for minor variation
- Types of Standards: Mandatory quantitative standards
    - Minimum transparency: percent of building facade with windows
    - Blank wall limitations: percent of windowless facade with street frontage
    - Entry locations: where a primary entry can be located, either on front, corner, or corner side of a building
    - Building Materials: brick for first floor of building, other materials allowed above
- Communication: Mentioned on main Planning and Zoning webpage
- Other Notes:
    - 9/25 zoning change amending single/two-family standards by raising 15% addition requirement to 50%. Maintains new construction requirements for single/two-families and all other building types

Arlington Heights

- Presence of Design Standards: Yes
- Eligibility: Building type, geography (Hickory-Kensington, Central Business District)
- Review Body: Independent Design Commission of five members appointed by the Village President to review all Planning Commission, Zoning Board Appeals, and building permit applications
- Review Process:
    1. Intake meeting to discuss project plan and scope
    2. Submission of plans, photos, intended materials, plat, floorplans
    3. Community Development review. If small in scope, administrative review. If large in scope, refer to design commission. Not required if small additions, small commercial changes, or other small projects
    4. Commission meeting held- considers published guides for community character impact using matrix scoring
- Types of Standards: Advisory visual guideline standards
    - Single Family: must subjectively fit in with neighborhood- size, garage, roof form, unique architectural elements
    - Commercial: subjective review of architectural elements, setbacks, height, colors, materials. Prioritizes "harmony"
    - Hickory-Kensington Area: more specific guidelines for roofs, geometric forms, glass use, materials within a blank slate redevelopment area
- Communication: Design guides and applications posted on Website

Village of Mount Prospect

- Presence of Design Standards: Yes
- Eligibility: Zoning class and geography (downtown)
- Review Body: Administrative approval, but further Planning and Zoning Committee approval needed if application needs variance or involves more than 25% of regulations in Zoning chapter
- Review Process:
    1. Courtesy review with CD staff
    2. Application materials received by Community Development staff
    3. Reviewed for compliance
    4. Approvals: If involves more than 25% of zoning regulations, forward recommendations to Planning and Zoning Committee. If involves less than 25% of zoning regulations, proceed with approval process
- Types of Standards: Mandatory quantitative standards
    - Downtown standards: new buildings, additions, facade improvements
        - Recession of facades based on length, entryway based on length of facade, windows/doors of facade, architectural elements on roof, "high quality" materials for street-facing facade, division of high vertical buildings, pedestrian access, setbacks, parking lot location, bike facilities
    - Other standards: break-up large facades with building setbacks, screen all mechanical equipment
- Communication: Not explicitly mentioned on website

Village of Glenview

- Presence of Design Standards: Yes
- Eligibility: Zoning class and geography (downtown only)
- Review Body: Director of Community Development can review and approve minor items. The Development Committee- New Development may be convened for large projects, then ultimately approved by Board of Trustees
- Review Process:
    1. Internal site plan review and meeting with applicant
    2. Appearance review and approval by CD Director if minor architectural changes, signs, fencing, deck alterations.
    3. Hearing by New Development Committee required if new build, large development
    4. Final plans approved by Board of Trustees
- Types of Standards: Advisory visual guideline standards for downtown only
    - Form articulation: frontage use, order of uses within mixed-use zone, building height, parking minimums, setbacks in accordance with frontages
    - Complementary design standards: step backs, facade articulation, terraces, visual continuity/street line, articulated entry, minor roofing, fenestration amount and location, hidden equipment
    - Building materials: preferred (brick, stone, glass, wood) and prohibited (concrete, plywood, pressboard, synthetic stone, synthetic stucco, decorative metal)
- Communication: Mentions on website for various downtown plans
- Other Notes:
    - First adopted to implement 2006 Downtown Revitalization Plan; 2021 Downtown Strategic Plan
    - 1968 Appearance Standards adopted, Awning Design Standards, Parking Lot Landscape Design Standards

