LAKE COUNTY ZONING NOTICE

#RZON-000804-2022 REZONING AND #CUP-000803-2022 – A CONDITIONAL USE PERMIT

LAKE VILLA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on April 19, 2023 at 1:00 p.m. at the Lake Villa Library, 140 N. Munn Road, Lindenhurst, Illinois on the petition of Chicago Title Land Trust Company, Trustee under Trust Agreement #8002382433, record owner, with Kyle Davis, of 617 Deerpath, Lindenhurst, Illinois, being the sole beneficiary of the trust, requesting to rezone 1.95 acres from the Residential-3 (R-3) zoning district to the General Commercial (GC) zoning district. The applicant is also requesting a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Plan to construct a 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space.

The subject property associated with this application is 39660 N. Illinois Route 59, Lake Villa, Illinois. PIN 02-30-100-082. Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

This application is available for public examination at: https://www.lakecountyil.gov/calendar.aspx?EID=11019 or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

Gregory Koeppen Chair

LAKE COUNTY ZONING BOARD OF APPEALS

REZONING APPLICATION

Applicant(s):

Chicago Title Land Trust Company Trust # 8002382433

(please print)

Owner(s)

Subject Property:

Present Zoning: Residential (R-3)

Present Use:

Undeveloped grassy area and wetlands.

Proposed Use:

Proposed office/warehouse building and parking To GENERAL

PIN(s):

0230100082

Address:

39660 N IL Route 59

Lake Villa, IL 60046

Legal description: See attached ALTA Survey

(see deed)

Request:

I/we request the property be rezoned to the General Commercial district.

I/we believe this rezoning is justified because:

The proposed development follows the description set for the GC district as it is a commercial building that is adequately served by existing infrastructure. Office buildings fall under permitted use in COC little and the commercial buildings fall under permitted uses in COC little and the commercial set of the commercial set of

mitted use in a GC district.

Approval Criteria: The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

 The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (UDO Section 151.005);

The proposed rezoning is consistent with section 151.005 as it follows county regulations and restrictions for location and use of buildings, the development will not cause adverse impacts to landowners or natural resources. Furthermore the integrity of watersheds will be protected the treeline surrounding the development will minimize adverse affects to neighboring residencies privacy and light, while no negative impacts take place on air. Finally the tax base of the county will be further protected by growing its commercial district.

2. The proposed rezoning corrects an error or inconsistency or meets the challenge of some changing condition in the area;

The proposed GC zoning and use would be consistent with the changing condition in the area. Further it is uncertain if the property would effectively be used for residential purposes, given the amount of natural resources and proximity to Route 59 (a high traffic area).

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;

Adjacent properties are classified as residential, however there are nearby compatible zoning properties, as there are GC properties approximately 0.15 miles south and .60 miles north.

 The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;

Public roadway will be minimally affected as only an entrance apron is required. Access will solely be provided to IL RT 59, with not access to Bishop Court to the south. Sanitary Sewer will be provided along the east and south property line for the benefit of adjacent property owners.

 The proposed rezoning will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

The south and west property lines are protected by tree lines, so air, noise and light will be unaffected. An 8' fence is proposed on the north property line to minimize disturbances to the neighbor property to the north. The east side of the site is bound by IL. Route 59, which will be screened by landscaping. Natural resources will not be negatively affected as they will be protected by BMP's during construction, and ultimate drainage patterns will not be impacted.

6. The subject property is suitable for the proposed zoning dassification

The subject property is currently undeveloped and is suitable for a 5,000 SF office/storage building development, which would operate quietly under normal business hours and would not disturb adjacent properties with the scope of work performed.

Natural Resource Information Report Application

McHenry-Lake County Soil and Water Conservation District 1648 S. Eastwood Dr., Woodstock, IL 60098 Voice: (815) 338-0099 Fax: (815) 338-7731

Forofficeuseonly Date Received: File Number: (Please make check payable to McHenry-Lake County SWCD.) The McHenry-Lake County SWCD has thirty (30) days to complete this report after receipt of ALL the following items and after presentation to SWCD Board of Directors at their regularly scheduled meeting: Board meetings are scheduled for the first Tuesday of each month at the SWCD office. Application Check List Plat of Survey: X Petition: Fee: X Intensive Soil Survey: Tentative plat: Tile Investigation: Certified Wetland and Determination/Delineation: Processing of the NRI report will not begin until all of the required items have been received by the M LCSWCD (office unless otherwise indicated by SWCD Staff) \$400.00 for 1-3 acres and \$25.00 for each additional acre or part thereof. Fee: Full report: \$100.00 SWCD will determine when letter or full report format will be necessary Letter: Phone: Petitioner's Name: Bruce Davis Address: Contact Person: John Morrison Phone: Address: Parcel Index Number(s): (1) Aggregate parcel size 2.2 (acres) Current Zoning: R-3 Requested Zoning: GC Description of Zoning Request; Request to zone proposed development of office building and parking lot as GC Proposed Improvements: **Dwellings on Slabs** Common Open Space Drainage Ditches/Swales **Dwellings with Basements** Wet Retention Basin Sewers Commercial Buildings Individual Wells Storm Sewers Dry Detention Basin Park/Playground Areas Community Water **Conservation Easements** Septic Systems Other County of Lake Unit of Government Responsible: County of McHenry City/Town of Is the parcel within 1 mile of a Village or City Boundary? Yes No. (circle one) If ves. which (City/Town/Village)? It is understood that filing this application allows a district representative the right to conduct an onsite investigation of the parcel(s) described above. Furthermore, this report becomes subject to the Freedom of Information Act after presentation to the District Board of directors at their regularly scheduled meeting. Contact person or Petitioner's signature:

TRUSTEE'S **DEED IN TRUST**

This indenture made this 30th day of December, 2019 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 10th day of July, 2018 and known as Trust Number 8002378503 party of the first part, and

THE CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE **PROVISIONS** OF TRUST AGREEMENT DATED DECEMBER 12, 2019 AND KNOWN AS NUMBER 8002382433 party of the second part

whose address is: 10 S. LaSalle Street, Ste. 2750 Chicago, IL 60603

Image# 059026180004 Type: DTT
Recorded: 01/31/2020 at 11:19:27 AM
Receipt#: 2020-00006251
Page 1 of 4
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

F11.7630242

Reserved for Recorder's Office

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in LAKE County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address:

39660 N IL ROUTE 59 HIGHWAY, LAKE VILLA, IL 60046

Permanent Tax Number:

02-30-100-003 (includes other property)

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single amend, change or modify leases and options to renew leases and options to purchase the whole or any part of the exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part trustee's Deed in Trust (1/96)

Trustee's Deed in Trust (1/96)

F. 156

thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument. (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the 29th day of January, 2020.



CHICAGO TITLE LAND TRUST COMPANY,

By:

State of Illinois County of Cook

SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day January, 2020.



NOTARY PUBLIC

This instrument was prepared by: CHICAGO TITLE LAND TRUST COMPANY 10 S. LaSalle Street Suite 2750 Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO: CHICAGO TITLE LAND TRUST COMPANY 10 SOUTH LASALLE STREET, SUITE 2750

CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

CTLTC #8002382433 10 S LaSalle St, Suite 2750 Chicago, IL 60603

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE 59 AND A LINE 135 FEET SOUTH OF AND PARALLEL. WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 16'00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 213.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 16'00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 274.96 FEET TO A POINT ON A LINE PARALLEL WITH SAID NORTH LINE, OF THE SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 89'02'19" W ALONG SAID, PARALLEL LINE, A DISTANCE OF 363.5'; THENCE N 16'00'11" E, A DISTANCE OF 276.75'; THENCE S 89'18'31" W, A DISTANCE OF 363.0' TO THE POINT OF BEGINNING, IN

PIN: 02-30-100-003 (includes other property)
Property Address: 39660 N. Illinois Route 59, Lake Villa, IL 60046

Exempt under provisions of paragraph_E____. Section 31-45,

Real Estate Transfer Tax Act.

Date

Bayer, senar or representative

Plat Act Affidavit



18 N County St – 2nd Floor Waukegan, IL 60085-4358 Phone: (847) 377-2575 FAX: (847) 984-5860

STATE OF ILLINOIS

COUNTY OF LAKE



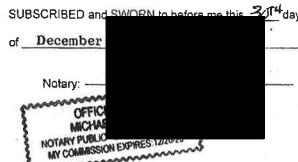
that I reside at ________ and that the attached deed is not in violation of the Plat Act, Ch. 705 IECS 20571.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

- The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
- The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- 7. Conveyances made to correct descriptions in prior conveyances;
- The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
- The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
- 10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)



Revised: May 15, 2008 1:45 PM



Davis Storage Building Conditional Use Permit Addendum

Land Trust Disclosure Statement

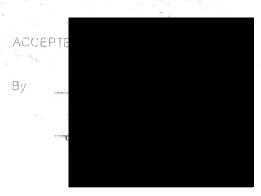
Applicant: Chicago Title Land Trust Company

100% Beneficiary of Land Trust:

Name: Kyle Davis

Address:

Capacity: Sole Interest



Exoneration Rider

EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST DATED 6/15/17 AND KNOWN AS NO. 008002382433 ATTACHED TO AND MADE A PART OF: REZONING APPLICATION

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date: 8/11/22

CHICAGO TITLE LAND TRUST COMPANY as Trustee as aforesaid and not personally

Bv.





STATE OF ILLINOIS COUNTY OF COOK

)Ss.

On the 11 day of _______, 20 22 before me, the undersigned, personally appeared, Ryan O'Reilly, Assistant Vice President for Chicago Title Land Trust Company, whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



LAKE COUNTY ZONING BOARD OF APPEALS

CONDITIONAL USE PERMIT for a PLANNED UNIT DEVELOPMENT APPLICATION

Applicant(s):

Chicago Title Land Trust Company Trust #8002382433

(please print)

Owner(s)

Subject Property: Present Zoning:

Residential (R-3)

perty: Present Use:

Undeveloped grassy area and wetlands.

Proposed Use:

Proposed commercial development

PIN(s):

0230100082

Address:

39660 N IL Route 59

Village of Antioch, IL 60046

Legal description: See attached ALTA Survey.

(__ see deed)

Request:

I/we request a conditional use permit for a planned unit development be approved to allow:

The construction of a 5,000 SF office/storage building, and the associated parking and grading for a contractor's equipment storage building and future office space on the 2.2-acre site.

Explain why this conditional use permit for a planned unit development is justified:

The existing parcel is undeveloped and unused. The proposed development will develop a small portion of the property and will provide a use for the area without negatively affecting the existing wetlands or drainage.

Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by specifically explaining how your proposed request relates to each of the following criteria:

A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent," section 151.005);

SEE ATTACHED EXHIBIT A

B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111; and

SEE ATTACHED EXHIBIT A

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;
 - 1. adjacent property,

SEE ATTACHED EXHIBIT A

3. natural resources,
SEE ATTACHED EXHIBIT A
4. infrastructure,
SEE ATTACHED EXHIBIT A
5. public site, or
SEE ATTACHED EXHIBIT A
6. any other matters affecting the public health, safety, or general welfare.
SEE ATTACHED EXHIBIT A

2. the character of the neighborhood,

SEE ATTACHED EXHIBIT A

D.	The proposed development in its proposed location is consistent with the Regional Framework Plan; SEE ATTACHED EXHIBIT A
E.	The proposed development in its proposed location complies with the PUD standards of Section 151.132; and
	SEE ATTACHED EXHIBIT A
F.	The proposed development in its proposed location will not result in a substantial adverse effect on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Regional Framework Plan:
	1. adjacent property,
	SEE ATTACHED EXHIBIT A
	2. natural resources,
	SEE ATTACHED EXHIBIT A

3. infrastructure,

SEE ATTACHED EXHIBIT A

4. public sites, or

SEE ATTACHED EXHIBIT A

5. any other matters affecting the public health, safety, or general welfare.

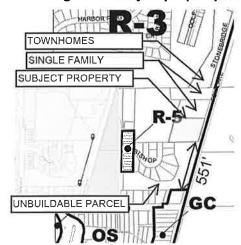
SEE ATTACHED EXHIBIT A

EXHIBIT A – ADDENDA TO PUD CONDITIONAL USE PERMIT APPROVAL CRITERIA

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by specifically explaining how your proposed request relates to each of the following criteria:

A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent," section 151.005);

Response: The Lake County Code, Illinois Code of Ordinances (Lake County Code) Subsection 151.005(A) states that a purpose of the ordinance is to implement the regional framework plan. A rezoning of the subject property to Planned Unit Development (PUD) would be inconsistent with



the current land use plan which designates the subject parcel as single-family residential. The abutting properties to the north, west and south are zoned and likewise designated by the Future Land Use Map as single-family residential. However, to the North up two parcels there are Town Homes (multifamily). To the East is Forest Preserve District (also non single-family use). To the south, for a 551' stretch (per Lake County GIS) along Route 59 there is single family residential, that will never be able to be developed per agreement with the subdivision. Beyond this undevelopable area is GC zoning which is aligns with the usage proposed as part of this PUD. Due to the variety/inconsistency of uses of the regional

framework plan in the vicinity, it is our opinion that a request for a PUD at the subject property would not be considered spot zoning and should be considered.

B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111; and

Response: The proposed Office Warehouse building complies with all applicable standards of the Lake County Code and the Use Standards in section 151.112, the application section according to the Use Table in section 151.111. It is understood that CUP decision from the ZBA is required for the approval of the uses on site. The primary use of this building will be an office/indoor storage facility.

Should a secondary tenant wish to occupy the space, Applicant voluntarily offers the following conditions – Property Owner will agree to administrative review for any change of use and further agrees to comply with reasonable alterations or modifications to the site deemed necessary by the Director. The Director can review and approve any additional factors to mitigate or lessen potential negative impacts to the site. This condition applies to zone appropriate uses permitted by right, and Applicant acknowledges additional stipulations would apply for atypical zoning usages.

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;
 - 1. adjacent property,

Response: Adjacent properties will be unaffected by the relatively small-scale construction development. Stormwater management design will ensure they are not adversely affected by the development in the future. This independent parcel will have sole access from RT 59 and will not utilize adjacent roadway to the south on Bishop Court. Activities of the building are quiet in nature consistent with a warehouse/office space. Photometrics study has been completed which indicates no light pollution emitted to the adjacent properties. The property is screened to the south by existing landscaping with signed approval from the subdivision. Property will be screened to the east with existing landscaping and extensive proposed landscaping per provided Landscaping plan. Property will be screened to the north with an 8' fence with signed landscaping waiver from neighbor. Applicant is in possession of property to the west.

