

**Plan and Design Commission Meeting
City Hall - Council Chambers**

November 4, 2025

7:00 PM

Agenda

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 PM on Tuesday, November 4, 2025, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may [email Karl Burhop](#), Senior Planner, with the Community Development Department. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, [email Emily Taub](#), the City's ADA coordinator or call at 847.926.1005.

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I. Call to Order

II. Roll Call

III. Approval of Minutes

- A. Consideration of Oct. 21, 2025 Plan and Design Commission Minutes

IV. Scheduled Business

- A. DES-2025-00081 Design Review & Sign Package Amendment with Variations from the City Code (10 Skokie Valley Rd.)
- B. Public Hearing #PUD-2025-00067 for an amendment to a Special Use Permit in the nature of a Planned Development, Design Review, and Modifications from City Code (763 Dean Ave., known as Ravinia School)

V. Other Business

- A. Information Item: Administrative Design Review Update
- B. Next Regular Meeting
- November 18, 2025, a Regular Meeting at City Hall

C. Case Briefing

VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)

VII. Adjournment

Staff Report



Meeting Date: November 4, 2025
Staff Contact: Karl Burhop, Senior Planner
Department: Community Development Department

Title: Consideration of Oct. 21, 2025 Plan and Design Commission Minutes

Consideration:

The Plan and Design Commission should review and consider the minutes and adopt, if appropriate (or with amendment/s, if appropriate).

Attachments:

- 1. PDC 10-21-2025

1 **MINUTES OF A REGULAR MEETING**
2 **PLAN AND DESIGN COMMISSION**
3 **OF THE CITY OF HIGHLAND PARK, ILLINOIS**
4

5
6 **MEETING DATE:** Tuesday, October 21, 2025
7

8 **MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL
9

10 **CALL TO ORDER**

11 At 7:02 p.m., Chairperson Moore called the meeting to order. Staff was asked to call the roll.
12

13 **ROLL CALL**

14 Commissioners Present: Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis &
15 Nanus
16

17 Councilmember Present: Ross
18

19 Student Council Present: Fallas
20

21 Staff declared that a quorum was present.
22

23 Guests Present: Kerry Leonard, Owner's Representative for Keshet/Kerry Leonard LLC
24 Alec Thornton, Architect/LCM Architects, LLC
25 Seth King, Managing Counsel/Lucid Motors
26 Alex Malecki, Owner/Stalwart Development
27 Michael Ezgur, Attorney/Acosta Ezgur, LLC
28 David Goldman, Founder/Structa LLC
29

30 Staff Present: Fontane, Burhop, Coleman, & Mistretta
31

32 Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
33 Gale Cerabona/Recorder
34

35 **APPROVAL OF MINUTES**

36 *Regular Meeting of the Plan and Design Commission – September 16, 2025*
37

38 Commissioner Fettner moved to approve the September 16, 2025, PDC regular meeting minutes.
39 Commissioner Henry seconded the motion.
40

41 On a voice vote

42 Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus

43 Voting Nay: None

44 Abstain: Commissioner Mantis
45

46 Chairperson Moore declared that the motion passed 6-0.
47

48 **SCHEDULED BUSINESS**

1 1. Public Hearing #PUD-2025-00057 for an Amendment to a Special Use Permit in the Nature of a
2 Preliminary & Final Planned Development with Design Review & Sign Package Amendment for a Conditional
3 Land Use, a new or used motor vehicle sales &/or storage lot, freestanding; request includes Modifications
4 from City Code (2000-2060 Skokie Valley Road)
5

6 Chairperson Moore advised this case has been withdrawn. Senior Planner Burhop stated the Applicant's
7 email is in the packet.
8

9 2. #DES-2025-00075, Design Review, Sign Package, and Variations from the City Code (791-799 Central
10 Avenue)
11

12 Planner Mistretta reviewed the proposal:

- 13 • Recommendation
 - 14 ○ review changes
- 15 • Consideration
 - 16 ○ Certificate of Approval/COA approval occurred at the September 16, 2025, PDC meeting
- 17 • Project Summary
- 18 • Revised Site Plan
 - 19 ○ landscaping island was added
 - 20 ○ there is existing landscaping on the west side
- 21 • Elevations were shown
- 22 • Staff Review Comments on September 16, 2025
 - 23 ○ Petitioner addressed same
- 24 • Sign Package
- 25 • Renderings were illustrated
 - 26 ○ dimensions were provided
- 27 • Standards for Sign Packages
- 28 • Approval Process & Recommendation
 - 29 ○ proposed amendment – City Staff does not regulate nor enforce content and signage of B2
30

31 Corporation Counsel Martinez said this is a freedom of speech, First Amendment issue and explained
32 same.
33

34 Commissioner Mantis referred to Page 30 noting, there are backlit signs. He asked if that is consistent.
35 Planner Mistretta advised backlit and halo-lit signage are virtually the same. Senior Planner Burhop read a
36 portion of the code addressing backlit, and halo-like signage in the B3 district.
37

38 Mr. Kerry Leonard, Owner's Representative for Keshet, said they wish to bring uniformity. He noted the
39 building was purchased in 2023.
40

41 Mr. Alec Thornton, Architect with LCM Architects, LLC, said the monument/ground sign is not new (was
42 formerly a bank sign). He noted an SUV turning radius was added. Tenant signage was dropped down.
43

44 Chairperson Moore asked if anyone in the audience wishes to speak on this matter. There was no one.
45

46 Commissioner Kerch moved to approve the design review package with the amendment that City Staff does
47 not regulate nor enforce content of signage as stated B(2) on the Applicant's Signage Standard page (see

1 Attachment 4 of the packet). Commissioner Henry seconded the motion.

2
3 On a roll call vote

4 Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis & Nanus
5 Voting Nay: None

6
7 Director Fontane declared that the motion passed unanimously.

8
9 3. #DES-2025-00076, Sign Package Amendment, Design Review, and Variations from the City Code (1200
10 Old Skokie Road)

11
12 Senior Planner Coleman reviewed the proposal:

- 13 • Existing Conditions (formerly Tesla)
- 14 • Prior Commission Consideration
 - 15 ○ vote was continued
- 16 • Design Review – Façade with Sign
- 17 • Existing Sign Package
- 18 • East Façade
- 19 • South Facade
- 20 • Proposed Ground Sign Option 1

21
22 Councilperson Ross arrived at 7:31 p.m.

- 23
- 24 • Lucid Illuminated Graphic Print Example (at Torrance, CA location)
- 25 • Proposed Ground Sign Option 2
- 26 • Renderings were shown
- 27 • Proposed Sign Package Amendments
- 28 • Standards for Sign Packages
- 29 • Approval Process & Recommendation
 - 30 ○ COA is in packet

31
32 Commissioner Kerch asked if:

- 33 • Option 2 appears to be less of an increase because it's not V-shaped. Senior Planner Coleman said
34 yes. Chairperson Moore said it will have two sides whether it is V-shaped or not.
- 35 • a car would be on either side. Senior Planner Coleman said just on one side.
- 36 • there are variations. Senior Planner Coleman replied just two additional wall signs.

37
38 Mr. Seth King, Managing Counsel with Lucid Motors, highlighted:

- 39 • Two ground sign options
 - 40 ○ wall sign is flush with the building
 - 41 ○ proposed option is not pie-shaped
- 42 • Monument Sign
 - 43 ○ no graphic
 - 44 ○ back-to-back sign
- 45 • Other dealership signs were displayed

46
47 Some PDC comments are.....

- 1 • Commissioner Kerch asked if:
 - 2 ○ this is a static sign. Mr. King concurred.
 - 3 ○ it would not be distracting. Mr. King said it would not.
- 4 • Chairperson Moore asked if standards would apply with Option 2 lighting the car. Senior Planner
- 5 Burhop said yes, a variation would be needed for an uplight.
- 6 • Commissioner Fettner likes Option 1.
- 7 • Commissioner Henry concurred, and said Option 2 isn't less distracting.
- 8 • Commissioner Kerch said the PDC shouldn't be dictating to Petitioners.
- 9 • Commissioner Mantis prefers Option 2.
- 10 • Commissioner Nanus concurred.
- 11 • Commissioner Ihnchak concurred, and said Option 1 looks like a billboard.
- 12 • Chairperson Moore is more in favor of Option 1.

13
14 Chairperson Moore asked if anyone in the audience wishes to speak on this matter. There was no one.

15
16 Commissioner Kerch moved to approve the sign package Amendment with the signage as Option 1 as
17 presented. Commissioner Fettner seconded the motion.

18
19 Commissioner Nanus said he is not a huge fan of the graphic sign.

20
21 On a roll call vote

22 Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Kerch, & Mantis
23 Voting Nay: Commissioners Ihnchak & Nanus

24
25 Director Fontane declared that the motion passed 5-2.

26
27 4. Public Hearing #PUD-2025-00056 for a Special Use Permit in the Nature of a Concurrent Preliminary &
28 Final Planned Development, Final Plat of Re-subdivision, & Design Review, with Modifications from City
29 Code, for a four-townhome residential unit Development (932 Deerfield Road & 942 Deerfield Road)

30
31 Senior Planner Burhop reviewed the plan:

- 32 • Project Summary (continued from September 16, 2025, PDC meeting)
 - 33 ○ 4-unit townhome
- 34 • Updates
- 35 • Renderings
 - 36 ○ street-facing
 - 37 ○ rear-facing

38
39 Director Fontane noted the windows could be expanded or changed.

40
41 Mr. Alex Malecki, Owner with Stalwart Development, explained they don't wish to expand the windows, as
42 they aesthetically look better from the inside and are 4% above code regarding energy.

43
44 Some PDC comments are.....

- 45 • Chairperson Moore asked, and Mr. Malecki said panels for the exterior of the side elevation could be
46 considered.

- 1 • Commissioner Nanus asked if the trees are accurate in the renderings. Mr. Malecki said he is unsure.
- 2 Senior Planner Burhop illustrated that 3 trees are missing from the back and 2 from the front.
- 3 • Commissioner Mantis asked if they are existing trees. Mr. Malecki said they are new.
- 4 • Commissioner Moore asked, and Senior Planner Burhop replied they will be 6' high.

5
6 Councilperson Ross asked what the height would be at maturity. Mr. Malecki is unsure.

7
8 Continued PDC comments are.....

- 9 • Commissioner Fettner asked if specified trees could be noted if this is approved. Corporation Counsel
- 10 Martinez said a specific height by a specific date could be added. Director Fontane said there could
- 11 be an installed size and a maturity size noted. The rate of tree growth can be nebulous. He shared
- 12 the City Forester can assist in making that happen.
- 13 • Commissioner Mantis asked if:
 - 14 ○ trees from the road and sidewalk are different.
 - 15 ○ Evergreen trees are more appealing than short Boxwoods as shown.

16
17 Senior Planner Burhop said the height from the ground to the building material change is 10.33'.

- 18
19 • Commissioner Ihnchak said, regarding rear screening, there are 3 Ginkgo trees proposed that could
- 20 grow up to 80' (per Google). She noted trees can rise in expense. Leaving it up to the City Forester
- 21 may be the way to go.
- 22 • Commissioner Kerch noted the landscape plan shows a lot more. Senior Planner Burhop concurred.

23
24 Chairperson Moore asked if there are audience members wishing to speak on this matter. The following was

25 previously sworn:

- 26 • Susan Bell thanked the PDC for paying attention to the landscape plan, height of trees, etc. She
- 27 noted a 20' Crabapple is being removed. Currently, this looks warehousey. Senior Planner Burhop
- 28 stated, regarding the plant schedule, they are either 3 caliper inches or 6' and need to be compliant.

29
30 Commissioner Kerch moved to recommend approval adopting the Findings of Fact with the conditions that

31 the landscape plan comply with City code and the developer confer with City Forester. Commissioner

32 Fettner seconded the motion.

33
34 Comments from the PDC ensued...

- 35 • Chairperson Moore stated this is a 4-story building.
- 36 • Commissioner Ihnchak said window modifications haven't been completely finalized.
- 37 • Commissioner Henry doesn't disagree; has an industrial look.
- 38 • Chairperson Moore said landscaping will help and doesn't fix a solid blue wall.
- 39 • Commissioner Kerch shared this isn't the worst example in Highland Park.
- 40 • Commissioner Mantis said there are other developments like this that have appropriate windows
- 41 and are more architecturally-interesting; wish this was more attractive.
- 42 • Commissioner Nanus said higher shrubs could be added.

43
44 Corporation Counsel Martinez said City Council would rely on the City Forester's expertise.

45
46 On a roll call vote

47 Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Mantis

1 Voting Nay: Nanus

2
3 Director Fontane declared that the motion passed 6-1.

4
5 5. Pre-Application Meeting (793 Laurel Avenue & 1696-1704 McGovern Street)

6
7 Director Fontane shared this is not a complete Application. It is a Public Meeting.

8
9 Senior Planner Burhop reviewed the plan:

- 10
- 11 • Project Summary
 - 12 ○ separate zoning lots
 - 13 ○ current RM1A zoning with rezoning to RO
 - 14 ○ 5-story, 14 units at 793 Laurel Avenue
 - 15 ○ 5 and 6-story, 21-unit building with 50 onsite parking spaces at 1696-1764 McGovern Street
 - 16 • Neighborhood Context
 - 17 • Zoning Context
 - 18 • Preliminary Relief Review
 - 19 ○ height relief
 - 20 ○ lot-coverage request
 - 21 ○ setbacks
 - 22 • Landscaping
 - 23 • Applicant's Proposal was highlighted
 - 24 ○ setbacks
 - 25 • Public Works & Inclusionary Information is included

26 Some PDC comments are.....

- 27 • Commissioner Henry said a lot is requested. The PDC is kind of walking blind. There is an expectation
- 28 of a balance with developer's intentions vs. code restraints. He finds this troubling.
- 29 • Chairperson Moore explained we shouldn't zone in a piecemeal manner. She wonders if the zoning
- 30 is being selected based on the least amount of variations.
- 31 • Commissioner Mantis said it's great to see proposals. Context is important. A thought process/vision
- 32 is needed.
- 33 • Commissioner Kerch asked:
 - 34 ○ what the RO district is. Director Fontane said it can allow office uses.
 - 35 ○ if density and height is attractive for the RO district. Senior Planner Burhop concurred.
 - 36 Director Fontane said what's proposed is a significant departure. He stated perhaps the rest
 - 37 of the block should be changed to RO and explained that extending B4, B5 would not be
 - 38 appropriate.
- 39 • Chairperson Moore asked about the differences of RM1A and RO. Director Fontane said Staff would
- 40 provide this information.
- 41 • Commissioner Ihnchak asked if this proposal would meet the code in the B4, B5 districts. Director
- 42 Fontane replied yes.
- 43 • Commissioner Kerch said this Applicant seems to take the most logical approach. He noted, as one
- 44 goes toward Green Bay Road, there should be more density and more height. Chairperson Moore
- 45 added.....or.....as one leaves downtown, buildings should get shorter, etc.
- 46

1 Director Fontane shared, from a land development point of view, the need for that alley has been
2 reviewed many times. The consensus is nothing should happen to the alley. He noted the right-of-
3 way is not owned by the Applicant.
4

5 Other alternatives would be a townhome development.
6

- 7 • Commissioner Mantis asked if there is a requirement for actual number of units for residential uses
8 and density. Chairperson Moore emphasized smaller number of units in a building could offer larger
9 unit sizes. Director Fontane said unit sizes are not dictated, with the exception of inclusionary units.
10 Financial metrics are also involved. Parking drives a lot in a development. Market segments are
11 reviewed for whom to attract.
12

13 Mr. Michael Ezgur, Attorney with Acosta Ezgur, LLC, said he appreciates Staff and all of the thoughtful
14 discussion. He explained this is a challenging site, vacant for years. The biggest issue is the 20' steep slope
15 zone/SSZ. They believe this fits in. The front address would be on McGovern Street. The appropriate
16 transition from a nearby 6-story building was explained. This would be consistent with other RO approvals
17 (height, lot coverage). The 4th and 5th floors would be stepped back. Due to the large alley, it provides for
18 vehicular access. In this development, the building is setback, has open space, etc. They don't think the
19 single-family home between them is a problem. This project would set the context.
20

21 Mr. David Goldman, Founder with Structa LLC, advised he grew up in Highland Park and went to Highland
22 Park High School. Many from this team are Highland Park residents. He shared this site should provide
23 context to its neighboring properties. Staff's recommendation is it would be a PUD, require relief. Zoning
24 was a starting point. His background has been working in Chicago (built 3,000 units there). This feels like one
25 site; cohesive development. Offices or retail are not intended. This offers home-replacement options (lower
26 maintenance, family flexibility, a home for those who are away in summertime, etc.). Larger units are the
27 trend. More visual representation will be provided. Grade change is over 17'. This is why the east building
28 has 2 step backs. The slope plays a big role in lot coverage. Several of the utility poles at the corner make it
29 difficult for trucks, etc. to navigate. These utilities will be placed underground and upgraded. The PDC's
30 feedback is critical, as they want to be successful at this site. Perhaps a different zoning makes better sense;
31 would like to maximize what is on these lots. This is downtown, close to amenities, etc. They would like to
32 unlock this opportunity.
33

34 Some PDC comments are.....

- 35 • Chairperson Moore is concerned about the overall ask (stories, lot coverage, inclusionary units).
36 • Commissioner Kerch said most of the relief is justified. Setbacks and open space are important. A
37 substantial public benefit must be commensurate with relief.
38

39 Mr. Goldman noted this is a large complex site. They are trying to create a viable project.
40

- 41 • Commissioner Mantis said there could be smaller units and more of them. There's a walkable
42 element; would like to see this feed the community.
43

44 Mr. Goldman replied they are well below the maximum-allowable density. He indicated supply
45 brings the prices down.
46

47 Chairperson Moore asked if there are audience members wishing to speak on this matter. There was no one.

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OTHER BUSINESS

1. 2026 Work Plan

Director Fontane noted this is part of the budget process which has not substantially changed. He shared the City Manager suggested dinner be provided to the PDC before a future meeting due to all the hard work, Special Meetings the PDC has been involved in.

Councilperson Ross disclosed she knew the architect who spoke earlier years ago and decided to say hello. Her allegiance is to City Council. She suggested contextual photos be requested from the developer.

Councilperson Ross asked why the Lucid sign wouldn't go to City Council. Director Fontane said the PDC has the authority for sign packages. She respects the choice the PDC made.

Councilperson Ross endorses dinner for the PDC.

2. Information Item: Administrative Design Review Update

There were no updates.

3. Next Meeting – November 4, 2025

The next regular meeting will be on November 4, 2025, in City Hall at 7 p.m.

4. Case Briefing

There was no Case Briefing.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

ADJOURNMENT

Commissioner Henry moved to adjourn the meeting at 10:05 p.m. Commissioner Nanus seconded the motion.

On a voice vote

Voting Yea	Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis & Nanus
Voting Nay:	None

Chairperson Moore declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A REGULAR MEETING ON OCTOBER 21, 2025, WERE APPROVED WITHOUT CORRECTIONS.

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the November 4th, 2025 Commission meeting
RE: **DES-2025-00081 Design Review & Sign Package Amendment with Variations from the City Code (10 Skokie Valley Rd.)**

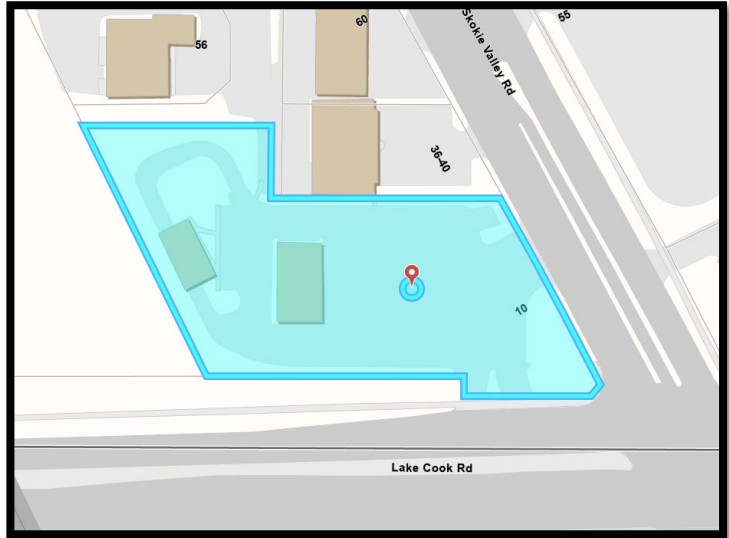
RECOMMENDATION:

Staff recommend the Commission carefully review the submitted materials and discuss the proposed design changes.

A Cert. of Approval is included as **Attachment 6** that adopts the Design Review and Sign Package Amendment as proposed¹.

Project Summary:

Ryan Razowsky (the “*Applicant*”), acting as an agent for RDK Ventures LLC (the “*Property Owner*”), proposes new design features and signage at 10 Skokie Valley Rd. (the “*Property*”). The Applicant proposes the following changes:



1. Repaint the exterior of the convenience store and car wash to match the Rmarts branding.
2. Replace the existing ‘V-Power’ panel on the fuel main ID sign with matching additional pricing digits that note fuel price ‘W/ Car Wash’.
3. Replace the existing sign noting ‘Food Mart’ at the front of the convenience store with illuminated ‘Rmarts’ sign.
4. Add a static non-illuminated ‘Rmarts’ sign to the back entrance of the convenience store.
5. Replace the existing ‘Car Wash’ sign on the east facing façade of the car wash with an illuminated red sign ‘Car Wash’.
6. Replace the existing ‘Car Wash’ sign on the north facing façade of the building with an illuminated faux neon sign- ‘Everybody Loves A Clean Car’.
7. Add a new illuminated sign to the existing car wash entrance arch- ‘Keep Er’ Clean’.

The site is one tax parcel with frontage on Skokie Valley Road & Lake Cook Road, and is located at the northwest corner of the intersection of the aforementioned roads. The site is an existing gasoline fuel station currently dressed with the “Shell” branding and has a carwash on the back of the Property. The proposed amendment to the sign package would now include signage that showcases a new branding, which will be “Rmarts”

Commission Consideration:

¹ Cert. of Approvals are provided for Design Review and Sign applications and are **not** a recommendation by staff. The Commission may approve, approve with conditions, continue an item for more information, or deny the request.

- The following considerations are before the Commission:
 1. Design Review for the proposed improvements, including design, materials, landscaping, layout, and exterior lighting – see **Attachment 2**.
 - a. A request to repaint portions of the property to reflect new branding.
 - b. New painting / color scheme
 2. Sign Package.
 - a. A new digital sign panel for the ground sign at the southeast corner of the property at the street intersection for gas and car wash pricing information.
 - i. Note – there is signage there now.
 - b. 3 new wall signs on the convenience building.
 - i. There is existing signage at the front entrance but the wall sign on the back is new (though allowed in the original sign package).
 - ii. Applicant should verify on the renderings the proposed sign on the north side facing the east (behind the ice machine).
 - c. 3 new wall signs on the car wash façade.
 - i. There is existing signage at each of these locations now.
 - d. Two new signs at two existing pole mounts leading to the car wash.
 - i. These signs are on existing pole mounts but the signs are new.

Existing Sign Package

The existing sign package for the property was approved on 8/16/16 by the then Design Review Commission. The package encompasses the entirety of the signage that is currently on site. The sign package has not been modified since its original approval. It is worth noting that the original sign package does have a digital sign included. The existing Sign Package is included in **Attachment 5**

Proposed Sign Package

The proposed sign package is included in **Attachment 3**. The proposed sign package will replace the following signage:

- 2 existing wall signs on the central food mart, the car wash sign, the exit sign on the car wash, and the entrance sign, for five total. The two existing canopy signage will remain.
 - Therefore, the total number of wall signs will increase from 7 to 8.
- For the ground signage, the existing ground-mounted sign at the southeast corner will remain the same size but is swapping in the gas plus carwash price sign to an existing signage area..
- The applicant also proposes 2 additional ground signs in the area of the car wash; note the poles are already installed but the signage is new.
 - The total amount of ground signs will thus, increase from 2 to 3 total signs.
- In total, the sign package will account for 11 total signs.

Total Wall Sign Area

- Existing Total Sign Area: 146.4 Sq. Ft.
- Proposed Total Sign Area: 154.3 Sq. Ft.
- **AMENDMENT: +7.9 Sq. Ft in total sign area**

NOTE: Sign Code Sec 150.2025 allows for 15% of the horizontal area or 125 Sq. Ft, whichever is the lesser. In this case 125 Sq. Ft. would be the maximum allowed. This context is provided by way of comparison as to what would be allowed ‘by-right’.

Total Ground Sign Area

- Existing Total Sign Area: 133.5 Sq. Ft
- Proposed Total Sign Area: 192.2 Sq. Ft.
- **AMENDMENT: +58.7 Sq. Ft. in total sign area.**

NOTE: Sign Code Sec [150.2025](#) allows for 75 Sq. Ft per sign. If the property were to have multiple frontages then a sign would be allowed per frontage. The property at 10 Skokie Valley Road has two frontages, however the two new ground signs are placed at the western side of the property near the car wash.

The proposed sign package also includes an additional digital LED reader board sign face to replace an existing sign face on the existing pole sign. The previous iteration of the sign package did allow installation of (1) of these sign faces in its original approval. The total number of digital sign faces would go from 1 to 2 if the proposed sign package amendment is approved.

STANDARDS OF APPROVAL:

The applicant has submitted a (1) Sign Package and (2) Design Review. The following provide the standard of review for this consideration. The Commission must consider all the standards and all standards must be met, as appropriate and indicated in the below sections of City Code.

Chapter 176, [ARTICLE II](#). - DESIGN REVIEW STANDARDS

Sign Package Standards. – [ARTICLE XX SEC 150.2030](#)

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:

This project is subject to the provisions in Chapter 176 of the City Code, “Design Review.” These include the following:

(A) *Site Plan.*

- (1) *The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.*
- (2) *Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.*
- (3) *Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.*
- (4) *Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.*

Staff Comment & Review: The principal entry ways are not hindered by any proposed signage.

(B) *Site Treatment.*

- (1) *Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.*
- (2) *Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*

- (3) *Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.*
- (4) *Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be placed underground.*

Staff Comment & Review: This standard does not apply to this proposal

(C) Building Design.

- (1) *Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.*
- (2) *Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.*
- (3) *Building materials shall be durable and conducive to easy maintenance and upkeep.*
- (4) *Mechanical or other utility equipment.*
 - (a) *Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.*
 - (b) *Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.*
- (5) *Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.*

Staff Comment & Review: This standard does not apply to this proposal. The applicant is only painting the exterior of the central food mart. There are no proposed structural changes.

(D) Lighting.

- (1) *Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.*
- (2) *Light sources shall be shielded from view from public rights-of-way and residential districts.*
- (3) *Light poles located within a Vehicular Use Area shall be located between parking spaces.*
- (4) *Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.*

Staff Comment& Review: This standard does not apply to this proposal.

- (F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

Staff Comment& Review: This standard does not apply to this proposal.



Rmarts LLC | 608 Academy Dr., Northbrook, IL 60062 | 847-236-0930

10/13/25

RE:

10 Skokie Valley Rd
Highland Park, IL 60035

Dear Plan & Design Commission,

Please find the attached documents regarding our proposed improvement of the façade and signage at the Shell station and car wash located at 10 Skokie Valley Rd, Highland Park, IL 60035. We are seeking approval of a Sign Package, updating the existing approved Sign Package from 2016. The improvements, including those proposed for the interior and exterior of the store and car wash, represent the first significant investment in the property since it was redeveloped in 1996.

The scope of work is as follows:

- Repaint the exterior of the convenience store and car wash to match the Rmarts image, as noted in the supplied pictures
- Replace the existing 'V-Power' panel on the fuel main ID sign with matching additional pricing digits that note fuel price 'W/ Car Wash' (as seen at Casey's in Highland Park)
- Replace the existing sign noting 'Food Mart' at the front of the convenience store with illuminated 'Rmarts' sign, per the attached specifications
- Add a static non-illuminated 'Rmarts' sign to the back entrance of the convenience store, per the attached specifications
- Replace the existing 'Car Wash' sign on the east facing façade of the car wash with an illuminated red sign 'Car Wash', per the attached specifications
- Replace the existing 'Car Wash' sign on the north facing façade of the building with an illuminated faux neon sign- 'Everybody Loves A Clean Car', per the attached specifications
- Add a new illuminated sign to the existing car wash entrance arch- 'Keep Er' Clean', per the attached specifications

We have engaged an architect and licensed general contractor in the City of Highland Park to complete the project. All work will be completed in accordance to the design



standards noted in Chapter 176 of the City Code. All work will be completed in accordance with ADA requirements, and all handicap signage and accessibility requirements will be updated.

Thank you for your time and consideration. Please let me know if any further information is required. I can be reached at 312-208-8448 or via email at ryan@rmarts.net.

Sincerely,

Ryan Razowsky
President

Lake Cook/Skokie LLC
Rmarts LLC



Meal Deal Lunch Combo

HOT DOG & ANY SIZE FOUNTAIN

\$2.99
ALL DAY!



**BUY 9
MEAL DEALS
GET 10TH
FREE**



at least \$5.00 per \$10



63 ft

~102 in x 32 in

Rmarts

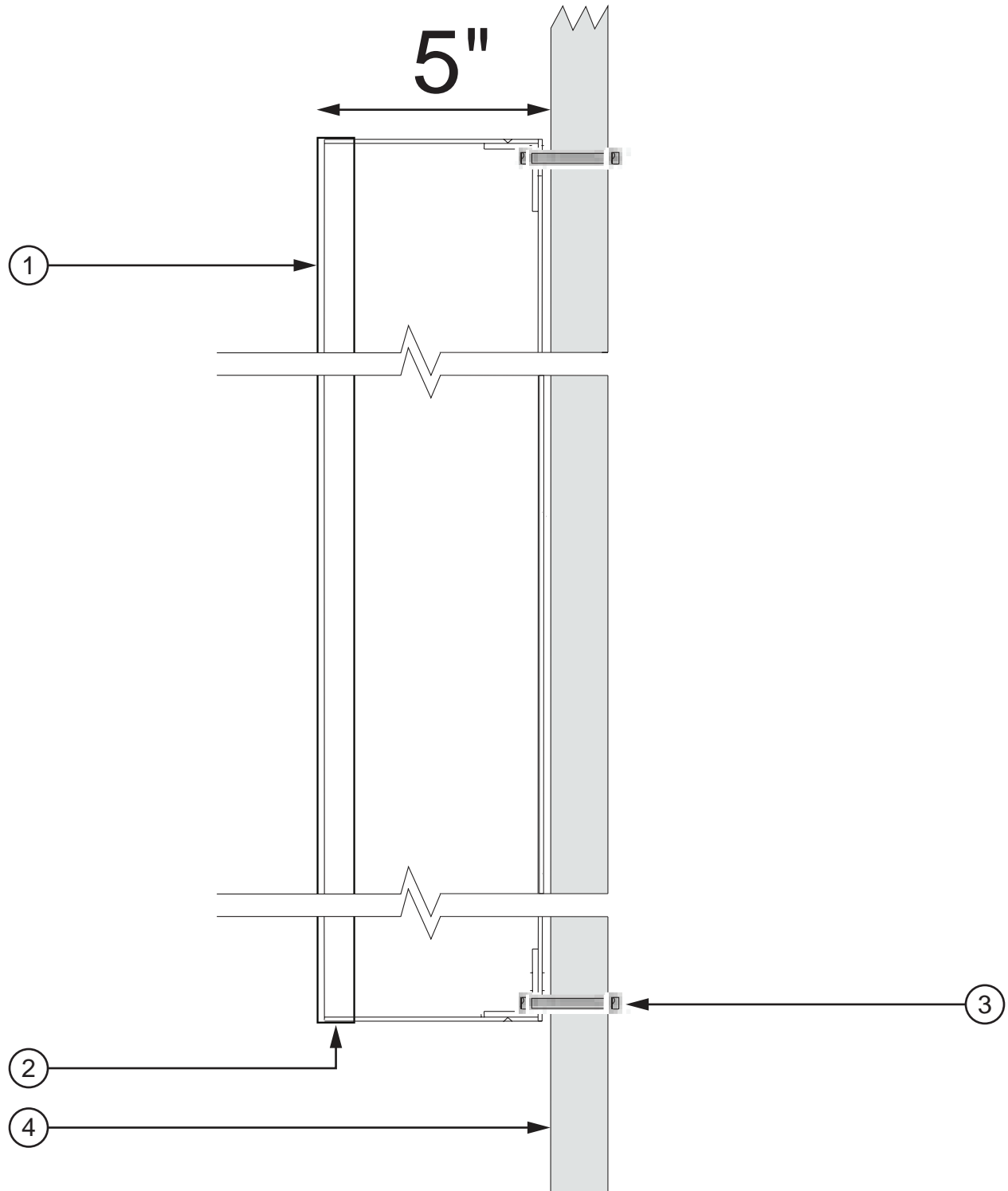
~7 ft 4 in

12 ft



~96 in x 48 in

FLUSH MOUNT CHANNEL LETTER



1. TRANSLUSCENT ACRYLIC FACE
2. TRIM CAP
3. WALL ANCHOR
4. WALL

Rmarts



12 ft

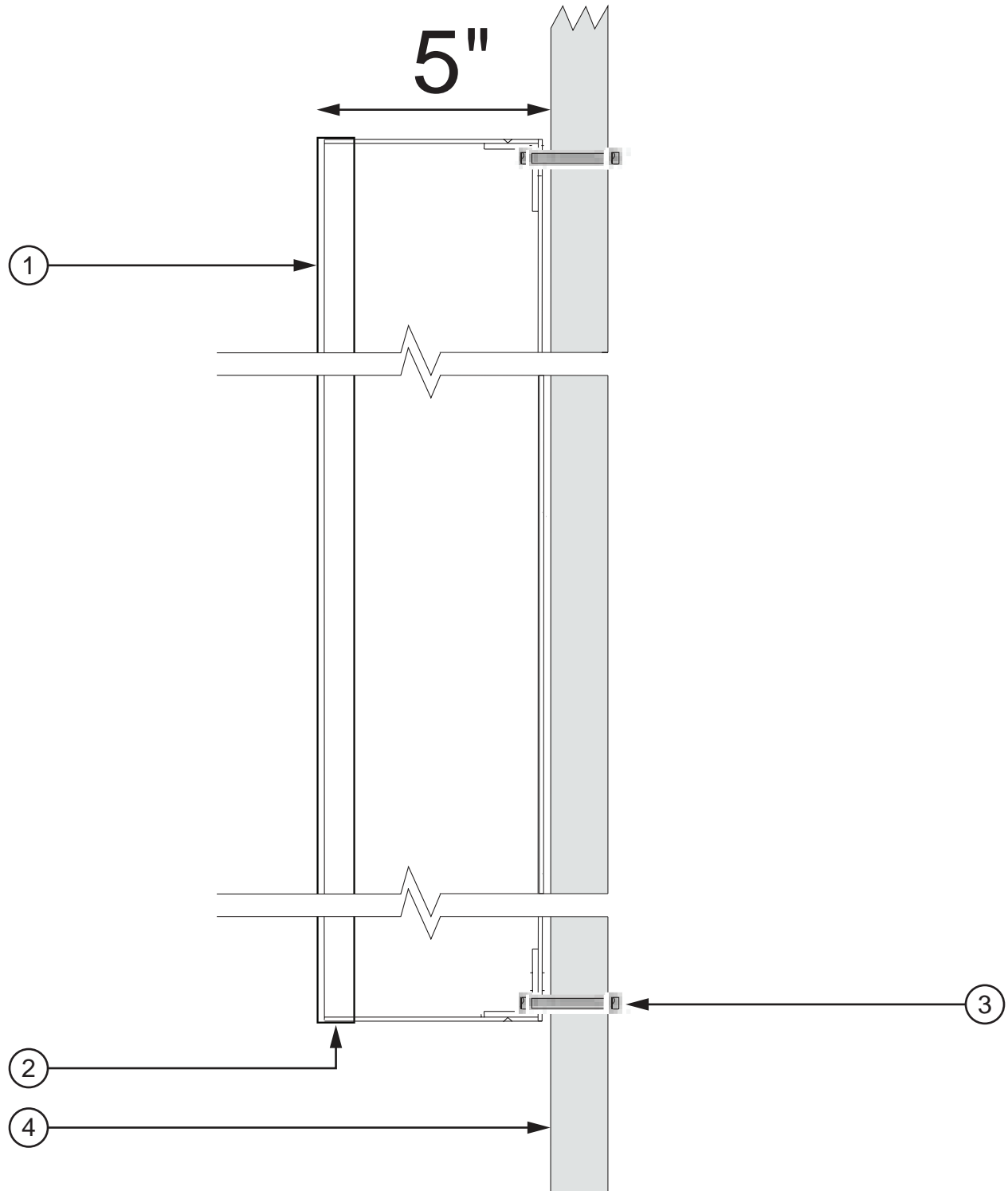
63 ft

Rmarts

~92 in x 32 in

~7 ft 4 in

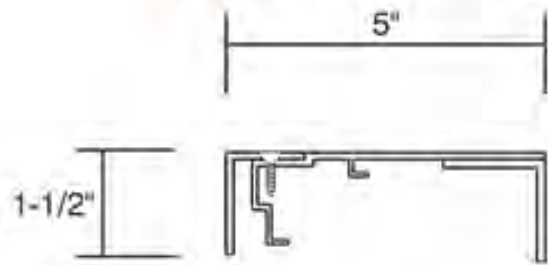
FLUSH MOUNT CHANNEL LETTER



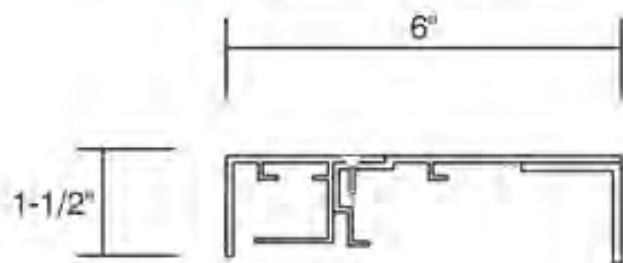
1. TRANSLUSCENT ACRYLIC FACE
2. TRIM CAP
3. WALL ANCHOR
4. WALL

Frame Detail

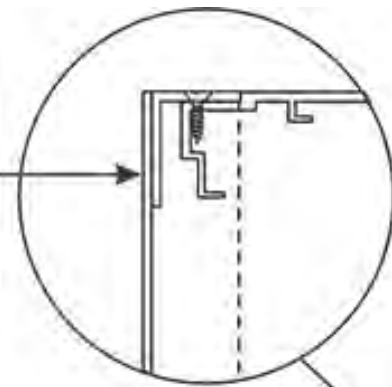
▶ System SF500



▶ System SF600



Aluminum Face
Applied to Retainers
with Lord Adhesive



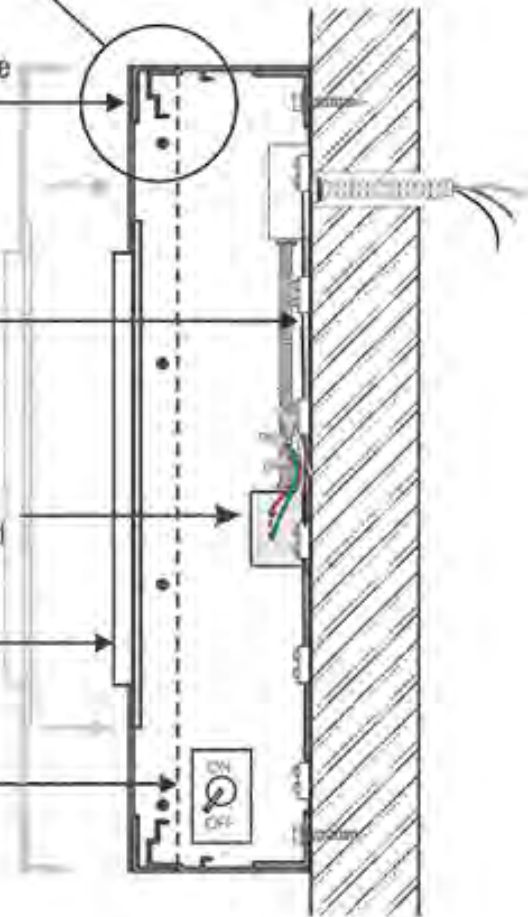
Aluminum Sign Frame
with Removeable
Retainers

LED Illumination

Easy Service Electrical
Components U.L. Listed

Routed Aluminum
Face With Optional
Push-Thru's

Exterior ON/OFF
Disconnect Switch



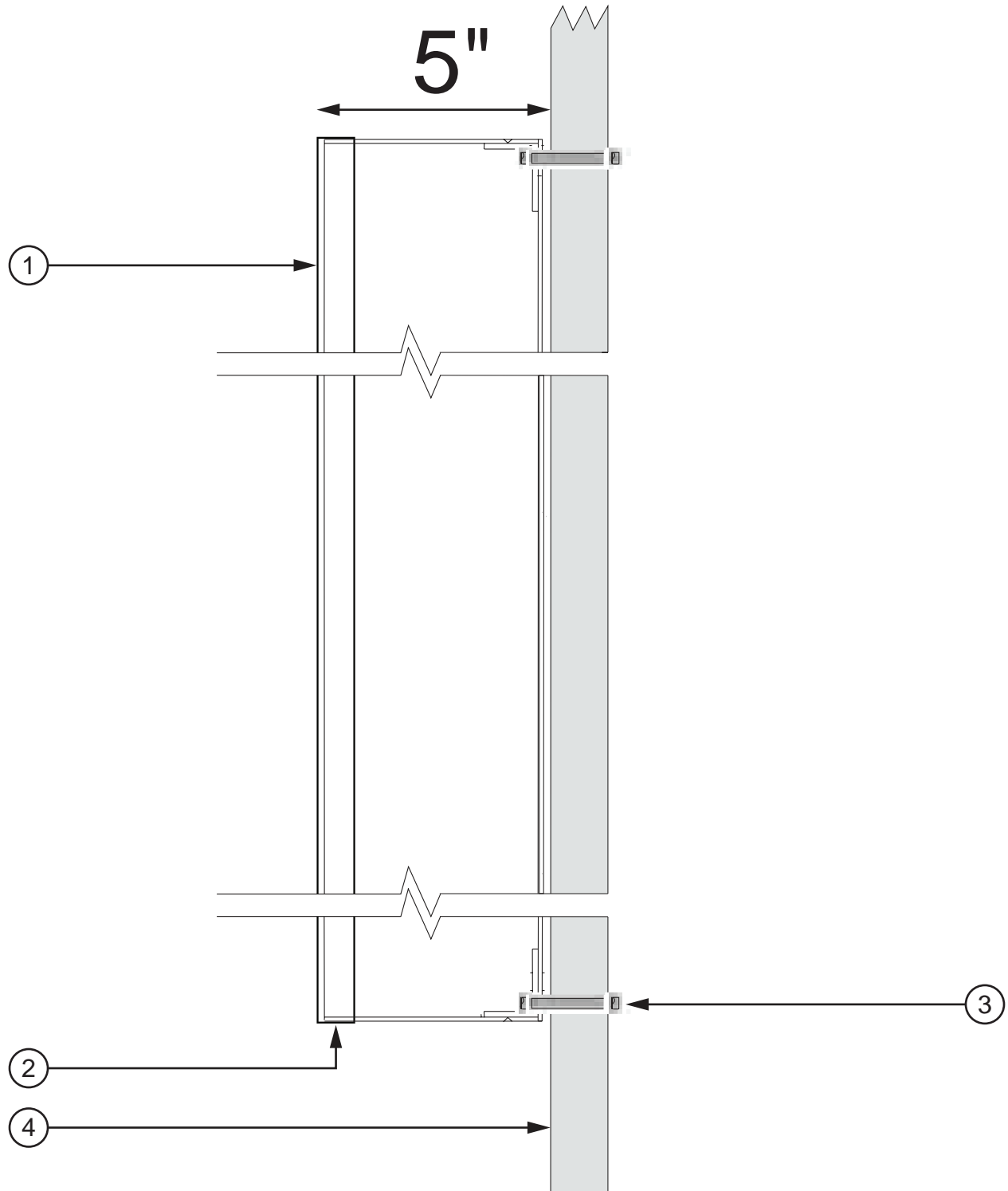
Keep
+ Er Clean

Clearance 7'-0"