Village of Park Ridge

- Presence of Design Standards: Yes
- Eligibility: Zoning class (residential, commercial, other. Excludes detached accessory structures on single-family parcels)
- Review Body: Appointed Appearance Commission with the power to review proposals as part of the plan review process. Administrator may approve variations if deemed necessary
- Review Process:
    1. Pre-application conference with CD staff
    2. Meeting with Appearance Commission for review. Approval needed to advance through plan review process
    3. Certificate enforced through permit process inspections
- Types of Standards: Advisory visual guideline standards
    - Landscaping in the public space- between street and front of building
    - Roofs, setbacks, size compared to neighboring properties
    - Colors and materials compared to neighboring properties
- Communication: Published document on website
- Other Notes: Original appearance code adopted 1968, design guidelines in 2024

Village of Elk Grove Village

- Presence of Design Standards: Yes (very permissive)
- Eligibility: Building type or accessory structure
- Review Body: Administrative staff and Planning Commission
- Review Process:
    1. Minimal design standards reviewed through normal staff plan review
    2. City Code briefly mentions design standards for new subdivisions as a task for Planning Commission
- Types of Standards: Mandatory descriptive guideline standards
    - Regulates the design appearance of sustainable energy sources (solar panels)
    - Design of trash receptacle shields should be made of brick or masonry
    - Screens for loading docks and roof mechanical equipment required
- Communication: Not explicitly mentioned on website

Village of Wheeling

- Presence of Design Standards: Yes
- Eligibility: Building type, new builds, renovations, and additions except single family
- Review Body: Planning Commission is tasked with interpreting, reviewing, and approving submissions' designs for compliance with CD staff support
- Review Process:
    1. Initial intake meeting with CD staff
    2. Review by appropriate board:
        - Major (new construction, additions over 10%, material replacement, site alterations): Commission review, final Board vote
        - Minor (small additions, facade replacement, minor site alterations): Commission review
- Types of Standards: Advisory visual guideline standards for non-single-family homes
    - General: Required: screen all utilities/mechanical. Discouraged: blank facades on street facing sides are discouraged. Encouraged: architectural details, diverse yet complementary materials, equal spacing of windows
    - Materials: Permitted: brick, stone, synthetic stone, concrete, metal panels, wood, stucco, vinyl siding, masonry. Prohibited: aluminum siding, concrete block, porous stone
    - Residential (non-single family): primary vs accent material ratios, blank facades, complementary architecture
    - Commercial: blank walls discouraged, defined windows and doors, primary vs accent material ratios, brick encouraged, enclosed mechanicals
    - Industrial: include architectural details on street facing facade, primary vs accent material ratios
    - Mixed-Use: combine residential and commercial design standards
- Communication: Not mentioned on website, but mentioned in Comprehensive Plan

Village of Palatine

- Presence of Design Standards: Yes
- Eligibility: Building type, new builds
- Review Body: Community Development reviews and forwards recommendations to Planning and Zoning Commission, which forwards recommendation for site plans to Village Council
- Review Process:
    1. Building Director reviews submission for architectural guideline compliance before permits are issued
    2. Recommendations from Community Development department forwarded to Village Council for approval
- Types of Standards: Mandatory quantitative with descriptive narratives hybrid guideline standards
    - Detached single-family
        - Monotony: prohibits the exact same homes being built next to one another based on materials, color, architectural design. Requires differences in at least three items- roof type, floor plan footprint, site orientation, front porch, predominant architectural style, window sizes
    - All other developments
        - Rear and side elevations visible from streets should have continuity in color, design, materials to achieve harmony
        - Screen trash areas, utilities, and mechanical equipment on side and roof
- Communication: Not explicitly mentioned on website

