City of Highland Park

City Council Meeting
City Hall
1707 St Johns Avenue,
Highland Park, Il 60035
November 24, 2025
7:30 PM
Agenda

Individuals with questions or feedback about an agenda item can address the City in the following ways:

1. **Emails with Unlimited Information**. Individuals may email the City an unlimited number of words at cityhp@cityhpil.com. Emails will be forwarded to the City Council if requested. All emails received will be acknowledged.
2. **Telephone**. Individuals with no access to email may leave a message with the City Manager's Office at 847.926.1000.
3. **Live Comments**. Individuals are able to address the Council during the City Council meeting. Questions/comments should be limited to three minutes or less.

Committee of the Whole and City Council meetings are broadcast live on the City's Facebook page and on the City's website. Meetings can be watched after the meeting from a video link on the City's website.

The City encourages individuals to sign-up for its enews for important information from the City. To sign-up for the enews, visit www.cityhpil.com.

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. Approval of the Minutes of the Special Meeting of the City Council Held on October 30, 2025

B. Approval of the Minutes of the Regular Meeting of the City Council Held on November 10, 2025

C. Approval of the Minutes of the Closed Session of the Regular Meeting of the City Council on November 10, 2025

V. Approval of Warrant List

A. Warrant List and Wire Transfers from October 31, 2025 to November 13, 2025.

VI. Report of Mayor

A. Proclamations

- November is Native American Heritage Month

B. Other Business

VII. Business from the Council

VIII. Business from City Staff

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

X. Omnibus

Administration

(Questions concerning these items can be directed to 847-926-1004)

1. A Resolution Approving an Agreement with Miand, Inc d/b/a Mad Bomber Fireworks Productions, of Kingsbury, indiana, for Independence Day Fireworks Services

2. A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Approving an Agreement with Arms Security Corporation of Chicago, Illinois, for the Continued Provision of Professional Security Services

3. An Ordinance Approving a Three-Year Extension of the Time Period of City of Highland Park Special Service Area Number 17, Ravinia Business District

Finance

(Questions concerning these items can be directed to 847-926-1020)

4. An Ordinance Amending Section 71.360 of "The Highland Park Code of 1968," as amended, Regarding Motor Driven Vehicles

5. An Ordinance Approving the Annual Budget of the City of Highland Park, County of Lake, State of Illinois, for the Fiscal Year Beginning January 1, 2026 and Ending December 31, 2026

6. A Resolution Establishing Certain Annual Fees to be Charged by the City of Highland Park for the Period of January 1, 2026 through December 31, 2026

7. An Ordinance Approving the Compensation Plan and Policy for City Employees Effective January 1, 2026

8. A Resolution Approving the Purchase of New Microsoft Windows Licenses from CDW Government LLC, of Vernon Hills, Illinois

Public Works

(Questions concerning these items can be directed to 847-432-0807)

9. Resolution Approving the GIS Consortium Service Provider Contract between the City of Highland Park and Municipal GIS Partners, Inc., for the Period of January 1, 2026 to December 31, 2028

10. A Resolution Approving Agreements with the Illinois Department of Transportation for Sidewalk and Bridge Projects

11. A Resolution Approving Award of the 2026 Uninterruptable Power Supply (UPS) Maintenance Services Agreement to Facility Gateway Corporation of Madison, Wisconsin

12. A Resolution Approving Award of the 2026 Generator Maintenance Services Agreement to Midwest Power Industry of McHenry, Illinois

Community Development
(Questions concerning these items can be directed to 847-432-0867)

13. A Resolution Ratifying a Minor Amendment for a Planned Development (1651 Richfield Ave.)

14. An Ordinance Waiving Enforcement of Chapter 160 of "the Highland Park City Code of 1968," as Amended (1651 Richfield Ave.)

15. A Resolution Approving a First Amendment to a Development Agreement (1651 Richfield)

16. An Ordinance Granting Variances From Article XX of the Zoning Code (259 Waukegan Avenue)

17. A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with B&F Construction Code Services, Inc.

18. A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with Fire Safety Consultants, Inc.

Public Safety
(Questions concerning these items can be directed to 847-926-1084)

19. A Resolution Authorizing Changes to the Parking Restrictions in the Ravinia North Parking Lot

XI. Items Removed From Omnibus Vote Consideration

XII. Other Business

A. A Public Hearing Related to Providing for the Levy of Taxes for the City of Highland Park, a Home Rule Municipality, County of Lake, State of Illinois, for Tax Year 2025 and Collected in Fiscal Year 2026

XIII. Closed Session

A. Personnel, 5 ILCS 120/2(C)1

B. Purchase or Lease of Property, 5 ILCS 120/2(C)5

C. Security, 5 ILCS 120/2(C) 8

XIV. Adjournment

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Ashley Palbitska, Assistant to the City Manager/Deputy City Clerk

Department: City Manager's Office

Title: Approval of the Minutes of the Special Meeting of the City Council Held on October 30, 2025

Recommendation:
For the City Council's approval are the minutes of the Special Meeting of the City Council held on October 30, 2025.

Attachments:
1. MIN CC 10-30-2025

Minutes of a Special Meeting of The City Council of the City of Highland Park

MEETING DATE: October 30, 2025
MEETING LOCATION: City Hall 1707 St Johns Avenue, Highland Park, IL 60035

I. Call to Order

At 7:00 PM, Mayor Rotering called the meeting to order and asked for a roll call:

II. Roll Call

***Present*:** Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

***Absent*:** None

***Staff Present*:** City Manager Neukirch, Community Development Director Fontane, Assistant City Manager Jason, Commander Curran, Assistant to the City Manager Palbitska

***Also Present*:** Corporation Counsel Elrod, Assistant Corporation Counsel Martinez, Representatives from: The Habitat Company (Zak Zalar & Thomas Black), DLA Piper (Paul Hemmersbaugh)

III. Pledge of Allegiance

IV. Mayor's Report

Mayor Rotering provided a statement regarding community support.

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

Assistant to the City Manager Palbitska provided opening comments for Business from the Public.

There was no business from the public.

VI. Other Business

R129-2025 - A Resolution Approving a Preliminary Development Plan and a Preliminary Plat of Subdivision (1660 and 1700 Old Deerfield Road)

Mayor Rotering voiced the Council's appreciation for the community's response and questions that were received related to the proposed development at 1600 and 1700 Deerfield Road. She noted that the Council did review communication that was sent to the City.

Community Development Director Fontane highlighted updated information from the previous Special City Council meeting that was held on Thursday, September 29, 2025.

The Council, Development Representatives, Corporation Counsel Elrod, and Staff discussed:

- A request to have the sidewalk continued to Old Skokie with the understanding that it is integrated into the neighborhood but the need for connectivity to the north
- Street names currently in the plan are place holders and staff will review to ensure there are no duplicate names
- The EV Chargers that will be installed will be for the general public and not just for the residents
- An agreement will be entered into with a third party professional group to manage and maintain the EV chargers but the City would be able to contact the property owner if there were any issues
- Concerns with the underlying zoning and potential to allow for greater density; would like a zoning category that does not allow for developing on wetlands
- The development agreement has been created to ensure that no changes to the property can take place without the need for a public process to include public hearings and transparency regarding future changes to the development agreement
- Currently, Section 11(b) of the development agreement provides clarity and a contractual agreement as it relates to what has been approved to be on the property
- Consideration of adding a berm to the south side of the property instead of a fence
- There is a need to not disturb the area and the best way to do that would be to add a fence to allow for clear demarcation of the property lines
- Request for a public benefit that has a greater impact for the community, as there are two variances that are being requested that could be costly: burying of the lines and sidewalk extension on Ridge
- The proposed landscape plan has been extensively been reviewed by PDC and staff that will provide for substantial beautification of area; there will be an implementation of more than triple of what is required for landscaping
- Request to have the overall zoning of the property be R7
- The project has gone through an already lengthy public process with PDC where zoning was a large part of those conversations; changing the zoning now could have a huge impact on the current proposal
- Conversations that have been had with abutting properties, including conversations with the owner of Bluegrass in early October
- Applicant is continuing to work with the City's Forester to understand what type of material can be used on the pathways to ensure it is ADA compliant and will not disturb the current landscaping, including trees; a final determination will be made during final engineering
- The City would pay for the maintenance of an access or easement road but the developer would have to build if the development causes a need for the road
- Continued concerns with regarding traffic impacts to the area
- 227 units is already a large amount of units for the area, there should not be any more allowed as it may cause issues for the neighborhood
- Fire, Police and Public Works have reviewed the proposal and do not feel that an emergency access point is needed; if needed, the applicant will cover the costs to have it built

- The request to converse with the ILCC was brought forward based on comments that were provided and it has been requested that the applicant review the comments that were provided by the ILCC and take those comments into consideration for the final proposal; all information will be reviewed by all engineering consultants for the City and the applicant
- For the preliminary proposal, there is a landscaping island missing from the plan but the easement holder has agreed to allow part of the easement to be covered with evergreens or a type of greenery to allow for closer compliance
- There is no way to guarantee that a Council in the future will not want to make changes to the current property but those changes cannot happen absent the public process; the development agreement is a contractual document that binds the property stronger than it can ever be bound because of a regulatory and contractual agreement

Jim Lederer, business owner and resident, voiced concerns regarding landscaping, lack of green space and recreational space.

Dan Kaufman, Highland Park resident, voiced appreciation for all of the time that has been spent by the Council, staff and the public. He noted that there is a huge need for middle market housing for the community and these units would bring more housing to the community. He explained that traffic concerns have been raised and there is information within the packet that answers those questions and addresses the concerns; there have been other developments that have raised concerns with traffic where nothing precipitated after the development was in place. He noted that due to the public input, this plan has gotten better. He recommended to those advocates on either side to take the proposal as a win for the community.

Lisa Radin, Highland Park resident, voiced concerns with the information that has been shared at meetings and voiced concerns with the different variances that have been requested by the applicant. She discussed affordable housing and the number of units that the applicant is proposing to be affordable. She agreed that there have been a lot of meetings but there is a sense that the applicant is not listening to the concerns of the community.

William Dixon, Highland Park resident, noted that he did not receive a letter as it relates to the fence or a confirmation of the location of the proposed fence.

Eileen Turnoff, Highland Park resident, voiced concerns that the neighborhood has missed information for the project. She noted that information was received regarding conversations with the ILCC through a neighbor.

Michael Turnoff, Highland Park resident, noted that safety is not the only issue with the railroad crossing, but that the crossing and rail corridor is not part of a quiet zone; there will be implications in the future if the City wishes to designate the crossing as a quiet zone. He noted that he does not believe this project should move forward until all issues have been corrected to address comments provided by the ILCC coordinator.

Zac Zalar, Habitat Company representative, noted that the plan is to work with City staff regarding the comments provided by the ILCC during final engineering and develop solutions

that will meet the City's intentions for safety. He stated that the ILCC's website indicates that there has not been an accident in this area and was the main roadway for Solo Cup when it was in business.

Anne Flannigan Bassi, Highland Park resident, voiced her appreciation for the work that has been dedicated to this project. She discussed how this development allows for attainable and affordable housing for the community. It allows for those who work in our community a chance to live in this community and our parents who retire in the community can stay in the community. She noted that this project has come so far with the invaluable input from the community and the changes that have been made will make this an asset to the community.

Susanna Miller, Highland Park resident, shared her immigration story to the US and when her family moved to Highland Park. She discussed how bringing in 227 families will break the balance of the community and will change the neighborhood. She requested that the number of rental units be limited to the same percentage of affordable units. She voiced concern as it relates to traffic and how it is scary to her.

Dan Wagner, Highland Park resident, voiced concern about the number of rental units that will be available on the property. He noted that he is not concerned about the tenants but concerned about the landlords. He requested that they all be for sale.

Len Tenner, Highland Park resident, discussed traffic impacts on the neighborhood from when he moved to Highland Park through today. He noted that there will be heavy implications regarding the traffic that will be traversing the area.

Sandy Lurey, Highland Park resident, voiced her appreciation for the comments that have been made by Councilmember Lidawer regarding zoning. She noted that the zoning that is being requested allows the developer to put more density in the area than what is necessary. She discussed the master plan that has been put in place. She stated the understanding for the pathway to be ADA compliant but the units themselves are not ADA compliant.

Mike Laxner, Highland Park resident, discussed the variances being asked for as it relates to the sidewalk and the burying of the lines and requested that if the variances are being granted, there should be information provided as to the cost of that relief. He discussed how the property should be zoned R7 and that the community needs to understand if the property can be zoned as R7. He noted that the development should not have been allowed to proceed until the master plan was updated, as the current master plan does not allow the Skokie corridor to have residential zoning.

Scott Small, Highland Park resident, voiced concerns regarding an increase in traffic that could potentially impact the area. He stated that he has not seen a traffic study that will affect those homeowners that live directly on Ridge Road.

Janet Swartz, Highland Park resident, discussed the process and number of meetings that have taken place to discuss the proposed development. She noted that she is pleased by the conversation that has taken place tonight as it relates to the possibility of down-zoning the

property.

Kenneth Tads, Highland Park resident, stated that hearing that town homes were being proposed means an increase in young families that potentially will include kids and the possibility of two cars per household. He voiced concerns regarding the increase in traffic that will impact the neighborhood. He noted that there will be no relief for the south-west quadrant in the area as it relates to traffic concerns.

Mayor Rotering thanked the public for their input and noted that what they have communicated has been heard.

The Council, Development Representatives, Corporation Counsel Elrod, and Staff discussed landscape planning for the portion of the property that abuts Bluegrass and how more information will be provided for the final landscape and engineering plan; it will be relatively dense landscaping to address the "head lamp" issues. They discussed how any future requests to change the zoning of the property from what it is currently being proposed will need to go through the public process once again

Councilmember Blumberg confirmed that he hears the concerns of the community as it relates to density but this is a complicated property to develop. He stated that he does not want the property to remain zoned as Industrial as that would have a greater impact to the area. He explained that this proposal is an opportunity to bring in a large number of residents to live and shop in Highland Park that will have a positive impact on the community. He noted that it is impossible to know what is going to be developed on the Toys R' Us property and whatever that proposal may be will also have to go through the public process. He feels that the overall benefits of the inclusionary housing is going to be very important. He stated that the developer has a known history of being responsible for developing successful properties throughout the country and interactions from individuals within this community may not be the same. He confirmed that he feels the traffic concerns were adequately addressed and will continue to be addressed if issues arise in the future. He stated that he is in favor of the project.

Councilmember Lidawer voiced her appreciation for all of the work done on this project. She noted that this is the last big piece of property available in Highland Park. She stated that what is being proposed is what is front of the Council tonight. She opined on the positive impact of additional residential and inclusionary housing that would be coming to the community. She stated that this process has become much better because everyone has worked together to get the project where it is today. She believes the zoning is a philosophical question and would like to see the development changed to an R7 zoning in totality. She indicated that due to the requested variations, there needs to be a larger public benefit offered.

Councilmember Tapia voiced his appreciation for the community and staff. He noted that this is a classic paradox of preservation versus growth. He understands that individuals have purchased their homes and they know there neighborhoods but cities that don't grow will wither. He noted that the community needs more residents and with that need will come more density; this will benefit both the community and businesses within the community. He stated that this doesn't mean more density without the management of that density; the applicant has done a good job of

managing this density. He feels that the tension and pull of the project may not land with all wishes being granted but the outcome provides for compromises by all parties. He voiced concerns with traffic impact to the neighborhood but the traffic studies have taken into account all of the concerns that have been expressed. He explained that the proposal does provide for a couple dozen affordable units within one area, as the need for middle income housing continues to increase. He voiced his concern with the length of time changing the zoning to R7 may have on the project, even though that zoning would allow the developer the footprint they have created.

Corporation Counsel Elrod noted that what he has heard is that the community would be interested in having the property zoned R7 and then would like the proposal to change to fit the parameters of R7 zoning, not that the property should be changed to R7 with what is currently being proposed. He explained that this has been a bifurcated process as tonight's agenda item is a preliminary plan proposal but if the zoning were to change to R7, there would need to be another public hearing before the PDC, as well as a lot of variations to get to the current proposal.

Mayor Rotering and Councilmember Blumberg discussed the request to change zoning and how the PDC considered the zoning for the proposed development.

Councilmember Ross stated that she is delighted about the volume of inclusionary housing. She noted that she is not worried about other developers being turned off from developing in Highland Park, if the zoning were to change for this project. She stated that she doesn't believe the City would need to start from square one from what she has heard but that it would only be an additional meeting and the public hearing could take place during that meeting where PDC would be making a final decision.

Councilmember Bruckman stated perfect is the enemy of good. She voiced her appreciation for the work and input that has been provided for this project.

Councilmember Center voiced his appreciation for the countless hours by staff, fellow PDC advisors, Councilmembers, the applicant and the public. He noted that he echoes what Councilmember Tapia has already stated. He recognizes that change is hard but it can be positive. He voiced that what is attempting to be accomplished is a project that is being proposed is what will actually be developed. He understands that the City will be in a better position the way that the resolution has been drafted versus attempting to go back and change the zoning.

Mayor Rotering voiced her appreciation to the public, Habitat Company, Staff and Council colleagues. She noted that this stared as the Solo Cup property and there have been many different proposals along the way. She stated that this is a great project and it will assist with the need for middle market housing. She explained that the City will continue to provide the neighbors with information and amendments as it relates to traffic that may need to be addressed; the City will continue to work with the applicant on storm water management. She stated that this needs to be the development of a place and not just an area on a map. She voiced her support for the project.

Councilmember Blumberg moved to approve a Resolution Approving a Preliminary Development Plan and a Preliminary Plat of Subdivision (1600 and 1700 Old Deerfield Road. Councilmember Bruckman seconded the motion.

Councilmember Ross noted that the bottom line was to get the best project out of the process and she appreciates the changes the developer has already made. She recognized there was not a majority for parallel tracks but she doesn't want to be the one to hold up or go against the project because she is demanding a different process that is not possible.

Councilmember Lidawer asked that there be additional public benefits considered in the form of either a monetary increase relative to landscaping. She requested that the project also be considered as an R7 zoning in tandem as the project moved forward.

The Council, Developer Representatives, Corporation Counsel Elrod, and Staff discussed the proposed plan for landscaping, traffic concerns, and R7 zoning.

Corporation Counsel Elrod noted that there is a statement in the Resolution that they will be required to conduct another traffic study when they are at 90% occupancy or at the discretion of the City Manager; if any necessary changes are needed, the developer will have to make those changes.

Councilmember Blumberg noted that he would not agree to the recommendations related to a monetary increase for landscaping or R7 zoning consideration.

Councilmembers Blumberg and Bruckman noted they would accept an amendment to the resolution that would require the applicant pay for any changes to traffic patterns if the traffic study necessitated changes.

Councilmember Lidawer moved to amend the motion by Councilmembers Blumberg and Bruckman allow for the inclusion of a $50,000 public benefit increase for landscaping and the property to be considered with R7 zoning.

The motion failed due to the lack of a second.

Councilmember Tapia moved to amend the motion by Councilmembers Blumberg and Bruckman to allow for the inclusion of a $50,000 public benefit increase for landscaping. Councilmember Lidawer seconded the motion. Upon a roll call vote, the motion failed.

MOVER:	Councilmember Tapia
SECONDER:	Councilmember Lidawer
AYES:	Councilmembers Ross, Tapia, Lidawer
NAYS:	Mayor Rotering, Councilmembers Center, Bruckman, Blumberg

Councilmember Blumberg moved to approve a Resolution Approving a Preliminary Development Plan and a Preliminary Plat of Subdivision, as amended to include the requirement that the applicant pay for any changes to traffic patterns if the traffic study necessitated changes. Councilmember Bruckman seconded the motion. Upon a roll call vote, the Mayor declared the motion passed.

MOVER:	Councilmember Blumberg
SECONDER:	Councilmember Bruckman
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg
NAYS:	None

VII. Adjournment

Councilmember Tapia moved to adjourn the City Council meeting. Councilmember Blumberg seconded the motion. Upon a voice vote, Mayor Rotering declared the motion passed unanimously.

The City Council adjourned its meeting at 10:12 PM

Respectfully Submitted,

Ashley Palbitska
Assistant to the City Manager/Deputy City Clerk

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Ashley Palbitska, Assistant to the City Manager/Deputy City Clerk

Department: City Manager's Office

Title: Approval of the Minutes of the Regular Meeting of the City Council Held on November 10, 2025

Recommendation:
For the City Council's approval are the minutes of the Regular Meeting of the City Council held on November 10, 2025.

Attachments:
1. MIN CC 11-10-2025

Minutes of a Regular Meeting of The City Council of the City of Highland Park

MEETING DATE: November 10, 2025
MEETING LOCATION: City Hall 1707 St Johns Avenue, Highland Park, Il 60035

I. Call to Order

At 7:30 PM, Mayor Rotering called the meeting to order and asked for a roll call:

II. Roll Call

Present: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

Absent: None

Staff Present: City Manager Neukirch, Director of Public Works Bannon, Community Development Director Fontane, Assistant City Manager Jason, Police Chief Jogmen, Finance Director McCaulou, Fire Chief Schrage, Commander Curran, Communications Manager Bennett, Assistant to the City Manager Palbitska, Sustainability Manager Knight

Also Present: Corporation Counsel Elrod

III. Pledge of Allegiance

IV. Approval of Minutes

A. Approval of the Minutes of the Regular Meeting of the City Council Held on October 20, 2025

Councilmember Blumberg moved to approve the Minutes of the Reuglar Meeting of the City Council Held on October 20, 2025. Councilmember Center seconded the motion. Upon a voice vote, the Mayor declared the motion passed.

MOVER:	Councilmember Blumberg
SECONDER:	Councilmember Center
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg
NAYS:	None

V. Approval of Warrant List

A. Warrant List and Wire Transfers from October 10, 2025 to October 30, 2025.

Councilmember Blumberg moved to approve the Warrant List. Councilmember Lidawer seconded the motion. Upon a roll call vote, the Mayor declared the motion passed.

MOVER:	Councilmember Blumberg
SECONDER:	Councilmember Lidawer
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg
NAYS:	None

VI. Report of Mayor

A. Other Business

Mayor Rotering provided information on support services for the community. She highlighted information for the Veterans Day Ceremony on November 11, 2025.

Dr. Mark Nolan Hill shared information on the most recent Chicago Veteran Honor Flight.

VII. Business from the Council

There was none.

VIII. Business from City Staff

City Manager Neukirch provided an update on the dissolution of the Southlake Mosquito Abatement District and annexation to the North Shore Mosquito Abatement District Mayor Rotering and City Manager Neukirch confirmed that all the assets and liabilities will be assumed by the North Shore Mosquito Abatement District (NSMAD). They discussed the requirement of the accounting of the funds.

City Manager Neukirch provided highlights of items on the omnibus agenda.

She also provided information on the upcoming new water billing system that will be implemented in the first quarter, 2026.

Sustainability Manager Knight presented information on Greenhouse Gas Inventory and Reduction Goals. The Council voiced their appreciation for the presentation and for the efforts conducted by staff to reduce greenhouse gas emissions.
The Council and staff discussed sustainable construction, optimistic insight and possible concerns for the future.

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

Assistant to the City Manager Palbitska provided opening comments for Business from the Public.

Ken Temkin, Highland Park resident, requested the City condemn and counter federal immigration enforcement in Highland Park and neighboring communities.

Mayor Rotering provided comments in regards to Mr. Temkin's statement.

Mark Gilhooley, Highland Park resident, voiced concern with the federal actions being taken against immigrant neighbors.

Janet Garcia, Highland Park resident, voiced concern with the federal actions being taken against immigrant neighbors. She requested the City do more with what they can within their purview.

Mayor Rotering provided statements regarding the environment surrounding immigration actions by the federal government.

Ken Katula, Highland Park resident, suggested that if there is ICE activity within Highland Park, an alert should go out to the community. He asked about Green Bay Road resurfacing.

Mayor Rotering noted that the first amendment is alive in Highland Park. She stated that Green Bay Road resurfacing will be on the agenda for 2028.

Owners of the Shell Gas Station on Green Bay Road, provided highlights as to the beautification actions they will be taking to update the property. They requested assistance with possibly offering liquor and gaming terminals. They voiced their appreciation for all of the support related to the immigration conversations.

Councilmember Tapia responded to the comments made regarding the environment surrounding immigrant neighbors.

X. Omnibus

The Council and staff discussed items 4 & 5 on the omnibus agenda.

Councilmember Lidawer moved to approve items 1–8 by omnibus vote consideration. Councilmember Tapia seconded the motion. Upon a roll call vote, the Mayor declared the motion passed.

MOVER:	Councilmember Lidawer
SECONDER:	Councilmember Tapia
AYES:	Mayor Rotering, Councilmember Centers, Bruckman, Ross, Tapia, Lidawer, Blumberg
NAYS:	None

Finance

1. Approval of an Estimate of the Amount of Revenue to be generated from Tax Year 2025 Property Taxes for Collection in the Fiscal Year 2026 in Accordance with the Truth in Taxation Statute

Public Works

2. *R130-2025* - A Resolution Approving Award of the Grant Assistance Consulting Services Agreements with Civiltech Engineer, Inc., of Itasca, Illinois and Baxter & Woodman, Inc., of Bannockburn, Illinois

3. *R131-2025* - A Resolution Approving Award of the Traffic Engineering Services Agreements with Civiltech Engineering, Inc., of Itasca, Illinois; Hampton, Lenzini and Renwick, Inc., of Elgin Illinois; and Baxter & Woodman, Inc., of Bannockburn, Illinois

4. *R132-2025* - A Resolution Repealing Resolution No. R145-2024 and Approving a Revised Professional Services Agreement with USIC Locating Services, LLC, of Indianapolis, Indiana

5. *R133-2025* - A Resolution Approving a Memorandum of Agreement with the Federal Highway Administration, the Illinois Department of Transportation, and the Illinois State Historic Preservation Officer Regarding the Pedestrian Bridge over US 41 Replacement Project

Community Development

6. *R134-2025* - A Resolution Approving an Amendment to the Enterprise Resource Planning Software and Implementation Contract between the City of Highland Park and Tyler Technologies Inc., of Plano, Texas

Public Safety

7. *O55-2025* - An Ordinance Amending Section 71.275 of "The Highland Park Code of 1968," as amended, Regarding Driver Duty to Make Traffic Accident Report

8. *R135-2025* - A Resolution Approving a Memorandum of Understanding with Public Safety Cadets for the Operation of a Police Cadet Program

XII. Other Business

A. Public Hearing Related to the Fiscal Year 2026 Proposed Budget for the City of Highland Park, a Home Rule Municipality, County of Lake, State of Illinois
At 8:39 PM, Mayor Rotering called to order the Public Hearing Related to the Fiscal Year 2026 Proposed Budget for the City of Highland Park, a Home Rule Municipality, County of Lake, State of Illinois and asked the Clerk to call the roll:

Present: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

Absent: None

Mayor Rotering declared a quorum was present.

City Manager Neukirch provided opening statements regarding the proposed budget.

Finance Director McCaulou presented information as it relates to the proposed budget for the City of Highland Park, a Home Rule Municipality, County of Lake, State of Illinois, for Fiscal Year 2026.

The Council and staff discussed revenue increases, drawdowns, personnel costs, Library tax levy, lead service line replacement program, and the impact of drawdowns on the City's rating into the future.

The public hearing was closed at 9:02 PM.

Mayor Rotering noted that individuals who were unable to attend this evening's public hearing, may submit written comments to the attention of the City Finance Director. She stated that the City Council will consider an Ordinance Adopting the Fiscal Year 2026 Annual Budget and related items at the November 24, 2025 City Council Meeting.

B. Public Hearing for an Amendment to a Special Use Permit in the Nature of a Planned Development (445 Central Avenue)

At 9:03 PM, Mayor Rotering called to order the Public Hearing Related to an Amendment to a Special Use Permit in the Nature of a Planned Development (445 Central Avenue) and asked the Clerk to call the roll:

Present: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

Absent: None

Mayor Rotering declared a quorum was present.

Community Development Director Fontane presented information regarding the proposed amendment to a Special Use Permit in the Nature of a Planned Development at 445 Central Avenue.

The Council, City Staff and Scott Canal, property owner of 445 Central Avenue, discussed guarantees that will be provided to ensure the remaining spaces are filled within 2026. They discussed the timeline for leasing the spaces. They discussed concerns about ensuring this project would be completed.

Corporation Counsel noted that if the medical use were to leave, the restriction would revert to the required use within the space.

The Council and Mr. Canal discussed circling back on the restaurants that had demonstrated interest in the past. They discussed setting markers to move forward in order to understand the timeline of leasing the spaces.

Councilmembers provided comments and voiced concerns regarding the project and the direction they would be voting on items related to the proposed amendments.

The public hearing was closed at 9:28 PM.

Mayor Rotering noted that the Council will consider an Ordinance Amending a Special Use Permit for a Planned Development at 445 Central Avenue.

C. *O56-2025* - An Ordinance Amending a Special Use Permit for a Planned Development (445 Central Avenue)

D. *R136-2025* - A Resolution Approving a Second Amendment to the Development Agreement Between the City of Highland Park and Alabama Associates, LP

Corporation Counsel Elrod explained that items C and D can be taken by omnibus. He noted item D would be as amended. He stated that the motion may include the requirement of a report within six months then quarterly after that with a comprehensive report required annually.

Councilmember Center asked, if the content of the reports do not meet the satisfaction of the Council, will further actions be able to be taken as far as penalties.

Corporation Counsel Elrod noted that the applicant should provide written reports that will then be available as part of the public record.

Councilmember Lidawer moved to approve items C & D by omnibus vote consideration, with Item D being as amended, to include that the applicant will be required to provide reports after six months and then on a quarterly basis with a comprehensive report required annually. Councilmember Tapia seconded the motion. Upon a roll call vote, the Mayor declared the motion Passed (6 - 1).

MOVER:	Councilmember Lidawer
SECONDER:	Councilmember Tapia
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer
NAYS:	Councilmember Blumberg

E. *O57-2025* - An Ordinance Amending a Special Use Permit for a Planned Development (763 Dean Avenue)

The Council and Community Development Director Fontane discussed how the lighting will comply with Dark Sky requirements. They addressed concerns related to the proposed additional parking spaces and the location of those proposed parking spaces being on private property, not on Roger Williams.

Councilmember Blumberg moved to approve an Ordinance Amending a Special Use Permit for a Planned Development (763 Dean Avenue). Councilmember Lidawer seconded the motion. Upon a roll call vote, the Mayor declared the motion passed.

MOVER:	Councilmember Blumberg
SECONDER:	Councilmember Lidawer
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg
NAYS:	None

F. Consideration of a Planned Development and Final Plat (932 and 942 Deerfield Rd.)
The Council, the applicant and Community Development Director discussed the alternatives for the facades.

Councilmember Lidawer moved to approve the drafting of documents for a Planned Development and Final Plat (932 and 942 Deerfield Road). Councilmember Tapia seconded the motion. Upon a roll call vote, the Mayor declared the motion passed.

MOVER:	Councilmember Lidawer
SECONDER:	Councilmember Tapia
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg
NAYS:	None

XIII. Closed Session

Councilmember Blumberg moved the Council to close its meeting to the public, pursuant to the following cited section of the Illinois Open Meetings Act (5 ILCS 120/2(c)), for the purposes of, (i) security (5 ILCS 120/2(C)(8)); and (ii) purchase or lease of property (5 ILCS 120/2(C)(5)). Councilmember Lidawer seconded the motion. On a roll call vote, the Mayor declared the motion passed unanimously.

At 9:48 PM, the Council recessed the public portion of the meeting to meet in Closed Session.

At 10:20 PM, Mayor Rotering reconvened the open session of the City Council meeting.

Present:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg
Absent:	None
Staff Present:	City Manager Neukirch, Police Chief Jogmen, Assistant to the City Manager Palbitska
Also Present:	Corporation Counsel Elrod

XIV. Adjournment

Councilmember Tapia moved to adjourn the City Council meeting. Councilmember Center seconded the motion. Upon a voice vote, Mayor Rotering declared the motion passed unanimously.

The City Council adjourned its meeting at 10:20 PM

Respectfully Submitted,

Ashley Palbitska
Assistant to the City Manager/Deputy City Clerk

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Ashley Palbitska, Assistant to the City Manager/Deputy City Clerk

Department: City Manager's Office

Title: Approval of the Minutes of the Closed Session of the Regular Meeting of the City Council on November 10, 2025

Recommendation:
For the City Council's approval are the minutes of the Closed Session of the Regular Meeting of the City Council held on November 10, 2025.

Attachments:
1. MIN CCCS 11-10-2025

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Lara Lukasik, Deputy Finance Director
Kristi McCaulou, Finance Director

Department: Finance Department

Title: Warrant List and Wire Transfers from October 31, 2025 to November 13, 2025.

Recommendation:
Staff recommends approval of the warrant list and wire transfers for October 31, 2025 to November 13, 2025 in the amounts of $1,936,143.67 and $798,929.42 respectively, for total disbursement of $2,735,073.09.

	Dates	Amount
Warrants:		
Warrant List 1 (Detail Attached)	October 31, 2025 - November 05, 2025	$312,963.52
Warrant List 2 (Detail Attached)	November 06, 2025 - November 13, 2025	$481,578.50
Subtotal Warrants (Detail Attached)		**$794,542.02**
SSA19 Tax Receipts to CBD Alliance	October 31, 2025	$123.35
Total Warrants		**$794,665.37**
Payroll	Pay Period: October 13, 2025 - October 26, 2025 Check Date October 31, 2025	**$1,141,478.30**
Total Warrants & Payroll		**$1,936,143.67**
CCMSI Workers Comp Claims	November 3, 2025	$999.13
CCMSI Workers Comp Claims	November 10, 2025	$999.13
Amalgamated Debt Service Payment	November 7, 2025	$159,273.78
United Parcel Service	November 13, 2025	$18.16
IPBC Medical/Dental Premium	November 3, 2025	$615,182.05
West Government Services	November 5, 2025	$581.70
MacQueen Equipment Group	November 13, 2025	$397.50
Carol Ann King	November 5, 2025	$2,320.00
Ken Ning	November 5, 2025	$560.00
J.P. Morgan Chase Commercial Card	November 5, 2025	$18,597.97
Total Wires		**$798,929.42**
Total Submitted for Approval		**$2,735,073.09**

Purchases are made consistent with the City's purchasing policy. This policy provides that "when all other

terms and conditions are equal, preference will be given to vendors whose businesses are located in Highland Park. However, this preference will not adversely affect quality, service, or price consideration."