~72 in x 30 in

FLUSH MOUNT CHANNEL LETTER

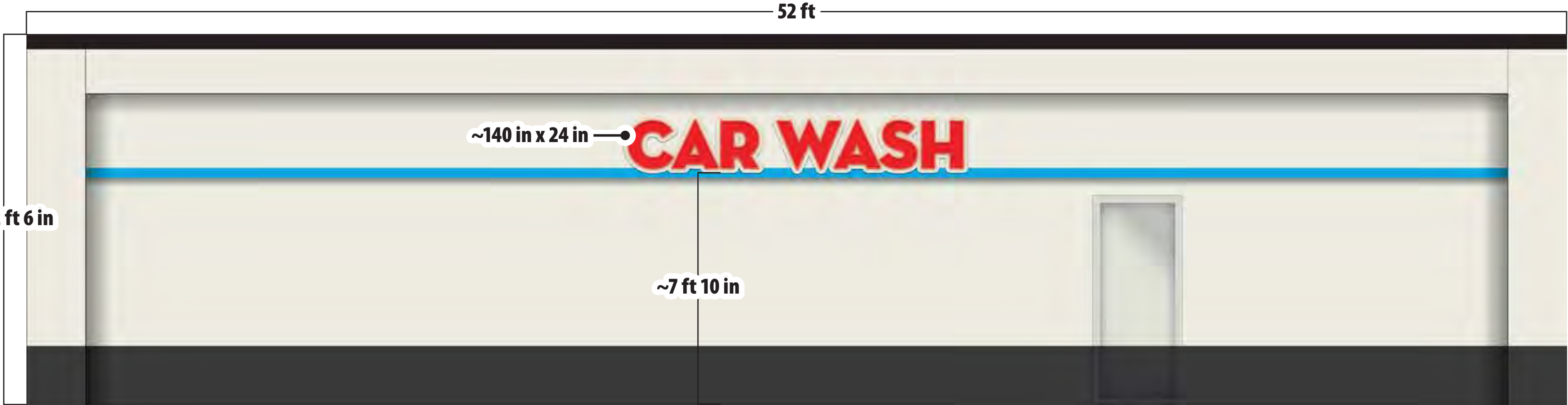


1. TRANSLUSCENT ACRYLIC FACE
2. TRIM CAP
3. WALL ANCHOR
4. WALL



EXIT

CAR WASH



52 ft

~140 in x 24 in

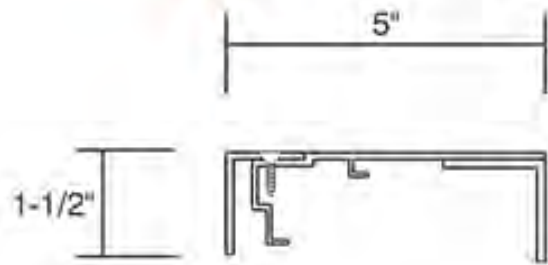
CAR WASH

12 ft 6 in

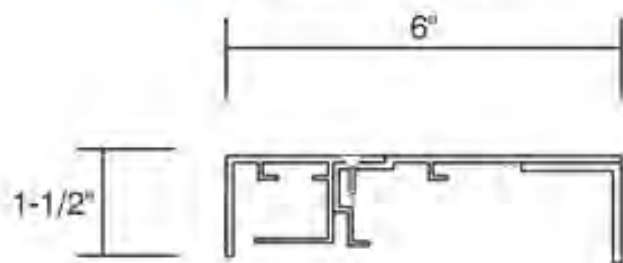
~7 ft 10 in

Frame Detail

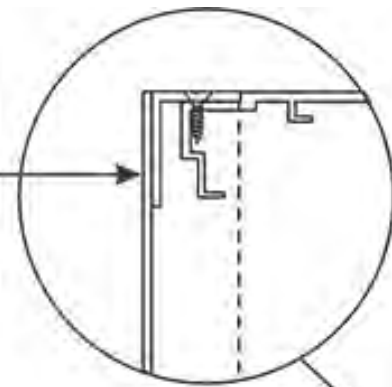
▶ System SF500



▶ System SF600



Aluminum Face
Applied to Retainers
with Lord Adhesive



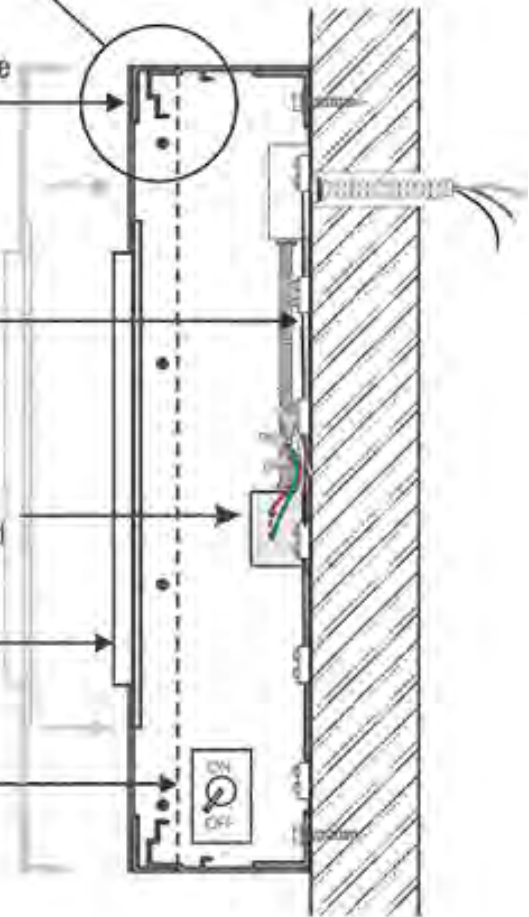
Aluminum Sign Frame
with Removeable
Retainers

LED Illumination

Easy Service Electrical
Components U.L. Listed

Routed Aluminum
Face With Optional
Push-Thru's

Exterior ON/OFF
Disconnect Switch



\$SAVE!

on Gas
with WASH

Keep + Clean
+ Er +

**OPEN
DAILY**

7am-8pm



Everybody Loves
A CLEAN CAR

PLEASE
CALL OR
TEXT US AT
781-235-1111
FOR
SCHEDULED
SERVICE
EXCLUSIVE
SERVICE
FOR
MEMBERS
ONLY

WASH PASS
99

AUTO
WINDSHIELD
WIPERS
MUST BE OFF





~128 in

49 in

~48 in x 45 in

~24 in x 45 in

\$SAVE!
on Gas
with **WASH**

Keep it Clean + Er +
OPEN DAILY
7am-8pm
Remart's

28 ft

28 ft

~34 in x 14 in

EXIT

~94 in x 31 in

Everybody Loves
A CLEAN CAR

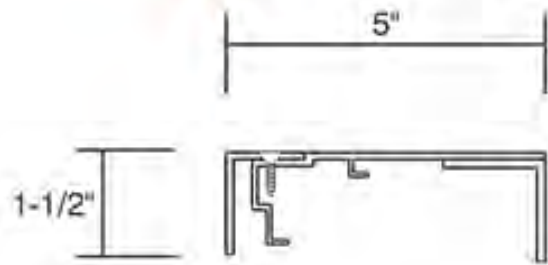
12 ft 6 in

~7 ft 10 in

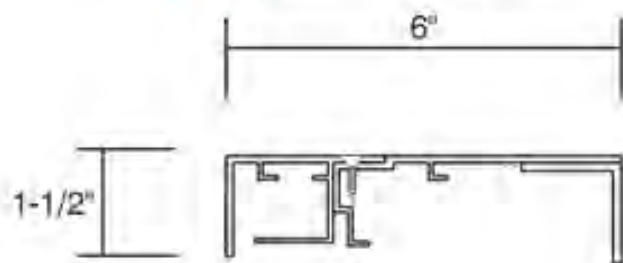
~7 ft 10 in

Frame Detail

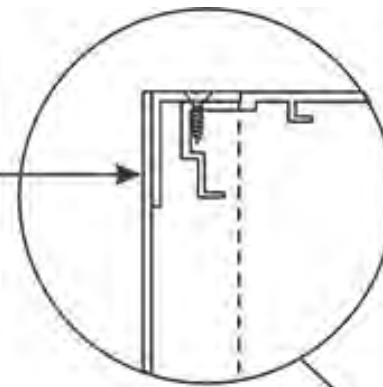
▶ System SF500



▶ System SF600



Aluminum Face
Applied to Retainers
with Lord Adhesive



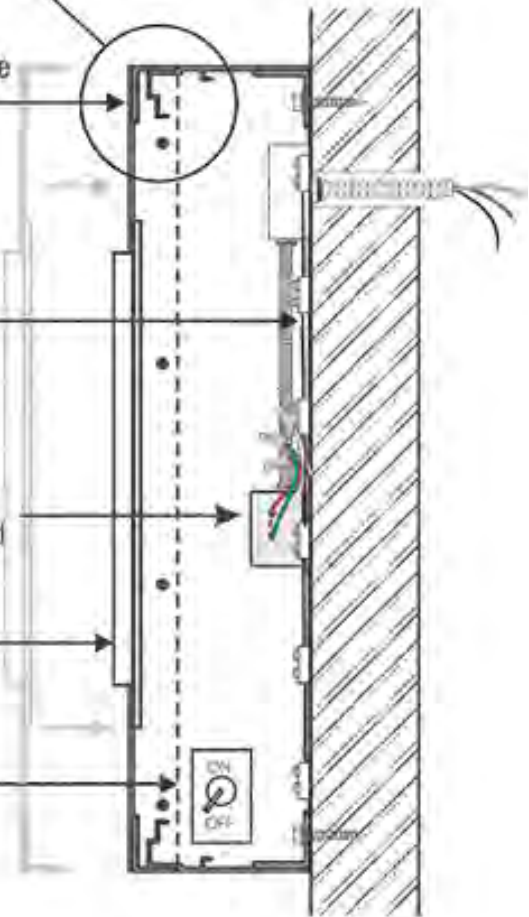
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Exterior ON/OFF
Disconnect Switch



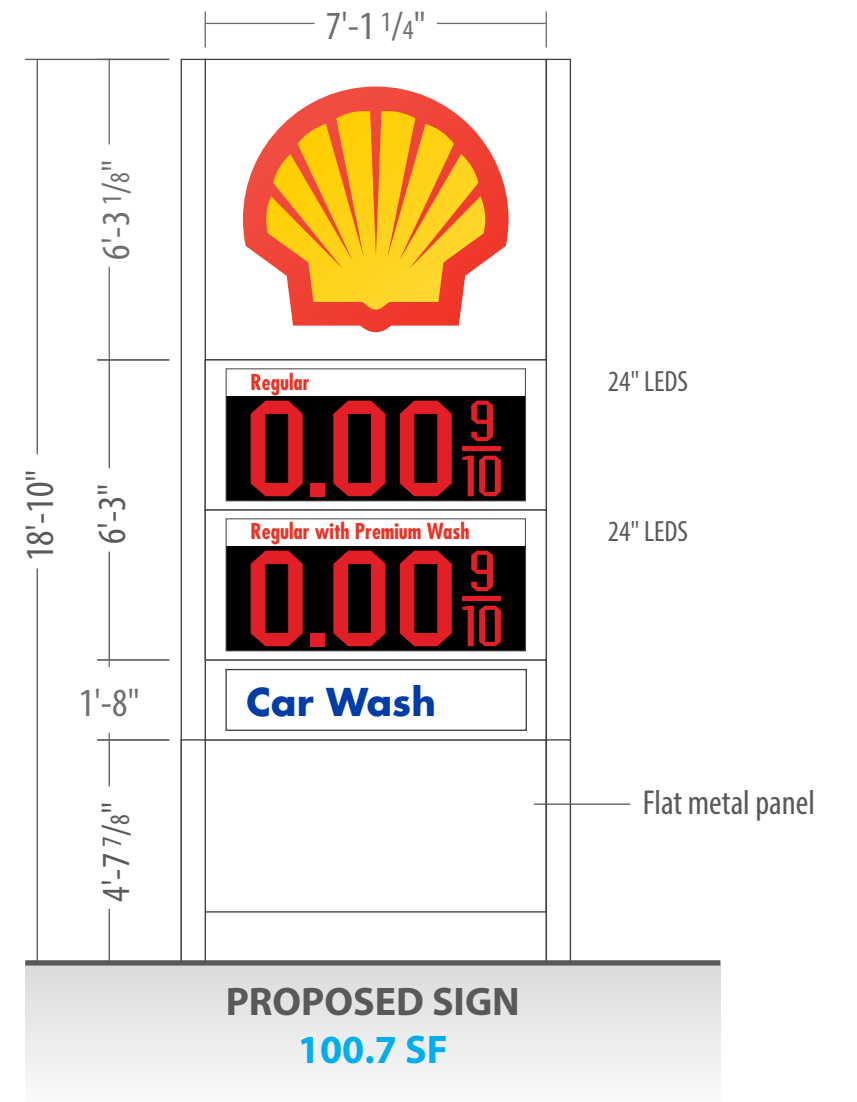
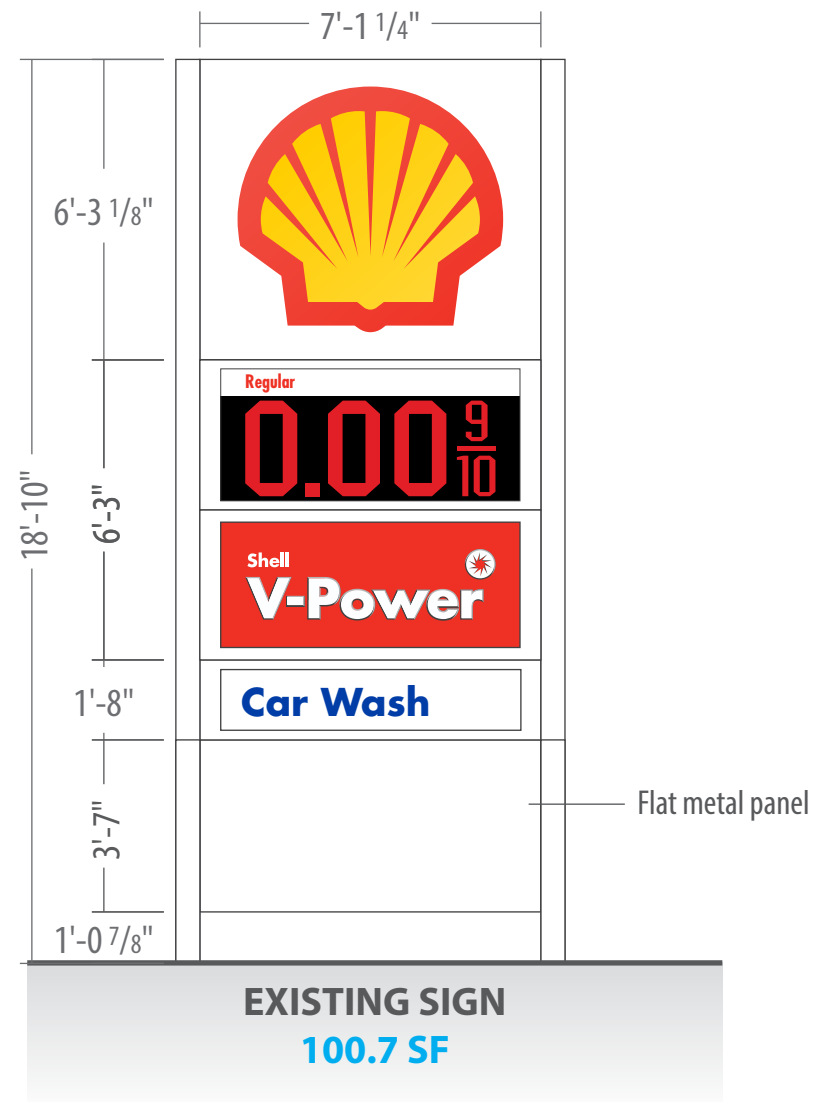


EXISTING

MID SIGN SCOPE OF WORK

- Re-use existing cabinets
- New Regular Price faces w/new 24" LEDs
- New Regular Premium Wash Price faces w/new 24" LEDs
- Paint cabinets and poles to Shell standards

ARTWORK REFLECTS CURRENT SURVEY



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K

SITE NUMBER
6807

LOCATION
HIGHLAND PARK, IL

ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH

DATE
08/25/25

REVISION
00

SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

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SIGNATURE _____ DATE **Page 37 of 113**

Rmarts

HP STORE REMODELS - 101325



NORTH SHORE

SKOKIE VALLEY

NORTH SHORE - SKOKIE VALLEY
EXTERIOR - FRONT



NORTH SHORE - SKOKIE VALLEY
EXTERIOR - FRONT



NORTH SHORE - SKOKIE VALLEY
EXTERIOR - BACK



NORTH SHORE - SKOKIE VALLEY
EXTERIOR - BACK



CAR WASH - DIRECTION SIGN

Clearance 7'-0"

WARNING
LOW CLEARANCE

Keep 'Er Clean

Clearance 7'-0"



NORTH SHORE - SKOKIE VALLEY

CAR WASH - SIDE / EXIT





LOWER YOUR ANTENNA

Car Wash

PLEASE
CAR IN
NEUTRAL
P R N D L
ANTENNA
DOWN
FOOT OFF
BRAKE
HANDS OFF
STEERING

ANNUAL
WASH PASS
99

NOT RESPONSIBLE FOR:
ANTENNAS; POWER
MUST BE DOWN
OTHERS MUST
BE TAKEN OFF
ANY RACKS
LOOSE CHROME OR
OTHER PARTS
LOOSE OR
DAMAGED MIRRORS

AUTO
WINDSHIELD
WIPERS
MUST BE OFF

ANNUAL
CAR WASH PASS
\$299

NORTH SHORE - SKOKIE VALLEY
CAR WASH - ENTRANCE

\$SAVE!

on Gas
with WASH

Keep 'em Clean
+
OPEN DAILY
7am-8pm
Romarts

Everybody Loves
A CLEAN CAR

PLEASE
CAR IN
NEUTRAL
P
ANTENNA
DOWN
FOOT OFF
HANDS OFF
FEEDING

ANNUAL
WASH PASS
99

NOT RESPONSIBLE FOR
ANY DAMAGE TO YOUR
VEHICLE OR EQUIPMENT
DURING SERVICE
WE WILL NOT BE
RESPONSIBLE FOR
ANY DAMAGE TO
YOUR VEHICLE
OR EQUIPMENT
DURING SERVICE

**AUTO
WINDSHIELD
WIPERS
MUST BE OFF**



THANK YOU!





CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	August 16, 2016
Project Address:	10 Skokie Valley Road
Applicant:	Jennifer Lopez, Corporate Identification Solutions (773) 763-9600
Project Name / Description:	Sign Package for Shell Gas Station at 10 Skokie Valley Road

Application Summary

Shell is updating the signs at this gas station. They are old and will be replaced with newer versions. No new signs are proposed, just replacements of existing signs and an upgrade to the LED Reader Board on the ground sign for gasoline prices.

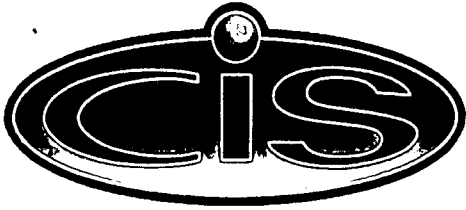
Approved Plans:

- Sign plan consisting of eight (8) pages drawn by Corporate Identification Solutions with a date of 06/23/16.

Approved Plans Attached.

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

Andy Cross
Senior Planner
City of Highland Park



08/09/2016

City of Highland Park
Architectural Review Board
Architectural Review Board Members
1150 Half Day Road
Highland Park, IL 60035

Re: 1411 Park Avenue West
Sign package proposal

In 2009, Shell Corporation upgraded the brand image. It was once RVI (Retail Visual Identification) and it is now RVLe (Retail Visual Identification, Evolution). The above referenced location would like to upgrade to the new RVLe standard for Shell. They want to make sure they meet the specification of the Shell standard.

Canopy:

- ❖ We are proposing removing the existing channel letters on the canopy that spell out Shell and replacing them with a logo instead that decreases the current amount of square footage.
- ❖ We will be changing the fascia of the canopy to reflect the Shell and Circle K canopy color pattern of White, Yellow, and then reattaching the existing illuminated Red bar that is currently on the canopy.
- ❖ The canopy structure will remain as is, we will simply be changing the signage that is currently on the canopy now.

Freestanding Sign:

- ❖ We will be changing the faces on the freestanding sign that are currently on the property, while maintaining the structure as is and reusing the existing cabinets that are currently on the sign.

Building Signs:

- ❖ On the building we will be removing the Food Mart sign and replacing it with a new one that meets Shell specifications.
- ❖ We will remove the old building fascia of Red on the Right and Yellow on the Left to reflect the new Shell image of Yellow on top and Red on the bottom.

We are hoping that these minor changes will be allowed and if there is anything that is not compliant with code regulations in Highland Park please let me know and I will get with my client so we can make sure we are in compliance. Following is the proposed changes along with examples of what these changes will look like.



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
Shell
SITE NUMBER
6808

LOCATION
Highland Park, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
06/10/16
REVISION
02
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600 | F: 773-763-9606
www.CorporateIDSolutions.com

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SIGNATURE _____ DATE _____



CUSTOMER
Circle K
SITE NUMBER
6808

LOCATION
Highland Park, IL
ACCOUNT REP
Ben DerLays

DRAWN BY
MH
DATE
05/25/16

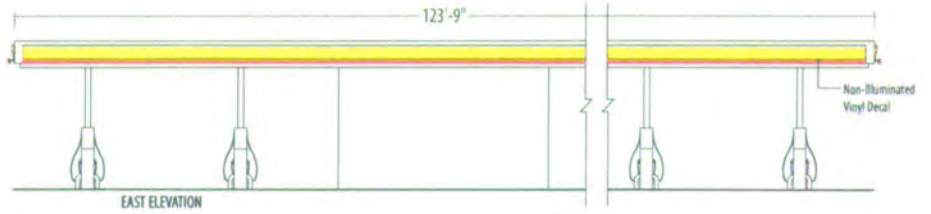
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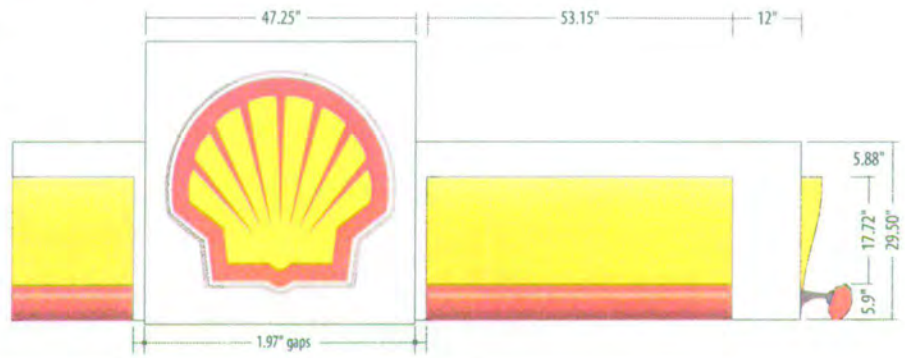
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SIGNATURE _____ DATE _____



ARTWORK REFLECTS CURRENT SURVEY

NORTH ELEVATION			
Gas Island Canopy Fascia	29.5' x 49'-6.5"	121.8 SF	12.7%
Shell Illuminated Pecten	47.25' x 47.25'	15.5 SF	<i>if available space</i>
SOUTH ELEVATION			
Gas Island Canopy Fascia	29.5' x 49'-6.5"	121.8 SF	12.7%
Shell Illuminated Pecten	47.25' x 47.25'	15.5 SF	<i>if available space</i>
WEST ELEVATION			
Gas Island Canopy Fascia	29.5' x 123'-9"	304.2 SF	5.0%
Shell Illuminated Pecten	47.25' x 47.25'	15.5 SF	<i>if available space</i>
EAST ELEVATION			
Non-illuminated vinyl decals			



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
6808

LOCATION
Highland Park, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
05/25/16

REVISION
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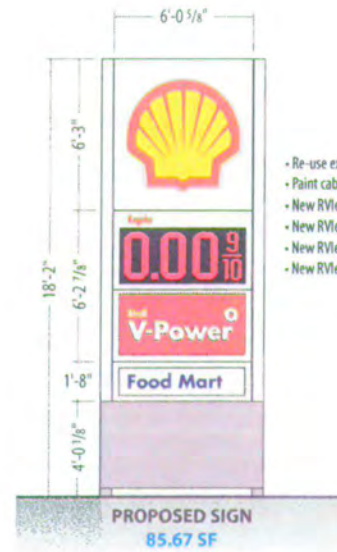
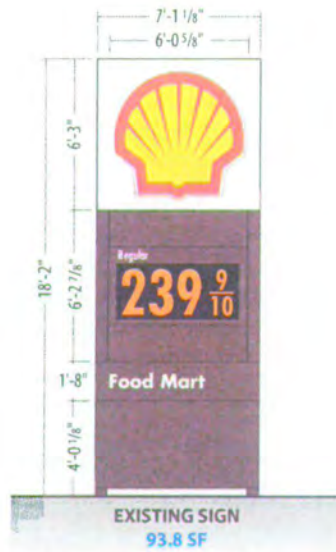
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SIGNATURE _____ DATE _____



EXISTING



- Re-use existing cabinets
- Paint cabinets and poles to RVle standards
- New RVle Shell faces
- New RVle V-Power faces
- New RVle Food Mart faces
- New RVle Regular Pricer faces, new 24" LED digits

ARTWORK REFLECTS CURRENT SURVEY



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
6808

LOCATION
Highland Park, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
08/11/16
REVISION
D2
SCALE
NTS

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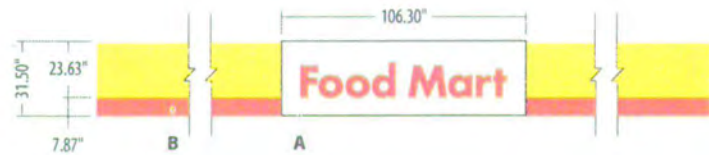
FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

	HEIGHT	WIDTH (FRONT)	DEPTH (SIDES)
BUILDING INFO	TBD	24'-5"	40'-3"
FASCIA INFO	TBD	24'-5"	40'-3"

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Non-illuminated Food Mart panel	2	31.5" x 106.3"	23.2 SF EACH
B	Non-illuminated bands	1	31.5" high	106 LF
C	Building Painted to Match Shell RVle Paint Schedule			

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- Shell White - 12" above grade to bottom of fascia
- 12" (300mm) gray band at the base. The gray band on previously painted brick and masonry buildings should extend to nearest grout line at the top of the fourth course of brick or second course of CMU blocks.



CUSTOMER
Shell
SITE NUMBER
6808

LOCATION
Highland Park, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
06/10/16

REVISION
02
SCALE
NTS

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SIGNATURE _____ DATE _____



FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

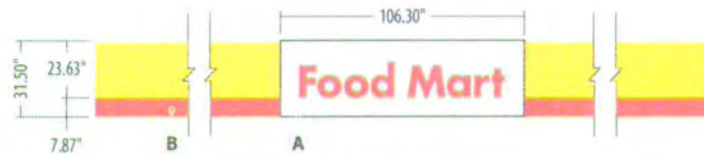
	HEIGHT	WIDTH (FRONT)	DEPTH (SIDES)
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CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Shell
SITE NUMBER
6808

LOCATION
Highland Park, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
06/10/16

REVISION
02
SCALE
NTS

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REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

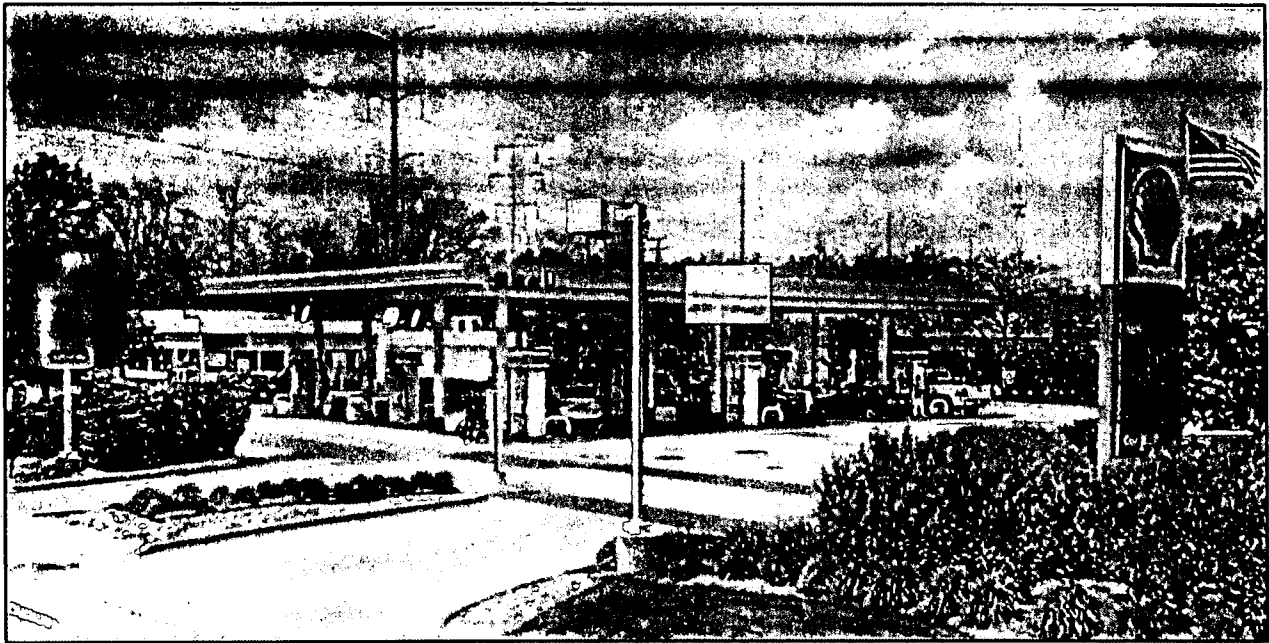
DATE REFERRED: August 16, 2016

ORIGINATED BY: Plan and Design Commission

SUBJECT: Design Review for a Sign Package for the Shell Gas Station at 10 Skokie Valley Road

SUBJECT PROPERTY

Site Location: 10 Skokie Valley Road
Current Zoning: B3 – Highway Commercial
Applicant: Corporate Identification Solutions, Chicago, Illinois



APPLICATION SUMMARY

The Shell Corporation has been rolling out updated branding standards for local fueling stations. The station at 2135 Green Bay Road (on the north end of downtown Highland Park) updated its signs in 2014 and now two other stations are proposing similar upgrades: 10 Skokie Valley Road and 1411 Park Avenue West (the northeast corner of Highway 41 and Park Avenue).

The Shell station at 10 Skokie Valley Road is at the northwest corner of the Lake Cook and Skokie Valley Road intersection. The existing signs on the property have been in place for many years. The most recent upgrade was the electronic reader board for gasoline prices in 2006. Now the owner is requesting approval for a new sign package for the property to accommodate all the signs associated with Shell's new branding standards.

Gas stations have unique sign needs because of the layout of structures on the property. The gas station canopy over the pumps provides sign opportunities, as well as the convenience store and outbuildings such as the car wash. The Sign Code's typical regulations allowing one wall sign or one canopy sign and a window sign for each use are poorly equipped to address this type of development. The Sign Package

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

offers the best opportunity for commercial properties with multiple buildings to propose a unified sign plan unique to their layout.

Proposed Sign Package

The sign plan for the Shell Station at 10 Skokie Valley Road proposes to replace all the existing signs. *No new signs are proposed.*

• Wall Signs

- “Food Mart” wall sign on the front of the convenience store is being replaced with a newer version. The size is 23.2 square feet, which is within the 15% size limit on the front façade of the building.
- Three “Car Wash” signs are being replaced on the car wash. There is one sign at either end of the car wash and one on the front wall facing Skokie Valley Road. The signs are non-illuminated and 23.2 square feet apiece (about 2.5’ x 9’)
- Two Shell “Pecten” signs (see **Figure 1**) on the gas pump canopy. The Pecten signs are replacing *Shell* lettering and have a smaller sign area than the lettering.

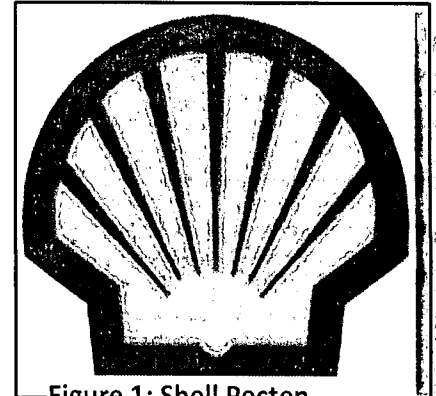


Figure 1: Shell Pecten

• Ground Sign

- The existing 18’10” ground sign will remain on the property. It has interior illumination, which is permitted in the B3 – Highway Commercial zoning district.
- The orange LED reader board for gasoline prices will be replaced with a new red LED unit and a new sign panel will be added to the sign for Shell V-Power gasoline.
- The pole sign was approved in 2006 and is considered legal non-conforming.
 - Pole signs are not permitted; ground signs must be monument-style signs with solid foundations / sign bases.
 - Ground signs are limited to 15 feet in height in this district
 - Sign faces are limited to 75 square feet in area. The sign face is increasing to 100 square feet, a 30% increase from existing conditions.

NOTES:

- The Sign Code establishes regulations for Canopy Signs, but the regulations contemplate a fabric canopy connected to a building and extending out over a sidewalk. For instance, all signs are limited to the valance of a canopy, may not extend out past the canopy’s surface, and lettering is limited to nine inches in height. As a result, the regulations for wall signs are applied to the Shell signs on the gas pump canopy.
- The red bar will be illuminated on three sides of the canopy. This is consistent with other gas station canopies, including the *Thornton’s* gas station on the opposite side of Skokie Valley Road from this Shell station.

SIGN RELIEF REQUESTED IN SIGN PACKAGE

An applicant may request variations to the Sign Code as part of a sign package. The Shell Station at 10 Skokie Valley Road is requesting the following variations:

- 1) Height for a ground sign
 - a. The height limit is 15 feet
 - b. The existing legal non-conforming sign is 18’10”.

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

- 2) Sign Area for the Ground Sign
 - a. The area limit is 75 square feet
 - b. The proposed sign will have 100 square feet, or 30% more than permitted by right
- 3) Allowing a Pole Sign instead of a conforming monument-style sign
- 4) Quantity of Wall Signs
 - a. One wall sign is permitted by Article 20, the Sign Code
 - b. Six wall signs are proposed
 - i. One on the gas station
 - ii. Three on the car wash
 - iii. Two on the Canopy
 - iv. Note all the signs currently exist and were approved by the Design Review Commission prior to the adoption of the current sign code.

SIGN PACKAGE APPROVAL PROCESS

A sign package is processed as a type of sign variation and the Plan & Design Commission has full approval authority for sign variations. However, sign packages have strict standards for eligibility. Per 150.2030(B)(2), an applicant may request a voluntary review of a sign package for the following:

- (i) any property containing more than one building for which an application has been submitted requesting approval of more than one sign on that property;
- (ii) any property that has frontage along two or more streets for which an application has been submitted requesting approval of more than one sign on that property; and
- (iii) any multiple tenant building for which an application has been submitted requesting approval of more than one sign on that building.

The Shell station's request satisfies standard (i) above: the property contains multiple buildings (car wash, convenience store, gas pump canopy) and the sign request is for six signs.

The Plan & Design Commission can approve a sign package by a simple majority vote based on an evaluation of the standards identified below:

Sign Package Standards

Section 2030 of the Sign Code discusses Sign Packages. The following subsection outlines the standards that apply to them:

Section 2030(D) Standards.

No Sign package shall be approved by the Design Review Commission unless the Design Review Commission shall find that the Sign package incorporates Signage that is:

- i. Unified and consistent throughout the building or property; and
- ii. Of a higher quality than would be otherwise required under the applicable Sign regulations; and
- iii. Compatible with the design and materials of the building or buildings, and consistent with the area surrounding the building or property.

SIGN PACKAGE REQUIREMENTS

The Sign Code requires the following information for a Sign Package:

Section 2030(C) Contents of Sign Package.

An application for approval of a Sign package shall include details regarding the design and location of all proposed Signs for which a Sign permit is required. The Sign package shall clearly define the areas of the building or property for which approval of a Sign package is requested. At a minimum, the following details shall be provided in the application submittal for approval of a Sign package:

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

1. Sign design, material(s), anchorage, and support(s)
The proposed sign package includes plans showing specific sign design and material specifications. The cabinet for the existing ground sign will be reused for the proposed ground sign and new wall signs will consist of ACM fascia and LED-illuminated signs mounted to the existing canopy over the gasoline dispensers on the site.
2. Sign location(s)
The sign package identifies the locations of all proposed signs on the property. Importantly, no locations will be changing from the existing conditions. Only the sign design and content will be updated.
3. Sign color(s)
The proposed sign package regulates the color of the proposed signage based on Shell corporate image standards.
4. Sign dimensions
The dimensions of individual signs are shown on the plans.
5. Method of illumination
Both the ground sign and the wall signs on the canopy are proposed to be internally illuminated. Internal illumination is permitted in the B3 – Highway Commercial zoning district.

RECOMMENDATION:

The Department of Community Development recommends that the Plan and Design Commission discuss the proposed sign package per the standards identified above. The Commission can approve the proposal, deny it, or recommend changes and continue the discussion to a future meeting.

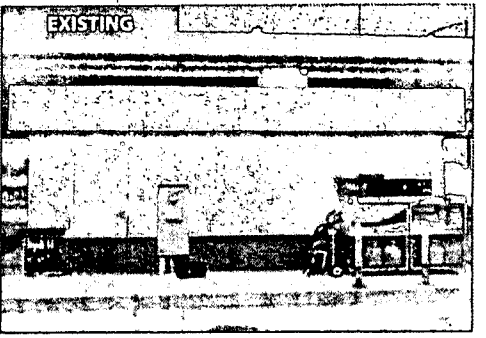
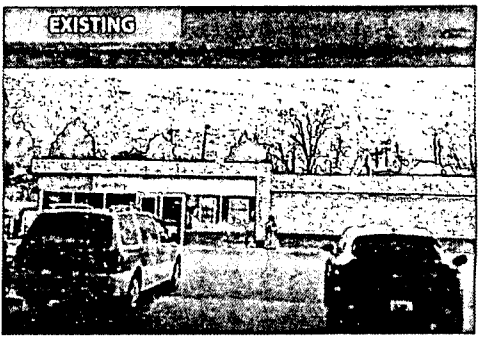
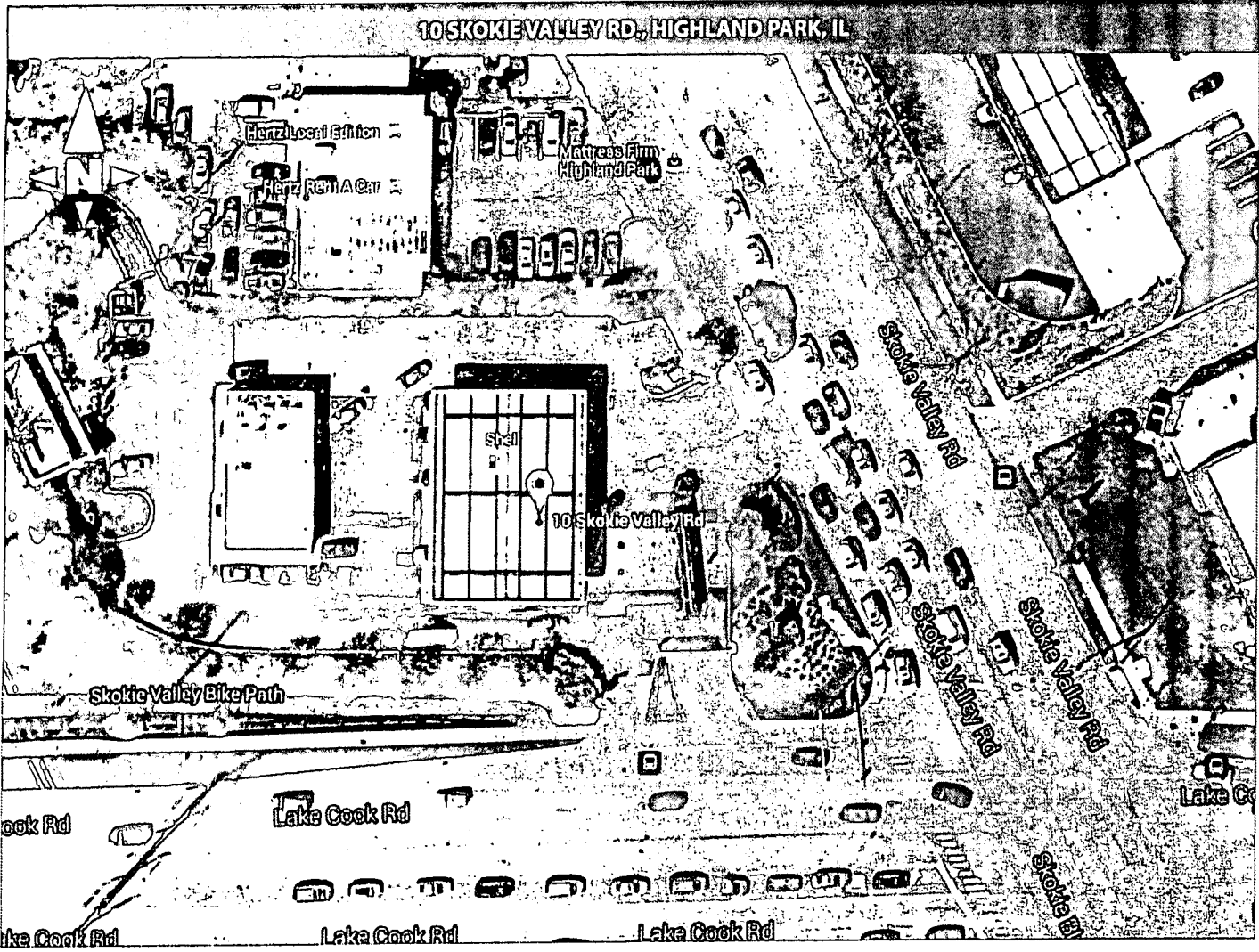
If the Commission approves the request, a Certificate of Design Review Approval will be drafted that identifies the plans for the proposed sign package. All building permits issued for the signs will be reviewed for conformance to the approved plans.