Village of Niles

- Presence of Design Standards: Yes
- Eligibility: Building type, new construction, special uses
- Review Body: Internal review of applications for conformity with design standards for new construction, commercial, or office/industrial/cultural entertainment districts
- Review Process:
    1. Pre-application conference
    2. Internal review by Community Development Department. If approved, file for permits. If denied, review and approval needed by Planning and Zoning Board
- Types of Standards: Mandatory quantitative design guideline standards
    - Commercial:
        - Blank wall limitations, wall color/texture mandate, definable base, public entrance location, window transparency/recession, roof as architecture, roof color, pedestrian orientation
        - Limits material percentages and prohibits concrete blocks, metal, unfinished surfaces, plywood siding, plastic, vinyl
        - Provides images with examples
    - Office, industrial, cultural/entertainment districts:
        - Blank wall limitations, roof colors encouraged, public entrance location and definition, link buildings with architectural features
        - Limits material percentages and prohibits concrete blocks, metal, unfinished surfaces, plywood siding, plastic, vinyl
        - Provides example images
- Communication: Not explicitly mentioned on website

Village of Skokie

- Presence of Design Standards: Yes
- Eligibility: Zoning class (MX, TOD, Core)
- Review Body: Appearance Commission that reviews applications and issues certificate of appropriateness before permits issued, with Village Manager able to waive
- Review Process:
    1. Initial consultation with CD and Appearance Commission for recommendations
    2. Formal submittal of plans for review
    3. Internal review by CD and Appearance Commission hearing
    4. Certificate of appropriateness issued. If denied, applicant can appeal
        - *Commission holds authority to grant relief from masonry or sign regulations*
- Types of Standards: Mandatory quantitative and descriptive guideline hybrid standards
    - Site design: locate buildings by street edge, parking away from street, pedestrian-oriented amenities, separate vehicle and pedestrian traffic
    - Building design: clear glass, accessible entrances, awnings and canopies along with materials, side facades continuous and complementary, designed lighting, recessions and floor setbacks for large walls, screen mechanical equipment, brick/glass/stone/metal encouraged
- Communication: Appearance Commission has a webpage with linked standards

Appendices

Appendix I: Definitions

Administrative Review: standards are interpreted and applied internally by members of staff

Advisory Guidelines: developments are recommended to consider standards set in code

Building Type Eligibility: the built form of buildings that standards apply to, such as “single family” or “strip mall commercial”

Descriptive Guidelines: standards are prescribed with a set of descriptions, such as “harmonizing with neighboring properties”

Design Commission Review: standards are interpreted and applied by an external appointed review committee

Geographic Eligibility: buildings within a certain geographic boundary that standards apply to