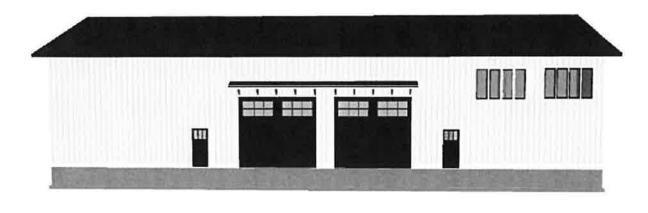
2. the character of the neighborhood,

Response: The character of the neighborhood will not be adversely impacted by this development based on items mentioned above. 550' to the south of the property which is General Commercial district where properties have chain linked fence with mesh fabric or no screening at all. This site will offer greenery with proposed landscaping meeting Lake County requirements. Additionally, the building elevation will be very similar to the garage on the property to the north as shown below:

Adjacent Single-Family Property to the North



Proposed Development Building Elevation



3. natural resources,

Response: Wetlands on the proposed parcel will be protected to negate any potential harm to natural resources. The project's limits of disturbance take place entirely outside of the wetland buffer zones, stormwater flow will be diverted around the proposed building and will not otherwise be affected, and BMP's are proposed as a final protection, including the use of double silt fence along the limits of disturbance. Extensive Base Flood Elevation (BFE) calculations have been provided to Lake County which indicate this property will no fall in the flood elevation or adversely impact stormwater conditions. An Illinois Historic Preservation Agency permit and IDNR EcoCat permit have been acquired indicating no adverse effect to endangered species or culture expected.

4. Infrastructure, or

Response: There will be no negative impact to infrastructure. The proposed parking lot will solely tie into Route 59 and have no access from Bishop Court to the South. Furthermore this development will tie into Lake County Public Works Sewer, who has previously indicated their acceptance of the improvements. A future service stubbed to the north is proposed as part of these developments which could serve future developments to properties to the north.

5. public site, or

Response: No public site will be at all affected by the proposed development. All development is on private property of an existing lightly wooded area. Tree preservation plan has been included to maintain as much of the original character of the site as possible

6. any other matters affecting the public health, safety, or general welfare.

Response: Public health, safety and general welfare will not be negatively affected by the proposed development. Site plan review process has been completed with staff and comments have been addressed.

D. The proposed development in its proposed location is consistent with the Regional Framework Plan;

Response: Perceived to be the case per reasons mentioned above.

E. The proposed development in its proposed location complies with the PUD standards of Section 151.132; and

Response: The proposed development in its proposed location complies with the PUD standards of Section 151.132.

- F. The proposed development in its proposed location will not result in a substantial adverse effect on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Regional Framework Plan:
 - 1. adjacent property,

Response: The proposed development in its proposed location will not result in a substantial impact to adjacent property as noted above.

2. natural resources,

Response: The proposed development in its proposed location will not result in a substantial impact to natural resources as noted above.

3. infrastructure,

Response: The proposed development in its proposed location will not result in a substantial impact to infrastructure as noted above.

4. public sites, or

Response: The proposed development in its proposed location will not result in a substantial impact to public sites as noted above.

5. any other matters affecting the public health, safety, or general welfare.

Response: The proposed development in its proposed location will not result in a substantial impact to public health, safety, or general welfare as noted above.

Additional Building/Site Amenities

The building will be a post & frame pole building structure with aluminum siding on the exterior. The walls will be 6" to 8" frame construction with R-21 insulation. The roof construction will be engineered trusses with R-49 insulation. The windows and exterior doors will be provided by Classic Windows. They are currently rated as one of the most energy efficient windows and doors on the market. Their weather seal has one of the tightest air infiltrations in the industry. The building will be heated and air conditioned with some of the most energy efficient equipment available. The main floor of the building will be heated with hot water radiant heating in the concrete slab using a 95% efficient boiler. The office and upper storage will be heated and cooled using a 97% efficient furnace and 20SEER modulating air conditioner or possibly a 20 SEER heat pump system. The building will only have windows on the east wall making it more energy efficient as well as "bird friendly" due to the close proximity of the forest preserve. We are also looking into the possibility of solar electricity to further reduce our energy footprint and try to be as "green" as

possible. Site will provide "Dark sky" exterior lighting, consistent with "dark sky" industry standards, to staff's satisfaction. The emission of sound from any source on the property shall not exceed 50db(A) (SLOW meter response) at the boundary of the property in such a manner as to disturb the peace and comfort of occupants of neighboring residential properties. Additional ecological Wetland Improvements and BMPs would be considered by applicant as required by Lake County for PUD approval

Future Use Consideration:

The applicant is considering the possibility of dividing the building for other commercial uses. Any such use would require an independent staff review to verify the applicable Ordinance requirements are addressed, and independent permitting and other approvals would be required.

APPLICANT INFO	MATION		
APPLICANT(S):	Chicago Title Land Trust Co Trust #80023	³⁸²⁴³³ PHONE:	
BENEFICIARY			
	EMAIL:		- ::
CONTRACT PURC			=
	EMAIL:		=
I/WE HEREBY AUT	HORIZE THE FOLLOWING PERSON TO	REPRESENT ME/US IN ALL MA	ATTERS RELATED TO THIS
NAME	PHONE:		=
			
	t that all information given above is to	rue and complete to the best o	of my/our knowledge.
		45	128-32

· Nego	a I hor	ublic aforesaid, do hereby cer personent bearing the date of	tify that onally known to me is
he/she/they sign	and appeared before red, sealed and delivered the same instant and Notarial Seal this	ne this day in person and ackr trument for the uses and purg	nowledged that poses therein set forth.
	Mv Commiss	sion expires 413126	
			=

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:

I authorize the County to act on my behalf to the public hearing and provide a transcript to the Z Reporter reasonable fees for his/her services. If I cand pays the Reporter, I agree to reimburse the Coagree to pay the County its reasonable attorney's fee	Zoning Board of Appeals. I further agree to not pay the Reporter and the County bunty. If the County sues to obtain reimb	to pay the is invoiced oursement, I
I will furnish a Certified Shorthand Report transcript to the Zoning Board of Appeals. I recontinuation of the public hearing in which case expenses caused by such continuation.	alize that the failure to do so may re	esult in the
	Sigr	
	Please send the bill to:	
	Bruce Davis	
	Print Name	
	Street Address	
	Lake Villa, IL, 60046 City, State, Zip	-
	Email	-

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Natural Resource Information Report Application

McHenry-Lake County Soil and Water Conservation District 1648 S. Eastwood Dr., Woodstock, IL 60098 Voice: (815) 338-0099 Fax: (815) 338-

Fax: (815) 338-7731

	Forofficeuseonly
File Number:	Date Received: 20
Fee:	
The McHenry-Lake County S after presentation to SWCD B first Tuesday of each month a	WCD has thirty (30) days to complete this report after receipt of <u>ALL</u> the following items and oard of Directors at their regularly scheduled meeting: Board meetings are scheduled for the the SWCD office.
Tentative plat:	tition: X Fee: X Intensive Soil Survey: Tile Investigation: termination/Delineation:
MLCSWCD (office unle Fee: Full report: \$4	port will not begin until <u>all</u> the required items have been received by the ss otherwise indicated by SWCD Staff) 00.00 for 1-3 acres and \$25.00 for each additional acre or part thereof. will determine when letter or full report format will be necessary
Petitioner's Name; Bruc Contact Person; Evan Bo Address	phone Address: Address:
Parcel Index Number (s)	(1) _ 0 - 230 - 100 - 082 (2)
(3)Aggregate parcel size_(ac Current Zoning:_Reside	cres):
Description of Zoning Re	equest: Request to zone proposed development of office building and parking lot as PUI
Proposed Improvements: Dwellings on SlaDwellings with B	common Open SpaceDrainage Ditches/Swales asements
Unit of Government Res City/Town of Lake Villa	consible:County of McHenryX County of Lake
Is the parcel within 1 mil If yes, which (City/Town It is understood that filing this ap	e of a Village or City Boundary? Yes/No (circle one) /Village)? : plication allows a district representative the right to conduct an onsite investigation of the parcel(s) is report becomes subject to the Freedom of Information Act after presentation to the District Board of sled meeting.

TRUSTEE'S **DEED IN TRUST**

This indenture made this 30th day of December, 2019 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 10th day of July, 2018 and known as Trust Number 8002378503 party of the first part, and

THE CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE **PROVISIONS** OF Α TRUST AGREEMENT DATED DECEMBER 12, 2019 AND KNOWN AS NUMBER 8002382433 party of the second part

whose address is: 10 S. LaSalle Street, Ste. 2750 Chicago, IL 60603

Image# 059026160004 Type: DTT
Recorded: 01/31/2020 at 11:19:27 AM
Receipt#: 2020-00006251
Page 1 of 4
Fees: \$50.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

FL1.7630242

Reserved for Recorder's Office

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in LAKE County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Address:

39660 N IL ROUTE 59 HIGHWAY, LAKE VILLA, IL 60046

Permanent Tax Number:

02-30-100-003 (includes other property)

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part,

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single amend, change or modify leases and to the terms and provisions thereof at any time or times hereafter, to contract to make reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part frustee's Deed in Trust (1/96)

Trustee's Deed in Trust (1/96)

F. 156

thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the 29th day of January, 2020.



By:

State of Illinois County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day January, 2020.



This instrument was prepared by: CHICAGO TITLE LAND TRUST COMPANY 10 S. LaSaile Street Suite 2750 Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO: CHICAGO TITLE LAND TRUST COMPANY 10 SOUTH LASALLE STREET, SUITE 2750 CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

CTLTC #8002382433

10 S LaSalle St, Suite 2750
Chicago, IL 60603

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE 59 AND A LINE 135 FEET SOUTH OF AND PARALLEL, WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 16'00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 213.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 16'00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 274.96 FEET TO A POINT ON A LINE PARALLEL WITH SAID NORTH LINE, OF THE SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 89'02'19" W ALONG SAID, PARALLEL LINE, A DISTANCE OF 363.5'; THENCE N 16'00'11" E, A DISTANCE OF 275.75'; THENCE S 89'18'31" W, A DISTANCE OF 363.0' TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PIN: 02-30-100-003 (includes other property)
Property Address: 39660 N. Illinois Route 59, Lake Villa, IL 60046

Exempt under provisions of paragraph_E___. Section 31-45,

Real Estate Transfer Tax Act.

Date

Βı

Plat Act Affidavit



18 N County St - 2rd Floor Waukegan, IL 60085-4358 Phone: (847) 377-2575 FAX: (847) 984-5860

STATE OF ILLINOIS COUNTY OF LAKE

SS

I, (name) Kyle Davis	hoing duly nuger as salt, at a
that I reside at	being duly sworn on oath, state
deed is not in violation of the Frat Act, Cn. 705 ILCS 205/1.1(b), as the	and that the attached
plat is required due to the following allowed exception (Circle the number	ber applicable to the attached deeds.

- The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
- The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- Conveyances made to correct descriptions in prior conveyances;
- The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
- The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
- The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)



Revised: May 15, 2008 1;45 PM

Davis Storage Building Conditional Use Permit Addendum

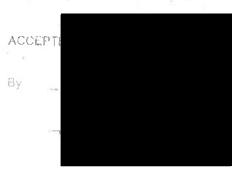
Land Trust Disclosure Statement

Applicant: Chicago Title Land Trust Company **Policy Number:**

100% Beneficiary of Land Trust:

Name: Kyle Davis Address:

Capacity: Sole Interest



Exoneration Rider

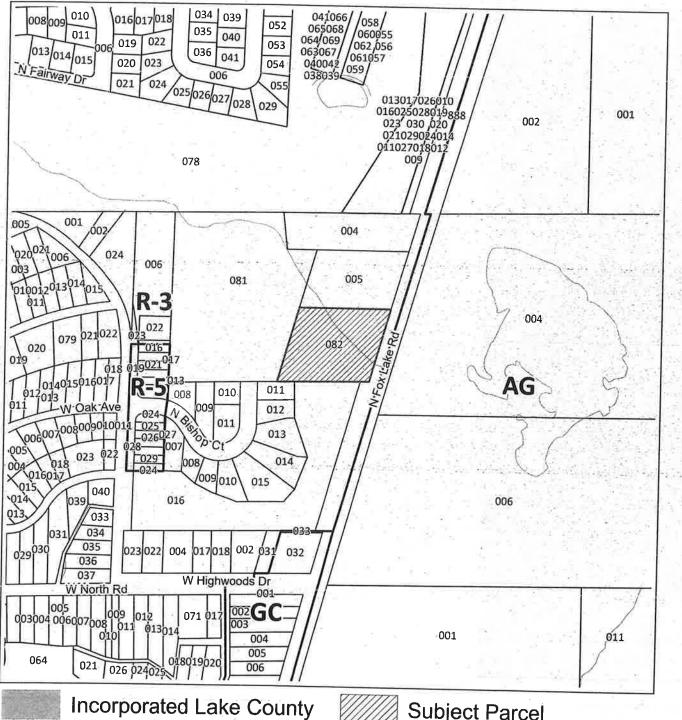
EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST DATED 6/15/17 AND KNOWN AS NO. 008002382433 ATTACHED TO AND MADE A PART OF: CONDITIONAL USE PERMIT APPLICATION

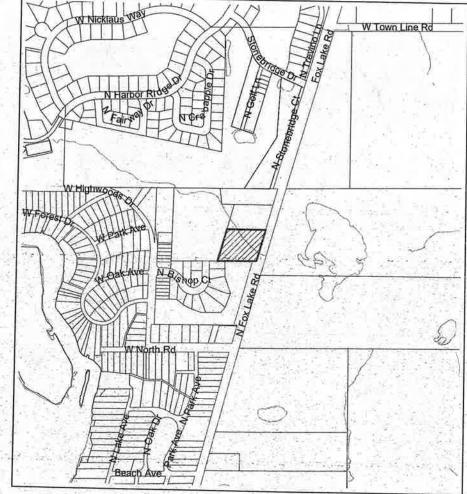
It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this, instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Trustee in this, instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.
Date: 8/10/22
CHICAGO TITLE LAND TRUST COMPANY as Trustee as aforesaid and not personally
By: A CHORGO, ILLINOIS
STATE OF ILLINOIS) COUNTY OF COOK)Ss.
On the day of Acat , 2022 before me, the undersigned, personally appeared, Ryan O'Reilly, Assistant Vice President for Chicago Title Land Trust Company, whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Notary I done in said County/and State



