

JANE LEE TEAM REMAX
PARKING LOT
12813 W. BLODGETT AVENUE
LAKE BLUFF, IL

ISSUED FOR REVIEW 08-09-2016



Index

G001	Cover Sheet
A001	Site Plan
NRI-1	Natural Resource Inventory Plan
NRP-1	Natural Resource Protection Plan
L-1	Landscape Plan
L-2	Landscape Specifications & Details

Scope of Work

THIS IS A PLANNED UNIT DEVELOPMENT PROJECT IN WHICH (2) VACANT RESIDENTIAL LOTS ARE TO BE RE-ZONED GENERAL COMMERCIAL WITH A CONDITIONAL USE PERMITTING A 12,123 SQ FT COMMERCIAL PARKING AREA FOR THE ADJACENT BUSINESS. THE EXISTING ALLEY IS TO BE IMPROVED WITH A NEW ENTRANCE AT BLODGETT AVE. THE EXISTING REMAX ENTRANCE IS TO BE RELOCATED TO THE ALLEY AND THE EXISTING REMAX PARKING LOT IS TO BE RE-PAVED.

RECEIVED
SEP 07 2016
LAKE COUNTY
BUILDING DIVISION

REMAX

JANE LEE TEAM REMAX
PARKING LOT
12813 W. BLODGETT AVE.
LAKE BLUFF, ILLINOIS 60044

COVER SHEET

G001

CDG

CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC
3815 PORTLAND AVE., SUITE 200
LAKE BLUFF, IL 60044
PH: 847.263.9900
WWW.CDDGROUP.COM
A PROFESSIONAL DESIGN FIRM NO. 03-0013

NO.

REVISIONS

REVISED PER COUNTY

RE-SUBMITTAL

REVISED PER COUNTY

REVISED PER COUNTY

PRELIM DEVELOPMENT PLAN

REVISED PER TOWNSHIP

DATE

BY

02-25-2015

KS

08-03-2015

KS

10-22-2015

CBW

10-30-2015

CBW

12-21-2015

CBW

08-09-2016

CBW

START DATE:

12-30-2013

SCALE:

AS SHOWN

DRAWN:

KNE, CBW

CHECK:

CK

JOB:

D13084

SHEET:

G001

OVERALL SITE AREA SUMMARY

LOTS 1 & 2	PARCEL AREA: IMPERVIOUS SURFACE AREA: FLOOR AREA (FOOT PRINT): IMPERVIOUS SURFACE RATIO:	12,558 SF = 0.29 ACRES 4411 SF = 0.10 ACRES 2142 SF = 0.05 ACRES 0.52 (INCL. BUILDING FOOT PRINT)
LOT 7	PARCEL AREA: IMPERVIOUS SURFACE AREA: IMPERVIOUS SURFACE RATIO:	18,855 SF = 0.39 ACRES 4396 SF = 0.10 ACRES 0.26
LOT 13	PARCEL AREA: IMPERVIOUS SURFACE AREA: IMPERVIOUS SURFACE RATIO:	10,888 SF = 0.25 ACRES 4395 SF = 0.10 ACRES 0.41
TOTAL PUD AREA		40,101 SF = 0.92 ACRES
TOTAL PARKING LOT AREA (LOTS 1, 2, 7 & 13)	3730 SF (LOTS 1&2) + 4174 SF (LOT 7) + 4219 SF (LOT 13)	12,123 SF = 0.28 ACRES
TOTAL IMPERVIOUS SURFACE AREA	(INCLUDING BUILDING FOOT PRINT)	15,284 SF = 0.35 ACRES
IMPERVIOUS SURFACE RATIO		0.38
TOTAL OFFICE FLOOR AREA		3673 SF = X ACRES (ALL FLOORS) (FOOT PRINT = 2142 SF)
TOTAL FLOOR AREA RATIO		0.29 (ON LOTS 1 & 2) 0.09 (ON ENTIRE PUD)