Documents Attached:

Sign Summary
 Sign plan

10 Skokie Valley Road Sign Summary

- For the existing freestanding sign we will be doing a face change to reflex the new Shell image.
- We will be reusing the existing cabinet for the Shell logo and putting in a new Shell logo.
- We will be reusing the existing cabinet for the LED price sign and do a face change as well as new Red LED digits.
- We will be reusing the lower cabinet and adding a divider in order to add the V-Power face and the Car Wash face.
- For the canopy we will be reusing the existing structure and upgrading it to the new Shell brand image.
- There is currently a channel letter set on the site. We will be removing that letter set and replacing it with a Shell logo.
- For the building we will be upgrading it to the new Shell brand image.
- For the Car Wash we will be upgrading to the new Shell brand image.
- We will be painting on site as well to give the location a better appearance.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
6807

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

DATE
06/23/16

REVISION
00

SCALE
NTS

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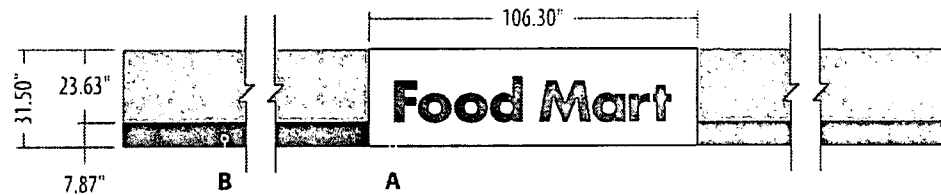
	HEIGHT	WIDTH (FRONT)	DEPTH (SIDES)
BUILDING INFO	Approx. 15'	67'-2"	39'-0"

FASCIA INFO	TBD	TBD	TBD
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	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Non-illuminated Food Mart panel	1	31.5" x 106.3"	23.2 SF
B	Non-illuminated bands	1	31.5" high	TBD LF
C	Building Painted to Match Shell RVle Paint Schedule			

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- Shell White - 12" above grade to bottom of fascia
- Shell Silver - Storefront window and door frames
- 12" x 300mm gray band at the base. The gray band on previously painted brick and masonry buildings should extend to nearest grout line at the top of the fourth course of brick or second course of CMU blocks



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
6807

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

DATE
06/23/16

REVISION
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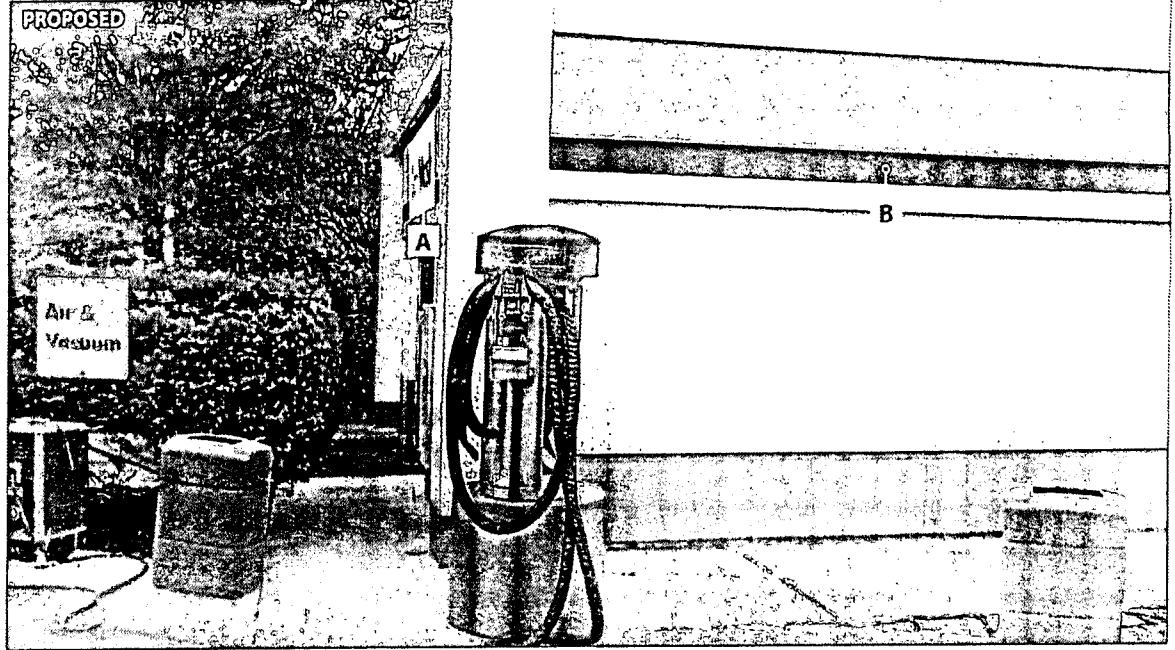
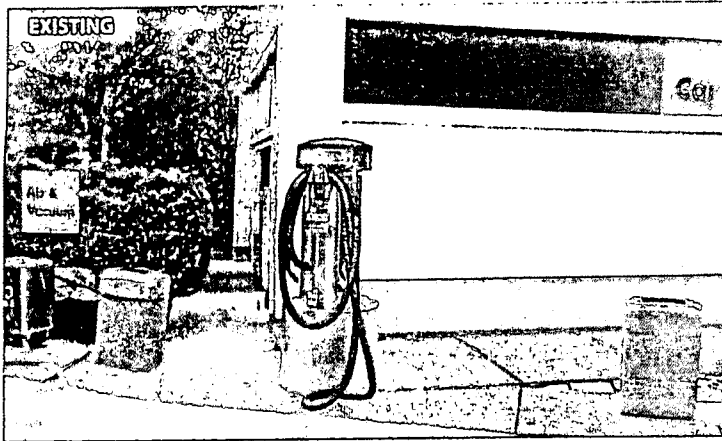
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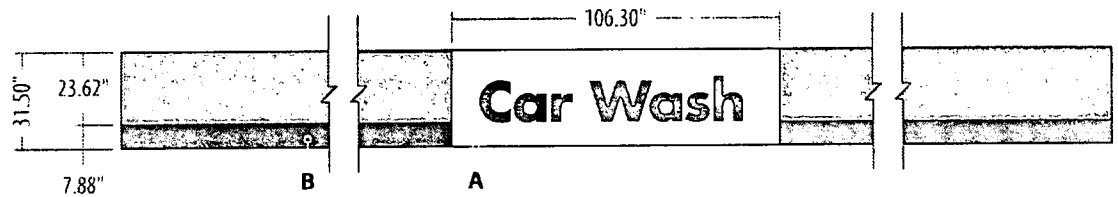
FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

	HEIGHT	WIDTH(FRONT)	DEPTH(SIDES)
BUILDING INFO	TBD	53'-6"	28'
FASCIA INFO	TBD	TBD	TBD

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Non-illuminated Car Wash panel	3	31.5" x 106.3"	23.2 SF EACH
B	Non-illuminated bands	1	31.5" high	TBD LF
C	Building Painted to Match Shell RV1e Paint Schedule			

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- Shell White - 12" above grade to bottom of fascia
- 12 (30mm) gray band at the base. The gray band on previously painted brick and masonry buildings should extend to nearest grout line at the top of the fourth course of brick or second course of CMU blocks.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Shell

SITE NUMBER
6805

LOCATION
Highland Park, IL

ACCOUNT REP
Sara DeHayes

DRAWN BY
MH

DATE
10/23/16

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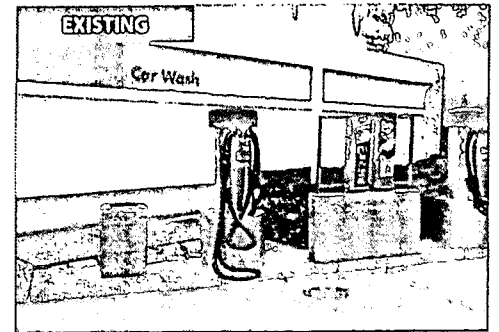
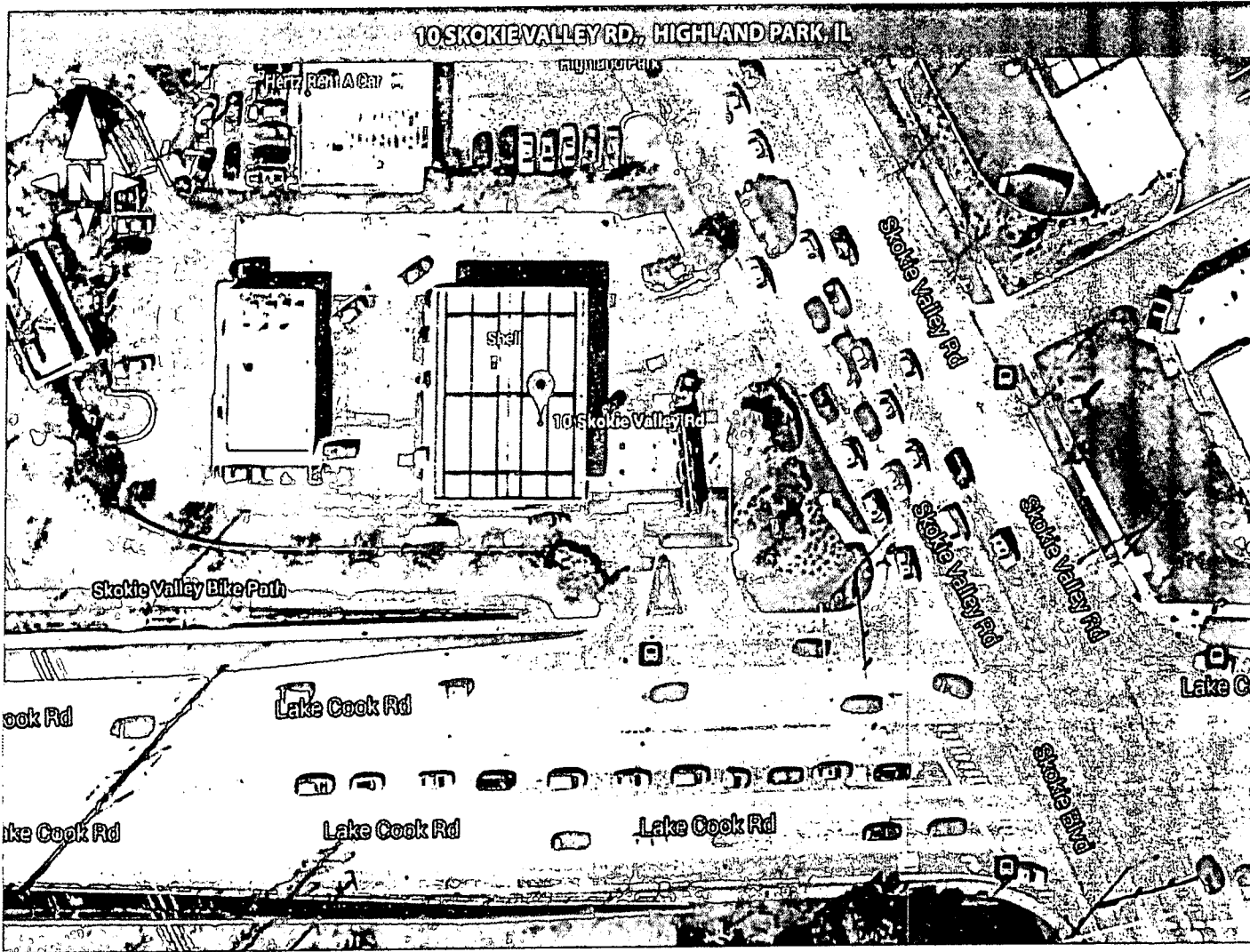
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CUSTOMER
Shell

SITE NUMBER
1885

LOCATION
Highland Park, IL

ACCOUNT REP
Ken DeBellevue

DRAWN BY
MH

DATE
06/23/16

REVISION
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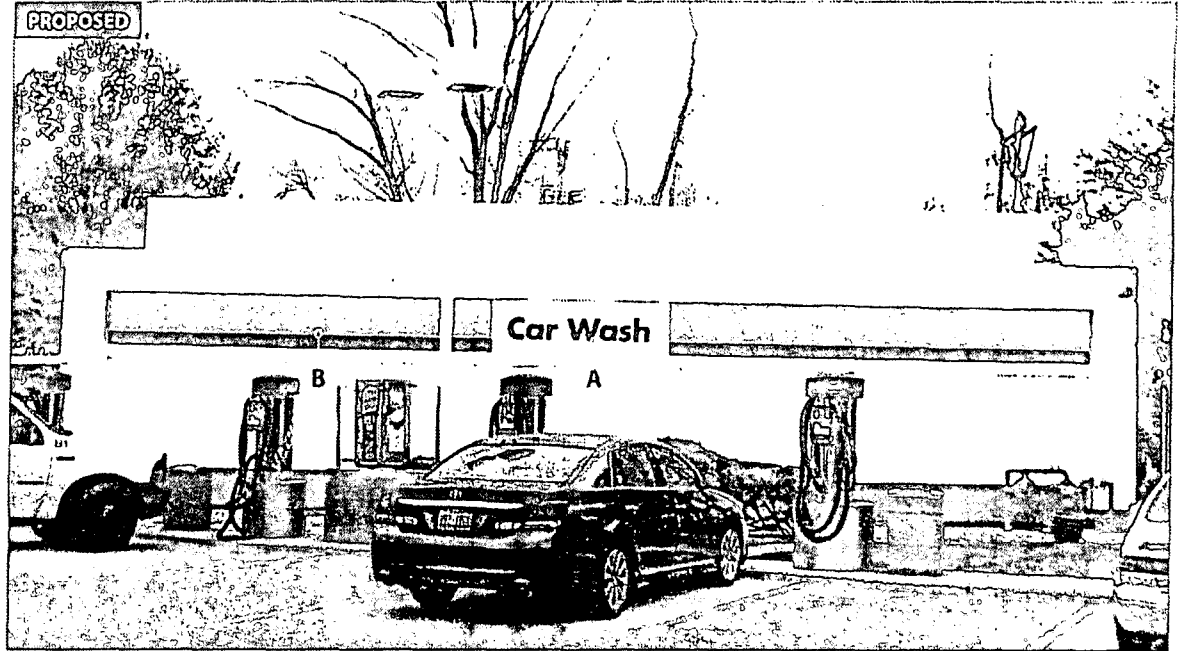
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	HEIGHT	WIDTH(FRONT)	DEPTH(SIDES)
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BUILDING INFO TBD 53'-6" 28'

FASCIA INFO TBD TBD TBD

	SIGN DESCRIPTION	QTY	SIZE	AREA
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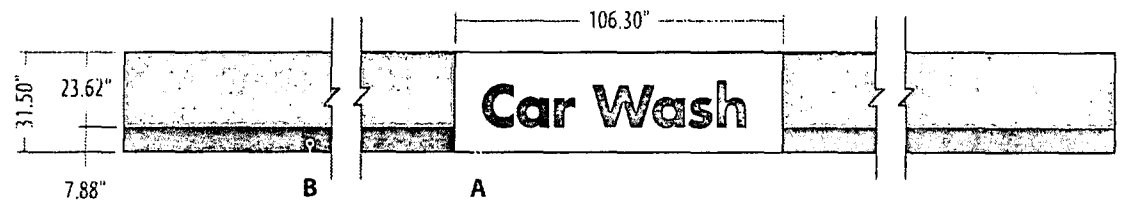
A Non-illuminated Car Wash panel 3 31.5" x 106.3" 23.2 SF EACH

B Non-illuminated bands 1 31.5" high TBD LF

C Building Painted to Match Shell RVie Paint Schedule

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- Shell White - 12" above grade to bottom of fascia
- 12" (300mm) gray band at the base. The gray band on previously painted brick and masonry buildings should extend to nearest grout line at the top of the fourth course of brick or second course of CMU blocks.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Shell

SITE NUMBER
6807

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

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SM

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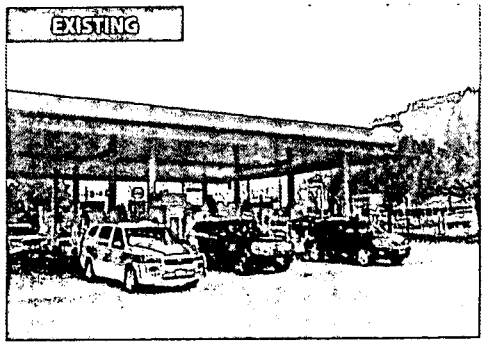
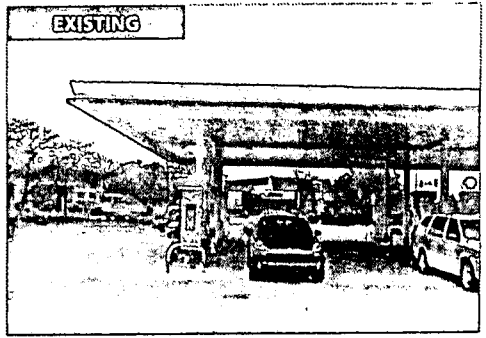
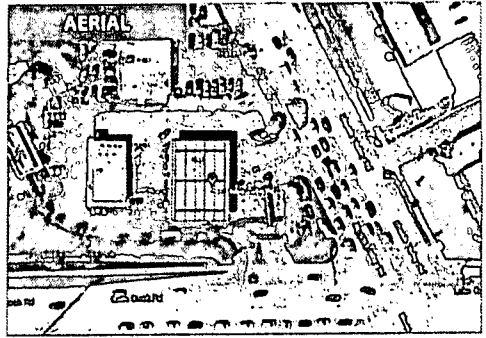
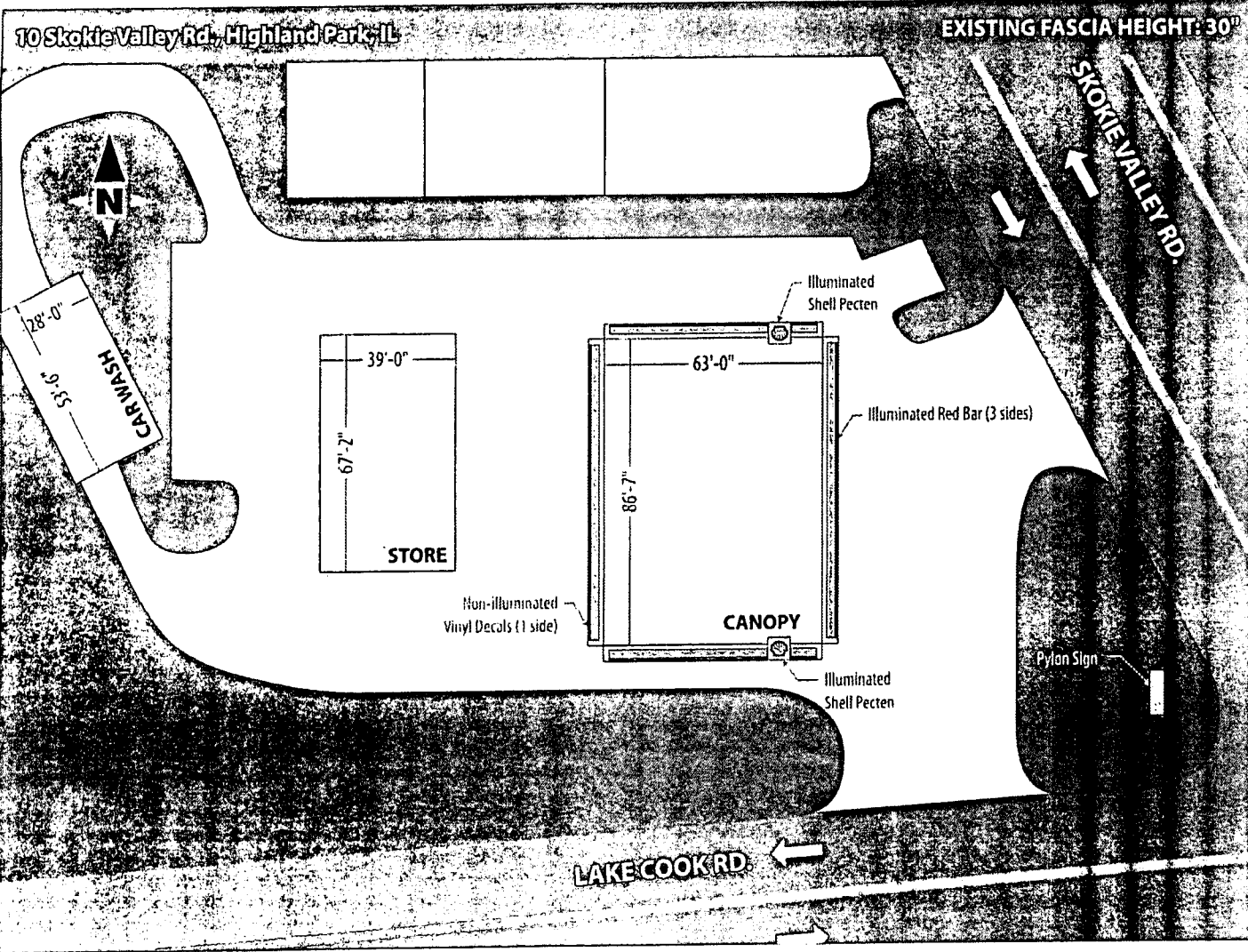
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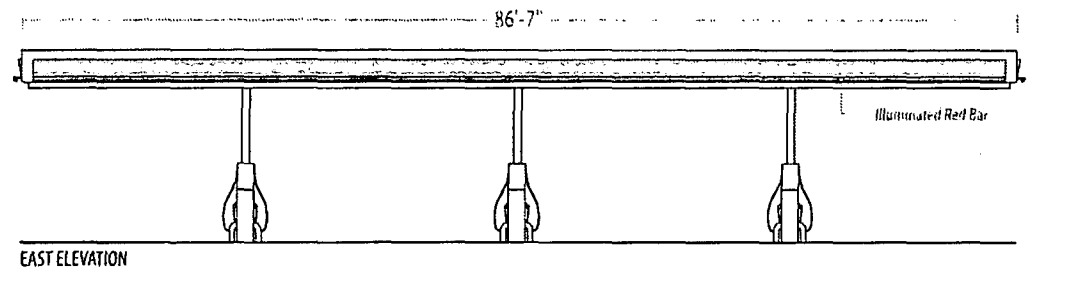
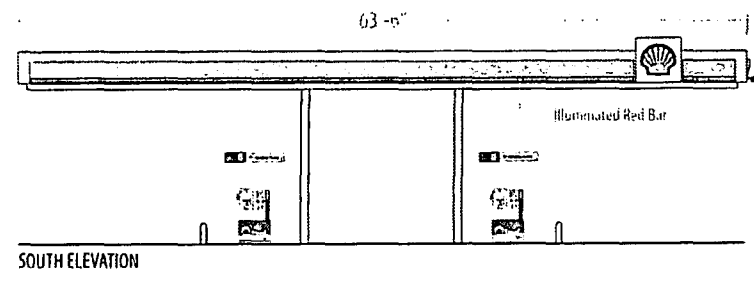
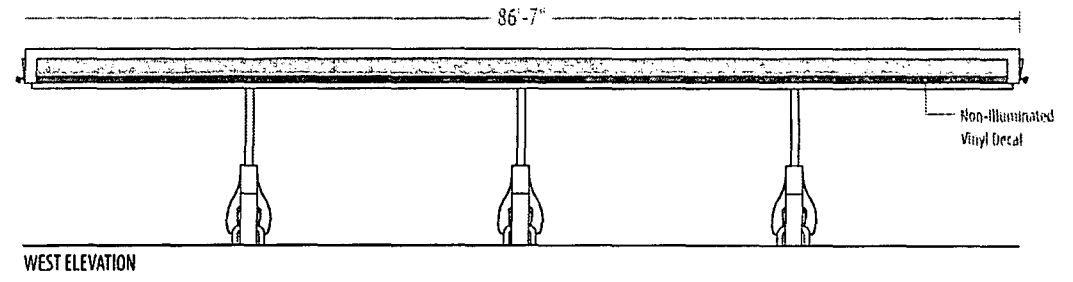
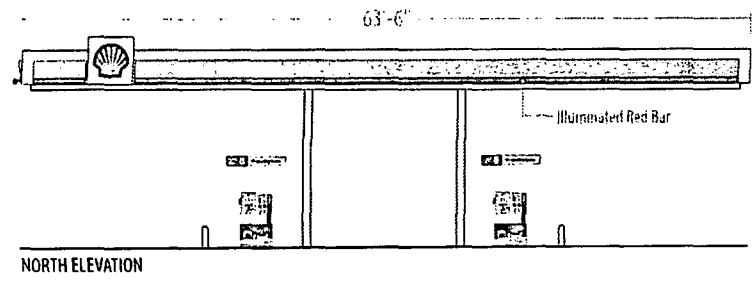
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Circle K
SITE NUMBER
14/A
LOCATION
Highland Park, IL
ACCOUNT REP
Sam DeHaves

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DATE
06/23/16
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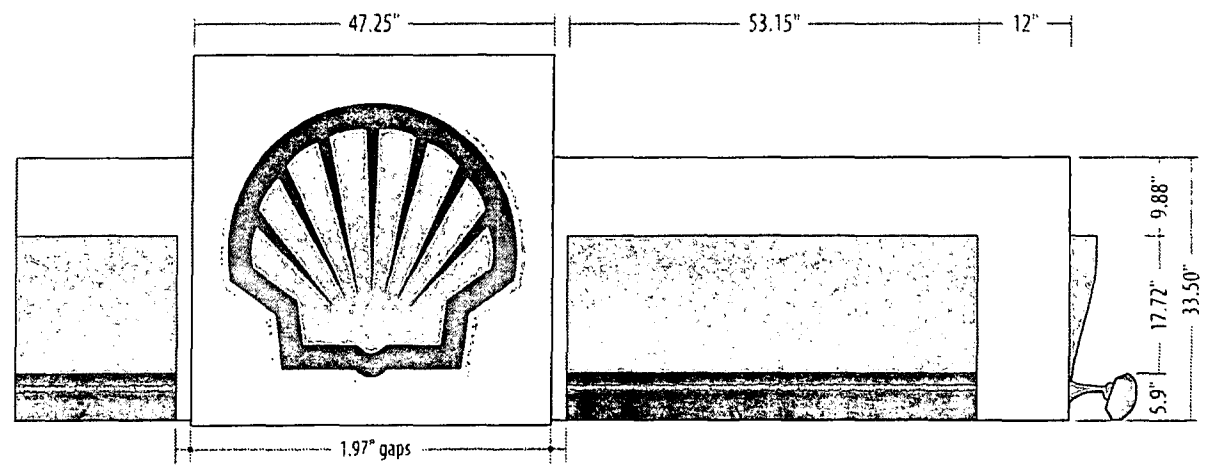
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ARTWORK REFLECTS CURRENT SURVEY

NORTH ELEVATION			
Gas Island Canopy Fascia	33.5" x 63'-6"	177.2 SF	8.7% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
SOUTH ELEVATION			
Gas Island Canopy Fascia	33.5" x 63'-6"	177.2 SF	8.7% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
EAST ELEVATION			
Illuminated Red Bar			
WEST ELEVATION			
Non-Illuminated Vinyl Decal			



1.75" ANGLE ADDED TO TOP & BOTTOM OF EXISTING FASCIA TO BRING HEIGHT TO 33.5"



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
N/A

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeMayes

DRAWN BY
MH

DATE
06/29/16

REVISION
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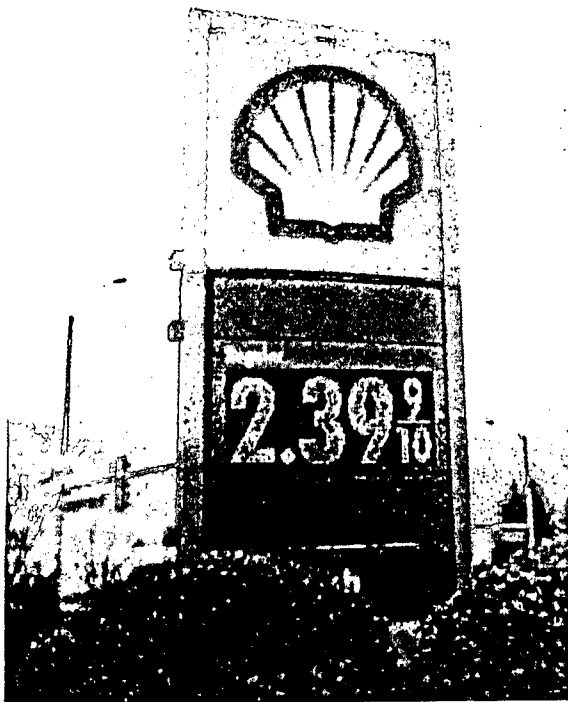
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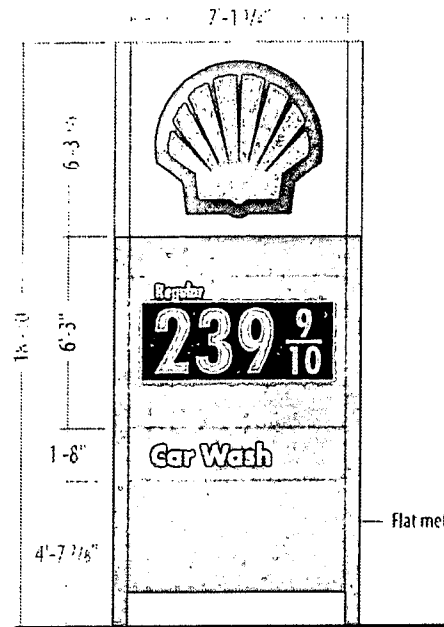
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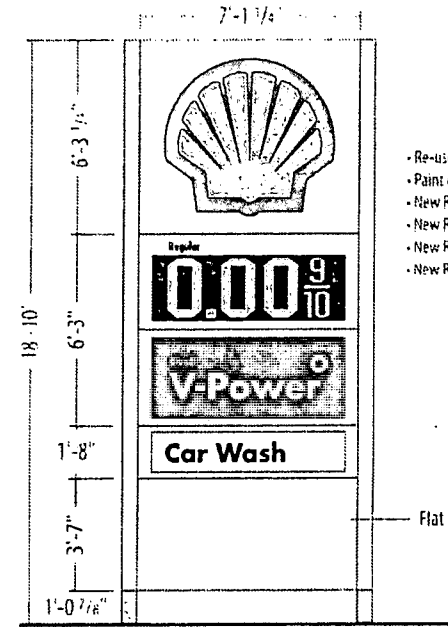
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EXISTING



EXISTING SIGN
100.7 SF



PROPOSED SIGN
100.7 SF

- Re-use existing cabinets
- Paint cabinets and poles to RVle standards
- New RVle Shell faces
- New RVle Regular Pricer faces, new 24" LEDs
- New RVle V-Power faces
- New RVle Car Wash faces

ARTWORK REFLECTS CURRENT SURVEY



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
AR07

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

DATE
06/27/16

REVISION
01

SCALE
N15

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SIGNATURE _____ DATE _____



City of Highland Park
Design Review Commission
Certificate of Approval

Date Approved: August 6, 2001

Project Address: 10 Skokie Highway

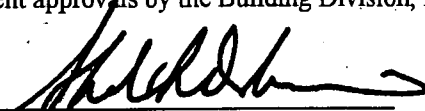
Project Name: Shell Oil Company - Exterior Modifications


Approval Type:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Administrative |
| <input checked="" type="checkbox"/> | Design Review Commission |
| <input checked="" type="checkbox"/> | As Submitted |
| <input type="checkbox"/> | With Modifications (See Comments Below) |
| <input type="checkbox"/> | Non Exclusive Special License Required |

Comments: Exterior modifications approved as submitted at the August 6, 2001 DRC meeting with a lit canopy fascia band and with porticos 24 inches high projecting 12 inches from the walls with lighting.

This is to verify that on this date, an approval was given by the Design Review Commission of the City of Highland Park, Illinois for this project subject to the above conditions (if any). It is the responsibility of the Petitioner to ensure that these conditions are met and all necessary permits are filed with the City. Design Review Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

BY: 
Sheldon Dobrin, Chairman
Design Review Commission

ATTEST: 
Secretary
Design Review Commission



City of Highland Park
Design Review Commission
Certificate of Approval

Date Approved: February 3, 2003

Project Address: 10 Skokie Valley Road

Applicant: Walter Hainsfurther
Kurtz Associates Architects
701 Lee Street, Suite 900
Des Plaines, IL 60016

Project Name: Shell Station – Lighting Plan

Approval Type:

<input type="checkbox"/>	Administrative
<input checked="" type="checkbox"/>	Design Review Commission
<input checked="" type="checkbox"/>	As Submitted
<input type="checkbox"/>	With Modifications (See Comments Below)
<input type="checkbox"/>	Non Exclusive Special License Required

Comments:

- Replace canopy lights, existing pole lights to remain.
- Approved photometric plan dated 1-2-03 is attached
- Approved flat lens fixture cut sheet is attached.

Cc: Terry Berrong
Gray Cable

This is to verify that on this date, an approval was given by the Design Review Commission of the City of Highland Park, Illinois for this project subject to the above conditions (if any). It is the responsibility of the Petitioner to ensure that these conditions are met and all necessary permits are filed with the City. Design Review Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

ATTEST: Thomas Richardson
Secretary
Design Review Commission

FLAT LENS SCOTTSDALE



THE FLAT LENS SCOTTSDALE® SERIES

U.S. Patents No. 5,662,407; 6,059,422; and other patents pending
 Patentado 199,294

LSI's Flat Lens Scottsdale is designed to deliver high performance lighting with controlled light distribution in situations where zoning restrictions demand sharp cut-off. It is available with a symmetrical reflector for general light distribution under the canopy or a directional reflector for lighting the vertical surfaces of your dispensers.

The Flat Lens Scottsdale also provides the many benefits of the original Scottsdale including, pulse-start technology, vertical lamp orientation, ease of installation and ground re-lamp. The Flat Lens Scottsdale carries a comprehensive 5-year warranty on all parts, finish, workmanship and electrical components (excluding lamps.)

SPECIFICATIONS

HOUSING

Each housing is a die-cast and spun aluminum reflector/housing unit. Two threaded conduit openings allow use of ballast box as junction box.

LENS/GASKET

A flat clear tempered glass lens or a C73 diffused flat tempered glass lens. A continuous one-piece extruded high temperature gasket assures a maximum seal to the housing.

LENS FRAME/DOOR FASTENER

Features an integral hinged die-cast aluminum lens frame. Door frame closes and locks with stainless steel spring catch, to allow for easy access for ground re-lamping.

INSTALLATION

One-person installation makes it the most installer-friendly product available.

REFLECTORS/DISTRIBUTION PATTERNS

A choice of symmetrical or directional reflectors are offered which can be used to direct light or limit the amount of light directed beyond the canopy perimeter. A vertical burn optical system provides a more uniform distribution of light.

BALLAST

High-power factor type CWA ballast is designed for -20 degree F operation. The ballast is mounted in a separate enclosure above the optical unit to provide the lowest operating temperatures available.

LIGHT SOURCE

Utilizes 175, 250, and 320 Watt pulse-start metal-halide lamps.

FINISH

Available with a white or bronze powder coat finish.

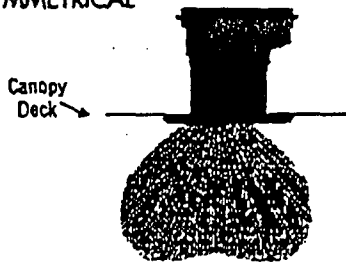
IP65



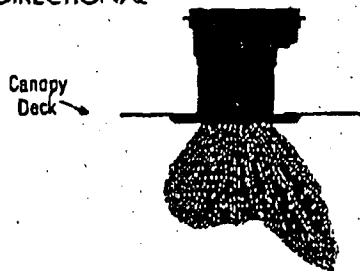
Listed for wet locations.

LIGHT DISTRIBUTION PATTERN

SYMMETRICAL



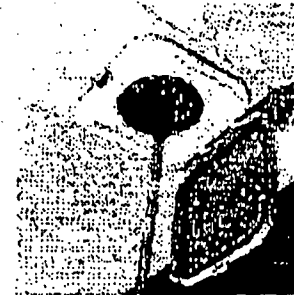
DIRECTIONAL



GROUND RE-LAMP FLEXIBILITY



The unit is opened and closed using a ground re-lamping tool.



Changing the lamp is quick and easy with the ground re-lamping tool.

PHOTOMETRICS

For detailed photometric data, please contact LSI.

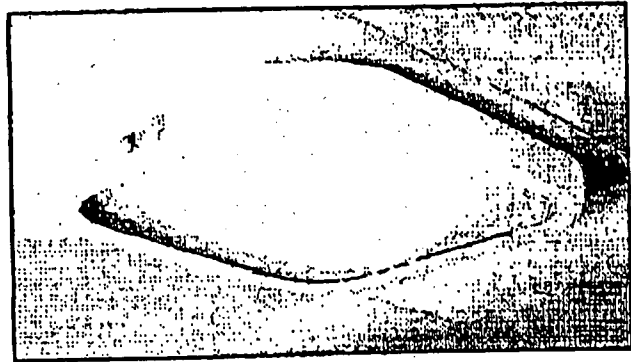
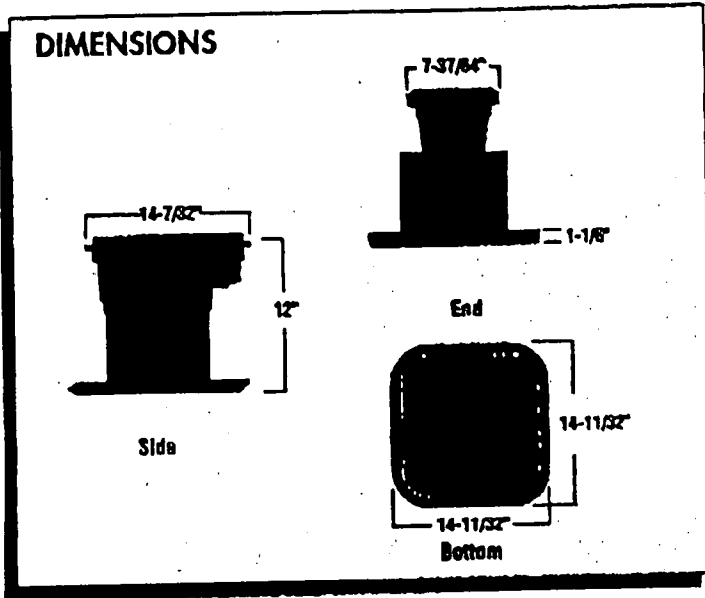


LSI PETROLEUM LIGHTING

10000 Alliance Road ♦ Cincinnati, Ohio 45242 ♦ (513)793-3200 FAX (513)984-1335 ♦ www.lsi-industries.com

PROPOSED CANOPY LIGHT

FLAT LENS SCOTTSDALE



C73 - Diffused Lens Shown

LUMINAIRE ORDERING INFORMATION Select appropriate choice from each column to formulate order code. Refer to example below.

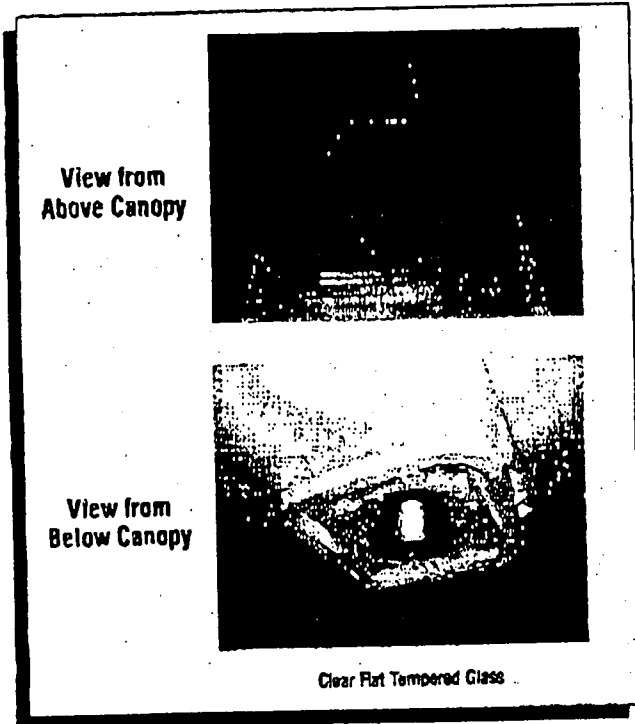
Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage ¹	Luminaire Finish	Options
<input checked="" type="checkbox"/> SCF	<input checked="" type="checkbox"/> S - Symmetrical <input type="checkbox"/> D - Directional ²	175 250 <input checked="" type="checkbox"/> 320	<input checked="" type="checkbox"/> PSMV - Pulse-Start Metal Halide Vertical 175, 250, 320 Watt	<input checked="" type="checkbox"/> F - Clear Flat Tempered Glass C73 - Diffused Glass	<input checked="" type="checkbox"/> MT - Multi Tap	<input checked="" type="checkbox"/> WHT - White BRZ - Bronze	<input checked="" type="checkbox"/> NO - No Options

EXAMPLE OF A TYPICAL ORDER

SCF - S - 320 - PSMV - F - MT - WHT - NO

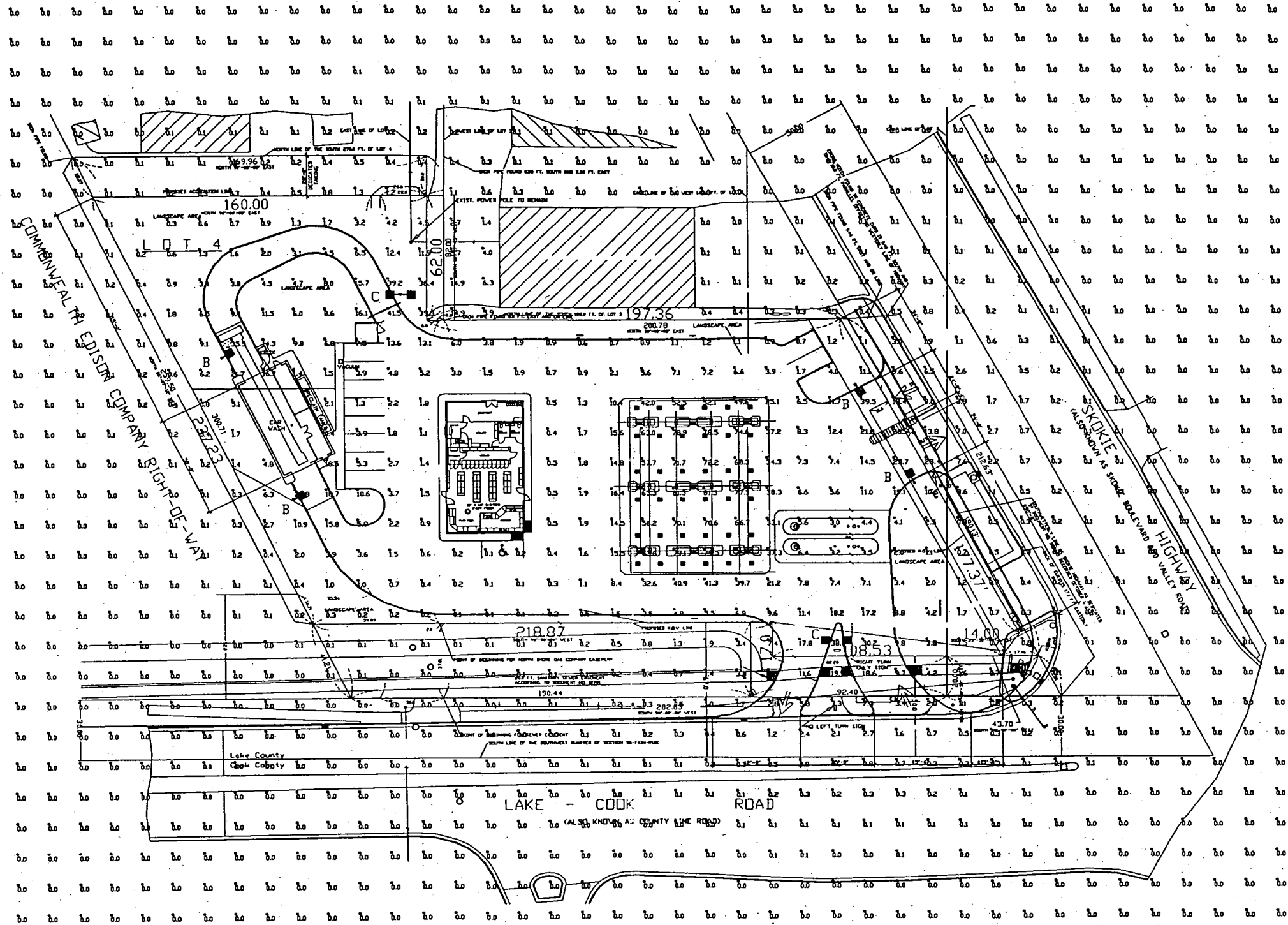
¹For international voltages, consult factory.

²Clear Flat Glass recommended with use of Directional Reflector, to maximize performance.



PARTS & ACCESSORY ORDERING INFORMATION

Description	Order Number
Lamp Changer Assembly	132678A
175 Watt Pulse-Start Metal Halide (PSMV) Lamp	153864
250 Watt Pulse-Start Metal Halide (PSMV) Lamp	148884
320 Watt Pulse-Start Metal Halide (PSMV) Lamp	22187
Clear Flat Tempered Glass	159543
C73 - Diffused Glass	158544
Door Frame Gasket	166559



PHOTOMETRIC PLAN UTILIZING PROPOSED CANOPY LIGHTS

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	67.84	81.5	42.0	1.62	1.94
INSIDE CURB	8.79	41.5	0.1	87.90	415.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Total Watts
	36	A	SINGLE	32000	0.720	SCF-S-320-PSMV-F	370
	4	B	SINGLE	110000	0.720	GBR-FP-1000-MHR-CT 18' POLE SINGLE	1080
	2	C	D180	110000	0.720	GBR-FP-1000-MHR-CT 18' POLE D180	2160

Rev.	Date	By

Revisions

LIGHTING PROPOSAL FOR
SHELL
HIGHLAND PARK, IL

SCALE: 1" = 30'
DATE: 1-2-03
REV: BDB

LO-59174-3
Page 76 of 113
SHEET 1 OF 1

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in fixture and other variable field conditions.



CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	November 4 th , 2025
Project Address:	10 Skokie Valley Road (the "Property")
Applicant:	Ryan Razowsky, on behalf of RDK Ventures LLC
Project Name / Description:	Sign Package Amendment & Design Review for Shell/Rmarts

Application Summary

The Plan & Design Commission approved the Design Review and the Sign Package Amendment to amend the sign package regulations to allow the signage as specifically proposed in **Attachment 3** of the packet. This proposal supersedes the prior signage regulations for the subject property.

Conditions of Approval:

- Must comply with size and method of internal illumination as stipulated in proposed Sign Package.
- The changes for signage are only those identified in **Attachment 3** and the staff report.
- Applicant must obtain necessary building permits to proceed with installation of the signage shown in the attached sign plans.
- Notwithstanding anything in the Approved Plans, **no** new exterior lighting for any of the buildings is proposed, nor approved. (The renderings appear to depict new red accent lighting on the façade of the convenience store building – this is not proposed nor approved. There is, at this location, existing white accent lighting that will remain.)

Approved Plans:

- Approved Sign Package– per **Attachment 3** in the posted packet for November 4, 2025

Approved Plans Attached.

See next page for notes and signature.

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

Anthony Mistretta
Planner I
Community Development

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the November 4, 2025 Commission Meeting
RE: **Public Hearing #PUD-2025-00067 for an amendment to a Special Use Permit in the nature of a Planned Development, Design Review, and Modifications from City Code (763 Dean Ave., known as Ravinia School)**

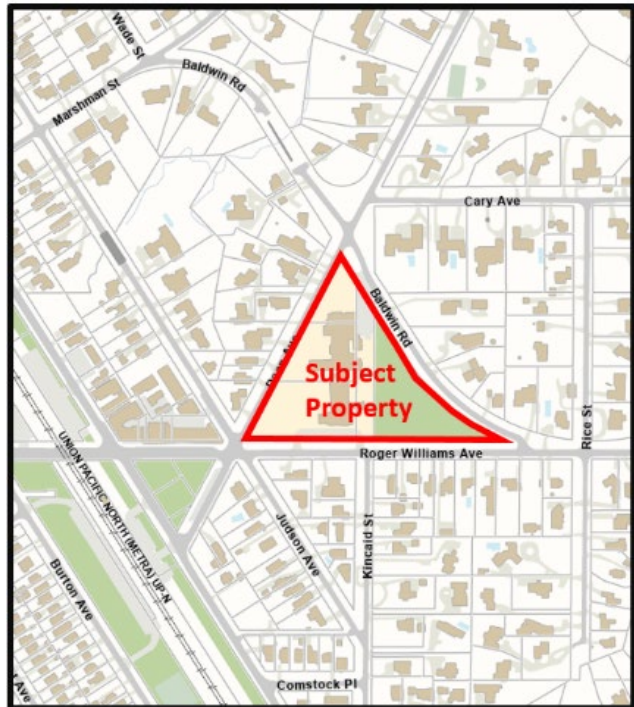
PROJECT SUMMARY:

The petitioner, Wight & Company-Stuart Brodsky, of 2500 N. Frontage Road, Darien IL 60561 on behalf of the owners North Shore School District 112 (Dr. Michael Lubelfeld), of 445 Sheridan Road, Highwood, IL 60060 (collectively the “*Applicant*”) has submitted an application for an amendment to the existing PUD in order to change/expand off-street parking for the existing school building 763 Dean Avenue, Ravinia School (the “*Property*”).