Attachments:

1. Warrant List and Wire Transfers from October 31, 2025 to November 13, 2025. PDF

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
419958	11/05/25	40139	ACCUBRINE	41528	20252732	EQUIPMENT	STR	$3,000.00
							Total	**$3,000.00**
419959	11/05/25	38352	ADVANCED CLEANING	41482	20252468	JANITORIAL SERVICES	WP	$4,568.00
							Total	**$4,568.00**
419960	11/05/25	33449	ADVOCATE OCCUPATIONAL HEALTH	41467	20253088	R - MEDICAL SERVICES	TRNST	$180.00
							Total	**$180.00**
419961	11/05/25	14419	AIR ONE EQUIPMENT	41580	20252648	UNIFORM SUPPLIES	FD	$346.00
							Total	**$346.00**
419962	11/05/25	38627	KOSTENKO	41606	20253117	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**
419963	11/05/25	39091	ALYSSA KNOBEL	41532	20250630	CRISIS COMMUNICATIONS	CMO	$1,000.00
							Total	**$1,000.00**
419964	11/05/25	17669	AMERICAN RED CROSS CHICAGO	41504	20252962	AED CHALLENGE COURSE	PD	$148.00
				41611	20252962	CPR AED CHALLENGE COURSE	PD	$1,184.00
							Total	**$1,332.00**
419965	11/05/25	38925	AMERICAN TESTING INSPECTION	41488	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$190.00
				41489	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$190.00
				41490	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41491	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41492	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$475.00
				41493	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$190.00
				41494	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41495	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
							Total	**$1,425.00**
419966	11/05/25	4652	AMERICAN WATER WORKS ILLINOIS	41509	20250107	TRAINING	WP	$50.00
				41510	20250107	TRAINING	WP	$50.00
							Total	**$100.00**
419967	11/05/25	27541	ANDREA AMEND	41546	20251006	R - CLASSES - YOGA	SNR	$560.00
							Total	**$560.00**
419968	11/05/25	40064	BENJAMIN ELLIOT TAXY	41561	20252327	R - CLASSES -TECHNOLOGY CLASS	SNR	$437.80
							Total	**$437.80**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
419969	11/05/25	35653	BRAY SALES-MIDWEST	41597	20253060	SUPPLIES	WP	$1,904.73
							Total	**$1,904.73**
419970	11/05/25	10064	CATERING BY MICHAELS	41503	20251308	EVENT HOLIDAY PARTY CATERING	CMO	$10,000.00
							Total	**$10,000.00**
419971	11/05/25	29404	CCMSI	41609	20252251	PROPERTY CASUALTY DEDUCTIBLES	FIN	$14,196.81
							Total	**$14,196.81**
419972	11/05/25	18105	CDW GOVERNMENT	41474	20250190	SUPPLIES	WP	$29.03
							Total	**$29.03**
419973	11/05/25	39085	CHC WELLNESS	41545	20252391	WELLNESS PROGRAM MANAGEMENT FEE	HLTH	$2,205.00
							Total	**$2,205.00**
419974	11/05/25	23349	CINTAS #22	41475	20252841	UNIFORM RENTAL	WP	$63.47
							Total	**$63.47**
419975	11/05/25	23349		41458	20250151	UNIFORM RENTAL	FLEET	$123.77
				41459	20250251	UNIFORM RENTAL	TRNST	$15.97
				41460	20250385	UNIFORM RENTAL	FACIL	$27.69
				41461	20250396	UNIFORM RENTAL	SEWER	$83.56
				41462	20250248	UNIFORM RENTAL	STR	$93.85
				41463	20252821	UNIFORM RENTAL	WTRDS	$78.72
				41497	20250114	UNIFORM RENTAL	FD	$11.59
							Total	**$435.15**
419976	11/05/25	26496	COMCAST CABLE	41498	20250948	INTERNET BACKUP PD	CS	$349.76
				41499	20250946	INTERNET WATER PLANT	CS	$137.80
				41541	20250158	MONTHLY CABLE TV CONVERTER BOX	PD	$37.84
							Total	**$525.40**
419977	11/05/25	22726	COMMERCIAL TIRE	41582	20252968	SUPPLIES	FD	$130.50
							Total	**$130.50**
419978	11/05/25	16590	CONDY HOLDINGS	41471	20250282	CHEMICAL SUPPLIES	WP	$32.20
				41472	20252451	CHEMICAL SUPPLIES	WP	$5,055.00
				41473	20252846	CHEMICAL SUPPLIES	WP	$34,492.00
							Total	**$39,579.20**
419979	11/05/25	33313	CONRAD POLYGRAPH	41590	20253115	PD POLYGRAPHS	HLTH	$2,054.50

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$2,054.50**
419980	11/05/25	233	CRAFTWOOD LUMBER	41595	20250375	SUPPLIES	SEWER	$289.00
							Total	**$289.00**
419981	11/05/25	40056	CRAIG JACOBSON	41553	20252226	R - CLASSES - BRIDGE	SNR	$875.00
							Total	**$875.00**
419982	11/05/25	35870	DALE W SOLOW	41613	20250989	R - CLASSES MAH JONGG	SNR	$504.00
							Total	**$504.00**
419983	11/05/25	40233	DAVID MECKLENBURGER	41456		REFUND - EXTR-2025-02239	BLDG	$250.00
							Total	**$250.00**
419984	11/05/25	19338	DELL COMPUTER	41535	20252941	SUPPLIES STORAGE SWITCHES	CS	$24,801.96
							Total	**$24,801.96**
419985	11/05/25	11789	DENNY'S RESTAURANTS THE ROAD	41596	20253109	EMEGENCY CREW MEAL	WTRDS	$89.34
							Total	**$89.34**
419986	11/05/25	39636	DENUCCIS ITALIAN HP	41575	20253107	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**
419987	11/05/25	405	FEDEX	41604	20253096	SHIPPING CHARGES	PLAN	$89.95
							Total	**$89.95**
419988	11/05/25	31273	FERGUSON WATERWORKS	41521	20252467	SUPPLIES	WTRDS	$928.20
				41522	20252508	SUPPLIES	WTRDS	$530.64
				41523	20252508	SUPPLIES	WTRDS	$324.41
							Total	**$1,783.25**
419989	11/05/25	23546	GALE CERABONA	41603	20250498	ZBA MINUTE TAKER	PLAN	$257.50
							Total	**$257.50**
419990	11/05/25	11877	GALLS	41464	20250295	R - PACE OPERATOR UNIFORMS	TRNST	$119.60
							Total	**$119.60**
419991	11/05/25	40019	GENUINE PARTS	41506	20252956	MECHANIC SUPPLIES	PD	$58.11
				41507	20252956	MECHANIC SUPPLIES	PD	$61.76
				41583	20252043	SUPPLIES	FD	$7.43
				41584	20252043	SUPPLIES	FD	$31.66
				41585	20252043	SUPPLIES	FD	$99.28
				41586	20253100	SUPPLIES	FD	$957.30

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$1,215.54**
419992	11/05/25	39490	GERI BLEIER SCHLANGER	41560	20251001	R - CLASSES BETTER BALANCE	SNR	$735.00
							Total	**$735.00**
419993	11/05/25	25165	GIS CONSORTIUM	41592	20250405	MEMBERSHIP DUES	PW	$6,120.00
							Total	**$6,120.00**
419994	11/05/25	33145	GOODMARK NURSERIES	41516	20252750	TREE PURCHASING	FORST	$11,576.25
							Total	**$11,576.25**
419995	11/05/25	22533	GRAINGER	41477	20250042	SUPPLIES	WP	$81.49
							Total	**$81.49**
419996	11/05/25	2699	GUY SCOPELLITI	41593	20252801	TREE PLANTING	FORST	$8,225.00
							Total	**$8,225.00**
419997	11/05/25	20187	HAGG PRESS	41496	20251693	HIGHLANDER PRINTING	CMO	$6,981.00
							Total	**$6,981.00**
419998	11/05/25	39161	HARRIS KAL PRODUCTIONS	41607	20253083	EVENT SANTA HANNUKAH	CMO	$300.00
							Total	**$300.00**
419999	11/05/25	27640	HEALTH ENDEAVORS	41588	20250272	MEDICAL PROFESSIONAL SERVICES	FD	$300.00
							Total	**$300.00**
420000	11/05/25	474	HIGHLAND PARK ELECTRIC	41517	20252016	LIGHTING UPGRADES	STR	$21,000.00
				41518	20250794	LIGHTING UPGRADES	STR	$600.00
							Total	**$21,600.00**
420001	11/05/25	1326	HIGHLAND PARK FORD	41589	20252519	SUPPLIES	FD	$286.77
							Total	**$286.77**
420002	11/05/25	8355	ILLINOIS TACTICAL OFFICERS	41538	20252936	ADV TRAINING RAPID INSTRUCTORS	PD	$3,000.00
							Total	**$3,000.00**
420003	11/05/25	31870	J.G. UNIFORMS	41537	20252321	UNIFORM ITEMS	PD	$62.15
							Total	**$62.15**
420004	11/05/25	40237	JACKIE ANDALMAN	41547	20253097	R - CLASSES - BETTER BALANCE	SNR	$135.00
							Total	**$135.00**
420005	11/05/25	30190	BANDIDO	41544	20253078	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420006	11/05/25	6346	ILLINOIS SECRETARY STATE	40997	20252960	REGISTRATION RENEWALS**(REISSUE)**	PD	$1,812.00
							Total	**$1,812.00**
420007	11/05/25	17853	JUDITH B SAMUELSON	41559	20251007	R - CLASSES BETTER BALANCE	SNR	$1,620.00
							Total	**$1,620.00**
420008	11/05/25	31064	JUDITH STERN FRIEDMAN	41550	20251005	R - CLASSES MOVE LIFE	SNR	$765.00
							Total	**$765.00**
420009	11/05/25	18410	JUDYS PIZZERIA	41576	20253106	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**
420010	11/05/25	39743	KAPLAN PAVING	41455		REFUND - EXTR-2025-02347	BLDG	$250.00
							Total	**$250.00**
420011	11/05/25	39944	KATHERINE WAGNER	41562	20252215	R - CLASSES - MELANGE MOVEMENT	SNR	$316.40
							Total	**$316.40**
420012	11/05/25	39145	KRIS FANKE	41465	20252068	TOOL ALLOWANCE	FLEET	$14.08
				41466	20253071	R - TOOL ALLOWNACE	TRNST	$79.78
							Total	**$93.86**
420013	11/05/25	905	LALUZERNE SMITH	41542	20250289	LEGAL SERVICES	LEGL	$7,750.00
							Total	**$7,750.00**
420014	11/05/25	37552	LANDSCAPE HUB	41534	20253074	1191 BEECH LN	ENG	$1,950.00
							Total	**$1,950.00**
420015	11/05/25	20308	LEOPARDO COMPANIES	41531	20251845	1201 SENIOR CONTRUCTION KITCHEN	CMO	$59,042.00
							Total	**$59,042.00**
420016	11/05/25	13282	LESLIE FENSTER	41549	20251008	R - CLASSES - SPANISH	SNR	$973.20
							Total	**$973.20**
420017	11/05/25	40034	LISA RUDE	41558	20252281	R - CLASSES - NIA FIT	SNR	$448.00
							Total	**$448.00**
420018	11/05/25	34799	LUCAS LANDSCAPING DESIGN	41468	20252392	TREE REMOVAL	FORST	$10,147.51
							Total	**$10,147.51**
420019	11/05/25	39122	LYNFRED WINERY	41577	20253082	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**
420020	11/05/25	39983	MARY HAYES	41573		R - AR - 1196 - 27854 REFUND RETIREMENT	FIN	$7.43

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$7.43**
420021	11/05/25	37446	MATTHEW MELISSA TOBIAS	41469		REFUND - PLMB-2025-01268	BLDG	$1,500.00
							Total	**$1,500.00**
420022	11/05/25	3027	MCMASTER CARR	41536	20253090	SUPPLIES TAMPER PROOF KEY RINGS	PD	$109.59
							Total	**$109.59**
420023	11/05/25	697	MENONI MOCOGNI	41513	20250403	SUPPLIES	WTRDS	$365.00
				41514	20250403	SUPPLIES	WTRDS	$94.00
				41515	20253050	SUPPLIES	WTRDS	$610.50
				41526	20250041	SUPPLIES	FORST	$800.00
							Total	**$1,869.50**
420024	11/05/25	17623	MUNICIPAL GIS PARTNERS	41483	20250715	GIS SERVICES PROGRAM STAFFING	PW	$18,027.28
							Total	**$18,027.28**
420025	11/05/25	2528	MICHAEL'S CHICAGO STYLE RED HOT	41578	20253081	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**
420026	11/05/25	17838	MID AMERICAN WATER WAUCONDA	41527	20250409	SUPPLIES	WTRDS	$1,479.72
							Total	**$1,479.72**
420027	11/05/25	40238	MITCH TRUDELL	41470		REFUND - EXTR-2025-02396	FIN	$250.00
							Total	**$250.00**
420028	11/05/25	749	MUTUAL ACE HARDWARE	41478	20250080	SUPPLIES	WP	$7.51
				41519	20250085	SUPPLIES	WTRDS	$178.99
				41520	20250085	SUPPLIES	WTRDS	$21.53
				41594	20250389	SUPPLIES	SEWER	$35.08
							Total	**$243.11**
420029	11/05/25	40229	NANCY B. MCCULLY	41508	20253077	BRUNCH LEARN	SNR	$240.00
							Total	**$240.00**
420030	11/05/25	40234	NORTHSHORE LAWNSPRINKLER	41457		REFUND - PLMB-2025-01485	BLDG	$500.00
							Total	**$500.00**
420031	11/05/25	7789	ONCE UPON A BAGEL	41612	20252323	R - ACTIVITIES BRUNCH LEARN	SNR	$159.90
							Total	**$159.90**
420032	11/05/25	39699	ORDO RESTAURANT	41543	20253080	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420033	11/05/25	38930	PACE ANALYTICAL	41599	20250767	PROFESSIONAL SERVICES	WP	$332.00
				41600	20252685	PROFESSIONAL SERVICES	WP	$690.00
				41601	20252685	PROFESSIONAL SERVICES	WP	$120.00
							Total	**$1,142.00**
420034	11/05/25	39521	PAMELA KRAMER	41556	20250994	R - ACTIVITIES BOOK CLUB	SNR	$125.00
							Total	**$125.00**
420035	11/05/25	39982	PATRICIA GINNELLY	41572		R - AR - 1167 - 27853 REFUND RETIREMENT	FIN	$7.43
							Total	**$7.43**
420036	11/05/25	2	PETER BAKER	41511	20252634	ASPHALT	STR	$200.96
							Total	**$200.96**
420037	11/05/25	8164	PIERO'S PIZZA	41530	20253051	MAIN BREAK CREW MEAL	WTRDS	$132.50
							Total	**$132.50**
420038	11/05/25	34396	RIPPLE PUBLIC RELATIONS	41533	20250642	SSA - 17 RETAINER	CMO	$4,125.00
							Total	**$4,125.00**
420039	11/05/25	675	SHARON KLIBANOW	41605	20250543	PROFESSIONAL SERVICES	PLAN	$416.25
							Total	**$416.25**
420040	11/05/25	40021	SHOSHANA FRIEDMAN	41551	20252216	R - CLASSES - SHAKESPEARE	SNR	$450.00
							Total	**$450.00**
420041	11/05/25	24595	SPECIAL PROJECT STAFFING SALEM	41484	20252390	TEMPORARY CLERICAL HELP	PLAN	$1,081.60
				41485	20252390	TEMPORARY CLERICAL HELP	PLAN	$1,054.56
				41486	20252390	TEMPORARY CLERICAL HELP	PLAN	$1,081.60
				41487	20252390	TEMPORARY CLERICAL HELP	PLAN	$1,081.60
							Total	**$4,299.36**
420042	11/05/25	39529	STEPHANIE MILLER HOFMAN	41552	20250995	R - ACTIVITIES BOOK CLUB	SNR	$125.00
							Total	**$125.00**
420043	11/05/25	35908	STEPHEN KAUFMAN	41554	20250990	R - CLASSES CHESS	SNR	$622.40
							Total	**$622.40**
420044	11/05/25	35692	TERRI ARGENTAR	41548	20251004	R - CLASSES CANASTA	SNR	$235.20
							Total	**$235.20**
420045	11/05/25	40230	TOTAL PAVING BRICK	41452		REFUND - EXTR-2025-02296	BLDG	$250.00
							Total	**$250.00**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420046	11/05/25	22779	TYLER TECHNOLOGIES	41500	20251400	SOFTWARE IMPLEMENTATION	CS	$6,000.00
				41501	20251400	SOFTWARE IMPLEMENTATION	CS	$640.00
				41502	20251400	SOFTWARE IMPLEMENTATION	CS	$2,560.00
							Total	**$9,200.00**
420047	11/05/25	25835	ULINE	41540	20253054	SUPPLIES JOB ITEMS	PD	$1,465.00
							Total	**$1,465.00**
420048	11/05/25	15397	HD SUPPLY	41479	20250043	SUPPLIES	WP	$1,191.16
							Total	**$1,191.16**
420049	11/05/25	39435	VISTRA INTERMEDIATE	41476	20252249	ELECTRICITY	WP	$2,669.19
				41481	20252249	ELECTRICITY	WP	$186.40
							Total	**$2,855.59**
420050	11/05/25	39878	YANAS SPEAKEASY	41608	20253118	R - DOWNTOWN EVENTS	CMO	$200.00
							Total	**$200.00**
420051	11/05/25	34483	ZORO TOOLS	41480	20250127	SUPPLIES	WP	$168.19
				41602	20250127	SUPPLIES	WP	$1,047.59
							Total	**$1,215.78**
							Total	**$312,963.52**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
609	11/05/25	29114	CAROL ANN KING	41555	20251047	R - CLASSES SIT BE FIT TRIPLE FIT	SNR	$2,320.00
							Total	**$2,320.00**
610	11/05/25	32860	JPMORGAN MASTERCARD	41563		OCTOBER 2025 CREDIT CARD	FIN	$18,597.97
							Total	**$18,597.97**
611	11/05/25	37168	KEN NING	41557	20251002	R - CLASSES TAI CHI	SNR	$560.00
							Total	**$560.00**
612	11/05/25	30071	WEST GOVERNMENT	41610	20250039	EQUIPMENT	PD	$581.70
							Total	**$581.70**
							Total	**$22,059.67**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420052	11/13/25	38636	AL WARREN OIL	41642	20250615	SUPPLIES OIL	FLEET	$336.10
				41643	20253059	ENGINE OIL	FLEET	$1,717.25
				41644	20253061	R - ENGINE OIL	TRNST	$652.85
							Total	**$2,706.20**
420053	11/13/25	33921	APPLIED CONCEPTS	41721	20252637	VEHICLE MOUNTED RADAR	PD	$2,175.00
							Total	**$2,175.00**
420054	11/13/25	29808	AXON ENTERPRISES	41712	20250813	AGREEMENT	PD	$1,377.00
							Total	**$1,377.00**
420055	11/13/25	39012	BEC ENTERPRISES	41620	20252175	PARTS	FLEET	$1,018.46
							Total	**$1,018.46**
420056	11/13/25	12480	BERRY TIRE	41749	20250621	REPAIRS	PD	$2,349.50
							Total	**$2,349.50**
420057	11/13/25	37558	BP LAWN SPRINKLERS	41701	20252555	SPRINKLER REPAIR	ENG	$4,865.31
							Total	**$4,865.31**
420058	11/13/25	35653	BRAY SALES-MIDWEST	41741	20253060	SUPPLIES	WP	$34.31
							Total	**$34.31**
420059	11/13/25	18105	CDW GOVERNMENT	41733	20250190	SUPPLIES	WP	$189.51
							Total	**$189.51**
420060	11/13/25	33433	CHRISTOPHER B. BURKE ENGINEERING	41702	20251139	BIANNUAL BRIDGE INSPECT	ENG	$1,299.02
							Total	**$1,299.02**
420061	11/13/25	23349	CINTAS #22	41669	20252841	UNIFORM RENTAL	WP	$63.47
							Total	**$63.47**
420062	11/13/25	23349		41678	20250151	UNIFORM RENTAL	FLEET	$58.05
				41679	20252822	UNIFORM RENTAL	FLEET	$65.72
				41680	20250251	UNIFORM RENTAL	TRNST	$15.97
				41681	20250385	UNIFORM RENTAL	FACIL	$27.69
				41682	20250396	UNIFORM RENTAL	SEWER	$83.56
				41683	20250248	UNIFORM RENTAL	STR	$93.85
				41684	20252821	UNIFORM RENTAL	WTRDS	$78.72
				41704	20250114	UNIFORM RENTAL	FD	$6.19

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$429.75**
420063	11/13/25	233	CRAFTWOOD LUMBER	41705	20250178	SUPPLIES	FD	$5.99
							Total	**$5.99**
420064	11/13/25	1756	DECATUR ELECTRONICS	41713	20252710	HANDHELD RADAR	PD	$1,908.00
							Total	**$1,908.00**
420065	11/13/25	1120	EH WACHS	41687	20250891	PARTS	FLEET	$186.40
							Total	**$186.40**
420066	11/13/25	16005	EL-COR INDUSTRIES	41617	20250061	PARTS	FLEET	$50.95
							Total	**$50.95**
420067	11/13/25	34351	EUROFINS EATON ANALYTICAL	41734	20252876	LAB SERVICES	WP	$552.00
							Total	**$552.00**
420068	11/13/25	31273	FERGUSON WATERWORKS #2516	41656	20252508	SUPPLIES	WTRDS	$602.36
							Total	**$602.36**
420069	11/13/25	37896	FILMTEC	41670	20252578	MEMBRANE MODULE REPLACEMENT	WP	$9,100.00
							Total	**$9,100.00**
420070	11/13/25	23546	GALE CERABONA	41696	20250498	MINUTE TAKER	PLAN	$257.50
				41697	20250496	MINUTE TAKER	PLAN	$257.50
							Total	**$515.00**
420071	11/13/25	11877	GALLS	41615	20250295	R - PACE OPERATOR UNIFORMS	TRNST	$91.52
							Total	**$91.52**
420072	11/13/25	40019	GENUINE PARTS	41632	20253110	PARTS	FLEET	$12.16
				41633	20253110	PARTS	FLEET	$84.36
				41634	20253110	PARTS	FLEET	($94.00)
				41635	20253110	PARTS	FLEET	$26.90
				41636	20253110	PARTS	FLEET	$11.68
				41637	20253110	PARTS	FLEET	$364.56
				41638	20253110	PARTS	FLEET	$196.71
				41639	20253110	PARTS	FLEET	$58.28
				41640	20253110	PARTS	FLEET	$80.60
				41641	20253110	PARTS	FLEET	$83.86
				41645	20253110	PARTS	FLEET	$304.08

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				41646	20253110	PARTS	FLEET	($36.00)
				41685	20253110	PARTS	FLEET	$649.84
				41686	20251856	OIL	FLEET	$27.96
				41714	20252956	MECHANIC SUPPLIES	PD	$445.28
				41715	20252956	MECHANIC SUPPLIES	PD	$41.78
				41716	20252956	MECHANIC SUPPLIES	PD	$94.77
				41717	20252956	MECHANIC SUPPLIES	PD	$8.90
				41718	20252956	MECHANIC SUPPLIES	PD	$16.77
							Total	**$2,378.49**
420073	11/13/25	13888	GORDON FLESCH	41711	20251039	MULTI FUNCTION COPIER	CS	$1,842.20
							Total	**$1,842.20**
420074	11/13/25	22533	GRAINGER	41674	20250042	SUPPLIES	WP	$74.80
				41735	20253148	SUPPLIES	WP	$2,928.87
							Total	**$3,003.67**
420075	11/13/25	474	HIGHLAND PARK ELECTRIC	41663	20250794	LIGHTING MAINTENANCE	STR	$4,652.50
				41664	20250794	LIGHTING MAINTENANCE	STR	$382.50
				41668	20252128	DIM ON OFF CONVERSTION	STR	$1,485.00
							Total	**$6,520.00**
420076	11/13/25	1326	HIGHLAND PARK FORD	41616	20252166	PARTS	FLEET	$127.60
				41746	20252986	FLEET PARTS	PD	$275.08
				41747	20252986	PARTS	PD	$304.00
							Total	**$706.68**
420077	11/13/25	5448	HP PRESBYTERIAN CHURCH	41744	20250387	PRK LOT LEASE	FACIL	$2,762.30
							Total	**$2,762.30**
420078	11/13/25	36326	IC SIGNS GRAPHICS	41698	20250438	COMMISSIONER NAMEPLATES	PLAN	$35.00
							Total	**$35.00**
420079	11/13/25	39765	IDEA LANGUAGE	41700	20253037	LANDSCAPER LICENSE RENEWAL TRANSLATION	CMO	$32.76
							Total	**$32.76**
420080	11/13/25	1908	LAWSON PRODUCTS	41628	20250221	R - PARTS SUPPLIES PACE BUS	TRNST	$232.44
							Total	**$232.44**
420081	11/13/25	38916	ACER TREE SERVICE	41648	20252713	TREE MAINTENANCE	FORST	$525.30

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$525.30**
420082	11/13/25	39858	LINDE GAS EQUIPMENT	41729	20252178	OXYGEN SUPPLIES	FD	$142.09
							Total	**$142.09**
420083	11/13/25	3027	MCMASTER-CAR	41707	20250893	SUPPLIES	FD	$198.17
							Total	**$198.17**
420084	11/13/25	3027		41672	20250126	SUPPLIES	WP	$48.68
				41736	20250126	SUPPLIES	WP	$41.87
				41737	20250126	SUPPLIES	WP	$39.67
							Total	**$130.22**
420085	11/13/25	697	MENONI MOCOGNI	41649	20252635	CONCRETE	STR	$1,737.05
				41657	20252635	CONCRETE	STR	$1,545.69
				41658	20252635	CONCRETE	STR	$1,444.26
				41659	20252635	CONCRETE	STR	$1,782.68
				41660	20250388	SUPPLIES	SEWER	$440.50
				41671	20250403	SUPPLIES	WTRDS	$1,096.50
				41745	20252881	SUPPLIES	WTRDS	$6,757.84
							Total	**$14,804.52**
420086	11/13/25	710	MICROSYSTEMS	41699	20251405	RECORD MANAGEMENT SERVICES	PLAN	$2,802.84
							Total	**$2,802.84**
420087	11/13/25	17838	MID AMERICAN WATER WAUCONDA	41665	20250409	SUPPLIES	WTRDS	$702.51
							Total	**$702.51**
420088	11/13/25	37013	MIKE BILL	41695	20253127	R - REIMBURSEMENT TRAINING	BLDG	$100.00
							Total	**$100.00**
420089	11/13/25	2078	MOTOROLA	41730	20251694	EQUIPMENT	FD	$1,549.00
							Total	**$1,549.00**
420090	11/13/25	2078		41726	20250458	EQUIPMENT	PD	$3,076.00
							Total	**$3,076.00**
420091	11/13/25	749	MUTUAL ACE HARDWARE	41624	20250218	PARTS	FLEET	$21.56
				41625	20250218	PARTS	FLEET	$14.98
				41662	20250085	SUPPLIES	WTRDS	$24.22
				41743	20250014	SUPPLIES	FORST	$14.38

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$75.14**
420092	11/13/25	39963	NH ENVIRONMENT	41750	20253166	EQUIPMENT GREASE TRAP CLEANOUT	CMO	$1,900.00
							Total	**$1,900.00**
420093	11/13/25	34878	NORTH AMERICAN SAFETY	41655	20250374	SUPPLIES	WTRDS	$584.92
							Total	**$584.92**
420094	11/13/25	36922	NORTH SHORE AUTO SPA	41720	20250888	CAR WASHES	PD	$174.00
							Total	**$174.00**
420095	11/13/25	39016	PITNEY BOWES	41754	20253031	POSTAGE MACHINE INK	FIN	$265.59
							Total	**$265.59**
420096	11/13/25	9102	POMP'S TIRE	41631	20250227	TIRES	FLEET	$835.44
							Total	**$835.44**
420097	11/13/25	37468	RLB HYDRAULIC	41618	20250407	REPAIRS	FLEET	$516.65
				41619	20253033	REPAIRS	FLEET	$233.35
							Total	**$750.00**
420098	11/13/25	34792	ROBINSON ENGINEERING	41666	20251500	MISC SERVICE	WP	$1,250.00
							Total	**$1,250.00**
420099	11/13/25	923	MICHAEL WHITNEY DRAEGERT	41688	20250226	DOT INSPECTIONS	FLEET	$177.00
				41689	20250224	R - SAFETY LANE TESTING PACE BUSES	TRNST	$106.50
							Total	**$283.50**
420100	11/13/25	14680	ROWELL CHEMICAL	41738	20252450	CHEMICAL SUPPLIES	WP	$10,969.71
							Total	**$10,969.71**
420101	11/13/25	25207	RUSH TRUCK CENTER ILLINOIS	41622	20252553	VAC-CON DIAGNOSTIC	FLEET	$17.74
				41627	20250262	R - PARTS SUPPLIES PACE BUS	TRNST	$350.00
							Total	**$367.74**
420102	11/13/25	39560	SAFEWARE	41748	20253015	BALLISTIC VESTS	PD	$728.57
							Total	**$728.57**
420103	11/13/25	951	SCHROEDER SCHROEDER	41703	20252121	CONCRETE ST SIDEWALK REPAIR	ENG	$357,033.10
							Total	**$357,033.10**
420104	11/13/25	16787	SCOTT LEVENFELD	41728	20250287	ADMIN HEARINGS	LEGL	$1,150.00
							Total	**$1,150.00**
420105	11/13/25	11611	SDS HOLDINGS	41650	20250133	UNIFORM SUPPLIES	WTRDS	$98.46

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				41727	20250057	SUPPLIES CLOTHING	FLEET	$13.49
				41732	20250133	UNIFORM SUPPLIES	WTRDS	$295.04
							Total	**$406.99**
420106	11/13/25	1389	SPRING ALIGN PALATINE	41629	20250408	PARTS	FLEET	$247.48
				41630	20253114	PARTS	FLEET	$3,245.08
							Total	**$3,492.56**
420107	11/13/25	26883	STAPLES CREDIT PLAN	41722	20250885	SUPPLIES	PD	$74.97
				41751	20250122	OFFICE SUPPLIES	FIN	$276.43
				41752	20250122	OFFICE SUPPLIES	FIN	$229.70
				41753	20250122	OFFICE SUPPLIES	FIN	$72.28
							Total	**$653.38**
420108	11/13/25	39554	SYN-TECH	41647	20253111	FUEL STATION	FLEET	$5,280.00
							Total	**$5,280.00**
420109	11/13/25	39973	THE CHICAGO MOSAIC SCHOOL	41742	20253149	MOSAIC FINAL PAYMENT	CMO	$3,625.00
							Total	**$3,625.00**
420110	11/13/25	34926	TKG ENVIRONMENTAL	41676	20251233	STREET SWEEPING	STR	$600.00
							Total	**$600.00**
420111	11/13/25	40235	TOMAHAWK LIVE TRAP	41719	20253093	ANIMAL CONTROL EQUIPMENT	PD	$175.42
							Total	**$175.42**
420112	11/13/25	15397	HD SUPPLY	41675	20250249	SUPPLIES	WP	$107.40
							Total	**$107.40**
420113	11/13/25	31841	USIC LOCATING	41651	20250877	UTILITY LOCATES	WTRDS	$2,964.57
				41652	20250795	UTILITY LOCATES	WTRDS	$13,483.77
							Total	**$16,448.34**
420114	11/13/25	38898	VERIZON COMMUNICATIONS	41626	20250401	GPS SERVICES	FLEET	$751.12
							Total	**$751.12**
420115	11/13/25	38896	WEX BANK	41621	20251269	WEX FUEL CARDS	PW	$211.93
							Total	**$211.93**
420116	11/13/25	34843	ZOLL MEDICAL	41708	20252620	EMS SUPPLIES	FD	$1,107.00
				41709	20252902	EMS SUPPLIES	FD	$367.60
				41710	20252969	EMS SUPPLIES	FD	$769.98

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$2,244.58**
420117	11/13/25	34483	ZORO TOOLS	41673	20250127	SUPPLIES	WP	$72.90
				41740	20250127	SUPPLIES	WP	$77.23
							Total	**$150.13**
							Total	**$481,578.50**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
613	11/13/25	37935	MACQUEEN EQUIPMENT	41706	20253048	SUPPLIES	FD	$397.50
							Total	**$397.50**
614	11/13/25	2527	UNITED PARCEL SERVICE	41739	20250010	SHIPPING FEES	WP	$18.16
							Total	**$18.16**
							Total	**$415.66**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
597	11/13/25	2669	AMALGAMATED BANK CHICAGO	41756	20250478	12/1/2025 IEPA DEBT SERVICE	FIN	$159,273.78
							Total	**$159,273.78**
							Total	**$159,273.78**

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Jennifer Dotson, Executive Assistant to the Mayor and City Manager

Department: City Manager's Office

Title: November is Native American Heritage Month

Recommendation:

Attachments:

1. 2025 Native American Heritage Month Proclamation

City of Highland Park
Mayoral Proclamation

Native American Heritage Month

WHEREAS, During the month of November, the City of Highland Park recognizes the first people of this land and the invaluable contributions of Native peoples that have shaped both our country and our community; and

WHEREAS, Highland Park further recognizes that the land upon which the present City of Highland Park is situated belonged originally to the Potawatomie and they used the land for hunting and trade routes. The Potawotamie are part of the Council of the Three Fires Alliance with the Odawa (or Ottawa) and Ojibwe (or Chippewa) nations; and

WHEREAS, The State of Illinois is named after Illiniwek, a confederation of tribes that included the Potawotamie and others like the Peoria, Kaskaskia, and Cahokia. Other native groups with ancestral ties to the region include the Miami, Ho-Chunk (or Winnebago), Menominee, Sac, and Fox; and

WHEREAS, Native communities have passed down rich cultures, knowledge, traditions, and ways of life; but throughout our history, Native peoples' cultures, identities, and governments were not always seen as part of this Nation but as a threat to it; and

WHEREAS, Native people were pressured to assimilate, banned from practicing their traditions and sacred ceremonies, and forced from their homes and ancestral homelands. This violence and devastation cost countless lives, tore families apart, and caused lasting damage to Tribal communities and institutions; and

WHEREAS, Despite centuries of violence and oppression, Native peoples remain resilient and proud. Today, Native Americans are essential to the fabric of the United States. They serve in the United States Armed Forces at higher rates than any other ethnic group. They continue to steward so many of our great lands. Their contributions to science, humanities, arts, public service, and more have brought prosperity to all of us. Their diverse cultures and communities continue to thrive and lead us forward.

NOW, THEREFORE, I, NANCY R. ROTERING, Mayor of the City of Highland Park, and the City Council of the City of Highland Park, Lake County, Illinois, do hereby proclaim the month of November as

Native American Heritage Month

I encourage all residents to learn more about the heritage and contributions of Native Americans. A great place to start is at the Highland Park Public Library, which offers a display of books for all ages in the main lobby honoring Native American Heritage Month.

DATED this 24th day of November, 2025

Nancy R. Rotering, Mayor

Ghida S. Neukirch, City Manager & City Clerk

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Erin Jason, Assistant City Manager

Department: City Manager's Office

Title: A Resolution Approving an Agreement with Miand, Inc d/b/a Mad Bomber Fireworks Productions, of Kingsbury, indiana, for Independence Day Fireworks Services

Recommendation:
Staff recommends entering into a contract with Mad Bomber Fireworks Productions for an Independence Day themed fireworks show to be held on July 3, 2026 with options to renew for shows on July 3 in 2027 and 2028 to be held in conjunction with the Park District of Highland Park's Independence Fest.

Policy Consideration:
The City of Highland Park has taken a trauma-informed approach to planning initiatives for Independence Day events since 2022. Loud pops and other sound elements associated with fireworks are known to cause strong reactions like anxiety and fear when individuals have experienced gun violence. Recognizing that explosions and noisy displays can raise anxiety levels and bring back traumatic memories, City staff researched alternatives to fireworks for an evening celebration of Independence Day in 2023, ultimately moved from a fireworks display to a drone show. No evening entertainment "sky show" was held in 2025.

Traditionally, Highland Park had followed the call for illuminating the night sky on Independence Day with a community fireworks show at the culmination of the Bitter Jester Music Festival, previously held at Wolters Field on July 4th. Community input indicated a desire for the return of evening entertainment in conjunction with the celebration of Independence Day, including input from victims and next of kin of the Highland Park Shooting. The Committee of the Whole reconsidered evening entertainment "sky show" options of a drone show or fireworks display as part of their greater review of Independence Day at their regular meeting on September 25, 2025.

Current drone technology allows for a total showtime of 10–12 minutes with approximately 1–3 minutes of that time dedicated for drones to start. The City's current drone contract allows the City an option to schedule a custom drone show for a not-to-exceed price of $50,000 in each of 2025 and 2026. It was determined by the COTW that the value and overall experience of a drone show is not in line with the related expenditures. In consideration of feedback received from a

resident survey, as well as from Resiliency and victims, including next of kin, Council directed staff to seek bids for bringing back a fireworks show. The intention is to host fireworks on the evening of July 3rd in conjunction with the Parker District of Highland Park's Independence Fest as the finale of the evening.

On October 1, 2025 the City issued an RFP for Independence Day fireworks displays in 2026 with options for 2027 and 2028. Staff posted the RFP opportunity and directly sent it to vendors in the Midwest area. In response to the RFP, the City received one inquiry from a drone company and one proposal from Mad Bomber Fireworks Productions ("Mad Bomber"). Staff followed up with several of the other vendors that the RFP was sent to and were told that they had no openings for 2026 fireworks shows in their calendars. In addition to providing quotes for services in 2026, 2027, and 2028 at $35k annually for shows held on July 3rd, Mad Bomber also responded to the additional America 250 component for Independence Day 2026 for an enhanced show for an additional $5k.

The City has contracted with Mad Bomber Fireworks for the Fourth of July Fireworks Display for many years and has found the professionalism and safety record of the company to meet high expectations. Mad Bomber proposes a 2026 Independence Day Fireworks Display featuring a diverse range of shell sizes and barrages of varying colors and sizes with shells breaking at varying heights for a stacking effect. The presentation will utilize the finest selection of assorted types of display fireworks, both domestic and imported, with an emphasis on multiple break and special effect display barrages as well as pattern products and the latest brilliant colored effects.

Mad Bomber will provide a robust aerial presentation approximately 22–24 minutes in length that reaches an altitude that can be easily seen above the tree canopy and building obstructions from approximately 4,000 feet away. As in previous years, Mad Bomber's aerial display will include the best quantity and size of shells to maximize the presentation. The display will be set to music provided by Mad Bomber, played over a sound system provided by the City in conjunction with the Park District.

The agreement includes the option to renew services for two additional years by December 31 of each calendar year. Should the fireworks be moved to July 4th the contracted price would not stay at $35k. The minimal price for a fireworks display on July 4th is currently $50k. Additionally, the agreement includes provisions for weather and non-weather-related cancellations; including options for alternate display dates within six months of the original display date.

Core Priorities:

Fiscal Stability

The total cost for the 2026 fireworks show is $40,000 and is budgeted in the proposed FY2026 budget in account 1110103.62100. The base price of $35,000 will be extended as an option for FY2027 and FY2028 for firework displays held on July 3rd of said years.

Public Safety

Final launch location and viewing areas will be determined upon walk-thru of The Preserve by the contractor, City staff, and representatives of the Park District of Highland Park with

minimum clearance between set-up and viewing area of 250'. Additionally, the contract calls for Mad Bomber to provide $10million in liability insurance and strict adherence to the National Fire Protection Association's standards and guidelines for safety.

Environmental Sustainability
Fireworks are significant carbon emitters and generally produce carbon monoxide and carbon dioxide; they emit a cloud of particulate matter and smoke, can dissolve in water, contaminating lakes, rivers, and drinking water, disrupt native animal species thru both the sound they emit and pollutants expelled during explosion, and produce significant plastic, cardboard, and metal debris. By contract, Mad Bomber will provide proper clean-up of the fireworks discharge area.