DEVELOPMENT CHART

SITE ZONING (ARTICLE 7 & ZONING MAP)	MUNICIPALITY: EXISTING ZONING: PROPOSED ZONING:	LAKE COUNTY, ILLINOIS R-3 RESIDENTIAL DISTRICT GC GENERAL COMMERCIAL
USE (ARTICLE 7)	PERMITTED USE: CONDITIONAL USE:	PROPOSED PARKING LOT PLANNED UNIT DEVELOPMENT
SITE AREA (ARTICLE 7 TABLE 7.1-4)	(SEE CHART ABOVE FOR SITE AREA CALCULATIONS)	
CAPACITY (ARTICLE 4.1.4)	FLOOR AREA RATIO: LOT AREA: LOT WIDTH: ISA / ISR:	REQUIRED 0.3 10,000 SF MIN. 30' MIN. 70% MAX (0.7 ISR) PROPOSED (SEE CHART ABOVE) (SEE CHART ABOVE) 102 (SEE CHART ABOVE)
STREETS (ARTICLE 10.10)	ALLEY R.O.W. WIDTH: PAVEMENT WIDTH:	REQUIRED 20'-0" 16'-0" PROPOSED 20'-0" 16'-0"
SETBACKS (ARTICLE 7 TABLE 7.1-4)	PARKING SETBACK:	REQUIRED 5'-0" PROPOSED 5'-0"
LANDSCAPE SETBACKS (ARTICLE 9 SECT. 9.3.7.2 AND SECT. 9.3.4)	TRANSITION YARD: PARKING LOT LANDSCAPE AREA:	REQUIRED 20'-4" PROPOSED 20'-4" (2.5' AT CORNER) 2214 SF (SEE LANDSCAPE PLAN)
PARKING / LOADING (ARTICLE 9 SECT. 9.1.2)	EXISTING LOT 1 & 2: LOT 7 & LOT 13: STALL SIZE (90"): STALL SIZE (45"): ACCESSIBLE:	REQUIRED 2.5 PER 1,000 SF (8 SPACES) N/A 9' X 16'-0" (24' AISLE) 9' X 16'-0" (13' AISLE) EXISTING 12 SPACES 0 9' X 16'-0" - PROPOSED 8 SPACES 18 SPACES 9' X 16'-0" 9' X 16'-0" 2 STALLS 8' X 16' W/ 8' ACCESS AISLE 1 STALL 8' X 16' W/ 8' ACCESS 2 STALLS WITH 8' ACCESS

* ISA = IMPERVIOUS SURFACE AREA ISR = IMPERVIOUS SURFACE RATIO

LEGAL DESCRIPTION OF PROPERTIES TO BE REZONED:

LOTS 7 AND 13 IN BLOCK 37 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES IN SECTION 13, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN SECTIONS 18 AND 19, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1927 AS DOCUMENT NO. 295961, IN BOOK "R" OF PLATS, PAGES 35 TO 37, IN LAKE COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF OVERALL PROPERTY (FOR P.U.D.):

LOTS 1, 2, 7 AND 13 IN BLOCK 37 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES IN SECTION 13, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN SECTIONS 18 AND 19, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1927 AS DOCUMENT NO. 295961, IN BOOK "R" OF PLATS, PAGES 35 TO 37, IN LAKE COUNTY, ILLINOIS.

DATE	BY
02-25-2015	KS
08-03-2015	KS
10-22-2015	CBW
10-30-2015	CBW
12-21-2015	CBW
08-09-2016	CBW

NO.	REVISIONS
1	REVISED PER COUNTY RE-SUBMITTAL
2	REVISED PER COUNTY RE-SUBMITTAL
3	PRELIM DEVELOPMENT PLAN
4	REVISED PER TOWNSHIP