Mandatory Guidelines: developments must meet standards set in code

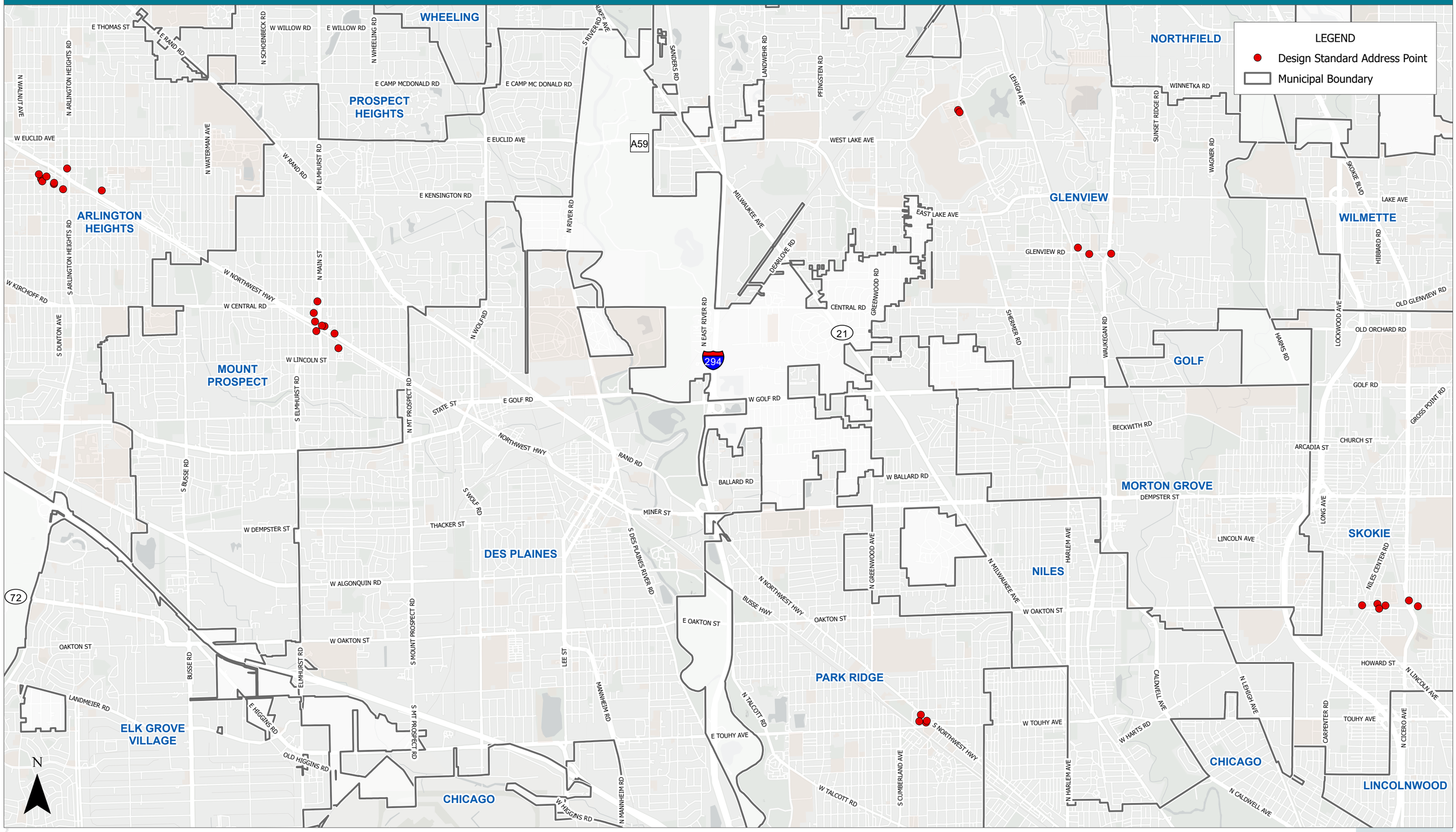
Quantitative Guidelines: standards are prescribed with specific numerical values, such as “10 feet from a road” or “50% of a façade”

Visual Guidelines: standards are prescribed with a visual reference, such as a “look book”

Zoning Class Eligibility: the specific land use zones that standards apply to, such as “downtown commercial C-5”

Appendix J: Summary of Building Design Requirements by Municipality

Municipality	Design Standards?	Review Decisionmaker	Eligibility	Type of Standards	Facade Design	Entry Design	Window Transp.	Architectural Features	Materials	Set + Step backs	Pedestrian Access	Roof Design	Frontage Use	Landscaping	Mech./Trash Screen	Parking Location
Des Plaines	Y	Admin	All buildings	Mandatory quantitative guidelines	Y	Y	Y	N	Y	N	N	N	N	N	N	N
Arlington Heights	Y	Design Commission	Building type, Geographic	Advisory visual guidelines	Y	N	Y	Y	Y	Y	N	Y	N	N	N	N
Elk Grove Village	Y	Admin	Building type	Mandatory descriptive guidelines	N	N	N	N	N	N	N	N	N	N	Y	N
Glenview	Y	Admin, Village Board if large	Zoning class, Geographic	Advisory visual guidelines	Y	Y	N	Y	Y	Y	N	Y	Y	N	Y	Y
Mount Prospect	Y	Admin, PZ Comm if large	Zoning class, Geographic	Mandatory quantitative guidelines	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y	Y
Niles	Y	Admin	Building type	Mandatory quantitative guidelines	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N
Palatine	Y	PZ Commission	Building type	Hybrid: mandatory quantitative with descriptive narratives	Y	N	N	Y	Y	N	N	Y	N	N	Y	N
Park Ridge	Y	Design Commission	Zoning class	Advisory visual guidelines	Y	N	N	Y	Y	Y	Y	Y	N	Y	N	Y
Skokie	Y	Design Commission	Zoning class	Hybrid: mandatory quantitative with descriptive narratives	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y
Wheeling	Y	Admin and PZ Commission	Building type	Advisory visual guidelines	Y	N	N	Y	Y	N	N	N	N	N	Y	N