Vibrancy
The return of fireworks, a traditional, festive community gathering like the return of the parade and Independence Fest in 2024, helps the community to continue to move towards the separation of Independence Day celebrations from the Highland Park Shooting. An enhanced display as part of the 250th celebration of the signing of the Declaration of Independence further highlights community vibrancy.

Attachments:
1. Exhibit A to Resolution Mad Bomber Fireworks Agreement 2026-2028

City of Highland Park

Resolution No.

A Resolution Approving an Agreement with Miand, Inc d/b/a Mad Bomber Fireworks Productions, of Kingsbury, indiana, for Independence Day Fireworks Services

WHEREAS, prior to 2023 the City traditionally contracted with a purveyor of aerial fireworks displays for the annual Independence Day celebration; and

WHEREAS, Miand, Inc. d/b/a Mad Bomber Fireworks Productions, of Kingsbury, Indiana (***"Mad Bomber"***), has satisfactorily provided aerial fireworks displays at the City's annual Independence Day celebrations since 1995; and

WHEREAS, the City has identified the need for an aerial fireworks display for the 2026 Independence Day celebration held July 3rd (***"Fireworks Services"***) ; and

WHEREAS, Mad Bomber has submitted a proposal for the provision of the Fireworks Services, with an option to provide the Fireworks Services for the 2027 and 2028 Independence Day celebrations held on July 3rd (***"Proposal"***); and

WHEREAS, the City desires to enter into a new agreement with Mad Bomber for the provision of the Fireworks Services, in accordance with the Proposal (***"Agreement"***); and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City and its residents to enter into the Agreement with Mad Bomber;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF AGREEMENT. The City Council hereby approves the Agreement between the City and Mad Bomber, in the form attached to this Resolution as **Exhibit A**.

SECTION THREE: EXECUTION OF AGREEMENT. The City Manager is hereby authorized and directed to execute the Agreement with Mad Bomber, upon receipt by the City Clerk of at least one original copy of the Agreement executed by Mad Bomber; provided, however, that if an executed copy of the Agreement is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute the Agreement will, at the option of the City Council, be null and void.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

EXHIBIT A

AGREEMENT

MAD BOMBER
FIREWORKS PRODUCTIONS
AGREEMENT

This contract entered into this 27th day of October, 2025 by and between Mad Bomber Fireworks Productions of Kingsbury, Indiana hereinafter referred to as Seller, and

City of Highland Park

Herein after referred to as Buyer, of Highland Park State Illinois

Witness: Seller agrees to provide and Buyer agrees to purchase a Fireworks Display in accordance with the program agreed upon. Buyer will pay Seller a sum of $35,000.00 for Display. Upon acceptance of this agreement Buyer will pay Seller a sum of Waived as an Earnest Money Deposit with the Balance due and payable within 30 days after the display date agreed upon. A late charge of 1 ½% per month will be assessed on accounts not paid within thirty days of display date. Buyer agrees to pay any and all collection costs, including reasonable attorney's fees and court cost incurred by Seller in the collection or attempted collection of any amount due under this agreement and invoice.

Both Seller and Buyer mutually agree to the following terms, conditions, and stipulations:

1. Seller will present said Fireworks Display on the evening of the 3rd Day of July , 2026, it being understood that should there be inclement weather the day of the display the Seller and Buyer will consult to cancel display. An alternate display date will be given within six months of the original display date agreeable to both the Seller and Buyer.

2. Should the display be cancelled for any reason other than inclement weather there will be a 15% fee of the agreement price to reschedule the display within six months of original display date. If Buyer chooses to not reschedule a alternate display date within six months of original date, there will be a 50% fee of agreement price for cancellation of display.

3. Buyer will provide a sufficient area for the Display, including a minimum spectator set back of 250 ' feet at all points from the discharge area. Buyer will provide protection of the display by roping-off or other suitable means. Buyer will provide adequate police protection to prevent spectators from entering display area. Buyer agrees to search the fallout area at first light following a night display.

4. Seller reserves the right to terminate the Display in the event that persons enter the secured Danger Zone and Security is unable to secure the Danger Zone.

5. Seller agrees to provide Qualified Technicians to take charge of and present said Display.

6. Seller agrees to provide Liability Insurance in the amount of $10,000,000.00 for the benefit of both the Buyer and Seller. All individual entities listed on the Certificate of Insurance will be deemed an additional insured per this contract.

7. Mad Bomber Fireworks Productions retains the right to substitute product of equal or greater value in the event of shortages or unavailability of any particular item on the proposal.

8. Seller and Buyer agree to included Attachments, if any. See Attachments: Agreement may be extended for July 3rd for years of 2027 and 2028. Seller will supply soundtrack for display. Buyer will supply sound system for the display. A display for July 4th of any year after 2026 will need to be agreed upon. The minimum price for a July 4th display will be $50,000.00.

Both Seller and Buyer hereto do mutually and severally guarantee terms, conditions, and payments of this contract, these articles to be binding upon the parties, themselves, their heirs, executors, administrators, successors and assigns.

Mad Bomber Fireworks Productions

By_____
Randy McCasland

Date_____

BUYER

By_____
(Its duly authorized agent, who represents that he/she has full authority to Bind the Buyer.)

Date_____

Print Name_____

Address _____

_____

Highland Park IL

Opening

36	3" Assorted Color Chrysanthemums and Peonies
6	4" Variegated Chrysanthemums
2	5" Assorted Color Shells

Mad Bomber
Fireworks Productions

Highland Park IL

Specialty Stacks

Gold Strobes

12 3"
3 4"
1 5"

Flower Crowns

12 3"
3 4"
1 5"

Crackling Nishiki Kamuro

12 3"
3 4"
1 5"

Different size shells breaking at multiple heights creating a stacking effect.

Mad Bomber
Fireworks Productions

Highland Park IL

20 3" SPECIALTY SHELLS

3" Color Wolfs
3" Silver Serpent w/Magenta
3" Whistling w/Color Stars
3" Red Sky Mines
3" Blue Sky Mines
3" White Sky Mines
3" Smile Face
3" Assorted Sky Mines
3" Peach Flying Stars
3" Banger Chartreuse
3" Blue Comets
3" Diamond Screamer w/Color Stars
3" White Strobe Waterfall
3" Orange Strobe

16 4" SPECIALTY SHELLS

4"Cyan Sky Mine
4" Whistle Red Stars
4" Silver Flying Fish
4" Aqua w/Silver Turbulence
4" Farfalla w/Magenta Stars
4" Assorted Color Wolfs
4" Multi Color Flying Stars
4" Silver Serpents w/Mag Colors
4" Whirlpool Green Xsette
4" Whirlpool Red Xsette
4" Green Sound Ring
4" Tourbillion w/Color Stars
4" Diamond Screamer w/Color Stars
4" Lemon Xsette w/Time Rain
4" Ti Serpent w/Red & Blue to Report
4" Ti Whistle Ring w/Lemon

Mad Bomber
Fireworks Productions

Highland Park IL

24 3 INCH SHELLS

Three Shot Volleys

Silver Flying Fish
Green Strobe
Yellow Strobe
RWB Ring w/Mine Red Strobe
RWB w/Brocade Mine
Red Falling Leaves
Green Falling Leaves
Yellow Falling Leaves
Purple Falling Leaves
Flower Crowns

18 4 INCH SHELLS

Three Shot Volleys

Poinsettas
Half Red Half Silver
Cyan w/Magenta Pistal
Green to Orange
Color Flying Stars
Red Strobes
White Strobes
Crackling Willows
Flower Crowns
Gold Strobes

Three shells shot simultaneously and spread across sky

Mad Bomber
Fireworks Productions

Highland Park IL

3 INCH SHELLS

36 Guandu

Red Peony w/Red Tail
Green & Purple Peony w/Tail
Green & Blue Chrysanthemum w/Tail
Glittering Big Willow
Five Pieces Willow
Red Stars w/1000Green w/Tail
Yellow to Crackling
Silver Crown to Red
Silver Crown to Yellow
Golden Gamboge to Blue
Golden Gamboge to Green
Silver Strobe
Brocade Crown to Red
Brocade Crown to Blue
Ripples to Red
Ripples to Blue
Red Peony w/Strobe Pistil
Color Flower Rain w/Silver Tail

12 Yung Feng

White Twinkling Chrysanthemum
Variegated Cycas Bloom
Green Chrysanthemum w/Crackling
Golden Silk Chrysanthemum
Red Cherry Blossom w/Tail
Nishiki Kamuro
Crackling Nishiki Kamuro
Golden Wave to Purple Chrysanthemum
Glittering Silver to Red Chrysanthemum
Reddish Gamboge to Silver Chrysanthemum
Nishiki Kamuro Niagra Falls
Silver Willow

Mad Bomber
Fireworks Productions

Highland Park IL

3 INCH SHELLS * main body

72 **Wizard Brand**

Silver Strobe
USA Style Titanium Whistle Cannister
Red to Crackling Chrysanthemum
Blue Cycas w/ Gold Tail
Crackling Spider to Yellow w/Silver Tail
Silver to Green to Blue Peony w/Gold Tail
Red to Blue Peony w/Coco Pistil w/ Sil. Tail
Gold Silk w/Gold Tail
Purple Chrys. w/Coco Pistil w/Sil Tail
Green to Flash w/Coco Pistil
Blue to Red Flash
Brocade Crown w/Blue Pistil
Red Cycas Blossom
Purple Peony w/Gold Coco Pistil
Firefly Waterfall w/Firefly Tail
Silver Palm Tree w/Silver Tail
Green Peony w/Coco Pistil
Gittering Silver to Vareigated
Glittering Sil to Red w/Blue Pistil w/Sil Tail
Glittering Sil to Blue w/Red Pistil w/Sil Tail
Bowtie w/Ring w/Sil Tail
Green Peony w/Purple Pistil w/Sil Tail
Red Chrys w/Blue Pistil w/Gold Tail
Glittering Coconut w/Glittering Tail
New Rainbow Color Dahlia
Blue USA Style Cannister
RWB Peony to Crack Chrys w/Gold Tail
Glittering Silver to Blue
Yellow Chrys w/Coco Pistil w/Sil Tail
Magenta Peony w/Palm Core
1/2 Red 1/2 Blue Chrysanthemum
Red White & Blue Peony
Red to Crackling
Silver Peony w/Green Pistil
Gold Spangle w/Purple Pistil
Silver Fish w/BlueRing

12 Titanium Salute

Mad Bomber
Fireworks Productions

Highland Park IL

4 INCH SHELLS * main body

36 Guandu

Red Peony w/Red Tail
Red Chrysanthemum w/tail
Blue Chrysanthemum w/Tail
Glittering Big Willow
Five Pieces Willow
Red to Crackling
Yellow to Crackling
Silver Crown to Red
Silver Crown to Yellow
Golden Gamboge to Blue
Golden Gamboge to Green
Silver Strobe
Brocade Crown to Red
Brocade Crown to Blue
Ripples to Red
Ripples to Blue
Red Peony w/Strobe Pistil
Red Peony wCrackling Pistil

18 Dominator

Green Peony w/Palm Core & Tail
Red Peony w/Glitt Coco Core & Tail
Purple Peony w/Green Pistil & Pur Tail
Vareigated Chrysanthemum w/Blue Tail
Spangle Chrysanthemum w/Red Tail
Crack Flower Chrys w/Crack Tail
1/2 Yellow 1/2 Blue w/Blue Tail
Color Wave w/Silver Tail
Gold Wave Green Strobe Chrys
Glitt Silver to Green to Red
Red and Spangle Chrysanthemum
Silver Strobe w/Strobe Tail
Brocade Crown to Crackling w/Crack Tail
Yellow to Crackling w/Crack Tail
Vareigated Color to Crack Flower
Green Ring w/Green Tail
Crackling Willow w/Gold Tail
Crackling Palm Tree w/Crackling Tail

Mad Bomber
Fireworks Productions

Highland Park IL

4 INCH SHELLS * main body

72 Wizard Brand

Blue to Flash w/Coco Pistil
Blue Cherry Blossom w/ Silver Tail
Brocade Crown w/Silver Tail
Blue Cycas w/ Gold Tail
Crackling Spider to Yellow w/Silver Tail
Silver to Green to Blue Peony w/Gold Tail
Red to Blue Peony w/Coco Pistil w/ Sil. Tail
Gold Silk w/Gold Tail
Purple Chrys. w/Coco Pistil w/Sil Tail
Green to Flash w/Coco Pistil
Red Cherry Blossom
Brocade Crown w/Blue Pistil
Red Cycas Blossom
Purple Peony w/Gold Coco Pistil
Crackling Nishiki Kamuro
Silver Palm Tree w/Silver Tail
Green Peony w/Coco Pistil
Gittering Silver to Vareigated
Glittering Sil to Red w/Blue Pistil w/Sil Tail
Glittering Sil to Blue w/Red Pistil w/Sil Tail
Bowtie w/Ring w/Sil Tail
Green Peony w/Purple Pistil w/Sil Tail
Red Chrys w/Blue Pistil w/Gold Tail
Glittering Coconut w/Glittering Tail
New Rainbow Color Dahlia
Blue USA Style Cannister
RWB Peony to Crack Chrys w/Gold Tail
Glittering Silver to Blue
Yellow Chrys w/Coco Pistil w/Sil Tail
Magenta Peony w/Palm Core
1/2 Red 1/2 Blue Chrysanthemum
3 Concentric Ring
Red to Crackling
Silver Peony w/Green Pistil
Gold Spangle w/Purple Pistil
Silver Fish w/BlueRing

Mad Bomber
Fireworks Productions

Highland Park IL

4 INCH SHELLS * main body

18 Jinsheng

Chrys w/Rthree Section Time Rain w/Coco Pistil
Red Strobe w/Blue Sky w/Rising Tail
Silver Coconut w/ Glittering
Sun Ring w/ Rising Tail
Double Half Red to Red
Yellow Cycas w/Rising Tail
Red to Green Crossette Ring
Silver Wave w/Special Green Strobe
Thousand Red w/Time Rain
Blue Peony to Brocde w/Palm Core
Flower Wave to Purple w/Rising Tail
Glittering Silver to Blue to Green
Green Cherry Blossom
Red Peony w/Rising Tail
Yellow Peony w/Green Pistil
Green to Flickering
Ring w/ Multi Color Flower
Kaleidoscope w/Waterfall

36 Yuan Yang

Color Diadem w/Gold Tail
Gold Silk Chrysanthemum
Golden Willow w/Flare Moons
Color Palm Tree w/Crown Flowers
Nishiki Kamuro w/Color Tips
Crackling Nishiki Kamuros
Eight Hearts w/Rising Purple Flowers
Revolving Dragons w/Blooms
Thousand Color Titanium Salutes
Silver Crossette in Red & Blue Peony
Nishiki Kamuro w/Niagra Falls

Mad Bomber
Fireworks Productions

Highland Park IL

5 INCH SHELLS * main body

36 Pheasant

Chrys w/Red to Green Ring
Silver Crackling Palm Tree
Purple Wave
Red Flower Rain
Gold Wave to Aqua
Smiley Face
Brocade Butterfly
Sea Blue and Lemon Dahlias
Blue Palm Tree
Blue Peony w/Silver Core
Gold Diadem Willow
Gold Wave to Purple to Green
Silver Crown w/Small Red Flowers
Ripples to Vareigated Wave
Crackling to Sil Crossette
China Storm
White Strobing
Yellow Peony
Red to Purple to Green Peony
Red Peony w/Glitt Gold Palm Tree Core
Gold Wave to Red to Green
Green to Yellow w/Yellow to Green Pist
Yellow Peony w/Blue Palm Tree Core
Silver Wave to Green to Crackling

18 Yeng Feng

Glitt Sil to Blue to Red w/Reports
Gold Wave to Red to Blue Flickering
Colored Diadem
Sil Nishiki Kamuro w/Blue Pistil
Eight Hearts w/Tail
Purple Sunflower w/Tail
Sil Coconut Tree w/Red Flowers
Gold Coconut Tree w/Blue Blooms
Aqua Peony
RWB to 5 Report
Gold Coco to Red Crown Flower
Red Gamboge to Red to Blue Chrys
GW to Purple Chrys w/Red to Sil Pistil
Spangle Chrys w/Crackling Blue Pistil
Nishiki Kamuro w/Tail
Twinkling Silver Willow
Revolving Dragons w/Red Flowers
Twinkling Coconut Crossette
Bright Red Diadem
Green Twinkling Willow
Green Meteor
Variegated Flowers

5 INCH SHELLS

Highland Park IL

5 INCH SHELLS * main body

48 Wizard

Brocade Waterfall w/Tail
Brocade Crown Chrysanthemum
3 Concentric Ring w/Crack Pistil
Silver Strobing w/Tail
RWB USA Style Cannister w/Tail
Happy Face w/Tail
Glitt Sil to Blue w/Green Pistil
Saturn Giant Blue Peony
Glitt Sil to Blue w/Red Pistil
Glitt Sil to Red w/Blue Pistil
Red Crossette Palm Tree w/tail
Silver Crossette Palm Tree w/Tail
Gold Crossette Palm Tree w/Tail
Giant Brocade Crossette Palm Tree
Five Concentri Ring
Gold Strobes w/tail
1/2 Red 1/2 Blue Chrys w/ Broc Cross Pistil
Saturn Giant Red Peony w/Brocade Ring
Sil to Blue Chrys w/Red Pistil
Blue to Green Peony w/Coco Pistil
Three Ring w/Pistil
Schreecher Cannister
RWB Peony w/Coco Pistil
Green Strobes w/Tail
Nishiki Kamuro to Purple w/Tail
Purple Peony w/ Crossette Brocade Pistil
New Color Rainbow w/Gold Strobe Pistil
China StormGlittering Coconut Tree
Glitt Sil to Purple Peony w/Green Pistil
Crackling Green Palm w/Blue Flowers
Brocade Crossetting Palm Tree w/Broc Tail
Gold Tails to Green Palm w/Sil Tail
Crackling Glitter Palm w/Crack Tail
Ti Whistle Ring w/Red & Blue Cannister Shell
Glitt Sil to Blue Chrys w/Broc Red Pistil
Brocade Waterfall w/Silver Leaves
Gold Coconut to Green Flowers
Giant Gold Octopus w/Red Eyes & Bro Ring
Giant Green Peony w/Brocade Ring
Gold Chrys w/Rainbow Ring
Gold Crossette Palm w/Trunk
Glittering Silver
Red Peony w/Blue Pistil
Red to Blue Peony w/Coco Pistil
Brocade to Red to Blue Chrys
Gold Peony w/Blue Pistil
Red Strobes w/Tail
Giant Z Willow Palm w/Z Willow Tail

5 INCH SHELLS

Highland Park IL

6 INCH SHELLS * main body

10 Guandu

Cascading Corolla
Green w/Yellow Pistil and Rising Flowers
Multi Color Cycas w/Rising Stem
Red Chrys to Corolla w/Rising Tail
Blue to Red with Silver Pistil
Yellow to Green to Yellow w/Green Pistil
Corolla w/Blue to Red Pistil
Silver Glittering w/Red to Blue Pistil
Blue Chrys to White Strobe
Red Chrys to White Strobe

10 Jinsheng

Orange Chrysanthemum
Gold Brocade Crossette
Red Chrysanthemum
Blue Chrysanthemum
Green Chrysanthemum
Silver Chrysanthemum
Yellow Chrysanthemum
Red to Blue to White Peony
Yellow and Green Peony
Glittering Orange Waterall

10 Yuan Yang

Red and Yellow Sunflower
Silver Palm w/Rising Tail
Farfalla w/Multi Color
Multi Color Howling Wolf
Red and Blue w/Rising Tail
Multi Color Poinsetta
Silver Wave to Crackling Color
1/2 Lemon 1/2 Lime w/Tail
1/2 Red 1/2 Blue White Pistil
Violet w/Green Pistil

Mad Bomber
Fireworks Productions

Highland Park IL

Finale

216 2.5" Assorted Willows

240 3" Finale Shells

Dominator Color Finale
Dominator Specialty Finale
Kanto Mag Color Finale
Kanto Comet and Color Finale
Kanto Premium Color Finale
Vulcan Red White and Blue Finale
Vulcan Twilight Glitter Finale
Wizard Color Finale
Wizard Specialty Finale
Wizard Brocade Crown Finale
Wizard Glittering Silver Finale
Wizard Gold Cycs Finale

36 3" Titanium Salutes

18 4" Finale Shells

Vulcan Color Finale
Vulcan Twilight Glitter Finale
Wizard White Strobe Waterfall Finale
Wizard Assorted Ring Finale
Wizard Color Finale
Kanto Color Finale
Kanto Gold Brocade Finale

8 5" Assorted Color Chrysanthemums

Mad Bomber
Fireworks Productions

USA 250th
July 3, 2026
$5,000.00

100 Red, White and Blue Mines to Peonies
72 2.5" Red White and Blue Peonies
12 3" Red Chrysanthemums
12 3" White Chrysanthemums
12 3" Blue Chrysanthemums
10 4" Red White and Blue Peonies
4 5" Red White and Blue Peonies
36 3" Titanium Salutes
100 Quick Shot Titanium Salute (4 seconds)

Mad Bomber
Fireworks Productions

Highland Park
July 3, 2026
Ammendment

HAPPY 250th ANNIVERSARY USA!

Should you wish to celebrate the 250th Birthday of the USA with an addition to your display please initial which add-on you prefer.

_____ 250th USA Grand Opening $5,000.00

Buyer agrees to purchase and Seller agrees to provide the add-on to the display.

All other terms, agreements and items remain intact and in effect as written in original agreement.

Mad Bomber Fireworks

_____

Randall McCasland

Date_____

Highland Park IL

_____

(It's duly authorized agent, who represents he/she has full Authority to bind buyer)

Date_____

Mad Bomber
Fireworks Productions

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Megan Cherry, Management Analyst
Erin Jason, Assistant City Manager

Department: City Manager's Office

Title: A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Approving an Agreement with Arms Security Corporation of Chicago, Illinois, for the Continued Provision of Professional Security Services

Recommendation:
City staff recommends waiving formal bidding requirements and extending the City's contract with Arms Security Corporation for an additional three-year term.

Policy Consideration:
During the 2023 budget planning process, the City recognized the importance of enhancing public safety through the implementation of professional security services, as appropriate, to supplement or replace City public safety personnel at events. Over the past several years, there has been an increase in City-sponsored and third party special events, which has been a challenge for public safety law enforcement due to limited personnel resources and competing events.

In recognition of these challenges, the City Manager's Office initiated a request for proposal process in March 2023 to engage a professional security services company to provide visible uniformed armed and/or unarmed security personnel and services at City special, holiday and third party events as determined by City staff throughout the event season.

Three professional security companies responded to the request for proposals, and the City ultimately entered into a contract with Arms Security Corporation (ASC), as the most qualified and experienced bidder.

Since 2023, ASC has provided professional security services at a variety of City events, including Food Truck Thursdays, summer events in downtown Highland Park such as the Taste of Highland Park and Vintage Car Show, Arbor Day, and downtown concerts at Port Clinton, among others. This year, City staff solicited feedback from staff in the Police, Fire, and Public Works Departments, along with the Marketing/Communications and Business Development Divisions within the City Manager's Office, regarding ASC and their services. Additionally, the

City requested feedback on ASC from its third party event partners. City staff and the City's event partners agree that ASC provides comprehensive security services and detailed and clear communication at events, ultimately developing a professional rapport and trust with City staff and City event partners. ASC's deep and thorough knowledge of the City and its events ensure that they run smoothly and effectively. Their relationships with other contractors and vendors is also notable and lends itself to better communication and confidence in event participants.

In consideration of ASC's knowledge of the City and its events, and the benefits of continuity of service, City staff recommend renewing the contract with ASC for an additional three years. This extension provides a two-year service rate lock, providing stability and alignment with the City's budget, while ensuring enhanced and comprehensive security support at City events.

Core Priorities:

Fiscal Stability

ASC has provided a two-year service rate lock as part of this extension. Hourly rates for 2026-2027 range from $87.45 to $105. In 2028, hourly rates will increase to $89.20 - $107. Funds for private security come from various budget line items, including Business Development Activities & Programming (1110107.62100) and Ravinia District Activities & Programming SSA 17 (1110108.62100).

Public Safety

ASC provides professional security services that supplement and/or replace City public safety personnel at events, ensuring enhanced and comprehensive security support. When on site for events, they follow a clear set of protocols approved by the Police Department, including checking in with dispatch when on scene, wearing discernible uniforms for ACS, and removing any markings that identify law enforcement agencies they may be employees of in addition to ACS.

Vibrancy

As the number of City-sponsored and third party events increases, ASC's security services contribute to enjoyable and safe events for members of the Highland Park community and beyond.

Attachments:

1. HP - 2025 Arms Security Agreement

City of Highland Park

Resolution No.

A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Approving an Agreement with Arms Security Corporation of Chicago, Illinois, for the Continued Provision of Professional Security Services

WHEREAS, in 2023, the City entered into an agreement with Arms Security Corporation, of Chicago, Illinois ("Arms Security"), for the provision of professional security services for special events in the City ("Services"); and

WHEREAS, the City and Arms Security desire to enter into a new agreement for the continued provision of the Services by Arms Security ("Agreement"); and

WHEREAS, pursuant to Section 30.070(A) of "The Highland Park Code of 1968," as amended, and in order to authorize the Agreement, the City Council has determined that it is appropriate to waive competitive bidding for the Agreement, in accordance with the City's Purchasing and Fixed Asset Policies and Procedures Manual ("Purchasing Manual"); and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to approve the Agreement with Arms Security;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: WAIVER OF COMPETITIVE BIDDING REQUIREMENTS. The advertising and bidding requirements for the Agreement of the provision of the Services are hereby waived in accordance with the Purchasing Manual and the home rule powers of the City.

SECTION THREE: APPROVAL OF AGREEMENT. The Agreement by and between the City and Arms Security is hereby approved in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the City Manager and the Corporation Counsel.

SECTION FOUR: EXECUTION OF AGREEMENT. The City Manager is hereby authorized and directed to execute, on behalf of the City, the Agreement, and any other documents necessary to effectuate the Agreement, upon receipt by the Deputy City Clerk of at least one original copy of the Agreement executed by Arms Security; provided, however, that if the executed copy of the Agreement is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute will, at the option of the City Council, be null and void.

SECTION FIVE: EXECUTION OF FUTURE RENEWALS OF AGREEMENTS. The City Manager is authorized to execute future renewals of the Agreement for future calendar years, if: (a) the City Manager determines, in their discretion, that the proposed renewal is favorable to the City; and (b) the terms of the proposed renewal is substantially similar to the Agreement, as determined by the City Manager and the Corporation Counsel. This Resolution is not to be deemed or interpreted as obligating the City Manager to execute any future renewal of any Agreement.

SECTION SIX: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

CITY OF HIGHLAND PARK
PROFESSIONAL SERVICES AGREEMENT
FOR SPECIAL EVENT SECURITY SERVICES

THIS AGREEMENT (***"Agreement"***) is dated as of the ____ day of _____, 2025 (***"Effective Date"***) and is by and between the City of Highland Park, an Illinois home rule municipal corporation (***"City"***), and Arms Security Corporation, an Illinois corporation (***"Consultant"***) (collectively, the ***"Parties"***).

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the City's statutory and home rule powers, the Parties agree as follows:

SECTION 1. SCOPE AND PROVISION OF SERVICES.

A. Engagement of the Consultant. The City hereby engages the Consultant to provide all necessary professional consulting services and to perform the work in connection with the project described as follows: professional security services for special events, including but not limited to providing necessary personnel and services to the City at various special, holiday, and third-party events (collectively, the ***"Services"***).

B. Services. The Consultant has submitted to the City a description of the Services to be provided by the Consultant, a copy of which is attached as **Exhibit A** to this Agreement (***"Scope of Services"***). The Consultant must provide the Services: (1) pursuant to the terms and conditions of this Agreement and as described more fully in the Scope of Services; and (2) to the greatest extent practicable, in a manner consistent with the City's Shared Principles of Public Safety, a copy of which is attached as **Exhibit B** to this Agreement.

C. Commencement; Time of Performance. The Consultant will commence the Services immediately upon receipt of written notice from the City that this Agreement has been fully executed by the Parties (***"Commencement Date"***). The Consultant will diligently and continuously prosecute the Services until the completion of the Services or the termination of this Agreement (***"Time of Performance"***).

D. Reporting. The Consultant will regularly report to the City regarding the progress of the Services during the term of this Agreement.

E. Relationship of the Parties. The Consultant will act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement will be construed to: (i) create the relationship of principal and agent, employer and employee, partners, or joint venturers between the City and the Consultant; or (ii) create any relationship between the City and any subcontractor of the Consultant.

F. Information Releases. The Consultant will not issue any news releases or other public statements regarding the Services, nor will the Consultant provide any statements or information to the media concerning City plans, services, or events, without prior approval from the City.

G. Mutual Cooperation. The City will cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with any non-confidential information that the City may have that may be relevant and helpful to

the Consultant's performance of the Services. The Consultant agrees to cooperate with the City in the performance of the Services to complete the Work and with any other the Consultants engaged by the City.

H. Compliance with Laws and Grants.

1. The Consultant will give all notices, pay all fees, and take all other actions that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required or necessary in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq*., and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*. The Consultant will also comply with all conditions of any federal, state, or local grant received by City or the Consultant with respect to this Agreement or the Services.

2. The Consultant will be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with the Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part of the Services.

3. Every provision of law required by law to be inserted into this Agreement will be deemed to be inserted herein.

SECTION 2. COMPENSATION AND METHOD OF PAYMENT.

A. Compensation. The total amount billed by the Consultant for the Services under this Agreement will be compensated in accordance with the "Service Rates" schedule outlined in the Scope of Services ("***Compensation***"), including reimbursable expenses as identified in the Scope of Services, without the prior express written authorization of the City.

B. Invoices and Payment. The Consultant will be paid as provided in the Scope of Services. The Consultant will submit invoices to the City in an approved format for those portions of the Services performed and completed by the Consultant. The City will pay to the Consultant the amount billed in accordance with the Illinois Prompt Payment Act, 50 ILCS 505/1 *et seq.* Upon the failure of City to pay in full any payment due pursuant to this Agreement within five days after the due date therefor, a late payment penalty of 1.5% percent per month (the "Late Payment Amount") will immediately be charged to City, which be paid within 30 days after the original due date of such installment. The imposition of the Late Payment Amount is in addition to any other rights and remedies of the Consultant.

C. Records. The Consultant will maintain records showing actual time devoted and costs incurred, and will permit the authorized representative of the City to inspect and audit all data and records of the Consultant for work done under this Agreement. The records required to be made available to the City under this Section 2.C will be made available at reasonable times during the term of this Agreement, and for five years after the termination of this Agreement.

D. Claim in Addition to Compensation. If the Consultant claims a right to additional compensation as a result of action taken by the City, the Consultant must provide written notice to the City of the claim within seven days after occurrence of the action, and no claim for additional compensation will be valid unless made in accordance with this Section 2.D. Any changes in the Compensation will be valid only upon written amendment pursuant to Section 10.A of this Agreement. Regardless of the decision of the City relative to a claim submitted by the Consultant, the Consultant will proceed with all of the Services required to complete the Services under this Agreement as determined by the City without interruption.

E. Taxes, Benefits, Royalties. The Compensation includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services, including, without limitation, all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. The Consultant waives and releases any claim or right to claim additional compensation by reason of the payment of any tax, contribution, premium, costs, royalties, or fees.

F. Completion and Acceptance of Services. The Services, and any phase of the Services, will be considered complete on the date of final written acceptance by the City of the Services or each phase of the Services, as the case may be.

G. Additional Services.

1. The City will not be liable for any costs incurred by the Consultant in connection with any services provided by the Consultant that are outside the scope of this Agreement (***"Additional Services"***), regardless of whether the Additional Services are requested or directed by the City, except upon the prior written consent of the City Manager after approval in accordance with applicable procedures.

2. Consultant agrees that, during the term of this Agreement, if hired by any business located within the corporate limits of the City to perform security services comparable to the Services, the total amount billed by the Consultant to the business for the services will be no greater than the amount that would be billed to the City pursuant to this Agreement.

H. No Additional Obligation. The City is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant, or with any vendor solicited or recommended by the Consultant.

SECTION 3. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The employees, officials, and personnel of the Consultant described in the Scope of Services (***"Key Project Personnel"***), if any, will be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel may not be changed without the City's prior written approval. The Consultant will notify the City as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant will have no claim for damages and may not bill the City for additional time and materials charges as the result of any portion of the Services that must be duplicated or redone due to termination or for any delay or extension of the Time of Performance as a result of any termination, reassigning, or resignation.

B. Availability of Personnel. The Consultant will provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement or in the Scope of Services.

C. Approval and Use of Subcontractors. The Consultant will perform the Services with its own personnel and under the management, supervision, and control of its own organization, unless otherwise approved by the City in writing. All subcontractors and subcontracts used by the Consultant will be acceptable to, and approved in advance by, the City. The City's approval of any subcontractor or subcontract will not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract will be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" will be deemed also to refer to all subcontractors of the Consultant, and every subcontract will include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the City, then, immediately upon notice from the City, the Consultant will remove and replace the personnel or subcontractor. The Consultant will have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any removal or replacement.

SECTION 4. TERM OF AGREEMENT.

A. Term. The term of this Agreement, unless terminated pursuant to the terms of this Agreement, will expire on December 31, 2028, or when the City determines all Services under this agreement, including warranty services, are completed. The Parties may mutually agree to extend the agreement for up to two additional one-year terms. A determination of completion will not constitute a waiver of any rights or claims that the City has, before or after completion, with respect to any breach of this Agreement by the Consultant or any right of indemnification of the City by the Consultant.

B. Termination. Notwithstanding any other provision hereof, the City may terminate this Agreement, at any time and for any reason, upon seven days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant will be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in the Scope of Services.

SECTION 5. CONFIDENTIAL INFORMATION; OWNERSHIP OF WORK PRODUCT AND DOCUMENTS.

A. Confidential Information. In the performance of this Agreement, each Party may have access to or receive certain information in the possession of the other Party that is not generally known to members of the public (***"Confidential Information"***). Confidential Information includes, without limitation, proprietary information, copyrighted material, personal or private data of every kin, financial information, health records and information, maps, and all other information of a personal nature. Neither Party may use or disclose any Confidential Information without the prior written consent of the Party. If a Party has any doubt about the confidentiality of any information, then that Party must seek a determination from the other Party regarding the

confidentiality of the information. Each Party and all of its personnel and subcontractors must make and apply all safeguards necessary to prevent the improper use or disclosure of any Confidential Information. At the expiration or termination of this Agreement, the Parties must promptly cease using, and must return or destroy (and certify in writing destruction of), all Confidential Information of the other Party, including all copies, whether physical or in any other form, in its possession. Neither Party may transfer to, store in, or otherwise allow work product containing Confidential Information of the other Party to be located in any location, whether physical or digital, not under the control of the Party. If either Party is required, by any government authority or court of competent jurisdiction, to disclose any Confidential information, that Party must immediately give notice to the other Party with the understanding that the other Party will have the opportunity to contest the process by any means available to it prior to submission of any documents to a court or other third party. Each Party must cause all of its personnel and subcontractors to undertake and abide by the same obligations regarding Confidential Information as the Party itself.

B. Ownership. The Consultant agrees that all work product, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement will be and remain the exclusive property of the City. At the City's request, or upon termination of this Agreement, the Consultant will cause the work product to be promptly delivered to the City. Any outstanding payment obligations may not be used as a basis to withhold work product. The Consultant agrees that, to the extent permitted by law, any and all work product will exclusively be deemed "works for hire" within the meaning and purview of the United States Copyright Act, 17 U.S.C. § 101 et seq subject to the terms of this Agreement. To the extent any work product does not qualify as a "work for hire," the Consultant irrevocably grants, assigns, and transfers to the City all right, title, and interest in and to the work product in all media throughout the world in perpetuity and all intellectual property rights therein, free and clear of any liens, claims, or other encumbrances, to the fullest extent permitted by law. All intellectual property, Confidential Information, and work product will at all times be and remain the property of the City. The Consultant will execute all documents and perform all acts that the City may request in order to assist the City in perfecting or protecting its rights in and to the work product and all intellectual property rights relating to the work product. All of the foregoing items will be delivered to the City upon demand at any time and in any event, will be promptly delivered to the City upon expiration or termination of this Agreement within three days after a demand. In addition, the Consultant will return the City's data in the format requested by the City. If any of the above items are lost or damaged while in the Consultant's possession, those items will be restored or replaced at the Consultant's expense.

C. Freedom of Information Act and Local Records Act. The Consultant acknowledges that this Agreement, all documents submitted to the City related to this Agreement, and records in the possession of the Consultant related to this Agreement or the Services may be a matter of public record and may be subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq*., and any other comparable state or federal laws now existing or adopted later (collectively, the ***"Disclosure Laws"***). In the event that the City requests records from the Consultant, the Consultant shall promptly cooperate with the City to enable the City to meet all of its obligations under the applicable Disclosure Law. The Consultant acknowledges and agrees that the determination as to whether information in the records is exempt from disclosure or should be released to the public will be made by the City in its sole and absolute discretion.