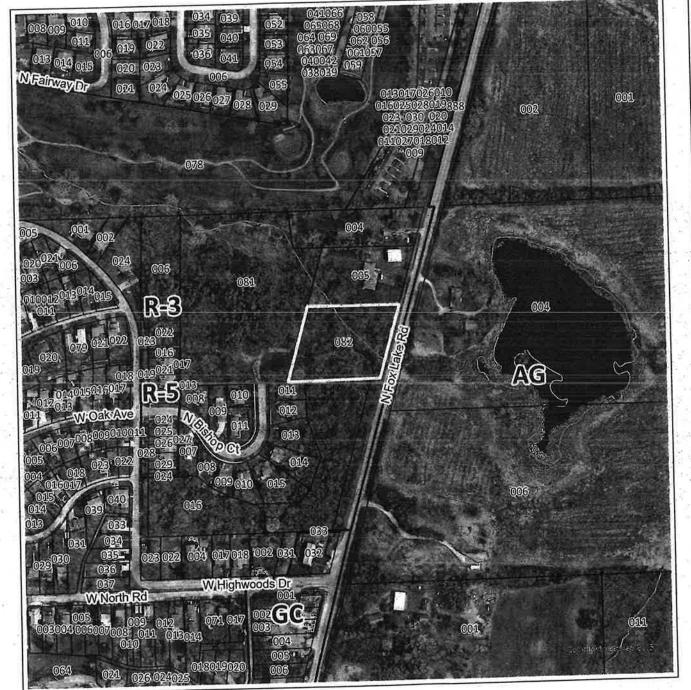


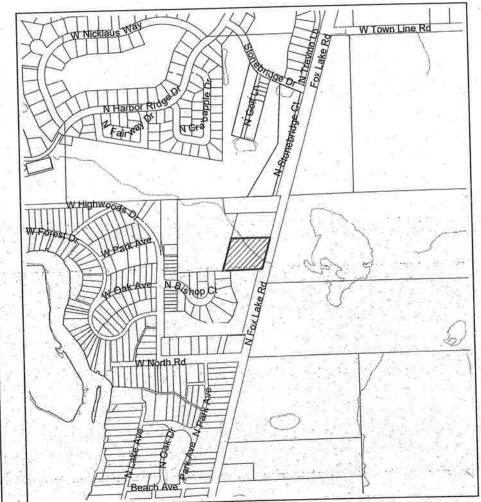
Zoning Board of Appeals Case #RZON-000804-2022 and CUP-000803-2022



Subject Parcel

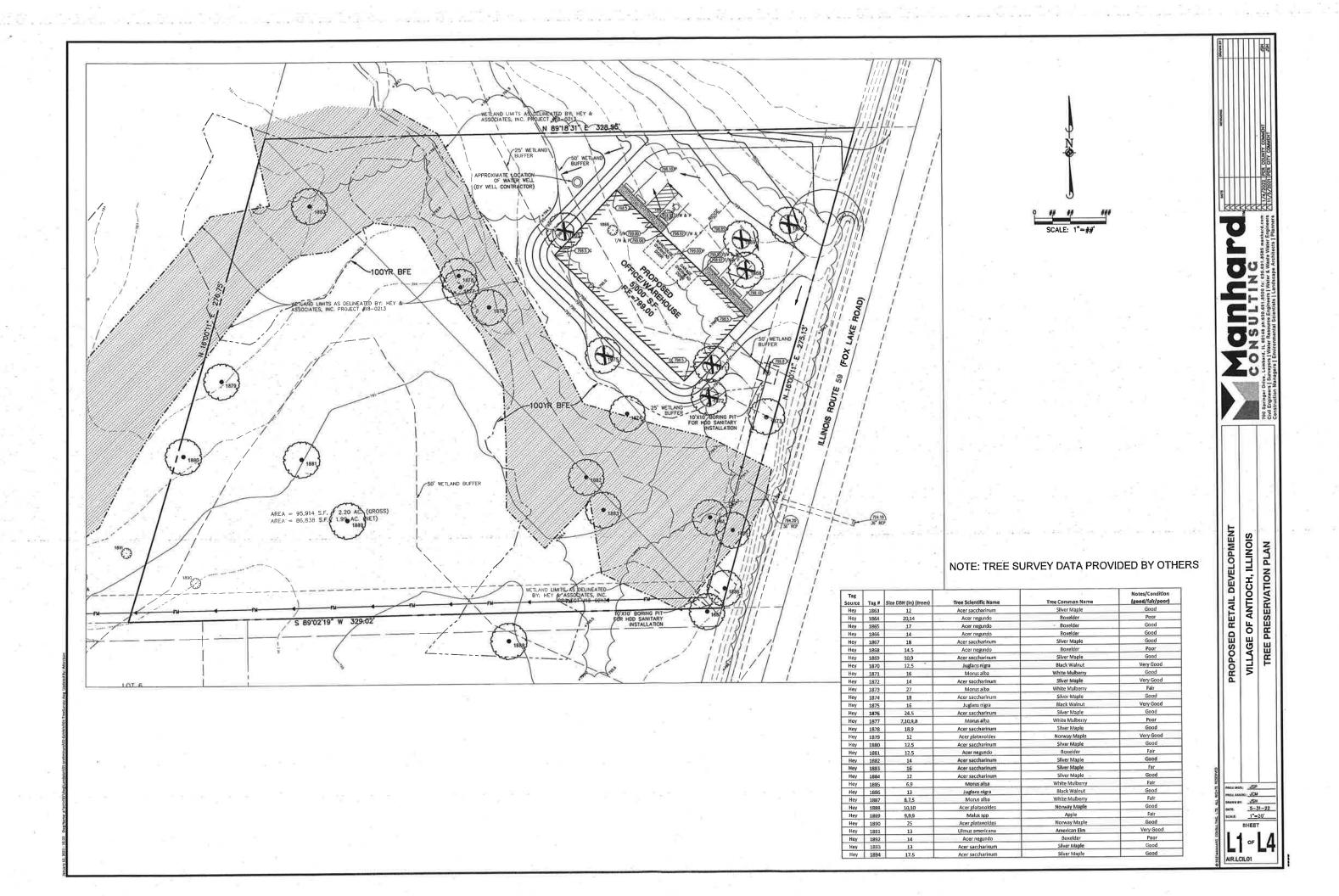
0 70 140 280

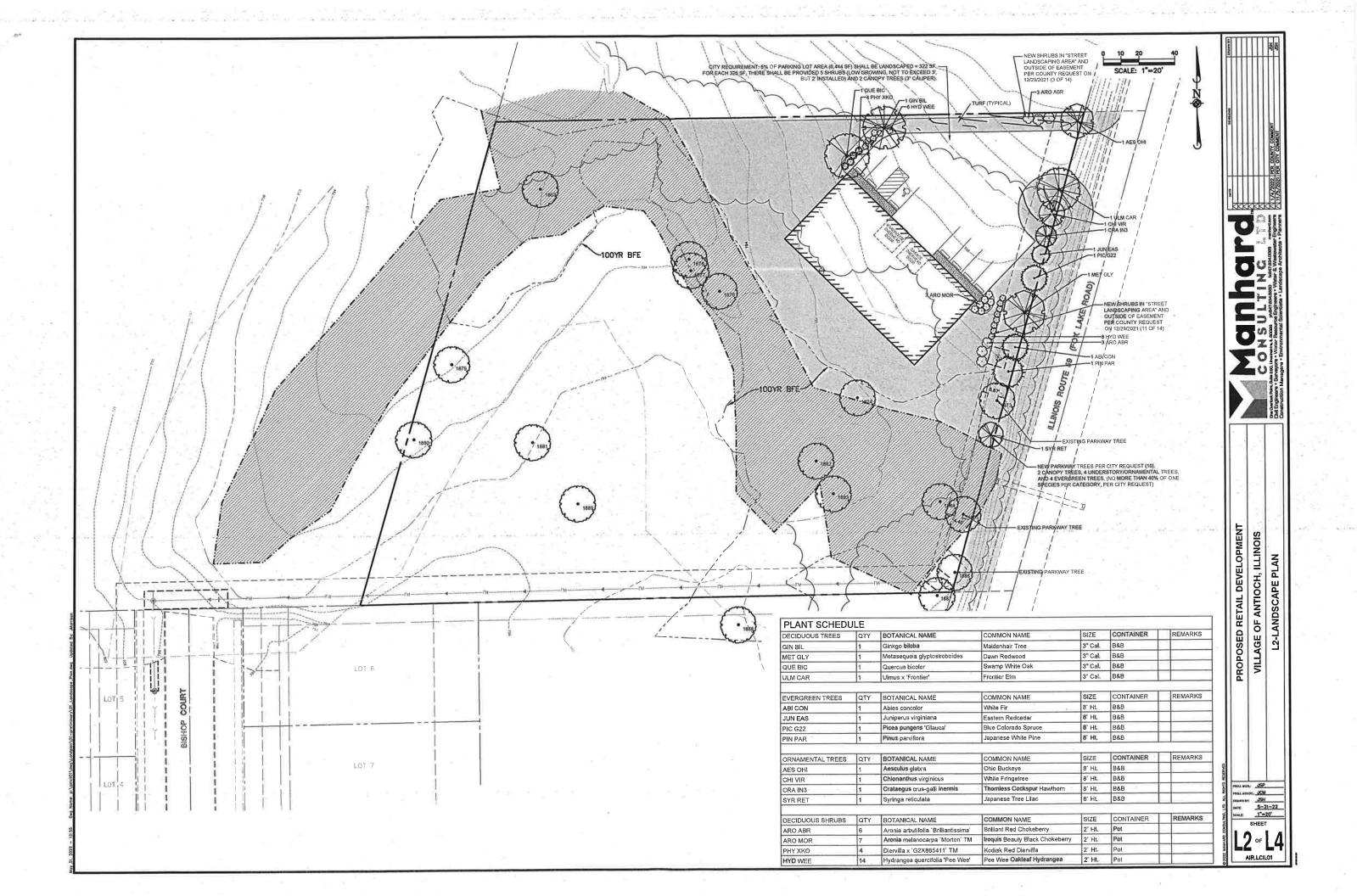


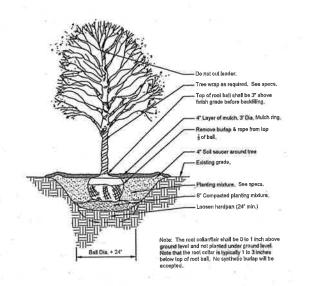


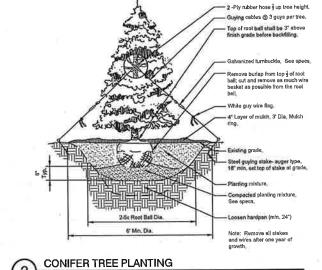
Zoning Board of Appeals Case #RZON-000804-2022 and CUP-000803-2022

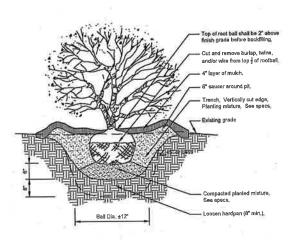
0 70 140 280 420









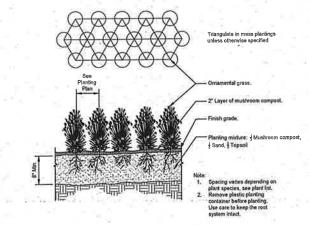


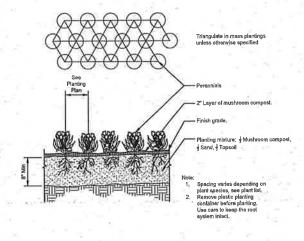
DECIDUOUS TREE PLANTING

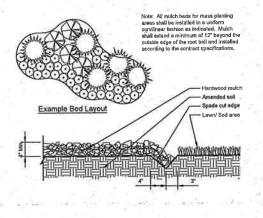
2 329343,33-20

SHRUB PLANTING DETAIL

329333,16-05







ORNAMENTAL GRASS PLANTING

PERENNIAL / ANNUAL PLANTING (5)

CONTINUOUS MULCH EDGING

329113,26-01

O

0

O

PROPOSED RETAIL DEVELOPMENT
VILLAGE OF ANTIOCH, ILLINOIS
L3-LANDSCAPE DETAILS

JSH | S-31-22 | SCALE: 1"=20"

L3 of L4 AIR.LCIL01

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

- Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
 1, Spreading of topeoil or soil preparation
 2. Trees, shrubs, perennials and groundcovers
- Mulch and planting accessories Fertilizer and herbicide
- 7. Warranty of plant material
- B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report

1-02 QUALITY ASSURANCE:

- B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature, Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagger
- C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, olished by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be
- F_s. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and charactor to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.
- G. All shrubs shall be dense in form, Shrub liners do not meet these specifications, Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.
- All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project
- Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material mus conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport, Plants shall be dug, packed and transported with care to ensure protection against injury, inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect. All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Heledein plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bank or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
- It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities, Utilities can be located and marked (in Illinois) by calling J,U,L,I,E, at (800)892-0123.
- C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, lemporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been Issued.
- D. The Contractor shall be responsible for the protection of crowns, trunks and coots of existing trees, plus The Contractor shall be responsible for the protection of crowns, trunks and costs or existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fending and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fending shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.
- E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative, Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annuel flower maintenance.

1-06 WARRANTY:

All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed apprint defect including death and meastleatony growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The varranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunsceld injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided, All plants shall have a fully developed form without voids and
- open patches

 1. Belled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
- 2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soll together, firm and whole, Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply
- 3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape
- 4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
- 5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the shrubs and small panis shall meet the requirements for spread amount neight modared in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted, Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

- - psour.

 T. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil meterial.

 Topsoil shall be reasonably flee from day, lumpe, coarse sand, stones, plants, roots, sticke and other foreign materials with a pH between 6,5 to 7,0.
- Topsoil for seed areas shall be a minimum of 6".
- Soil amendments shall be as follows:
 For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
 - For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading, Top beds with 8" of CM-63 and till into existing beds to a depth of 8", Soil mixtures are available from Midwest Trading, Midwest Trading, St. Charles, It. 60174 (630) 365-1990

- 1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Cleeen, Inc. Follow manufacturer's recommendation for application. Arthur Cleaen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
- For turf areae use 6-24-16 Clasen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clasen or approved
- 1. Round-Up or approved equal

- 1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust wood shavings, growth or germination Inhibiting Ingredi or other foreign materials, Bark mulch is available from Midwest Trading.
- 2. Mushroom compost as available from Midwest Trading.
- - ar.

 "Water service will be available on the site, with the cost of water being paid by the Owner.

 Transporting of the water from the source to the work areas shall be the responsibility of the
 Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the
 Lendscape Contractor.