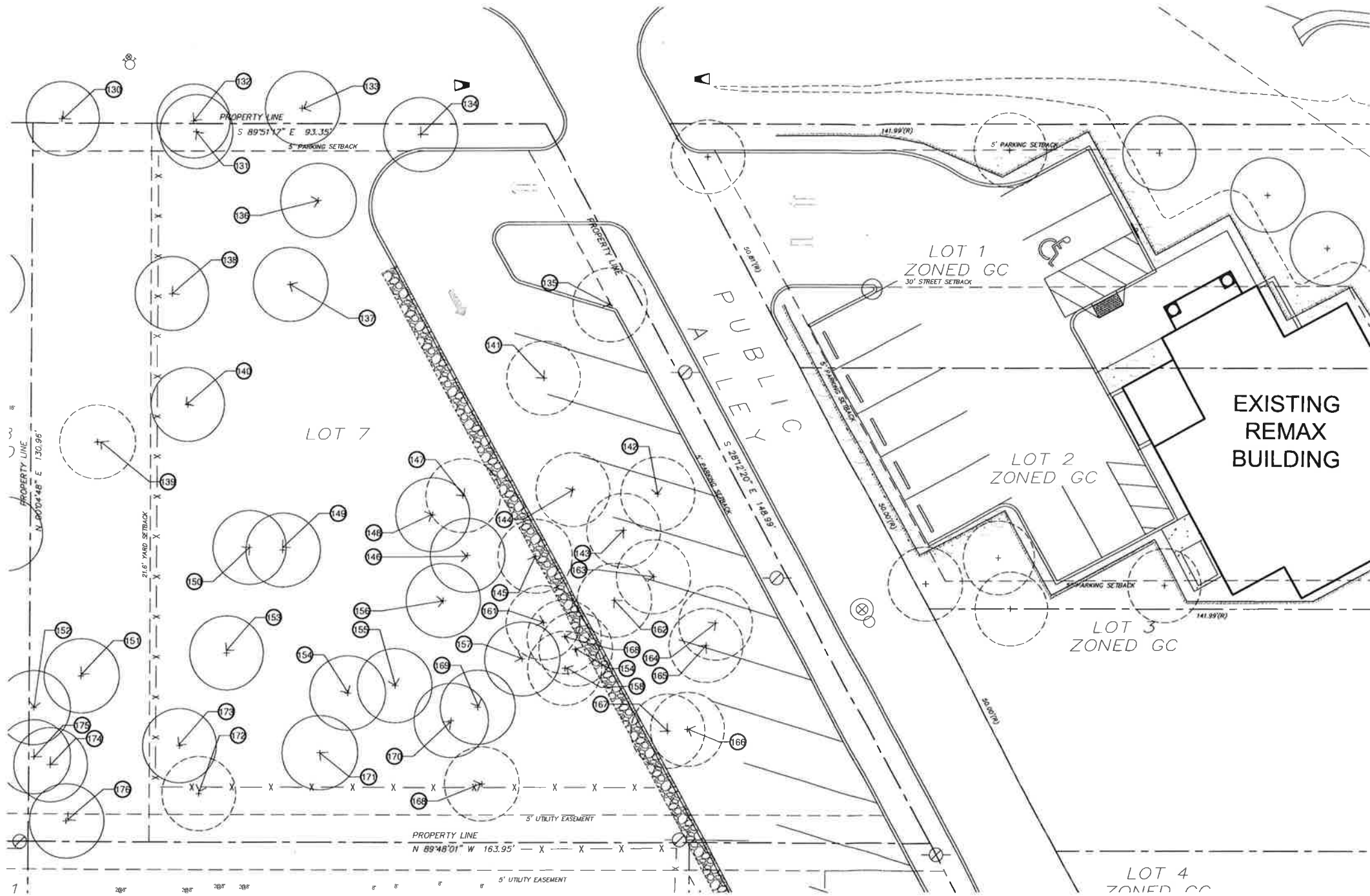


JANE LEE TEAM REMAX
PARKING LOT
12813 W. BLODGETT AVE.
LAKE BLUFF, ILLINOIS 60044



A001

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Legend

- Typical Sign
- Area Light
- Utility Pole
- Fence
- Existing Sanitary Sewer
- Existing Overhead Lines