The amendment will consist of a new parking area (13 parking spaces) along Roger Williams Ave and an expansion of an existing parking lot (3 parking spaces) that is centrally located and is accessed along Baldwin Road.

This request includes the following:

1. Planned Development Amendment (“PUD”) Review – PDC makes recommendation to City Council. This includes the following:
 2. Design Review – PDC is authority and makes approval.
 - a. This includes certain landscaping variation requests. Note: The City Council will have final authority over plans, as this is a PUD.



The Applicant’s Narrative Statement is included as **Attachment 1**. The architectural plans and renderings are included as **Attachment 2**.

VARIATION RELIEF SUMMARY:

- Section 150.2220(C) – Vehicular Use Area Interior Landscaping. Applicant requests relief to the interior landscaping area provision and proposes no interior landscaping islands.

PUBLIC COMMENTS:

One Public Hearing Appearance Form has been submitted and is included as **Attachment 5**

EXISTING CONDITIONS:

As a part of the PUD application approved by [City Council on May 8, 2023](#), the property was consolidated to one parcel as well as site improvements such as off-street parking and additions.

BUILDING & SITE DESIGN:

The proposed project is to amend the existing PUD and to expand existing parking facilities on the property.

ZONING ANALYSIS:

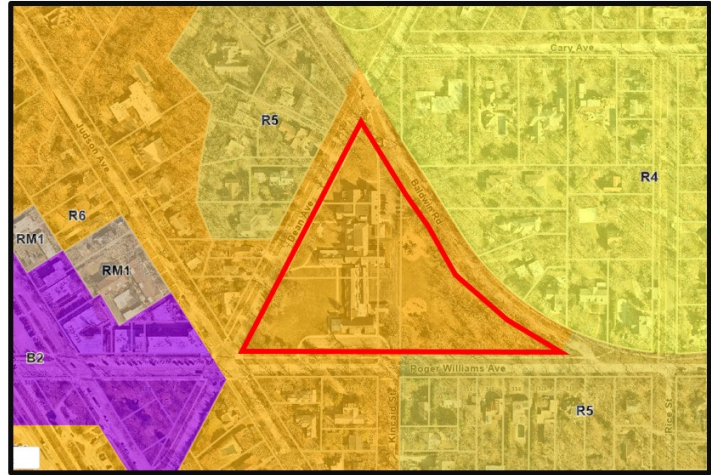
The Property is zoned R6: Medium Density Residential District.

Land Use.

Per Section 150.490, the land use Elementary & High Schools, Public, Private & Parochial including Kindergartens is a “P” (permitted”) land use within the R6 zoning district. There is also a park on the property, and Parks & Playgrounds are a “P” use in the R6 as well.

Planned Development.

Per Section 150.505, the Applicant is proceeding by a Planned Development Amendment (“PUD”). If the development has 10 or more units proposed in a residential district a PUD will be required.



Public Benefit Proposed.

Applicant is not required to offer any public benefit for this project.

Common / Open Space.

The requirement is only applicable to residential developments.

Setbacks.

Per Section 150.703, the development must meet the following R6 setbacks, and other setbacks apply as stated below, please note these were the required setbacks for the additions in 2023:

- West, along Dean Avenue, a front yard requirement: 25’.
 - Per Section 150.708.D (paraphrasing, see exact code [here](#)): because the additions exceed the maximum allowed R6 height (which is allowed per Section 150.708.D) the setback requirement is actually **32’**.
- East, along Baldwin Avenue, a front yard requirement: 25’.
 - Per Section 150.708.D (paraphrasing): because the additions exceed the maximum allowed R6 height (which is allowed per Section 150.708.D) the setback requirement is actually **32’**.
- South, along Roger Williams Avenue, a front yard requirement: 25’.
 - Per Section 150.708.D (paraphrasing): because the additions exceed the maximum allowed R6 height (which is allowed per Section 150.708.D) the setback requirement is actually **32’**.
 - A portion of Roger Williams Avenue will require a 40’ setback, due to Section 150.520.J, requiring (paraphrasing, see [here](#) for specific language) that a PUD’s setback take on either the underlying zoning or the adjacent zoning, whichever is more restrictive. The portion of Roger Williams Avenue property line from the eastern boundary of Kincaid Street to the eastern point is adjacent to R5 zoning and therefore takes the 40’ front yard setback requirement.

Lot Dimensions.

- There are no minimum width or area requirements for a school. The Property complies with the 50' average width and 7,260 sq. ft. requirements, though these are applicable to subdivision and single family use.

Height.

No changes to the building are being proposed.

Max. Lot Coverage.

Not applicable to single family zoning districts, except for required rear yards and in certain required front yards for corner lots.

Off-Street Parking & Loading.

The required off-street parking was approved by the adopted PUD in 2023, this proposal is expanding excess parking.

DESIGN REVIEW – CHAPTER 176:

As a new residential development, this project is subject to the provisions in Chapter 176 of the City Code, "Design Review." These will include the following:

- Vehicular Use Area plantings are required per Section 150.2220:
 - 5' buffer required within 25' of a street and within 25' of a residential district: Applicant proposes 5' buffer along all applicable vehicular use areas.
 - Interior landscaping is required:
 - RELIEF NEEDED: The applicant does not propose any interior landscaping islands as a part of this application.
- Lighting – Applicant indicates no changes to lighting are being proposed.

NEIGHBORHOOD CONTEXT:

- North: R4 & R5, residential uses.
- West: R5, R6, & B2, residential uses & commercial uses.
- South: R5 & R6, residential uses.
- East: R4, residential uses.

APPROVAL PROCESS:

The following zoning, subdivision, and design review applications are necessary for the Applicant to complete their project, as well as building permit/s and other permit/s as necessary:

(1) Planned Development (Amendment) and (2) Design Review

The standards of approval that apply are as follows:

- Preliminary PUD: [Sec. 150.520](#) and [Sec. 150.525\(H\)](#).
- Design Review. [Sec. 176.205](#).

CITY DEPARTMENT COMMENTS:

City Forestry:

- Comments have been addressed by the applicant

City Engineering Division

- Accept the previously submitted traffic study from 2023 PUD

The Police Department:

➤ No comments

Fire Department:

➤ No comments

Building Division:

➤ No comments

PW Utilities:

➤ No comments

RECOMMENDATION:

The Department of Community Development recommends that the Plan & Design Commission open the public hearing, consider the request, and continue or adopt findings of fact, as appropriate.

The applicant has requested Findings of Fact be drafted prior to the meeting, see **Attachment 6**. The Commission should review and provide any necessary comments or conditions.

To: Plan and Design Commission - City of Highland Park

Request: Request for Planned Development Review

Property: Ravinia Elementary School
763 Dean Avenue
Highland Park, IL 60035

Project Description:

The school district proposes an amendment to the previously approved, and in-progress, Planned Unit Development to allow for the expansion of off-street parking facilities. The project seeks to address parking demands generated by existing use within the PUD and to improve overall off-street parking capacity.

The original PUD application included off-street parking for 52 stalls with approval for future expansion of 11 additional stalls for a total of 63 stalls.

The immediate proposal (Phase II) is to construct an additional 15 stalls on the south end of the property with future expansion provisions (Phase III) of up to 16 an additional stalls.

The proposed amendment includes the construction of additional off-street parking spaces within the existing development boundaries, reconfiguration of certain drive aisles, and minor adjustments to landscaping to accommodate the new layout. The design will comply with applicable zoning and development standards, including requirements for accessible spaces, screening, stormwater management, and landscaping buffers.

No changes are proposed to the approved building footprints, land uses, or density of the development. The amendment is limited in scope to the expansion of parking capacity and associated site improvements, with the intent of minimizing impacts on adjacent properties and the surrounding community.

This modification is consistent with the intent of the original PUD approval and enhances the overall functionality of the site by ensuring adequate parking to serve visitors and employees.

Timeline:

The project will begin and complete as soon as possible and as weather and material supply permits.

Quantitative Summary of Key Facts

Item	Current	Proposed
Zoning District	R6, school permitted	R6, school permitted
Building Height 60 feet maximum height for school use	Not Applicable	Not Applicable
Building Setback from Property Lines Front Setback Required: 25 feet + 1 foot per foot of building height over 30 feet	Not Applicable	Not Applicable
Floor-Area-Ratio (F.A.R.) $(.15 \times \text{lot area}) + 1250 \times 1.00$ lot area Required: 0.15 maximum	Not Applicable	Not Applicable
Number of Parking Spaces (on-site) Street parking is available but not included.	49 + 3 ADA	Phase II (south parking improvements only): 65 Total (4 ADA + 2 EV) Phase III (central and north parking improvements): 81 Total (5 ADA + 2 EV)
Total impervious area	103, 925 sf	110,890 sf
Building Footprint	44,843 SF	44,843 SF
Total Square Footage	63,488 SF	63,488 SF
Lot Area	236,480 SF	236,480 SF

Proposed Variation of Zoning Standards

1. Article VIII Sec. 150.805 B.2 Regulations for locating off-street parking.
 - a. Per Article VIII Sec. 150.805 B.2, parking more than those required may be located in the front yard of R-6 zoning districts with dense landscape buffer. Per Table R, elementary school parking space requirements are as determined by zoning administrator. Zoning variance for locating within the front setbacks on both the north and south property lines is requested if zoning administrator deems it to be necessary.

Statement of Public Benefit:

The public benefit will be accommodating additional parking on-site and reducing the frequency of street parking in the immediate neighborhoods surrounding the school.

Legal Description of Property

Refer to attached survey for legal description

Request to Waive Fees

The school district would like to request a waiver to the application fees, we feel it would be an inappropriate use of the school district/taxpayer time and resources.

RAVINIA ELEMENTARY SCHOOL ADDITION AND RENOVATION

763 DEAN AVE.
HIGHLAND PARK, ILLINOIS 60035

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The City of Highland Park A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.
- Contractor Shall Confirm All Roof Downspouts Have Been Located And Coordinated With Roofing Contractor And Underground Piping Has Been Installed Prior To Pavement Improvements.



CIVIL SHEET INDEX

C0.00	CIVIL COVER SHEET
C0.01	ALTA / NSPS LAND TITLE SURVEY
C0.02	ALTA / NSPS LAND TITLE SURVEY
C1.00	OVERALL SITE DEMOLITION PLAN (EXISTING CONDITIONS)
C1.01	SITE DEMOLITION PLAN
C2.00	OVERALL SITE GEOMETRY PLAN (PROPOSED CONDITIONS)
C2.01	SITE GEOMETRY PLAN
C3.01	SITE UTILITY PLAN
C4.01	SITE GRADING AND PAVING PLAN
C5.01	SOIL EROSION AND SEDIMENT CONTROL PLAN
C6.01	SITE WORK DETAILS
C7.01	CITY OF HIGHLAND PARK STANDARD CONSTRUCTION DETAILS
CX1.01	VEHICLE USE AREA EXHIBIT

LANDSCAPE SHEET INDEX

L0.10	OVERALL SITE TREE PRESERVATION AND REMOVAL PLAN
L0.11	OVERALL SITE TREE PRESERVATION AND REMOVAL PLAN
L0.12	TREE PRESERVATION AND REMOVAL PLAN (SOUTH)
L1.00	OVERALL SITE LANDSCAPE PLAN
L1.01	SITE LANDSCAPE PLAN (SOUTH)
L2.01	LANDSCAPE DETAILS

**NOT FOR
CONSTRUCTION**

REV	R1 FOR PUD PUD SUBMISSION DESCRIPTION	10/29/2025 09/30/2025 DATE
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**RAVINIA ELEMENTARY
SCHOOL - ADDITION
AND RENOVATION**

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

COVER SHEET

Project Number:
220112
Drawn By:
JC
Sheet:

C0.00

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.

NOT FOR CONSTRUCTION

REV	R1 FOR PUD PUD SUBMISSION DESCRIPTION	10/29/2025 09/30/2025 DATE
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RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

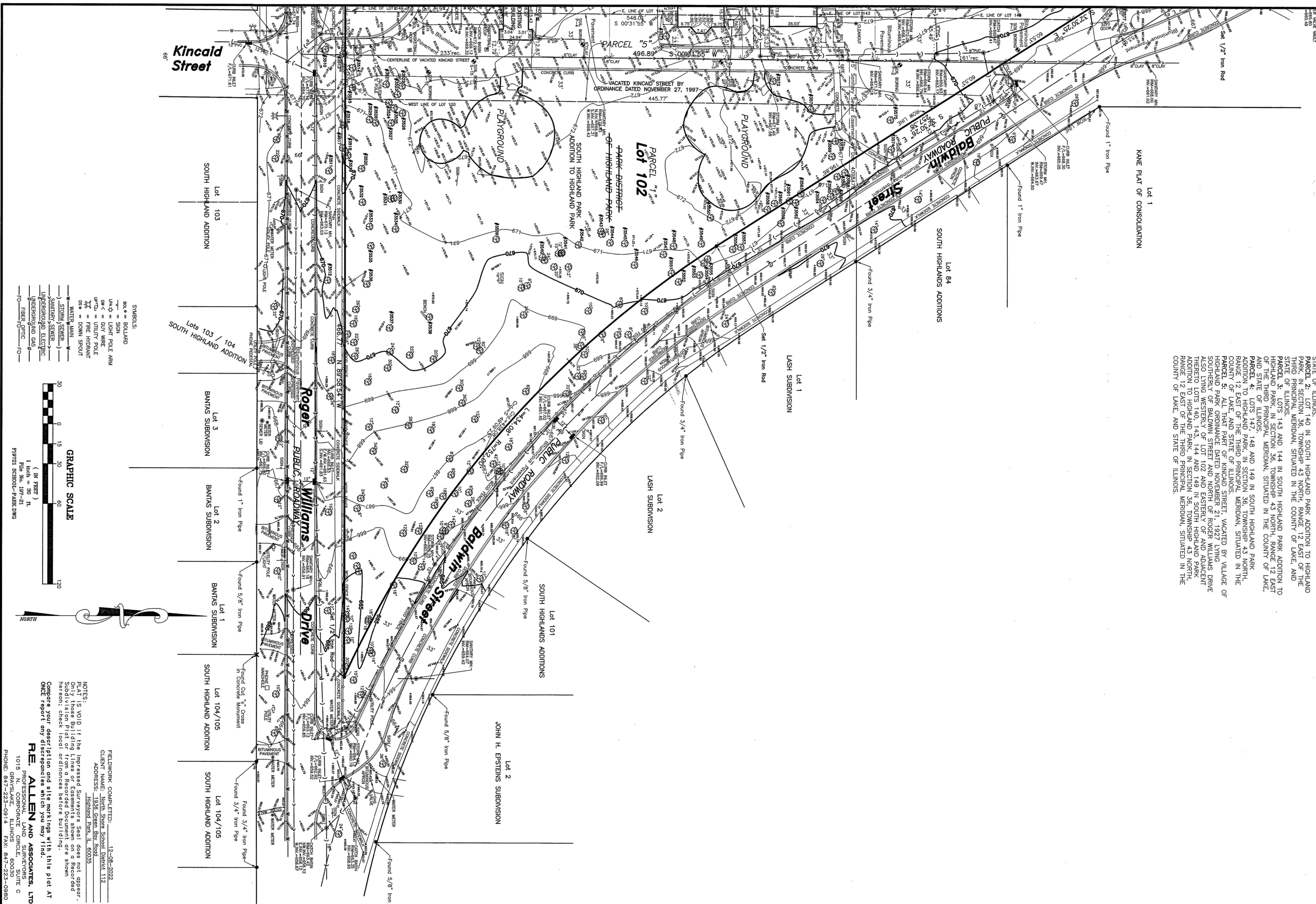
ALTA / NSPS LAND TITLE SURVEY

Project Number:
220112
Drawn By:
JC
Sheet:

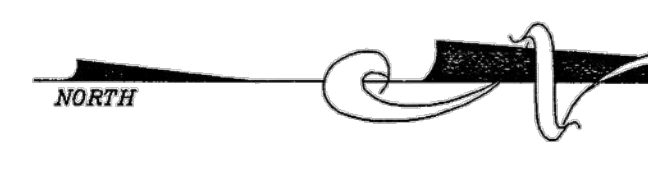
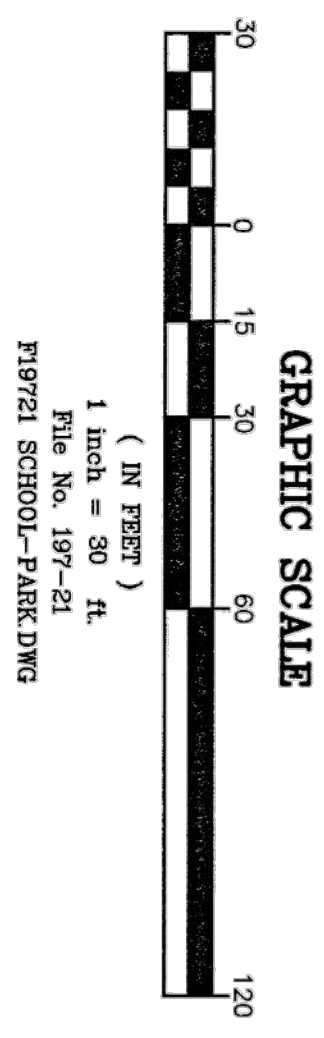
ALTA / NSPS LAND TITLE SURVEY

Sheet 2 of 2

PARCEL 1: LOT 102 IN SOUTH HIGHLAND PARK ADDITION TO HIGHLAND PARK, IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF LAKE, AND PARCEL 2: LOT 49 IN SOUTH HIGHLAND PARK ADDITION TO HIGHLAND PARK, IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF LAKE, AND STATE OF ILLINOIS. PARCEL 3: LOTS 143 AND 144 IN SOUTH HIGHLAND PARK ADDITION TO HIGHLAND PARK, IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF LAKE, AND STATE OF ILLINOIS. PARCEL 4: LOTS 149 AND 149 IN SOUTH HIGHLAND PARK ADDITION TO HIGHLAND PARK, IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF LAKE, AND STATE OF ILLINOIS. PARCEL 5: ALL THAT PART OF KINCAID STREET, VACATED BY VILLAGE OF HIGHLAND PARK, IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF LAKE, AND STATE OF ILLINOIS. PARCEL 6: ALL THAT PART OF BALDWIN STREET AND NORTH OF ROGER WILLIAMS DRIVE HERETO LOTS 40, 43, 44 AND 149 IN SOUTH HIGHLAND PARK ADDITION TO HIGHLAND PARK, IN SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF LAKE, AND STATE OF ILLINOIS.



- SYMBOLS**
- ███ = BUILDING
 - = SIGN
 - = LIGHT POLE ARM
 - = GUY WIRE
 - = UTILITY POLE
 - = FINE HOBBART
 - = DOWN SPOUT
 - = WATER MAIN
 - = SANITARY SEWER
 - = TELEPHONE
 - = UNDERGROUND GAS
 - = FIBER OPTIC



NOTES:

1. THIS IS VOID IF THE IMPRESSED SURVEYOR'S SEAL DOES NOT APPEAR ON THIS PLAT.

2. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

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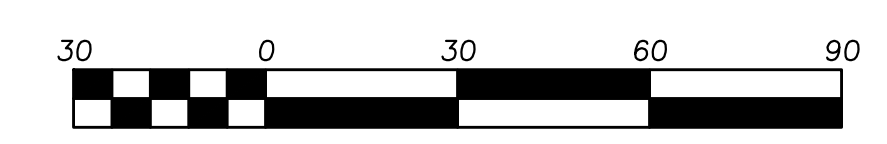
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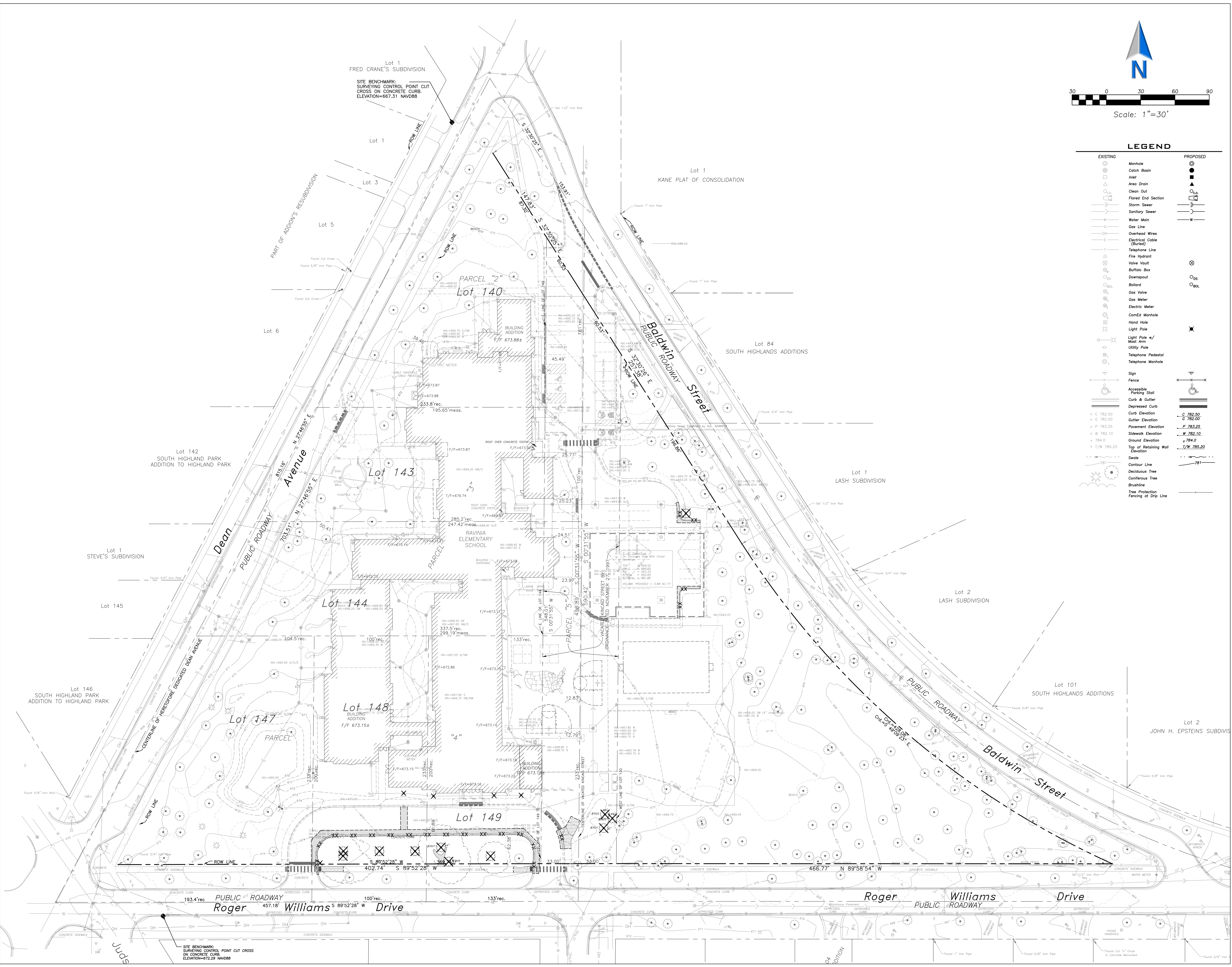
FIELDWORK COMPLETED: 12-08-2022
CLIENT NAME: North Shore School District 112
ADDRESS: 1333 Green Bay Road
Highland Park, IL 60035
REGISTERED PROFESSIONAL LAND SURVEYOR
1015 BRUNSVALE, CHICAGO, ILLINOIS 60630
PHONE: 847-223-0914 FAX: 847-223-0980

RE ALLEN AND ASSOCIATES, LTD.
REGISTERED PROFESSIONAL LAND SURVEYOR
1015 BRUNSVALE, CHICAGO, ILLINOIS 60630
PHONE: 847-223-0914 FAX: 847-223-0980



LEGEND

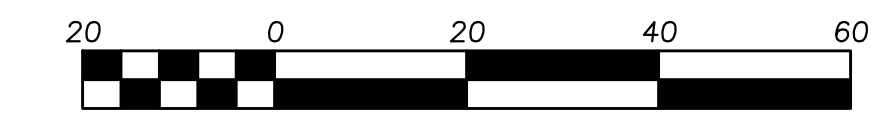
EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flored End Section	Flored End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Most Arm	Light Pole w/ Most Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brambling	Brambling
Tree Protection	Tree Protection
Fencing of Drip Line	Fencing of Drip Line



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DEMOLITION NOTES

- All Signs to be Removed Shall be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All City of Highland Park Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown are Approximate and May be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to be Removed From Private Property Shall be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line of Trees to Remain. All Trenching Within The Drip Line of Existing Trees to Remain Shall be Done Radially Away From Trunk If Roots in Excess of 1" Diameter are Exposed. Roots Must be Cut by Reputable Tree Pruning Service Prior to Any Trenching. Obtain Approval of The Architect Prior to Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees to be Removed Shall be Removed in Their Entirety and Stumps Shall be Ground to Proposed Subgrade. Use As Much for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior to Construction Operations. Maintain Throughout Construction.



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Voice Vault	Voice Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Conc'd Manhole	Conc'd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing of Drip Line	Tree Protection Fencing of Drip Line

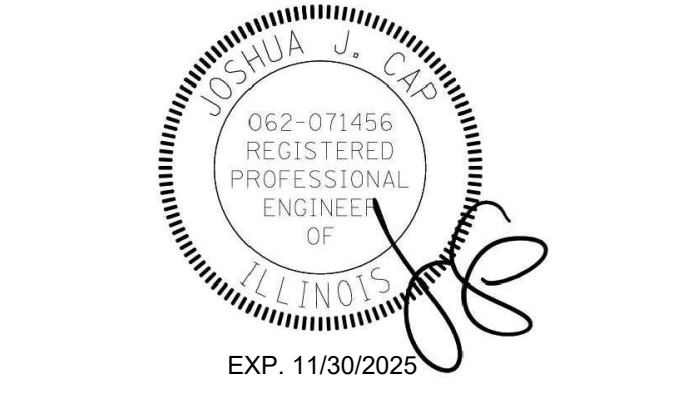
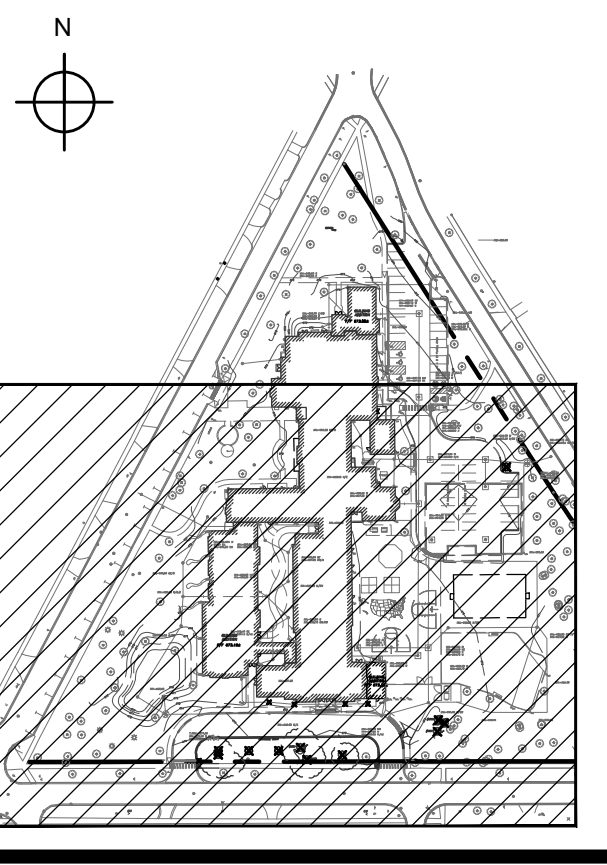
DEMOLITION LEGEND

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



Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979



NOT FOR CONSTRUCTION

RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

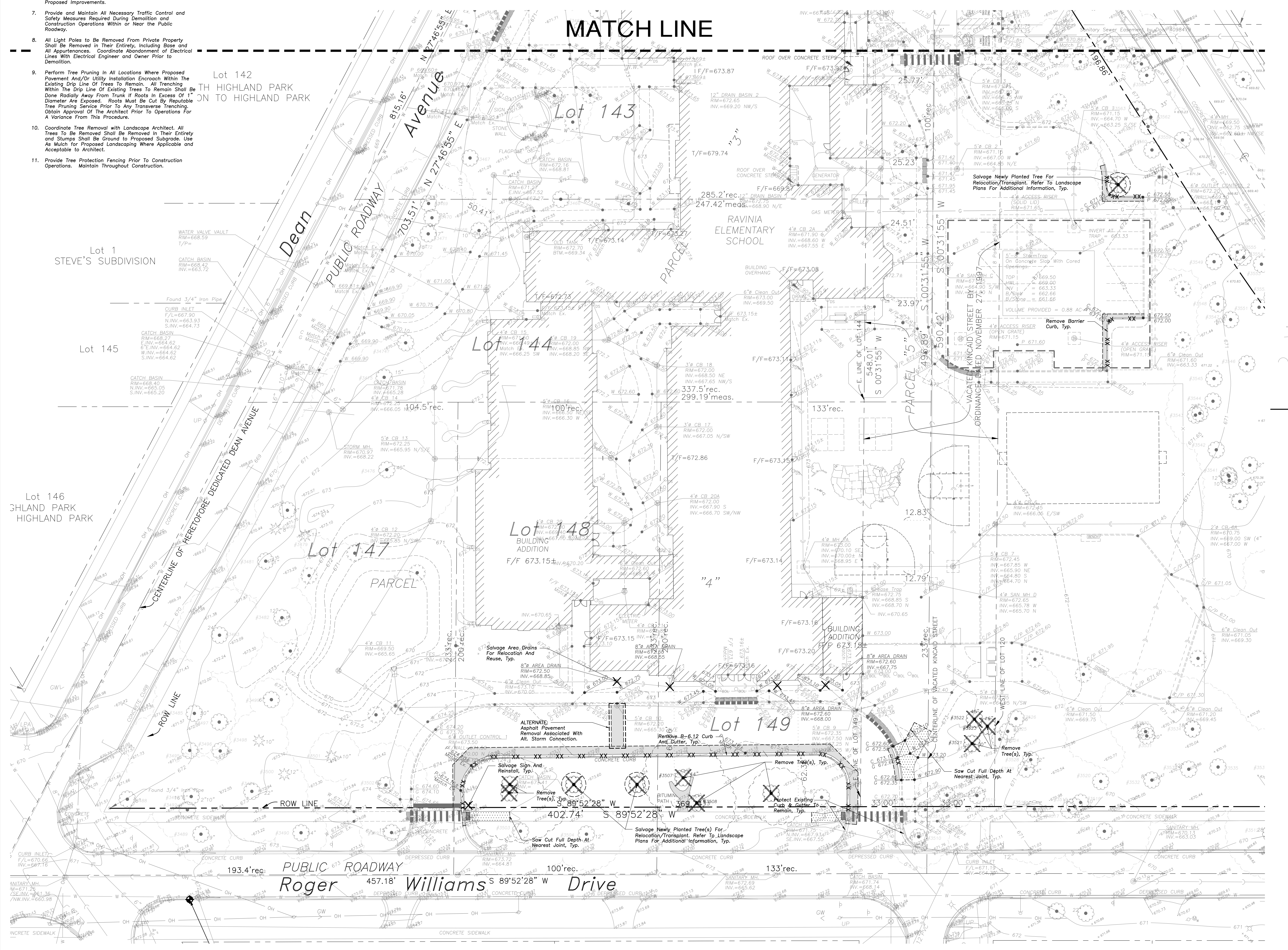
763 DEAN AVENUE
HIGHLAND PARK, IL 60035

SITE DEMOLITION PLAN

Project Number:
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Drawn By:
JC
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10/10/2022 9:48:21 PM C:\Users\jacob\Documents\201112_Ravinia Elementary School Addition & Reno_ARCH_2021\jacob\c1.01.dwg Wight & Co. © Copyright 2016. All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight & Co.



REV	PUD SUBMISSION DESCRIPTION	DATE
R1	FOR PUD	10/29/2025
	DESCRIPTION	09/30/2025

NOT FOR CONSTRUCTION

REV	R1 FOR PUD PUD SUBMISSION DESCRIPTION	10/29/2025 09/30/2025 DATE
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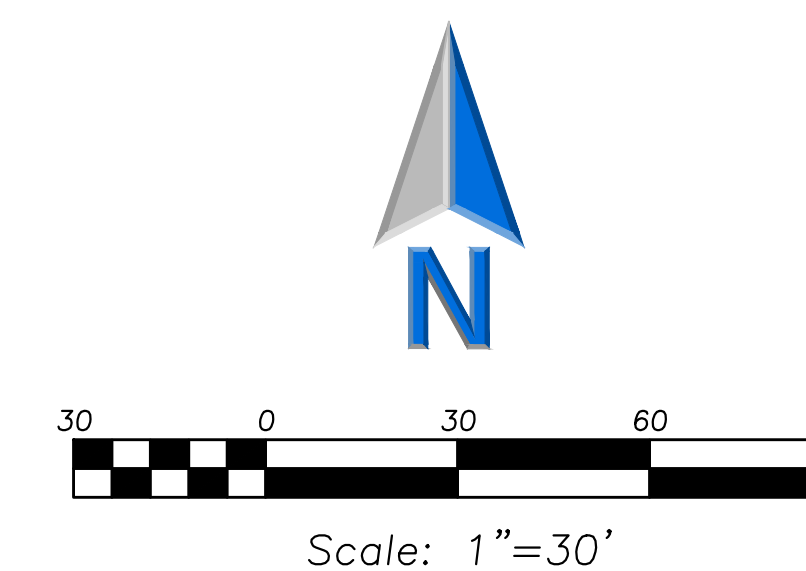
RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

OVERALL SITE GEOMETRY PLAN

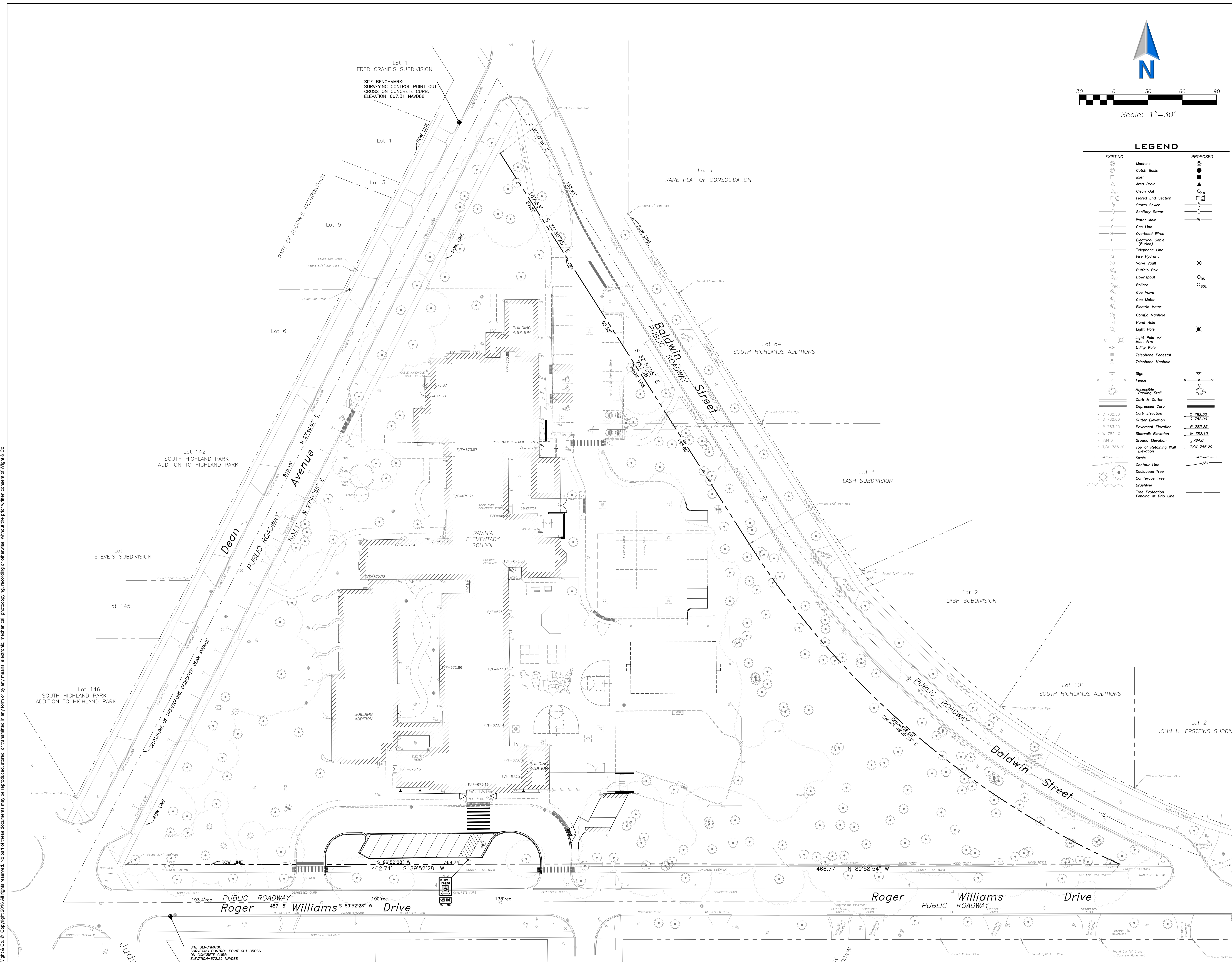
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JC
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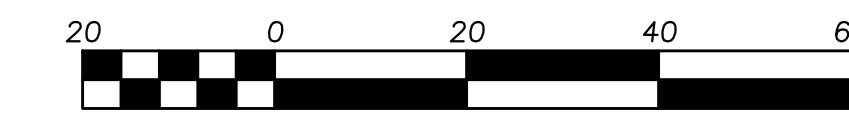
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Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
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Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brambling	Brambling
Tree Protection	Tree Protection
Fencing of Drip Line	Fencing of Drip Line



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GEOMETRY NOTES

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



Scale: 1"=20'

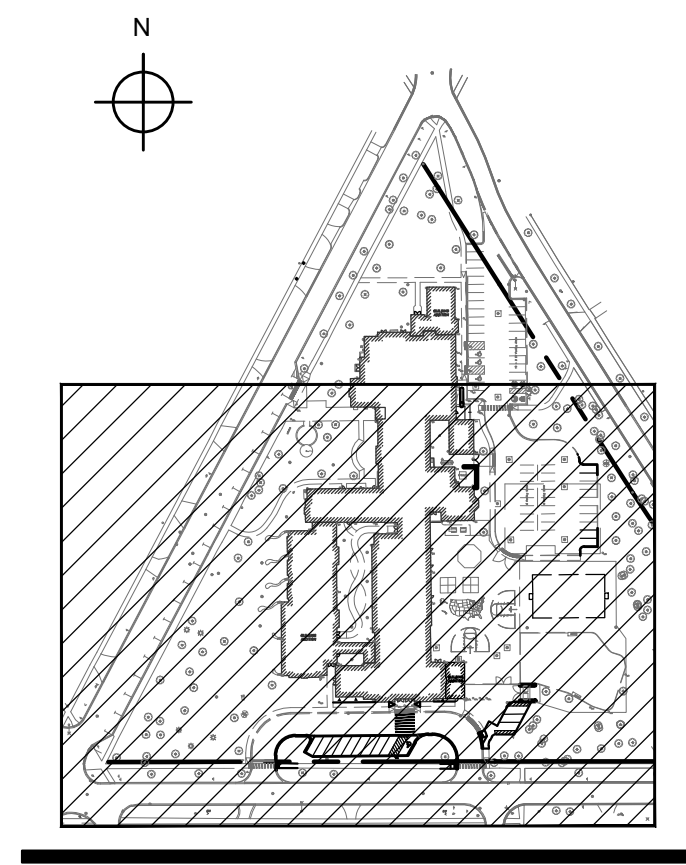
LEGEND

EXISTING	PROPOSED



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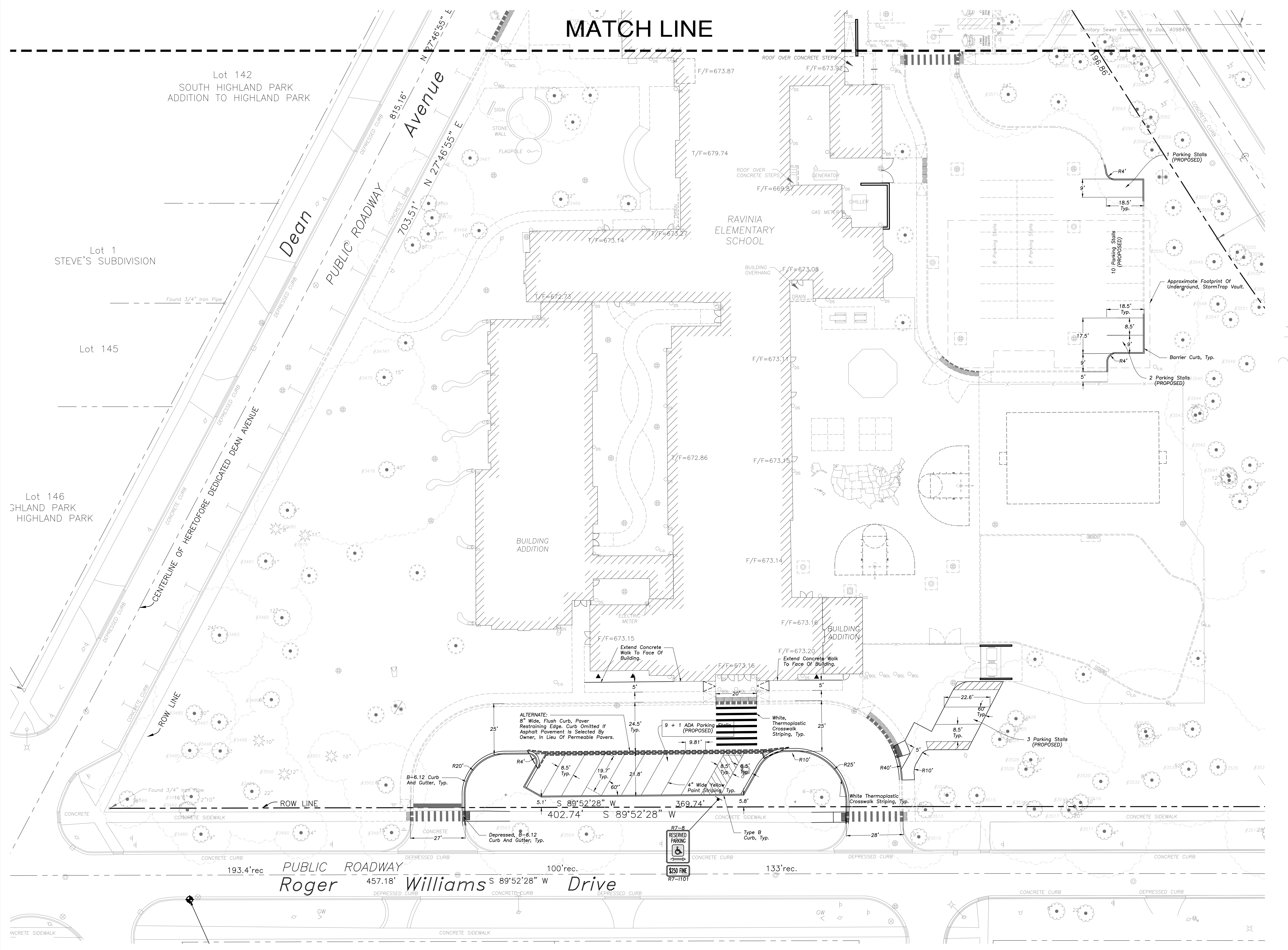
RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

SITE GEOMETRY PLAN

Project Number:
220112
Drawn By:
JC
Sheet:

C2.01



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UTILITY NOTES

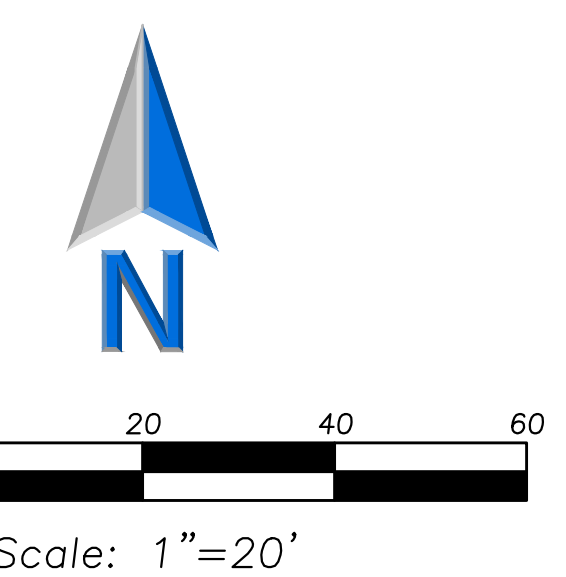
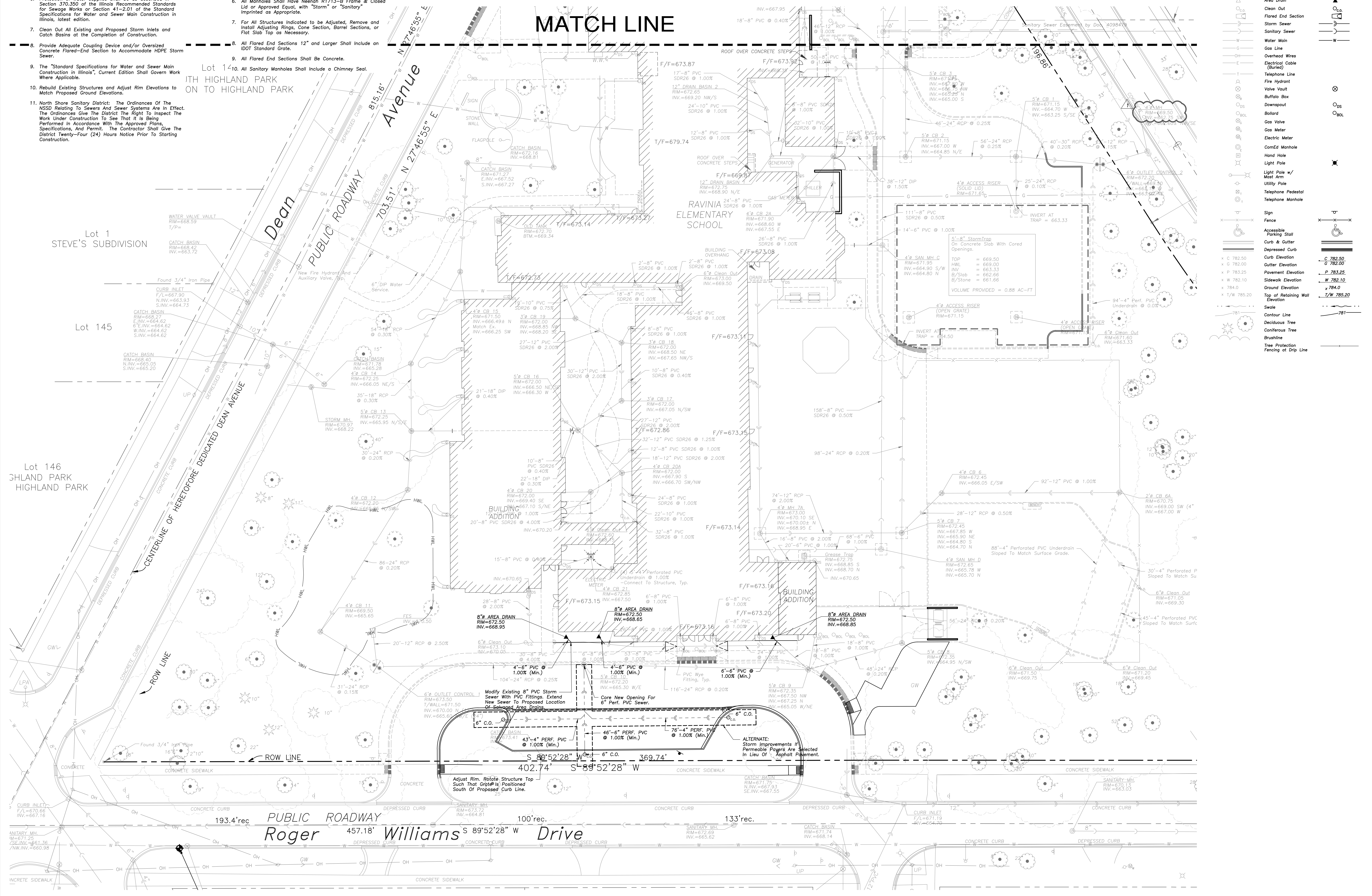
- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered and Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall be Installed at a Minimum Depth of 5'-0" From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Clear Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- Provide Adequate Coupling Device and/or Overized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
- The Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition Shall Govern Work Where Applicable.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.
- North Shore Sanitary District: The Ordinances of The NSSD Relating to Sewers and Sewer Systems are in Effect. The Ordinances Give The District The Right to Inspect The Work Under Construction to See That It is Being Performed in Accordance With The Approved Plans, Specifications, and Permit. The Contractor Shall Give The District Twenty-Four (24) Hours Notice Prior to Starting Construction.