- H. Guying:
 1. Stakes: 5/8" x 40" steel eye anchor with 4" helix

 - a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
 b. Trees 5" and over; flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal,
 - 3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
 - 4. Hose: new two-ply reinforced rubber hose, minimum 1/2" LD.
- I. Tree wrap: Burlap tree wrap 4" wide.
- J. Twine: Soft nursery jute

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed plenting areas and conditions of installation, Do not start planting work until

3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards
- Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted, Confirm length of waiting period between chemical application and plant installation with manufactur Do not begin planting operations until prescribed post-application waiting period bas elapsed, Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

- E. Prior to all planting, rototil all areas to be landscaped to prepare for plant installation to a minimum depth of 12°. Eliminate uneven areas and low spots, Mainfain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas, Remove ell debris, weeds and undesirable plants and their roots from areas to be planted, Remove all concrete slag larger than 2°.
- F. Topsoif shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 16".
- G, It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scaffled to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H_s. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.
- I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2° in diameter or other debris. Soil to be used as backfill should be pulverized
- J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.
- K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
- L Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade

3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of whire basket, dependent upon tree size, Backfill hole by firmly tamping soil to avoid any air pockets or voicie.
- B. Set balled and buriapped plants in the planting hole and compact 6" of soil around the base of the ball, Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.
- Space groundcover plants according to dimensions given on the plans, Adjust spacing as necessar evenly fill planting bed with Indicated number of plants. Plant to within 16" of the trunks of trees and shrube or at the edge of the plant ball, Whichever is cleased, Plant to within 12" of edge of bed.
- 1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds, Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
- 2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water
- E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shell inspect the tunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, tunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely lied with sullable cord at the top, bottom and 2" Intervals along the trunk. Wrap from ground to the height of the first branch
- Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1° caliper and under, or 4° height and under. Two (2) stakes are to be used on trees of 1° to 2 34° caliper. Guy and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" cellper. Guy trees of 3" cellper or larger at three (3) per tree. The root ball will not be piecred with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.
- G. Seeding of specified lawn areas on plans will be treated as follows:

 Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
 - Seed mixture and application rate use <u>Premium</u> seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs /1000 s.f.
 - 3. Apply fertilizers and conditioners at the rale specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs, 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
 - 4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertillzing and seeding, Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

 - 5. Watering seeded areas shall be done to ensure proper germination, Once seeds have germinated, watering may be decreased but the seedings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established four watering on an 'as needed' basis.

 6. Turf le being established on a variety of slope conditions, it shall be the Contractor's responsibility to determine and Implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.
- H. Erosion Control Blankel
 - 1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown
 - 2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved
 - 3. Blanket should be premarked with staple pattern
 - 4. Staples should be 8" wire staples, applied at two (2) per square yard minimum
 - Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and eli applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

- Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns, Do not create a muddy soil condition.

- $3_{\scriptscriptstyle\parallel}$ Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the
- 4. Ley sod to form a solid mass with tightly fitted joints, Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses, Work from boards to avoid damage to subgrade or sod, Work sifted soil into minor cracks between pieces of sod; remove excess to
- 5. Place top elevation of sod 1/2 Inch below adjoining edging or paving.
- 6. Water sod thoroughly with a fine apray immediately after planting.
- 7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities
- 8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout
- 9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense
- 10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long The plans as wall as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 34" (plus or minus 14"), socilula to provide hand thatch. Provide only sod espable of vigorous growth and development when planted (viable, not domant). Provide sod of uniform pad sizes with maximum 5% devision in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.
- J. Timing of plant material and seeding operations:

 1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (Gi)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 frough June 30 and in the summer time frame of August 15 frough December

 1. The mixes containing bluegrass and feacue seed must have six weeks to harden off for winter survival.
 - 2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought
- 3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August
- 4. Spring planting of woody ornamental plants shall be performed from the time the soil can be Spring parating or woody ornamental plants shall be performed from the unit of the case of seasily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeks, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warrenteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his ner representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect.



DEVELOPMENT ANTIOCH, ILLINOIS SPECIFIC RETAIL R PROPOSED VILLAGE

ASSOC JCM 5-31-22 1"-20"

SHEET AIR.LCIL01

Final Engineering Improvements

PROPOSED COMMERCIAL DEVELOPMENT

STANDARD SYMBOLS

39660 N IL ROUTE 59 UNINCORPORATED LAKE COUNTY, ILLINOIS

INDEX OF SHEETS

EXISTING CONDITIONS AND DEMOLITION PLAN SOIL FROSION AND SEDIMENT CONTROL PLAN SOIL EROSION AND SEDIMENT CONTROL DETAILS OPERATIONS AND MAINTENANCE PLAN SITE DIMENSIONAL AND PAVING PLAN

DESCRIPTION

TITLE SHEET

UTILITY PLAN

SANITARY PLAN AND PROFILE

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS CONSTRUCTION SPECIFICATIONS

SHEET NO.

10

EXISTING PROPOSED HAY BALES RIP RAP VALVE IN VAULT SUMMIT / LOW POINT (M).20 (M).25 RIM ELEVATION INVERT ELEVATION DITCH OR SWALE DIRECTION OF FLOW ===> OVERFLOW RELIEF SWALE 1 FOOT CONTOURS 7777777777777 SIDEWALK DETECTABLE WARNINGS 18888 MAIL BOX SIGN TRAFFIC SIGNAL POWER POLE GUY WIRE GAS VALVE HANDHOLE ELECTRICAL EQUIPMENT TELEPHONE EQUIPMENT LOCATION MAP CHAIN-LINK FENCE 792.8 G SPOT ELEVATION BRUSH/TREE LINE DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR) ፠" CONFEROUS TREE WITH HEIGHT IN FEET (TBR) SILT FENCE RETAINING WALL

RICHT-OF-WAY
REINFORCED CONCRETE PIPE
REMOVAL

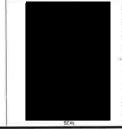
BLUFF LAKE GRASS LAKE RD	8 .7 (
PROJECT	
PROJECT LOCATION PETITE LAKE RD	
W DERING UN	

OWNER: AIR TECHNICIANS, INC. ADDRESS: 617 S. DEERPATH RD

CITY: LINDENHURST, IL 60046 PH.: (847) 265-1400



- Patricularies	CONTACTS
ELECTRIC COMED 1500 FRANKLIN BLVD LIBERTYVILLE, IL 60048 (847)816-5327 CONTACT: PAUL SHARRAT	WATER X X X () CONTACT
GAS. NICOR GAS 300 W. TERRCOTTA CRYSTAL LAKE, IL 60014 (847)740-6458 CONTACT: TOM HUTCHINSON	TELEPHONE COMCAST X X () CONTACT:
SEWER LAKE COUNTY PUBLIC WORKS 650 W. WINCHESTER ROAD LIBERTYVILLE, IL 60048 (847) 377-7145	



BASED ON A SURVEY PREPARED BY CHAMBERLIN / MASSE ENGINEERING DATED MARCH, 21, 2019. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE

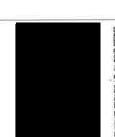
1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

PLOW LINE
FORCE MAIN
GRADE AT FOUNDATION
GRADE AT FOUNDATION
GUY WRE
HEADWALL
HIGH WATER LEVEL
HIGH WATER
PORT OF COMPOUND C
PROPILE GRADE LINE
POINT OF COMPOUND C
PROPOSED FOR HITSECTION
PROPOSED

DITCH
DIAMETER
DUCTILE IRON PIPE
DUCTILE IRON WATER MAIN
DOWNSPOUT
DRAIN TILE
ELECTRIC
EDGE TO EDGE
ELEVATION
EDGE OF PAVEMENT
EXISTING

ABBREVIATIONS



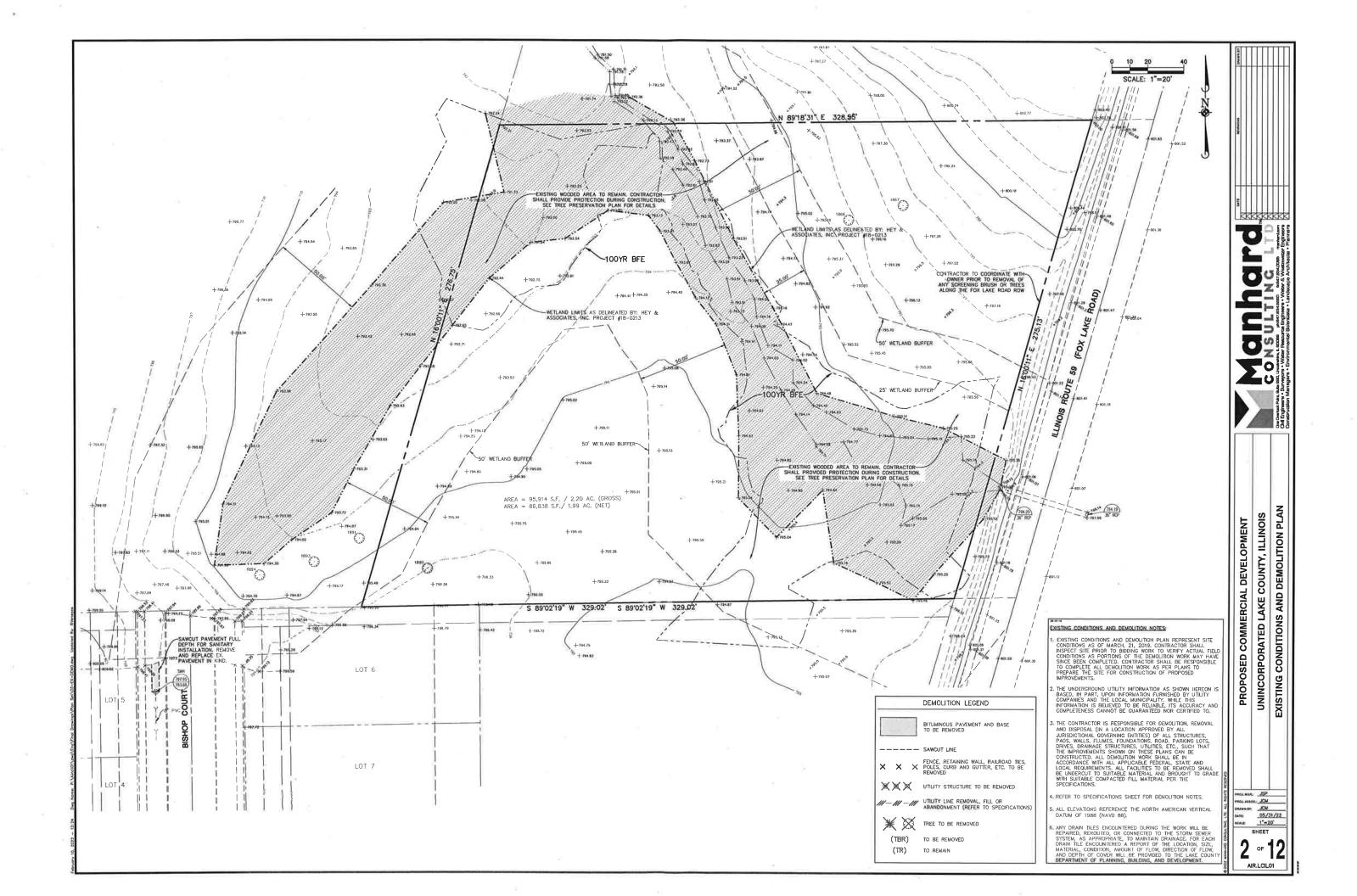
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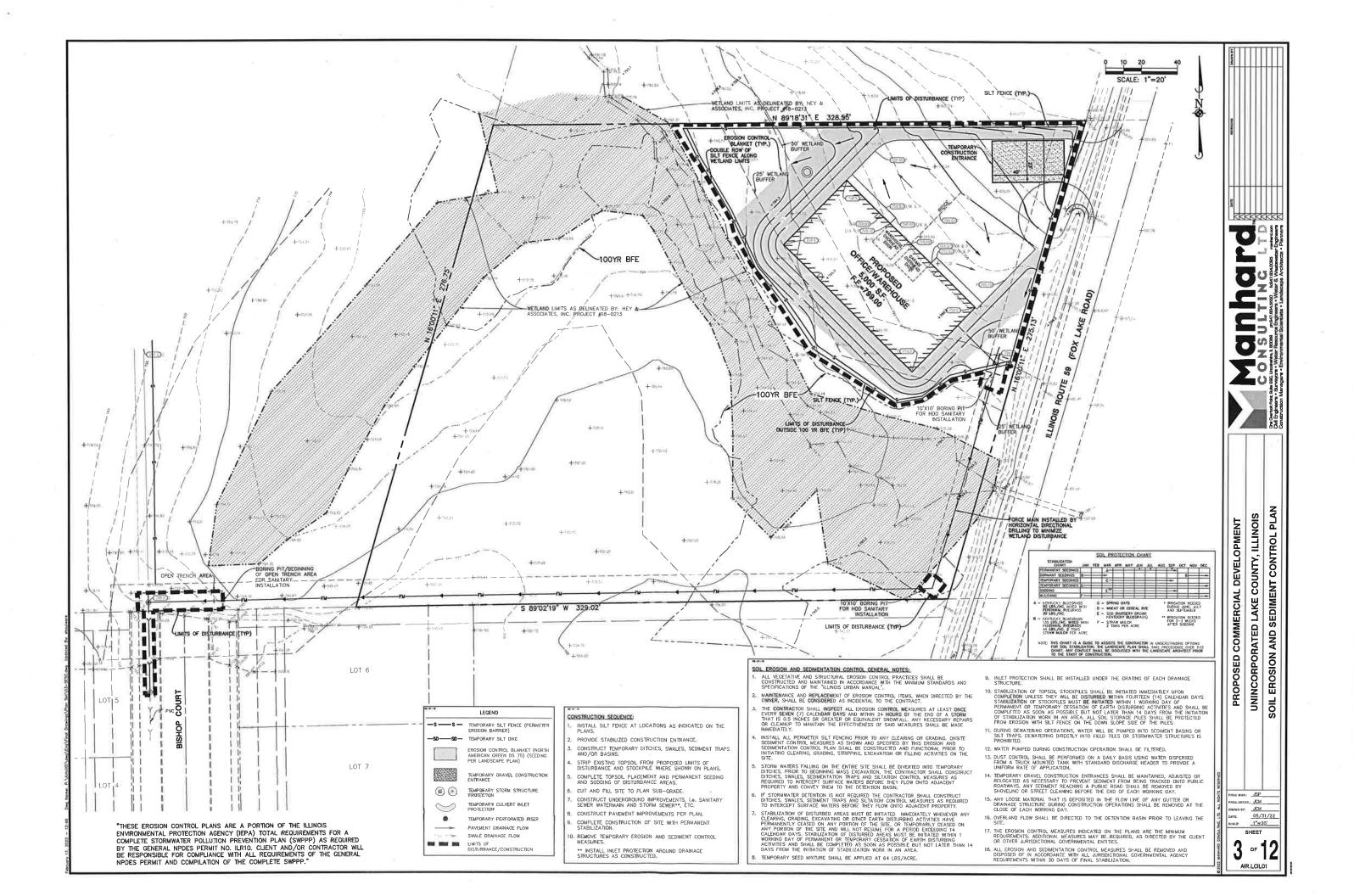
COUNTY, ILLINOIS COMMERCIAL DEVELOPMENT

PROPOSED

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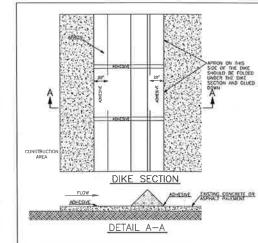


LAKE COUNTY STORMWATER MANAGEMENT COMMISSION SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

- YTROL MEASURES SHALL BE INSTALLED FROR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND
- B. FOR THOSE DEVELORMENTS THAT REQUIRE A DESIGNATED POSION CONTROL REPECTOR (DEGL INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MARMANIC.

 ***UPON CONJUNCTION OF SEMINENT AND ELECTE CONTROL MERCHARD (INJUDING PERMETER CONTROLS AND DIVERSIONS), FROM TO PROCEEDING WITHOUT AND ELECTRICATION CONTROLS AND DIVERSIONS).