Existing Tree Inventory

Key	Scientific Name	Common Name	Size (DBH)	Significant	Condition	Status
130	Quercus macrocarpa	Bur Oak	13	No	4	Save
131	Rhus glabra	Buckthorn	7	No	2	Save
132	Juglans nigra	Black Walnut	10	No	4	Save
133	Acer negundo	Bittersweet	12	No	2	Save
134	Acer negundo	Bittersweet	12	No	3	Save
135	Populus deltoides	Cottonwood	30	Yes	3	Remove
136	Quercus macrocarpa	Bur Oak	30	Yes	3	Save
137	Quercus macrocarpa	Bur Oak	28	Yes	3	Save
138	Tilia	Linden	18-19	No	3	Remove
139	Morus alba	Common Mulberry	7	No	2	Remove
140	Acer saccharinum	Silver Maple	30	Yes	4	Save
141	Acer saccharinum	Silver Maple	7	No	3	Remove
142	Acer saccharinum	Silver Maple	6-6-3-3	No	2	Remove
143	Acer saccharinum	Silver Maple	7-2	No	3	Remove
144	Acer saccharinum	Silver Maple	16	No	3	Remove
145	Acer saccharinum	Silver Maple	7	No	3	Remove
146	Acer saccharinum	Silver Maple	6	No	3	Save
147	Acer saccharinum	Silver Maple	7	No	3	Remove
148	Acer saccharinum	Silver Maple	6	No	3	Save
149	Acer negundo	Bittersweet	10-5	No	2	Save
150	Acer negundo	Bittersweet	11-8	No	2	Save
151	Juglans nigra	Black Walnut	13	No	4	Remove
152	Morus alba	Common Mulberry	7	No	3	Save
153	Juglans nigra	Black Walnut	14	No	4	Save
154	Juglans nigra	Black Walnut	8	No	4	Remove
155	Acer negundo	Bittersweet	7	No	3	Save
156	Acer saccharinum	Silver Maple	7	No	3	Save
157	Acer saccharinum	Silver Maple	10	No	3	Save
158	Acer saccharinum	Silver Maple	7	No	3	Remove
159	Acer saccharinum	Silver Maple	7	No	3	Save
160	Acer saccharinum	Silver Maple	8	No	3	Save
161	Acer saccharinum	Silver Maple	9	No	1	Remove
162	Acer saccharinum	Silver Maple	8	No	3	Remove
163	Acer saccharinum	Silver Maple	7	No	3	Remove
164	Acer saccharinum	Silver Maple	7	No	3	Remove
165	Acer saccharinum	Silver Maple	6-6	No	3	Remove
166	Populus deltoides	Cottonwood	40-38	Yes	2	Remove
167	Morus alba	Common Mulberry	8	No	2	Remove
168	Acer negundo	Bittersweet	8	No	3	Remove
169	Acer negundo	Bittersweet	7	No	3	Save
170	Acer negundo	Bittersweet	7	No	3	Save
171	Juglans nigra	Black Walnut	12	No	4	Save
172	Morus alba	Common Mulberry	7	No	3	Remove
173	Morus alba	Common Mulberry	12	No	3	Save
174	Morus alba	Common Mulberry	8	No	3	Save
175	Morus alba	Common Mulberry	7	No	3	Save
176	Rhus glabra	Buckthorn	5-5-4-4	No	2	Save

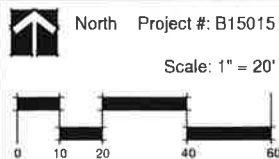
Condition: 5 = Excellent, 4 = Good, 3 = Fair, 2 = Poor, 1 = Dead
*Information has been verified with a Certified Arborist
*Invasive Species as defined by Lake County Ordinance 4.2.8.1, (f), no protection is required for these trees.

Natural Resource Areas

Existing Resource	Area/Quantity	Protection Requirement
Significant Trees (24" + caliper)	5 (158 total DBH)	70% + total DBH in replacement trees
Trees (6" - 23" caliper)	42	None
Wetland	0.1614 acres	Wetlands with a surface area of 1/10 acre or more must be 100% protected

Plant Symbols Key

- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrubs



BDG
Brusseau Design Group, LLC
Landscape Architecture • Land Planning • Recreational Planning & Design
2675 Prairium Avenue, Hoffman Estates, IL 60132