STRUCTURE NOTES

- All Catch Basins to be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Concrete Sections Install a Minimum of 4" Grade Rings For Tossal Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure is to Fall Within the Flowline of the Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
- All Flared End Sections Shall be Concrete.

Lot 140. All Sanitary Manholes Shall include a Chimney Seal.
17TH HIGHLAND PARK
ON TO HIGHLAND PARK

MATCH LINE



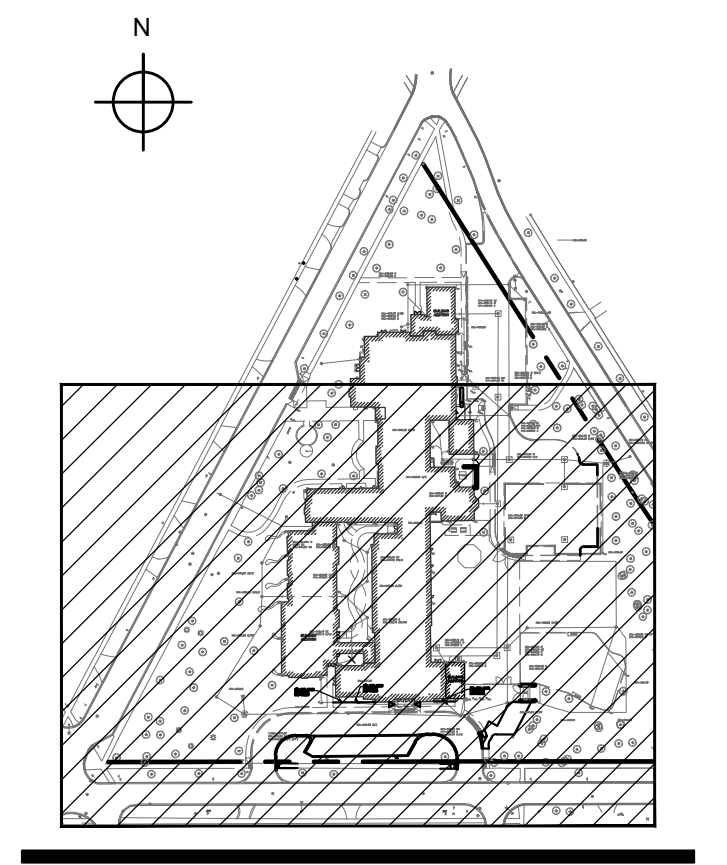
LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Browse	Browse
Tree Protection Fencing of Light Pole	Tree Protection Fencing of Light Pole



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RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

SITE UTILITY PLAN

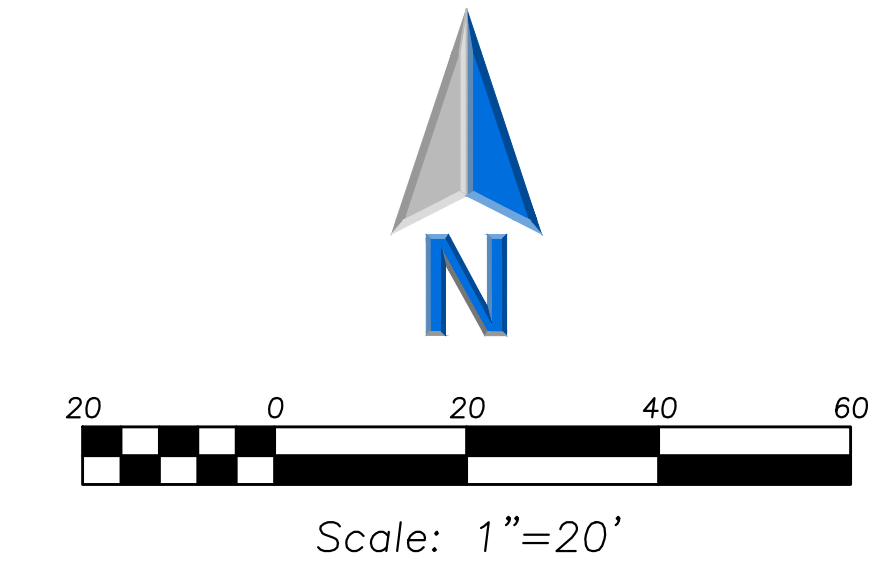
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Drawn By:
JC
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GRADING NOTES

1. Install and Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done in A Manner Which Will Allow for Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sod Unless Noted Otherwise On The Landscape Drawings.
4. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
5. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
6. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

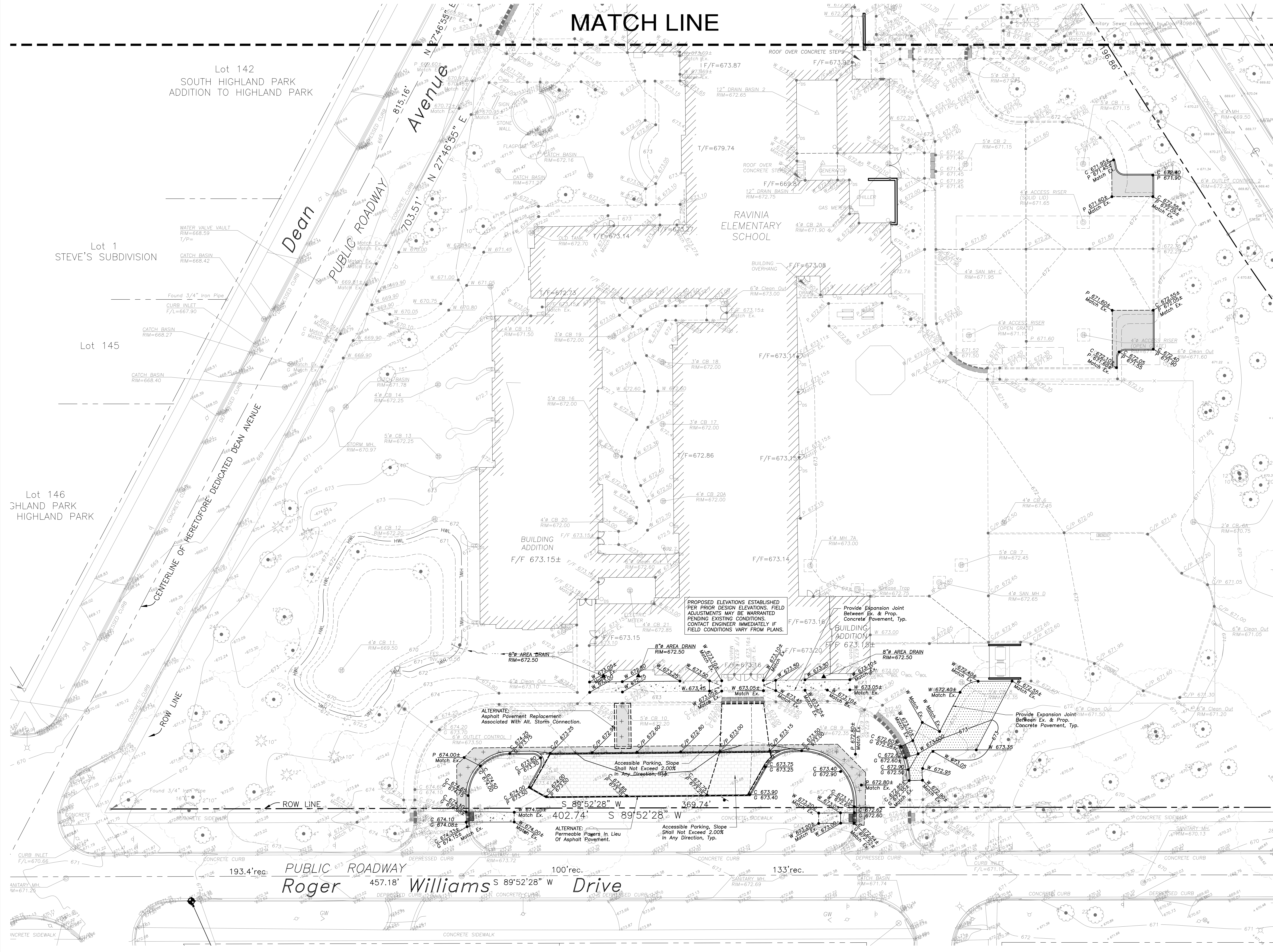


LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
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Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electric Cable (Buried)	Electric Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Mail Box	Mail Box
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
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Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
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Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing of Strip Line	Tree Protection Fencing of Strip Line

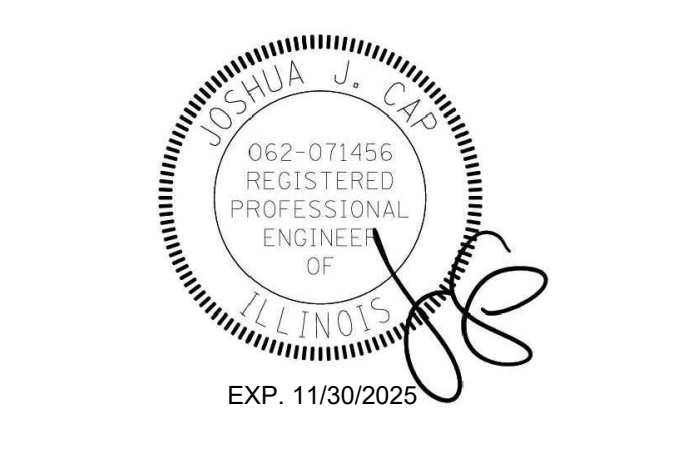
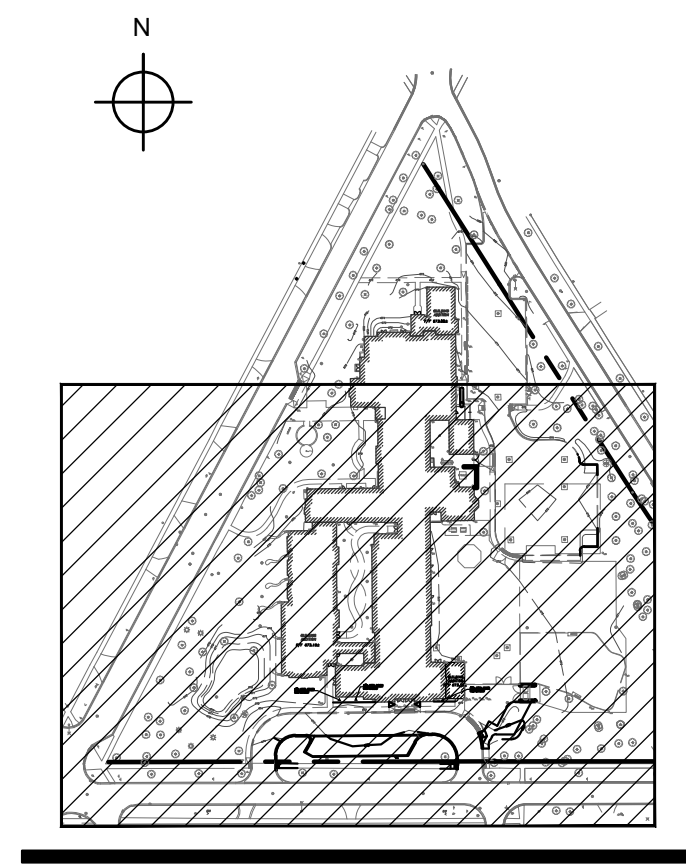
PAVING & SURFACE LEGEND

	Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NS0 2 1/2" Hot Mix Asphalt, IL-19.0, NS0 Prime Coat (0.25 gal/sq yd) 8" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 5 oz/sy
	Heavy-Duty Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NS0 3 1/2" Hot Mix Asphalt, IL-19.0, NS0 Prime Coat (0.25 gal/sq yd) 10" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 8 oz
	Concrete Sidewalk Section 5" Portland Cement Concrete 6"x6" W-2.9xW-2.9 Welded Wire Fabric 2" Aggregate Base Course, Type B, Crushed
	Concrete Driveway Section 8" Portland Cement Concrete 6"x6" W-2.9xW-2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
	Pavement Section T.B.D. At Future Date Heavy-Duty Asphalt and Asphalt Pavement Section or Heavy-Duty Asphalt and Permeable Paver Section
	Ridge Line/High Point
	BASE BID: Heavy-Duty Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NS0 3 1/2" Hot Mix Asphalt, IL-19.0, NS0 Prime Coat (0.25 gal/sq yd) 10" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 8 oz
	ALTERNATE BID: Unilock™ Permeable Paver Block Type: TBD by Architect And/Or Owner Color: TBD 3-1/8" Paver Depth 1-1/2" CA-16 Setting Bed 6" Min. CA-7 (Variable Based On Pavement Slope) 8" CA-1 Permeable Subbase Aggregate Subbase Stone Shall Be Wrapped In Non-Woven Geotextile Fabric, Typ.



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	DESCRIPTION	DATE

RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

GRADING AND PAVING PLAN

Project Number:
220112
Drawn By:
JC
Sheet:

C4.01

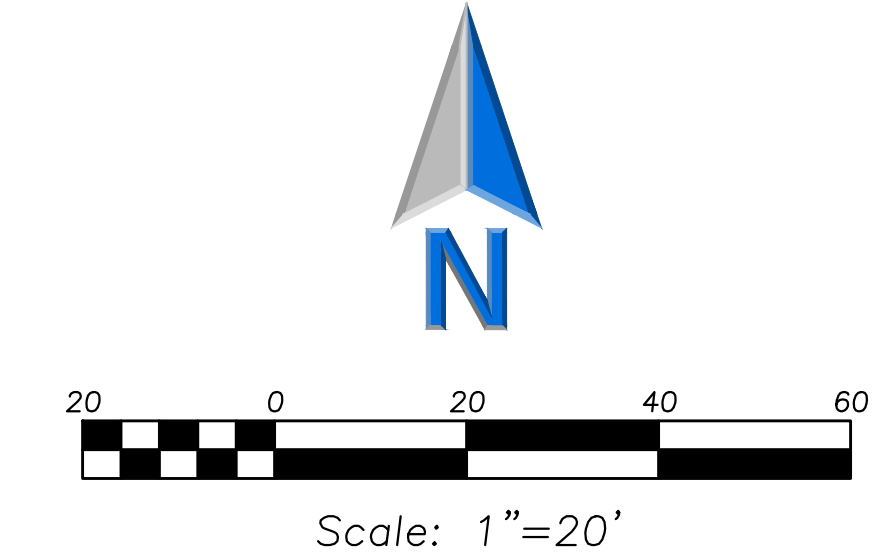
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SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- Soil Disturbance Shall Be Conducted in Such a Manner as to Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For a Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On a Continuing Basis Until the Site is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- Final Site Stabilization is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Permanent Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
- All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal), such as Park Chop Sediguard, In Paved Areas To Prevent Siltation and Discharge into Waterways.
- All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal), such as Park Chop Sediguard, In Paved Areas To Prevent Siltation and Discharge into Waterways.
- All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable EPA-NPDES Phase II And Lake County DECI Requirements.
- Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittee Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction Until Vegetation Has Been Fully Established.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.1" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green Blanket SCS150BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform to The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
- Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

- Install Stabilized Construction Entrance and Sediment Control, and Related Work.
- Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity. Do Not Disturb An Area Until It is Necessary For Construction To Proceed.
- Cover and Stabilize Disturbed Areas As Soon As Possible.
- When Practical, Time Construction Activities to Limit Impact From Seasonal Climate Changes or Weather Events.
- Construct Sedimentation Basins and Structures.
- Perform Grading Operations and Installation of Site Infrastructure and Pavement.
- Install Permanent Seeding and Plantings.
- Remove Accumulated Sediment From Basins and Along Silt Fence.
- Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
- Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
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ComEd Manhole	ComEd Manhole
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Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing of Drop Line	Tree Protection Fencing of Drop Line

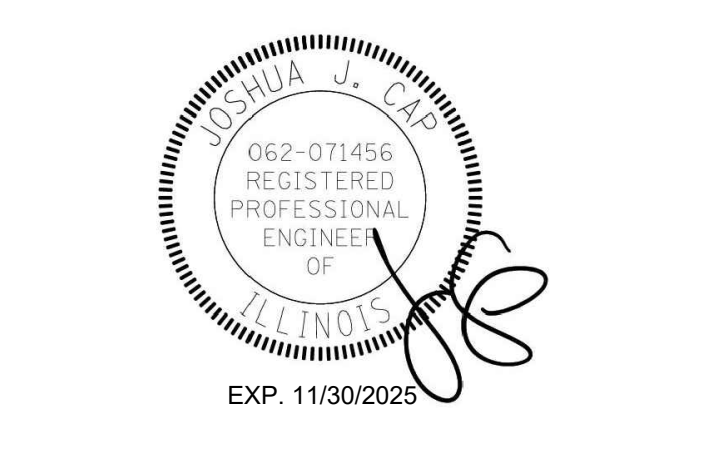
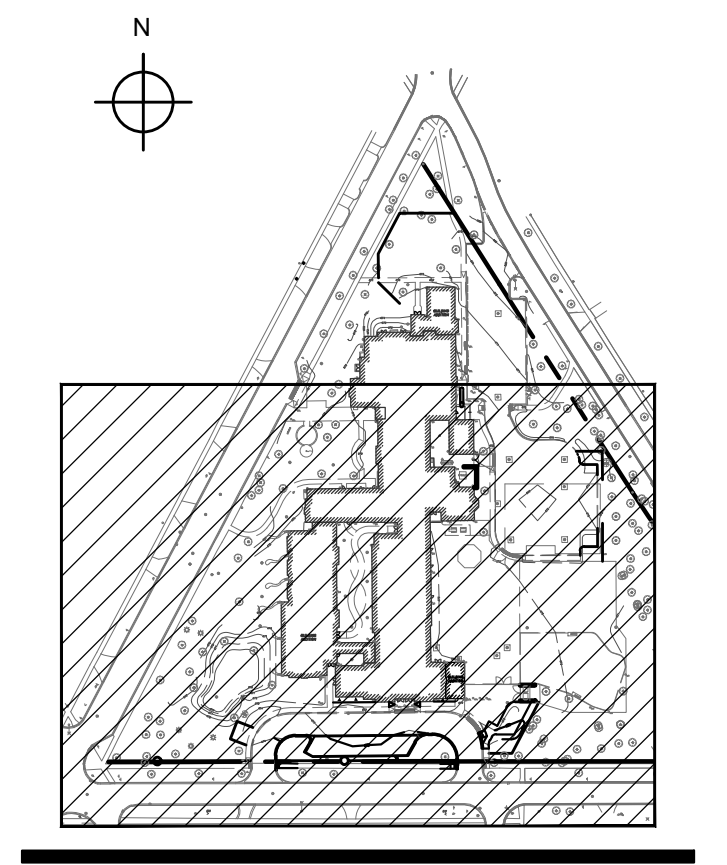
SOIL EROSION & SEDIMENTATION CONTROL LEGEND

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



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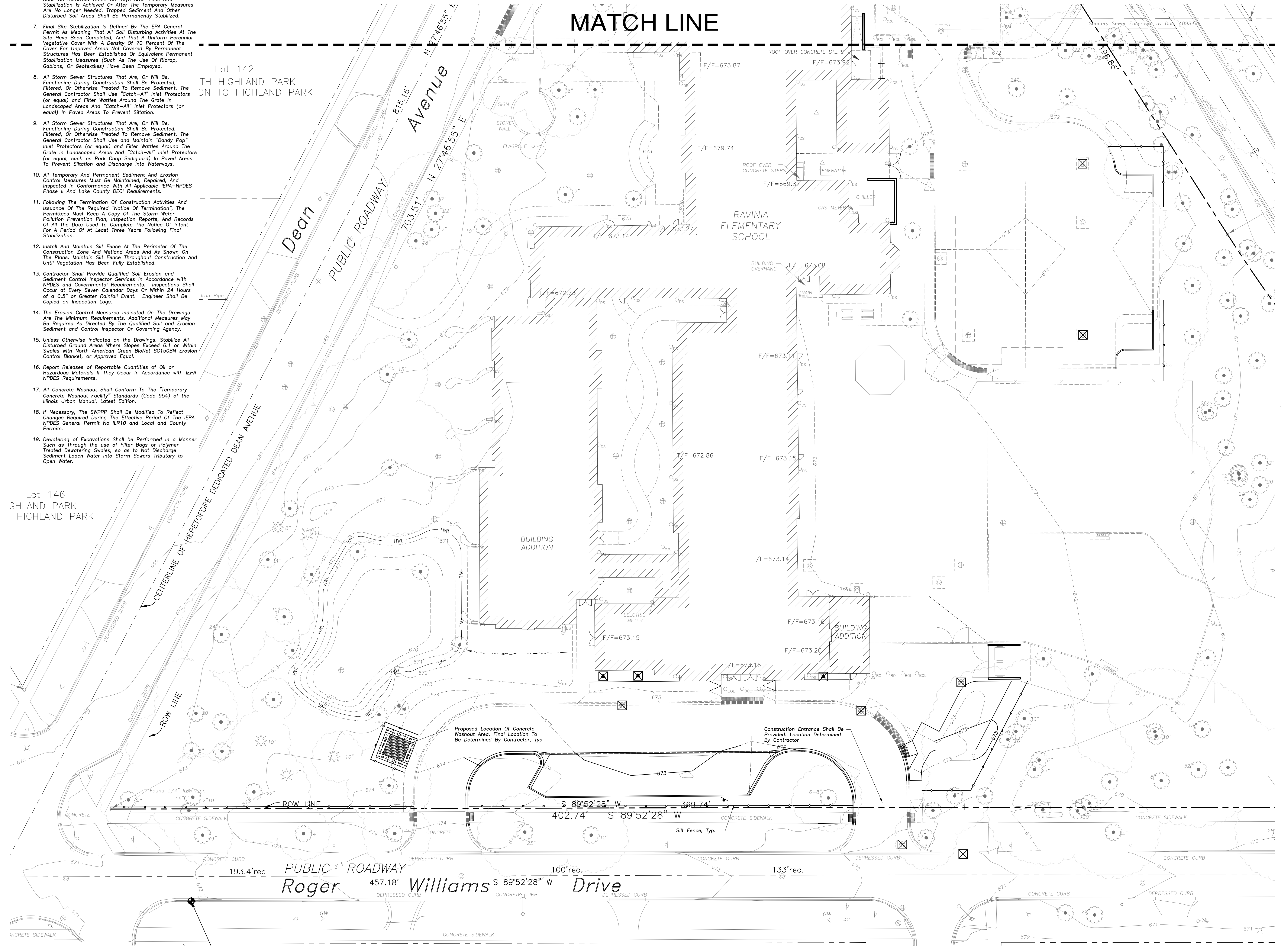
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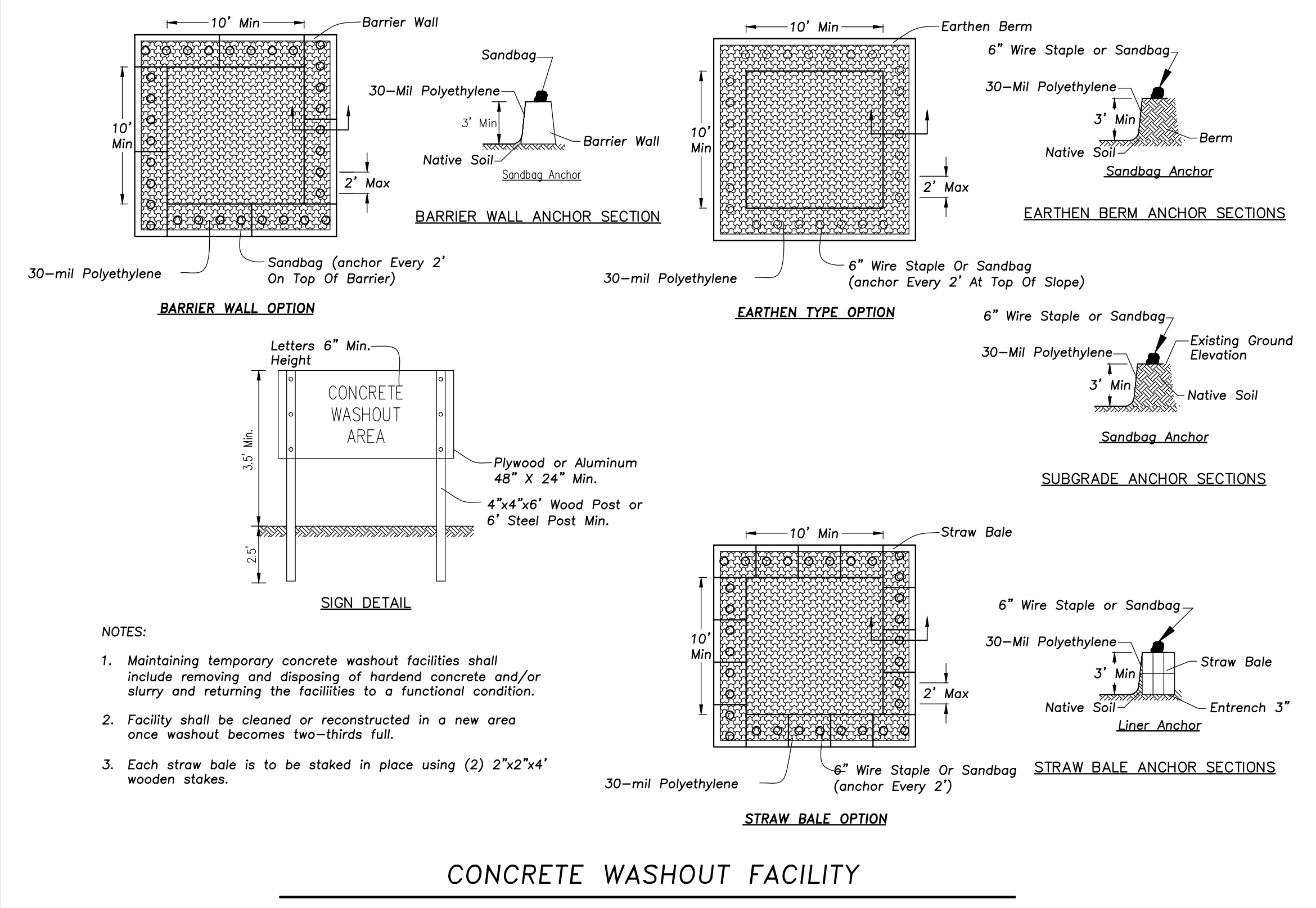
SITE EROSION AND SEDIMENT CONTROL PLAN

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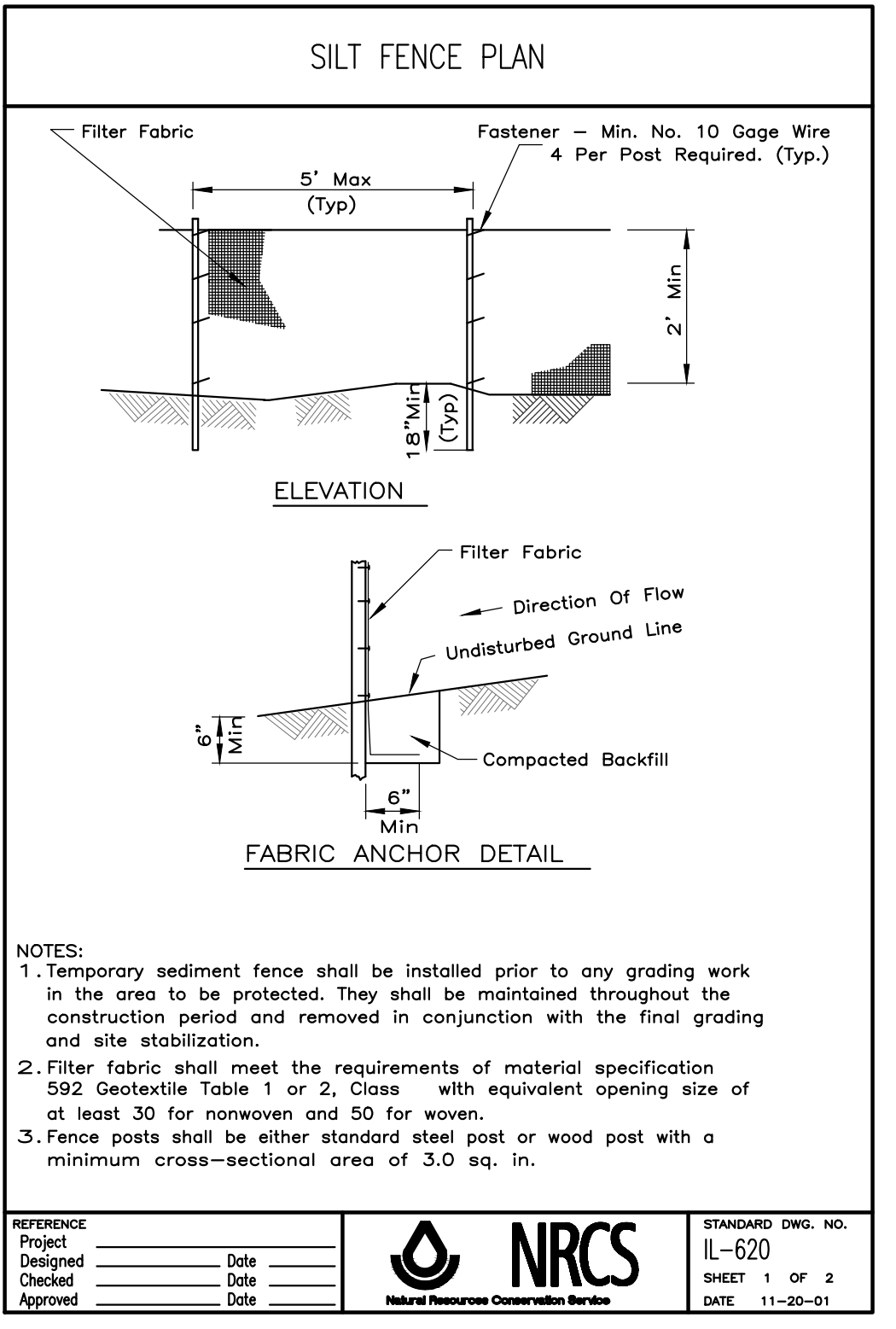
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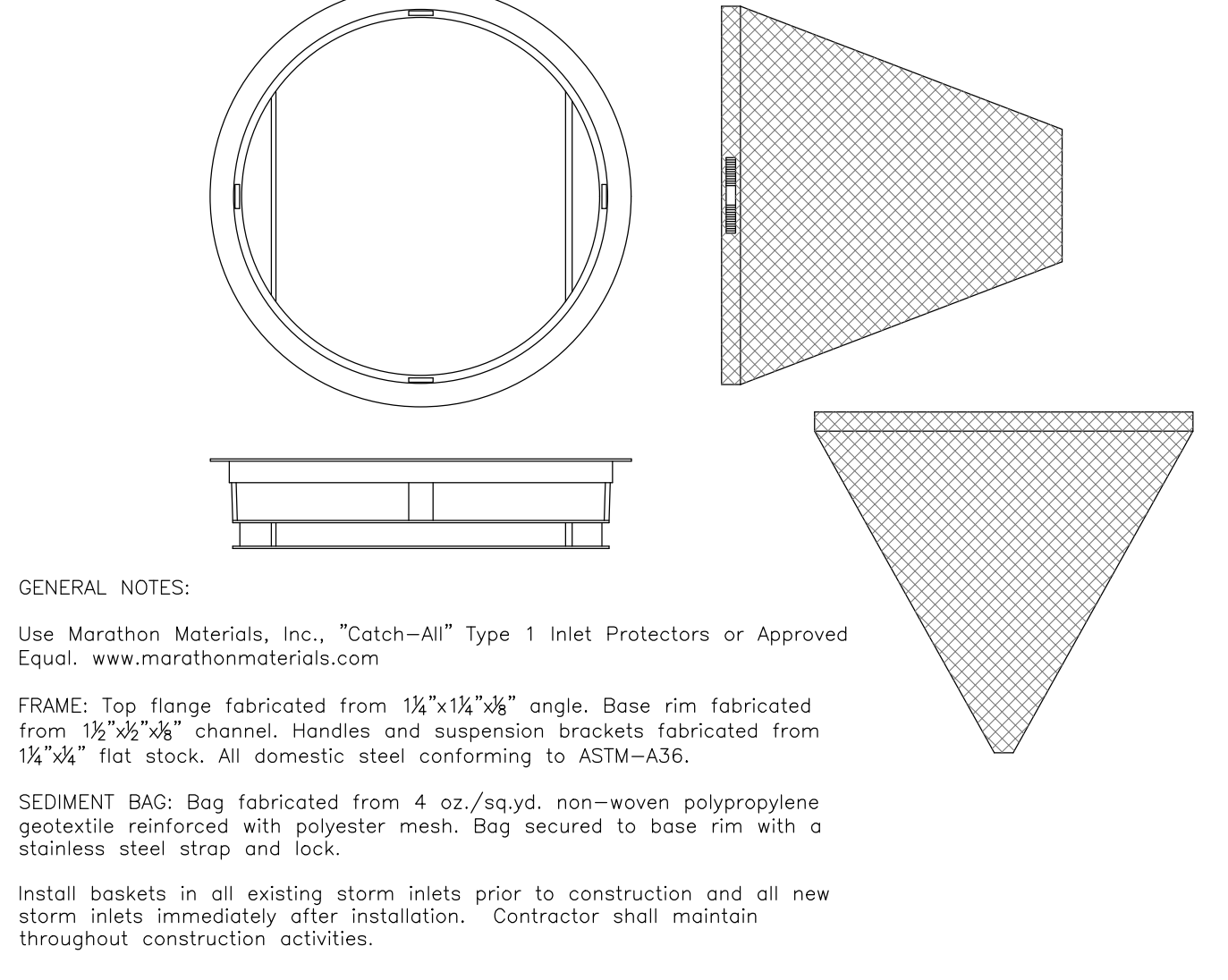


- NOTES:**
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
 3. Each straw bale is to be staked in place using (2) 2"x2"x4" wooden stakes.

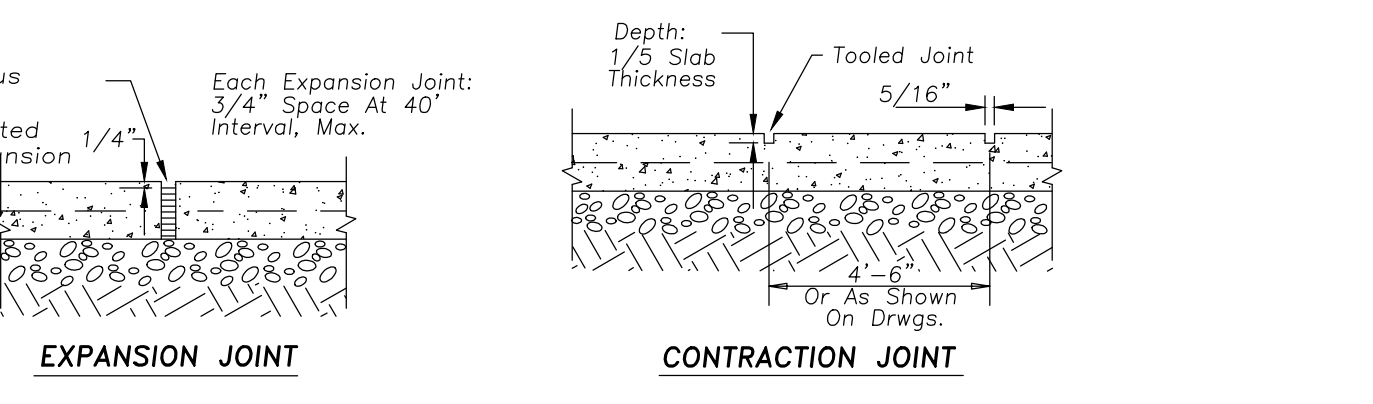


- NOTES:**
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
 3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

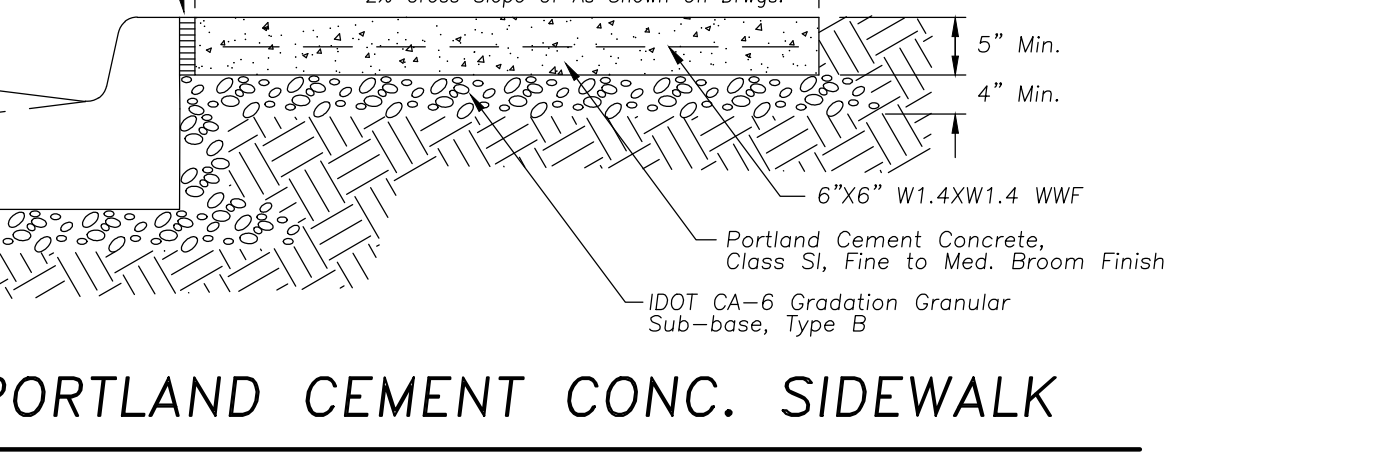
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Designed	Date	11-20-20
Checked	Date	
Approved	Date	



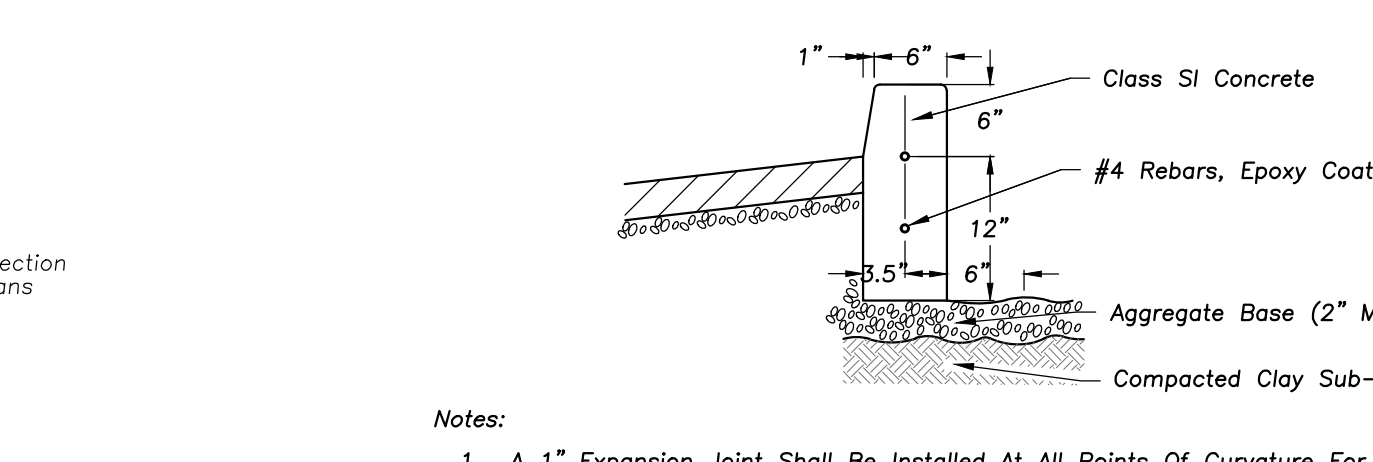
"CATCH-ALL" INLET PROTECTORS



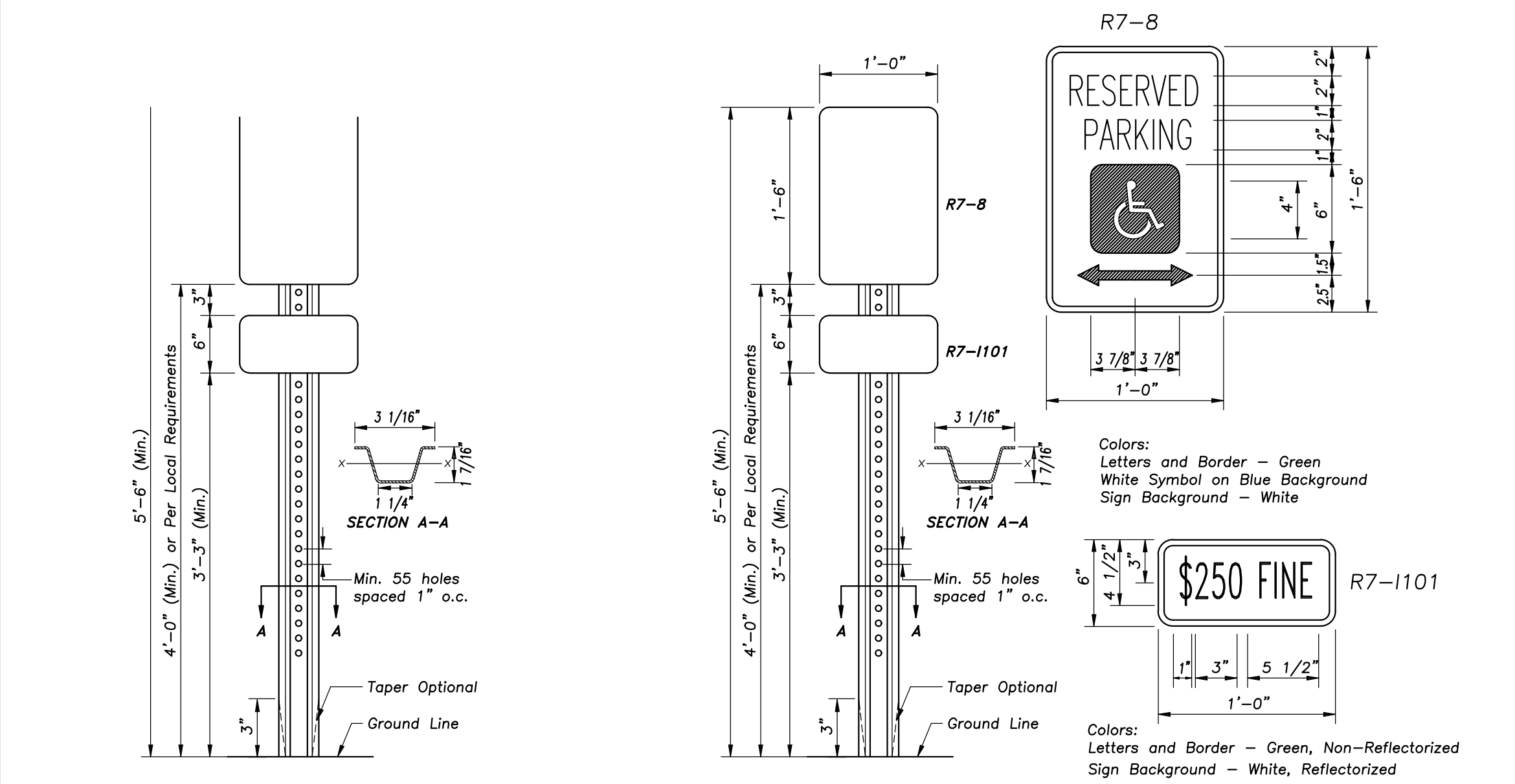
- Notes:**
- Provide 1/4" Sealing Compound at Expansion and Contraction Joints in Public R.O.W.