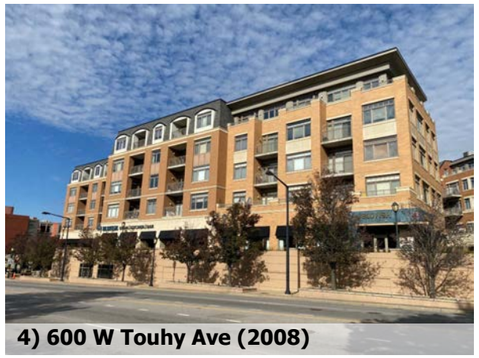
ALL LOCATIONS

PARK RIDGE, IL LOCATIONS

1) 170 N Northwest Hwy (2007)

2) 10 N Summit Ave (1986)

3) 120 N Northwest Hwy (2008)



4) 600 W Touhy Ave (2008)

MOUNT PROSPECT, IL LOCATIONS

1) 10 N MAIN ST (2021)

2) 11 S WILLE ST (2002)

3) 18 W NORTHWEST HWY (2023)

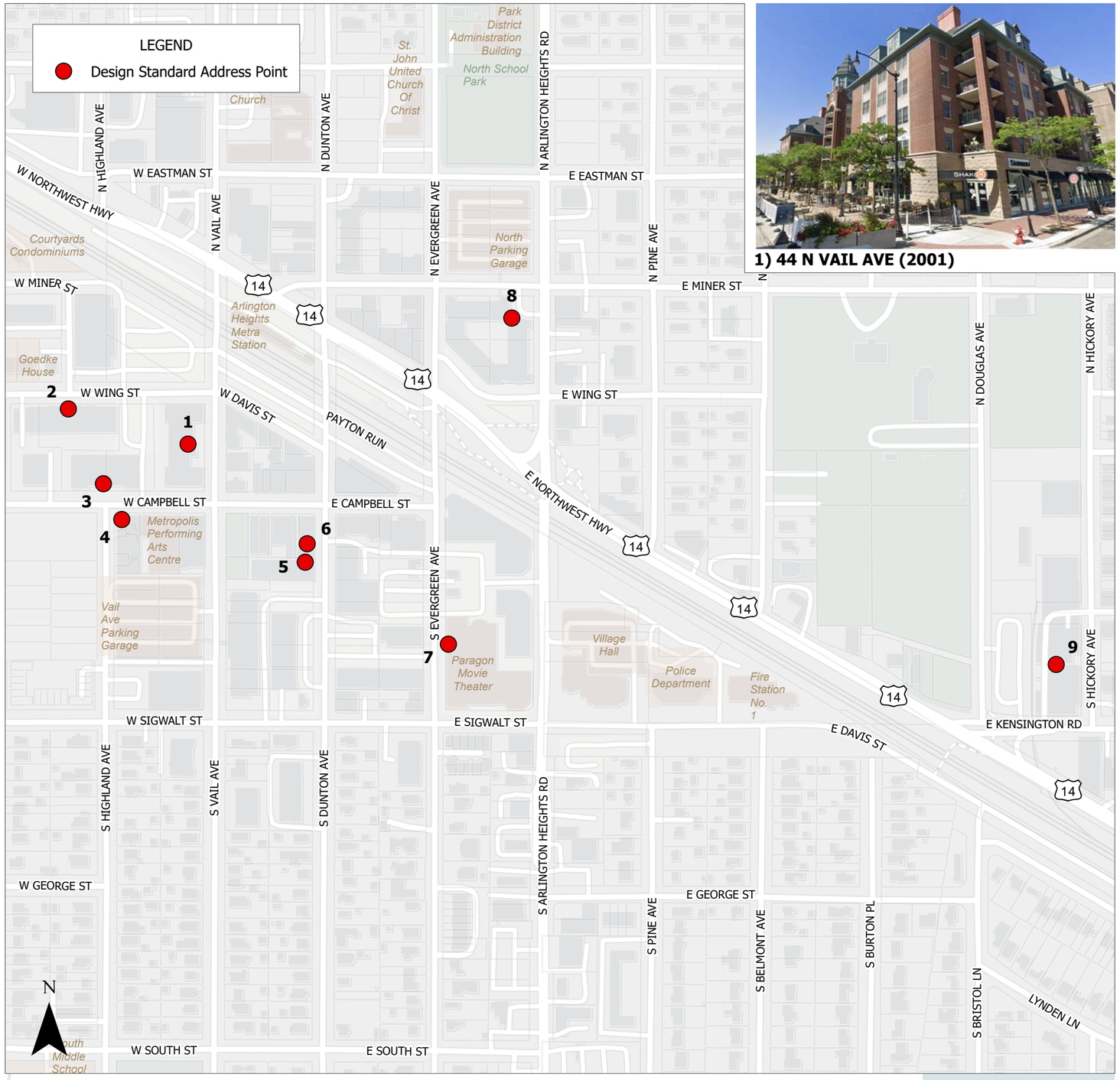
4) 40 E NORTHWEST HWY (2004)

5) 100 S EMERSON ST (2007)

6) 11 W PROSPECT AVE (2021)

7) 122 E NORTHWEST HWY (2024)

8) 207 S MAPLE ST (2021)



ARLINGTON HEIGHTS, IL LOCATIONS

1) 44 N VAIL AVE (2001)

2) 151 W Wing St

3) 200 W Campbell St (2000)

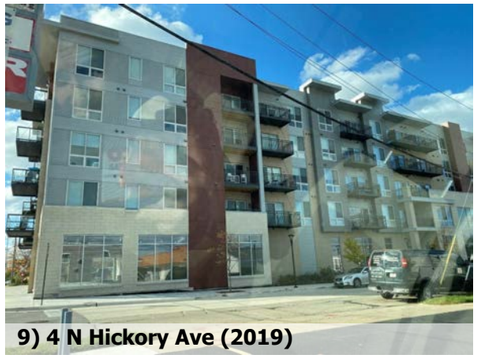
4) 1 S Highland Ave (2000)

5) 10 S Dunton Ave (2007)