BY	DATE	REVISIONS	NO.	REVISED PER TOWNSHIP	DATE
SP	8-9-16				

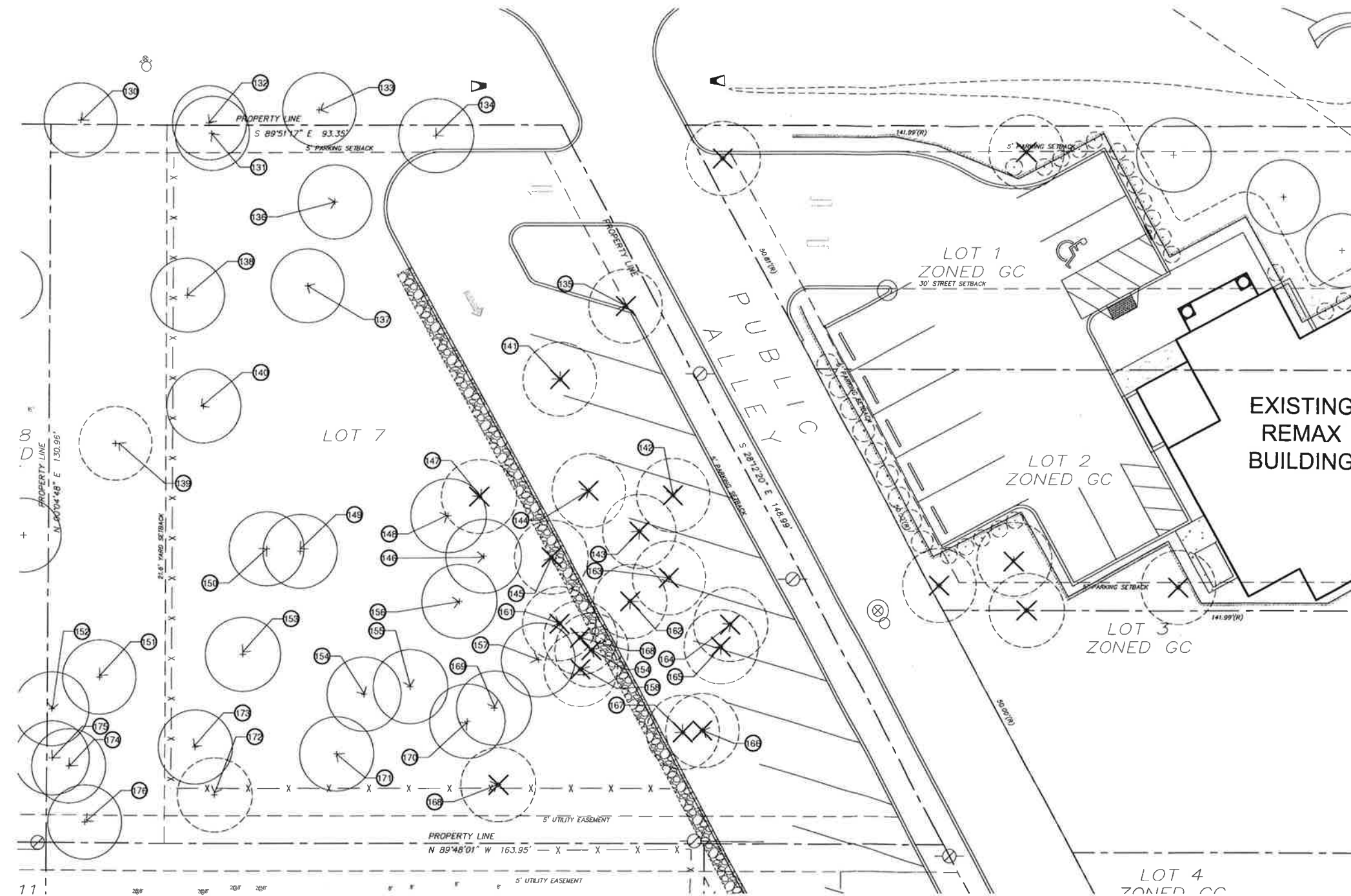
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC
2675 PRAIRIUM AVENUE, HOFFMAN ESTATES, ILLINOIS 60132
PH: 708.782.0666
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A PROFESSIONAL DESIGN FIRM NO. 184.004.12

JANE LEE TEAM REMAX
PARKING LOT
12813 W. BLODGETT AVE.
LAKE BLUFF, ILLINOIS 60044

RE/MAX

NATURAL RESOURCE IDENTIFICATION PLAN

START DATE: 12-30-2013
SCALE: AS SHOWN
DRAWN: KND, KNE
CHECK: CK
JOB: D13084
SHEET: NRI-1



Resource Protection Area Requirements

Existing Resource	Area/Quantity	Protection Requirement	Proposed to Protect
Significant Trees (24\"	5 (158 total DBH)	70% + total DBH in replacement trees	3\"
Trees (6\" - 23\" caliper)	42	None	24
Wetland	0.1614 acres	Wetlands with a surface area of 1/10 acre or more must be 100% protected	Wetland is isolated, mitigation requested

*Significant trees in Good condition will be replaced with the number of trees required to equal to the combined DBH total being removed. Refer to Preliminary Landscape Plan.