D. Injunctive Relief. In the event of a breach or threatened breach of this Section 5, the City may suffer irreparable injury not compensable by money damages and would not have an adequate remedy at law. Accordingly, the Consultant agrees that the City will be entitled to

seek immediate injunctive relief to prevent or curtail any breach, threatened or actual. The rights provided under this Section 5.D are in addition and without prejudice to any rights that the City may have in equity, by law or statute. The Consultant will fully cooperate with the City in identifying the scope of any improper use or dissemination of data protected by this Section 5 and will assist the City in any notification efforts required by law.

SECTION 6. WARRANTY.

The Consultant warrants that the Services will be performed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized consulting firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are reserved unto the City. Any of the Services required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

SECTION 7. CONSULTANT REPRESENTATIONS.

A. Ability to Perform. The Consultant represents that it is financially solvent, has the necessary financial resources, has sufficient experience and competence, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the Services in accordance with this Agreement and in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

B. Authorization. The execution, delivery and performance by the Consultant of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable requirements of law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which the Consultant is now a party or by which the Consultant is now or may become bound.

C. Company Background. The information disclosed by the Consultant regarding its corporate structure, financial condition, expertise, and experience is true and correct. The Consultant will promptly notify City in writing of any material change to or about the Consultant, including without limitation to change in ownership or control, and any change will be subject to City approval which will not be unreasonably withheld.

D. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge: (1) no City employee, official, or agent has an interest in the business of the Consultant or this Agreement; (2) as of the date of this Agreement, neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant will at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

E. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois

Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-1 *et seq. The Consultant* represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the City prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it is found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant will be liable to the City for all loss or damage that the City may suffer, and this Agreement will, at the City's option, be null and void.

F. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

G. No Default. The Consultant is not in arrears to the City under any debt or contract and is not in default as surety, contractor, or otherwise to any person, unless as disclosed the City in writing.

H. No Legal Actions Preventing Performance. As of the Effective Date, the Consultant has no knowledge of any action, suit, proceeding, claim or investigation pending or to its knowledge threatened against the Consultant in any court, or by or before any federal, state, municipal, or governmental department, commission, board, bureau, agency, or instrumentality, domestic or foreign, or before any arbitrator of any kind, that, if adversely determined, would materially affect the Consultant's ability to perform its obligation under this Agreement.

I. Patriot Act Compliance. The Consultant represents and warrants to the City that neither the Consultant nor any of its principals, shareholders, or other employees or officials (collectively ***"Personnel"***) is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants that the Consultant and its Personnel are not directly or indirectly engaged in or facilitating transactions related to this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant must, and will, defend, indemnify, and hold harmless the City and its officials, officers, authorities, and all City elected or appointed officials, officers, employees, agents, representatives, and attorneys from and against every claim, damage, loss, risk, liability, and expense (including attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this Section 7.I.

SECTION 8. INDEMNIFICATION; INSURANCE; NO PERSONAL LIABILITY.

A. Indemnification. The Consultant agrees to, and does hereby, hold harmless and indemnify the City and all City elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with this Agreement or the Consultant's performance, or failure to perform, all or any part of the Services; provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the City.

B. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant will provide certificates of insurance, all with coverages and limits acceptable to the City, and the Consultant must provide certificates of insurance, endorsements, and insurance

policies acceptable to the City and including at least the minimum insurance coverage and limits set forth in **Exhibit C** to this Agreement. For good cause shown by the Consultant, the City may extend the time for submission of the required certificates, endorsements, and policies and may impose deadlines or other terms to assure compliance with this Section 8.B. Each certificate and endorsement must be in a form acceptable to the City and from a company with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Each insurance policy must provide that no change, modification, or cancellation of any insurance will become effective until the expiration of 30 days after written notice of the change, modification in, or cancellation will have been given by the insurance company to the City (10 days' written notice in the event of cancelation due to the Consultant's non-payment of premium). The Consultant must maintain and keep in force, at all times during the term of this Agreement and at the Consultant's expense, the insurance coverage provided in this Section 8.B and **Exhibit C**, including without limitation at all times while correcting any failure to meet the warranty requirements of Section 6 of this Agreement.

C. No Personal Liability. No elected or appointed official, or employee of the City will be personally liable, in law or in contract, to the Consultant as the result of the execution and performance of this Agreement.

SECTION 9. DEFAULT.

A. Default. If the City determines that the Consultant has failed or refused to properly undertake the Services with diligence, or has delayed in the undertaking of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement (***"Event of Default"***), and fails to cure any the Event of Default within ten days after the Consultant's receipt of written notice of the Event of Default from the City, then the City will have the right, notwithstanding the availability of other remedies provided by law or equity, to pursue any one or more of the remedies provided for under Section 9.B of this Agreement.

B. Remedies. In case of any Event of Default, the City may pursue the following remedies:

1. Cure by the Consultant**.** The City may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement;

2. Termination of Agreement. The City may terminate this Agreement and, notwithstanding anything in Section 3.C. of this Agreement, the City will not have any liability for further payment of amounts due or to become due under this Agreement;

3. Withholding of Payment**.** The City may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the City as the result of any Event of Default by the Consultant or as a result of actions taken by the City in response to any Event of Default by the Consultant.

SECTION 10. GENERAL PROVISIONS.

A. Amendment. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

B. Assignment. Neither Party may assign their rights or obligations under this Agreement without the prior written consent of the other party.

C. City Actions, Consents, and Approvals. Any action, consent, or approval needed to be taken or given under this Agreement by the City may only be performed by the City Manager or their designee, to the extent provided for by law.

D. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their agents, successors, and assigns.

E. Notice. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by E-mail. E-mail notices will be deemed valid and received by the addressee only upon explicit or implicit acknowledgment of receipt by the addressee. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 10.E, each party will have the right to change the address or the addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

Notices to the City will be addressed to, and delivered at, the following address:

City of Highland Park
1707 St. Johns Avenue
Highland Park, Illinois 60035
Attention: Ghida S. Neukirch, City Manager
E-mail: gneukirch@cityhpil.com

With a copy to:

Elrod Friedman LLP
350 N. Clark St., 2nd Floor
Chicago, Illinois 60654
Attention: Hart M. Passman, Deputy Corporation Counsel
E-mail: hart.passman@elrodfriedman.com

Notices to the Consultant will be addressed to, and delivered at, the following address:

Arms Security Corporation
824 W. Superior Street, Suite B310
Chicago, Illinois 60642
Attention: Abraham Mora, President
Email: abraham@armssecuritycorp.com

F. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of the Consultant and City/City only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement. The City will not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the City, without the knowledge and approval of the Corporate Authorities.

G. Severability. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the City will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated, or (ii) the entire agreement shall be invalid, void, and unenforceable.

H. Time of the Essence. Time is of the essence in the performance of this Agreement.

I. Governing Laws. This Agreement will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

J. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the 19th Judicial Circuit Court in Lake County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the 19th Judicial Circuit Court in Lake County, Illinois County, Illinois.

K. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the City and the Consultant with respect to the Scope of Services and the Services.

L. Non-Waiver. No waiver of any provision of this Agreement will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

M. Exhibits. Exhibits A through **C** attached to this Agreement are, incorporated in and made a part of this Agreement. In the event of a conflict between any Exhibit and the text of this Agreement, the text of this Agreement will control.

N. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other rights, remedies, and benefits allowed by law.

O. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

P. Interpretation. This Agreement will be construed without regard to the identity of the Party which drafted the various provisions of this Agreement. Every provision of this

Agreement will be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party will not be applicable to this Agreement.

Q. Survival. The provisions of Sections 5, 6, and 8.C will survive the termination or expiration of the Agreement.

R. Calendar Days; Calculation of Time Periods. Unless otherwise specific in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central time.

S. Non-Solicitation. During the term of this Agreement and for a period of one year following the termination of this Agreement (the ***"Restricted Period"***), neither Party will, directly or indirectly, or on behalf of or in conjunction with any other person, entity or enterprise, solicit, recruit or hire any employee of the other Party. The Parties understand that calculating damages in the event of a breach under this Section 10.S may be difficult or impossible to determine, thus causing the non-breaching Party irreparable harm. Therefore, the Parties agree that in the event of such hiring in violation of this Section 10.S, the breaching Party agrees to pay liquidated damages in the amount of $10,000.00 per breach, which the Parties agree is a reasonable estimate of the costs to locate, hire and train the replacement for the subject employee.

T. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, is deemed to be an original, but all of which together will constitute one and the same instrument.

ATTEST:

CITY OF HIGHLAND PARK

By: _____
City Clerk

By: _____
City Manager

ATTEST:

CONSULTANT

By: _____

By: _____

Title: _____

Its: _____

EXHIBIT A

PROPOSAL

ARMS SECURITY CORPORATION

Protection Service	Year of Service	Regular Rate	Supervisor Rate	Emergency Rate
Off Duty Police Officer	2026	$87.45	$92.45	$105.00
Off Duty Police Officer	2027	$87.45	$92.45	$105.00
Off-Duty Police Officer	2028	$89.20	$94.29	$107

Protection Service	Year of Service	Regular Rate	Supervisor Rate	Emergency Rate
Armed Security Officer	2026	$49.50	$53	$74.25
Armed Security Officer	2027	$49.50	$53	$74.25
Armed Security Officer	2028	$50.49	$54.10	$75.73

Protection Service	Year of Service	Regular Rate	Supervisor Rate	Emergency Rate
Unarmed Security Officer	2026	$35	$38	$52.5
Unarmed Security Officer	2027	$35	$38	$52.5
Unarmed Security Officer	2028	$37	$38.76	$55.5

Protection Service	Year of Service	Regular Rate	Emergency Rate
Marked Vehicle	2026	$100/day	$150
Marked Vehicle	2027	$100/day	$150
Marked Vehicle	2028	$104/day	$154

EXHIBIT B

City of Highland Park

Shared Principles of Public Safety

Now be it therefore resolved that the Highland Park Police affirm the following shared principles, issued jointly by the Illinois Association of Chiefs of Police (ILACP) and the Illinois NAACP State Conference, regarding the relationship between law enforcement, our community, and the people we serve in highland Park, Illinois:

1. We **value the life of every person** and consider life to be the highest value.
2. We **treat every person with dignity and respect**. This is another foundational value.
3. We **reject discrimination** based on race, ethnicity, religion, color, nationality, immigrant status, sexual orientation, gender, disability, or familial status towards any person.
4. We endorse the six pillars in the report of the President's Task Force on 21st Century Policing. The first pillar is to **build and rebuild trust** through procedural justice, transparency, accountability, and honest recognition of past and present obstacles.
5. We **endorse** the four pillars of procedural justice, which are **fairness**, **voice** (i.e., an opportunity for citizens and police to believe they are heard), **transparency**, and **impartiality**.
6. We **endorse the values inherent in community policing**, which includes community partnerships involving law enforcement, engagement of police officers with residents outside of interaction specific to enforcement of laws, and problem-solving that is collaborative, not one-sided.
7. We **develop strong ongoing relationships** between law enforcement and communities of color at the leadership level and street level to diminish and eliminate racial tension.
8. We **encourage all citizens to gain a better understanding and knowledge of the law** to assist them in their interactions with law enforcement officers.
9. We **support diversity** in police departments and in the law enforcement profession and make a concerted effort to recruit a diverse pool of candidates for job opportunities within the City.
10. We **endorse using de-escalation training and tactics** to reduce the potential for confrontations that endanger law enforcement officers and community members; human life should be taken only as a last resort.

11. Therefore, be it further resolved, that we vow to work together and stand together in our community to implement these values and principles:

:

EXHIBIT C

INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Insurance will evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented.

All employees will be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$2,000,000 Bodily Injury and Property Damage Combined Single Limit

Coverage is to be written on an "occurrence" basis.

Coverages will include:

- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of this Agreement)

D. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and covering the Consultant against all sums that the Consultant may be obligated to pay on account of any liability arising out of this Agreement.

E. Umbrella Policy. The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis so that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover the loss.

F. Owner as Additional Insured. City will be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each additional Insured endorsement will identify City as follows: City of _____ including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, the Consultants, and representatives.

G. Other Parties as Additional Insureds. In addition to City, the following parties will be named as additional insured on the following policies:

Additional Insured	Policy or Policies
_____	_____
_____	_____
_____	_____

GEOGRAPHIC INFORMATION SYSTEMS TECHNOLOGY RIDER

The City has developed digital map information through Geographic Information Systems Technology (***"GIS Data"***) concerning the real property located within the City. If requested to do so by the Consultant, the City agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. **Limited Access to GIS Data.** The GIS Data provided by the City will be limited to the scope of the Work that the Consultant is to provide for the City;

2. **Purpose of GIS Data. The Consultant** will limit its use of the GIS Data to its intended purpose of furtherance of the Work; and

3. **Agreement with Respect to GIS Data.**

a. **Trade Secrets of the City.** The GIS Data constitutes proprietary materials and trade secrets of the City and is the property of the City;

b. **Consent of City Required. The Consultant** may not provide or make available the GIS Data in any form to anyone without the prior written consent of the City.

c. **Supply to City.** At the request of the City, the Consultant will provide the City with all information that has been developed by the Consultant based on the GIS Data;

d. **No Guarantee of Accuracy.** The City makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use of the GIS Data; and

e. **Discontinuation of Use.** At the time as the Services have been completed to the satisfaction of the City, the Consultant will cease its use of the GIS Data for any purpose whatsoever; and, upon request, an authorized representative of the City will be afforded sufficient access to the Consultant's premises and data processing equipment to verify that all use of the GIS Data has been discontinued.

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Jamie Elder, Business Development Manager

Department: City Manager's Office

Title: An Ordinance Approving a Three-Year Extension of the Time Period of City of Highland Park Special Service Area Number 17, Ravinia Business District

Recommendation:
Staff recommends approval of an ordinance extending the Ravinia Business District Special Service Area No. 17 (SSA 17) for three years, from January 1, 2026, through December 31, 2028, with no change to its purpose and boundaries, and increasing the annual levy from $90,000 to $110,000.

Policy Consideration:
The purpose of SSA 17 is special events, marketing, beautification, and strategic planning efforts to further economic development activities and promote the long-term economic viability of the SSA property within the Ravinia District. The SSA boundaries include commercial and mixed-use rental properties in the B2-RW and RM2 zoning districts. SSA 17's boundaries do not include residential condominiums above the first floor with separate real estate tax PINs within the SSA's limits to the extent allowed by law. The request to extend the SSA was petitioned by Mr. Joseph A. Palminteri, owner of 475-479 Roger Williams Avenue in the Ravinia District. The majority of property owners and electors within the District support the extension.

Special Service Areas:
Special Service Areas are a unique economic development and financing tool that can be used to support and implement a wide array of services and physical improvements. The Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., allows municipalities to establish or extend special service areas. SSAs are subject to an "objection petition" that may be filed to prohibit the establishment or extension of a Special Service Area. Under Illinois law, objection petitions must be filed within 60 days after the public hearing and must be signed by at least 51% of the "electors residing within the special service area" AND at least 51% of the "owners of record of the land included within the boundaries of the special service area."

Process to Extend SSA 17:

- On July 18, 2025, Mr. Joseph A. Palminteri, owner of 475-479 Roger Williams Avenue, petitioned the City for the extension of the Ravinia District Special Service Area 17 for three years from January 1, 2026, through December 31, 2028, with no changes to its purpose and boundaries, but an increase in the annual levy from $90,000 to $110,000.
- August 11, 2025: The City Council adopted an ordinance proposing the extension of SSA 17 and established a public hearing date of September 8, 2025.
- August 19, 2025: As required by SSA Law, a notice of the public hearing was published in the Daily Herald general circulation newspaper, and the City notified affected property owners of record of the public hearing by U.S. Certified Mail.
- September 8, 2025: The City Council conducted a public hearing to consider testimony offered by property owners or other interested parties in support of, or objecting to, the extension of the SSA, as required pursuant to Section 27-35 of the SSA Law (35 ILCS 200/27-35). No testimony was presented.
- September 15, 2025: Commencement of the 60-day objection period for the extension of SSA 17.
- November 14, 2025: Conclusion of the 60-day objection period for the extension of SSA 17.

Objections:
After the 60-day objection period, the City Clerk received one (1) objection to the proposed extension of SSA 17 from owners and no petitions of objection to the proposed extension of SSA 17 from electors.

Recommendation and Next Steps:
As there was only one (1) petition of objection filed with the City Clerk by the conclusion of the 60-day objection period, staff recommends approval of the ordinance to adopt a three-year extension of SSA 17 for the period of January 1, 2026, through December 31, 2028.

- Following approval, the following actions will be conducted:
    - Business Development Manager shall ensure that the ordinance and supporting documentation are filed with the Lake County Clerk by December 26, 2025;
    - Business Development Manager shall ensure that the establishing ordinance is recorded with the Lake County Recorder on or before January 23, 2026, and;
    - An SSA tax will be assessed proportionally on the property of all owners of record within the taxing district in tax years 2026 through 2028, based on equalized assessed value.

Core Priorities:
Fiscal Stability:
The financial impact is $110,000 per year for three years.

- The $110,000 per year would be levied on all properties included within the SSA 17

boundary.

- SSA 17 revenues would offset the proposed expenses.
- The City would manage SSA 17 - funding is reflected in the draft FY2026 in budget line item 1110108.62100.
    - $7,000 is included in the annual SSA 17 budget to offset the City's administrative costs.

Economic Development:
SSA 17 funds events that drive traffic to the Ravinia District, increasing customers and traffic flows to local food and restaurant establishments as well as to local retailers and provides exposure to area service providers.

Vibrancy:
In addition to funding popular events like Food Truck Thursdays, the Cookie Cocoa Crawl, and Candy Stroll in the Ravinia Business District, SSA 17 also funds decor such as enhanced lighting for the business district. These elements bring signature experiences and aesthetics to the neighborhood, creating vibrancy.

Attachments:
1. Exhibit A-Legal Description_SSA17_2026
2. Exhibit B-Daily Herald Public Notification SSA 17 Renewal 2025
3. Exhibit C-Boundary Map_SSA17_2026
4. Exhibit D-PINS 2026 SSA 17 Renewal

City of Highland Park

Ordinance No.

An Ordinance Approving a Three-Year Extension of the Time Period of City of Highland Park Special Service Area Number 17, Ravinia Business District

WHEREAS, the City of Highland Park is an Illinois home rule municipal corporation; and

WHEREAS, the Ravinia Business District of the City (***"RBD"***) is one of the City's valued commercial areas; and

WHEREAS, the City depends upon the collection of sales and other taxes from commercial and retail activity in the RBD to ensure that the City maintains revenues necessary to provide services to City residents to protect and promote the public health, safety, and welfare; and

WHEREAS, the City has accordingly determined that it is necessary for the City's tax base and otherwise in the best interests of the City and its residents that the RBD remain a vital and thriving area for City businesses; and

WHEREAS, pursuant to Article VII, Section 6 of the Illinois Constitution and 35 ILCS 200/27-5 *et seq.* (***"SSA Law"***), the City is authorized to establish special service areas to provide special services to designated areas within its boundaries; and

WHEREAS, on December 2, 2013, pursuant to the SSA Law, the City Council adopted Ordinance No. 116-13, establishing Special Service Area No. 17 (***"SSA No. 17"***) in and including the real property that is located in the RBD and legally described on **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"SSA Property"***), all in the City, to foster economic development in the City and to support and promote the growth, quality, and long-term economic viability of the commercial and retail activities located within the Subject Property (collectively, the ***"Special Services"***); and

WHEREAS, the Special Services do not include new construction or maintenance of facilities, but include other services that include special events, marketing, beautification, and strategic planning efforts in furtherance of economic development activities and the promotion of the long-term economic viability of the SSA Property; and

WHEREAS, pursuant to City Ordinance No. 116-13, SSA No. 17 was established for three years beginning in 2014 and ending in 2016; and

WHEREAS, pursuant to City Ordinance No. O91-2016, SSA No. 17 was extended for three years beginning in 2017 and ending in 2019; and

WHEREAS, pursuant to City Ordinance No. 086-2019, SSA No. 17 was extended for

three years beginning in 2020 and ending in 2022; and

WHEREAS, pursuant to City Ordinance No. 082-2022, SSA No. 17 was extended for three years beginning in 2023 and ending in 2025; and

WHEREAS, Joseph A. Palminteri (***"Petitioner"***) is the record title owner of the property commonly known as 475 - 479 Roger Williams Avenue, which property is located within SSA No. 17; and

WHEREAS, the Petitioner has filed a petition with the City to extend the period of SSA No. 17 for an additional three years, through 2028, to continue the funding and provision of the Special Services; and

WHEREAS, on August 11, 2025, the City Council adopted Ordinance No. O44-2025, proposing a three-year extension of the period of SSA No. 17; and

WHEREAS, on September 8, 2025, the City Council held a public hearing, pursuant to the SSA Law, to consider the proposed extension of SSA No. 17; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its residents to extend the time of SSA No. 17 for an additional three years to continue the provision of the Special Services to the SSA Property;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the City Council.

SECTION TWO: FINDINGS.

A. The question of the proposed three-year extension of the period of SSA No. 17 was considered by the City Council pursuant to "An Ordinance Proposing the Extension of the Period of City of Highland Park Special Service Area Number 17," being Highland Park Ordinance No. O44-2025, adopted on August 11, 2025. The purpose of the proposed three-year extension is to continue the funding and provision of the Special Services that benefit and directly serve the SSA Property. The proposed extension of SSA No. 17 was considered at a public hearing held on September 8, 2025. The hearing was held pursuant to notice duly published in the *Daily Herald*, a newspaper of general circulation within the City of Highland Park, on August 19, 2025, which date was at least 15 days prior to the public hearing. In addition, the City and all owners of the SSA Property had notice of the public hearing. A Certificate of Publication of Notice is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.

B. At the public hearing on September 8, 2025, all interested persons were given an opportunity to be heard on the question of the proposed three-year extension of SSA No. 17 and on the question of the levy of taxes on the SSA Property.

C. After considering the data, as presented to the City Council and at the public hearing, the Mayor and City Council hereby find that: (i) an owner of property in SSA No. 17 has requested the proposed extension of the period of the special service area; (ii) there has not been filed the number of objections to the proposed special service area required to defeat the proposed extension of SSA No. 17, as set forth in the SSA Law; and (iii) it is in the best interest of the City of Highland Park and of the residents, occupants, and property owners of the SSA Property that the period of SSA No. 17 be extended for an additional three years.

D. The SSA Property is contiguous as required by the SSA Law.

E. It is in the best interests of the City of Highland Park that the period of SSA No. 17 be extended for an additional three years for the financing of the Special Services to serve the territory within SSA No. 17 and that taxes be levied on the real property within said SSA No. 17. Such tax does not exceed the tax rate or method proposed in the notice of public hearing referred to herein, and such tax, taking into account the direct and indirect benefits to current and future owners of property within the SSA Property, bears a rational relationship between the amount of tax levied against each parcel of real property in the SSA Property and the special service benefit conferred.

F. The City Council hereby determines that the furnishing of the municipal services to be provided serves the common interests of the residents and occupants within SSA No. 17.

G. The properties within SSA No. 17 have benefitted and will continue to benefit, especially from the marketing, advertising, promotion, tenant attraction, strategic planning, event coordination efforts and other Special Services within SSA No. 17. Such services are not intended to alter the existing and proposed patterns of development of the SSA Property, but are intended to provide more adequate, efficient, and appropriate services to SSA No. 17.

SECTION THREE: SSA NO. 17 EXTENDED. The period of the special service area known and designated as "City of Highland Park Special Service Area Number 17" is hereby extended for an additional three years, through and including December 31, 2028. During the extended period, SSA No. 17 will continue to consist of the SSA Property. An accurate map of the SSA Property is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**, and an accurate list of those specific parcels that comprise the SSA Property, identified by parcel identification number, is attached to and, by this reference, made a part of, this Ordinance as **Exhibit D**.

SECTION FOUR: PURPOSE OF SSA NO. 17. The City of Highland Park Special Service Area Number 17 is extended to provide Special Services to serve directly the territory within SSA No. 17, in addition to services provided in the City generally, so as to provide more adequate, efficient, and appropriate services to the properties within SSA No. 17. Specifically, SSA No. 17 is extended so that the City may recover the cost of the continued funding and provision of the Special Services and associated costs (including, without limitation, engineering, administrative, legal, publication, financing, and recording costs) through an annual ad valorem tax levy against the properties in SSA No. 17, which tax levy will not exceed the rate or amount necessary to produce total annual revenues of $90,000.00. This tax will be levied upon all

taxable property within SSA No. 17 for a maximum number of three additional years.

SECTION FIVE: TAX LEVY. The City levies an ad valorem tax against the real property within SSA No. 17 during the three-year extended period, in the amounts and at the rates necessary to generate annual revenues of $110,000.00.

SECTION SIX: FILING. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Office of the Lake County Clerk on or before December 29, 2025.

SECTION SEVEN: RECORDATION. The City Clerk is hereby directed to record this Ordinance with the Office of the Lake County Recorder of Deeds not later than 60 days after the effective date of this Ordinance.

SECTION EIGHT: PUBLICATION. The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION NINE: EFFECTIVE DATE. This Ordinance will be in full force and effect upon its passage and approval in the manner provided by law.

LEGAL DESCRIPTION FOR SPECIAL SERVICE AREA 17:

THAT PART OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
(DESCRIBED WITH THE INTENT TO FOLLOW THE EXISTING RIGHT OF WAY LINES AND EXISTING PROPERTY BOUNDARY LINES, AND AS SUCH, THE COURSES AND DISTANCES DESCRIBED HEREIN ARE SUPERCEDED BY THE RIGHT OF WAY LINES AND PROPERTY LINES THAT THEY ARE INTENDED TO FOLLOW AS SHOWN ON "RAVINIA BUSINESS DISTRICT PROPOSED SSA EXHIBIT")

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ROGER WILLIAMS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF BROADVIEW AVENUE;
THENCE NORTH 32 DEGREES 25 MINUTES 32 SECONDS WEST, 134.54 FEET;
THENCE NORTH 57 DEGREES 20 MINUTES 04 SECONDS EAST, 196.00 FEET;
THENCE SOUTH 32 DEGREES 25 MINUTES 32 SECONDS EAST, 115.57 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, 153.87 FEET;
THENCE NORTH 86 DEGREES 55 MINUTES 41 SECONDS EAST, 76.43 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, 547.83 FEET;
THENCE SOUTH 32 DEGREES 18 MINUTES 03 SECONDS EAST, 148.70 FEET;
THENCE NORTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, 117.08 FEET;
THENCE NORTH 32 DEGREES 24 MINUTES 05 SECONDS WEST, 597.76 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 59 SECONDS EAST, 94.47 FEET;
THENCE SOUTH 32 DEGREES 24 MINUTES 06 SECONDS EAST, 430.57 FEET;
THENCE NORTH 57 DEGREES 36 MINUTES 01 SECONDS EAST, 171.00 FEET;
THENCE SOUTH 32 DEGREES 24 MINUTES 05 SECONDS EAST, 99.19 FEET;
THENCE NORTH 57 DEGREES 11 MINUTES 48 SECONDS EAST, 22.00 FEET;
THENCE SOUTH 30 DEGREES 18 MINUTES 32 SECONDS EAST, 100.92 FEET;
THENCE NORTH 56 DEGREES 54 MINUTES 50 SECONDS EAST, 166.70 FEET;
THENCE NORTH 49 DEGREES 51 MINUTES 27 SECONDS EAST, 66.61 FEET;
THENCE SOUTH 32 DEGREES 24 MINUTES 05 SECONDS EAST, 171.00 FEET;
THENCE SOUTH 35 DEGREES 47 MINUTES 49 SECONDS EAST, 74.27 FEET;
THENCE SOUTH 29 DEGREES 03 MINUTES 12 SECONDS EAST, 75.32 FEET;
THENCE SOUTH 84 DEGREES 45 MINUTES 41 SECONDS WEST, 74.18 FEET;
THENCE SOUTH 28 DEGREES 03 MINUTES 02 SECONDS WEST, 344.85 FEET;
THENCE SOUTH 32 DEGREES 24 MINUTES 05 SECONDS EAST, 1157.77 FEET;
THENCE SOUTH 32 DEGREES 30 MINUTES 13 SECONDS WEST, 61.84 FEET;
THENCE SOUTH 00 DEGREES 15 MINUTES 01 SECONDS WEST, 148.28 FEET;
THENCE NORTH 32 DEGREES 24 MINUTES 05 SECONDS WEST, 1760.63 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 17 SECONDS WEST, 95.75 FEET;
THENCE SOUTH 32 DEGREES 21 MINUTES 12 SECONDS EAST, 636.11 FEET;
THENCE SOUTH 57 DEGREES 30 MINUTES 57 SECONDS WEST, 18.00 FEET;
THENCE SOUTH 32 DEGREES 21 MINUTES 12 SECONDS EAST, 776.00 FEET;
THENCE SOUTH 57 DEGREES 51 MINUTES 18 SECONDS WEST, 198.72 FEET;
THENCE NORTH 32 DEGREES 29 MINUTES 10 SECONDS WEST, 1296.00 FEET;

THENCE SOUTH 57 DEGREES 22 MINUTES 14 SECONDS WEST, 131.86 FEET; THENCE NORTH 32 DEGREES 02 MINUTES 01 SECONDS WEST, 146.59 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 03 SECONDS WEST, 130.00 FEET; THENCE NORTH 32 DEGREES 29 MINUTES 40 SECONDS WEST, 88.98 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 35 SECONDS WEST, 231.49 FEET; THENCE NORTH 32 DEGREES 32 MINUTES 13 SECONDS WEST, 29.87 FEET; THENCE SOUTH 56 DEGREES 35 MINUTES 46 SECONDS WEST, 195.97 FEET; THENCE NORTH 32 DEGREES 25 MINUTES 58 SECONDS WEST, 281.69 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 40 SECONDS WEST, 307.52 FEET; THENCE SOUTH 66 DEGREES 58 MINUTES 50 SECONDS WEST, 90.34 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 34 SECONDS WEST, 60.08 FEET; THENCE NORTH 55 DEGREES 03 MINUTES 30 SECONDS EAST, 90.93 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 53 SECONDS EAST, 307.21 FEET; TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:UNITS 201, 202, 203, 204, 205, 301, 302, 303, 304 AND 305 (ALONG WITH THEIR RESPECTIVE COMMON AREA, LIMITED COMMON AREA AND PARKING ELEMENTS) IN RAVINIA PARK PLACE CONDOMINIUMS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2005 AS DOCUMENT NUMBER 5744021, ALL IN LAKE COUNTY, ILLINOIS.

legal notices

to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30 p.m.

Probate

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of Mary Ann Banks
Case No.: 2025PR000589
Notice is given of the death of Mary Ann Banks whose address was 952 Dartmouth Drive, Wheaton, IL 60189
Letters of Office were issued on August 8, 2025 to Gary Rainier, 2859 Briargate Drive, Lake Villa, IL 60046 as Independent Executor whose attorney is William A. Deitch
Notice to Heirs & Legatees
Notice is hereby given to any known and unknown creditors and known and Unknown Heirs, who are heirs or legatees of the above proceeding.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before February 12, 2026, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
William A. Deitch
DuPage Atty. No.: 27841
Atty. For: Gary Rainier
1776 S. Naperville Road
Suite 105A
Wheaton, IL 60189
(630) 871-8778
Bill@TEPLG.com
Published in Daily Herald Aug. 12, 19, 26, 2025 (301240)

LEGAL NOTICE
IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
LAKE COUNTY, ILLINOIS
Estate of
Jeffrey W. Owens
Deceased
Gen No. 2025PR00000352
Notice is given of the death of Jeffrey W. Owens of Winthrop Harbor, Illinois Letters of Office were issued on August 7, 2025 to Jason Owens of 1433 Fieldside Lane, North Aurora, IL 60542 whose attorney is LeeAnn L. Gurysh, 140 S. Milwaukee Avenue, Libertyville, IL 60048
Claims against the estate may be filed in the office of the Clerk of the Circuit Court or with representative, or both, on or before February 12, 2026, which date is not less than 6 months from the date of the first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit https://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Jeffrey W. Owens
(Representative)
LeeAnn L. Gurysh
(Attorney)
Prepared by:
LeeAnn L. Gurysh
140 S. Milwaukee Avenue
Libertyville, IL 60048
Phone : (847) 816-6442
ARDC # 6286296
E-mail address
leeann@guryshlaw.com
Published in Daily Herald Aug. 12, 19, 26, 2025 (300977)

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
ESTATE OF
Jacqueline Lenert,
Deceased.
No. 2025PR000582
Notice is given of the death of Jacqueline Lenert whose address was 117 York Court, Naperville, IL 60540. Letters of Office were issued on August 13, 2025 to John Richard Lenert, Jr. of 1914 Crestview Drive, Plainfield, IL 60586 as: INDEPENDENT EXECUTOR whose attorney is Theresa Dollinger Waldron.
Notice to Heirs and Legatees
Notice is hereby given to John Richard Lenert, Jr., Barbara A. Czyz, Nora Parish, Allen Sanders, Laura Sanders-Fischer, Brian Sanders and Unknown Heirs, who are heirs or legatees in this cause.
To probate a will and whose name and address is not stated in the petition to admit the will to probate, that an order was entered by the Court on August 13, 2025 admitting the will to probate. Within 42 days after the effective date of the original order of admission, you may file a petition with the Court to require proof of the will by testimony of the witnesses to the will in open court or other evidence, as provided in section 6-21 of the Probate Act of 1975 (755 ILCS 5/6-21). You will also have the right under section 8-2 of the Probate Act of 1975 (755 ILCS 5/8-1) to contest the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate.
The estate will be administered without Court Supervision unless under section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before February 19, 2026, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Theresa Dollinger Waldron
Kuhn, Heap & Monson
Attorney for
John Richard Lenert, Jr.
552 S. Washington St.,
Suite 100
Naperville, Illinois 60540
630-420-8228
tdw@kuhnheap.com
ARDC Atty No. 99629
Published in Daily Herald Aug. 19, 26, Sept. 2, 2025 (301870)

Probate

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT LAKE COUNTY, 18 COUNTY STREET, WAUKEGAN, ILLINOIS ESTATE OF Owens Franklin, Jr., DECEASED. 25 PR 301
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Robbie Franklin, 3015 Monterey Lane, Wadsworth, Illinois 60083, as Independent Administrator, whose attorney of record is Joseph Selbka, MacDonald, Lee & Senechalle, Ltd, 2300 Barrington Road, Suite 220, Hoffman Estates, Illinois 60169. The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk. Claims against the estate may be filed with the clerk or with the representative, or both, on or before February 5, 2026, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Joseph Selbka MacDonald, Lee & Senechalle, Ltd, (6238063) 2300 Barrington Road, Suite 220 Hoffman Estates, Illinois 60169 (847) 310-0025 13270890 (298328)

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT LAKE COUNTY, 18 COUNTY STREET, WAUKEGAN, ILLINOIS ESTATE OF Phillip Peterson, DECEASED. 25 PR 347
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Mary Kay Peterson, 455 Saint Mary's Parkway, Buffalo Grove, Illinois 60089, as Independent Executor, whose attorney of record is Conrad C. Nowak, Corboy & Demetrio, PC, 33 North Dearborn Street, 21st Floor, Chicago, Illinois 60602. The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk. Claims against the estate may be filed with the clerk or with the representative, or both, on or before February 19, 2026, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit https://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Conrad C. Nowak Corboy & Demetrio, P.C. (6279332) 33 North Dearborn Street, 21st Floor Chicago, Illinois 60602 (312)346-3191 13271701 (301858)

LEGAL NOTICE
IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
LAKE COUNTY, ILLINOIS
Estate of
Catherine E. Karpman
Deceased
Gen No. 2025PR00000340
Notice is given of the death of Catherine E. Karpman, of Buffalo Grove, Illinois. Letters of Office were issued on July 31, 2025 to Ronald Karpman whose attorney is Peter J. Curielli
Claims against the estate may be filed in the office of the Clerk of the Circuit Court or with representative, or both, on or before February 5, 2026, which date is not less than 6 months from the date of the first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit https://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Ronald Karpman
(Representative)
Peter J. Curielli
(Attorney)
Prepared by: Law Offices of John Peter Curielli P.C.
126 S. Northwest Hwy.
Barrington, IL 60010
847-381-7555, ext. 102
ARDC # 6272106
E-mail address
Peter@Curiellli.com
Published in Daily Herald Aug. 5, 12, 19, 2025 (300235)

WHY IS IT
A man wakes up after sleeping under an ADVERTISED blanket, on an ADVERTISED mattress, and pulls off ADVERTISED pajamas, baths in an ADVERTISED shower, shaves with an ADVERTISED razor, brushes his teeth with an ADVERTISED toothpaste, washes with ADVERTISED soap, puts on ADVERTISED Clothes, drinks an ADVERTISED cup of coffee, drives to work in an ADVERTISED car and then... refuses to ADVERTISE believing it doesn't pay. Later if business is poor, he ADVERTISES it for sale.
WHY IS IT?