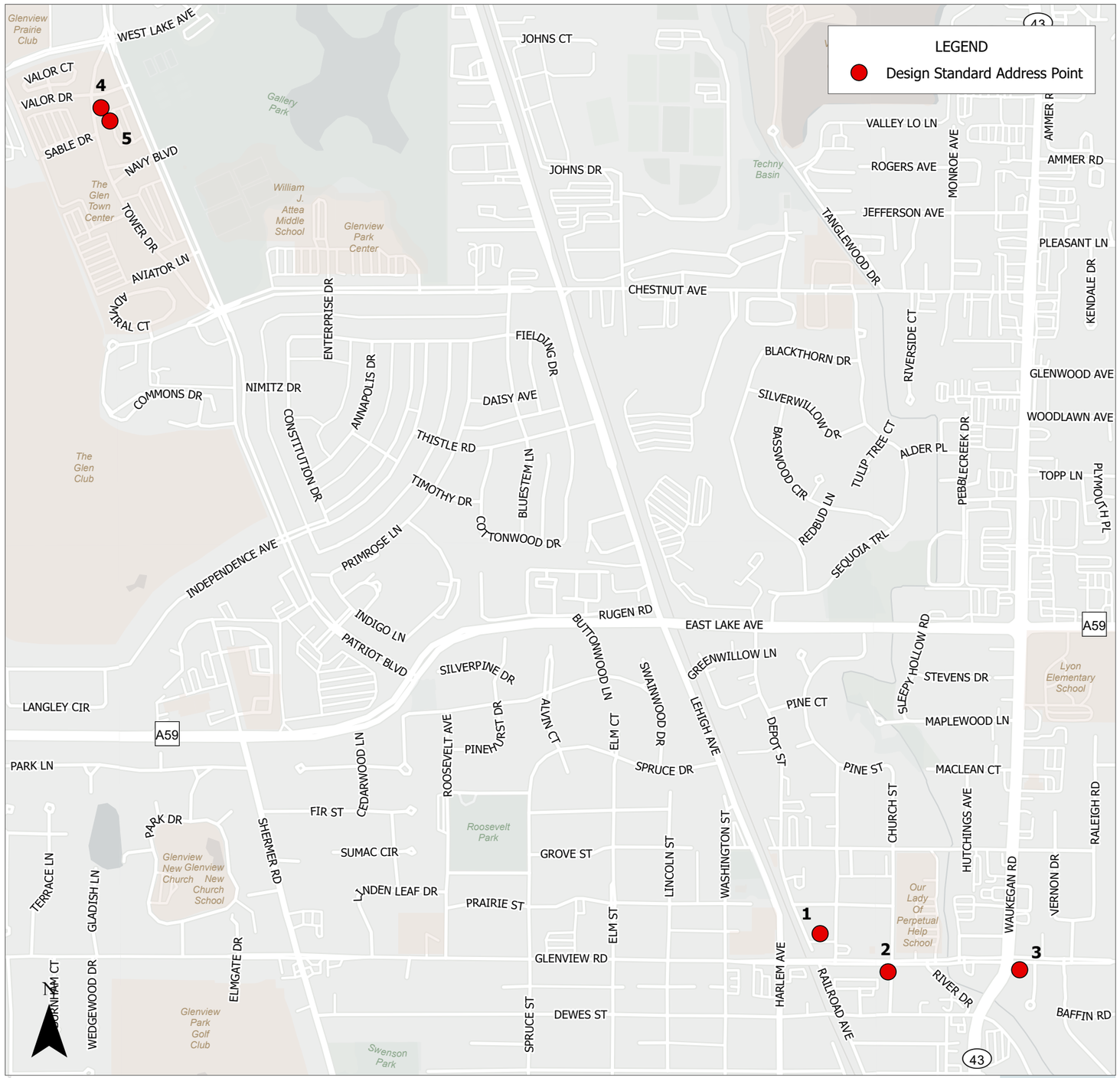
6) 6 S Dunton Ave (2007)

7) 77 S Evergreen Ave (2007)

8) 200 N Arlington Heights Rd (1988)



9) 4 N Hickory Ave (2019)