Legend & Notes

- Existing Deciduous Tree to be removed, including root package and haul from the site.
- Existing Deciduous Tree to remain, protect during construction. All grading and the storage of construction related equipment shall be forbidden from encroaching within the drip line of a tree. Crushed limestone, hydrocarbons, and other materials detrimental to trees shall not be dumped within the drip line of any tree, nor at any higher location where drainage toward the tree could conceivably affect the health of the tree.
- Existing Evergreen Tree to remain.
- Existing shrubs to be removed, including root package and haul from the site.
- Existing shrubs to remain.
- Fence

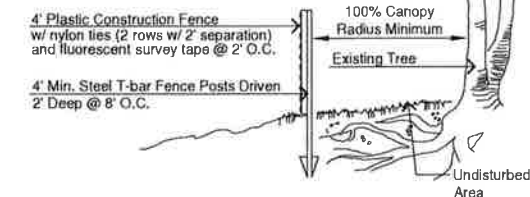
Existing Tree Inventory

Key	Scientific Name*	Common Name*	Size (DBH)†	Significant	Condition*	Status
138	Quercus macrocarpa	Bur Oak	13	No	4	Save
131	Rhus glabra	Buckthorn*	7	No	2	Save
132	Juglans nigra	Black Walnut	10	No	4	Save
133	Acer rugosum	Bowlder*	12	No	2	Save
134	Acer glabrum	Bowlder*	12	No	3	Save
135	Populus deltoides	Cottonwood	30	Yes	3	Remove
136	Quercus macrocarpa	Bur Oak	30	Yes	3	Save
137	Quercus macrocarpa	Bur Oak	28	Yes	2	Save
138	Tilia	Linden	18-19	No	3	Save
139	Morus Alba	Common Mulberry*	7	No	2	Remove
140	Acer saccharum	Silver Maple	30	Yes	4	Save
141	Acer saccharum	Silver Maple	7	No	3	Remove
142	Acer saccharum	Silver Maple	6-9-3-3	No	2	Remove
143	Acer saccharum	Silver Maple	7-2	No	3	Remove
144	Acer saccharum	Silver Maple	10	No	3	Remove
145	Acer saccharum	Silver Maple	7	No	3	Remove
146	Acer saccharum	Silver Maple	6	No	3	Remove
147	Acer saccharum	Silver Maple	7	No	3	Remove
148	Acer saccharum	Silver Maple	6	No	3	Save
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151	Juglans nigra	Black Walnut	13	No	4	Remove
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153	Juglans nigra	Black Walnut	14	No	4	Save
154	Juglans nigra	Black Walnut	9	No	4	Remove
155	Acer rugosum	Bowlder*	7	No	3	Save
156	Acer saccharum	Silver Maple	7	No	3	Save
157	Acer saccharum	Silver Maple	10	No	3	Save
158	Acer saccharum	Silver Maple	7	No	3	Remove
159	Acer saccharum	Silver Maple	7	No	3	Save
160	Acer saccharum	Silver Maple	8	No	3	Save
161	Acer saccharum	Silver Maple	9	No	1	Remove
162	Acer saccharum	Silver Maple	8	No	3	Remove
163	Acer saccharum	Silver Maple	7	No	3	Remove
164	Acer saccharum	Silver Maple	7	No	3	Remove
165	Acer saccharum	Silver Maple	6-6	No	3	Remove
166	Populus deltoides	Cottonwood	40-38	Yes	2	Remove
167	Morus Alba	Common Mulberry*	8	No	2	Remove
168	Acer rugosum	Bowlder*	8	No	3	Remove
169	Acer rugosum	Bowlder*	7	No	3	Save
170	Acer rugosum	Bowlder*	7	No	3	Save
171	Juglans nigra	Black Walnut	12	No	4	Save
172	Morus Alba	Common Mulberry*	7	No	3	Remove
173	Morus Alba	Common Mulberry*	12	No	3	Save
174	Morus Alba	Common Mulberry*	8	No	3	Save
175	Morus Alba	Common Mulberry*	7	No	3	Save
176	Rhus glabra	Buckthorn*	8-8-4-4	No	2	Save