 ***PITES FORTH SCENIA CITY OF CALIFICATE DAYS OR STOCKE STATE WITH CAPACITE THAN 0.3 HOW OF WARMALL OF DOLORS ELECTRICATION PROCEDURES.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINISTER FORSION. IF STEIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DOME IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL BROSSON AND SEDMENT CONTROL MEASURES.
- A STARWING WAT OF CROMED STONE MINTENS OOT CANDATCH CA-1 UNDELANEWINFING THE FACE CARD IN ACCORDANCE WITH THE LUNGS SHAME MOVING, OO OTHER AMERICANIZE MAJORIES AS APPOINDED IN THE DEPOCRATION OFFICE, SHALL RE OFFICIALIES AND HOM WASTE TRANS, ON ALL DESIRIONS OF CONTINUES OFFI SERVICED OF SOME RECORDERS OFFICE AND PRICE CHOICE OWNS, THAIRS, ALLY OR HAMBING AND AND SHALL RE MANDALD BY SUMPHING OR STREET CLAMPON AS ACCOUNTAINED WASSERS AND TRANSCRIPTION TO ACCOUNT OF SCHOOL OFFICE AND ADMINISTRATION.
- E. TEAMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUMOFF FROM HYDROLDISKALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN;
- F. DISTURBED AREAS SHALL BE STABBLZED WITH TEMPORATY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE DID OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE;
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.
- APPECAMENTE BROSON CONTROL BRANKET SWALL BE DISTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLIPPES BETWEEN THE MOGRALL WATER LEVEL AND HIGH WATER LEVEL.



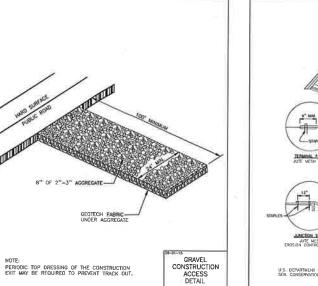
II. SILT DIKE SHALL BE ENVIROBERM BY CASCADE DISTRIBUTION LTD, GEORGEE BY NIEX CORPORATION, TRIANGULAR SILT DIKE BY TRANGULAR SILT DIKE BY TRANGULAR SILT DIKE COMPANY, INC. CA APPROVED EQUAL.

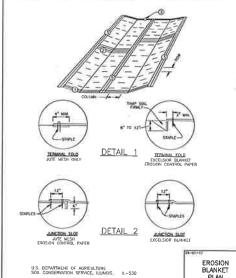
SILT DIKE UNIT INSTALLED SHALL HAVE CONTINUOUS AND TIRM CONTACT WITH SURFACE.

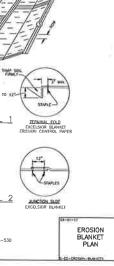
ADDIESVIS: CONCRETE PAYMENT USE LIQUID NAL OR APPROVED COOLA. ASTANTA PAYMENT VISE ENLUSHIED ASPHALT.

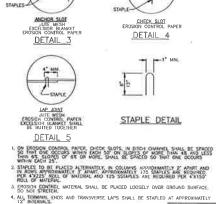
ADDIESVIS SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20'STRIP ALONG BOTH EDGE.

SILT DIKE (ON EXISTING PAVEMENT)



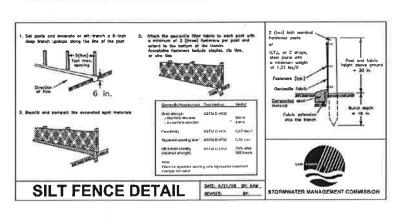


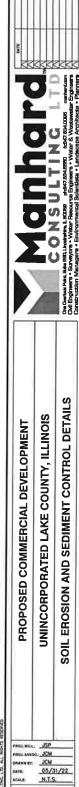




U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, ILLINOIS, IL-530

EROSION BLANKET PLAN





SHEET 4 of 12 AJR.LCIL01

RESPONSIBLE PARTIES PERFORMING SESC INSPECTIONS AND MAINTENANCES

PROPERTY OWNER:

AIR TECHNICIANS, INC. 617 S. DEERPATH RD.

LINDENHURST, IL 60046 CONTACT: BRUCE DAVIS PHONE: (847) 812-8355

MAINTENANCE COMPANY

AIR TECHNICIANS, INC. PERFORMING INSPECTIONS

617 S. DEERPATH DR. LINDENHURST, IL 60046 CONTACT: BRUCE DAVIS PHONE: (847) 812-8355

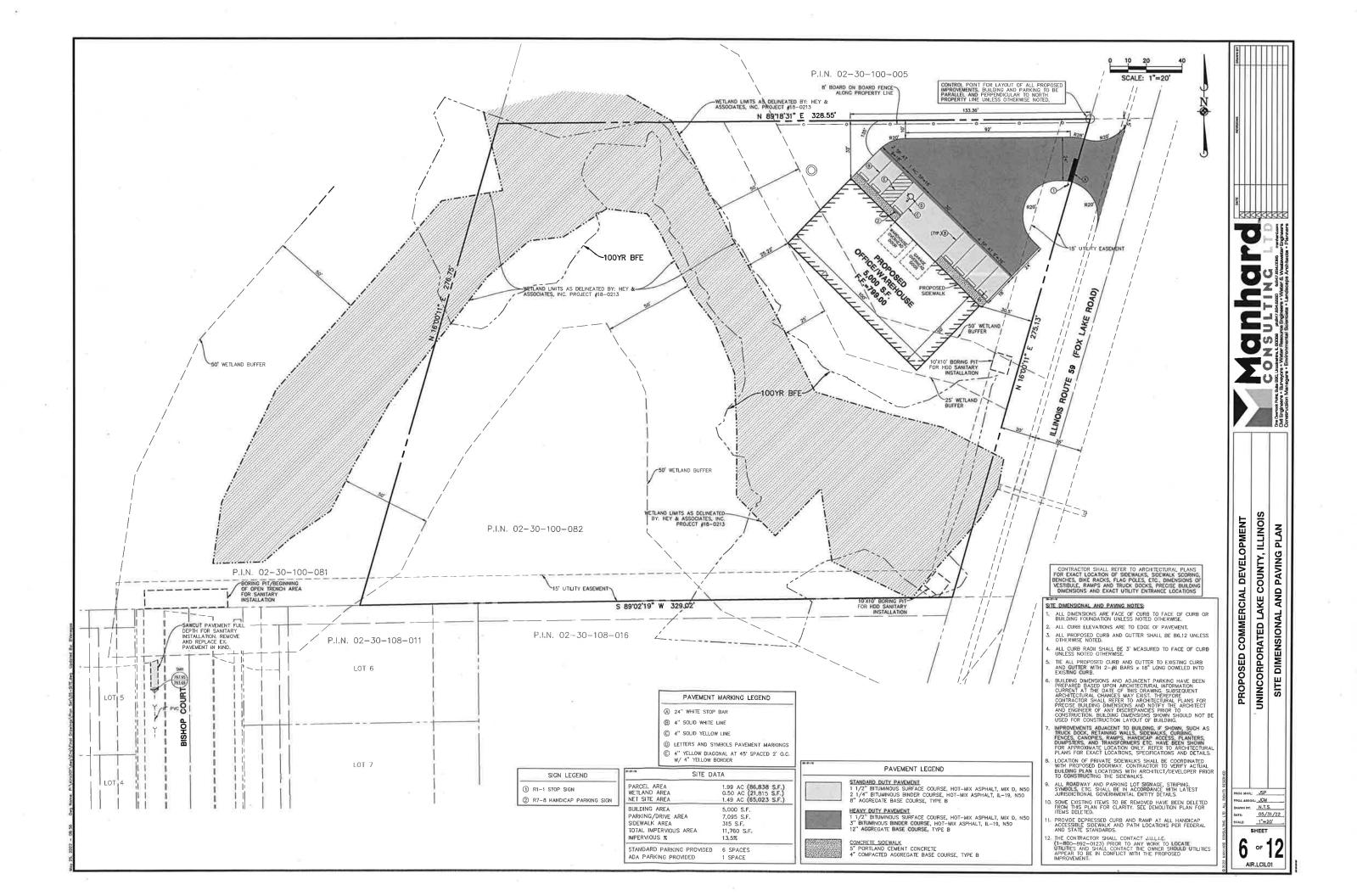
Table 2.21 Tu		
Frequency	pical Inspection/Maintenance Frequenci Inspection Items (Skill Level)	Maintenance Items (Related Profile Sheet)
One time - After First Year	 Ensure that at least 50% of wetland plants survive (0) Check for invasive wetland plants (0) 	 Replant wetland vegetation (See M-4 Vegetation Management)
Monthly to Quarterly or After Major Storms (>1")	 Inspect low flow orifices and other pipes for clogging (0) Check the permanent pool or dry pond area for floating debris, undesirable vegetation (0) Investigate the shoreline for erosion (0) Monitor wetland plant composition and health (0-1) Look for broken signs, locks, and other dangerous items (0) 	 Mowing – minimum Spring and Fall (See M-4 Vegetation Management) Remove debris (M-2 Clogging) Repair undercut, eroded, and bare soil areas (See M-4 Vegetation Management)
Several Times per Hot/Warm Season	 Inspect stormwater ponds and stormwater wetlands for possible mosquito production (0-1) 	 Inspect for mosquitoes (See M-8 Nuisance Issues)
Semi-annual to annual	 Monitor wetland plant composition and health (0-1) Identify invasive plants (0-1) Ensure mechanical components are functional (0-1) 	 Setup a trash and debris clean-up day Remove invasive plants (See M-4 Vegetation Management) Harvest wetland plants (See M-4 Vegetation Management) Replant wetland vegetation (See M-4 Vegetation Management) Repair broken mechanical components if needed (See M-7 Mechanical Components)
Every 1 to 3 years	 Complete all routine inspection items above (0) Inspect riser, barrel, and embankment for damage (1-2) Inspect all pipes (2) Monitor sediment deposition in facility and forebay (2) 	 Pipe and Riser Repair (See M-3 Pipe Repair) Complete forebay maintenance and sediment removal when needed (See M-5 Dredging and Muck Removal)
2-7 years	 Monitor sediment deposition in facility and forebay (2) 	 Complete forebay maintenance and sediment removal when needed (See M-5 Dredging and Muck Removal)
5-25 years	 Remote television inspection of reverse slope pipes, underdrains, and other hard to access piping (2-3) 	 Sediment removal from main pond/wetland (See M-5 Dredging and Muck Removal) Pipe replacement if needed (See M-3 Pipe Repair)