Probate

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of
PRIMO ROBERT LOMBARDO
Case No.: 2025PR000499
Notice is given of the death of PRIMO ROBERT LOMBARDO, whose address was 9S174 Drew Avenue, Burr Ridge, Illinois 60527
Letters of Office were issued on JULY 30, 2025 to JOAN BOWEN, 445 S. Frontage Road, Burr Ridge, Illinois 60527, as Independent EXECUTOR whose attorney is Heriaud, Genin & Bruggeman, Ltd. (37021), 1725 North Burling Street, Chicago, IL 60614
Notice is given to creditors of the death of the above named decedent. The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before February 19, 2026, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
DuPage Atty. No.: 214973
Atty. For: Petitioner
Published in Daily Herald Aug. 19, 26, Sept. 2, 2025 (301897)

LEGAL NOTICE
IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS
Case No. 2025-PR-000318
IN THE MATTER OF THE ESTATE OF (DECEDENT):
LINDA JOSEPHINE OHR, 722 ARROWHEAD LN., ST. CHARLES, IL 60174
DATE AND PLACE OF DEATH: AUGUST 12, 2023, COOK CO., IL
PUBLICATION NOTICE
INDEPENDENT ADMINISTRATION
TO: CREDITORS AND CLAIMANTS ONLY
1. Notice is hereby given of the death of LINDA JOSEPHINE OHR who died on 8/12/23, a resident of KANE COUNTY, Illinois.
2. The Representative for the estate is: JACQUELINE T. STAMM, 414 Edgewood Pl., River Forest, IL 60305 and and THOMAS M. ZAPATA, 722 Arrowhead Ln., St. Charles, IL 60174
3. The Attorney for the estate SPIROS D. ALIKAKOS, ESQ., 1990 E. ALGONQUIN RD., STE. 230, SCHAUMBURG, ILLINOIS 60173
4. Claims against the estate may be filed on or before February 19, 2026. Claims against the estate may be filed with the Clerk of the Circuit Court, 540 S. Randall Road, St Charles, IL 60174 or with the Representative, or both. Any claim not filed within that period is barred. Copies of a claim filed with the Clerk must be mailed or delivered to the Representative and to the attorney within 10 days after it has been filed.
5. The estate will be administrated without Court supervision unless an interested party terminate independent supervision administration by filing a petition to terminate under Article XXVIII 5/28-4 of the Probate Act (755 ILCS 5/28-4).
/s/ JACQUELINE T. STAMM
Signature of Executor
Published in Daily Herald Aug. 19, 26, Sept. 2, 2025 (301866)

IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT
Kane County, Illinois
NOTICE OF CLAIM AND ADMISSION OF WILL
Appointment of Representative (INDEPENDENT ADMINISTRATION) GENERAL NO. 25 PR 321
IN THE MATTER OF THE ESTATE: PHILLIPS. KNOX
Notice is given of the death of Phillip S. Knox, who died on July 9, 2025, a resident of Highland Oaks, 2750 W Highland Ave, Elgin, IL, Kane County, Illinois.
Letters of office were issued to Keith Knox & Debra Herrmann on August 6, 2025 pursuant to court order.
The Attorney for the Estate is Scott P. Larson of Vanek, Larson and Kolb, LLC, 200 W. Main St., St. Charles, IL 60174. Phone: (630) 513-9800.
Claims against the estate may be filed in the office of the Clerk of the Circuit Court, 540 S. Randall Rd. St. Charles, IL 60174 or with the Representative, or both, by January 6, 2026 . Any claim not filed within that period is barred. Copies of a claim filed with the Clerk must be filed or delivered to the Representative and to the Attorney within 10 days after it has been filed.
The estate will be administered without Court supervision.
Notice is given to heirs and legatees whose names and addresses are set forth in the Petition filed herein, unknown heirs and legatees, if any, and to heirs and legatees, who are named in the petition filed in the above proceeding to probate a will and whose names and addresses are not stated in the petition, that an Order was entered by the Court on issuing letters or admitting the will to probate.
E-filing is now mandatory for documents in civil cases with limited exemptions. Toe-file, you must first create an account with an e-filing service provider. Visit https://efile.illinoiscourts.gov/service providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Dated: 8-7-25
Scott P. Larson,
Attorney for the Estate
Published in Daily Herald Aug. 12, 19, 26, 2025 (300964)

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Public Hearings & Notices

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Plan Commission of the Village of Hoffman Estates will hold a public hearing on 9/3/2025 at 6:30 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL to consider a request for Special Use to permit a daycare center for the property located at 2353 HASSELL ROAD # 110, PIN # 07-07-200-257-0000. The petitioner of this request is Advance Preschool Inc..
Raj Chhatwani
Plan Commission Chair
Published in Daily Herald Aug. 19, 2025 (302014)

Public Hearings & Notices

DuPage Area Occupational Education System (DAOES)
Board of Directors Meeting Schedule UPDATED
2025- 2026
August 21, 2025 10:30 a.m.
September 18, 2025 8:30 a.m.
October 16, 2025 8:30 a.m.
November 20, 2025 8:30 a.m.
December 18, 2025 8:30 a.m.
January 15, 2026 8:30 a.m.
February 19, 2026 8:30 a.m.
March 19, 2026 8:30 a.m.
April 16, 2026 8:30 a.m.
May 21, 2026 8:30 a.m.
June 18, 2026 8:30 a.m.
Regularly scheduled Board meetings take place in Rooms E & F of the Technology Center of DuPage (TCD), 301 South Swift Road, Addison, IL 60101-1499
Agendas posted on www.tcdupage.org and available at the door.
Published in Daily Herald Aug. 19, 2025 (302198)

PUBLIC NOTICE
NOTICE OF DISPLAY OF TENTATIVE BUDGET AND
OF PUBLIC HEARING ON SAID BUDGET
NOTICE IS FURTHER HEREBY GIVEN by the Board of Education of Salt Creek School District No. 48, DuPage, County, Illinois, that a tentative budget for this school district for the fiscal year beginning July 1, 2025, will be on file and conveniently displayed for public inspection at the District Office of the Director of Operations and Business Services, Salt Creek School District No. 48, 1110 South Villa Avenue, Villa Park, Illinois, from and after 8:00 a.m. on the 15th day of August 2025.
NOTICE IS FURTHER HEREBY GIVEN that a public hearing on said budget will be held at 7:00 p.m. on the 18th day of September 2025, at Albright Middle School, 1110 South Villa Avenue, Villa Park, Illinois, in this School District No. 48.
Published in Daily Herald Aug. 19, 2025 (302203)

NOTICE OF COMMITTEE MEETINGS
FOR THE YORK CENTER PARK DISTRICT FOR AUGUST 2025
The York Center Park District will hold an ad-hoc committee meeting at the York Center Park District Recreation Center, located at 1609 S. Luther Ave, Lombard, IL, on Thursday, August 21, 2025, at 10:00 a.m.
People with disabilities requiring reasonable accommodations to participate in these meetings should contact the Park District's Executive Director Jeremy Fila, at the park district's administrative office, 1609 S. Luther Ave, Lombard, IL Monday through Friday from 9:00 a.m. to 5:00 p.m. at least 48 hours prior to the meeting. Telephone number (630) 629-0886; Fax number (630) 629-0888 and email ycpdfun@yahoo.com. A request for a qualified interpreter requires five (5) business days advance notice. If you would like to be on the agenda, please contact the Executive Director Jeremy Fila at (630) 629-0886.
Published in Daily Herald Aug. 19, 2025 (302200)

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning, Building, & Zoning Commission of the Village of Hawthorn Woods will conduct a Public Hearing on Tuesday, September 9, 2025 beginning at 6:30 P.M. at the Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, IL, to consider an Application by TDR 2018 LLC, as applicant for approval of a Special Use and Special Use Planned Unit Development, Preliminary Plan and Plat, Preliminary Engineering, Preliminary Landscape Plan, Architectural Plans and Elevations as set forth on the plans and materials submitted with the application, various departures from the Village Code associated with the proposed development and as follows, i) Lot width from 75 feet to 66 feet, ii) Floor area ratio from 0.25 to 0.36, iii) Parking lot interior landscaping from 10% to 2.3%, iv) Residential landscape buffer are adjacent to parking lot area from 50 feet to 42 feet, v) Distance between parking lot planting islands from 100 feet to 430 feet, vi) Landscape planting requirements for non-residential properties from 146.4 required canopy tree equivalents to 133.3 canopy tree equivalents, and such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing.
For further information, contact the Community Development Director, Chris Heinen, at (847) 847-3592. Please be advised that the public hearing may be continued from time to time and without further notice upon the action of the Commission.
Permanent Index Numbers (PINs): 14-09-400-030
14-09-400-032
Published in Daily Herald Aug. 19, 2025 (302005)

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL, CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS
Notice is hereby given that the City Council of the City of Highland Park will conduct a Public Hearing on the 8th day of September 2025, at 7:30 p.m., at the City Hall, 1707 St. Johns Avenue, Highland Park, Illinois. The City will be required to conduct the public hearing in the traditional in-person format only, at City Hall, 1707 St. Johns Avenue, Highland Park, IL 60035.
This will be the only notice of the public hearing, and where and how the public hearing will be conducted. Information regarding the location of the public hearing and instructions for participating in the public hearing will be posted on the City's website (www.cityhpil.com) and will include updates as needed. Please contact the City Manager's Office at 847.926.1000 or email cityhp@cityhpil.com for confirmation of public hearing location. Said public hearing will be conducted by the City Council to consider the renewal of Special Service Area (SSA) Number 17. At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax in SSA No. 17 sufficient to produce revenues to finance the special municipal services to the proposed SSA No. 17. This tax shall be levied upon all taxable property within the proposed special service area for a maximum number of three years. The maximum rate of such taxes to be levied annually for the Special Services within SSA No. 17 shall not exceed the rate of $110,000.00.
The boundaries of the proposed SSA No. 17 are, generally, all commercial properties in the B2 or B2RW zoning districts; excepting, however, residential condominiums with separate real estate tax PINs to the extent allowed by law. The legal description of the boundaries of the proposed Special Service Area is as follows:
LEGAL DESCRIP TION FOR SPECIAL SERVICE AREA 17: THAT PART OF SECTION 36, TOWN SHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRIN CI PAL MERID IAN, DESCRIBED AS FOLLOWS: (DESCRIBED WITH THE INTENT TO FOLLOW THE EXIST ING RIGHT OF WAY LINES AND EXIST ING PROP ERTY BOUND ARY LINES, AND AS SUCH, THE COURSES AND DISTANCES DESCRIBED HEREIN ARE SUPERCEDED BY THE RIGHT OF WAY LINES AND PROP ERTY LINES THAT THEY ARE INTENDED TO FOLLOW AS SHOWN ON "RAVINIA BUSI NESS DISTRICT PROPOSED SSA EXHIBIT") BEGIN NING AT THE INTER SEC TION OF THE NORTH RIGHT-OF-WAY LINE OF ROGER WILLIAMS AVENUE AND THE WEST RIGHT-OF WAY LINE OF BROAD VIEW AVENUE; THENCE NORTH 32 DEGREES 25 MINUTES 32 SECONDS WEST, 134.54 FEET; THENCE NORTH 57 DEGREES 20 MINUTES 04 SECONDS EAST, 196.00 FEET; THENCE SOUTH 32 DEGREES 25 MINUTES 32 SECONDS EAST, 115.57 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, 153.87 FEET; THENCE NORTH 86 DEGREES 55 MINUTES 41 SECONDS EAST, 76.43 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, 547.83 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 03 SECONDS EAST, 148.70 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, 117.08 FEET; THENCE NORTH 32 DEGREES 24 MINUTES 05 SECONDS WEST, 597.76 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 59 SECONDS EAST, 94.47 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 06 SECONDS EAST, 430.57 FEET; THENCE NORTH 57 DEGREES 36 MINUTES 01 SECONDS EAST, 171.00 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 05 SECONDS EAST, 99.19 FEET; THENCE NORTH 57 DEGREES 11 MINUTES 48 SECONDS EAST, 22.00 FEET; THENCE SOUTH 30 DEGREES 18 MINUTES 32 SECONDS EAST, 100.92 FEET; THENCE NORTH 56 DEGREES 54 MINUTES 50 SECONDS EAST, 166.70 FEET; THENCE NORTH 49 DEGREES 51 MINUTES 27 SECONDS EAST, 66.61 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 05 SECONDS EAST, 171.00 FEET; THENCE SOUTH 35 DEGREES 47 MINUTES 49 SECONDS EAST, 74.27 FEET; THENCE SOUTH 29 DEGREES 03 MINUTES 12 SECONDS EAST, 75.32 FEET; THENCE SOUTH 84 DEGREES 45 MINUTES 41 SECONDS WEST, 74.18 FEET; THENCE SOUTH 28 DEGREES 03 MINUTES 02 SECONDS WEST, 344.85 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 05 SECONDS EAST, 1157.77 FEET; THENCE SOUTH 32 DEGREES 30 MINUTES 13 SECONDS WEST, 61.84 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 01 SECONDS WEST, 148.28 FEET; THENCE NORTH 32 DEGREES 24 MINUTES 05 SECONDS WEST, 1760.63 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 17 SECONDS WEST, 95.75 FEET; THENCE SOUTH 32 DEGREES 21 MINUTES 12 SECONDS EAST, 636.11 FEET; THENCE SOUTH 57 DEGREES 30 MINUTES 57 SECONDS WEST, 18.00 FEET; THENCE SOUTH 32 DEGREES 21 MINUTES 12 SECONDS EAST, 776.00 FEET; THENCE SOUTH 57 DEGREES 51 MINUTES 18 SECONDS WEST, 198.72 FEET; THENCE NORTH 32 DEGREES 29 MINUTES 10 SECONDS WEST, 1296.00 FEET; THENCE SOUTH 57 DEGREES 22 MINUTES 14 SECONDS WEST, 131.86 FEET; THENCE NORTH 32 DEGREES 02 MINUTES 01 SECONDS WEST, 146.59 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 03 SECONDS WEST, 130.00 FEET; THENCE NORTH 32 DEGREES 29 MINUTES 40 SECONDS WEST, 88.98 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 35 SECONDS WEST, 231.49 FEET; THENCE NORTH 32 DEGREES 32 MINUTES 13 SECONDS WEST, 29.87 FEET; THENCE SOUTH 56 DEGREES 35 MINUTES 46 SECONDS WEST, 195.97 FEET; THENCE NORTH 32 DEGREES 25 MINUTES 58 SECONDS WEST, 281.69 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 40 SECONDS WEST, 307.52 FEET; THENCE SOUTH 66 DEGREES 58 MINUTES 50 SECONDS WEST, 90.34 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 34 SECONDS WEST, 60.08 FEET; THENCE NORTH 55 DEGREES 03 MINUTES 30 SECONDS EAST, 90.93 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 53 SECONDS EAST, 307.21 FEET; TO THE POINT OF BEGIN NING, EXCEPT ING THERE FROM THAT PART THEREOF DESCRIBED AS FOLLOWS:UNITS 201, 202, 203, 204, 205, 301, 302, 303, 304 AND 305 (ALONG WITH THEIR RESPEC TIVE COMMON AREA, LIMITED COMMON AREA AND PARK ING ELEMENTS) IN RAVINIA PARK PLACE CONDO MINI UMS ACCORD ING TO THE PLAT THEREOF RECORDED MARCH 4, 2005 AS DOCU MENT NUMBER 5744021, ALL IN LAKE COUNTY, ILLI NOIS.
The special service area assessments are for the purpose of funding a public/private organized alliance to foster economic development in the City and to support and promote the growth, quality, and long-term economic viability of the commercial and retail activities located within the subject property, through marketing, events and beautification ("Special Services").
The Special Services will not include new construction or maintenance of facilities. All interested persons, including all persons owning taxable real property located within the special service area, will be given an opportunity to be heard at the public hearing regarding the tax levy and an opportunity to file objections to the amount of the tax levy. Any person who also desires to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance form with the Highland Park City Clerk at the Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois no later than three business days before the date of the hearing. Appearance forms are available at the Finance Department on the first floor of the Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during regular business hours.
Published in Daily Herald Aug. 19, 2025 (301836)

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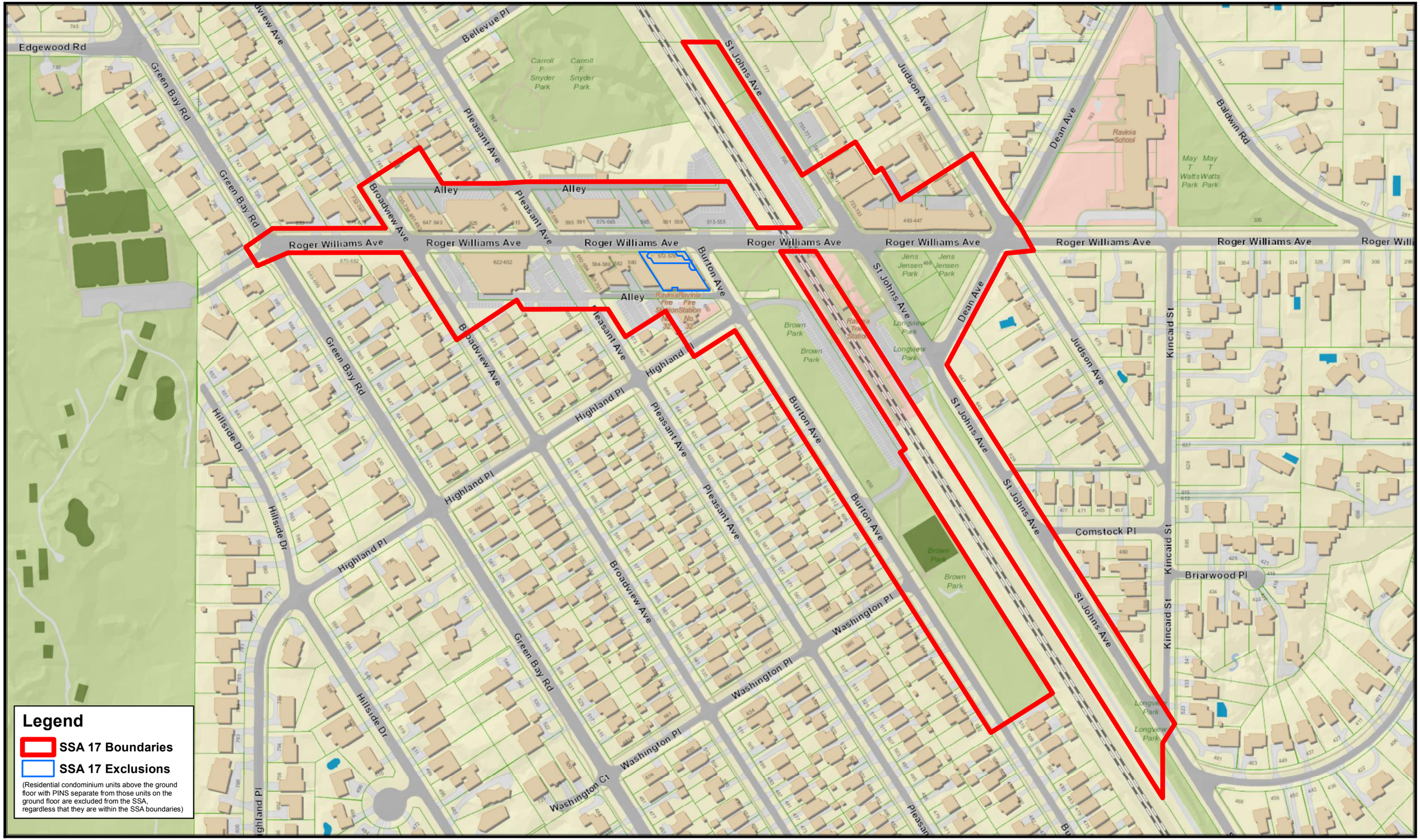
Public Hearings & Notices

DU PAGE COUNTY
ZONING HEARING OFFICER PROGRAM
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700
Zoning Petition ZONING-25-000051 Willowbrook Waffles, LLC.
The DuPage County Zoning Hearing Officer will conduct the following public hearing:
PUBLIC HEARING: 2:30 p.m. WEDNESDAY, SEPTEMBER 3, 2025, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187
If you would like to attend the hearing via Zoom, please contact Jessica Infelise Datzman at jessica.infelise@dupagecounty.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.
PETITIONER: WILLOWBROOK WAFFLES, LLC., 10S642 KINGERY HWY, WILLOWBROOK, IL 60527 / AGENT: FELIX FRIEDMAN, 1400 SOUTH MICHIGAN AVENUE, APT 2410, CHICAGO, IL 60605
REQUEST: Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.
ADDRESS OR GENERAL LOCATION: 10S642 KINGERY HWY, WILLOWBROOK, IL 60527
LEGAL DESCRIPTION: PARCEL 1: ALL OF LOT 3 AND THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, 152.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, EXTENDED, 25 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 3, 100 FEET; THENCE EASTERLY 25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3, 100 FEET TO THE POINT OF BEGINNING. ALL IN KAREN'S ASSESSMENT PLAT IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSMENT PLAT RECORDED NOVEMBER 20, 1978 AS DOCUMENT R78-111483, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2: THE NORTHERLY 5 FEET OF LOT 4, AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 4, IN KAREN'S ASSESSMENT PLAT OF LOT 3 IN RAMLIN ROSE SOUTH ASSESSMENT PLAT, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1968 AS DOCUMENT R68-8754, IN DUPAGE COUNTY, ILLINOIS.
Respectfully Submitted,
ROBERT J. KARTHOLL,
CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS
Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.
Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.
Published in Daily Herald Aug. 19, 2025 (302273)

DU PAGE COUNTY
ZONING HEARING OFFICER PROGRAM
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700
Zoning Petition ZONING-25-000057 River Forest Country Club
The DuPage County Zoning Hearing Officer will conduct the following public hearing:
PUBLIC HEARING: 2:30 p.m. WEDNESDAY, SEPTEMBER 3, 2025, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187
If you would like to attend the hearing via Zoom, please contact Jessica Infelise Datzman at jessica.infelise@dupagecounty.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.
PETITIONER: RIVER FOREST COUNTRY CLUB, 15W468 GRAND AVENUE, ELMHURST, IL 60126 / RIVER FOREST COUNTRY CLUB, PO BOX 557, ELMHURST, IL 60126 / AGENT: JEFF SCHENKEL, 15W468 GRAND AVENUE, ELMHURST, IL 60126
REQUEST: Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet.
ADDRESS OR GENERAL LOCATION: 15W468 GRAND AVENUE, ELMHURST, IL 60126
LEGAL DESCRIPTION: THAT PART OF A SOUTH HALF OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 24; THENCE WEST ON THE SOUTH LINE OF SAID SECTION, 111804 FEET; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES 12 MINUTES 50 SECONDS WITH THE LAST DESCRIBED LINE (SAID ANGLE BEING FORMED FROM THE SOUTH THE EAST) A DISTANCE OF 2004.03 FEET TO THE WESTERLY LINE OF BENSENVILLE FARMS SUBDIVISION; THENCE SOUTHERLY ON SAID SUBDIVISION LINE FORMING AND ANGLE OF 108 DEGREES 09 MINUTES WITH THE LAST DESCRIBED LINE (SAID ANGLE BEING FORMED FROM THE WEST TO THE SOUTH)) 1363.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE WEST ON THE SOUTH LINE OF SAID SECTION, 1316.92 FEET TO THE PLACE OF BEGINNING. ALSO, THAT PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDING AND D



Ravinia Business District Special Service Area 17

Date: 7/19/2019

PIN	Address	Community Name	Zip Code	Owner Name	Owner Address	Zoned	Overlay Name	Type
1636104018	447 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104018	451 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	453 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104018	455 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104018	463 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104018	465 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104018	467 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104017	469 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Commercial
1636104017	471 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Commercial
1636104017	471 ROGER WILLIAMS AVE Apt 1	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Commercial
1636104017	471 ROGER WILLIAMS AVE Apt 2	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Residential
1636104017	471 ROGER WILLIAMS AVE Apt 3	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Residential
1636104017	471 ROGER WILLIAMS AVE Apt 4	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Residential
1636104017	471 ROGER WILLIAMS AVE Apt 5	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Residential
1636104017	473 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Commercial
1636104017	475 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLEIN FAMILY INVESTMENT COMPANY LLC	1105 MILWAUKEE AVE, RIVERWOODS, IL 60015	B2	B2RW	Commercial
1636104016	477 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	JOSEPH PALMINTERI	475 ROGER WILLIAMS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636104016	479 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	JOSEPH PALMINTERI	475 ROGER WILLIAMS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636104015	481 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KBMART IL LLC	483 ROGER WILLIAMS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636104006	485 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636113001	486 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PARK DISTRICT OF HIGHLAND PARK	636 RIDGE RD, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636113004	486 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PARK DISTRICT OF HIGHLAND PARK	636 RIDGE RD, HIGHLAND PARK, IL 60035	B2		Commercial
1636113003	486 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PARK DISTRICT OF HIGHLAND PARK	636 RIDGE RD, HIGHLAND PARK, IL 60035	B2		Commercial
1636113002	486 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PARK DISTRICT OF HIGHLAND PARK	636 RIDGE RD, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636104006	487 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104006	489 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104006	489 ROGER WILLIAMS AVE Apt 1	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	489 ROGER WILLIAMS AVE Apt 17	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	489 ROGER WILLIAMS AVE Apt 18	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	489 ROGER WILLIAMS AVE Apt 19	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	489 ROGER WILLIAMS AVE Apt 2	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	489 ROGER WILLIAMS AVE Apt 4 1/2	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	493 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636103022	515 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLAIRMONT INVESTMENTS LLC	4747 W PETERSON AVE, CHICAGO, IL 60646	B2	B2RW	Commercial
1636103022	517 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLAIRMONT INVESTMENTS LLC	4747 W PETERSON AVE, CHICAGO, IL 60646	B2	B2RW	Commercial
1636103022	525 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLAIRMONT INVESTMENTS LLC	4747 W PETERSON AVE, CHICAGO, IL 60646	B2	B2RW	Commercial
1636103022	535 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLAIRMONT INVESTMENTS LLC	4747 W PETERSON AVE, CHICAGO, IL 60646	B2	B2RW	Commercial
1636103022	545 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLAIRMONT INVESTMENTS LLC	4747 W PETERSON AVE, CHICAGO, IL 60646	B2	B2RW	Commercial
1636103022	555 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	KLAIRMONT INVESTMENTS LLC	4747 W PETERSON AVE, CHICAGO, IL 60646	B2	B2RW	Commercial
1636103015	559 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	RAVINIA LLC	1366 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103015	559 ROGER WILLIAMS AVE UNIT 201	HIGHLAND PARK	60035	RAVINIA LLC	1366 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103015	559 ROGER WILLIAMS AVE UNIT 202	HIGHLAND PARK	60035	RAVINIA LLC	1366 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103014	561 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	RAVINIA LLC	1366 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103013	565 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	565 RAVINIA LLC	2858 W DIVERSEY AVE STE 2, CHICAGO, IL 60647	B2	B2RW	Commercial
1636103012	565 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	565 RAVINIA LLC	2858 W DIVERSEY AVE STE 2, CHICAGO, IL 60647	B2	B2RW	Commercial
1636111024	572 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	DARREN PULLIAM & MOUNA SAPPER	2608 INDEPENDENCE AVE, GLENVIEW, IL 60026	B2	B2RW	Commercial
1636103025	575 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	YOUNG K KIM	1367 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103025	577 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	YOUNG K KIM	1367 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636111025	578 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	SCHOMBURG, GAIL ANN	578 ROGER WILLIAMS AVE APT 201, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111025	578 ROGER WILLIAMS AVE UNIT 201	HIGHLAND PARK	60035	SCHOMBURG, GAIL ANN	578 ROGER WILLIAMS AVE APT 201, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111026	578 ROGER WILLIAMS AVE UNIT 202	HIGHLAND PARK	60035	PENNY WEIL MEYERS TTEE UTD 11-24-84	578 ROGER WILLIAMS AVE APT 202, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111027	578 ROGER WILLIAMS AVE UNIT 203	HIGHLAND PARK	60035	ROBIN FORBES WILKIE	578 ROGER WILLIAMS AVE APT 203, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111028	578 ROGER WILLIAMS AVE UNIT 204	HIGHLAND PARK	60035	BAGAN, TRACY	578 ROGER WILLIAMS AVE APT 204, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111029	578 ROGER WILLIAMS AVE UNIT 205	HIGHLAND PARK	60035	JOSEPH M & ELIZABETH R FEDER	578 ROGER WILLIAMS AVE APT 205, HIGHLAND PARK, IL 60035	B2	B2RW	Residential

1636111030	578 ROGER WILLIAMS AVE UNIT 301	HIGHLAND PARK	60035	HAROLD C STEIN REVOCABLE TRUST	578 ROGER WILLIAMS AVE APT 301, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111031	578 ROGER WILLIAMS AVE UNIT 302	HIGHLAND PARK	60035	DONALD M & SYRIL KAREL TRUST	22656 MERIDIANA DR, BOCA RATON, FL 33433	B2	B2RW	Residential
1636111032	578 ROGER WILLIAMS AVE UNIT 303	HIGHLAND PARK	60035	GARY A GREENBERG LIV TR DTD 6/17/00	578 ROGER WILLIAMS AVE APT 303, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111033	578 ROGER WILLIAMS AVE UNIT 304	HIGHLAND PARK	60035	BARBARA GELLMAN-DANLEY	578 ROGER WILLIAMS AVE APT 304, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111034	578 ROGER WILLIAMS AVE UNIT 305	HIGHLAND PARK	60035	CAPLAN, DONALD	578 ROGER WILLIAMS AVE APT 305, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636111004	580 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	580 ROGER WILLIAMS LLC	PO BOX 41, PARK RIDGE, IL 60068	B2	B2RW	Commercial
1636103025	581 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	YOUNG K KIM	1367 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636111003	582 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	TENUTA PROPERTIES	895 HALF DAY RD, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103025	583 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	YOUNG K KIM	1367 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636111002	584 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	RICHMAN PROPERTY GROUP LLC	472 BURTON AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103025	585 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	YOUNG K KIM	1367 YAGER LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636111002	586 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	RICHMAN PROPERTY GROUP LLC	472 BURTON AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636111002	588 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	RICHMAN PROPERTY GROUP LLC	472 BURTON AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103007	591 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	GROUP 23 LLC	591 ROGER WILLIAMS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636111001	592 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	LEG INVESTMENTS LLC	854 MARION AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636111001	594 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	LEG INVESTMENTS LLC	854 MARION AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103006	595 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	JUST WELLNESS HIGHLAND PARK, LLC	595 ROGER WILLIAMS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103005	597 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PLEASANT WILLIAMS LLC	2094 WINDY HILL LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636103005	599 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PLEASANT WILLIAMS LLC	2094 WINDY HILL LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636102022	615 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PLEASANT WILLIAMS LLC	685 RED OAK LN, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636110027	622 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	CITY OF HIGHLAND PARK	1707 SAINT JOHNS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636110028	622 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	WALGREEN CO	PO BOX 1159, DEERFIELD, IL 60015	B2	B2RW	Commercial
1636102021	625 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	TRANQUILITY REAL ESTATE,LLC	625 ROGER WILLIAMS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636110028	632 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	WALGREEN CO	PO BOX 1159, DEERFIELD, IL 60015	B2	B2RW	Commercial
1636102024	643 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PT2 LLC	2916 TWIN OAKS DR, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636102023	647 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PIERO PIZZA HIGHLAND PARK LLC	647 ROGER WILLIAMS AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636102019	651 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PAMELA TRAPANI TRUSTEE	1567 PARK AVE W, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636102019	653 ROGER WILLIAMS AVE	HIGHLAND PARK	60035	PAMELA TRAPANI TRUSTEE	1567 PARK AVE W, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636112001	655 BURTON AVE	HIGHLAND PARK	60035	PARK DISTRICT OF HIGHLAND PARK	636 RIDGE RD, HIGHLAND PARK, IL 60035	B2;R6	B2RW	Commercial
1636111009	692 BURTON AVE	HIGHLAND PARK	60035	CITY OF HIGHLAND PARK	1707 SAINT JOHNS AVE, HIGHLAND PARK, IL 60035	PA	SLOZ	Commercial
1636111001	697 PLEASANT AVE	HIGHLAND PARK	60035	LEG INVESTMENTS LLC	854 MARION AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636100001	700 ST JOHNS AVE	HIGHLAND PARK	60035	CITY OF HIGHLAND PARK	1707 SAINT JOHNS AVE, HIGHLAND PARK, IL 60035	B2;R6	B2RW	Commercial
1636100003	700 ST JOHNS AVE	HIGHLAND PARK	60035	REGIONAL TRANSPORTATION AUTHORITY	547 W JACKSON BLVD, CHICAGO, IL 60661	B2;R6	B2RW	Commercial
1636111001	701 PLEASANT AVE	HIGHLAND PARK	60035	LEG INVESTMENTS LLC	854 MARION AVE, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636104006	723 ST JOHNS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104006	725 ST JOHNS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104006	725 ST JOHNS AVE Apt 10	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 11	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 12	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 12.5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 13	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 13.5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 14	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 14.5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 15	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 16	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 20	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 21	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 3	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 4	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 5.5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 6	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 6.5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 7	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential

1636104006	725 ST JOHNS AVE Apt 8	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 9	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	725 ST JOHNS AVE Apt 9.5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104006	727 ST JOHNS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104006	729 ST JOHNS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636104018	730 JUDSON AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 1	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 10	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 11	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 12	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 13	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 14	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 15	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 16	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 17	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 18	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 19	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 2	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 20	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 3	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 4	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 5	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 6	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 7	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 8	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636104018	730 JUDSON AVE Apt 9	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Residential
1636102022	730 PLEASANT AVE	HIGHLAND PARK	60035	PLEASANT WILLIAMS LLC	685 RED OAK LN, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636102022	730 PLEASANT AVE Apt 1	HIGHLAND PARK	60035	PLEASANT WILLIAMS LLC	685 RED OAK LN, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636102022	730 PLEASANT AVE Apt 2	HIGHLAND PARK	60035	PLEASANT WILLIAMS LLC	685 RED OAK LN, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636102022	730 PLEASANT AVE Apt 3	HIGHLAND PARK	60035	PLEASANT WILLIAMS LLC	685 RED OAK LN, HIGHLAND PARK, IL 60035	B2	B2RW	Residential
1636104006	733 ST JOHNS AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2	B2RW	Commercial
1636102019	735 BROADVIEW AVE	HIGHLAND PARK	60035	PAMELA TRAPANI TRUSTEE	1567 PARK AVE W, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636104005	735 ST JOHNS AVE	HIGHLAND PARK	60035	SCHERUERHORN & CO	2733 CENTRAL ST, EVANSTON, IL 60201	B2		Commercial
1636102019	737 BROADVIEW AVE	HIGHLAND PARK	60035	PAMELA TRAPANI TRUSTEE	1567 PARK AVE W, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636104005	737 ST JOHNS AVE	HIGHLAND PARK	60035	SCHERUERHORN & CO	2733 CENTRAL ST, EVANSTON, IL 60201	B2		Commercial
1636102019	739 BROADVIEW AVE	HIGHLAND PARK	60035	PAMELA TRAPANI TRUSTEE	1567 PARK AVE W, HIGHLAND PARK, IL 60035	B2	B2RW	Commercial
1636102008	741 BROADVIEW AVE	HIGHLAND PARK	60035	JOSEPH KLOCKE SHELLEY LURIE	NOT PROVIDED, ,	R6	SLOZ	Remove
1636104005	741 ST JOHNS AVE	HIGHLAND PARK	60035	SCHERUERHORN & CO	2733 CENTRAL ST, EVANSTON, IL 60201	B2		Commercial
1636104014	744 JUDSON AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2		Commercial
1636104014	746 JUDSON AVE	HIGHLAND PARK	60035	HIGHLAND PARK BUILDING II, LLC	2320 N DAMEN AVE STE 1D, CHICAGO, IL 60647	B2		Commercial

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Brian Soldano, Police Sergeant

Department: Police Department

Title: An Ordinance Amending Section 71.360 of "The Highland Park Code of 1968," as amended, Regarding Motor Driven Vehicles

Recommendation:
This is a follow-up to Committee of the Whole discussion and Council feedback. Based on updated data, State classifications, and regional practices, staff recommends amending Code 71.360 as follows:

- Prohibit "E-Motos". E-Motos are motor-driven cycles subject to federal motor vehicle safety standards. E-Motos are permitted on roadways when they meet the following Illinois Vehicle Code requirements:
  - Must have rearview mirror
  - Headlamp required
  - Brake light required

Examples of E-Motos are mopeds, electric motorcycles, electric dirt bikes and high-powered electric scooters. E-Motos may have motors with thousands of watts of power that far exceed the 750 watts allowed for legal low speed electric bicycles. They are usually equipped with throttles and typically can go in excess of 30 mph. E-Motos require registration, insurance, and a valid M or L class driver's license for roadway use. They are prohibited anywhere else.

- Permit Class 1, 2, and 3 low-speed electric bicycles (defined by Illinois law as having operable pedals, motors less than 750 watts, and maximum assisted speeds of 20–28 mph https://www.ilga.gov/documents/legislation/ilcs/documents/062500050K11-1517.htm) in all areas where bicycles are permitted, unless posted by the property owner (bike paths, parks, and public parking lots). Note: The Green Bay Trail is the jurisdiction of the City of Highland Park and the Skokie Valley Trail is the jurisdiction of the Lake County Forest Preserve. Lake County permits the aforementioned classes of low speed electric bicycles on their trails.