Condition: 5 = Excellent, 4 = Good, 3 = Fair, 2 = Poor, 1 = Dead

*Information has been verified with a Certified Arborist

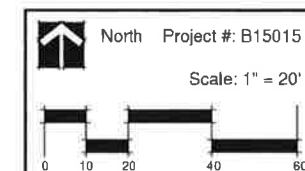
†Nonnative Species as defined by Lake County Ordinance 4.2.9.1. (f). No protection is required for these trees.



Prior to any work within existing tree Critical Root Zones, mechanical root pruning shall take place. Mechanical root pruning shall be completed by a Certified Arborist who will properly clean, cut and trim roots prior to construction. Proper root pruning techniques should be followed in order to stimulate branching of roots and the production of new fibrous roots.

Fence must be maintained throughout construction period and removed when construction has been completed. Final placement of fence must be approved by the owner's representative.

Tree Preservation Fencing



BDG
Brusseau Design Group, LLC
Landscape Architecture • Land Planning • Recreational Planning & Design
2675 Pratum Avenue, Hoffman Estates, IL 60182

BY DATE 8-9-16 SP

REVISIONS REVISED PER TOWNSHIP

NO

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC
2675 PRATUM AVENUE
HOFFMAN ESTATES, ILLINOIS 60182
TEL: 815.321.1800 FAX: 815.321.1801

JANE LEE TEAM REMAX
PARKING LOT
12813 W. BLODGETT AVE.
LAKE BLUFF, ILLINOIS 60044

RE/MAX

NATURAL RESOURCE PROTECTION PLAN

START DATE 12-30-2013
SCALE AS SHOWN
DRAWN KND, KNE
CHECK CK
JOB D13084
SHEET NRP-1

Landscape Requirements

Category	Required	Proposed	Existing
Blodgett Ave - North (Length = 142 LF)	2 Shade Trees per 100 LF		2 Shade Trees
Parking Lot Landscape Area (Parking Lot Area = 12,123 SF)	1212 SF (10% of Lot)	2,214 SF 2 Shade Trees & 10 Shrubs	

Notes

1. Denotes location of existing tree to remain. Protect during construction.
2. Fine grade, fertilizer, seed and blanket all disturbed areas. (See Specifications)
3. Remove all soil encountered within bed limits and haul from site. Furnish and install 3" minimum layer of double shredded hardwood bark mulch in all planting beds and tree mgs. (See Specifications)
4. Remediation Trees
5. Rain Garden
6. Shade tree and shrubs to match existing parkingway plantings.

Rain Garden Plant List

Botanical Name (Common Name)	Size	Quantity
<i>Acorus americanus</i> (Sweet Flag)	Plug	76
<i>Agrostis alba palustris</i> (Bent Grass)	Plug	76
<i>Alisma subcordatum</i> (Water Plantain)	Plug	76
<i>Calla palustris</i> (Marsh Marigold)	Plug	114
<i>Carex comosa</i> (Bedstraw Sedge)	Plug	76
<i>Carex vulpinoidea</i> (Brown Fox Sedge)	Plug	76
<i>Eleocharis palustris</i> (Marsh Spike Rush)	Plug	76
<i>Iris virginica sibirica</i> (Blue Flag Iris)	Plug	114
<i>Juncus torreyi</i> (Torrey's Rush Species)	Plug	76
<i>Lysimachia quadriflora</i> (Narrow-leaved Loosestrife)	Plug	114
<i>Peltandra virginica</i> (Arrow Arum)	Plug	114
<i>Pentstemon eximius</i> (Ditch Stonecrop)	Plug	114
<i>Sagittaria latifolia</i> (Common Arrowhead)	Plug	114