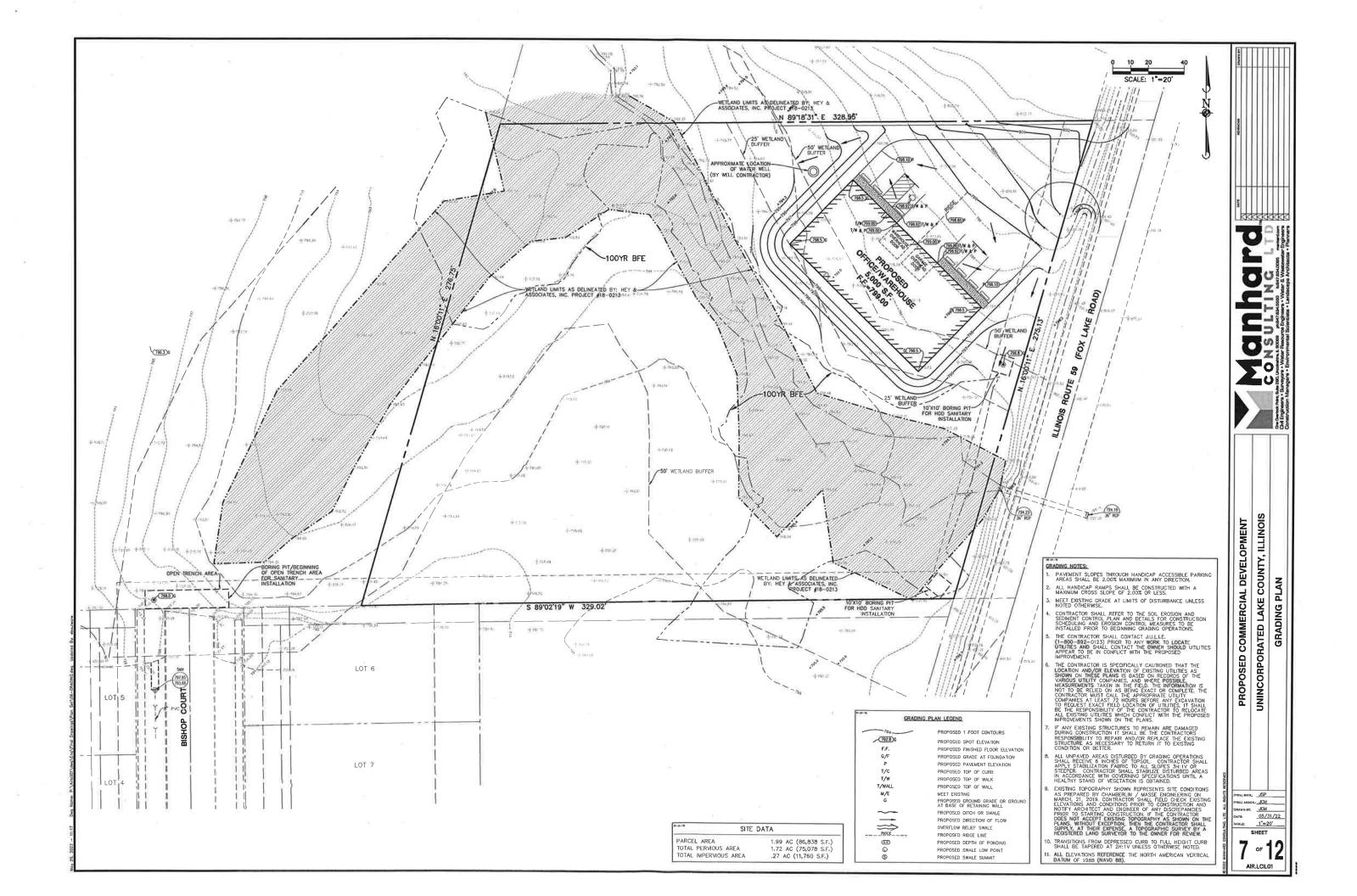


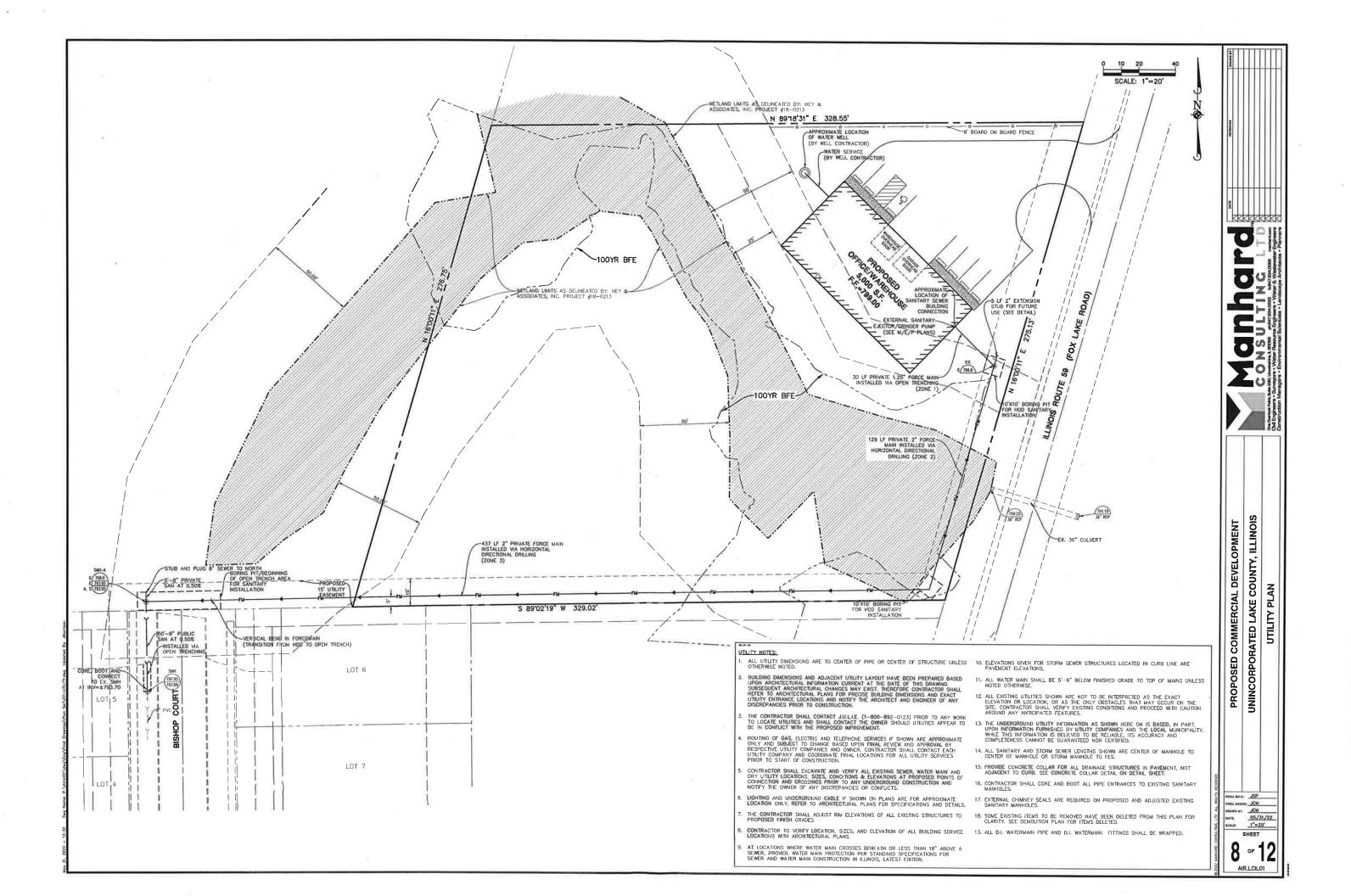
PROPOSED COMMERCIAL DEVELOPMENT
UNINCORPORATED LAKE COUNTY, ILLINOIS
OPERATIONS AND MAINTENANCE PLAN

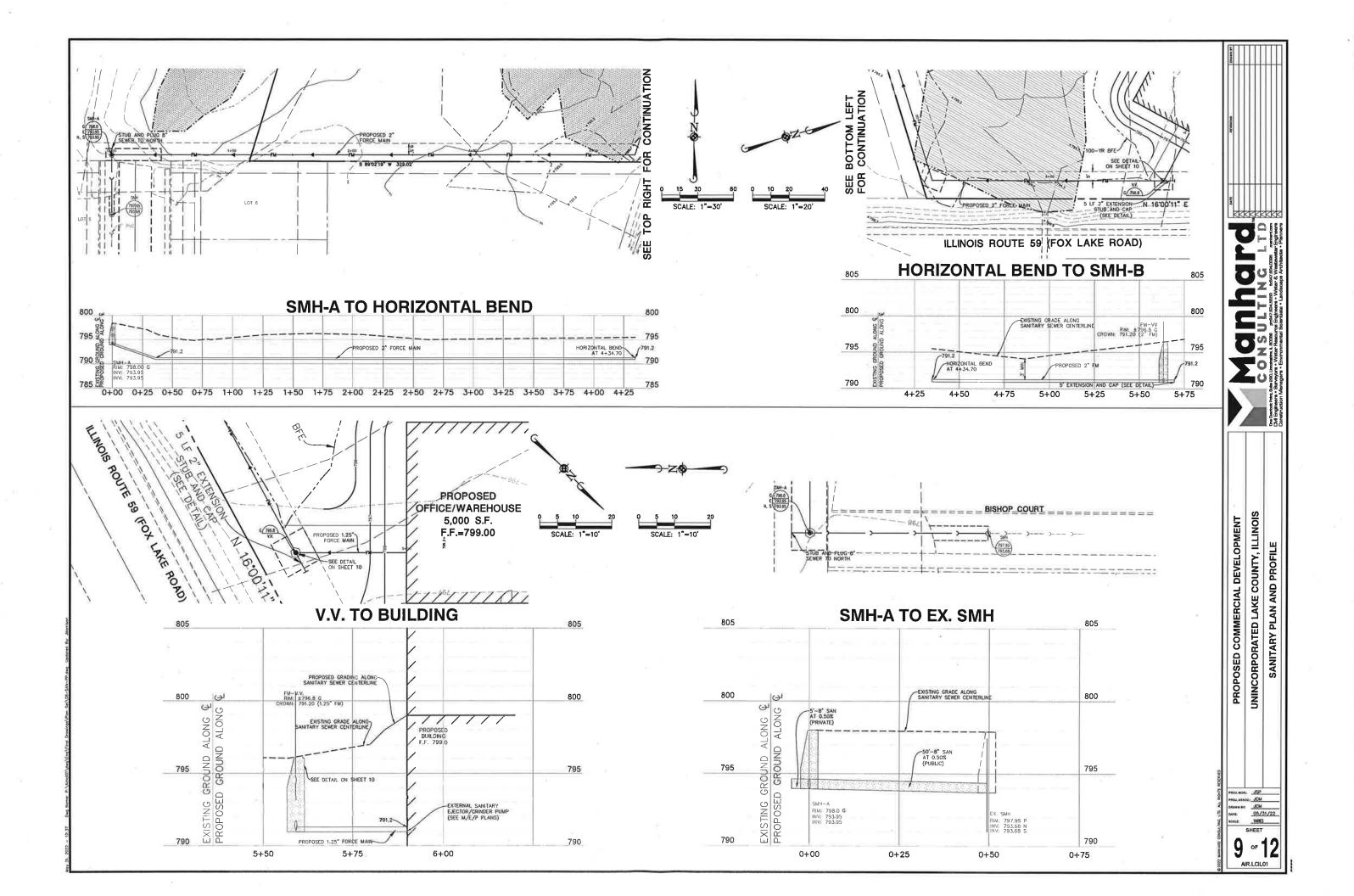
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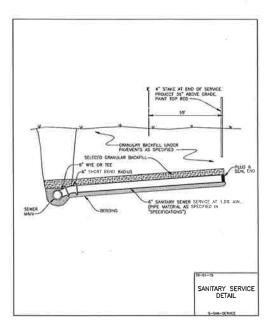
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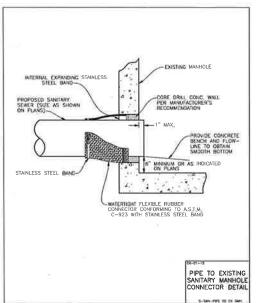


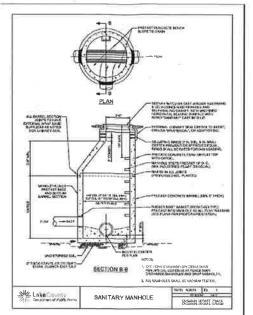


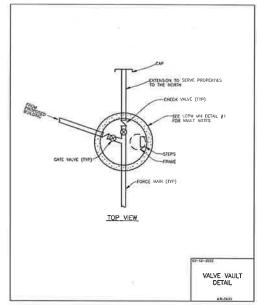


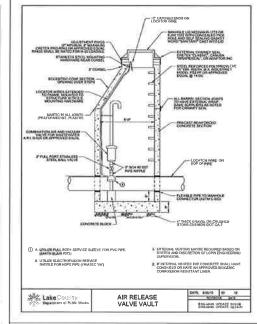


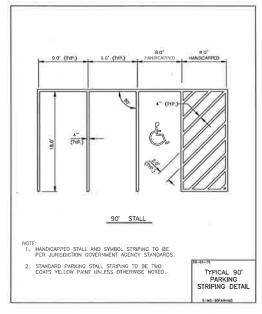


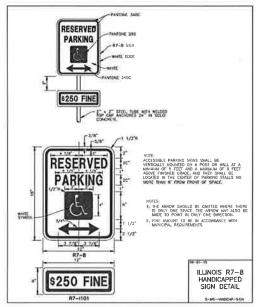


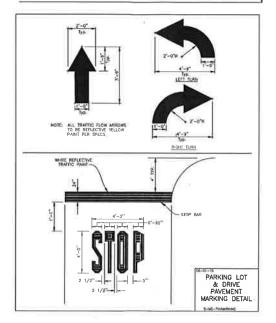


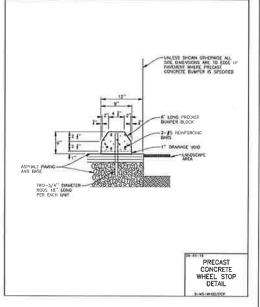


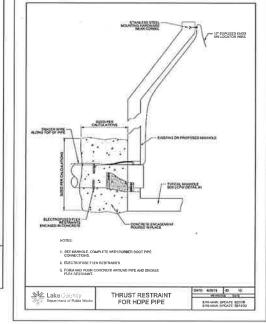


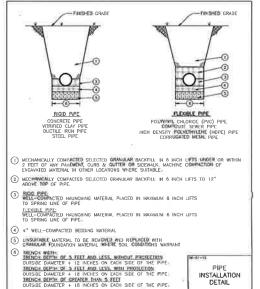


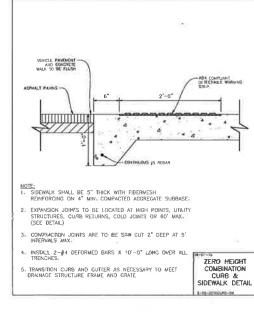


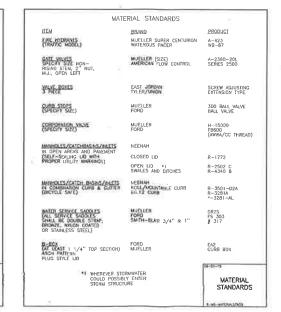












SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

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SEALUE:
SHEET

PROPOSED COMMERCIAL DEVELOPMENT UNINCORPORATED LAKE COUNTY, ILLINOIS

CONSTRUCTION DETAILS

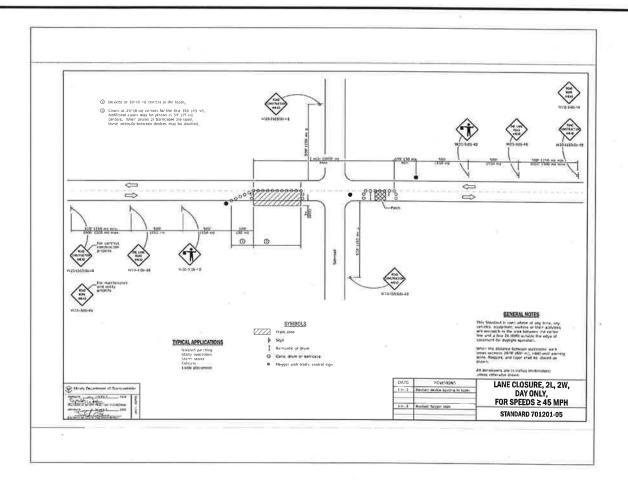
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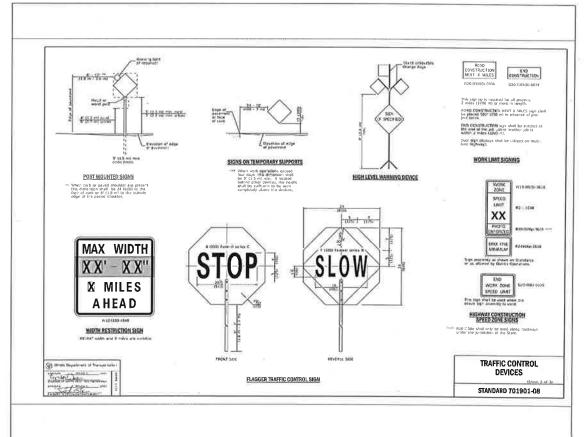
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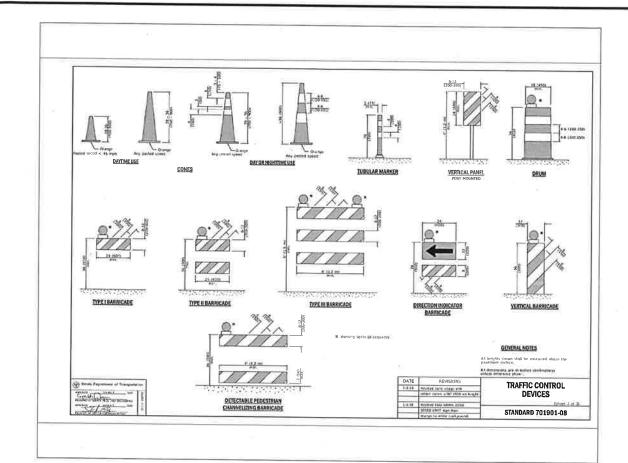
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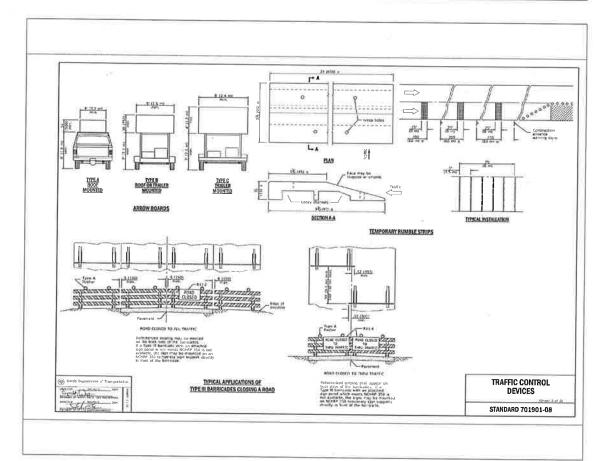
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SHEET 10 of 12









SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

CONSULTING
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CONSULTING
CONSULTING
CONTRACTOR

PROPOSED COMMERCIAL DEVELOPMENT
UNINCORPORATED LAKE COUNTY, ILLINOIS
CONSTRUCTION DETAILS

PROJ. Mart: JSP
PROJ. A550C; JCM
CHUHN 87
DATE: 05/31/22
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SHEET

11 of 12

AIR.LCILO1

MANHARD CONSULTING LTD. STANDARD SPECIFICATIONS

DEFINITION OF TERMS

- "CLIENT" shall mean Air Technicians, linc, which is the person or entity with whom Manherd Consulting, Ltd., has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.
- Engineering PLANS and SPECIFICATIONS.