GLENVIEW, IL LOCATIONS

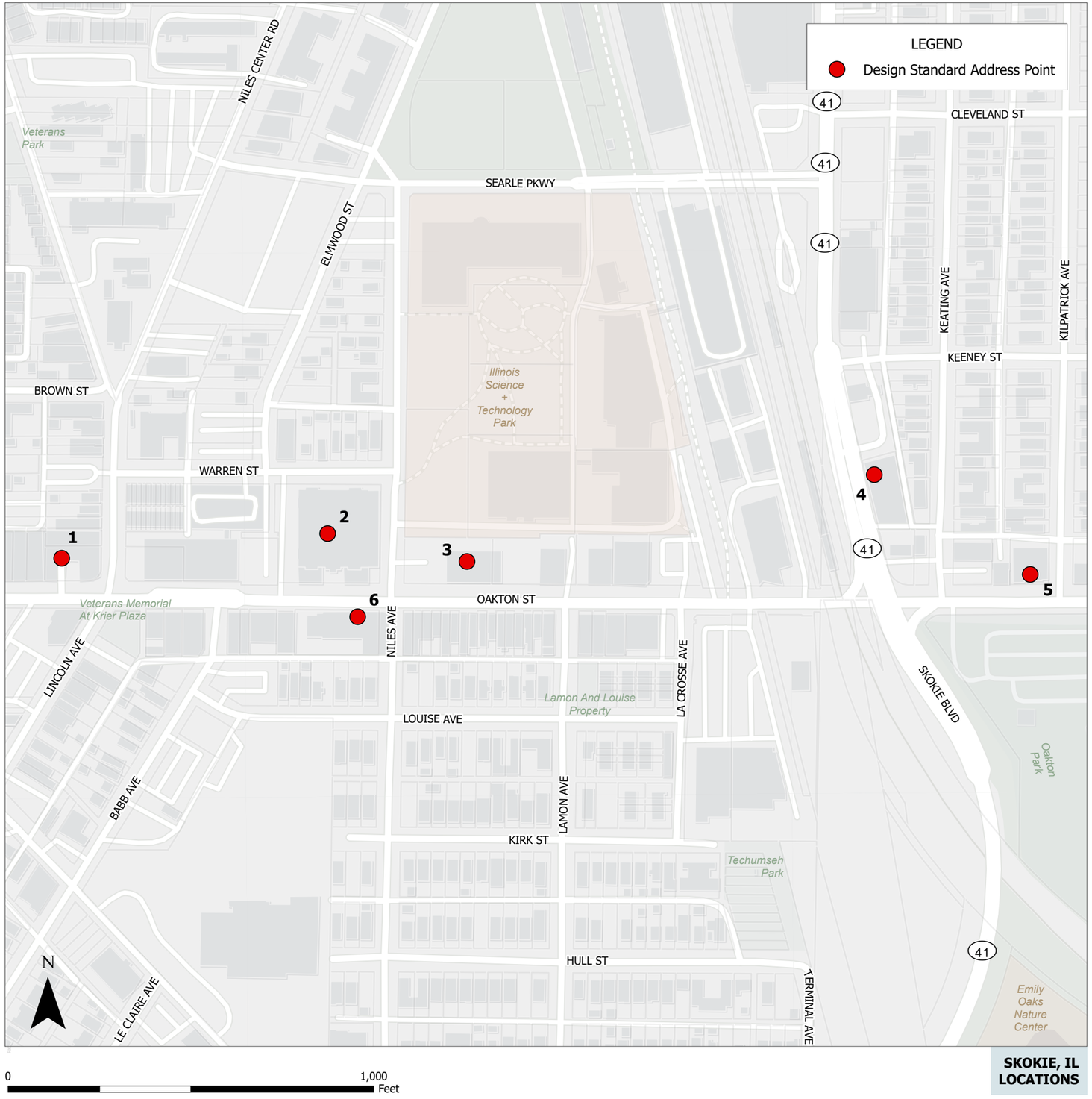
1) 1850 Glenview Rd (2026)

2) 998 Church St (2015)

3) 1623 Glenview Rd (2000)

4) 2085 N Tower Dr (2003)

5) 2071 N Tower Dr (2003)



SKOKIE, IL LOCATIONS

1) 8000 Lincoln Ave (2022)

2) 5000 Oakton St (1997)

3) 4930 Oakton St

4) 8025 Skokie Blvd (2021)

5) 4700 Oakton St

6) 4953 Oakton St (2005)