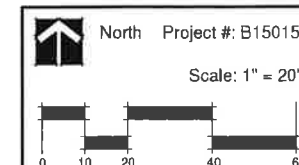
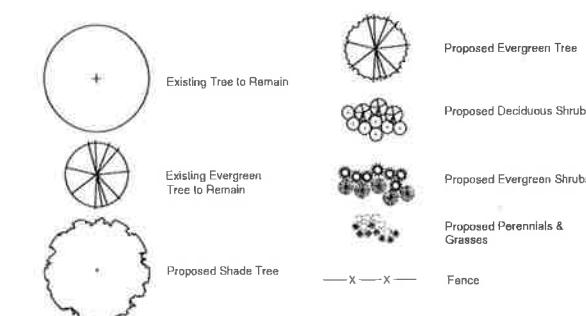
The rain garden plantings depicted on this plan were designed and specified by ENGAP, Inc. The Brusseau Design Group, LLC has shown these plantings on this landscape plan as directed by Lake County, Illinois. Any questions, inquiries, or issues, etc., regarding these plantings should be directed to ENGAP, Inc. at (815) 748-4500.

Plant List & Key

Key	Botanical Name (Common Name)	Size	Quantity
Shade Trees			
AF	<i>Acer freemanii</i> 'Autumn Blaze' (Autumn Blaze Red Maple)	4.5'	3
QR	<i>Quercus rubra</i> (Red Oak)	3"	2
TCG	<i>Tilia cordata</i> 'Greenspire' (Greenspire Linden)	3"	4
Evergreen Trees			
PP	<i>Picea pungens</i> (Colorado Spruce)	8'	6
Deciduous Shrubs			
AM	<i>Aronia melanocarpa</i> (Black Chokeberry)	36"	7
CSI	<i>Cornus sericea</i> 'Zanik' (Bamboo Redtwig Dogwood)	36"	12
FG	<i>Fothergilla gardenii</i> (Dwarf Bottle Brush)	24"	17
HA	<i>Hydrangea arborescens</i> (Smooth Hydrangea)	36"	10
HPJ	<i>Hydrangea paniculata</i> 'Jana' (Little Lime Hydrangea)	36"	34
SG	<i>Spiraea bumalda</i> 'Gumball' (Gumball Spiraea)	24"	10
SP	<i>Syringa paltata</i> 'Miss Kim' (Miss Kim Dwarf Lilac)	24"	7
Evergreen Shrubs			
BMW	<i>Buxus microphylla</i> 'Wintergreen' (Wintergreen Boxwood)	18"	18
TMD	<i>Taxus x media</i> 'Densiformis' (Dense Anglo-Jap Yew)	24"	16
TOL	<i>Thuja occidentalis</i> 'Tinyeasle' (Mr. Bowling Ball Arborvitae)	24"	21
Perennials & Grasses			
CAS	<i>Calamagrostis acutiflora</i> 'Silvica' (Feather Reed Grass)	1 Gal.	34
HS	<i>Heimerocallis</i> 'Stella de Oro' (Stella-de-Oro Daylily)	1 Gal.	9
MSP	<i>Miscanthus sinensis</i> 'Purpureascens' (Purple Maiden Grass)	1 Gal.	46
PAH	<i>Panicum obliquum</i> 'Lumin' (Dwarf Fountain Grass)	1 Gal.	18

The quantities listed above are for reference only. The Contractor is responsible for confirming all quantities based on the plant materials shown and identified on the Landscape Plan.

Landscape Legend



BDG
Brusseau Design Group, LLC
 Landscape Architecture • Land Planning • Recreational Planning & Design
 2675 Pralun Avenue, Hoffman Estates, IL 60182

START DATE	12-30-2013
SCALE	AS SHOWN
DRAWN	KND, KNE
CHECK	CK
JOB	D13084
SHEET	L-1

JANE LEE TEAM REMAX
 PARKING LOT
 12813 W. BLODGETT AVE.
 LAKE BLUFF, ILLINOIS 60044

RE/MAX

LANDSCAPE
 PLAN

NO.	REVISIONS	DATE	BY
1	REVISED PER TOWNSHIP	8-9-16	SP

CORPORATE
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 2025 HARTMAN AVE
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