 ENDINIBEES that the man warehing domatting Ltd., a Civil Engineering consultant on the subject project.

 FANS and SPECIFICATIONS shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract document for the wideot project.

 CONTRACTOR shall man any present or arrisk performing any work described in the PLANS and SPECIFICATIONS,

 UNIVERSITY shall man any present or a part of the subject project.

 Contractor is required for any second of the subject project.

and/or review to required for any departs or any or e Intent of the PLANS and SPECIFICATIONS is to set forth cartain requirements of performance, type of equipment and structures, and standards of letride and construction. They may also identify labor and malarisis, equipment and transportation recessary for the proper execution of the work but an intended to be infinitely determined as as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new tental and equipment unless otherwise middeled, and to require complete performance of the work in agile of omissions of specific reterances to any min on component part. It is not intended, however, that manasterate or work not considered by or properly interned than any percent or make the predict treatments of any or predict treatments or work not considered by or properly interned from any pheading, branch, class or frade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Malarials or work described in words, which so applied have a well-known lecturical or meaning, shall be the followed in the congrated sharderds.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- Should any distrepandes or conflicts on the PLANS or SPECIFICATIONS belowered with proxitor to entire variety to extend to least of construction.

 Should any distrepandes or conflicts on the PLANS or SPECIFICATIONS to the control of the avant of the control, the ENG effection shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRA bise adviráge of any error or ornisations in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or ornisation when errors or ornisation when errors or ornisation.

OVERNING BODIES

Ill works have in proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such sentment laws, directives, orinances and the like shall be considered to be a part of these SPECHFLOATIONS, it a discrepancy is noted between the ind of SPECHFLOATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT ander the CONTRACT shall immediate.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the FLAM and deECEPICA (NOS) include anomalous perserving to the because of auxiliary underground facilities and utilizer. (Including but not in the Management of the Control of the

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such inclinities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or education to be received.

prepared by the ENGINEER based on the assumption that all sole on the project are suitable to support the proposed improvement CONTRACTOR shall immediately *postly* the ENGINEER if he discovers or encounters an obstruction that prevents the installation of legs to the first angless shown on the PLAMS.

PROTECTION OF TREES

d shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

HOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

e CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sever, electrio, telephone, gas and prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conducts or cable

TO CONTROL OF that provide when required by any JUNEDICTIONAL GOVERNAMENTAL EPITTY, all signs, equipment, and personnel necessary is printed by a wish and efficient trade flow in all season where the work will internet, trade for contain to change in any form, the condition of a failed flow that the printed of the containing the containing of the provider of the containing the printed in the containing the printed in a receiver of the containing the printed in a receiver of the containing the containing the printed in the containing the containing the containing the printed in the containing thas contained the containing the containing the containing the con

WORK AREA

The CONTRACTOR, his against and emplayers and their simpleyers and all equipment, machinery and vehicles shall cannot they wish within the boundaries of the project or work are specified by the Client. The CONTRACTOR shall be saidly label for duringle caused by him or his agants and employees and the outpringent machinery and whices on adjected property in these saidles descended with white and the contract of the contract of

RESTORATION

It is the intered of these SPECE/ICATIONS that deem-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLEMT so that these were will be restored as nearly as possible to their original condition or obtained, and will include but not be infinite for restoration of maintained lawner and rights-of-way, roadways, driveways, sidewalles, dicthes, bushes, hedges, trees, shrubs, lances, melboxes, severs, drain bits, water mains, etc.

ROAD CLEANING

AFETY AND PROTECTION

ARE ET A MOY PROTECTION.

THE CONTINUENCES that has easily and completely responsible for the conditions of the job kile, including safety of all persons and properly during professionance of the work. This requirement shall apply centra-would will not be include to round acciding trush. The CONTINUENCES that can be proposed to the set in degradation settlent job to safety of processor approach, but her production of processor or proposed, but her production of processor or proposed. The settlent or processor is mining, killy, it did not settle expension of the safety of processor approach to the production of protection or proposity, or the production of protection or processor and instance, and the processor and the settlent of the processor and the settlent of the processor and the settlent of the processor and the control of the processor and the processor and the control of the processor and the proc

HOLD HARMLESS

In any and all claims against the CUENT or ENCINEER or any of their agents or employees and consultants by any purty, including any employee of the CONTRACTOR or any Subcordencts, enyone directly or indirectly employed by any of them or anyone for whose each any of them may be laiste, the informativation obligation shall not be threated in any wey by any initiation on the amount of type of damages, compression to be benefit asystated by or for it CONTRACTOR or any Subcontractor under workers or workmarks compression each; disability benefit acts or other employee benefit acts or any insusantaination by CONTRACTOR or any Subcontractor any other pady.

Any pasty using or relying on libese plane, including any continuous, malerial supplier, or other entity shall obtain, (prior to commercing arry worst) generia public blobbly incurance ineutring against all chamages and claims for any mostly injuries, details no property chamage arising out of arry worst personal construction whosy provided for in these glane, and shall name the CLIENT and ENAMERER and its constructions, agent and experience and administration of the construction whosy provided for in these glane, and shall name the CLIENT and ENAMERER and its constructions. The construction insurance policy; provided that any party using or relying on these plane having objections to maintain specific insurance by resonance by resonance and agreement with CLIENT or any COMPARCTOR or PICINIERER shall provide widence and certificates of insurances as required by such ordered or

shard Consuling, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

Id removal and/or relocation activities demage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the act documents. Except for materials designed to be relocated on this plan, all other construction materials shall be dow. r to demolition occurring all erosion control devices are to be installed.

ong ukity lines and conduts located under proposed buildings shall be removed and properly backfilled, All vitally lines and conduits located endered ender downs, on-sub afting lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be reviewed, All endered ender

Indicacipa priess shall be Milh (pole and phogos) all all structures.

The CORFIGENCE was appearable for imministry, remains and disposal (in a location approved by all AREIDET DOWN, CONFERNAC ENTITIES) of all structures, peak, with, filmen, finingfations, rest, perhaps better the proper peak of the approvements where on their point or are be constituted. All demotions were all the appropriate peak and applicable features, and applicable features are applicable for applicable features, and applicable features are applicable for applicable features, and applicable features are applicable for applicable features.

CONTRACTOR that metral in all critating grating since, subcreaks, others, still, clear and the from any construction activity and for material to service against an advantage of the foundation of the contract of the foundation of the contract of the foundation of the foundation of the foundation of the foundation and discoverance as facility operations on the foundation and contraction as facility operations on the foundation and contraction of the foundation and contraction as facility operations of the foundation and contraction as facility operations are subclaimed to the foundation of the founda

Any solving with accounts set shall be expected and sasked 7 below proposed from grade by the CONTRACTOR in accordance with Section 200, 120 (blood actor the Risco-Water With Construction Code, Department of Funds Health, and all applicable local rules and implication 5. CONTRACTOR to responsible for obtaining all permits separately \$1,4,400 (coll code), CONTRACTOR to responsible for obtaining all permits separately \$1,4,400 (coll code), CONTRACTOR to responsible for obtaining all permits separately \$1,4,400 (coll code), CONTRACTOR to responsible for obtaining all permits separate the particular objects and the permits separately the proposed for the permits separately the contractor of the permits separately the permits sepa

Any sealing septic bases and groups than emountered shall have all banks and under removed and dispress of by a kenned growner tall hauter a sociation and tall the seal of th

Voids left by any item removed under any proposed building payement, walk, etc. or within 24"

The CONTRACTOR shall be responsible for the decommentum of sality services is the writing buildings prior to demotion of the buildings and any manufacture shall be removed from the see and deposed of offsite by the CONTRACTOR in accordance with Don'th, data and fracted regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall extend and others, AUREDICTIONAL COVERNMENT ENTITY approach of dust some simple procedures prior to demolston of any structures. Modification of dust control procedures that the perfected by the CONTRACTOR to the selectable of the CONTRACTOR to the selectable of the CONTRACTOR.

to CONTRACTOR shall coordinate all demokron with the JARDECCTROMAL COVERNING ENTITY and CLIENT to one are presented and mainter once of sanitary and the provide attenuable provide attenuable provide and mainter once of sanitary and the provide attenuable provi The leadings of all extractly closes because on the plan have been determined from the lead's characteristic and any plans the development of the CONTROCTOR and the plans that the development of the CONTROCTOR and the CONTROLTOR and the CONT

or the state of the second state of the second state of proposed improvements. The contractor shall cap the existing trigation in the second state of the second state

the gaming lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction

II.EARTHWORK

STANDARDS

his work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Depa rangements on State of Brisin, takent extron accept as modified below. SOIL BORING DATA

is of stacks of the libring and reports, if such borrops were laten by the CLERIT in the visitity of the proposed construction site, should be made but by the CLERIT for the OCHTENCTOR, These borrops processed file wholever purpose the CONTRACTOR others to make of them. The WEER makes no representation of wairsety reparding the author, location, spacing or depth of borrops than, one of the exclusive a reliability

Territories with a second control of the property of the possibility for the possibility flat during construction, the soil and groundwarks condition may be different than inclosing. Feeting class the DIVIDIEER assume responsibility for variations of soil and groundwarks at location between burings. The CONTRACTOR is received in male a semi-biolity, sections and observations in elements soil and groundwarks conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR codestands that any earthesis calculations, quartering of cross sections that have been furnished by the ENGINEER are for information and and of the provided without any quanteries by the CLEENT of ENGINEER whotopeers as to their sections of accountry, CONTRACTOR warrants that has performed by some substantians are resistantly and the some substantians are created as electronic and earthering the some substantians are resistantly as an extremely assistant or or presentations or guaranteer regarding sustained requirement of their the earthwarf to the earthwarf to extract the extract the extract the earthwarf to extract the earthwarf to extract the extract the extract the earthwarf to extract the earthwarf to extract the e

The site shall be cleared, grubbed, and trees and 6 emoved where designated on the PLANS, Trees designated to remain shall be protected from

TOPSOIL STRIPPING

n completion of demoktion, clearing, grobeing and tree removal, all tupset shall be shipped from under all buildings and pre-ements areas, and other a necessary to complete the work. Topsed shall be placed in stockples in locations as designated by the CLIECT. TOPSOIL RESPREAD

SEEDING

represed, the CONTRACTOR shall andly word and fertilizer to all respread areas in accordance with IDOT standards or as

Upon completion of impost respectations the CONTRACTOR shall install soulto all areas designated on the plants or as designated on the landscape drawings and specifications provided by the CLEER.

EXCAVATION AND EMBANKMENT stripping, all exception and emberkments shall be completed as shown in the FLANS. All suitable excepted materials shall be condocred discressing and compacted in the endoarament areas. The CDRTRACTICIR shall include all devaloring, temporary and yo complete the exception are deplayment.

pecifically included in the scope of Execution and Embanishment is grading and shaping of all cut or fill areas including swales and disches; handling of several application, and at work required to provide practice drainings at the and of each working day and upon completion of a section.

CONTRACTOR that he reportable for the execution of all makes and stating and fair the execution of filling of the made, building pade and parking within the work in the local to live to a constraint to live the grade for whom on the plants in the build are impossible to the local to live the local t

	Percent			
	Compaction	Pavement &	Gress Are	
Type Material	Mandard	Clour Stoke		
Sandy Solls	Madeled Proctor	95%	90%	
et	Discount Day 1			

The CONTRACTOR shall notify the CLIENT if proper composition cannot be obtained so that the CLIENT may determine what remedial measures may be

A soils tracing firm employed by the CLENT shall believe a which soils are unsuitable. Malerials in their natural state being defined as unsuitable that would be suitable malerial if moisture conditioned, shall be suitable malerial in moisture conditioned, shall be suitable malerial in moisture conditioned, shall be suitable malerial.

- For purposes of definition, unsuitable malerial shall be as follows unless determined otherwise by the Soils Engineer: Any soil whose optimum moisture content exceeds 25%...
- Any cohesive soil with an unconfined compressive strength of 1,5 tons per square foot or less
- 4. Any soil whose maximum density is less than 100 pounds per cubic fool.

Upon completion of excavation and shaping of the water neartion areas intended is monitorine permanent pool of water, all sit seams and granular or as sois water the removed to a minimum depth of their feet ballow the adapted and replaced with an expensionable city linet, including adapted to and under solar sever linet and outside. It is not recent of these Tables and outside the CONTRACTOR shall propose the labs bottom, doe alopes and compaction friends under their all times FALMORS and stately obes not account to the previous.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials are constitution of the embankments.

The CONTRACTOR shall notify the CLENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JUNISOCITICANA, GOVERNING ENTITY his condition meets that in installation of perforated drain the bedded in washed gravel or open stor-joining waged with this like, the CONTRACTOR shall intelline same.

theret, greater may be entitled in extreme an overall site earthware balance. The CONTRACTOR shall cooperate fully with the It is the intent of these PLANS that storm waters felling on the site by diverted into sedmentation / lake / caterillon busins during constitution of the site of caterillon busins during constitution of the site of caterillon busins during constitution of the site of caterillons and maintain any temporary distribution of swalps that are necessary to accomplish this point to be derived.

EROSION CONTROL

Suitable enosion control practices shall be mannamed by the CONTRACTOR in accordance with Nixols Urban Manual and all applicable Soil Erosion and Setumentation Control endnances and the PLASS. UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be direct adequately by discing as outlined shows for placement of material to placed grades and if the CLISIAT detrimines that the subgrade does not meet the standards set form above, the CUENT may require undercuting. MISCELLANEOUS CONTRACT ITEMS

wing items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY (1) GEOTEXTILE FABRIC

(2) EROSION CONTROL BLANKET

Erosion control blanked or approved equal shall be provided in areas as designated by the CUEST, as indicated on the PLANS or as required by the JUNISOCITIONAL CONVENING ENTITY is the stabilization of distributed areas. Ensure careful blanked shall meet the material specifications of and shall be included as accordance with the above standards. The Bericoly Usan Manual shalf the details deferred to the PLANS.