PORTLAND CEMENT CONC. SIDEWALK

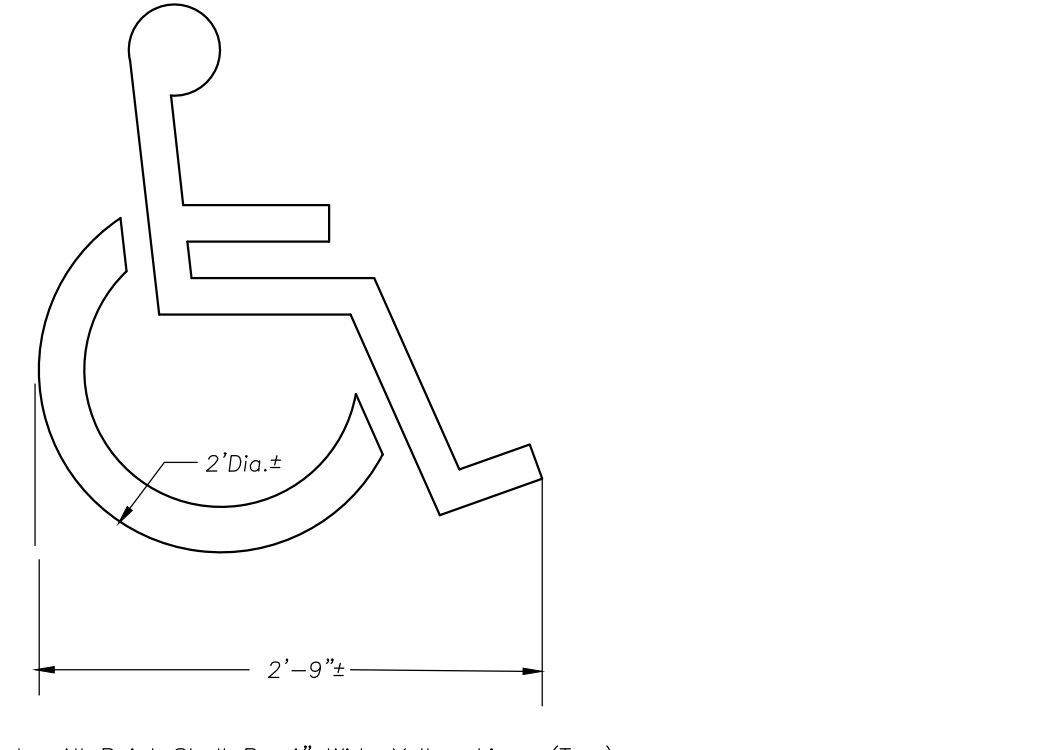


- Notes:**
1. A 1" Expansion Joint Shall Be Installed At All Points Of Curvature For Short Radius (Under 25 Ft.) Curves. Maximum Expansion Joint Spacing To Be Constructed With 1" Thick Prefabricated Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1-1/4" Diameter, 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cop With A Pitched Stop Which Provides A Minimum Of 1" Of Expansion.
 2. Maximum Contraction/Control joint spacing shall be (20') twenty feet.



- Notes:** Dimensions shown for cross sections are minimum. All holes are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in⁴. For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section. 3"-6" Post Bury Depth. Post shall weigh 2.00 lb/ft length. One in 8 Accessible Parking Spaces Must be Van Accessible, Minimum of One Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

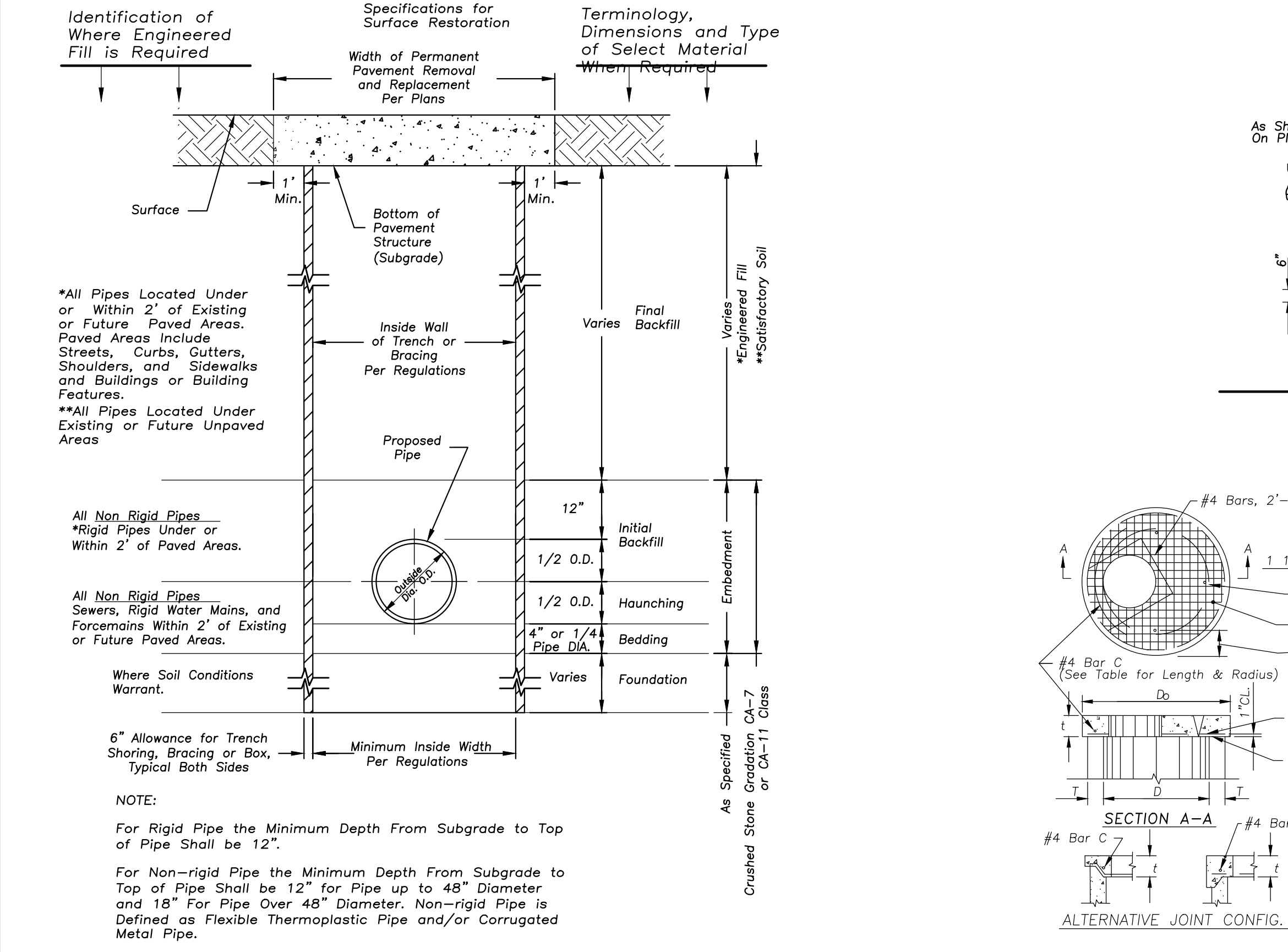
TRAFFIC SIGN



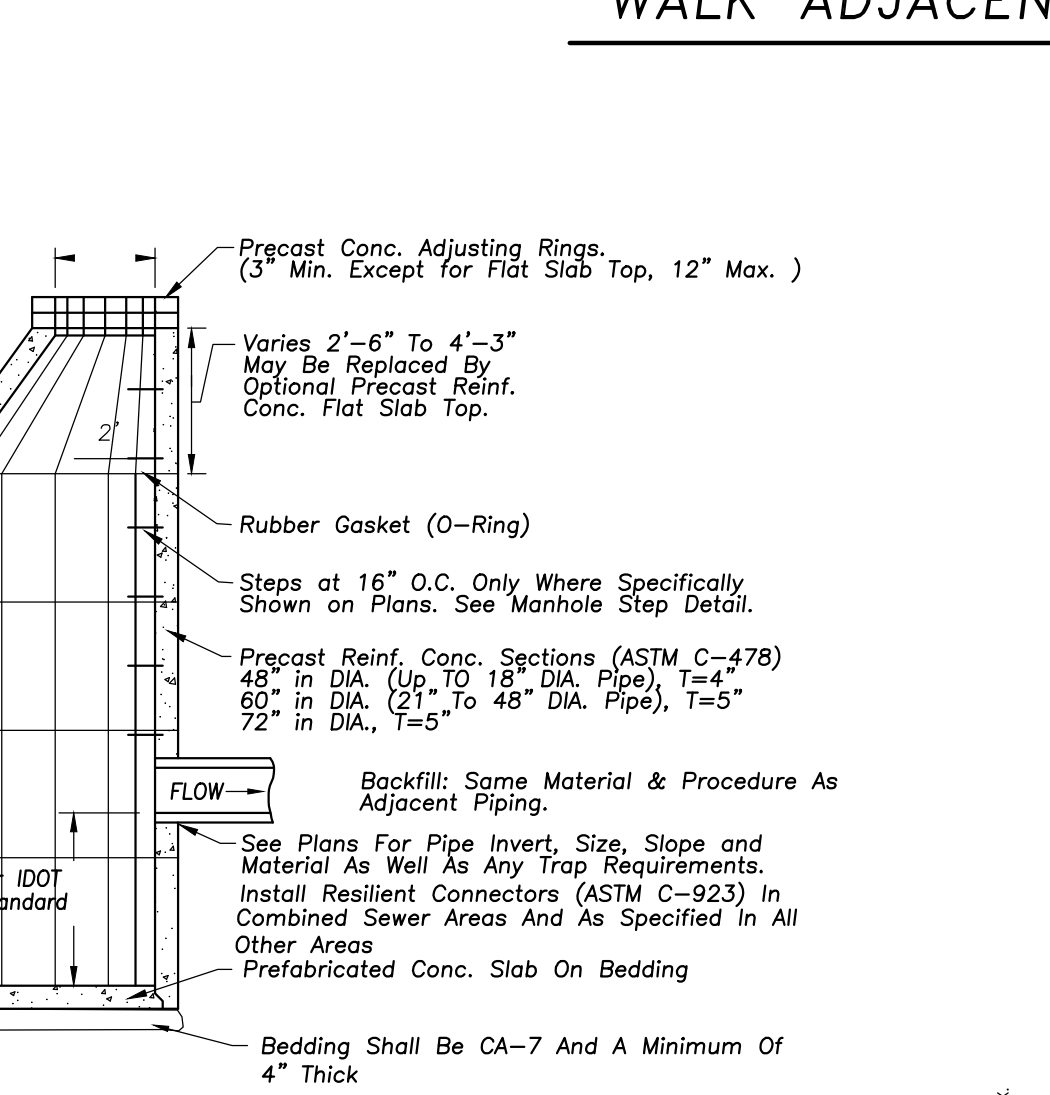
ACCESSIBLE PARKING STALL PAVEMENT MARKING



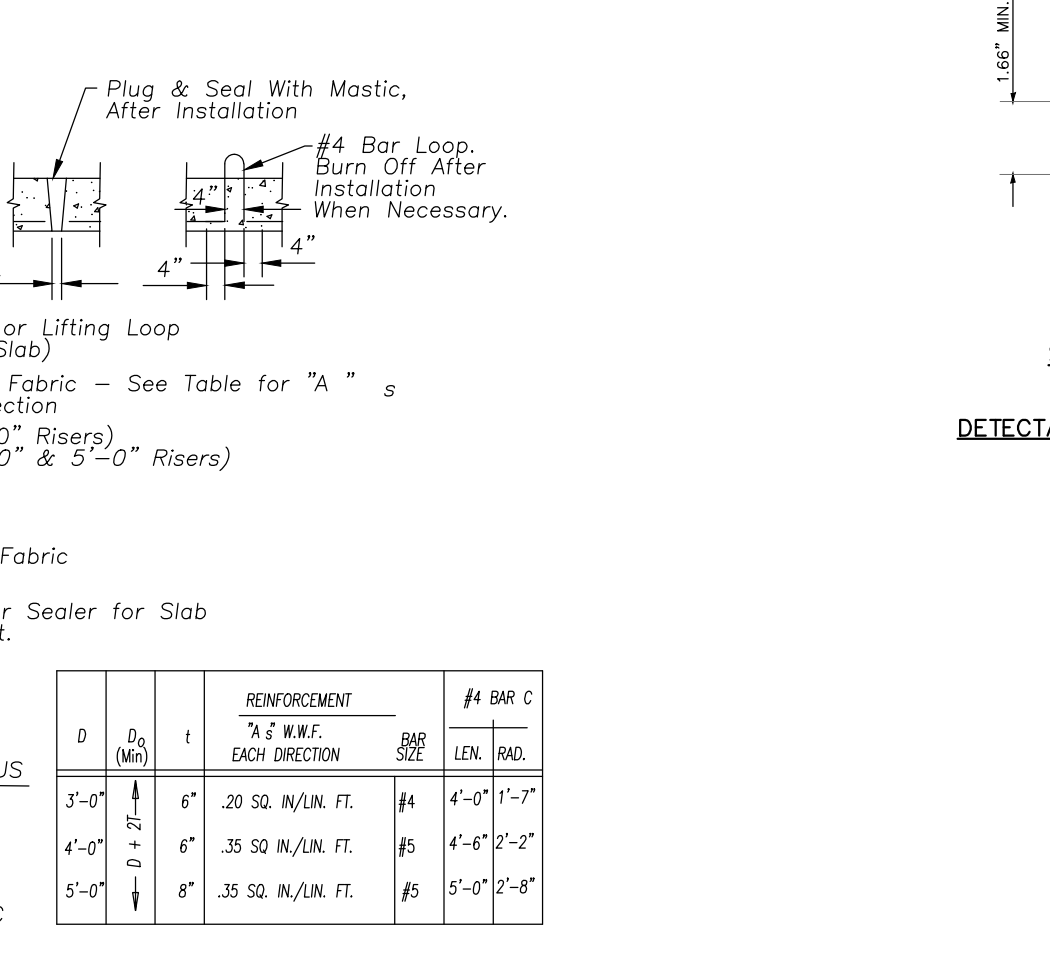
WALK ADJACENT TO BUILDING



STANDARD SEWER AND WATER TRENCH SECTION



CATCH BASIN



ACCESSIBLE RAMPS FOR SIDEWALKS

PORTLAND CEMENT CONC. SIDEWALK

PORTLAND CEMENT CONC. SIDEWALK

WALK ADJACENT TO BUILDING

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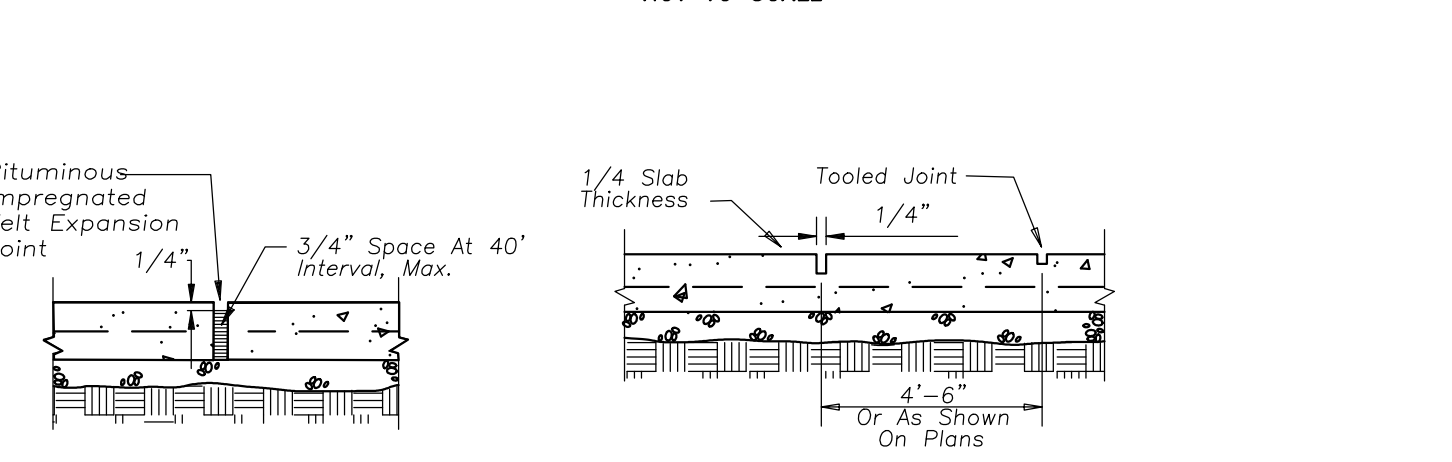
WALK ADJACENT TO BUILDING

WALK ADJACENT TO BUILDING

GENERAL NOTES

- STONE SIZE** - Use IDOT gradation CA-1 aggregate stone.
- MAINTENANCE** - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.
- FILTER CLOTH** - Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.
- WASHING** - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE



STABILIZED CONSTRUCTION ENTRANCE

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STABILIZED CONSTRUCTION ENTRANCE

NOT FOR CONSTRUCTION

REV	R1 FOR PUD	10/29/2025
	DESCRIPTION	09/30/2025
	DATE	

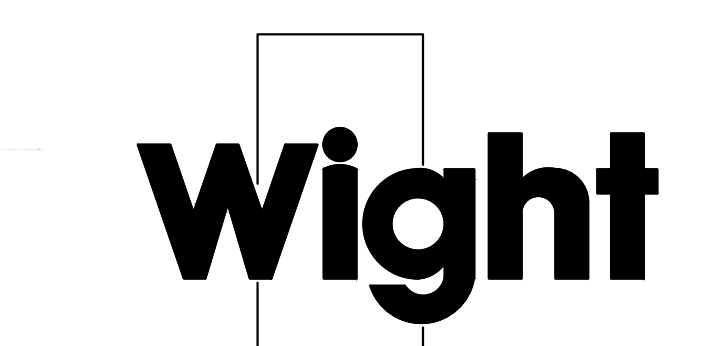
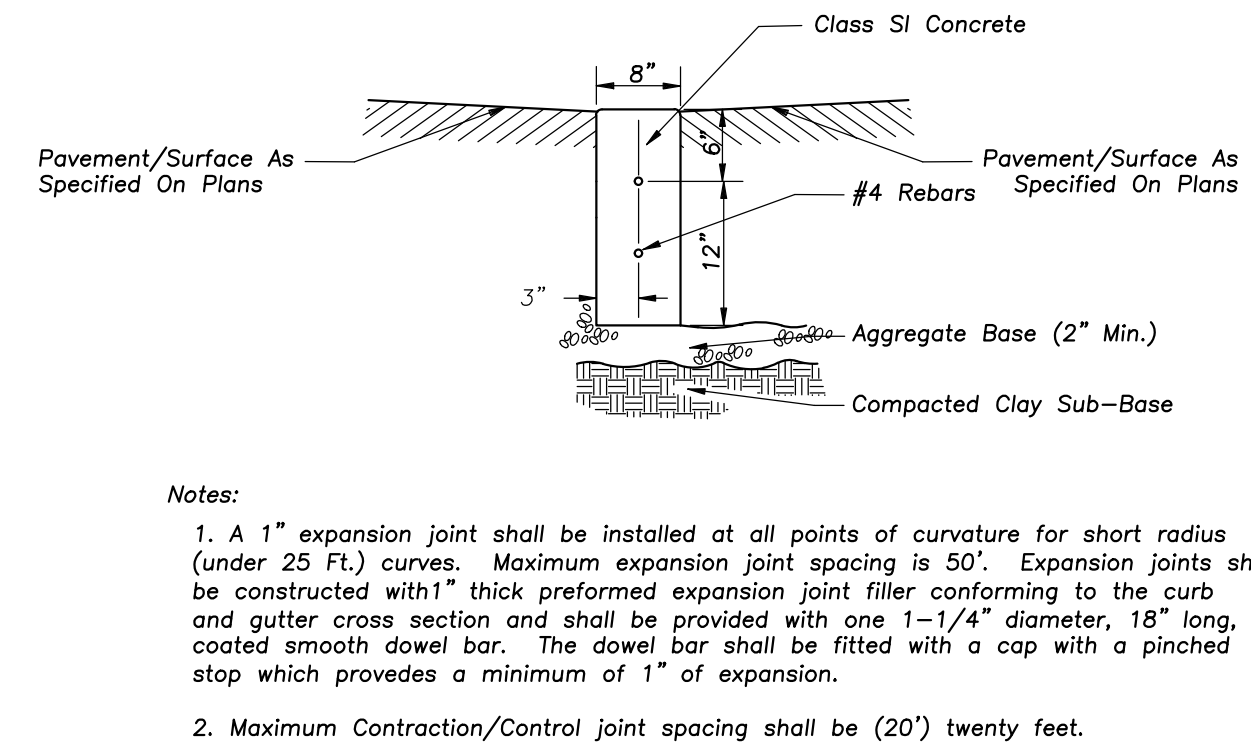
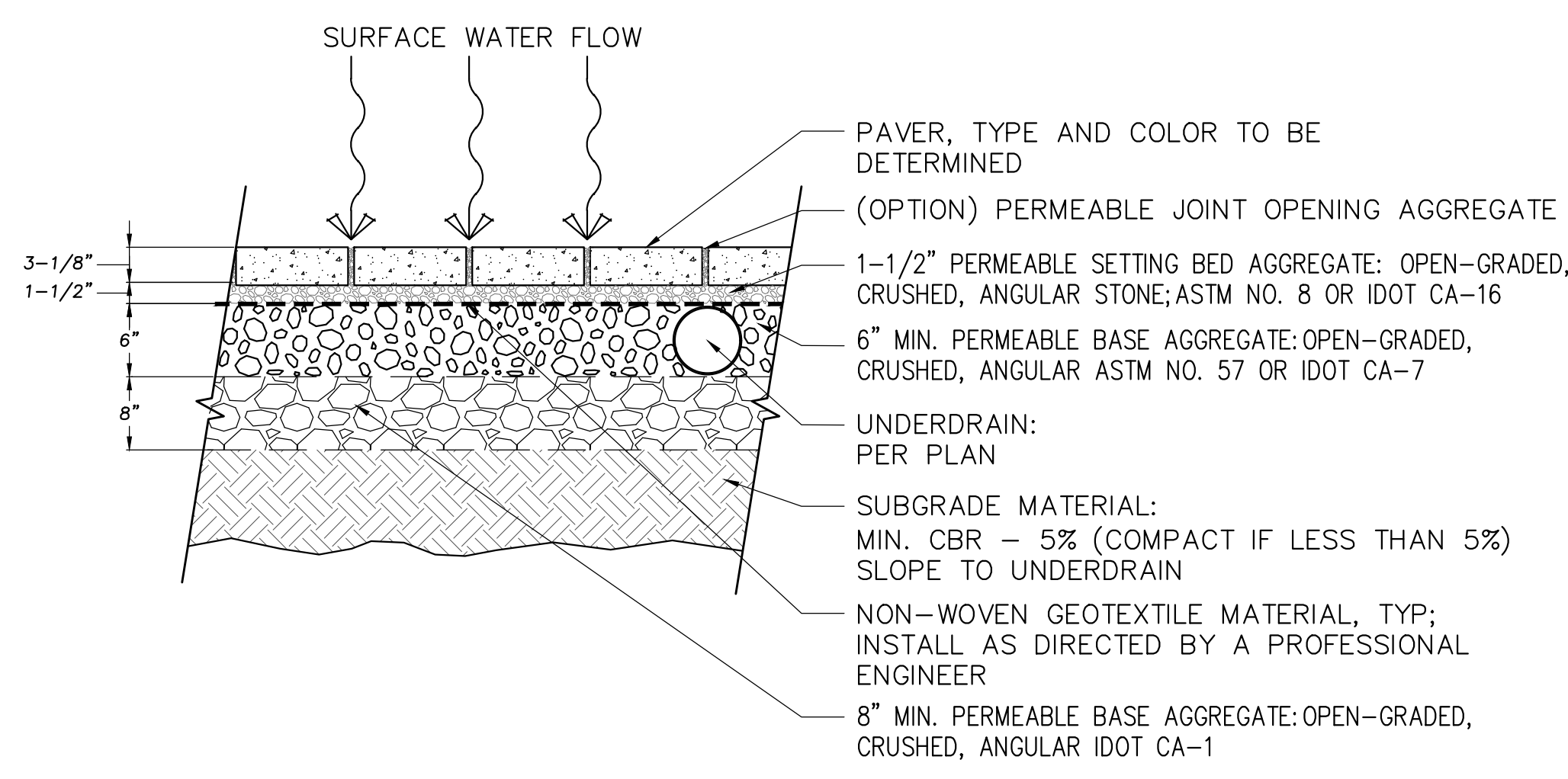
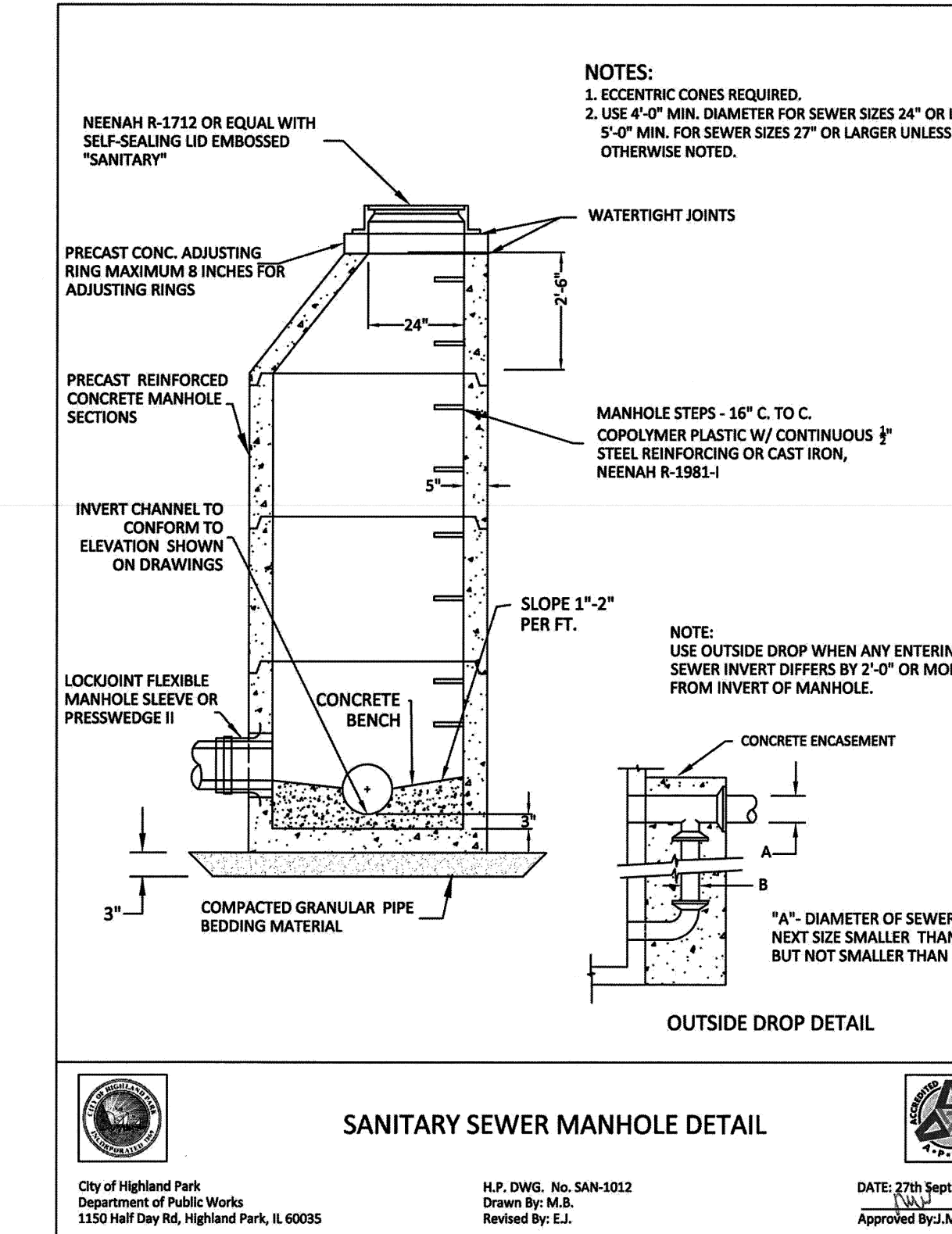
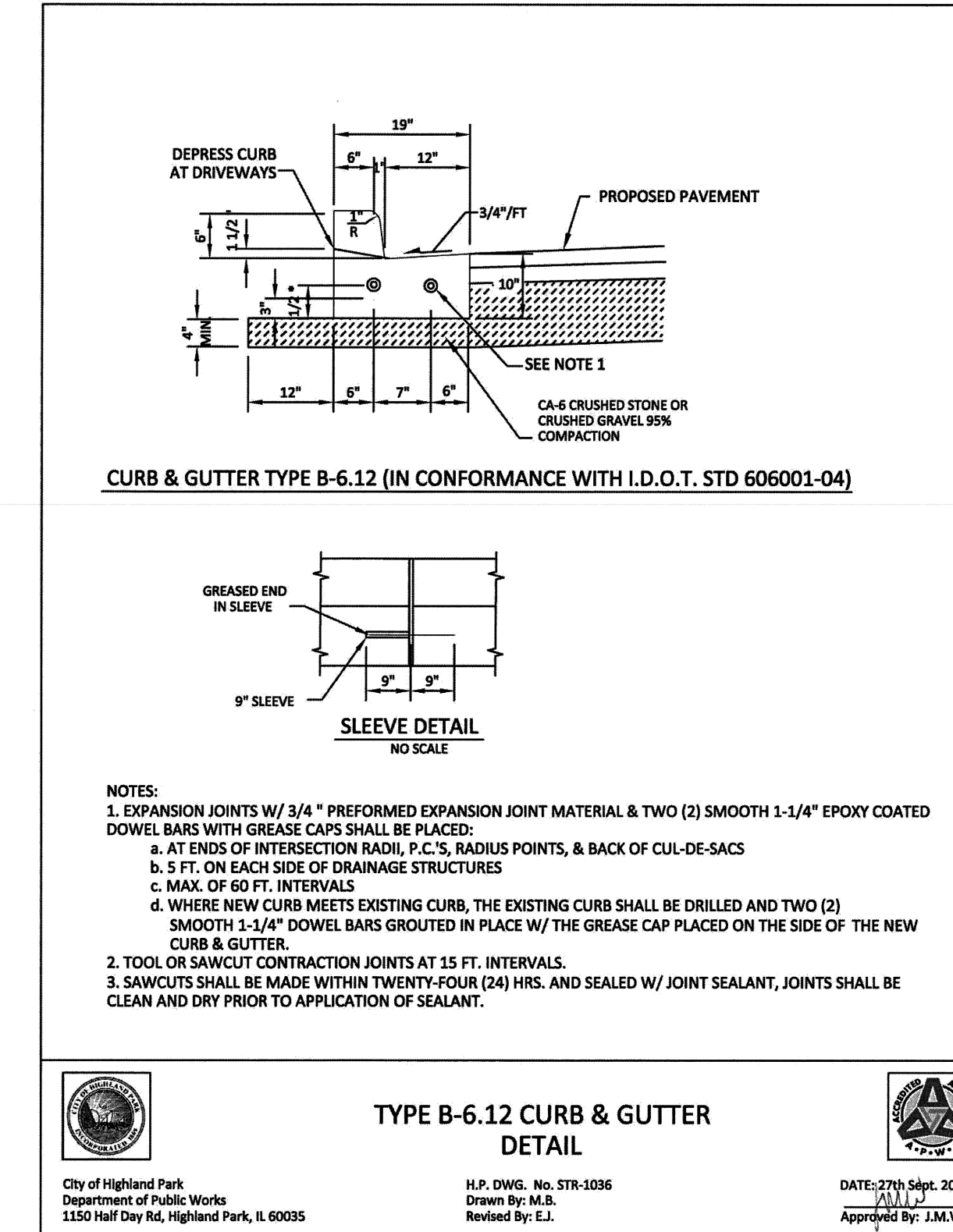
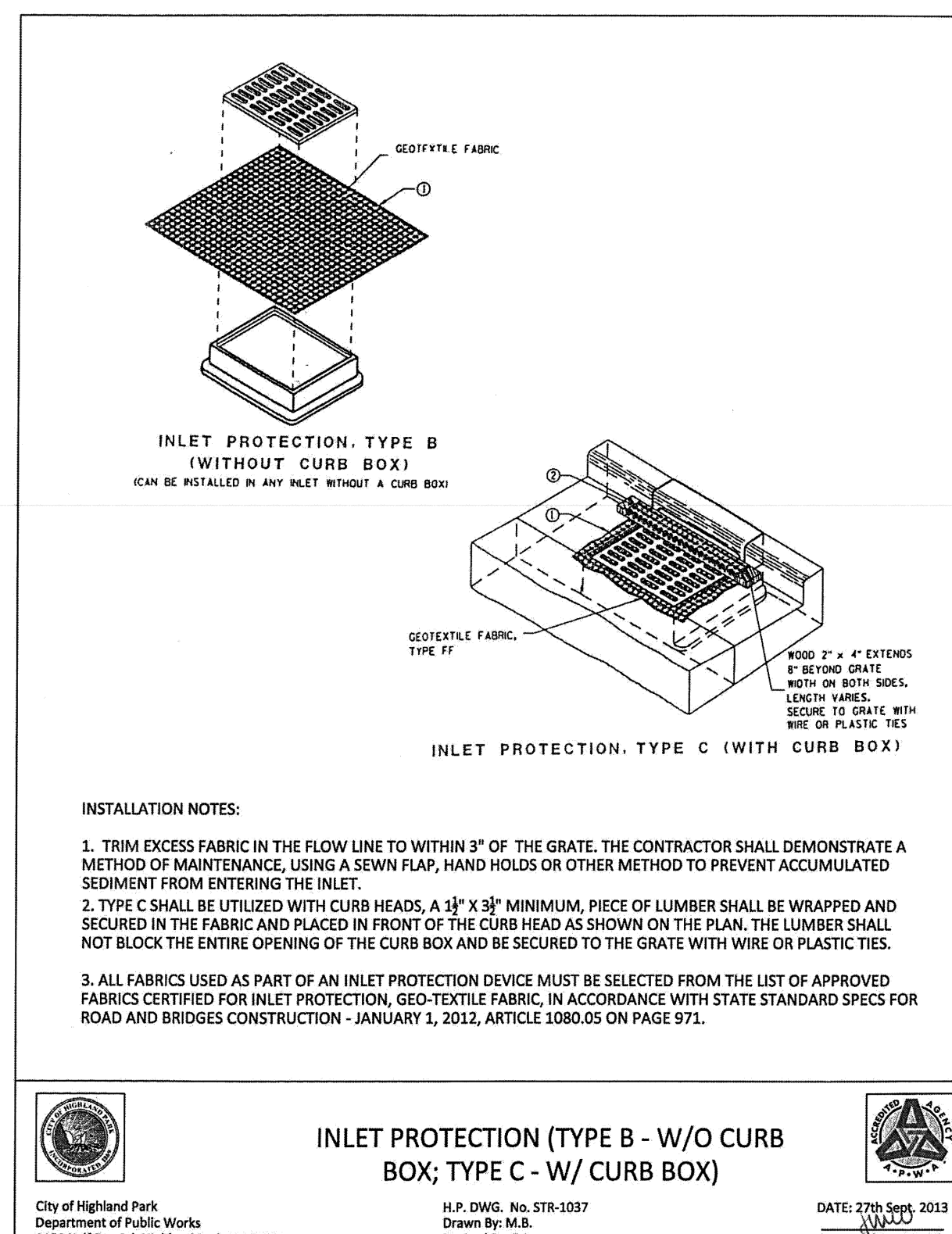
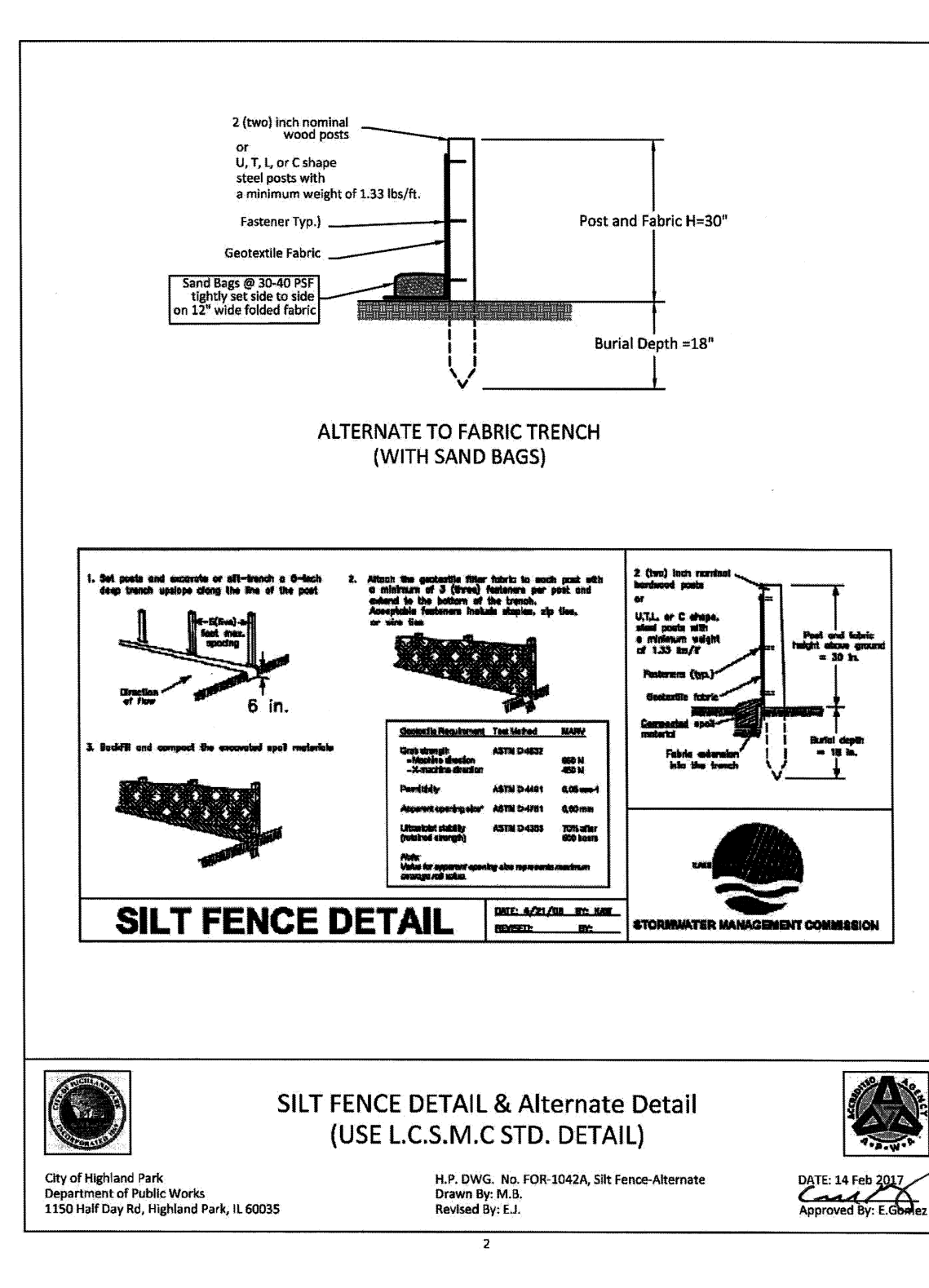
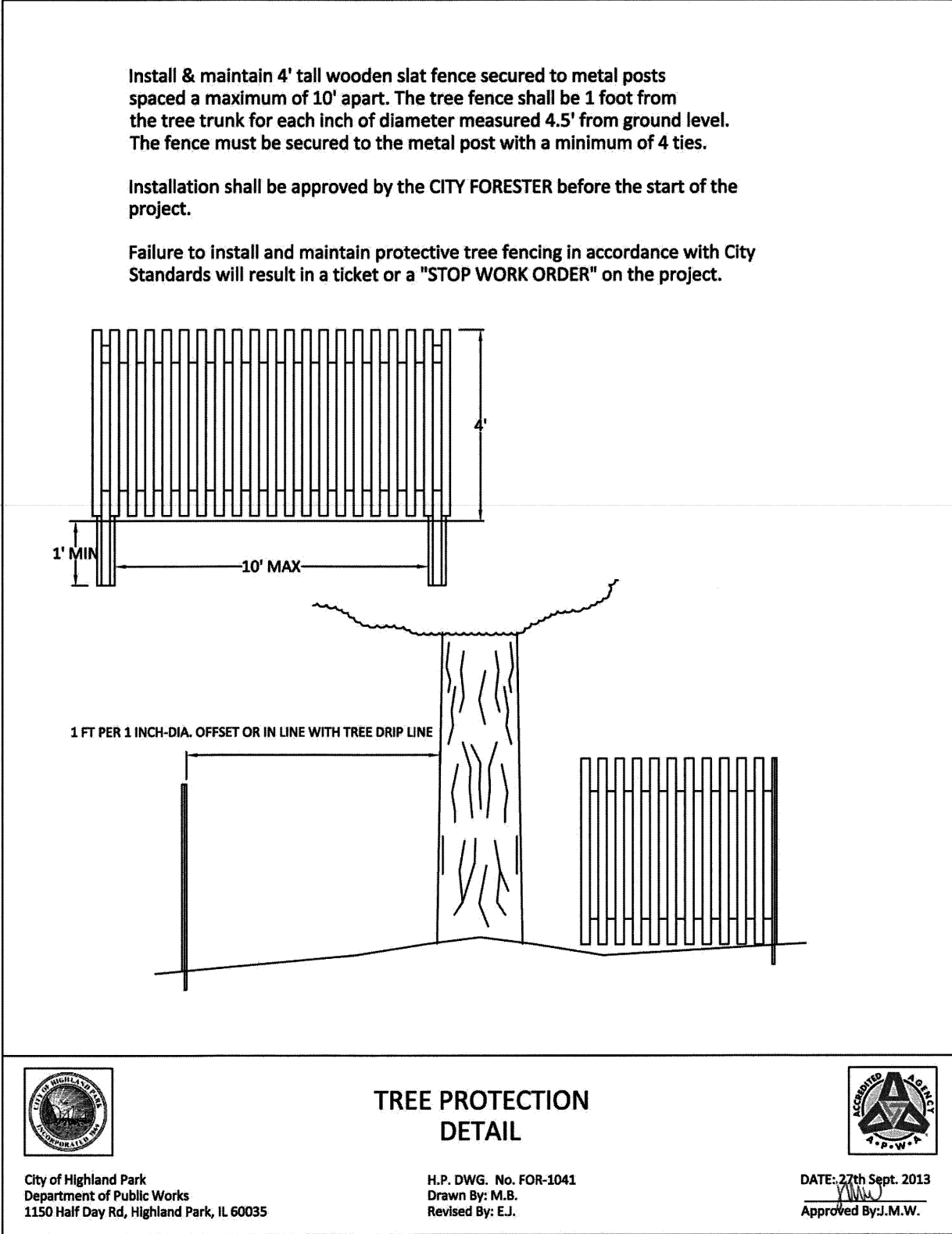
RAVINA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

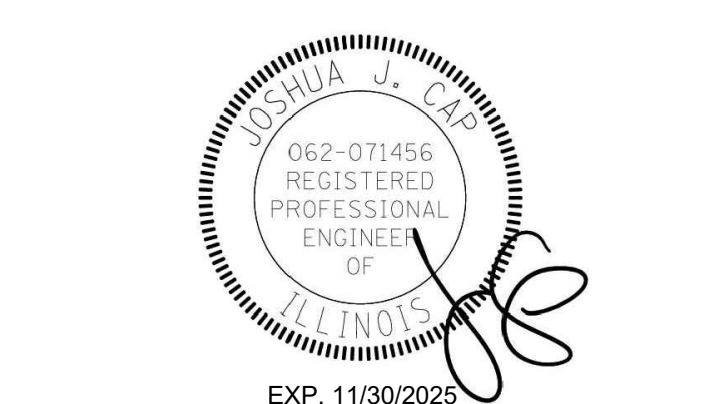
SITE WORK DETAILS

Project Number:
220112
Drawn By:
JC
Sheet:

C6.01



Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979



NOT FOR CONSTRUCTION

REV	R1 FOR PUD SUBMISSION	10/29/2025
	DESCRIPTION	DATE

RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

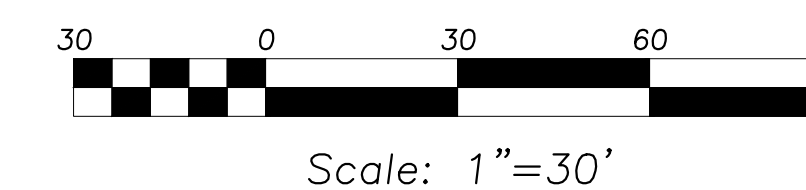
763 DEAN AVENUE
HIGHLAND PARK, IL 60035

CITY OF HIGHLAND PARK STANDARD CONSTRUCTION DETAILS & ALT. DETAILS

Project Number:
220112
Drawn By:
JC
Sheet:

C7.01

10/10/2022 9:48:21 PM C:\Users\proconaco\Documents\20112_Ravinia Elementary School Addition & Reno_ARCH_2021_voncazaco.rvt Wight & Co. © Copyright 2016. All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight & Co.