Other regulations would remain in place as follows:

- Minimum age requirement of 16 years of age to operate a low speed electric bicycle
- No driver's license requirement to operate a low speed electric bicycle.
- No person under the age of 18 years old may operate an electric scooter per Illinois State statute: (625 ILCS 5/11-1518) https://www.ilga.gov/Documents/legislation/ilcs/documents/062500050K11-1518.htm
- A person may not operate a low-speed electric scooter on a highway with a posted speed limit in excess of 35 mph. (625 ILCS 5/11-1518) https://www.ilga.gov/Documents/legislation/ilcs/documents/062500050K11-1518.htm
- Enforce speed limit restrictions on roadways for all classes of electric bicycles as well as "E-motos."
- Continue to hold parents and legal guardians accountable.
- Continue to recommend the use of ebikecourse.com for voluntary online training on safe electric bicycle operation
- Continue to require helmet, lights and reflectors
- Education and Enforcement: Include signage along trails and downtown district, communicate through public communication channels code regulations, continue to participate and educate through community events such as the City's Bike Rodeo.

This approach balances consistency with regional practices, recognizes state definitions, and maintains strong safety standards by distinguishing between regulated low-speed electric bicycles, low speed electric scooters and higher-powered motor-driven vehicles "E-Motos."

Policy Consideration:
On June 16, 2025, the City Council approved amendments to Section 71.360 of the Municipal Code ("Other Vehicles on Streets and Highways") in response to public concerns about the increased use of electric bicycles (e-bikes) and electric scooters (e-scooters) in the community. During the Committee of the Whole and Council meetings, discussion focused on safety risks associated with these vehicles—particularly their potential high speeds (some reaching 40–50 mph) and their near-silent operation, which can create dangerous encounters with pedestrians and other users of public spaces.

As a result, the following recommendations were made:

- Establish clear definitions for low-speed electric bicycles, low-speed electric scooters, motor-driven vehicles, motorized wheelchairs, and toy vehicles.
- Restrict use of motor-driven vehicles on public property by individuals under 16 or without a valid driver's license, unless accompanied by a parent/guardian.
- Prohibit operation of low-speed electric scooters on public property by anyone under 18 or without a valid driver's license.
- Prohibit use of motor-driven vehicles and e-scooters on sidewalks, bike paths, parks, and City-owned parking lots due to frequent complaints of reckless operation, particularly in Sunset Woods Park, residential areas, and the downtown district.

- Hold parents/guardians accountable when minors under 16 are knowingly permitted to violate the ordinance.

https://www.cityhpil.com/government/city_departments/police/resources/e-bike_regulations.php

On August 11, 2025, City Council revisited the issue to specifically address e-bike and e-scooter use on bike trails. Staff learned that the Skokie Valley Trail (Lake County Forest Preserve jurisdiction) allows low speed electric bicycles and low speed electric scooters, creating a jurisdictional inconsistency with the Green Bay Trail. Council therefore requested additional data from the Police Department on complaints and enforcement related to e-bikes and e-scooters.
Police Data – June 1 to September 29, 2025

- Calls for service: 69 (complaints included reckless driving, unsafe operation, damage to park property, sidewalk use, and traffic crashes).
- Enforcement stops: 48 Some stops involved multiple subjects
    - 9 citations issued
    - 39 warnings issued
- Of note, 48 contacts were with juveniles ages 12-17 years of age. The most contacted ages were 12-13 years of age.
    - 11 contacts with 18-25 year olds
    - 3 contacts with 18-25 year olds
    - 1 contacts with 26-40 year olds
    - 3 contacts with 41-51 year olds
    - 3 contacts with 52-74 year olds

On October 20, 2025, staff presented the above data at a Committee of the Whole for policy discussion. At that time, information was presented to further describe and define Class 1, 2, and 3 e-bikes and each of their capabilities. Also discussed and described were several variations of "E-motos." Information reflected the significant difference between "E-motos" and Class 1, 2, and 3 e-bikes and their capabilities, including the significant difference in motor wattages and power production.

Regional Comparisons
Staff reviewed regulations in neighboring communities. While approaches vary, only Northbrook and Glenview currently prohibit electric bicycles on public trails entirely. Highlights include:

- Winnetka (adopted 9/16/25): Riders must be 18+, DL required, one rider per scooter, no modifications to speed/propulsion.
- Lake Forest: Adopts state definitions of Class 1, 2, 3 e-bikes; higher-powered vehicles (e.g., E-Motos) require DL, registration, and insurance. Prohibited use in the business district.
- Lake Bluff: E-bikes/scooters must be walked on CBD sidewalks; high-powered e-motorcycles banned.
- Northbrook: Riders must be 16+ with DL; e-bikes prohibited on sidewalks, public paths, and multi-use trails.

- Glenview (6/23/25): E-bikes/scooters banned on all public property (streets, sidewalks, parking lots, paths).
- Evanston: General prohibition on e-bikes/scooters in public rights-of-way, except Class 1 and 2 low-speed e-bikes.
- Libertyville: Class 1–3 e-bikes prohibited in parks and downtown; otherwise permitted where bikes are allowed. Riders must be 16+ to operate Class 3.

Core Priorities:

Fiscal Stability

There is no significant cost associated with this ordinance amendment.

Public Safety

This approach balances consistency with regional practices, recognizes state definitions, and maintains strong safety standards by distinguishing between regulated low-speed electric bicycles, low-speed electric scooters and higher-powered motor-driven vehicles "E-Motos."

Attachments:

1. HP Ordinance Amending Section 71.360 of the City Code re E-Motos

City of Highland Park

Ordinance No. _____

An Ordinance Amending Section 71.360 of "The Highland Park Code of 1968," as amended, Regarding Motor Driven Vehicles

WHEREAS, on June 16, 2025, the City Council amended Section 71.360 of "The Highland Park Code of 1968," as amended ("***City Code***"), to add regulations pertaining to the operation of electric scooters, electric bicycles, and similar vehicles in the City (***"Motor Driven Vehicles"***); and

WHEREAS, after observing and studying the impact of the new regulations over the past several months, the City Council now desires to further amend Section 71.360 of the City Code to update the regulations for Motor Driven Vehicles; and

WHEREAS, the City Council has determined that it will serve and be in the best interests of the City to amend Section 71.360 of the City Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

SECTION TWO: GENERAL PROVISIONS. Section 71.360, titled "Other Vehicles on Streets and Highways," of Article V, titled "Miscellaneous," of Chapter 71, titled "Traffic Rules," of the City Code is hereby amended further to read as follows:

"Sec. 71.360. - Other Vehicles on Streets and Highways.

(A) *Definitions*. Whenever in this Section the following words or phrases are used, they will, for purposes of this Section, have the meanings respectively ascribed to them in this Section, except when the context otherwise clearly indicates.

E-moto cycle **means any motor-driven cycle that is equipped with an electric motor that exceeds 750 watts.**

Legal guardian means a legally designated guardian appointed or assigned to care for another person.

Low-speed electric bicycle means a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts that meets the requirements of one of the following classes, as defined in 625 ILCS 5/1-140.10: Class 1 low-speed electric bicycle, Class 2 low-speed electric bicycle, or Class 3 low-speed electric bicycle.

Low-speed electric scooter means a device weighing less than 100 pounds, with two or three wheels, handlebars, and a floorboard that can be stood upon while riding, that is solely powered by an electric motor and human power, and whose maximum speed, with or without human propulsion, is no more than 10 miles per hour.

Motor driven vehicle means any vehicle for which the State of Illinois does not issue a title document, does not issue license plates or registration documents, and is a wheeled or tracked vehicle equipped with an electric or gas motor, motor driven cycle, or other similar vehicle, regardless of whether the vehicle is operated by pedals with a chain or throttle assist, including low-speed electric bicycles and low-speed electric scooters.

Motorized wheelchair means any self-propelled vehicle, including a three-wheeled vehicle, designed for and used by a person with disabilities, that is incapable of a speed in excess of eight miles per hour on level ground.

Toy vehicle means any battery-powered ride-on toy that is designed to not exceed 10 miles per hour; that includes any number of wheels, handlebars, steering wheel, seat, or platform; and is designed for children under the age of eight years (including Razor® kick start scooters and Power Wheels™).

(B) Operational restrictions.

(1) It is unlawful for any person under the age of 16 years~~, or who does not possess a valid driver's license,~~ to operate a motor driven vehicle upon any public street, sidewalk, parking lot, bicycle path, or any other public property within the corporate limits of the City, unless accompanied by that person's parent or legal guardian.

(2) It is unlawful for any person under the age of 18 years, or who does not possess a valid driver's license, to operate a low-speed electric scooter upon any public street, sidewalk, parking lot, bicycle path, or any other public property within the corporate limits of the City.

(3) Every person operating a motor driven vehicle on any public street, sidewalk, parking lot, bicycle path, or any other public property within the corporate limits of the City must comply with all applicable regulations set forth in Sections 11-1501 through 11-1518 of the Illinois Vehicle Code, 625 ILCS 5/11 *et seq.*, as may be amended from time to time.

(4) No person operating a motor driven vehicle **or e-moto cycle** upon a public street may exceed the posted speed limit on that street.

(5) It is unlawful for any person to use a motor driven vehicle **or e-moto cycle** in the City that has been altered from its original manufactured design to change the vehicle's speed, method of propulsion, braking, or other operations, such as by removing pedals or chains, or adding a throttle.

(6) No more than one person may ride on a motor driven vehicle at a time.

(7) It is unlawful for any person to operate an e-moto cycle on a public street without valid State of Illinois registration, insurance, and driver's license.

(C) Location restrictions.

(1) Except as provided in Section 71.360 (C)(3), no person may operate a motor driven vehicle **or e-moto cycle** on public sidewalks, bicycle paths, parks, public parking lots, and any other public property within the corporate limits of the City, or within publicly-accessible, privately-owned parking lots for which the City has entered into an agreement with the property owner pursuant to Section 70.101 of this Code.

(2) No person may operate a toy vehicle except in accordance with the regulations set forth in Section 71.325 of this Code.

(3) The location restrictions set forth in this Section 71.360(C) do not apply to low-speed electric bicycles, unless otherwise prohibited by signage posted under the direction of the City Manager.

(D) Required equipment.

(1) Every motor driven vehicle **or e-moto cycle**, when in use after sunset, must be equipped with a lamp on the front that emits a white light visible from a distance of at least 500 feet to the front, and with a red reflector on the rear which must be visible from all distances from 50 feet to 600 hundred feet to the rear when directly in front of lawful lower beam of headlamps on a motor vehicle. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used as an alternative to the red reflector.

(2) Every motor driven vehicle **or e-moto cycle** must be equipped with a brake to enable the operator to make the braked wheel skid on a dry, level, clean pavement.

(3) No person may operate a motor driven vehicle while carrying a package, bundle, or article in a manner that prevents the operator from keeping both hands upon the handle bars or steering device.

(4) All persons operating motor driven vehicles on any public street, sidewalk, parking lot, bicycle path, or any other public property within the corporate limits of the City must wear a helmet at all times.

(5) Every e-moto cycle must be equipped with a rearview mirror.

(E) Adult Responsibility. No parent or legal guardian of a minor under the age of 16 may permit that minor to violate any provision of this Section.

(F) Exemptions. The following are exempt from the prohibitions contained in this Section:

(1) Any motor driven vehicle owned by a unit of state or local government, operated by an employee unit of state or local government in the course of their duties, and any such employee; provided that:

(a) The person operating the vehicle has a valid driver's license; and

(b) Operation of the vehicle is in accordance with Section 1426.1 of the Illinois Vehicle Code;

(2) Motorized wheelchairs; and

(3) Toy vehicles."

SECTION THREE: PUBLICATION. The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____

Nancy R. Rotering, Mayor

ATTEST:

_____

Ghida S. Neukirch, City Clerk

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Kristi McCaulou, Finance Director

Department: Finance Department

Title: An Ordinance Approving the Annual Budget of the City of Highland Park, County of Lake, State of Illinois, for the Fiscal Year Beginning January 1, 2026 and Ending December 31, 2026

Recommendation:
Adopt the City's Fiscal Year 2026 (2026) Proposed Budget for the period January 1, 2026 through December 31, 2026.

Policy Consideration:
The City's budget process begins in the spring and continues through November. The timeline of meetings and action items is included in the proposed budget document. Budget workshops were conducted at public Committee of the Whole meetings or staff reports were issued throughout the process. Budget workshop presentations and staff reports have been available for public review on the City's website and at City Hall during regular business hours by appointment since the day following the budget workshop. The 2026 budget was discussed during individual meetings with each elected official and the City Manager and finance staff.

Notice of the budget public hearing was published in the October 30, 2025 edition of the Highland Park News. A copy of the 2026 Proposed Budget document has been available for public review on the City's website and at City Hall during regular business hours by appointment since November 3, 2025. The budget public hearing was conducted on November 10, 2025 and the presentation has been available for public review on the City's website and at City Hall during regular business hours by appointment since November 12, 2025.

The City Council is required to approve an annual budget prior to the beginning of the fiscal year. Approval of the attached ordinance will adopt the budget for the period beginning January 1, 2026 and ending December 31, 2026. The ordinance attachment entitled Ordinance Exhibit A includes the 2026 Budget document by reference and is available upon request of the City Clerk. The staff report attachments entitled Exhibit A - Proposed Transmittal Letter and Budget Recap, Exhibit B - Proposed Budget Brief, and Exhibit C - Proposed Budget Preparation Notes include staff recommendations.

Core Priorities:

Attachments:

1. Exhibit A - Transmittal Letter and Budget Recap
2. Exhibit B - Budget Brief
3. Exhibit C - Budget Prep Notes

City of Highland Park

Ordinance No.

An Ordinance Approving the Annual Budget of the City of Highland Park, County of Lake, State of Illinois, for the Fiscal Year Beginning January 1, 2026 and Ending December 31, 2026

WHEREAS, by Ordinance No. 45-99, enacted on the 12th day of April 1999, the City of Highland Park established, by a two-thirds majority vote of the City Council then holding office, the budget system, all as authorized by 65 ILCS 5/8-2-9.1, et seq.; and

WHEREAS, pursuant to 65 ILCS 5/8-2-9.1, et seq., the Budget Officer of the City has prepared and compiled the contents of the proposed annual budget for the fiscal year beginning January 1, 2026 and ending December 31, 2026 (**"*Annual Budget*"**) in tentative form for consideration by the City Council; and

WHEREAS, the Annual Budget has been made conveniently available for public inspection on the City's website and in the offices of the City Clerk and Finance Director, beginning November 3, 2025, which date is at least ten days prior to the date of passage of this Ordinance by the City Council; and

WHEREAS, the City Council held a public hearing on the Annual Budget on November 10, 2025, which date is not less than one week after the Annual Budget was first made available for inspection; and

WHEREAS, notice of the public hearing was published in the *Highland Park News*, which is a newspaper having a general circulation in the City, at least one week prior to the time of the public hearing; and

WHEREAS, the City Council has determined, upon review of the Annual Budget as presented and with such further revisions as it has deemed appropriate, that it will serve and be in the best interests of the City to adopt the Annual Budget;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

SECTION TWO: ADOPTION. The Annual Budget is hereby adopted in the form attached to this Ordinance as Exhibit A.

SECTION THREE: PUBLICATION. The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

Exhibit A - Available in the office of the City Clerk

EXHIBIT A

LETTER FROM THE CITY MANAGER

Overview of the 2026 Budget

November 24, 2025

To: Mayor Rotering and City Council
Residents of Highland Park

I am pleased to present the City of Highland Park's Annual Budget for the fiscal year ending December 31, 2026. It is an honor to represent the City, work for a Mayor and Council who set policy based on the best interests of the community and work alongside a dedicated and professional team of employees who embrace the mission, established by the City Council, to provide high-quality municipal services in an efficient and fiscally-responsible manner through effective, transparent, collaborative, and inclusive governance. The budget reflects input from the community and the City's commitment to fiscal stability, public safety, continued investment in the City's infrastructure, economic development, environmental sustainability and vibrancy. It also includes continuing a trauma informed approach of community support following the 2022 shooting; managing City operations related to services and programs for victims, staff, businesses, and the general public; coordinating the City's ongoing response with local, county, state, and federal agencies; and managing timely and important public and business communications.

The budget includes a wealth of information pertaining to the community, the organization, the City's priorities, and costs for advancing priorities planned for the fiscal year and long-term. The City continues its commitment to long-term planning by including a 10-year capital improvement program (CIP) with funding, which guides the City's infrastructure, facility, and equipment planning. The fiscal year 2026 (2026) budget and the fiscal year 2025 (2025) estimate reflect the City's current estimates to sustain operations, plan for the future, and continue to provide high quality service to the public.

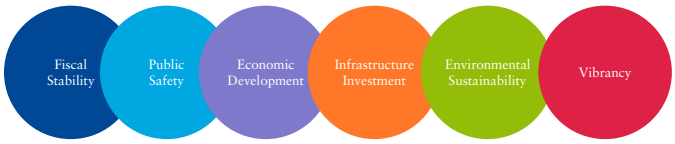
Operating revenue of $100 million is expected to be relatively flat with 2025, with 2025 operating revenue expected to be 2% higher than 2024. 2026 operating revenue changes include higher water and sewer revenue, higher sales and property tax, and higher internal charges, offset by lower operating grants/reimbursements, contributions, interest income, and other revenue. **Total revenue** of $150 million is expected to be 24% higher than 2025, with 2025 total revenue expected to be 6% lower than 2024. In addition to operating changes, total revenue is impacted by non-operating revenue changes including changes in debt financing and its related debt levy, capital grants/reimbursements, and transfers between funds, consistent with the City's 10-year CIP and CIP funding plan; increases in tax increment financing revenue, consistent with market equalized assessed value changes; and changes in sale of assets.

Expenditures of $142 million budgeted for 2026 are expected to be 5% higher than the estimate for 2025. The City continues effective cost management focused on minimizing the tax and fee impact of City services on residents, even though inflationary pressures have increased the prices of goods and services required for the provision of City services. The budgeted increases are debt service $3.1 million, personnel costs $2.2 million and capital $1.3 million. These changes are discussed in the Budget Brief within the Executive Summary section, in the Budget Preparation Notes within the Budget Process and Structure section, and throughout the document in the Fund sections.

A balanced operating budget is presented, with operating revenues expected to exceed operating expenditures. The City balances resources with the cost of providing appropriate services. Total and General Fund (GF) reserves are projected at approximately $67 million and $28 million, respectively, as of December 31, 2026. The General Fund has a strategic drawdowns totaling $8 million to fund capital improvements. All drawdowns are for policy-permitted purposes. Further detail is included in the Fund sections and within the Fund Balance Summary of the Executive Summary section.

The City's **property taxes are approximately 8% of a property owner's total tax bill.** The City diversifies its revenue stream and manages expenses to minimize the City's financial impact of City operations to taxpayers. The combined City and Library budget includes a tax levy increase of 8% equating to $2 million for City debt service, road maintenance and improvement, and pensions, and Library debt service, personnel, and operating expenditures. The change is a $138 impact to a City tax payer with an average $500,000 equalized assessed value for the tax payer's property. Further information is included in the Property Tax Summary within the Executive Summary section.

TRANSMITTAL LETTER
2025 BUDGET OVERVIEW



Staffing is budgeted at 273.6 full-time equivalents (FTE), which is 1.28 FTE employee higher than 2025. These changes reflect the City's staffing approach to provide a high level of service in the most efficient and effective manner. On an ongoing basis, departments assess positions and organization operations to determine if positions can be restructured, consolidated, contracted, and if efficiencies can be created through the use of technology and shared service strategies. Changes are detailed in the Budget Preparation Notes within the Budget Process and Structure section. All City staff remain committed to providing responsive and high quality customer service.

The budget meets the City's revenue, financial, budgetary, and capital policies. The City's long-term plan includes balanced funds meeting or exceeding the City's fund balance targets over a 10-year period, with 10-year capital and funding shown in the Capital section and five-year fund balance summaries shown in the respective Fund sections. The 2026 Budget was developed with an understanding of the impact of prior, current, and future decisions on revenue, tax levy, operating expenditures, capital improvements, and long-term financing. By looking to the future while respecting the economic realities of the present, the 2026 Budget achieves admirable balance and policy adherence over the next 10 years.

I am proud to oversee our organization of 273.6 FTE staff. We have an effective mission-focused operation of $142 million. We protect public safety and provide public works for over 30,000 residents in the City's 12.25 square miles. We have an aggressive, yet achievable, business development plan, working collaboratively with approximately 800 City businesses. We are a municipal leader in sustainability by implementing initiatives to protect the environment. We seek opportunities for enhancing operations and enabling fiscally-responsible services. We embrace the arts, historic preservation, human services, affordable housing needs, and partner with the Highland Park Community Foundation to extend grants to organizations serving our community.

The budget includes $40 million of capital improvements. $34 million is for infrastructure improvements including $17 million of street, streetscape, bridge, parking, sidewalk, bike walk, lighting, and forestry improvements and $18 million of water and sewer improvements. $6 million is for facility improvements and fleet/equipment replacement. The 2026 capital is supported by $14 million of debt financing, $4 million of user charges, $12 million of strategic fund drawdowns, $5 million of motor fuel tax and grants, and $5 million of sales tax, tax increment financing, other taxes, and sale of assets. The City invested $273 million in capital improvements over the last 15 years through 2025 and is planning $216 million of capital improvements over the next 10 years, including the $40 million budgeted for 2026.

The Organization and Services, Budget Process and Structure, and Executive Summary sections of the budget document provide background information on the City; its government, mission, objectives, services, and structure; the budget development process; and budget summaries. A one-page Budget Recap immediately follows this Transmittal Letter. The Executive Summary section includes a more extensive Budget Brief. These two documents provide high level overview of the budget document's detailed information.

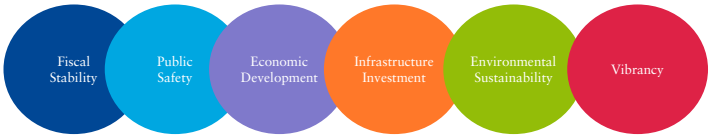
Special appreciation and acknowledgement to Finance Director Kristi McCaulou. Budget development would not have been possible without significant contribution from employees throughout the organization, and Finance team dedication. The Mayor and City Council provide strategic vision, commitment to planning, and responsible and prudent City financial policy. Budget presentations were conducted or staff reports distributed according to the Timeline on page 23. All budget documents are posted on the City's website (www.cityhpil.com). Questions can be directed to the Finance Director at 847-926-1020 / kmccaulou@cityhpil.com or me at 847-926-1000 / gneukirch@cityhpil.com.

Sincerely,

Ghida S. Neukirch

Ghida S. Neukirch
City Manager

CITY OF HIGHLAND PARK
BUDGET RECAP



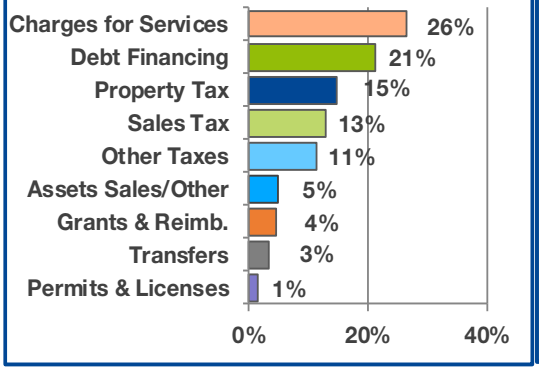
The mission of the City of Highland Park, Illinois is to provide high-quality municipal services in an efficient and fiscally-responsible manner through effective, transparent, collaborative, and inclusive governance.

The Budget Supports Our Priorities
Fiscal Stability
Public Safety
Infrastructure Investment
Economic Development
Environmental Sustainability
Vibrancy

The Budget Meets Our Goals
Expenditures Consistent with Fund Balance Targets
Revenue Diversification Minimizing Property Taxes
Performance Measures and Productivity Indicators
Cash Basis, Program Based, Line Item Detail
Balanced Focus Between Short-term & Long-term

Values: Inclusivity, Welcoming, Individuality, Diversity, Equity, Transparency, Statement Against Hate

Where the Money Comes From



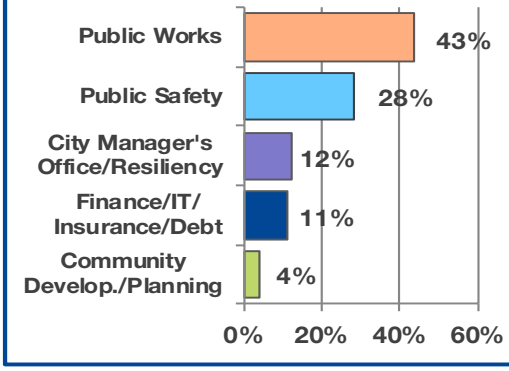
Best-in-Class Service

Public Safety, Public Works, & Community Development

Award-Winning Budget & Audit Reports

Aaa Credit Rating

Where the Money Is Spent $142M



The City receives 8% of your property tax dollar in support of City services including:

- ✓ 24-hour Emergency Medical Response
- ✓ 24-hour Fire and Police Protection
- ✓ Water, Sewer, Streets, Lighting, & Forestry
- ✓ Infrastructure Upgrades and Maintenance
- ✓ Economic Development
- ✓ Environmental Sustainability
- ✓ Community Safety & Fire Education Programs
- ✓ Comprehensive Land Use Planning

City and City Services By The Numbers

30,229 Highland Park Residents

6,351 eNews Subscribers

30 New Businesses
800+ Total

9,075 Weekender Subscribers

24,285 ft Sanitary Sewers Televised

3,235 Bldg. Permits Issued
10,273 Inspections Performed

40 Environmentally Friendly Vehicles

245 Adopted Ordinances & Resolutions

3,402 Tons of Asphalt Placed

60,000 Water Customers

23,000+ Calls for EMS, Fire, or Police

Capital Improvement Budget $40 Million

Improvements to business district infrastructure, streets, bridges, sidewalks, bike paths, water and sewer systems, facilities, and public safety and public works fleet and equipment, supported by $5 million in grants and motor fuel tax revenue.

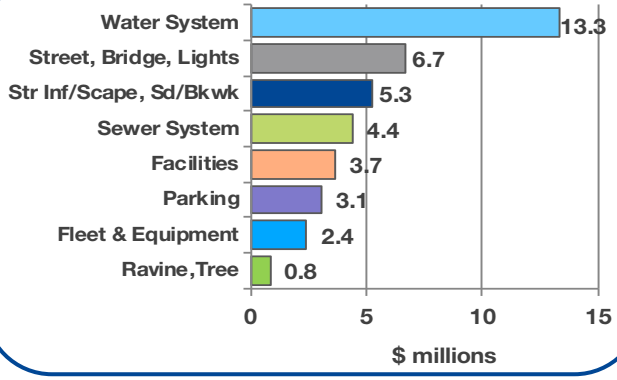
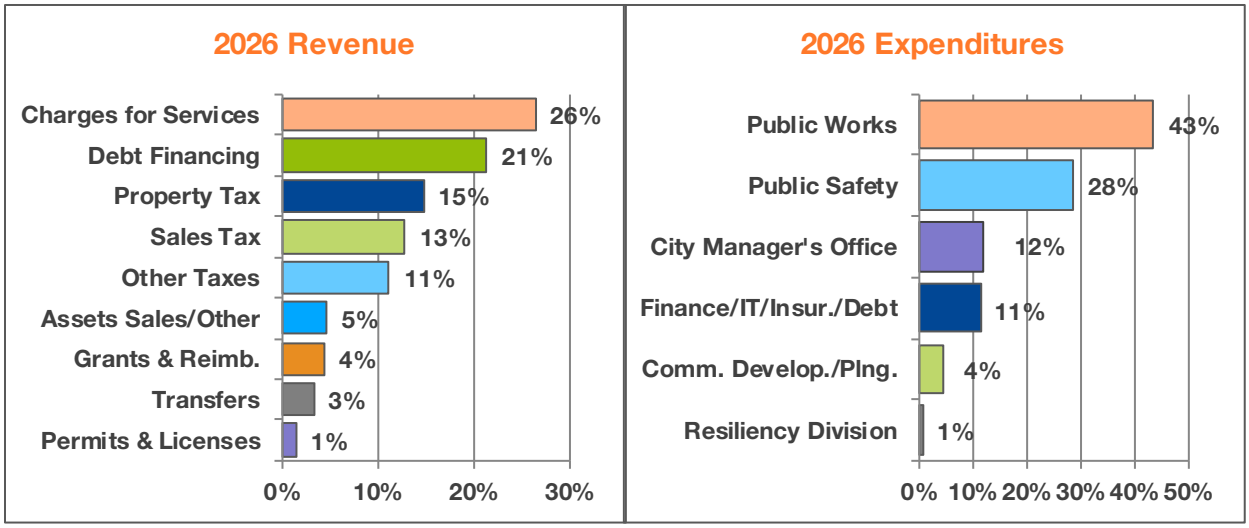


EXHIBIT B
BUDGET BRIEF



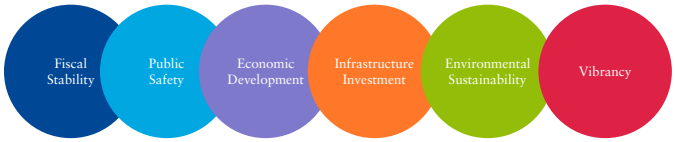
	Total 2026 Revenue	Increase / (Decrease) '26 Bud. vs. '25 Est. Dollar	Percent	Total 2026 Expenditures	Increase / (Decrease) '26 Bud. vs. '25 Est. Dollar	Percent
General Fund	54,134,300	821,000	1.5%	62,496,300	2,719,700	4.5%
Other Govt. Funds	53,280,000	22,607,500	73.7%	33,533,600	722,500	2.2%
Enterprise Funds	29,192,000	4,778,400	19.6%	31,659,900	3,021,600	10.6%
Internal Service Funds	12,732,500	161,500	1.3%	13,826,000	(154,400)	-1.1%
Fiduciary Fund	583,600	326,000	126.6%	545,000	(570,900)	-51.2%
Total City	**149,922,400**	**28,694,500**	**23.7%**	**142,060,800**	**5,738,400**	**4.2%**

A Balanced Operating Budget is presented, with Operating Revenues expected to exceed Operating Expenditures by over $13 million. Total Revenues are budgeted to exceed Total Expenditures by almost $8 million due to fund balance gain in the Street Capital Fund debt issuance, consistent with the City's 10-Year CIP.

Fund Balances continue to meet the minimum fund balance targets for all funds as shown on the Fund Balance Summary page of this section.

	Operating			Debt/Capital/Transfers		Total
Fund	Revenue	Expenditure	Net	Revenue	Expenditure	Net
General	51,509,300	(50,191,500)	1,317,800	2,625,000	(12,304,800)	(8,362,000)
Multi-Modal Transp.	6,205,900	(6,205,900)	-		(715,000)	(715,000)
Motor Fuel Tax				1,358,400	(1,400,000)	66,800
Enhanced 911	701,000	(857,600)	(156,600)			(166,600)
Public Safety Pension	7,259,500	(7,259,500)				-
Environmental Sustain.	271,400	(241,400)	30,000		(30,000)	-
Debt Service				6,111,000	(6,045,100)	65,900
Street Improvements	386,500		386,500	28,701,500	(8,866,100)	20,221,900
TIF Ravinia Fund				871,200	(1,218,000)	(346,800)
TIF Briergate Fund				1,305,200	(685,000)	620,200
Water	14,719,400	(7,529,200)	7,190,200	8,717,000	(16,749,200)	(842,000)
Sewer	5,435,600	(2,159,100)	3,276,500	320,000	(5,222,400)	(1,625,900)
Equipment	5,322,500	(3,572,800)	1,749,700	50,000	(2,201,000)	(401,300)
Insurance	7,360,000	(8,052,200)	(692,200)			(692,200)
Housing Trust Fund	583,600	(545,000)	38,600			38,600
Grand Total	**99,863,100**	**(86,614,200)**	**13,248,900**	**50,059,300**	**(55,446,600)**	**7,861,600**

TOTAL BUDGET BRIEF



2026 PRIORITIES

Six priorities guide the City's policy, direction, and objectives. The City Council established the priorities based on feedback from the public and staff. Detailed commentary on how these priorities guide the 2026 Budget is included in the City Mission, Values, Priorities, and Objectives subsection of the Organization and Services section.

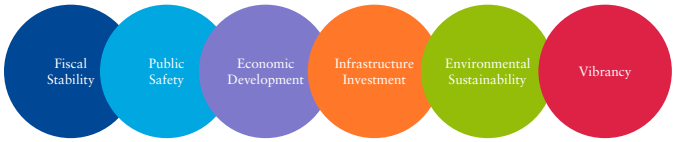
Fiscal Stability
Public Safety
Infrastructure Investment
Economic Development
Environmental Sustainability
Vibrancy

2026 AND 2025 HIGHLIGHTS

City staff provide a quarterly update on more than 120 priority-based major projects that are underway and planned. These customer-focused initiatives, founded on the City's six priorities, are either outside of the City's day-to-day operations or significantly impact City operations and resident experience. The City's 2025 accomplishments and 2026 objectives are detailed in the division narratives within the Department and Fund sections of this budget document, with each accomplishment and objective showing linkage to priorities. Highlights include:

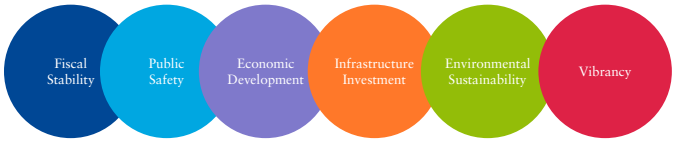
All Priorities Accomplishment (A) / Objective (O)	Dept*	2025	2026
Effectively manage $142 million and $135 million budgets in 2026 and 2025, respectively, and six customer-service focused departments, meeting and exceeding the needs of over 30,000 residents, providing high-quality municipal services in an efficient and fiscally-responsible manner through effective, transparent, collaborative, and inclusive governance.	CM	A	O
Foster efficient, transparent, and effective public communication through press releases, eNews, City Alerts, Rave texting, Smart911, the *Highlander*, daily social media posts & website updates.	CM	A	O
Coordinate Citywide rebranding.	CM		O
Enhance the accessibility of City communications.	CM	A	O
Partner across departments in managing the collective bargaining agreements with the unions that represent the police officers, police sergeants, firefighters, fire lieutenants, and certain Public Works employees.	CM PD/FD PW	A	O
Develop a long-term art conservation and maintenance plan of the City's public art collection.	CM FN/PW		O
Conduct a comprehensive review of the compensation and classification system for non-union employees	CM		O
Continue the City's trauma informed approach of community support and communications following the 2022 shooting; managing City services and programs for victims, staff, businesses, and the general public; coordinating the City's ongoing response with local, county, state, and federal agencies; and managing timely and important public and business communications.	CM PD	A	O
Lead the City's Independence Day programming, events, and security implementation designed to allow participant opportunities to opt in and out of activities as they are comfortable; uniting with staff across departments, volunteers, governments, and community partners.	CM PD FD	A	O

*Department: CM-City Mgr.'s Office, FN-Finance, PD-Police, FD-Fire, CD-Com. Dev., PW-Public Works.



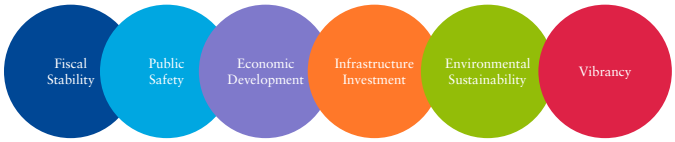
Fiscal Stability Accomplishment (A) / Objective (O)	Dept*	2025	2026
Support the City's resiliency efforts, including grant leadership, supporting the Office of Victims of Crime in pursuing funding from the Federal Antiterrorism and Emergency Assistance Program, in coordination with community partners.	FN CM	A	O
Earn a Distinguished Budget Presentation Award for the City's Budget document and a Certificate of Achievement for Excellence in Financial Reporting for the City's Annual Comprehensive Financial Report from the Government Finance Officers Association.	FN	A	O
Preserve the City's Aaa credit rating, which is the highest possible rating that may be assigned to an issuer's bonds by any of the major credit rating agencies and results in the lowest financing costs. Aaa-rated bonds boast a high degree of creditworthiness, because their issuers are generally easily able to meet their financial commitments and they consequently run lower risks of defaulting.	FN	A	O
Ensure the City adheres to its priority financial policies including fund balances meet or exceed the City's minimum fund balance targets; City actual results are realized within amended budget; and annual operating revenue equals or exceeds annual operating expenditures.	FN	A	O
Lead an efficient and effective audit process resulting in an unmodified opinion, the highest opinion given to municipal government, with minimized management letter comments.	FN	A	O
Continue to manage implementation of the enterprise permitting and licensing (EPL), human capital management (HCM), utility billing (UB), and enterprise asset management (EAM) modules as part of the City's Enterprise Resource Planning System implementation, partnering across City departments. 2025: HCM and Time & Attendance. 2026: UB Advanced Scheduling and EAM.	FN+ ALL	A	O
Co-manage along with other co-founding members, the City's insurance pool for general liability, property, and other conventional insurance coverage. Continue as Treasurer and a voting Board member, providing advice and financial oversight to the board.	FN	A	O
Implement upgrades consistent with the City's long-term information technology plan, including upgrades to the City's phone and voicemail system.	FN	A	O
Update the City's IT Strategic Plan and finalize evaluation of a web-collaborative office suite of software for anticipated 2026 implementation.	FN		O
Support City and Pension Boards' objectives for Public Safety Pension Funds and OPEB.	FN	A	O

*Department: CM-City Mgr.'s Office, FN-Finance, PD-Police, FD-Fire, CD-Com. Dev., PW-Public Works.