III.UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

inderground improvements shall be constructed and leated in accordance with the Standard Specifications for Water and Sewer Construction in life of Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Bricis, Intest edition, In the event of confitting risks, 3 to more registrate a Valid Specification. SELECTED GRANCE AH BACKFELL

Beliefuld Counter Burkfill shuftwe required for all savest and water main transities lying under existing or proposed streets, driveways, parting lots and 2F the met, and where ruded on PCANS. All material placed in much benches shall be in accordance with the above Mandaluds.

MANHOLES, CATCH BASIN, INLETS & VALVE VALUE TS MAMPHILES, CATCH BASIN, PAULES STANCY AND TABLE TO CONTROL OF THE STANCY AND TABLE TO

AUGER/BORING AND CASING

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open borg) where noted on PLAZE.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Honzontal and vertical securition of water and seven mains shall be in accordance with Standard Specifications for Water and Sewer Construction in librois Section 41-2.01A and 41-7.01B and Standard Drawing 18, 19, 20, 21, 22, 21 and 24, STRUCTURE ADJUSTMENTS

sclures shall be adjusted to the finished grade as shown on PLANS

B. SANITARY SEWERS AND APPURTENANCES

SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following

(1) Polying Chicos (PVQ) Sever Pipe shall conform to ASTM D0034 (sevice thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with active relationary case a past of past or part containing to ASTM D0212 and F477.

Senday seven shall include bodding and backfilling.

MANHOLES

Advantages and the constructed in conformance with Section IBA Martindes, etc. above. The concrete base and bottom section shall be constructed of present sentenced districts recordingly cost sections including territors, price corrections and sincer time from its Martindes frame and districts sentenced districts recorded districts recorded shall will be Nearach 16.777 or any exceeded point Sections and qualitative traps and character and be Nearach 16.775 or any exceeded point Sections and plantitude traps and stainment and sections while the section shall be set on preformed plantic passage consisting of a horrogeneous blend of a finisher trapsocation restricts and planticizing consequent incredible from the control planticizing consequent incredible and the control planticizing consequent planticizing consequent planticizing consequent planticizing consequent incredible and the control planticizing consequent plantic

FOUNDATION, BEDOPPO AND HAVICHING
Foundation, Bedding and Heunching shall be coarse aggregate CA-7 in accordance with the above standards and placed as shown on the detail TESTING

Wy seems that to an axis on leted to detail or details in accidence with the registerement of details of 1.1.1 TEGING AND EXPECTION FOR FORWARD OF SHAPPING STATES AND ACCIDENCE THE ARRIVAD STATES AND ACCIDENCE A

mandales are to be tested for water lightness in accordance with ASTM C955 "Standard Placifice for Infaration and Estat Infasted Precest Concents Pipe Sever Lines", or ASTM C1264 "Standard Test Method for Concents Sever Manifolia by P

MINERS - INTENTIONALLY OMETTED

DROP MANHOLE CONNECTIONS - INTENTIONALLY OMITTED

SANITARY SEWER FORCE MAIN

Force mains shall have a minimum of five feet six inches (5'-6') of cover and shall include bedding and trench backfill

Joon completion of installation, force mains are to be plugged and pressure leasted at 2 times the working pressure or fold dynamic head for a period of 10 injuries, with no loss of pressure or as required by the #LHISDICTICEME_GOVERNMY ENTITY, which we is more stringers.

Upon completion of construction a television impection of the suntary sever system shall be performed on all portions of the saver if required by the JURISPICTIONER, GOVERNERS CENTEY, because and enter report of all believing mappetions and be provided to the CALEAT. The form of report and type and former of the videologic shall be approved by the JURISPICTIONERS, GOVERNING CENTEY.

severs and appurtenences shell be cleaned prior to inopection and healing required by this section. All defects and constitue each regulated as the result of faller/ation inspection shall be performed by the CONTRACTOR without debu-inspringing sealed joints and departures from approved graders and alignment shall be repeated by removing and regulating the impole completion thereof, the searer what he restants are concluded in support on make as may above revenues to be CL MFAT.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER) Mater main pipe shall conform to the following

- Cuttle van poe shall be per ACELANMA C151/A21.51, Thickness Class 52, minimum 150 per working pressure, cement lined in accordance with ANELANMA C104/A21.4 with frush on type joints (2)
- Polyment Chlande Pipe (PVC) continuing to the based evision of ANSWAWA C000 (4-inch tiru 12-inch) or ANSWAWA C000 (4-inch tiru 13-inch) or ANSWAWA C000 (14-inch tiru 13-inch) or ANSWAWA C000 (14-inch tiru 13-inch Installation shall be in accordance with ANSIANWAN C600 (Ductile livin) or ANSIANWAN C600 (PVC). All water main shall have mechanical prot cost iron or ductor in fittings in accordance with ANSIANWAN C110/A11.10 or compact ductile livin fittings in accordance with ANSIANWAN C153/A11.50 with 180 pcl

Poured or monotifies concrete thrust blocks are required to trace at teast, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mems, and string sentence, shall be \$1.4 from the first

All values shall be insidered wedge gate values conforming to the latest revision of ANSEMWIAA CS15, with a raised working pressure of 200 peins a coordinate with JARSCELTICAL COVERNOR DETITY requirements, except that observe values conforming to ANSEMWIAA CS04 shall be contributed on all waiter makes 15 deameter and larges. Values found by a non-cining start made that shall be promised upon and of ball allowed and larges. Values found by a non-cining start made that shall be promised start and shall allow the same of the start of the same of the same that the same that the same that the same of the same that the same of the same that the same that

Valve you'ds shall be constructed in confurmance with Section IIIA Manholes, etc. above. Frame and lide shall be as approved by the JURISDICT.
GOVERNING ENTITY and shall be inspired "WATER". VALVE BOXES

Valve borns that be constructed in conformance with the alandard detail. Valve boxes shall be cast iron extension screw type having ilds imprinted efter TVATERT.

FIRE HYDRANTS - INTENTIONALLY OMITTED

The CONTRACTOR what determine from the JURISDICTIONAL GOVERNMA SMITTY as to the coast syle, type, and manufacture of corporation stops ground key stops and services because of preferred by the JURISDICTIONAL GOVERNMEN ENTITY and shall furnish same. SMALL WATER SERVICES (2" DIAMETER OR LESS)

DISINFECTION

PRESSURE TEST of the JURISDICTIONAL GOVERNING ENTITY.

*PRESSURE CONNECTION TO EXISTING WATER MAIN - INTENTIONALLY OMITTED

DRY CONNECTION TO EXISTING WATER MAIN receion to existing water man shall include a correction to an existing water man shall where shown on the PLANS. The COSTRACTOR shall required in the JUNESCOTTORA OF ONLY TO SHALL AND A down any many reckeing submitted of a subsealed of the time of shall deep the shall be related as some receiver. A many shall work that are operated as interchiper and the defected port to be teaming many less service.

POLYETHYLENE ENCASEMENT (FOR CUCTAE IRON WATER MAIN ONLY) The CLIENT, in JURISDICTICAL, COVERNING ENTITY may request that potterns of the water main be enclosed in a polyetrylene encasement in secondarce with ANSHAWMA C165A2T.5 should set condicine so warrant is see.

FOUNDATION, RECOING AND HAUNCHING Foundation, Bedding and Haunching shall be well of TRACER WIRE

The did not believe his has when installing PVC pipe accords 1,00%, tracer wire stations will be required for married miscriam. Takeor was abtinote in gross oreas will be filled in the filled by the station of the st

*D. STORM SEWERS AND APPURTENANCES - INTENTIONALLY OMITTED

IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDE

Vision shall be completed in accordance with the applicable sentions of the Standard Specifications for Road and Bridge Constitution, Department of Transportation, States of Rose, East and office international related in a collectively, as the "Standard Reperitations") except as modeled below and test and the standard standard reperitations of the Constitution of

The CONTRACTOR shall be response

AGGREGATE BASE COURSE TYPE B'

d to CA-8 or CA-10 gradation. Aggregate base cou

PROOF HOLL

The CONTRACTOR shall pool roll the subgrade with either a 2-asle funct loaded to 27,000 lbs. Cr a 3-ade funct loaded to 45,000 lbs., or as specified by the JURISDICTIONAL CONTRAINS ENTITY. The CLEENT and JURISDICTIONAL GOVERNINGS ENTITY shall observe and approve the proof rolling of the subgrade and the base course. Proof tollogic locteraces shall be a maximum defection of 1't cell the subgrade and by the base course. The observe critical is shall be a maximum defection standard and told proof tolling of a magning of the area will have less deflection than specified above, in any case of Afficiency, the stop as candid takes course that the regarded and residuals due to proceeding with the previence construction and Afficiency, the stop as candid takes course that the regarded and residuals due to proceeding with the previence construction.

Parament subgrade material shall not be removed, placed at disturbed after periol roll testing has been completed prior to the parament construction.
Additional testing will be required if the parament subgrade is disturbed another material is removed from or placed on the parament subgrade after proof refing approval.

HOT-ME ASPHALT BASE COURSE - INTENTIONALLY OMITTED HOT-MX ASPHALT BINDER AND SURFACE COURSE

HMA binder and surface courses, shall be combinated to the composited thickness as shown on the PLANSE. The base course shall be desired and grinned in secondaries with the JURISDICTIONAL QUYESTIAND ENTITY. The milities course shall be placed after the base and courses have gone through one water reason, or call andicated by the CLERT, these applying the wasting occurse, the binner course shall be invested by the CLERT, there is no provided a course, the placed course and the throught determined prime in accordance or ARRESCO. TOTALL COURSE REFORM ENTITY shall examine the completed prevents, including out and edges, and at fallows and be convented by the COSTINUTION.

CONCRETE PAVEMENTS - INTENTIONALLY OMITTED SIDEWALKS

Concrets sidewalks shall be constructed to width and thickness as shown on the PLANS. Bidwarks shall be inckned to a minimum of 6° at all drivways. All sidewalks shall be EXXT Class 50 concrets, on aggregate base as shown on the detail. A X° expansion jurnt shall be provided when meeting execting CURB AND GUTTER - INTENTIONALLY OMITTED

SOUR AND GOTTER - INTENTIONALLY OMITTED

FRAME ADJUSTMENTS

The radio contents of the Desponsible for making fixed adjustments and the setting on a bitumenous mastic period got continued at the property of the property of

PAYEMENT MARKING - PAINT the CONTRACTOR shall just shield and apply pended marking lines, letters & symbols of the patients, sizes and colors where shown on the PLANS, Pain average shall be applied in accordance with the IDOT Standard Specifications.

PAVEMENT MARKING - THERMOPLASTIC - INTENTIONALLY OMITTED he CONTRACTOR shall harnish and apply extruored thermoplastic paversers marking lices, letters and symbols of the petiams, oldes and colors where however the PLANS. Thermoplastic paversers marking shall be installed in accordance with the IDOT distincted Specifications.

The CONTRACTOR shall provide all lesting necessary to ensure improvements are in accordance with the project specifications and provide testing recommission that specifications were met.

LAKE COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS

HERAL REQUIREMENTS

2. All new connections to any existing LCPA's sentiary mannels shall have an acceptable inflatable sewer pressure plug mislated in the downshear connection mannels on the new pape. The sewer plug shall have a gauge placed just under the menhole run for visual inspection of plag explaten, without reporting mannels access.

1, Dissings that be created using CAO, Creating Ness shall be second ed in either ArcGIS (preferred), MicroStation or AutoCAD format. Under either consents not an Adob PCF of the creating shall be presided.

 Shall include any and all field changes and shall include all record irm, invert and top of pipe elevations and actual plan location.
 All sever services shall be judy filed by distance from the nearest downstream marriole, information required shall include lineal feltweet legister filed read normalized and evaluation point at the service and. All surnitury manholes and all water valve vaults, valve boxes, fire hydranis and B-boxes shall have northing and easting points collected

Sanitary sewer television report and video

TIONALLY DRILLED SEWERS AND FORCE MAINS

Passing senitary manhole vacuum tests Passing pressure tests for force mains All the above noted lesting shall be done in appordance with SSWSMCI.

has we arrow studie serving year to goods in accordance with SSVPOMET.

Contractor shall be reproposed for prefaming all required sets All required tests shall be witnessed by a LCPW representably.

Receipt of General Contractor/Subcontractor agreement representing schael costs for public utilities to be accepted and correyed.

Receipt of General Contractor, accepted and conveyed.

Receipt, review and acceptance of record drawings

If required a one-year maintenance assurance (Letter of Credit or bond) Executed bill of Sale

Polyvinyl Claimse (PVC) pipe minimum SDR 26 conforming to ASTM 3034 with elastoment gasketed joints conforming to ASTM D 3212 for pipe up to 14 feet in depth.

2.44 see dary sewers including service lines shall be cleaned and subjected to an air test, applicable deflection test and TV inspection by the A current cutor video recording and a type at mention exception of the internal inspection of the newly constructed santary are an system shall be submitted to CCFW and the managed by as applicable. This work shall include the rotation of the level to lock upon each sance.

1. Figh density Polysthylere (PCPE) meeting the explicable requirements of ASTM P714 "Polysthylere (PE) Plastic Pipe and ASTM D1246
"Polysthylere (Pass Midding and Edmaton Malerials", All pipe shall be made of vorjon material. The pipe shall be homogeness descripted and shall
be the set visible concess, Polis, Incigning shall result in the pipe shall be an emission with those corresponding to an aucus or 17.

2. AM ESPE funior joints shall meet the immunar requirements of the manufacture for cookform lines and all other having requirements. HCPE pipe shall be provided with messessary restricted and/or fistings to guarantee the pipe will not septiate from the memoriace at extre and as enjoyed to council by themed expending or cookforts. Any pulsar interest or temps shall be council by themed expending or cookforts. Any pulsar interest or temps shall be considered to consider any or temps and to approved for making the pipe.

3. At series shall be specifically designed and pre-approved for use with HDPE pipe and installed in strict conformation with the manufacturer's

4. In attuations where space constraints may limit the layout length of HDPE pipe Certalok gipe with a minimum DR-16 can be utilized Where construction is by electronal criting or similar free-tiess section on the tracer wire shall be 3/16-inch 7x19 PVC coated stainless steel aircraft cable with minimum changing strength of 3,700 los. (Laco, Chango, IL)

2. Before acceptance and final approvel of any water main or farez main, there will be a COPM mentured tracer wire sentimenty test performed by the contractor to confirm that a signal can be observed the entire length of the tracer wire. See Details for tracer wire contaction access.

3. If the distinct behaves valve such on water mains or as indexes value on force mains a corest 1,000 (set, facor wire stations will be required to current challent. Tracer was station in green areas shall be fiften to Tracer Wire Station as a provide equal. In paved areas, they shall be valued tracer with a Access to be in 450 badge or approvid

SHOULD A CONFLICT ARISE BETWEEN THE MANHARD SPECIFICATIONS AND THE VILLAGE SPECIFICATIONS. THE VILLAGE SPECIFICATIONS TAKE PRECEDENCE.

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> ILLINOIS DEVELOPMENT SPECIFICATIONS LAKE

SHEET AIR.LCIL01

JAMOG: JCM PAWW BY: JCM 05/31/22 N.T.S.