TREE PRESERVATION NOTES

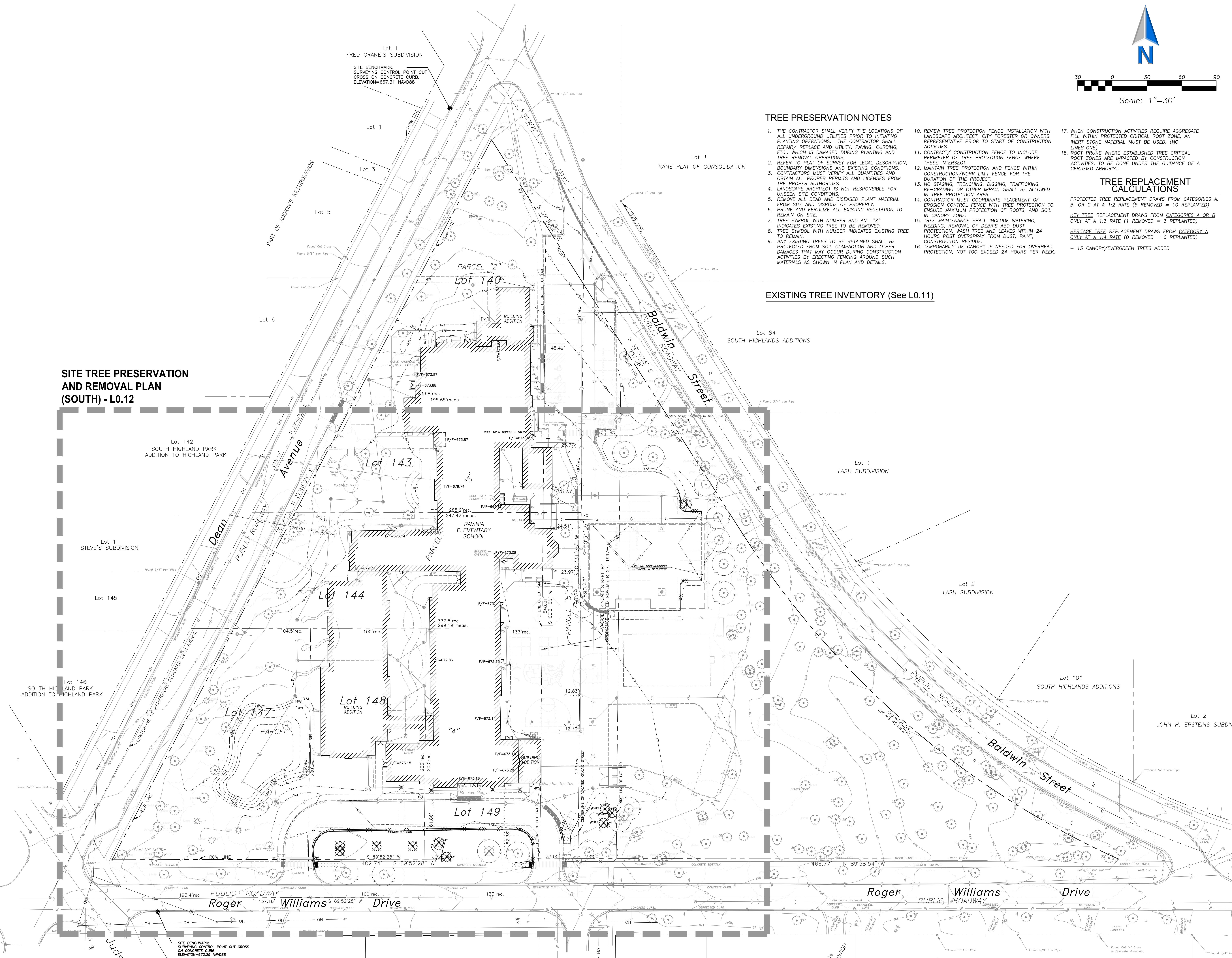
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2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
3. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
4. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
5. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
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10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACTOR/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
16. TEMPORARILY THE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TO EXCEED 24 HOURS PER WEEK.

TREE REPLACEMENT CALCULATIONS

PROTECTED TREE REPLACEMENT DRAWS FROM CATEGORIES A, B, OR C AT A 1:2 RATE (0 REMOVED = 10 REPLANTED)
KEY TREE REPLACEMENT DRAWS FROM CATEGORIES A OR B ONLY AT A 1:3 RATE (1 REMOVED = 3 REPLANTED)
HERITAGE TREE REPLACEMENT DRAWS FROM CATEGORY A ONLY AT A 1:4 RATE (0 REMOVED = 0 REPLANTED)
- 13 CANOPY/EVERGREEN TREES ADDED

EXISTING TREE INVENTORY (See L0.11)

SITE TREE PRESERVATION AND REMOVAL PLAN (SOUTH) - L0.12



10/02/2022 9:48:21 PM C:\Users\janderson\Documents\20112_Ravinia Elementary School Addition & Reno_ARCH_2021\janderson\l0.12 Wight & Co. © Copyright 2016. All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight & Co.

EXISTING TREE INVENTORY (SOUTH - L0.12)

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS
3464	Norway maple	<i>Acer platanoides</i>	13	1	1	
3465	crab apple	<i>Malus sp.</i>	3	2	2	
3466	Norway maple	<i>Acer platanoides</i>	12	3	2	
3467	red maple	<i>Acer rubrum</i>	3	1	1	
3468	white oak	<i>Quercus alba</i>	6	1	1	
3469	white oak	<i>Quercus alba</i>	21	2	3	
3470	white oak	<i>Quercus alba</i>	22	2	3	
3471	white oak	<i>Quercus alba</i>	19	2	3	
3472	white oak	<i>Quercus alba</i>	19	2	3	
3475	elm hybrid	<i>Ulmus sp.</i>	16	2	2	
3476	swamp white oak	<i>Quercus bicolor</i>	41	1	1	
3479	Douglas fir	<i>Pseudotsuga menziesii</i>	10	3	2	
3480	Douglas fir	<i>Pseudotsuga menziesii</i>	7	3	2	
3481	black walnut	<i>Juglans nigra</i>	12	4	2	
3482	redbud	<i>Cercis canadensis</i>	11	3	3	
3483	sugar maple	<i>Acer saccharum</i>	32	2	2	
3485	elm hybrid	<i>Ulmus sp.</i>	11, 10	3	2	
3488	white oak	<i>Quercus alba</i>	20	2	3	
3489	Ohio buckeye	<i>Aesculus glabra</i>	8	2	3	slight lean
3490	little-leaved linden	<i>Tilia cordata</i>	12	2	2	
3491	little-leaved linden	<i>Tilia cordata</i>	13	2	1	
3492	white mulberry	<i>Morus alba</i>	6	3	4	lean
3493	American linden	<i>Tilia americana</i>	18, 10, 7	3	3	
3494	sugar maple	<i>Acer saccharum</i>	30	2	3	
3495	Douglas fir	<i>Pseudotsuga menziesii</i>	4	4	4	
3496	Douglas fir	<i>Pseudotsuga menziesii</i>	4	4	4	
3497	Douglas fir	<i>Pseudotsuga menziesii</i>	4	4	4	
3498	Douglas fir	<i>Pseudotsuga menziesii</i>	10	3	4	slight lean
3499	red maple	<i>Acer rubrum</i>	5	1	1	
3500	Austrian pine	<i>Pinus nigra</i>	14	3	4	lean
3501	Douglas fir	<i>Pseudotsuga menziesii</i>	11	2	4	lean
3502	little-leaved linden	<i>Tilia cordata</i>	7	2	2	
3503	white oak	<i>Quercus alba</i>	29	3	2	
3504	Norway maple	<i>Acer platanoides</i>	13	2	1	
3505	Eastern red cedar	<i>Juniperus virginiana</i>	14	3	3	Remove - Protected Tree
3506	slippery elm	<i>Ulmus rubra</i>	6	3	3	Remove
3507	Eastern cottonwood	<i>Populus deltoides</i>	41	2	2	Remove - Protected Tree
3508	Norway maple	<i>Acer platanoides</i>	12	1	1	Remove - Protected Tree
3509	elm hybrid	<i>Ulmus sp.</i>	6	2	3	
3510	Norway maple	<i>Acer platanoides</i>	9	4	2	
3511	hackberry	<i>Celtis occidentalis</i>	12	1	1	
3512	Northern cigar tree	<i>Catalpa speciosa</i>	30	2	2	
3513	American elm	<i>Ulmus americana</i>	6	3	4	lean
3514	white mulberry	<i>Morus alba</i>	15	3	3	
3515	American elm	<i>Ulmus americana</i>	7	3	3	
3516	swamp white oak	<i>Quercus bicolor</i>	27	3	3	
3517	elm hybrid	<i>Ulmus sp.</i>	17	3	3	
3518	elm hybrid	<i>Ulmus sp.</i>	13	3	3	
3519	swamp white oak	<i>Quercus bicolor</i>	9	3	3	
3520	boxelder	<i>Acer negundo</i>	7	3	4	lean
3521	slippery elm	<i>Ulmus rubra</i>	9	3	3	Remove - Protected Tree
3522	Eastern cottonwood	<i>Populus deltoides</i>	42	2	2	Remove - Protected Tree
3523	red oak	<i>Quercus rubra</i>	14	3	3	Remove - Key Tree
3524	Norway maple	<i>Acer platanoides</i>	12	2	2	
3525	red oak	<i>Quercus rubra</i>	10	3	3	
3526	white oak	<i>Quercus alba</i>	33	3	3	
3528	Norway maple	<i>Acer platanoides</i>	13	2	3	
3529	red oak	<i>Quercus rubra</i>	27	3	3	
3530	slippery elm	<i>Ulmus rubra</i>	15	3	3	
3531	Norway maple	<i>Acer platanoides</i>	16	2	2	
3532	Eastern cottonwood	<i>Populus deltoides</i>	7	2	3	
3533	Eastern cottonwood	<i>Populus deltoides</i>	42	2	2	
3534	swamp white oak	<i>Quercus bicolor</i>	18	2	2	
3535	swamp white oak	<i>Quercus bicolor</i>	14	1	2	
3536	hawthorn	<i>Crataegus sp.</i>	8, 7	3	3	
3537	white oak	<i>Quercus alba</i>	30	2	2	
3538	Northern cigar tree	<i>Catalpa speciosa</i>	8	1	1	
3541	black locust	<i>Robinia pseudoacacia</i>	12, 10	3	3	
3542	shagbark hickory	<i>Carya ovata</i>	7	1	1	
3543	black locust	<i>Robinia pseudoacacia</i>	12, 12	3	3	
3544	black locust	<i>Robinia pseudoacacia</i>	13, 10	3	3	
3545	hawthorn	<i>Crataegus sp.</i>	9, 8	3	3	

TREE TAG NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS
3546	white oak	<i>Quercus alba</i>	27	2	3	
3547	white oak	<i>Quercus alba</i>	15	3	3	
3548	red maple	<i>Acer rubrum</i>	6	3	3	
3549	black cherry	<i>Prunus serotina</i>	10, 8	4	4	
3550	sugar maple	<i>Acer saccharum</i>	8	3	2	Memorial Tree - To Be Preserved
3551	white oak	<i>Quercus alba</i>	27	3	3	
3552	red oak	<i>Quercus rubra</i>	14	3	3	
3553	sugar maple	<i>Acer saccharum</i>	18	3	4	lean
3554	sugar maple	<i>Acer saccharum</i>	10, 8, 7	3	3	
3555	sugar maple	<i>Acer saccharum</i>	7, 6	3	3	
3556	white oak	<i>Quercus alba</i>	26	3	3	
3557	red oak	<i>Quercus rubra</i>	14	3	3	
3559	white oak	<i>Quercus alba</i>	14	3	3	
3560	American elm	<i>Ulmus americana</i>	6	2	3	
3561	white oak	<i>Quercus alba</i>	27	3	3	
3562	white oak	<i>Quercus alba</i>	13	4	4	
3563	sugar maple	<i>Acer saccharum</i>	8, 7	3	3	
3564	Norway maple	<i>Acer platanoides</i>	6	2	3	
3565	Norway maple	<i>Acer platanoides</i>	13	2	3	
3566	Norway maple	<i>Acer platanoides</i>	12	2	3	
3569	white oak	<i>Quercus alba</i>	25	2	2	
3570	white oak	<i>Quercus alba</i>	20	3	3	
3571	white mulberry	<i>Morus alba</i>	10, 9, 7	3	3	
TREE LABEL NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	FORM	COMMENTS
RAV07	swamp white oak	<i>Quercus bicolor</i>	3			Installed 08/25 - Relocate
RAV08	Northern Advance Sycamore	<i>Platanus occidentalis 'Bismark'</i>	3			Installed 08/25 - Preserve
RAV09	Homestead Elm	<i>Ulmus x 'Homestead'</i>				Installed 08/25 - Preserve
RAV10	Northern Advance Sycamore	<i>Platanus occidentalis 'Bismark'</i>	3			Installed 08/25 - Preserve
RAV11	swamp white oak	<i>Quercus bicolor</i>	3			Installed 08/25 - Relocate
RAV12	Northern Advance Sycamore	<i>Platanus occidentalis 'Bismark'</i>	3			Installed 08/25 - Relocate

TREE SURVEY PERFORMED BY:
Valerie Jakob, CPESC, CA
Senior Ecologist
ISA Certified Arborist #44344
Bollinger Environmental, Inc.
Date = 09/07/22

EXISTING TREE WALKTHROUGH PERFORMED 01/08/24
RAV07-RAV12 TREES INSTALLED 05/20/25 - NOT TAGGED

Arborist Rating System		
No Problem(s)	1	Excellent
No Apparent Problem(s)	2	Good
Minor Problems	3	Fair
Major Problems	4	Poor
Dead	5	Dead

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- TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION, WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
- TEMPORARILY THE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TO EXCEED 24 HOURS PER WEEK.

- WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
- ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

TREE REPLACEMENT CALCULATIONS

PROTECTED TREE REPLACEMENT DRAWS FROM CATEGORIES A, B, OR C AT A 1:3 RATE (1 REMOVED = 3 REPLANTED)

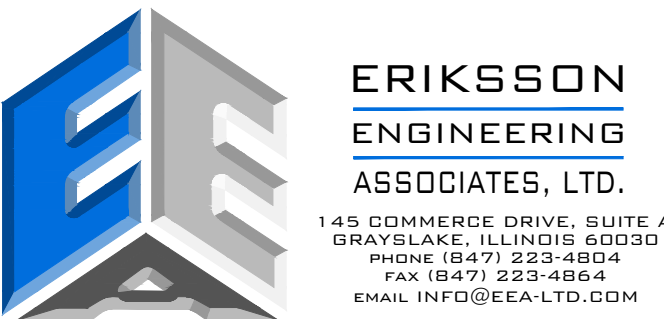
KEY TREE REPLACEMENT DRAWS FROM CATEGORIES A OR B ONLY AT A 1:3 RATE (1 REMOVED = 3 REPLANTED)

HERITAGE TREE REPLACEMENT DRAWS FROM CATEGORY A ONLY AT A 1:4 RATE (1 REMOVED = 4 REPLANTED)

- 13 CANOPY/EVERGREEN TREES ADDED



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REV	R1 FOR PUD SUBMISSION DESCRIPTION	10/29/2025 09/30/2025 DATE
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RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

OVERALL SITE TREE PRESERVATION AND REMOVAL PLAN

Project Number:
220112
Drawn By:
JJA
Sheet:

L0.11

TREE PRESERVATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAN OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AS SHOWN IN PLAN AND DETAILS.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACTOR/CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION, WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

TREE REPLACEMENT CALCULATIONS

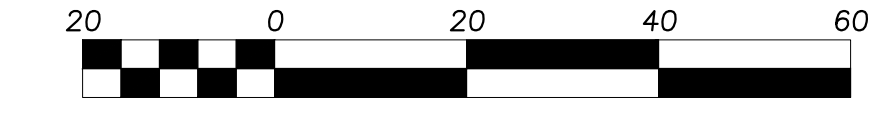
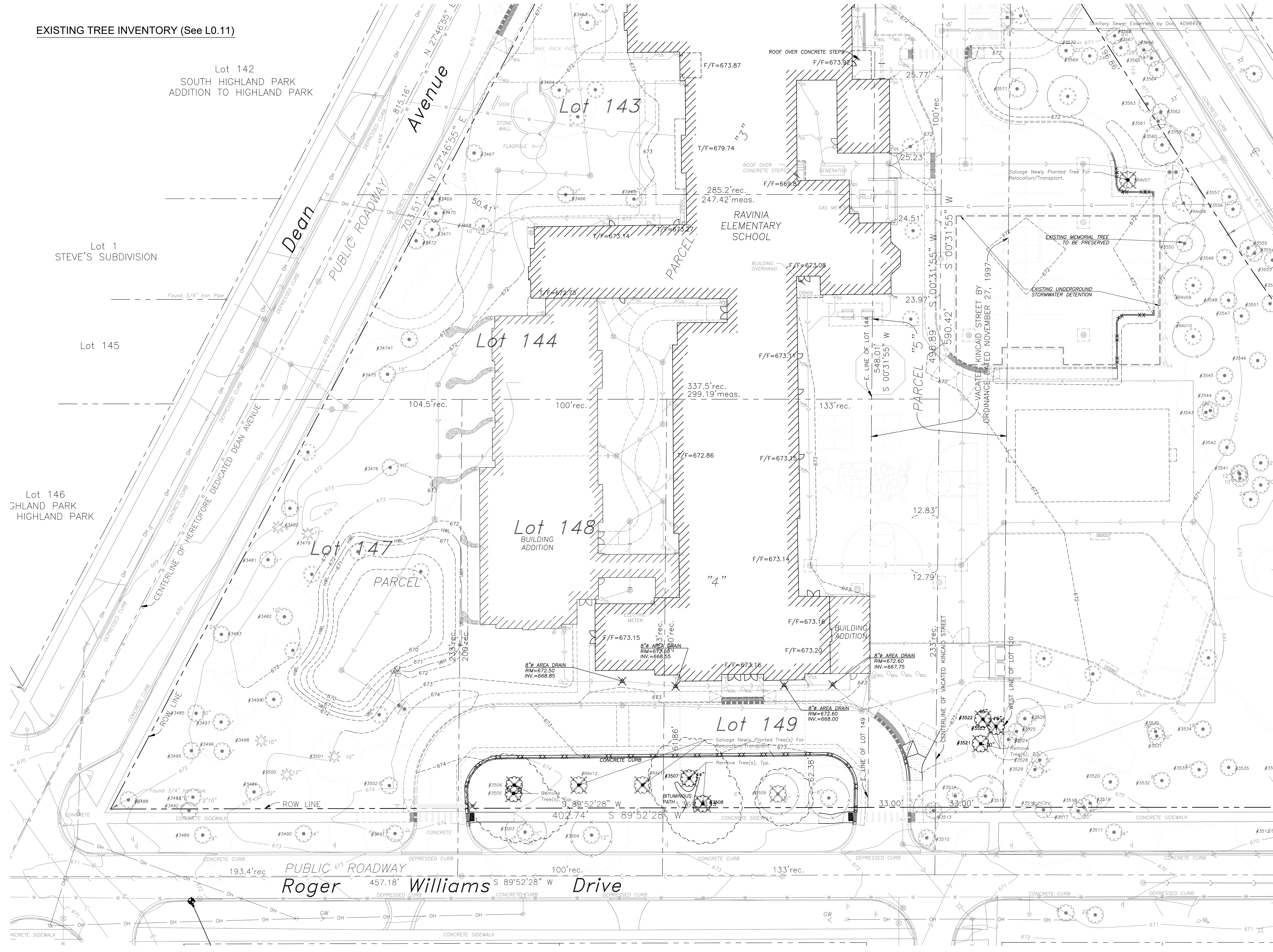
PROTECTED TREE REPLACEMENT DRAWS FROM CATEGORIES A, B, OR C AT A 1:2 RATE (5 REMOVED = 10 REPLANTED)

KEY TREE REPLACEMENT DRAWS FROM CATEGORIES A OR B ONLY AT A 1:3 RATE (1 REMOVED = 3 REPLANTED)

HERITAGE TREE REPLACEMENT DRAWS FROM CATEGORY A ONLY AT A 1:4 RATE (0 REMOVED = 0 REPLANTED)

- 13 CANOPY/EVERGREEN TREES ADDED

EXISTING TREE INVENTORY (See L0.11)

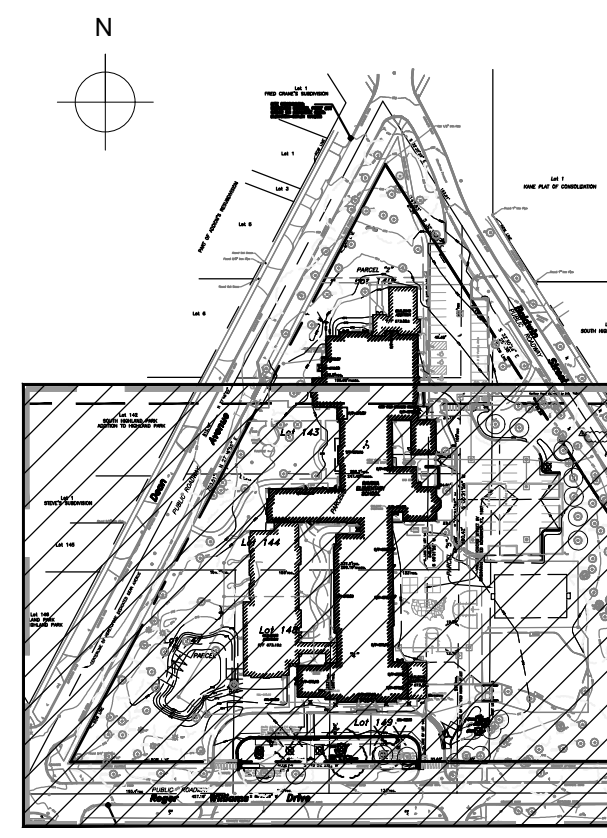


Scale: 1"=20'



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		09/30/2025

RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

SITE TREE PRESERVATION AND REMOVAL PLAN (SOUTH)

Project Number:
220112
Drawn By:
JJA
Sheet:

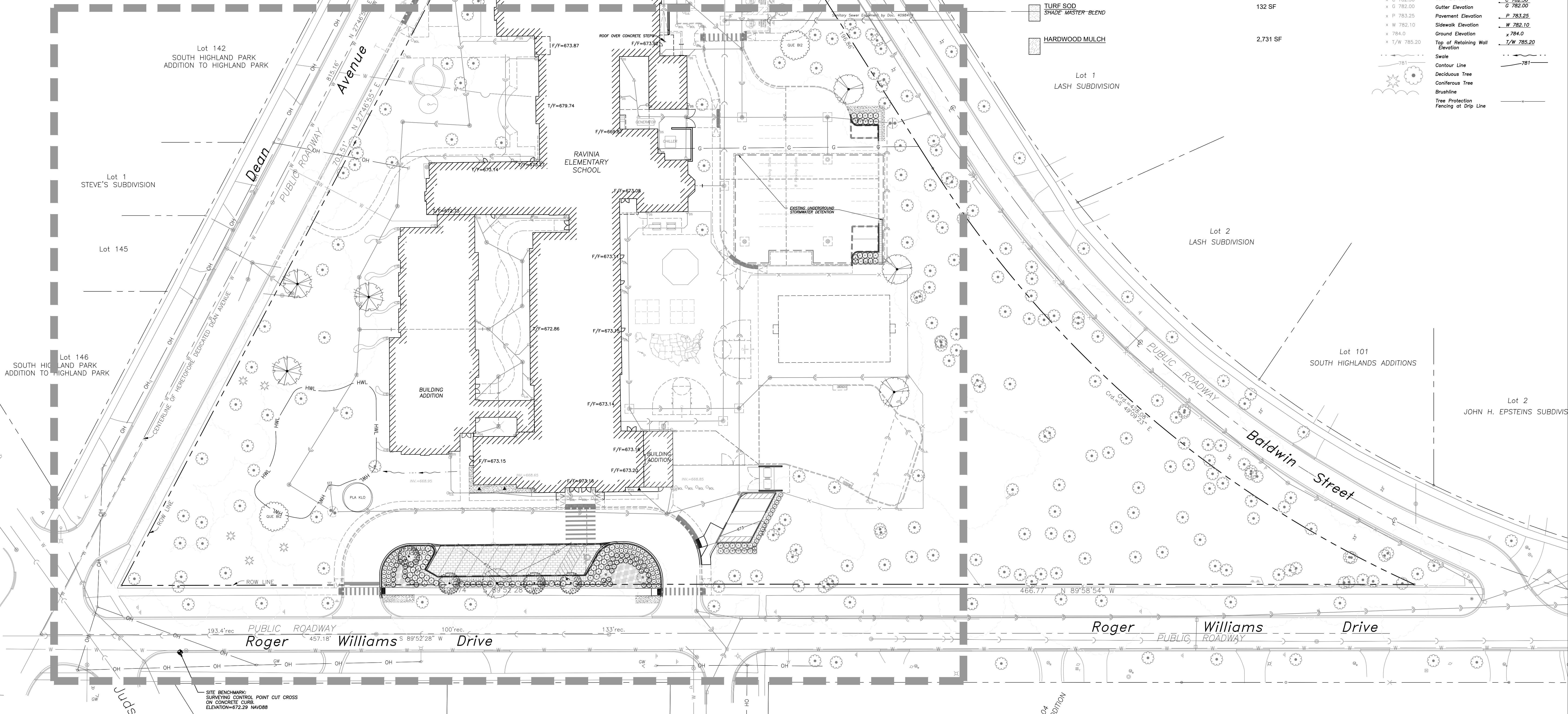
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LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE OWNER IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 3" OF A SOIL AMENDMENT ROTOTILLED TO A DEPTH OF 12" AND MULCHED WITH A MINIMUM OF 3" DEPTH OF LEAF MULCH TO MATCH EXISTING ON SITE. PLANTING BEDS TO BE AMENDED WITH MIDWEST TRADING "ONE STEP SOIL CONDITIONER" OR APPROVED EQUAL.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE SCARIFIED TO A DEPTH OF 3", GRADED SMOOTH AND TOPPED WITH AT LEAST 3" OF TOPSOIL. TOPSOIL TO BE LOCALLY SOURCED TOPSOIL, SCREEN AND PULVERIZED FROM MIDWEST TRADING OR APPROVED EQUAL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- ALL DISTURBED AREAS FROM CONSTRUCTION MUST BE RESTORED TO PRE-CONSTRUCTION CONDITION WITH HYDROSEED.
- ALL SEEDED LAWN AREAS TO BE HAVE NAG-S75 EROSION CONTROL BLANKET INSTALLED.

SITE LANDSCAPE PLAN (SOUTH) - L1.01

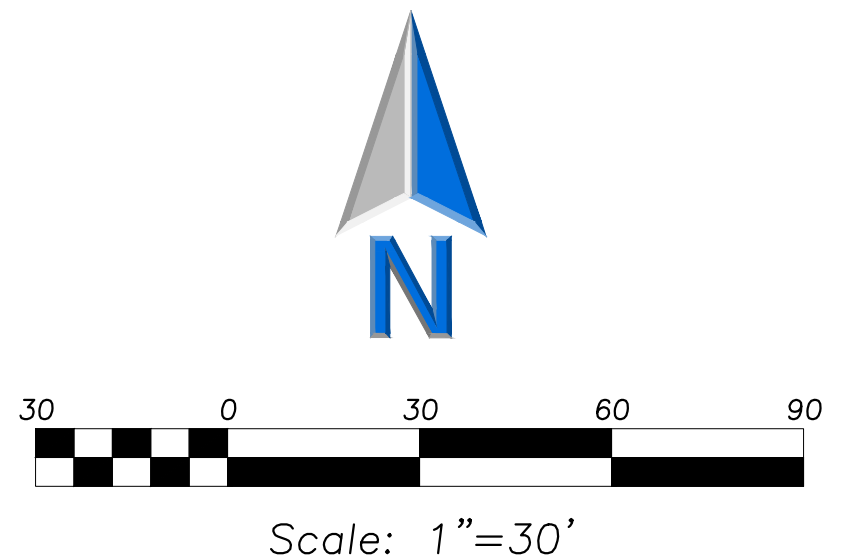


TREE + SHRUB SCHEDULE - OVERALL SITE PLAN

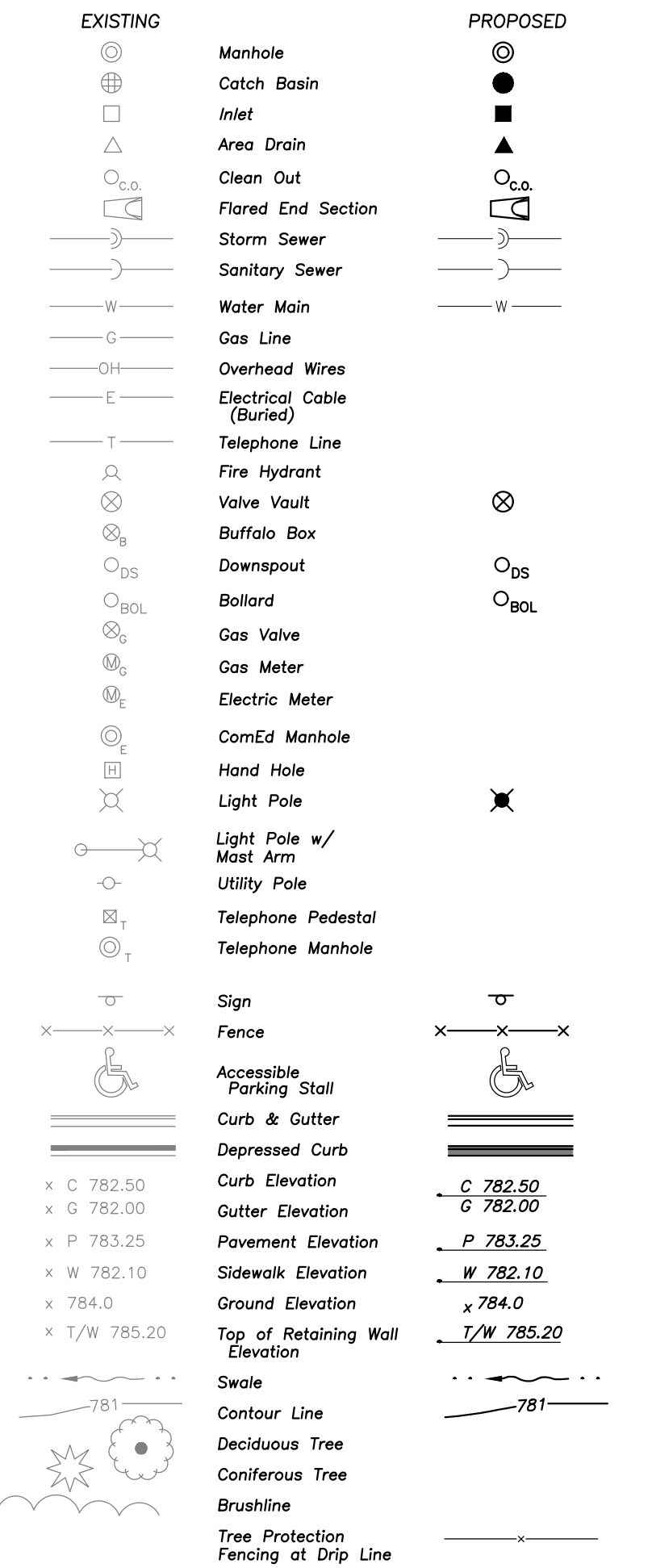
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
EXISTING TREE - TRANSPLANT					
	PLA KLO	PLATANUS OCCIDENTALIS 'BISMARCK' / NORTHERN ADVANCE® AMERICAN SYCAMORE	B & B	3" CAL.	1
	QUE BI2	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL.	2
PROPOSED TREES					
	CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL.	5
	QUE MUE	QUERCUS MUEHLBERGII / CHINKAPIN OAK	B & B	3" CAL.	4
EVERGREEN TREES					
	PIN STR	PINUS STROBUS / WHITE PINE	B & B	8" HT.	4
DECIDUOUS SHRUBS					
	ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	B & B	24" HT.	58
	DIE COP	DIERVILLA LONICERA 'COPPER' / COPPER LOW BUSH HONEYSUCKLE	B & B	24" HT.	42
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	18" HT.	62
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	24" HT.	16
EVERGREEN SHRUBS					
	PICEA NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	24" HT.	12
BROADLEAF EVERGREEN					
	ILEX SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	B & B	24" HT.	19

PERENNIAL PLANT MIX SCHEDULE - OVERALL

	PERENNIAL PLANT MIX 1	484 SF
	ALLIUM ANGULOSUM 'SUMMER BEAUTY' / SUMMER BEAUTY MOUSE GARLIC	65 #1
	GERANIUM SANGUINEUM 'MAX FREI' / MAX FREI BLOODED GERANIUM	197 #1
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	65 #1
	PERENNIAL PLANT MIX 2	361 SF
	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	28 #1
	ECHINACEA PURPUREA 'ALBA' / WHITE CONEFLOWER	49 #1
	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSSEED	145 #1
	TURF SOD	132 SF
	SHADE MASTER BLEND	
	HARDWOOD MULCH	2,731 SF



LEGEND



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	DESCRIPTION	DATE
	PUD SUBMISSION	09/30/2025

RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

OVERALL SITE LANDSCAPE PLAN

Project Number:
220112
Drawn By:
JJA
Sheet:

L1.00

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TREE SCHEDULE - SOUTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
EXISTING TREE - TRANSPLANT					
	PLA KLO	PLATANUS OCCIDENTALIS 'BISMARCK' / NORTHERN ADVANCE® AMERICAN SYCAMORE	B & B	3" CAL.	1
	QUE BIZ	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL.	2
PROPOSED TREES					
	CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL.	4
	QUE MUE	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	3
EVERGREEN TREES					
	PIN STR	PINUS STROBUS / WHITE PINE	B & B	8' HT.	4

SHRUB SCHEDULE - SOUTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOCHEBERRY	B & B	24" HT.	58
	DIE COP	DIERVILLA LONICERA 'COPPER' / COPPER LOW BUSH HONEYSUCKLE	B & B	24" HT.	42
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	18" HT.	62
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	24" HT.	16
EVERGREEN SHRUBS					
	PIC NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	24" HT.	12
BROADLEAF EVERGREEN					
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	B & B	24" HT.	19

LANDSCAPE NOTES

SEE L1.00

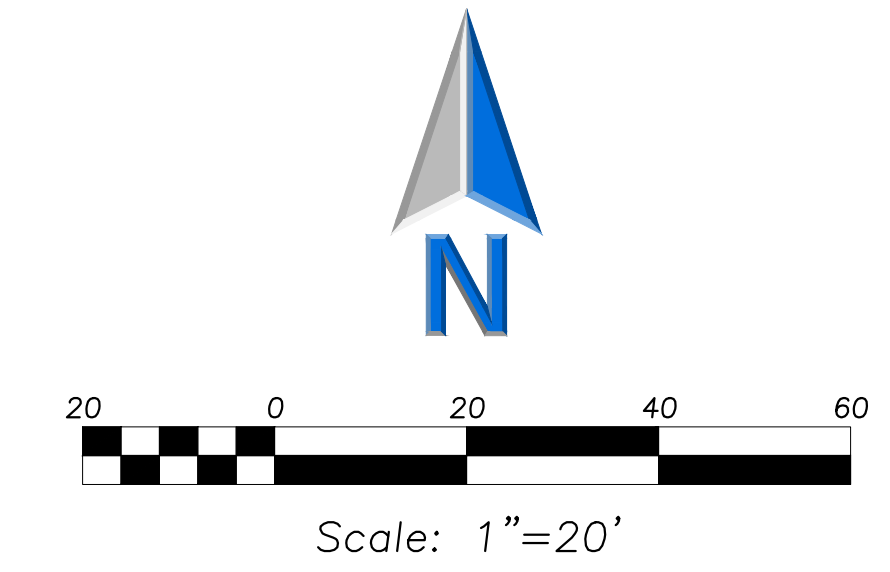
VUA CALCULATIONS

3,488 SF ADDED VEHICULAR USE AREA = **---**
 LANDSCAPE REQUIRED = 174 SF PLANTINGS
 1 CANOPY TREES
 PHASE 1 PLANTINGS REMOVED = 1,120 SF PLANTINGS
 3 CANOPY TREES - RELOCATED
 LANDSCAPE PROVIDED = 3,586 SF PLANTINGS
 13 CANOPY/EVERGREEN TREES

LANDSCAPE QUANTITY CALCULATIONS

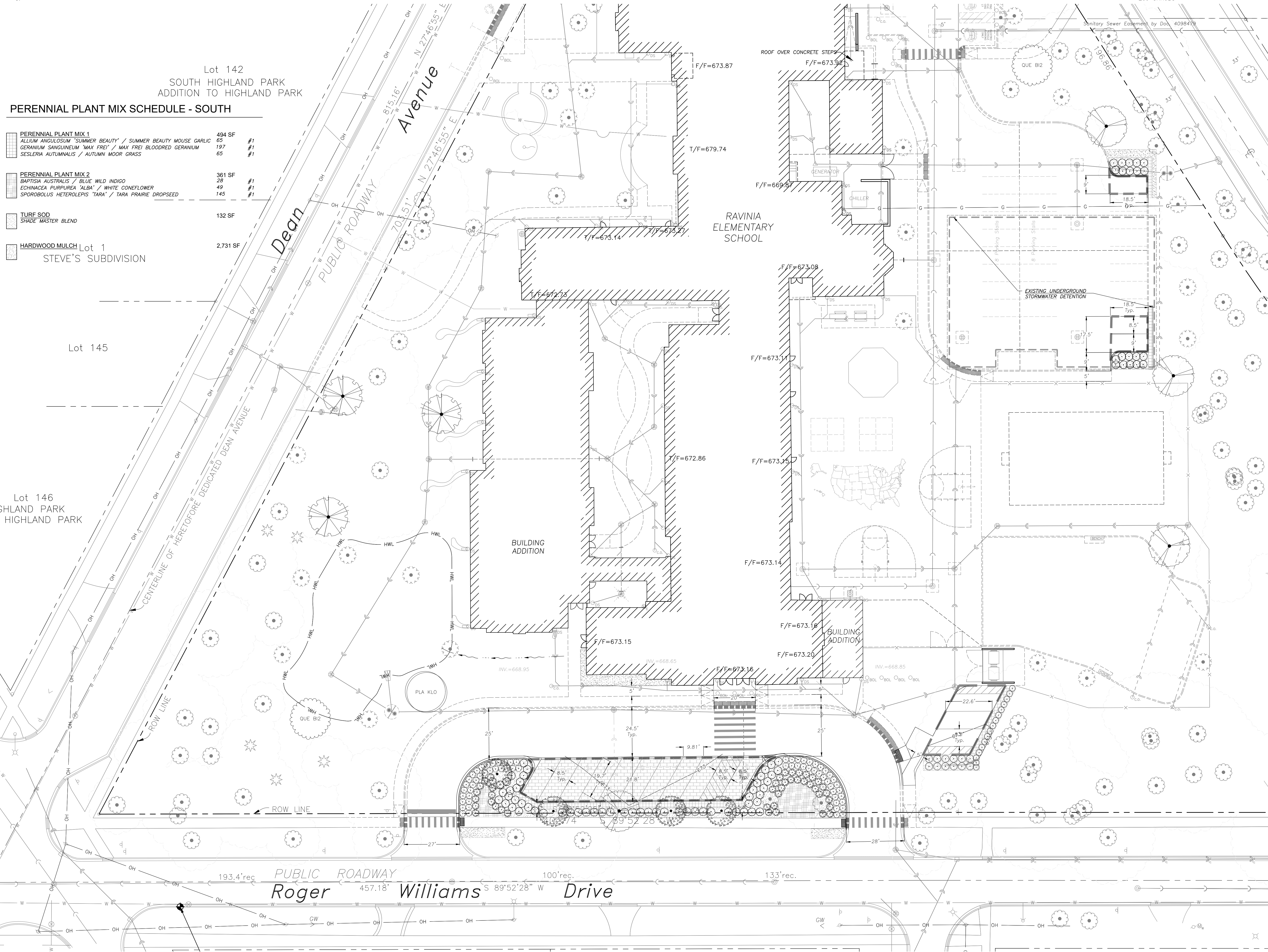
254 LINEAR FEET (EAST/SOUTH EDGE OF IMPROVEMENTS)
 ONE (1) 3" CAL DECIDUOUS TREE EVERY 40 LF = 6 CANOPY/ORNAMENTAL TREES
 ONE (1) 3" CAL EVERGREEN TREE EVERY 60 LF = 4 EVERGREEN TREES
 ONE (1) SHRUB EVERY 5 LF = 51 SHRUBS