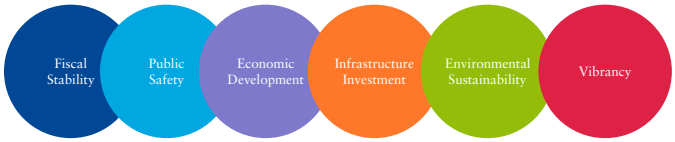


Public Safety Accomplishment (A) / Objective (O)	Dept*	2025	2026
Initiated or responded to over 23,000 police service or emergency medical/fire service calls in 2025. Maintain or exceed service level in 2026. Budget document page 72 includes trend data.	PD/FD	A	O
Continue engaging in community outreach efforts and community relations events, through individual and organized events, demonstrating a commitment to strong and collaborative relationships with the public, with expanded engagement in 2025-6 through an Administrative Services Officer position.	PD/FD	A	O
Continue implementing strategic plan addressing community concerns.	PD	A	O
Continue mentor program for new officers.	PD	A	O
Continue hosting and attending neighborhood meetings and community relations events.	CM/PD	A	O
Host the Junior Police Academy, the Community Fire Academy, participate in student engagement events, partner with local EMS programs providing field experience for students, and collaborate with School Districts 112 and 113 at regular safety meetings.	PD	A	O
Coordinate traffic and parking education, enforcement, and safety campaigns, including bicycle education and safety initiatives.	PD	A	O
Develop State certified training curriculums to meet or exceed mandated training (2025), ensure most Police Officers receive 100 hours or more of in-person and online training (2025), ensure the next eligible Sergeant attends the Northwestern University Center for Public Safety School of Police Staff and Command (2026), maintain Illinois Law Enforcement Accreditation Program (ILEAP) certification (2025, 2026) and cross train records personnel for career development and redundancy (2026).	PD	A	O
Expand detective unit career development and succession plan at supervisory and staff levels, including job shadowing, temporary unit assignment when possible, and unit specialty cross training.	PD	A	O
Instruct monthly CPR classes, install smoke detectors, administer a sharps disposal program, instruct Stop the Bleed classes, conduct a Community Fire Academy, offer blood pressure checks and provide station tours.	FD	A	O
Upgrade communications equipment and protocols enhancing interoperability with other agencies.	FD	A	
Re-certify personnel in CPR (2025), complete paramedic training utilizing an advanced obstacle course in airway and trauma with multiple scenarios to sharpen the skills of prehospital providers (2025,2026), re-certify paramedics in Advanced Cardiac Life Support (2026), send one new staff to Paramedic class (2026), and train with police staff on active shooter drills (2026).	FD	A	O
Compile more than 17,000 training hours annually, certifying 20 members across 10 certifications in 2025, 11 members across six certifications in 2026, and all staff across three certifications in 2026, as detailed in the Fire Department section of the General Fund.	FD	A	O

*Department: CM-City Mgr.'s Office, FN-Finance, PD-Police, FD-Fire, CD-Com. Dev., PW-Public Works.



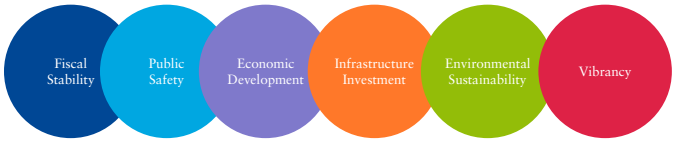
Economic Development Accomplishment (A) / Objctv. (O)	Dept*	2025	2026
Market and manage the City's incentive programs to support businesses and drive growth. In 2025, registered approximately 800 businesses in Highland Park of which 30+ were new businesses, resulting from assisting property owners with marketing commercial parcels to real estate professionals and businesses.	CM	A	O
Continue enhancing the Business Development Strategic Plan to elevate the City's appeal and foster innovation.	CM	A	O
Support City and stakeholder objectives for growth and vibrancy of the City's business districts, including development from tax increment financing.	CM/FN CD/PW	A	O
Review and process permit applications and administer land use and construction codes effectively. In 2025, issued over 3,200 permits and performed over 13,000 inspections through various phases of construction and code enforcement activities. Customer service staff responded to over 14,800 calls, 8,800 emails, and 2,000 walk-in visits, averaging about 59 customer calls and 10 in-person customers per day. The Fire Prevention Bureau conducted over 2,700 life safety related inspections.	CD	A	O
Implement building code amendments related to International Code Council and State of Illinois Building Stretch Code in 2025, as directed / adopted by Council.	CD	A	
Assess permit processes and implement changes aimed at further streamlining operations.	CD		O
Administer and advise four land use boards and commissions, prepare technical reports, and facilitate public meetings/hearings.	CD	A	O
The Plan and Design Commission will consider development applications and make decisions or recommendations to Council; consider land use regulatory changes as recommended by staff or as directed by Council; consider and recommend proactive zoning recommendations related to sub-area planning initiatives as appropriate; and in help guide and advise on updates to the Master Plan, in collaboration with staff. The Commission conducted 20 meetings with 48 agenda items August 2024-July 2025. Agendas included, but were not limited to, the following developments: zoning code text amendments for Freight and Parcel Terminals and Warehouses, Storage Containers, berms and buffering, EV Readiness, bicycle parking and pedestrian connectivity, kennels, inclusionary zoning obligation to pay certain impact fees, and timeshare-related uses; rezoning, Special Use Permits (SUPs), and Special Exception for the Public Library addition; Special Exception for 565 Roger Williams Ave., SUP for a vet clinic at 592 Roger Williams Ave., a preliminary Planned Development for 734 Central Ave., a SUP Amendment for the Park District's West Ridge facility, Laurel Park Phase II PUD Amendment, towing and impound lot interpretation and SUP, a PUD for 1700 Old Deerfield Rd., a Major Plat of Re-subdivision for 711 Lincoln Ave. W, a townhome PUD development at Glenview-Green Bay, a PUD for 1632-1646 Second St. for a 19-unit multi-family development, a PUD amendment for 445 Central Ave. and a PUD amendment for 1651 Richfield Ave.; and 20 additional distinct Design Review, sign variance, sign package, and plats of re-subdivision or consolidation.	CD	A	O



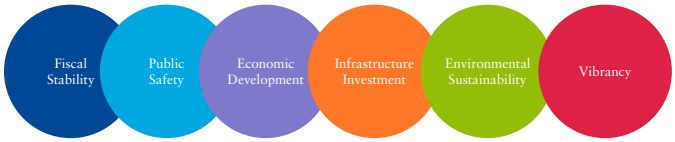
Economic Dvlpmt. Accomplishmt. (A) / Objctv. (O) continued	Dept*	2025	2026
The Zoning Board of Appeals will conduct public hearings, decide variance requests, and make recommendations to City Council regarding variance considerations, as directed. The Board conducted 16 meetings related to 26 applications for zoning relief. Maintain or exceed service level in 2026.	CD	A	O
Administer the Housing Trust Fund and related grant making program(s) including monitoring scattered site grants for the creation of affordable units and for securing and making affordable other housing units in Highland Park.	CD	A	O
Continue implementing a community outreach and education programming per the City's historic preservation plan.	CD	A	O
Analyze the City's payment in-lieu of affordable housing and make recommendation for changes.	CD		O
Procure services, manage, and update the City's comprehensive master plan.	CD	A	O
Continue Historic Property Plaque Program.	CD	A	O

*Department: CM-City Mgr.'s Office, FN-Finance, PD-Police, FD-Fire, CD-Com. Dev., PW-Public Works.

Infrastructure Investment Accomplishment (A) / Objtv. (O)	Dept*	2025	2026
Achieve American Public Works Association re-accreditation in 2025 and continue processes to retain accreditation in 2026.	PW	A	O
Relocate the Senior Center and renovate the City's facility at 1201 Park Avenue West, with a grand opening in 2025.	CM PW	A	
Oversee design services for public improvement projects (2025, 26 / 2026, 24), perform field inspection services on contracts for public improvement projects (2025, 9 / 2026, 12), manage construction engineering services for public improvement projects (2025, 5 / 2026, 7), continue preliminary engineering for grant-funded bridge replacement projects (2025, 6), complete reviews and/or inspections for private developments (2025, 77), and complete reviews and/or inspections for private work within the Steep Slope Zone (2025, 22), with 18 related to floodplain issues.	PW	A	O
Continue updating the City's facilities. 2025 Updates: Install new CCTV and building access systems; replace Police Station's HVAC building automated system (BAS) and install new BAS at City Hall; tuck-point City Hall and the Fire Training; paint Fire Station 33 apparatus bay and replace apparatus bay beyond life infrared heating system; Rekey all building exterior doors that received a new building access system; Replace Firearms Training Center's failing fire alarm control panel; replace degrading parking decks main fire sprinkler trunk lines. 2026 Updates: Exterior tuck pointing and masonry repair at the Art Center; replace exhaust fan for bullet trap; Fire Station 33 Replace appliances, fire alarm, redo kitchen counter tops and replace failing exterior gutters; Senior Center boiler replacement 50/50 cost share with Park District; Port Clinton directional signage painting and informational kiosk installation; St Johns Parking Deck expansion joint and structural repairs.	PW	A	O



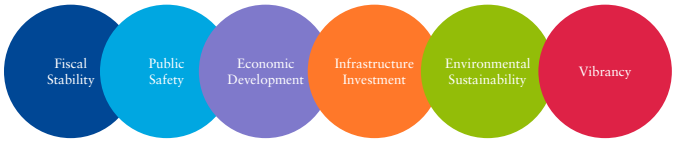
Infrastructure Invstmt. Accmplshmt. (A) / Objtv. (O) continued	Dept*	2025	2026
Continue improving the City's roadways, bridges, and sidewalks. 2025 improvements: Annual street rehabilitation program; annual SMART program; annual concrete repair program (concrete street patching and sidewalk repairs); Briergate TIF-funded improvements; continue final engineering for bridge replacements* on Beech Street, Judson Avenue, St. Johns Avenue, and Wade Street. 2026 improvements: Annual street rehabilitation program; annual SMART program; annual concrete repair program (concrete street patching and sidewalk repairs); complete streets that will be converted from full depth concrete pavements to concrete pavements with new asphalt overlay; continue final design of Green Bay Rd. improvement from Central Avenue to Clavey Road; commence Sheridan Rd. sidewalk; complete final engineering for bridge replacements on Beech Street, Judson Avenue, St. Johns Avenue, and Wade Street.	PW	A	O
Conduct Planning for renovation of the Public Services Center (Public Works/Community Development) and Fire Station #34 in 2025/2026 for construction in 2027.	PW	A	O
Continue improving the City's parking lots. 2025 Improvements: Construct lot improvements for Port Clinton garage and Ravinia West Train Station Parking Lot; clean the First Street and St Johns parking decks. 2026 Improvements: Construct lot improvements for the Central East Train Station Lot and First Street parking deck.	PW	A	O
Continue improving the City's water treatment and distribution systems. 2025 Improvements: Completed year two of a three-year process to replace the Water Plant ultrafiltration membrane modules; evaluated and procure a behind-the-meter solar system for the Water Plant; design improvements to the Water Plant's primary water intake and a new raw water shore well; replace 1929 flocculation basin 'gate' valve; construction of the Beech Lane and Linden Avenue water main projects; design for new water main on Sheridan Road, Edgecliff to North End. 2026 Improvements: Construction for new water main on Sheridan Road, Edgecliff to North End; final engineering design for a new Green Bay Road* water main from Central Avenue to Clavey Road; continue identifying lead water service line locations in the public right of way and replace with copper lines; final phase of the of the three-year process of replacing the ultrafiltration membrane modules; Replace 1929 venturi and 1960 orifice plate finished water meters; design of improvements to the water plant's primary water intake and a new raw water shore well.	PW	A	O



Infrastructure Invstmt. Accmplshmt. (A) / Objtv. (O) continued	Dept*	2025	2026
Continue improving the City's sanitary sewer system. 2025 Improvements: Repairs to lift stations throughout the City; complete trenchless, cured-in-place rehabilitation of approximately 10,200 linear feet of sanitary sewer main; line 105 sanitary manholes; complete final engineering for four bridge replacements: Beech Street, Judson Avenue, St. Johns Avenue, and Wade Avenue; continue preliminary engineering for a Dean Avenue bridge replacement; complete design of new sanitary sewer for the Sheridan Road, Edgecliff Dr. to North End Project. 2026 Improvements: Continue the cost-sharing sewer lateral program to assist residential property owners; identify locations and perform trenchless cured-in-place rehabilitation of sanitary sewer mains through contractual lining programs; continue the manhole-lining program; complete construction of new sanitary sewer for the Sheridan Road, Edgecliff Dr. to North End Project; initiate construction for bridge replacements: Beech Street, Judson Avenue, St. Johns Avenue, and Wade Avenue; complete preliminary engineering for a Dean Avenue bridge replacement.	PW	A	O
Continue improving the City's storm sewer system. 2025 Improvements: Complete trenchless, cured-in-place rehabilitation of approximately 2,000 linear feet of storm sewer main; continue long-term regional flood mitigation plan efforts with the Army Corps., Lake County, and area municipalities; and design Sheridan Road, Edgecliff Dr. to North End. 2026 Improvements: Continue final storm sewer design for a new Green Bay Road storm sewer main, from Central Avenue to Clavey Road; complete the design to repair and stabilize the Prospect Avenue Lake Michigan bluff slope; design and construct a new storm sewer on Sheridan Road, Edgecliff Dr. to North End; continue coordinating the flood mitigation buy-out program with Lake County Stormwater Management Commission; and identify locations and perform trenchless cured-in-place rehabilitation of storm sewer mains through contractual lining program.	PW	A	O
Coordinate bid documents, contracts, change orders, and agreements, ensuring contractors and vendors meet agreement legalities, documentation, accountability, and regulation compliance.	PW	A	O

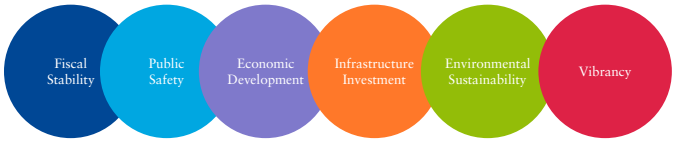
*Department: CM-City Mgr.'s Office, FN-Finance, PD-Police, FD-Fire, CD-Com. Dev., PW-Public Works.

Environmental Sustainability Accomplishment (A) / Objtv. (O)	Dept*	2025	2026
Incorporate sustainability practices and energy efficiency into operations, parking improvements, facility improvements, infrastructure improvements, and requests for proposals. Examples include: replacing HVAC systems at the Police Station and City Hall (2025); new apparatus bay at Fire Station 33 (2025); and new appliances at Fire Station 33 (2026).	PW	A	O



Environ. Sustain. Accomplishment (A) / Objtv. (O) continued	Dept*	2025	2026
Continue to advance sustainability programming and initiatives. 2025 Programming and Initiatives: Complete annual greenhouse gas (GHG) emission reporting through the Carbon Disclosure Project as required by the Global Covenant of Mayors for Climate and Energy, and continue efforts to meet the City's GHG reduction target; continue education regarding communitywide all-in curbside composting for single-family residential homes and commercial properties; present multiple communitywide opportunities for education and participation in sustainability practices, i.e., MLK Day of Service, Arbor Day, Shred events, Compost giveaway, clothing textile and re-use a shoe collection programs, on-site recycle center, IL Solar Home Tour; continue the community solar program, in coordination with the Metropolitan Mayors Caucus, for residential and small business electricity accounts; advance a new contract for electricity aggregation program generating revenue for sustainability initiatives; promote communitywide practices for hard to recycle plastic/film and enhanced recycling programs; present the Sustainability Speaker Series to the community; invest in Clearpath technology and restart Green Alliance. 2026 Programming and Initiatives: Implement pathway to reach new GHG reduction targets outlined in five-year sustainability plan, monitor GHG emissions and progress, and update GHG information for Global Covenant of Mayors reporting; implement the five-year sustainability plan 2026 objectives; launch a full calendar year of marketing content to educate and engage community through all communication modalities, including education about bird-friendly glass and greenhouse gas reduction; streamline tracking of sustainable practices across all departments and seek grants where applicable; support partnership objectives of SWALCO in regional activities; plan public engagement centered activities such as compost giveaway, Arbor Day, Ravinia Farmer's Market.	CM	A	O
Plant trees (2025, 350 / 2026, 350); prune trees (2025, 3,000 / 2026, 3,000); remove dead, dying, diseased, or hazardous trees (2025, 300 / 2026, 350); review construction site plans for tree preservation, partnering with the Building Division (2025, 270 / 2026, 250-450), issued permits for tree removal on private property unrelated to construction (2025, 600 / 2026, 500-700), continued expansion of the McClory Trail Pollinator Garden.	PW	A	O
Develop code amendments related to sustainability included recommendations for implementation of MoveHP plan objectives related to bicycle parking regulations and developed code recommendations for electric vehicle readiness and energy storage systems.	CD	A	
Research electric vehicle readiness matters, continued inspector training related to solar energy installations, and maintained commitment to three-day plan review for small solar projects.	CD	A	O
Enhance comms. and public education surrounding greenhouse gas reduction.	CM		O

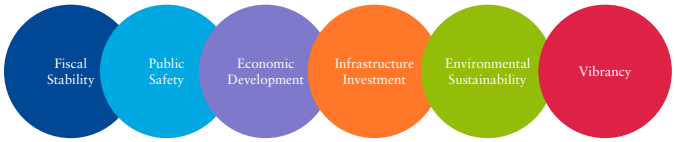
*Department: CM-City Mgr.'s Office, FN-Finance, PD-Police, FD-Fire, CD-Com. Dev., PW-Public Works.



Vibrancy Accomplishment (A) / Objective (O)	Dept*	2025	2026
Update to the City's Cultural Arts Strategic Plan	CM		O
Manage the planning, coordination and promotion of City-sponsored special events and related permanent infrastructure enhancements	CM		O
Continue assessment of programmatic offerings, advancement of services to serve the modern senior population, and coordination & partnership with government partners to meet community needs; increase community awareness of Senior Center operations, activities and social service opportunities; redesign Senior Center newsletter.	CM		O
Create, market, execute, and support events that contribute to the community's culture and quality of life, benefit businesses, and attract investment and tourism.	CM		O
Assess opportunities with Ravinia Business District stakeholders, including the Park District, for installation of additional streetscape amenities, including, art work, and tables and chairs; install streetlights along Burton Ave. and Alley; present parking feasibility study regarding geometrics and impact opportunities and trade-offs of additional on-street parking, including assessment of future parking needs based on zoning related build-out analysis. Develop design documents and construction documents as directed; identify opportunities for collaborating with property owners and SSA 17 in the TIF District to implement elements of the streetscape design via additional private investment.	CD CM		O

*Department: CM-City Mgr.'s Office, FN-Finance, PD-Police, FD-Fire, CD-Com. Dev., PW-Public Works.

TOTAL BUDGET BRIEF



2026 ORGANIZATIONAL OBJECTIVE INVESTMENTS

Special attention has been paid the City's six priorities and organizational objectives while preparing the 2026 Budget. Highlights of the budgeted investments are listed below. These investments are in addition to City operations, which are also focused on the City's priorities and organizational objectives.

50,346,200	2026 Organizational Objective Investments Beyond Operations
26,772,000	**Infrastructure Investment**
13,346,000	Water System Upgrades
4,906,000	Street Improvements
3,055,000	Parking Improvements
4,390,000	Storm and Sanitary Sewer Upgrades
1,075,000	Bridge Design and Repairs
10,557,000	**Public Safety**
9,500,000	Public Safety Pension Contributions
1,057,000	Public Safety Vehicle and Equipment Upgrades
6,209,200	**Fiscal Stability**
3,655,000	Facility Improvements
1,188,200	Other Post-Employment Benefits and Admin. Pension Contributions
700,000	Public Works Vehicle Replacement
666,000	Information Technology and Administrative Equipment Replacement
5,590,000	**Environmental Sustainability**
4,050,000	Sidewalks and MoveHP Plan
825,000	Forestry and Ravine Improvements
715,000	Street Lighting and Striping
1,218,000	**Economic Development**
1,218,000	TIF Business District Improvements

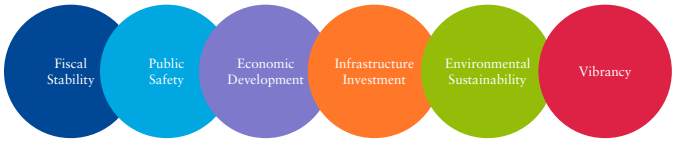
2026 BUDGET SUMMARY

The 2026 Total Budget, including expenditures and transfers, totals $142 million. The following overview provides meaningful context for the budget, across all funds.

Base Operating Budget (All Funds)

	Actual 2024	Estimate 2025	Budget 2026	Bud. '26 vs. Est. '25 Incr./(Decr.)	%
Personnel	$45,134,400	$48,274,700	$50,490,700	$2,216,000	4.6%
Contractual Services	$25,411,400	$30,766,900	$30,085,600	($681,300)	-2.2%
Materials & Supplies	$2,708,900	$3,191,300	$3,283,900	$92,600	2.9%
Operating Transfers	$2,413,800	$2,579,000	$2,754,000	$175,000	6.8%
TOTAL	**$75,668,500**	**$84,811,900**	**$86,614,200**	**$1,802,300**	**2.1%**

The Base Operating Budget comparison shows the change in spending for the City's operating budget. The City continues effective cost management focused on minimizing the tax and fee impact of City services on residents, with an operating budget increase of only 2%, even though inflationary pressures have increased the prices of goods and services required for the provision of City services at a much higher rate. The personnel variance is consistent with the City's compensation plan and collective bargaining requirements, anticipated higher insurance costs, and 273.6 full-time equivalents (FTE), which is 1.28 FTE employees higher than 2025. These changes reflect the City's staffing approach is to provide a high level of service in the most efficient and effective manner. On an ongoing basis, departments assess positions and organization operations to determine if positions can be restructured, consolidated, contracted, and if efficiencies can be created through the use of technology and shared service strategies. Personnel changes are detailed in the Budget Preparation Notes within the Budget Process and Structure section. Contractual services and materials and supplies are different year-to-year due to inflationary cost or service changes,



with a notable decrease in the City Manager's Office budget for business development. The 2026 operating transfers are due to $2.8 million reimbursement from the Water and Enhanced 911 Funds to the General Fund for water and public safety dispatch-related expenditures planned in the General Fund for operating activities.

Long-Term Investment (All Funds)

	Actual 2024	Estimate 2025	Budget 2026	Bud. '26 vs. Est. '25	
				Incr./(Decr.)	%
Capital	$41,023,600	$38,338,600	$39,658,000	$1,319,400	3.4%
Debt Service	$6,482,300	$7,196,800	$10,293,200	$3,096,400	43.0%
TOTAL	**$47,505,900**	**$45,535,400**	**$49,951,200**	**$4,415,800**	**9.7%**

The Long-Term Investment budget includes City infrastructure, facility, equipment and technology improvements, along with debt service for the repayment of principal and interest for some capital projects which are funded by debt financing. The significant capital investments planned for 2026 are summarized earlier in this budget brief, are detailed in the Transmittal Letter and Capital section, and are consistent with the City's 10-year Capital Improvement Program (CIP). The City invested $273 million in capital improvements over the last 15 years through 2025 and is planning $216 million of capital improvements over the next 10 years, including the $40 million budgeted for 2026. Debt service is consistent with the City's payment schedule for previously issued and planned debt. The 2026 budget includes assumption of a $7.9 million no interest loan from the Illinois Environmental Protection Agency, which is payable over 30 years, to pay for Illinois State-mandated replacement of lead service lines. It also includes issuance of $24 million of general obligation bonds to fund $4 million of street and facility improvements and $20 million for planning/construction for renovation of the Public Services and adjacent Fire Station building. The debt is consistent with the City's funding plan for its 10-Year CIP. There is further detail regarding capital and debt in the Capital, Debt Fund, and Appendix sections.

Transfers and Reserves (All Funds)

	Actual 2024	Estimate 2025	Budget 2026	Bud. '26 vs. Est. '25	
				Incr./(Decr.)	%
Non-Operating Transfers	$13,046,100	$5,420,300	$4,924,500	($495,800)	-9.1%
Reserves	$0	$554,700	$570,800	$16,100	2.9%
TOTAL	**$13,046,100**	**$5,975,000**	**$5,495,300**	**($479,700)**	**-8.0%**

Transfers are financial interrelationships between funds. A fund's transfer-out expenditure is treated as transfer-in revenue in the receiving fund. Transfers between funds are segregated from the operating and capital budgets as they are not actual outflows of City resources. The 2026 non-operating transfers are due to $2.6 million transfer from the General Fund to the Capital Fund in order to allocate home rule sales tax revenue to capital improvements; $1.4 million transfer of motor fuel tax receipts to the Capital Fund to pay for eligible capital improvements; $685,000 million transfer from the Briergate TIF Fund to the Capital, Water and Sewer Funds for capital improvements; $165,100 transfer from the Capital Fund to the Debt Service Fund to pay for general obligation bond issuance costs budgeted in that fund; and $30,000 transferred from the Sustainability Fund to the Equipment Fund for fleet sustainability-related expenditures planned in that fund.

Reserves are funds that will not be spent until an appropriation is budgeted in an expenditure account. The General Fund budget for 2026 includes $570,800 to meet requirements of Governmental Accounting Standards Board Statement No. 45 regarding Other Post-Employment Benefits (OPEB), consistent with an updated actuarial valuation by the City's third party actuary. Further information related to OPEB is available in the Appendix section Other Financial Policies.

BUDGET PREPARATION NOTES

The Budget Preparation Notes (Notes) include contextual information, design guidelines, and significant assumptions developed during the budget process and direct the understanding of the City's Budget. The Notes do not include reference to all funds or all assumptions. If the Executive Summary and/or the Fund Balance Summary and related documents within the Fund sections are considered sufficient for a good understanding of a Fund budget, additional commentary may not be included in these Notes.

RESILIENCY

The City experienced a mass shooting in 2022. The shooter killed seven people and injured dozens more. The City continues a trauma informed approach of community support following the shooting; managing City operations related to services and programs for victims, staff, businesses, and the general public; coordinating the City's ongoing response with local, county, state, and federal agencies; and managing timely and important public and business communications. The City's mission has never been more important. The City is working diligently and ensuring the City is firmly positioned to continue advancing its mission of providing high-quality municipal services in an efficient and fiscally-responsible manner through effective, transparent, collaborative, and inclusive governance. The City's budget reflects input from the community and the commitment of the City Council and Staff to fiscal stability, public safety, and continued investment in the City's infrastructure, economic development, environmental sustainability and vibrancy.

FEE AND TAX CHANGES

The City diversifies its revenue stream and manages expenses to minimize the financial impact of City operations to taxpayers. The City regularly reviews fees and taxes to ensure revenues are appropriate to fund the cost of providing the City's high level of services. The 2026 Budget includes the following changes:

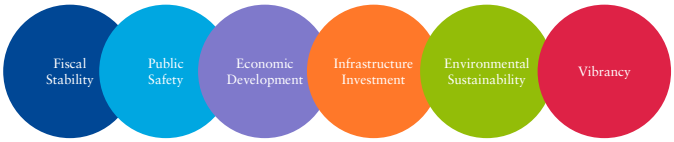
Ambulance Transport Fees: The City's ambulance transport fees are updated annually to align with the State of Illinois Healthcare and Family Services Provider Information Sheet, in order for the City to receive payment equivalent to Medicaid or private insurance. The updated fees noted below are included in the annual fee resolution, which will be in effect from January 1 through December 31, 2026.

- Basic Life Support $2,626.69
- Advanced Life Support $2,859.94
- Mileage Fee (unchanged) $9.46 per mile

Animal Impound Fees: City Code section 90.080 refers to redemption of impounded dogs. The City is updating the impoundment fee to $25.00 and the pound maintenance fee to $75.00 to offset expenses. The fees are included in the annual fee resolution, which will be in effect as of January 1, 2026.

Assisted Living Impact Fee: The impact fee was established in 2020 with the first change reflected in the 2026 budget. Since the ordinance was first passed, the percentage of the assisted living population has consistently been 2% of the Highland Park population. In that time, the annual percentage of EMS calls dispatched to assisted living facilities has accounted for an average of 20% of total EMS calls dispatched in Highland Park. The fee is included in the annual fee resolution, effective as of January 1, 2026.

Quantity of EMS call received as a percentage of the number of beds in an Assisted Living Facility	2025 impact fee	2026 impact fee
50% to 74%	$5,000	$5,000
75% to 99%		$7,500
100% to 124%		$10,000
125% to 149%		$12,500
150% to 174%		$15,000
175% to 199%		$17,500
200% and above		$20,000



Demolition Tax: The City Code Section 170.122(J)(1) Tax Imposed and Dedicated - The City's demolition tax has not been changed since its inception in 2002 and is an important revenue source for the City's affordable housing program. The City is updating the tax to $15,000 and $4,500/individual Unit >3, which is included in the annual fee resolution and will be effective as of January 1, 2026.

EV Charging Fees: The City currently operates one Level 2 public electric vehicle charging station (EVCS) with dual ports located in the Port Clinton parking garage. The associated parking spaces allow users to park and recharge their vehicles at no charge for 3-hours in line with other parking limits in the garage; those in parking spaces over 3-hours or parking in the spaces without actively charging are subject to fines per Chapter 72 of the Municipal Code. As the City plans to expand public EV charging stations in the community and as costs associated with the purchase and maintenance of charging equipment continues to rise, the City will implement the charging fees noted below and are included in the annual fee resolution, which will be in effect from January 1 through December 31, 2026.

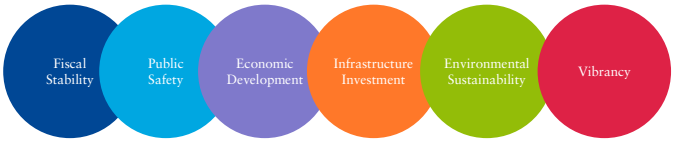
- Base charge: $0.25/kWh
- Loitering fee: $1/minute after expiration of posted parking time limit by 15 minutes

Grocery Sales Tax: In May 2024, the General Assembly passed the State of Illinois' FY2025 budget, which eliminates the 1% statewide grocery tax, effective January 1, 2026. This tax, collected by the State, is allocated to local governments, and has no impact on the State's budget. As part of the elimination of the statewide tax, the State legislature included a provision that allows municipalities to implement by ordinance a 1% locally imposed grocery tax. This local tax allows municipalities to replace the funds collected by the state without any additional burden on consumers, as the local tax will maintain the existing statewide tax rate. City Council approved 1% local grocery tax on June 16, 2025. The tax is effective as of January 1, 2026.

Low Income Program: The City will enhance the current Low Income Program. These changes are intended to ease the burden of compliance and safety-related home updates for those who need assistance most, ensuring that low-income households can continue to meet City standards without being overwhelmed by the financial impact. The updated fees noted below are included in the annual fee resolution, which will be in effect from January 1 through December 31, 2026.

- Removal of Sanitary Service Line Repair
- Addition of a 50% discount on the following:
    - Water Service Connection Fees
        - 1' Tap - $1,350 + Meter
        - 1 1/2' Tap - $1,950 + Meter
        - 2' Tap - $2,250 + Meter
        - 2'+ Tap - $500 per inch + Meter
    - Sanitary or Storm Sewer Connection Fee
        - $450 per dwelling unit
    - Building Permit Fees
        - Ranges from $0.05 per item to $75.00 permit fees

Outdoor Dining Fee For Use of On-Street Parking: The City offer restauranteurs the opportunity for permission to use parking spaces in the public right of way in their outdoor dining permit application. The City is updating the fee to $300 to reflect a more equitable value for using public right-of-way for private commercial gain. This adjusted fee would better offset the City's administrative costs associated with permit processing, oversight, and enforcement of the program. Furthermore, it acknowledges the opportunity cost of dedicating public parking spaces to private dining, contributing to a more sustainable and fair use of valuable public assets. The updated fee is included in the annual fee resolution, which will be in effect from January 1 through December 31, 2026.



Sewer Rate: The 2026 rate adjustments of approximately 4.5% are consistent with the City's current 10-year sewer rate plan. The 2026 Budget sewer rates are noted below and are included in the annual fee resolution, which will be in effect from January 1 through December 31, 2026.

• Base Sewer Charge - Quarterly Residential	$6.80	
• Base Sewer Charge - Quarterly Commercial	$10.15	
• Sewer Charge - Low Income	$0.90	per month
• Surcharge for Sanitary Sewer Use - Residential	$1.45	per 100 Cubic Ft.
• Surcharge for Sanitary Sewer Use - Commercial	$1.45	per 100 Cubic Ft.
• Stormwater Utility Fee - Base Fee	$9.50	per month
• Stormwater Utility Fee	$9.50	per Impervious Area Unit per mth.

Storage Containers: The City will establish a $75 fee for storage container permits per City Code Section 150.411(B) of the zoning code, which is included in the annual fee resolution and will be effective as of January 1, 2026.

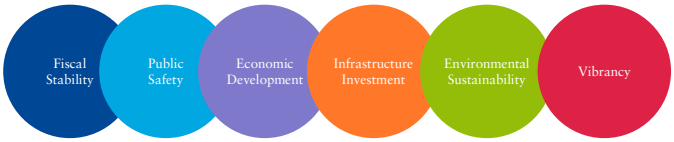
Tax Levy: The City's 8% portion of the resident's tax bill continues to be one of the lowest percentages relative to comparable north shore municipalities. The City's 2025 property tax levy (excluding TIF and SSA), for collection in 2026, is 13% of the City's 2026 total revenue and is 53% dedicated to public safety and other personnel benefit costs. It includes individual levies for operations, pension funding, road maintenance and improvement, and debt service. The City's total 2025 property tax for collection in 2026 includes an 8% rate increase totaling $1,497,700 million, vs. the prior year budget, to pay for higher debt payments from debt issued for capital improvements $2,510,500; higher Multimodal Fund costs $128,900; and statutory pension cost increases $393,100; net of reallocation of tax revenue out of the General Fund ($1,534,800) to minimize the total tax increase required. The Library's portion of the resident's tax bill is 3%. The Library's 2025 tax levy, for collection in 2026, is 92% of the Library's 2026 operating revenue excluding bond proceeds and transfers between funds. It includes combined funding for operations, capital, and debt service; and includes an increase of $558,000 to pay for higher debt service $186,400 and higher other net costs of $371,600. The total combined increase is 8%, which is a $138 impact to a City tax payer, based on an average $500,000 equalized assessed value for the tax payer's property.

Water Rate: The City has a uniform water service agreement with the municipal customers of Deerfield, Lincolnshire, Bannockburn and the Glenbrook Sanitary District with a term spanning years 2008 through 2033. Section 7 of the agreement defines the method in which the water rate assessed to both contract and residential customers is determined. The agreement calls for an annual water rate adjustment, if needed, each January 1, to ensure the financial sustainability of the fund, based on a pricing model.

The base water rate per 100 cubic feet (cf) is adjusted for meters and billing services for City residential customers and for an export surcharge for municipal contract customers. The 2026 total rate of $4.27 per 100 cf for City residential customers is 15 cents higher than 2025, which is consistent with the City's current 10-year water rate plan. The water rate continues to be one of the lowest in the Chicagoland area. A survey of comparable municipal water rates is included in the Water Fund section. The 2026 Budget water rate is included in the annual fee resolution, along with corresponding conservation based rates, which will be in effect from January 1 through December 31, 2026.

STAFFING CHANGES

The City's staffing approach is to provide a high level of service in the most efficient and effective manner. On an ongoing basis, departments assess positions and organization operations to determine if positions can be restructured, consolidated, contracted, and if efficiencies can be created through the use of technology and shared service strategies. Staffing is budgeted at 273.6 full-time equivalents (FTE), which is 1.3 FTE employees higher than 2025. Changes are detailed below. All City staff remain committed to providing responsive and high quality customer service.



2026 Staffing Changes				Equivalent Key: FT=Full-time, FTE=Full-time Equivalent
Action	**Quantity**	**Equivalent**	**Department**	**Position**
Removal	(1.0)	FT	City Manager's Office	Senior Services Program Coordinator
Addition	1.0	FT	City Manager's Office	Assistant Manager of Senior Services
Removal	(1.0)	FT	City Manager's Office	Resiliency Manager
Addition	1.0	FT	City Manager's Office	Social Services Specialist
Removal	(1.0)	FT	City Manager's Office	Assistant Human Resources Manager
Addition	1.0	FT	City Manager's Office	Human Resources Manager
Addition	0.7	FTE	Finance Department	Finance and Customer Service Specialist
Addition	1.0	FT	Police Department	IT Support Specialist*
Addition	1.0	FT	Community Development	Plumbing Inspector
Removal	(0.7)	PT	Community Development	Plumbing Inspector
Removal	(0.7)	PT	Community Development	Plumbing Inspector
Total	**1.28**			

***A contracted position in the Police Department will be replaced with one full-time position for increased effectiveness.**

GENERAL FUND (111)

Total revenue of $54 million budgeted for 2026 is expected to be 1.5% higher than the 2025 estimate. Operating revenue of $52 million budgeted for 2026 is expected to be 3% lower the 2025 estimate. Operating revenue excludes asset sales, and capital-related grants, reimbursements, and transfers between funds. 2026 operating revenue is impacted by increased reallocation of property tax revenue from the General Fund to other funds to minimize the 2026 proposed property tax increase discussed earlier in these Budget Preparation Notes. 2026 total revenue vs. 2025 is further by higher capital-related grants and reimbursements, in addition to the operating revenue impacts.