PROVIDED
 - 9 CANOPY/ORNAMENTAL TREES
 - 4 EVERGREEN TREES
 - 209 SHRUBS



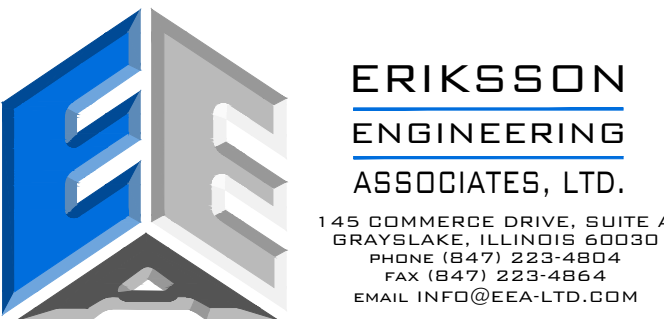
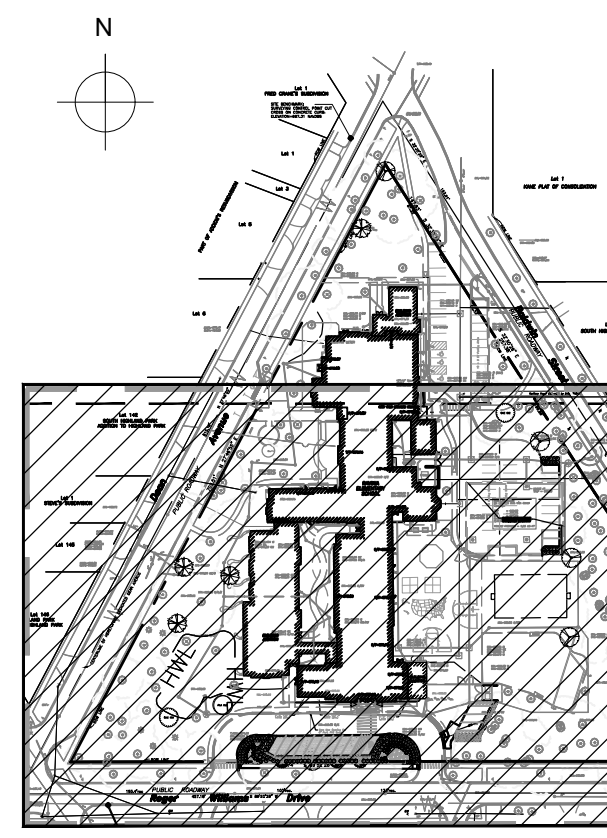
PERENNIAL PLANT MIX SCHEDULE - SOUTH

	PERENNIAL PLANT MIX 1 ALLIUM ANGUSTOSUM 'SUMMER BEAUTY' / SUMMER BEAUTY MOUSE GARLIC GERANIUM SANGUINEUM 'MAX FREI' / MAX FREI BLOODED GERANIUM SESELIA AUTUMNALIS / AUTUMN MOOR GRASS	494 SF 65 197 65	#1 #1 #1
	PERENNIAL PLANT MIX 2 BAPTISIA AUSTRALIS / BLUE WILD INDIGO ECHINACEA PURPUREA 'ALBA' / WHITE CONEFLOWER SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRairie DROPSEED	361 SF 28 49 145	#1 #1 #1
	TURF SOD SHADE MASTER BLEND	132 SF	
	HARDWOOD MULCH Lot 1 STEVE'S SUBDIVISION	2,731 SF	



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RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
 HIGHLAND PARK, IL 60035

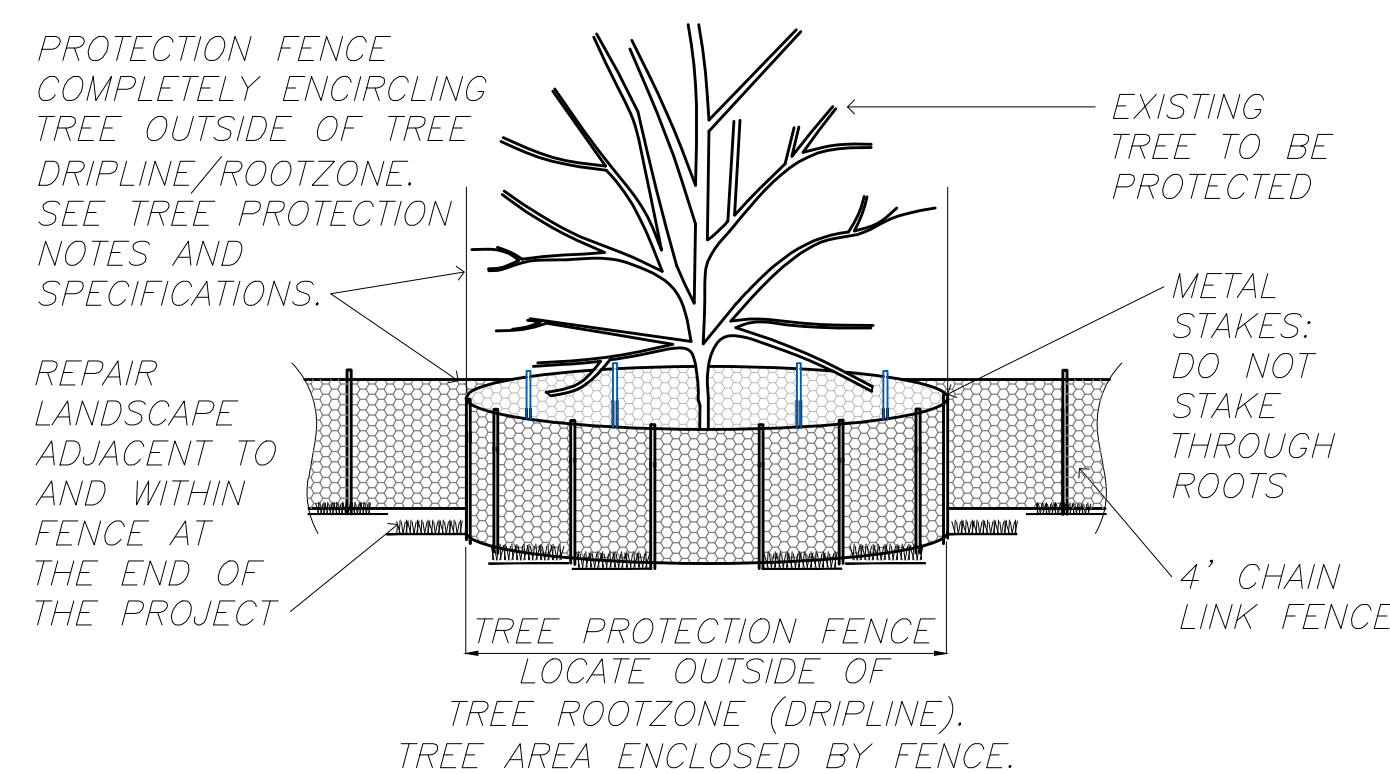
SITE LANDSCAPE PLAN (SOUTH)

Project Number:
 220112
 Drawn By:
 JJA
 Sheet:

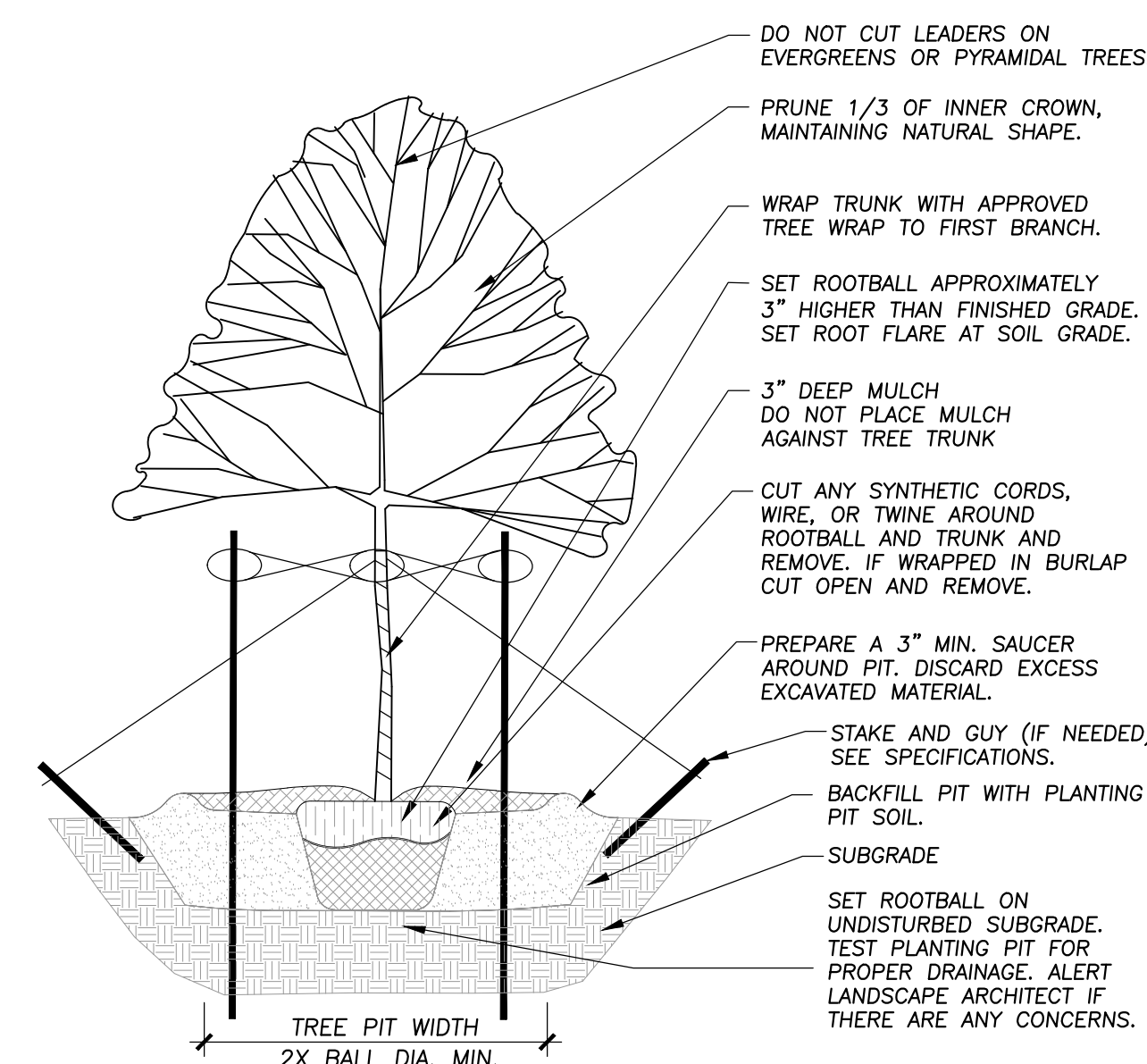
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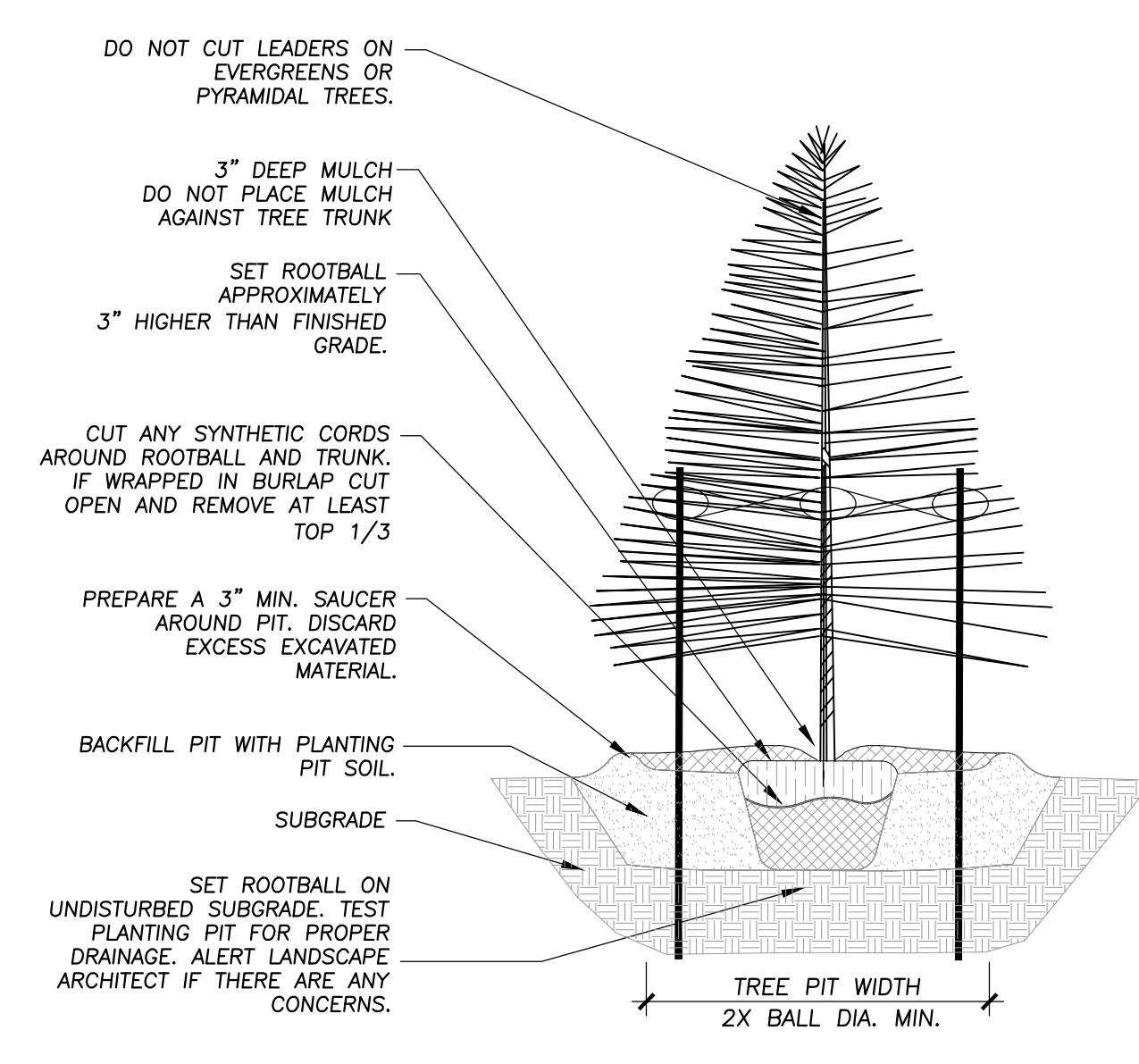
- NOTES:
- REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
 - CONTRACTOR CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
 - MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
 - NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
 - CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
 - TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION, WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
 - TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.



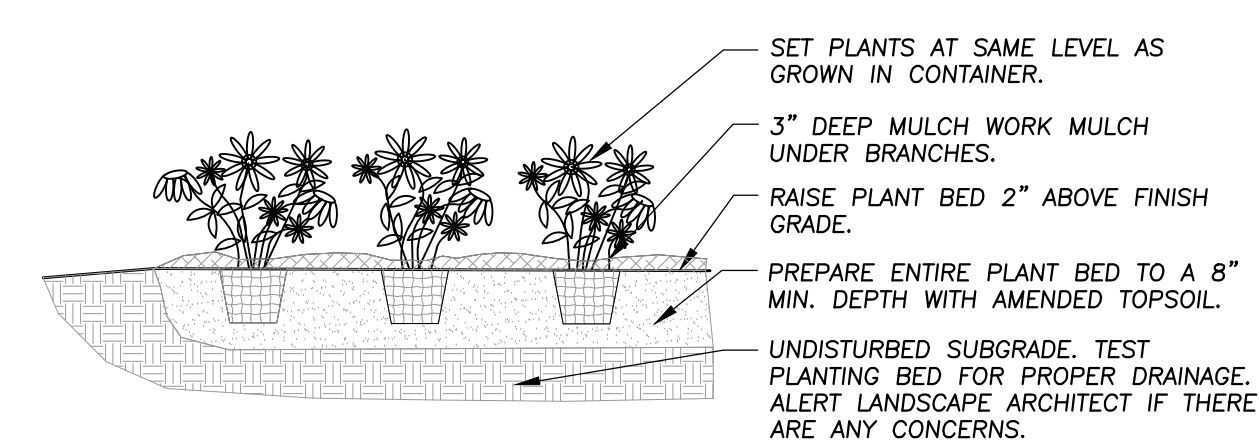
1 TREE PROTECTION DETAIL
NTS



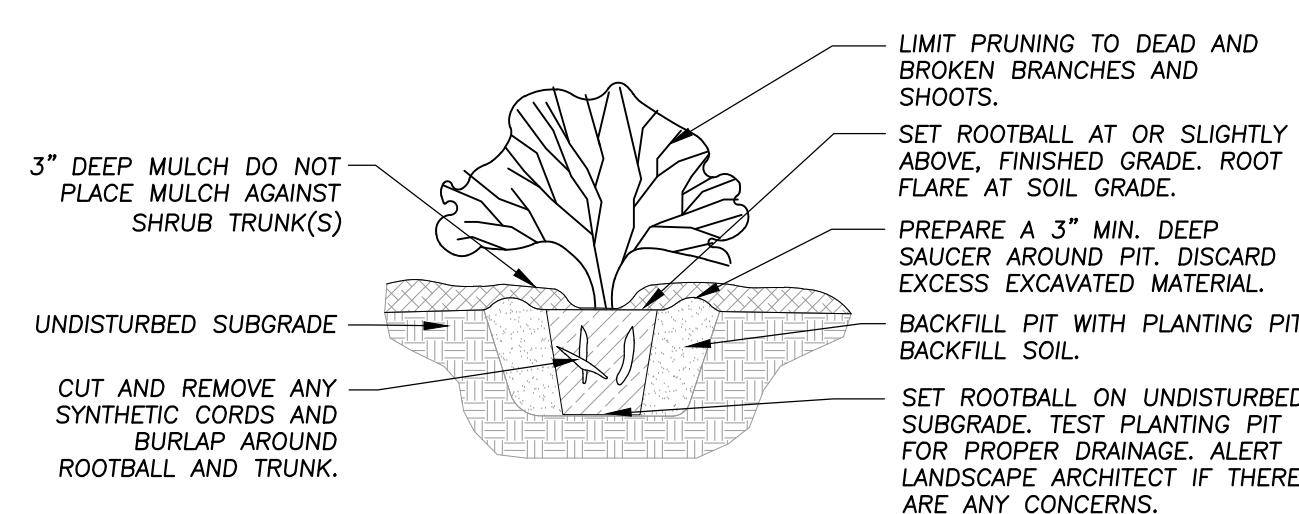
2 TREE PLANTING DETAIL
Not To Scale 329343-01



3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 329343-02

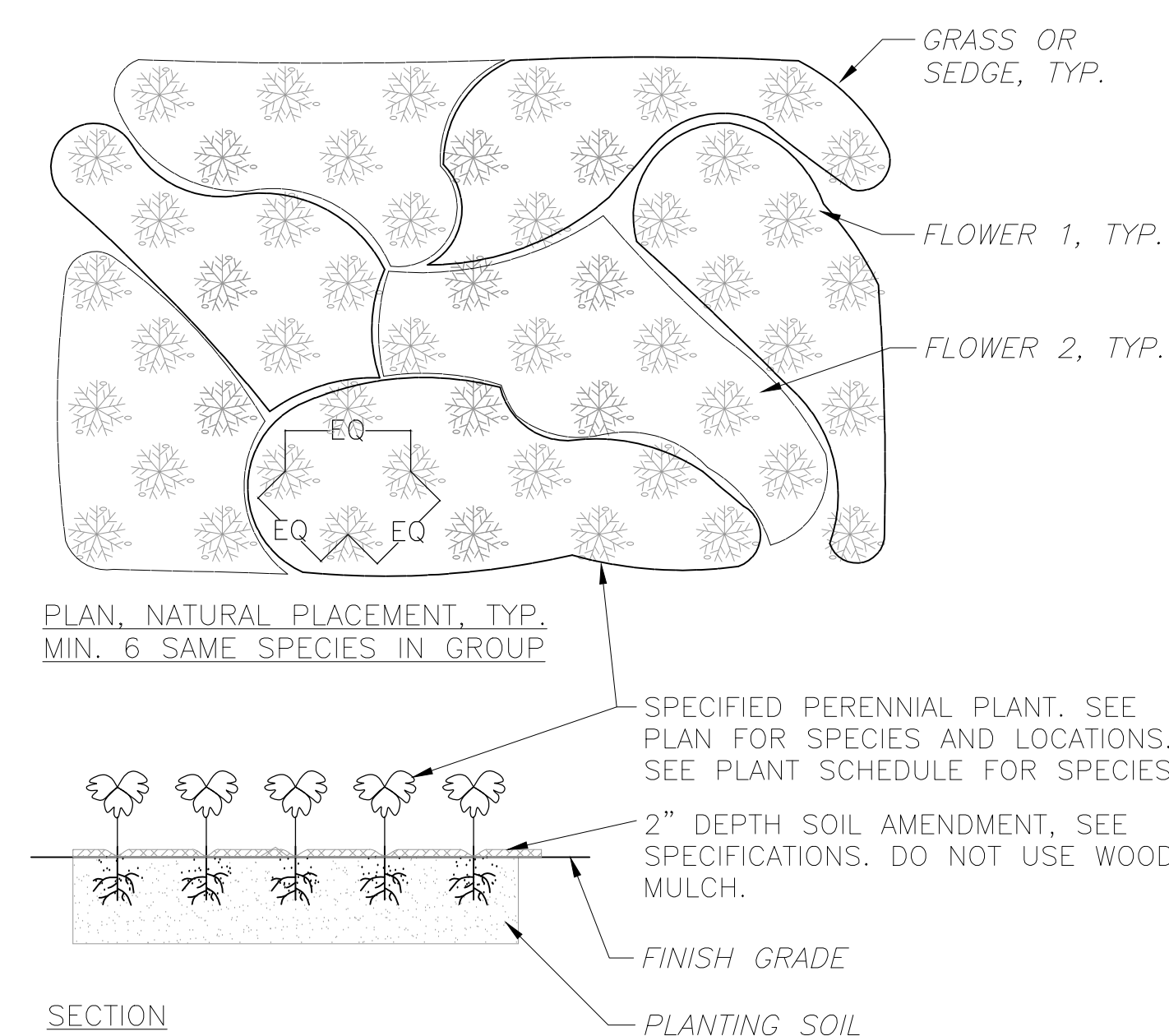


5 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03

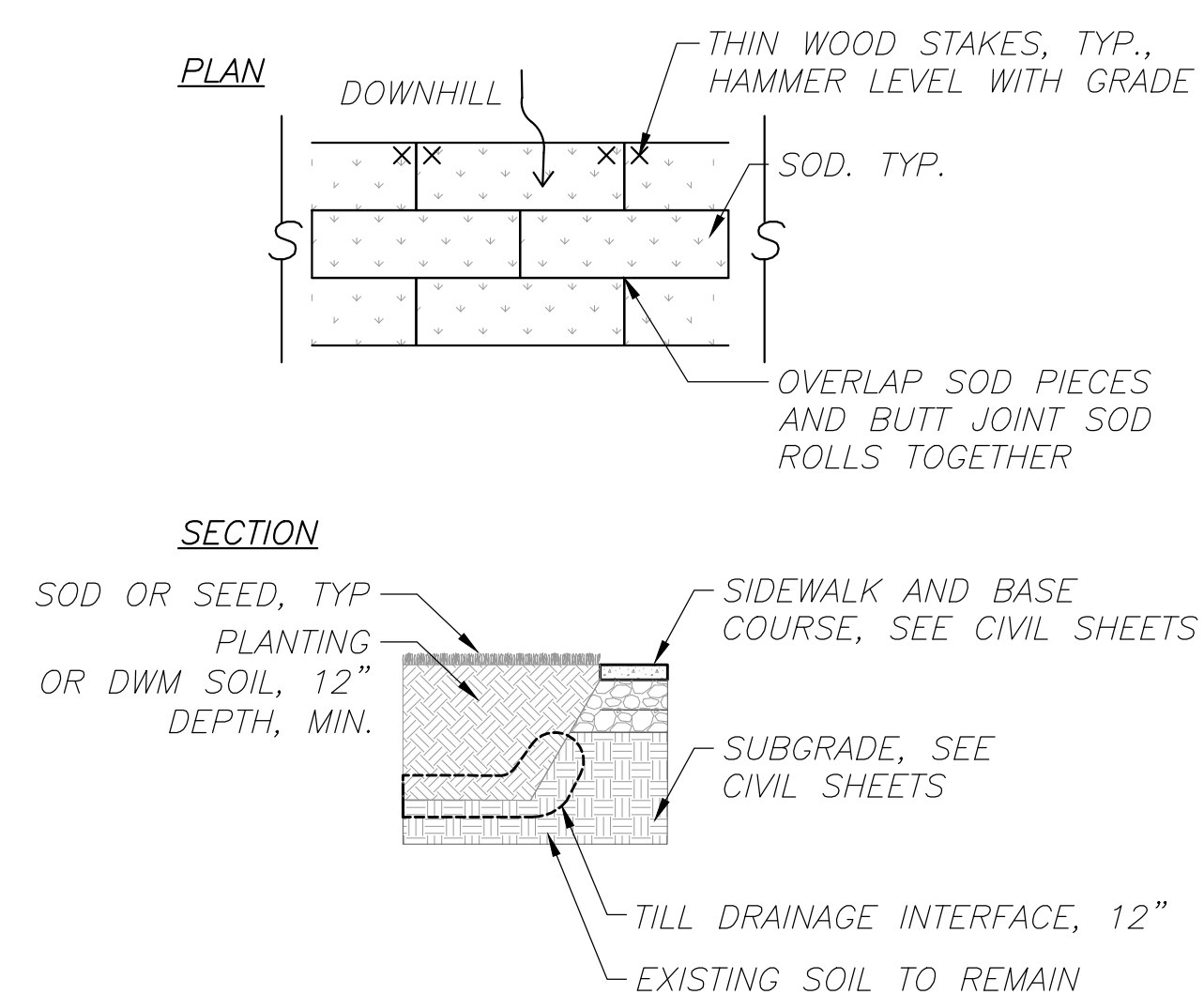


4 SHRUB PLANTING DETAIL
Not To Scale 329333-01

- NOTES:
- DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
 - PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
 - PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
 - REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND ENCIRCLING ROOTS.
 - PLACE PLANTS SO THAT FINISH GRADE IS FLUSH WITH SOIL POT HEIGHT. LEAVE SPACE BETWEEN PLANT STALKS AND SOIL AMENDMENT.
 - MAINTAIN PROPER PLANTING HEIGHT THROUGHOUT WARRANTY PERIOD.
 - MAINTAIN A WEED-FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.



6 PERENNIAL PLANT MIX : LAYOUT
1/4" = 1'-0" 329301-09



7 SOD AND SEED DETAIL
1/4" = 1'-0" 329301-08

NOT FOR CONSTRUCTION

REV	R1 FOR PUD PUD SUBMISSION DESCRIPTION	10/29/2025 09/30/2025 DATE

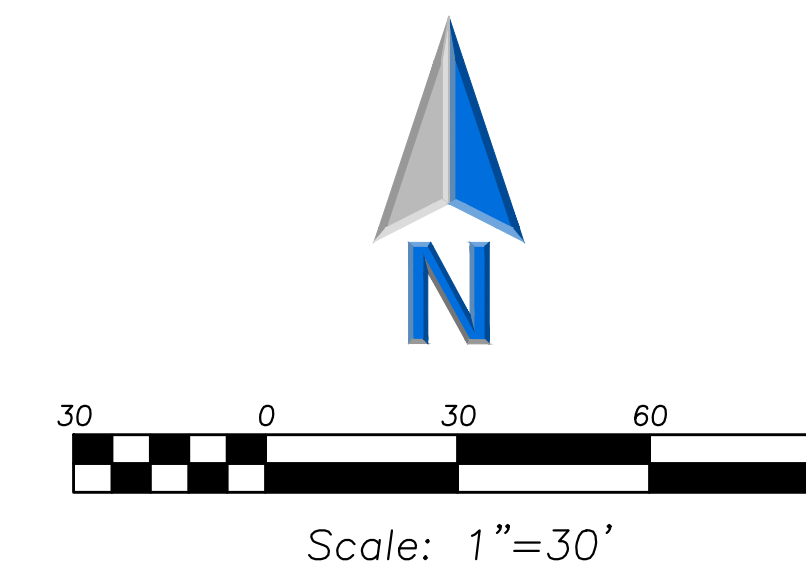
RAVINIA ELEMENTARY SCHOOL - ADDITION AND RENOVATION

763 DEAN AVENUE
HIGHLAND PARK, IL 60035

LANDSCAPE DETAILS

Project Number:
220112
Drawn By:
JJA
Sheet:

L2.01

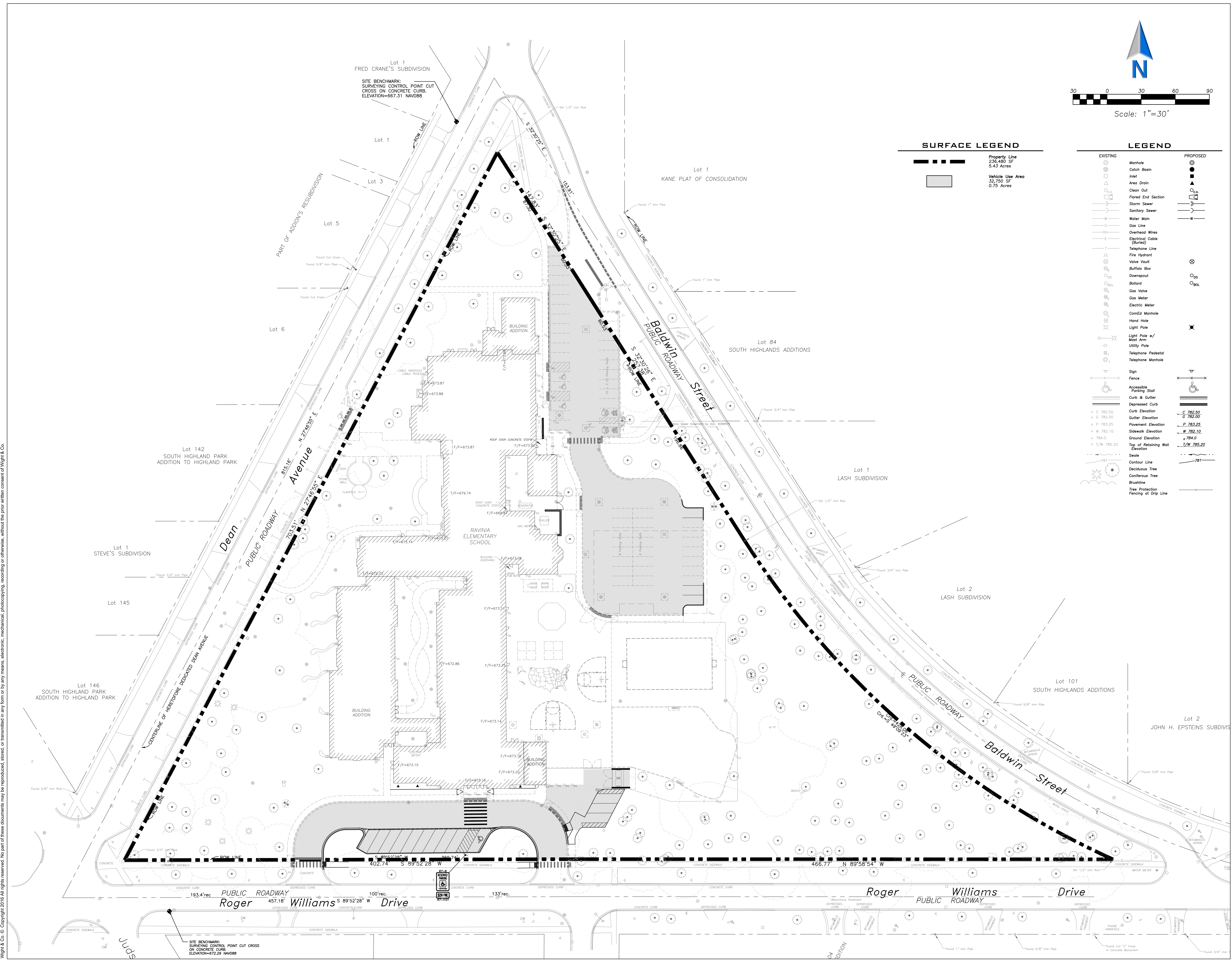


SURFACE LEGEND

	Property Line 236,462 SF 5.43 Acres
	Vehicle Use Area 32,750 SF 0.75 Acres

LEGEND

EXISTING	PROPOSED
	Manhole
	Catch Basin
	Inlet
	Area Drain
	Clean Out
	Flored End Section
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Line
	Overhead Wires
	Electrical Cable (Buried)
	Telephone Line
	Fire Hydrant
	Valve Vault
	Buffalo Box
	Downspout
	Bollard
	Gas Valve
	Gas Meter
	Electric Meter
	ComEd Manhole
	Hand Hole
	Light Pole
	Light Pole w/ Mast Arm
	Utility Pole
	Telephone Pedestal
	Telephone Manhole
	Sign
	Fence
	Accessible Parking Stall
	Curb & Gutter
	Depressed Curb
	Curb Elevation
	Gutter Elevation
	Pavement Elevation
	Sidewalk Elevation
	Ground Elevation
	Top of Retaining Wall Elevation
	Swale
	Contour Line
	Deciduous Tree
	Coniferous Tree
	Brambling
	Tree Protection
	Fencing of Drip Line



10/10/2022 9:48:21 PM
 C:\Users\jpross\Documents\20112_Ravinia Elementary School Addition & Reno_ARCH_2021\jpross\cx1.01
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Re: 11/4/25 7pm Public Hearing # PUD-2025-00067
(Additions & Improvements to Ravinia School)
THE CITY OF HIGHLAND PARK
PUBLIC HEARING APPEARANCE FORM

Any person who desires to appear at a City of Highland Park public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the City of Highland Park by the date specified in the public hearing notice. NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME:

Dennis Smith HENRY / Niranjana Karnik

ADDRESS:

326 Roger Williams Ave, Highland Park, IL 60035

TELEPHONE NUMBER:

650-814-1832

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted).

Our property is w/i 400 ft of Ravinia School. ~~We're~~ We're concerned about changes to lighting and parking proposed at the school. Also, we are very curious to learn why the proposed additions (1-story c/j classroom, 1-story food service, 2-story 2-classroom additions) were not made as part of the previous renovation. PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

→ 2-yr. renovation; which seems very inefficient use of tax dollars

→ Our testimony ~~and~~ and questions relate to the concerns identified above. Thanks!

**DRAFT FINDINGS OF FACT
For an amendment to a Planned Development**

Public Hearing #PUD-2025-00067 is for an amendment to a Special Use Permit in the form of a PUD in order to change/expand off-street parking for the existing school building at 763 Dean Avenue (Ravinia School)

Pursuant to Section 150.530(H)(3): The Plan and Design Commission shall not recommend approval of a proposed Planned Development and Preliminary Development Plan except upon making all findings of fact required pursuant to Section 150.1404 of this Chapter, and as follows:

- a) That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article;*
- b) That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.510(D) of this Article; and*
- c) That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.*

Findings of Fact consistent to the requirements in Section 150.530(H)(3) are provided below:

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

- (1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**

Finding: The Plan & Design Commission finds that the establishment and operation of the school development with proposed off-street parking additions at the Property will not be detrimental to or endanger the public health, safety, or general welfare. The project utilizes existing rights-of-way for access. The building is designed in a manner reasonably consistent to the adjacent properties. The location of the property is within the R6 and permits a public school land use.

- (2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;**

Finding: The Plan & Design Commission finds that the planned development is in harmony with the appropriate, orderly development of the R6 zoning district.

- (3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning**

district, nor substantially diminish and impair the value of other property in the neighborhood;

Finding: The Plan & Design Commission finds that the planned development will not be injurious to properties in the immediate vicinity of the subject property. The Commission finds the proposed off-street parking is in line with the use.

- (4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;**

Finding: The Plan & Design Commission finds that the nature and size of the development will not impede or discourage the development or use of adjacent land. The public school land use is consistent with the R6 zoning district.

- (5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;**

Finding: The Plan & Design Commission finds that adequate utilities, access roads, and drainage will be provided within the final engineering plans.

- (6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;**

Finding: The Plan & Design Commission finds that the planned development is providing all off-street parking facilities required by Article 8 of the Zoning Code.

- (7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;**

Finding: The Plan & Design Commission finds that the planned development conforms to the regulations of the R6 zoning district and the applicable provisions in other Articles of Chapter 150 with the following modifications:

- a. Specific landscaping relief related to no landscaping parking islands.

- (8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and**

Finding: The Plan & Design Commission finds reasonable assurance that the Planned Development amendment will be built and maintained as authorized.

- (9) The special use shall comply with all applicable requirements set forth in this Chapter.**

Finding: The Plan & Design Commission finds that the proposed planned development meets the requirements of the Zoning Code with acceptable modifications.

150.530(H)(3)(a): That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article

Objectives of the Master Plan

Finding: The Plan and Design Commission finds the proposed project is consistent with the intent of the Master Plan. The property is located within the Lakefront District Neighborhood¹, and public schools are consistent with the Master Plan.

Pursuant to Section 150.520 of the Code, the applicant for a Planned Development must demonstrate that the proposed Planned Development satisfies and incorporates, to the greatest extent practicable, the following site design standards:

- (A) **Protection of the Public Health, Safety, and Welfare.** The uses and structures within the Planned Development shall be compatible with one another, in that they are designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

Finding: The Plan & Design Commission finds that the planned development is designed and located in a manner that will not impact the public health, safety, and welfare. Further, the proposed public school land uses is permitted in the R6 district and developed at a density consistent with the underlying zoning.

- (B) **Preservation of Environmentally Sensitive Areas.**

(1) No development shall occur in any Environmentally Sensitive Area located on the subject property, except upon approval of a modification therefore, in accordance with Section 150.510(B) of this Article.

Finding: The Plan & Design Commission finds that the no portion of the development is located in an Environmentally Sensitive Area.

(2) Environmentally Sensitive Areas located on the subject property may be included as common open space within a Planned Development, upon either (a) identification of such areas on the plat of subdivision as a separate lot or lots, or (b) recordation by the applicant of a conservation easement or similar restriction that ensures the preservation of such areas, in perpetuity, from future development.

Finding: The Plan & Design Commission finds that there are no Environmentally Sensitive Areas located on the subject property and this standard does not apply.

- (C) **Historic Resources.** The Planned Development shall preserve all (1) locally designated landmarks, and (2) properties, structures, areas, objects, and landscapes determined to be historically significant by the Historic Preservation Commission in accordance with Chapters 24 or 170 of the Code.

¹ This plan is found online:

https://cms6.revize.com/revize/highlandparkil/development/city_of_highland_park_master_plan/docs/02%20LAKEFRONT%20APPROVED%20PLAN.PDF.

Finding: The Plan & Design Commission finds that this standard is not applicable to the proposed development as no changes to historically significant structures are being proposed.

- (D) **Clustering New Development.** The Planned Development shall preserve the structures, landscapes, scenic view sheds, and other natural and historic features of the subject property, through (i) clustering of lots or building pads, (ii) adaptive reuse of existing structures, and (iii) the protection of designated open space from development; provided, however, that clustering of development shall not be required upon a demonstration by the applicant, to the satisfaction of the Plan & Design Commission and the City Council, that there are no features on the subject property worthy of preservation, or that those features worthy of preservation will be more effectively preserved by not clustering development.

Finding: The Plan & Design Commission finds that the project provides for adequate open and green space.

- (E) **Location of Structures.** All structures to be located within the Planned Development shall (1) be related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) have a visual relationship to existing nearby structures;

Finding: The Plan & Design Commission finds that the landscape buffers maintain a visual relationship to the zoning district uses, and adjacent properties.

- (F) **Environmental Quality and Responsible Design.** The Planned Development shall be consistent with the City of Highland Park Environmental Policy and with the City of Highland Park Checklist for Environmentally Responsible Design and Construction. The applicant may demonstrate consistency with standards established for site design and building construction practices by referencing known sustainable development and green architecture rating systems.

Finding: The Plan & Design Commission finds that the planned development satisfies this standard by providing and preserving open space and tree cover.

- (G) **Preservation of Landscapes.** The landscapes within the Planned Development shall be preserved in their natural states, insofar as practicable, by minimizing tree and soil removal. All proposed grade changes shall be consistent with the general appearance of neighboring developed areas.

Finding: The Plan & Design Commission finds that the planned development satisfies this standard by providing and preserving open space and tree cover.

- (H) **Schools, Parks, and Public Facilities.** The Planned Development shall not impose an undue burden on parks, recreational areas, schools, or other public facilities that serve or are proposed to serve the Planned Development.

Finding: The Plan & Design Commission finds that the planned development is a public school and expands the existing school, to serve the community.

- (I) **Relationship and Connection to Adjoining Land.** The Planned Development shall not be designed as an enclave separate from adjacent properties, unless existing development patterns, natural features, and/or topographic conditions prevent vehicular or pedestrian access connections to adjacent properties. In order to achieve connectivity to adjoining land, all lots, streets, sidewalks and/or paths within a Planned Development shall be designed, to

the extent practicable, to allow for the continuation of such existing or proposed features to adjoining areas. New streets, sidewalks, and/or paths located within a proposed Planned Development shall be constructed and installed to the boundaries of the proposed Planned Development if the City Council determines, in its sole discretion, that the proposed Planned Development adjoins land with the potential of being subdivided or re-subdivided.

Finding: The Plan & Design Commission finds that the planned development incorporates connectivity to surrounding areas and incorporates sidewalks and crosswalks.

- (J) **Setbacks from the Periphery of the Planned Development.** The required front, rear, and side yards along the periphery of the Planned Development shall be of a size not less than the greater of (1) the minimum front, rear, and side yard requirements of the underlying Zoning District in which the Planned Development is located, and (2) the minimum front, rear, and side yard requirements of the adjacent Zoning District.

Finding: The Plan & Design Commission finds the planned development meets the setback and height requirements.

- (K) **Functional and Mechanical Features.** Exposed storage areas, trash containers, recycling container space, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be (1) identified on the site plan required pursuant to Section 150.525(A)(9) of this Chapter, (2) incorporated into common areas of the development, (3) made as unobtrusive as possible, and (4) designed, landscaped, and screened in accordance with the requirements set forth in Article XXII of this Chapter and of Chapter 176 of the Code.

Finding: The Plan & Design Commission finds that refuse and mechanical equipment provided is appropriately screened and accessible.

- (L) **Distance Between Buildings.** The minimum horizontal distance between any two new buildings to be located on the subject property, or between any new building and an existing building (including building appurtenances), shall be not less than 15 feet; provided, however, that this Section 150.520(L) shall not apply to buildings that (1) share a common wall, and (2) have individual entrances and exits.

Finding: The Plan & Design Commission finds that this standard is satisfied as no new buildings are being proposed.

- (M) **Surface Water Drainage.** In accordance with the storm water management regulations set forth in Article XVIII of this Chapter, surface drainage systems serving the subject property shall be designed to prevent surface waters from adversely affecting neighboring properties or the public storm water drainage system. Surface water in all paved areas shall be collected at intervals so as to prevent obstruction of the flow of vehicular or pedestrian traffic. The design of the storm water management system shall enhance natural storm water storage areas such as high-quality aquatic resources and regulatory floodplains, and may incorporate natural storm water management techniques commonly referred to as low impact development techniques or best management practices.

Finding: The Plan & Design Commission found that the planned development will be constructed in accordance with the storm water management regulations established in the Highland Park City Code.

- (N) **Ingress to and egress from the Planned Development shall be designed to (1) promote safe vehicular movements, (2) minimize traffic congestion in the public streets outside the Planned Development, and (3) facilitate the free flow of vehicular and pedestrian traffic within the Planned Development.**

Finding: The Plan & Design Commission finds no objections from Public Works Department as to the proposed development.

- (O) **Streets, Alleys, and Public Ways. The streets, alleys, and other public and private traffic thoroughfares located within the Planned Development shall conform to the applicable requirements set forth in Section 151.004 of the Subdivision Ordinance, as may be modified upon the recommendation of the Director of Public Works and the approval by the City Council. The City Council may, in its sole discretion, require that streets located within the Planned Development be stubbed in order to provide for future connections to adjacent developments.**

Finding: The Plan & Design Commission finds that the planned development is not creating any new streets, alleys, or traffic thoroughfares.

- (P) **Common Ownership or Control.**

(1) **During Development. During the development process and until such time that the development is turned over to an owners' association or equivalent entity, all common areas within buildings, common open space, landscaping, exterior maintenance areas, and all other exterior aspects of the development located within the proposed Planned Development shall be on a tract or tracts of land under common ownership or control.**

Finding: The Plan & Design Commission finds that this standard is not relevant.

(2) **Upon Completion of Development. The owners' association or equivalent entity, upon its establishment, shall be responsible for all obligations set forth in (a) the ordinance approving the Planned Development, adopted pursuant to Section 150.540(C) of this Article, (b) any associated development agreement pertinent to the Planned Development, and (c) the declaration of covenants, or similar recorded document, establishing the owners' association or equivalent entity.**

Finding: The Plan & Design Commission finds that the subject property will be held in ownership by a single entity.

150.530(H)(3)(b): That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.520(D) of this Article;

Finding: The Plan & Design Commission finds that this standard is not relevant.

150.530(H)(3)(c): That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Finding: The Plan & Design Commission finds that the planned development requires no modifications requiring a public benefit.

CONDITIONS OF APPROVAL

Staff Report



Meeting Date: November 4, 2025
Staff Contact: Karl Burhop, Senior Planner
Department: Community Development Department

Title: Information Item: Administrative Design Review Update

Consideration:
Information Item: Administrative Design Review Update

Attachments:
None

Staff Report



Meeting Date: November 4, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: November 18, 2025, a Regular Meeting at City Hall

Consideration:

Next Meeting - November 18, 2025, a Regular Meeting at City Hall

Attachments:

None