Expenditures of $62 million budgeted for 2026 are expected to be 5% higher than the 2025 estimate. Capital expenditures are budgeted $3 million higher and Transfers are budgeted and $1 million lower, consistent with the City's 10-year capital improvement and funding plans. Personnel costs are budgeted $1.5 million higher, given the personnel changes detailed above along with changes in the City's compensation plan, collective bargaining requirements, and anticipated higher insurance costs. Contractual services and materials and supplies are budgeted $1 million lower given lower business development expenditures. Additional detail is included in the General Fund, Department, and Capital sections.

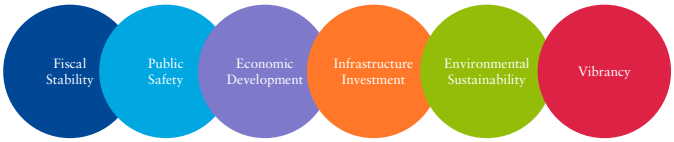
MULTIMODAL TRANSPORATION FUND (121)

Revenue of $6 million budgeted for 2026 is expected to be 3% higher than the 2025 estimate. Expenditures of $7 million budgeted for 2026 are expected to be 2% higher than the 2025 estimate. Revenue and expenditures are impacted by the City assuming responsibility for bus vendor-reimbursable insurance costs, which were previously paid directly by the City's bus vendor, and capital projects. Additional detail is included in the Multimodal Transportation Fund and Capital sections.

STREETS & OTHER CAPITAL FUND (141)

Revenue of $29 million budgeted for 2026 is expected to be $19 million higher than the 2025 estimate. 2026 revenue is impacted by higher general obligation bond proceeds and transfers from other funds. The 2026 Bond Proceeds partially fund street improvements and planning/construction for renovation of the Public Services and adjacent Fire Station building, consistent with the City's 10-year funding plan for the City's 10-year capital improvement plan.

Expenditures of $9 million budgeted for 2026 are expected to be $3 million lower than the 2025 estimate, significantly due to lower capital expenditures consistent with the City's 10-year capital improvement plan. Additional detail is included in the Capital section.



WATER FUND (212)

Operating and total revenue of $15 million and $23 million budgeted for 2026 are expected to be 3% and 36% higher, respectively, than the 2025 estimates. Operating revenue excludes new debt proceeds, capital-related grants, reimbursements, and transfers between funds. The most significant 2026 operating revenue change is an increase in water sales due to the water rate increase explained earlier in these Budget Preparation Notes. The most significant 2026 non-operating revenue impact is the assumption of a $7.9 million no interest loan from the Illinois Environmental Protection Agency, which is payable over 30 years, to pay for Illinois State-mandated replacement of lead service lines.

Expenditures of $24 million budgeted for 2026 are expected to be $3 million higher than the estimate for 2025 significantly due to higher capital costs of $7.9 million for Illinois State-mandated replacement of lead service lines, consistent with the City's 10-year capital improvement plan. Additional detail is included in the Water Fund and Capital sections.

SEWER FUND (214)

Operating and total revenue of $5 million and $6 million budgeted for 2026 are expected to be 1% higher and 20% lower, respectively, than the 2025 estimates. Operating revenue excludes capital-related grants, reimbursements, and transfers between funds. The most significant 2026 operating revenue change is an increase in sewer sales due to the sewer rate increase explained earlier in these Budget Preparation Notes. 2026 Total revenue is further impacted by changes in capital-related debt financing, grants, reimbursements, and transfers between funds consistent with eligible expenditures defined by the City's 10-year capital improvement plan.

Expenditures of $7 million budgeted for 2026 are expected to be $0.2 million higher than the estimate for 2025 significantly due to higher contractual services and debt service costs for previously issued debt. The contractual services increase is significantly due to equipment charges, consistent with Equipment Fund costs. Additional detail is included in the Sewer Fund and Capital sections.

PROPOSED-TO-ADOPTED BUDGET CHANGES

The Proposed-to-Adopted Budget Changes schedule in the Appendix section of the Adopted Budget document shows the 2025 Estimate and 2026 Budget value changes from the Proposed Budget document to the Adopted Budget document. This schedule does not apply to the Proposed Budget document.

ALL FINANCIAL DATA

Numbers in the budget document are rounded to the nearest $100. When numbers are presented in rounded format, the totals may appropriately not add-up by the rounding factor, when either (1) there are few items to add to the total and/or (2) many of the items which add to the total are near ½ of the rounding factor.

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Kristi McCaulou, Finance Director

Department: Finance Department

Title: A Resolution Establishing Certain Annual Fees to be Charged by the City of Highland Park for the Period of January 1, 2026 through December 31, 2026

Recommendation:
Staff recommends affirming the City's fee and fine structure for Fiscal Year 2026.

Policy Consideration:
Staff evaluates user charges and fees to ensure that they reflect the cost of providing fee-based services as part of the annual budget development process. Fee and tax changes were presented during 2026 budget workshops at Committee of the Whole meetings and in budget staff reports. The following fees have been added to the annual fee resolution (AFR) previously discussed with City Council.

- Parking citations for Ravinia North, East and West Lots. In order to improve parking options for residents, employees, and customers of the City's Ravinia Business District, Staff recommends an update to the parking restrictions applicable in the Ravinia North, East and West Lots. The fee is section 72.999 of the AFR.

- Violations involving e-moto cycles. Staff recommends establishing a fine of not less than $1,000.00 for violations of City Code 71.360 related to e-moto cycles, which increases the fine for violations specifically related to "E-Moto Cycles". It's intended to deter the dangerous use of these motor-driven vehicles, therefore enhancing public safety. The fee is section 71.999 of the AFR.

- Ravinia Farmers Markets. The AFR clarifies the reduced rate option for vendors who participate in two or more Ravinia markets. The fees are section 126.025 of the AFR.

The 2026 Annual Fee Resolution is attached as Resolution Exhibit A and incorporated into the 2026 Budget. All changes have been communicated with the City Council as part of the budget

development process throughout the year; all changes for FY2026 are highlighted in orange.

Core Priorities:

Attachments:

1. Resolution Exhibit A - Budget Annual Fee Resolution 2026 - 11.19.2025

City of Highland Park

Resolution No.

A Resolution Establishing Certain Annual Fees to be Charged by the City of Highland Park for the Period of January 1, 2026 through December 31, 2026

WHEREAS, the City Council has determined that, for administrative and ease of reference purposes, it is appropriate to adopt the 2026 Annual Fee Resolution, which provides a schedule of certain City fees; and

WHEREAS, the City Council has determined that adoption of this Resolution would serve and be in the best interest of the City of Highland Park;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, **LAKE COUNTY, ILLINOIS**, as follows:

SECTION ONE. RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO. ADOPTION. The fees, charges, and rates contained in the 2026 Annual Fee Resolution fee schedule, attached as **Exhibit A** to this Resolution, are hereby adopted pursuant to and in accordance with Section 15.001 of "The Highland Park Code of 1968", as amended.

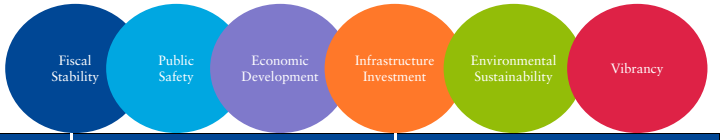
SECTION THREE. APPLICABILITY. Each fee, charge, rate or regulatory measure set forth in this Resolution applies to the provisions of the corresponding section of "The Highland Park Code of 1968", as amended, “The Highland Park Zoning Code of 1997”, as amended, or other ordinances in which reference is made to the "Annual Fee Resolution," a "resolution of the City Council," a "resolution adopted by the City Council," or that "a fee schedule has been established by resolution." This Resolution does not apply to, or have any effect on, any fee, charge, rate, or regulatory measure or any other amount for which there is not express reference to the "Annual Fee Resolution," to a "resolution of the City Council," to a "resolution adopted by the City Council," or that "a fee schedule has been established by resolution."

SECTION FOUR. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law; provided, however, that the effective date will not occur prior to January 1, 2026.

Resolution Exhibit A - 2026 Annual Fee Resolution

2026 ANNUAL FEE RESOLUTION

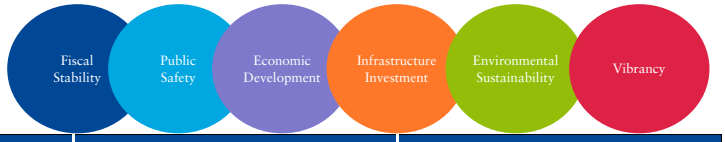
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
Chapter 15: Annual Fee Resolution			
15.005(C)	Returned Payment Penalty	$50.00	$50.00
15.005(D)	Fee for Utilization of Collection Agency	19% of the Amount of the Delinquent Payment	19% of the Amount of the Delinquent Payment
15.005(E)	Payment Plan Default Administrative Fee	$50.00	$50.00
15.01	Senior Center Membership - Residents	$35.00 Individual / $60.00 Couple	$35.00 Individual / $60.00 Couple
15.01	Senior Center Membership - Non-Residents	$70.00 Individual / $120.00 Couple	$70.00 Individual / $120.00 Couple
15.01	Senior Center Class Fee	$8.00 1-Hour Class* / $14.00 2-Hour Class* *-Multiplied by the number of classes per session.	$8.00 1-Hour Class* / $14.00 2-Hour Class* *-Multiplied by the number of classes per session.
Chapter 24: Historic Preservation			
24.025(K)	Request for Removal of Landmark Designation	$1,000.00	$1,000.00
Chapter 31: Appointed Officials			
31.260(C)	Submission Fee - Vital Records	$10.00 per document	$10.00 per document
Chapter 32: Municipal Departments			
32.300	Finger Printing Services - Resident	$15.00	$15.00
32.300	Finger Printing Services - Non-Resident	$20.00	$20.00
Chapter 35: Municipal Funds			
35.100(C)	Copy Charge-8 1/2 x 11 or 8 1/2 x 14, Black & White, First 50 Pages	No Charge	No Charge
35.100(C)	Copy Charge-8 1/2 x 11 or 8 1/2 x 14, Black & White, Addl. Pages	$.15 per page	$.15 per page
35.100(C)	Copy Charge - Police Accident Report	$5.00	$5.00
35.100(C)	Copy Charge - Police Accident Report Investigated by Accident Reconstruction Officer Team	$20.00	$20.00
35.100(C)	Zoning Ordinance	$25.00	$25.00
35.100(C)	Zoning Map - Black and White	$0.60	$0.60
35.100(C)	Zoning Map - Color	$0.75	$0.75
35.100(C)	Master Plan	$2.25	$2.25
35.100(C)	24 inch x 36 inch Document	$2.50	$2.50
35.100(C)	36 inch x 36 inch Document	$3.75	$3.75
35.100(C)	Certification	$1.00 per record, plus applicable copy cost	$1.00 per record, plus applicable copy cost
35.100(C)	Reproduction Charge - Audio Cassette, CD or Other Electronic Media	Actual Cost of Medium	Actual Cost of Medium
35.100(C)	Certified Vital Records - Birth	$15.00 - First Copy $4.00 - Each Additional	$15.00 - First Copy $4.00 - Each Additional

2026 ANNUAL FEE RESOLUTION

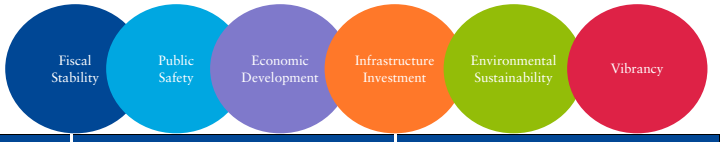
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
35.100(C)	Certified Vital Records - Death	$17.00 - First Copy $8.00 - Each Additional	$17.00 - First Copy $8.00 - Each Additional
Chapter 37: Gift Ban, Prohibited Political Activities, and Ethics			
37.006(C)(3)	Lobbyist Registration Fee	$25.00	$25.00
Chapter 38: City Administrative Hearing System			
38.017	Administrative Hearing Fee	$50.00	$50.00
38.017	Administrative Hearing Interest Charges - Late Fee	$50.00	$50.00
Chapter 50: Water and Water Works			
50.210(A)	Water Service Connection - 1" Tap *Includes a 20% meter stocking fee, does not include costs of corporation stop, curb stop, pit and cover.	$1,350 + Meter -	$1,350 + Meter -
50.210(A)	Water Service Connection - 1 1/2" Tap *Includes a 20% meter stocking fee, does not include costs of corporation stop, curb stop, pit and cover.	$1,950 + Meter*	$1,950 + Meter*
50.210(A)	Water Service Connection - 2" Tap *Includes a 20% meter stocking fee, does not include costs of corporation stop, curb stop, pit and cover.	$2,250 + Meter*	$2,250 + Meter*
50.210(A)	Water Service Connection - Over 2" *Includes a 20% meter stocking fee, does not include costs of corporation stop, curb stop, pit and cover.	$500.00 per Inch+Meter*	$500.00 per Inch+Meter*
50.210(A)	Low income Fee Reduction for Water Service Connections	N/A	50%
50.210(A)	Water Pressure Test and Chlorination - Lines 2" & Over	$150.00	$150.00
50.210(B)	Water Main Extension (Per Diameter Inch of New Main)	$500.00	$500.00
50.235(E)	Minimum Charge - Monthly Water Bill	$5.00	$5.00
50.275	Delinquent Water Bill Charge (After 30 Days from Date of Statement)	10% of Unpaid Balance	10% of Unpaid Balance
50.280(A)	Rate Per 100 Cubic Feet of Water Per Billing Period for Single Family Residential Customers - Up to 6000 Cubic Feet	$3.349 Base Rate $0.773 Meters & Billing Total: $4.122	$3.466 Base Rate $0.801 Meters & Billing Total: $4.267
50.280(A)	Rate Per 100 Cubic Feet of Water Per Billing Period for Single Family Residential Customers - 6001 to 8000 Cubic Feet	$3.684 Base Rate $0.851 Meters & Billing Total: $4.535	$3.813 Base Rate $0.882 Meters & Billing Total: $4.695
50.280(A)	Rate Per 100 Cubic Feet of Water Per Billing Period for Single Family Residential Customers – 8001 or more Cubic Feet	$3.851 Base Rate $0.889 Meters & Billing Total: $4.740	$3.986 Base Rate $0.921 Meters & Billing Total: $4.907
50.280(A)	Rate Per 100 Cubic Feet of Water Per Billing Period for All Public, Educational, and Eleemosynary Institutions	$3.446	$3.466
50.280(A)	Rate Per 100 Cubic Feet of Water Per Billing Period for all Multi-Family Residential Customers	$3.349 Base Rate $0.773 Meters & Billing Total: $4.122	$3.466 Base Rate $0.801 Meters & Billing Total: $4.267
50.280(A)	Rate Per 100 Cubic Feet of Water Per Billing Period for Commercial Customers	$3.684 Base Rate $0.851 Meters & Billing Total: $4.535	$3.813 Base Rate $0.882 Meters & Billing Total: $4.695

2026 ANNUAL FEE RESOLUTION

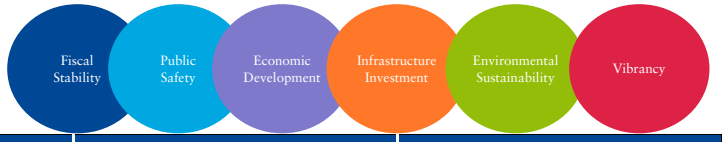
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
50.280(A)	Hydrant Meter Deposit Fee	$3,000.00	$3,000.00
50.280(A)	Rate Per 100 Cubic Feet of Water Per Billing Period for Construction or Other Related Usage or Supplied Hydrant Meter Usage	$3.851 Base Rate $0.889 Meters & Billing Total: $4.740	$3.986 Base Rate $0.921 Meters & Billing Total: $4.907
50.600	Lab Analysis Fee	$20.00	$20.00
50.999(C)	Water Turn On/Turn Off Fee	$50.00 per site visit (7 a.m. to 3:30 p.m.) $100.00 per site visit (3:31 p.m. to 6:59 a.m.)	$50.00 per site visit (7 a.m. to 3:30 p.m.) $100.00 per site visit (3:31 p.m. to 6:59 a.m.)
Chapter 51: Sewers and Sewage Disposal			
51.175(A)	Base Sewer Charge - Quarterly Residential	$6.50	$6.80
51.175(A)	Base Sewer Charge - Quarterly Commercial	$9.70	$10.15
51.175(A)	Sewer Charge - Low Income	$0.85 per month	$0.90 per month
51.175(B)	Surcharge for Sanitary Sewer Use Residential (Per 100 Cubic Ft.)	$1.40	$1.45
51.175(B)	Surcharge for Sanitary Sewer Use Commercial (Per 100 Cubic Ft.)	$1.40	$1.45
51.300(B)	Stormwater Utility Fee - Minimum Fee	$9.10 per month	$9.50 per month
51.300(B)	Stormwater Utility Fee - Per Impervious Area Unit (IAU)	$9.10 per month	$9.50 per month
51.300(E)(3)(a)	Stormwater Utility Fee Credit Detention and Cleaning	0.25 x Impervious Area Unit Fee	0.25 x Impervious Area Unit Fee
51.300(E)(3)(b)	Stormwater Utility Fee Credit - No Impact	0.50 x Impervious Area Unit Fee	0.50 x Impervious Area Unit Fee
51.999	Penalty	$55.00 - $775.00	$55.00 - $775.00
Chapter 53: Construction of Utility Facilities in the Public Rights-of-Way			
53.202	Application Fee for Registration as a Telecommunications Provider	$25.00	$25.00
53.202	Crossing Facility Fee	$500.00/Facility	$500.00/Facility
53.202(F)	Utility Permit Fee	$180.00	$180.00
53.501(D)(11)	SWF Application Fee -Single Facility Application	$650.00	$650.00
53.501(D)(11)	SWF Application Fee -Multiple Facility Application	$350.00/Facility	$350.00/Facility
53.501(D)(11)	SWF Application Fee -Installation of New Utility Pole	$1000.00/Facility	$1000.00/Facility
53.501(O)(2)	City Utility Pole Collocation Fee - Annual (Pole located in the City Right of Way)	$200.00/Facility	$200.00/Facility
53.501(O)(2)	City Utility Pole Collocation Fee - Annual (Pole located on non-Right of Way City Property)	$3600.00/Facility	$3600.00/Facility

2026 ANNUAL FEE RESOLUTION

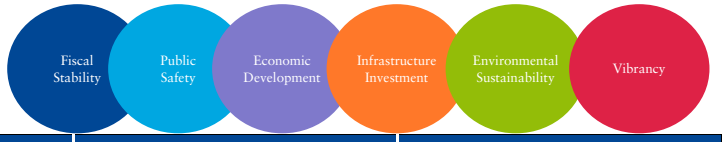
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
Chapter 71: Automated Traffic Law Violations			
71.271(K)	Penalty	$100.00	$100.00
71.271(K)	Additional Penalty if Fine is Unpaid or no Hearing is Requested Within 30 Days	$100.00	$100.00
71.380(D)(1)	High Impact Truck Traffic Fee	Not less than $100.00	Not less than $100.00
71.390(B)(8)	Overweight Vehicle Permit Fee 80,000-99,999 lbs.	Single Trip: $50.00 Round Trip: $95.0 Quarterly: $190.00 Annual: $760.00	Single Trip: $50.00 Round Trip: $95.0 Quarterly: $190.00 Annual: $760.00
71.390(B)(8)	Overweight Vehicle Permit Fee 100,000-119,999 lbs.	Single Trip: $60.00 Round Trip: $115.00 Quarterly: $230.00 Annual: $920.00	Single Trip: $60.00 Round Trip: $115.00 Quarterly: $230.00 Annual: $920.00
71.390(B)(8)	Overweight Vehicle Permit Fee 120,000-139,999 lbs.	Single Trip: $70.00 Round Trip: $135.00 Quarterly: $270.00 Annual: $1,080.00	Single Trip: $70.00 Round Trip: $135.00 Quarterly: $270.00 Annual: $1,080.00
71.390(B)(8)	Overweight Vehicle Permit Fee 140,000-149,999 lbs.	Single Trip: $80.00 Round Trip: $155.00 Quarterly: $310.00 Annual: $1,240.00	Single Trip: $80.00 Round Trip: $155.00 Quarterly: $310.00 Annual: $1,240.00
71.390(B)(8)	Overweight Vehicle Permit Fee 150,000 lbs. or more	Single Trip: $90.00 Round Trip: $180.00 Quarterly: $360.00 Annual: $1,440.00	Single Trip: $90.00 Round Trip: $180.00 Quarterly: $360.00 Annual: $1,440.00
71.390(B)(8)	Oversized Vehicle Permit Fee Not More Than 14 Feet Wide, 14.5 Feet Tall, and 110 Feet Long	Single Trip: $50.00 Round Trip: $70.00 Quarterly: $140.00 Annual: $560.00	Single Trip: $50.00 Round Trip: $70.00 Quarterly: $140.00 Annual: $560.00
71.390(B)(8)	Oversized Vehicle Permit Fee Greater Than 14 Feet Wide, 14.5 Feet Tall, or 110 Feet Long	Single Trip: $70.00 Round Trip: $95.00 Quarterly: $190.00 Annual: $760.00	Single Trip: $70.00 Round Trip: $95.00 Quarterly: $190.00 Annual: $760.00
	General Penalties		
71.999	Violations of Section 71.040	$50.00	$50.00
71.999	Violations of Section 71.320, 71.325, and 71.330, if paid within 20 days after issuance	$25.00	$25.00
71.999	Violations of Section 71.320, 71.325, and 71.330, if paid later than 20 days but not more than 30 days after issuance	$30.00	$30.00
71.999	Violations of Section 71.320, 71.325, and 71.330, if paid later than 30 days after issuance	$35.00	$35.00
71.999	Violations of Section 71.119	$50.00 - $500.00	$50.00 - $500.00
71.999	Violations of Section 71.360 (non-e-moto cyles)	$100.00 - $500.00	$100.00 - $500.00
71.999	Violations of Section 71.360 (e-moto cycles)	$0.00	Not less than $1,000.00
71.999	Violations of other provisions of Chapter 71	$10.00 - $500.00	$10.00 - $500.00

2026 ANNUAL FEE RESOLUTION

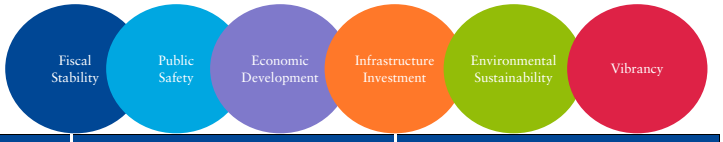
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
Chapter 72: Parking Regulations			
72.015(C)(3)	Fire hydrant violation	$100.00 per Citation	$100.00 per Citation
72.015(C)(7)	Fire lane / Safety lane violation	$100.00 per Citation	$100.00 per Citation
72.020(A)(10)	City Owned EV Charger - Base Fee (Per kWh)	N/A	$0.25
72.020(A)(10)	City Owned EV Charger - Loitering Fee (Per minute after expiration of posted parking time limit by 15 minutes)	N/A	$1.00
72.020(B)	Permit Transfer/Replacement Fee - Same Owner, Different Vehicle (Replacement limited to one per permit period)	$5.00	$5.00
72.020(B)(1)	All-Night Permit - Monthly	$15.00	$15.00
72.020(B)(2)(a)	"E" Permit - Quarterly	$80.00	$80.00
72.020(B)(2)(a)	"E" Permit - Annual - 19 or fewer Permits	$285.00	$285.00
72.020(B)(2)(a)	"E" Permit - Annual - 20 or more Permits	$215.00	$215.00
72.020(B)(2)(a)	"E" Permit - Transfer Fee	$10.00	$10.00
72.020(B)(2)(e)	"EU" Permit - Quarterly	$135.00	$135.00
72.020(B)(2)(b)	"RE" Permit - Quarterly	$15.00	$15.00
72.020(B)(2)(C)	"E-A" Permit Annual (Same as fee imposed pursuant to Sec. 72020(B)(2)(a) for "E" Permit-Annual)	$285.00	$285.00
72.020(B)(3)(a)	"C" Permit Parking - Quarterly	$80.00	$80.00
72.020(B)(3)(b)	"C" Permit Parking - Annual	$285.00	$285.00
72.020(B)(3)(C)	Daily Commuter Parking Permit	$3.00 per day	$3.00 per day
72.020(B)(4)	“S” Permit - per Semester	$140.00	$140.00
72.020(B)(5)	"O" Permit - Monthly	$40.00	$40.00
72.020(B)(9)	"CR" Permit - Quarterly	$15.00	$15.00
72.020(B)(12)	"A" Permit - Annual	$20.00	$20.00
72.020(B)(18)	"PCO" Permit - Quarterly	$35.00	$35.00
72.020(B)(24)	"GO" Permit - Monthly - Resident	$35.00	$35.00
72.020(B)(24)	"GO" Permit - Monthly - Non-Resident	$45.00	$45.00

2026 ANNUAL FEE RESOLUTION

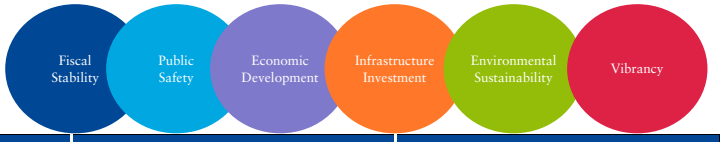
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
72.020(B)(30)	"PC" Permit - Port Clinton Garage Parking Keycard - 19 or fewer Keycards	$195.00 per quarter	$195.00 per quarter
72.020(B)(30)	"PC" Permit - Port Clinton Garage Parking Keycard - 20 or more Keycards	$145.00 per quarter	$145.00 per quarter
72.020(B)(32)	C&O Permit - Monthly (Effective 10/01/2015)	$35.00	$35.00
72.020(C)	Low-Income Parking Permit Fee Reduction (Eligible for "C", "C&O" and "All-Night" permits only - 1 per household)	50%	50%
72.025(I)(1)	Vehicle Immobilization Fee	$100.00	$100.00
72.062(E)(1)	Disabled Parking Violation - Parking a non-exempt vehicle in a designated handicap space	$250.00	$250.00
72.062(E)(2)	Disabled Parking Violation - Operating an exempt vehicle (parking) but the driver or any passenger is not an individual with disabilities that the exempt vehicle belongs to	$500.00	$500.00
	General Penalties		
72.999	1 - 4 Citations for violations of Sections 72.015(C)(20) or for parking in the RFE Area or RFW Area, as defined in Sections 72.020(B)(28) and 72.020(B)(29), without the appropriate RFE or RFW parking permit	$100.00 per Citation	$100.00 per Citation
72.999	1 - 4 Citations for violations within the Ravinia North, Ravinia East, Ravinia West Parking Lots between June 1 - September 15	$25.00 per Citation	$50.00 per Citation
72.999	1 - 4 Citations for violations of all other applicable provisions of the City Code	$25.00 per Citation	$25.00 per Citation
72.999	5 - 9 Citations for violations of Sections 72.015(C)(20) or for parking in the RFE Area or RFW Area, as defined in Sections 72.020(B)(28) and 72.020(B)(29), without the appropriate RFE or RFW parking permit	$150.00 per Citation	$150.00 per Citation
72.999	5 - 9 Citations for violations of all other applicable provisions of the City Code	$60.00 per Citation	$60.00 per Citation
72.999	10 or More Citations for violations of Sections 72.015(C)(20) or for parking in the RFE Area or RFW Area, as defined in Sections 72.020(B)(28) and 72.020(B)(29), without the appropriate RFE or RFW parking permit	$200.00 per Citation	$200.00 per Citation
72.999	10 or More Citations for violations of all other applicable provisions of the City Code	$120.00 per Citation	$120.00 per Citation
72.999	Late Fee Upon Adjudication per Citation	$20.00	$20.00
72.999	Citation for Permit Violation	$50.00	$50.00
72.999	Citation for No Parking Zone Violation	$50.00	$50.00
Chapter 73: Parking Meter Regulations			
73.035(a)	12-Hour Parking Meter Zone	$3.00	$3.00
73.035(a)	12-Hour Parking Meter Zone - 12-Hour Meter – Port Clinton Garage	$.25 per hour	$.25 per hour

2026 ANNUAL FEE RESOLUTION

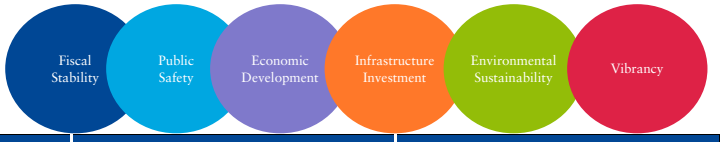
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
	Parking Meter Regulation Penalties		
73.999	1 - 4 Citations	$25.00	$25.00
73.999	1 - 4 Citations for violations of all other applicable provisions of the City Code	$25.00	$25.00
73.999	5 - 9 Citations	$60.00	$60.00
73.999	10 or More Citations	$120.00	$120.00
73.999	Late Fee Upon Adjudication per Citation	$20.00	$20.00
Chapter 75: Bicycle Regulations			
75.999	Violations - Chapter 75	$50.00	$50.00
Chapter 78: Valet Parking			
78.010(A)(6)	Business District Valet Parking Permit Application Fee – New Permit	$250.00	$250.00
78.010(A)(6)	Business District Valet Parking Permit Application Fee – Renewal Permit	$100.00	$100.00
78.010(A)(6)	Residential District Valet Parking Permit Application Fee	$25.00	$25.00
Chapter 90: Dogs, Cats, and Other Animals			
90.010(C)	Replacement Fee - Annual License	$2.00	$2.00
90.010(D)	Replacement Fee - Annual License	$2.00	$2.00
90.010(D)	Transfer Fee - Annual License	$2.00	$2.00
90.010(E)	Transfer Fee - Annual License	$2.00	$2.00
90.015	"Unaltered" Dog License Fee - Annual	$12.00	$12.00
90.015	"Altered" Dog License Fee - Annual	$7.00	$7.00
90.015	Dangerous Dog License Fee - Annual	$110.00	$110.00
90.015	Vicious Dog License Fee - Annual	$160.00	$160.00
90.080(B)	Impoundment Fee	$5.00	$5.00
90.080(B)	Pound Maintenance Fee - Daily	$20.00	$20.00
90.260(A)	Annual Residential Chicken-Keeping Permit	$50.00	$50.00
90.260(H)(1)	Chicken-Keeping - Penalty	$50.00 - $750.00	$50.00 - $750.00
90.999(E)	General Penalties	$10.00 - $500.00	$10.00 - $500.00
90.999(E)	Late Fee Upon Adjudication per Citation	$20.00	$20.00
90.999	Failure to License Dog	$60.00	$60.00
90.999	Failure to Inoculate Against Rabies	$60.00	$60.00
90.999	Dog Running At Large (1st Offense)	$50.00	$50.00
90.999	Dog Running At Large (2nd Offense)	$75.00	$75.00

2026 ANNUAL FEE RESOLUTION

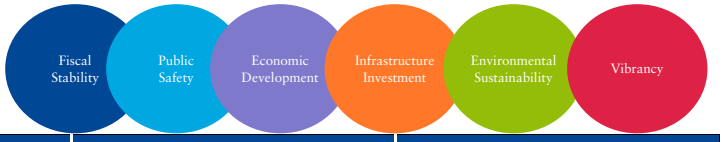
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
90.999	Dog Disturbing the Peace (1st Offense)	$50.00	$50.00
90.999	Dog Disturbing the Peace (2nd Offense)	$75.00	$75.00
90.999	Biting and Attacking Dog	$75.00 - $500.00	$75.00 - $500.00
90.999	Dog - Dangerous Behavior	$100.00 - $500.00	$100.00 - $500.00
90.999	Dog - Vicious Behavior	$200.00 - $500.00	$200.00 - $500.00
90.999	Tethering	$75.00 - $500.00	$75.00 - $500.00
Chapter 93: Streets and Sidewalks			
93.063(B)(9)	Application Fee - Temporary or Seasonal Right-of-Way Displays	$75.00	$75.00
93.115(B)	Sidewalk Removal Permit Fee	$150.00	$150.00
93.221(A)	Minimum Deposit to Accompany Each Driveway Approach Permit	$250.00	$250.00
93.221(C)	Minimum Deposit - Modification of Existing Public Improvements	125% of Cost of Modifications	125% of Cost of Modifications
93.225	Driveway Approach Construction Permit	$75.00	$75.00
93.225	Driveway Approach Resurfacing Permit	$75.00	$75.00
93.270(C)	Driveway and Driveway Approaches Variation Application Review Fee	$225.00	$225.00
93.306(A)	Outdoor Dining Application Fee	$75.00	$75.00
93.306(A)	Outdoor Dining Fee for use of on-street parking *on August 11, 2025 the majority of City Council supported an increase to $500 in FY2027.	$150.00	$300.00
93.325(B)	Minimum Deposit to Restore Public Way Following Excavation	$100.00	$100.00
93.347		$150.00	$150.00
93.360 (A)	Address Assignment	$50 per address	$50 per address
Chapter 94: Trees & Shrubs			
94.040	Parkway Tree Removal Permit Fee	$400.00	$400.00
94.125	Low Income Program Tree Removal Services	Cost less 20% discount	Cost less 20% discount
94.320	Building Permit Parkway Restoration Fee (Per 50 Feet of Frontage)	$250.00	$250.00
94.403(C)(6)	Fee in Lieu of Required Protected Tree Replacement	$150.00 per diameter at breast height (DBH) inch of required protected tree replacement, rounded up	$150.00 per diameter at breast height (DBH) inch of required protected tree replacement, rounded up
94.403(C)(6)	Fee in Lieu of Required Key Tree Replacement	$200.00 per diameter at breast height (DBH) inch of required key tree replacement, rounded up	$200.00 per diameter at breast height (DBH) inch of required key tree replacement, rounded up

2026 ANNUAL FEE RESOLUTION

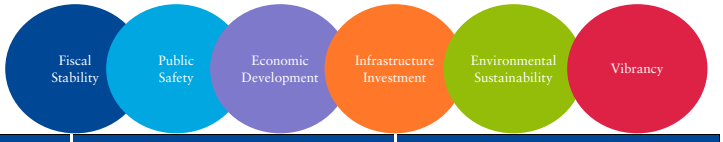
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
94.403(C)(6)	Fee in Lieu of Required Heritage Tree Replacement	$250.00 per diameter at breast height (DBH) inch of required heritage tree replacement, rounded up	$250.00 per diameter at breast height (DBH) inch of required heritage tree replacement, rounded up
94.404(G)	Removal of Stop Work Order: Work Undertaken Without a Tree Removal Permit	$500.00	$500.00
94.404(G)	Removal of Stop Work Order: Work Undertaken in Violation of a Tree Removal Permit	$500.00	$500.00
94.404(G)	Each Additional Inspection to Verify Work Complies With Stop Work Order - 1st addl. Inspection	$75.00	$75.00
94.404(G)	Each Additional Inspection to Verify Work Complies With Stop Work Order - 2nd addl. Inspection	$150.00	$150.00
94.404(G)	Each Additional Inspection to Verify Work Complies With Stop Work Order - each addl. Inspection	$225.00	$225.00
94.405(C)(1)	Protected Tree Removal Permit	$150.00 per 10 inches of DBH of tree removed, rounded up	$150.00 per 10 inches of DBH of tree removed, rounded up
94.405(C)(1)	Key Tree Removal Permit	$200.00 per 10 inches of DBH of tree removed, rounded up	$200.00 per 10 inches of DBH of tree removed, rounded up
94.405(C)(1)	Heritage Tree Removal Permit	$250.00 per 10 inches of DBH of tree removed, rounded up	$250.00 per 10 inches of DBH of tree removed, rounded up
94.999(A)	Violations of Sections 94.001 through 94.045	$50.00 - $1000.00	$50.00 - $1000.00
94.999(B)	Violations of Sections 94.100 through 94.140	$50.00 - $1000.00	$50.00 - $1000.00
94.999(C)	Violations of Sections 94.320 or 94.330	$50.00 - $1000.00	$50.00 - $1000.00
94.999(D)	Violations of Sections 94.403 through 94.406	$1,000.00	$1,000.00
94.999(E)	Violations of Section 94.407	$4,000.00	$4,000.00
Chapter 95: Nuisances			
95.999	Nuisance - Unlawful Use of Leaf Blower	$150.00	$150.00
95.999	Weeds Over 8 inches High	$75.00 - $500.00	$75.00 - $500.00
95.999(D)(2)	Administrative Fee	25% of the cost of abatement	25% of the cost of abatement
95.999	Violations of Sections 95.001 through 95.050	$25.00 to $750.00	$25.00 to $750.00
Chapter 96: Garbage, Refuse and Litter			
96.106(A)	Residential Franchise License Fee - Annual	$1,500.00	$1,500.00
96.106(C)	Other Scavenger License Fee - Annual	$500.00	$500.00
96.402	Littering	$75.00 - $500.00	$75.00 - $500.00
96.402	Illegal Dumping	$75.00 - $500.00	$75.00 - $500.00
Chapter 97: Municipal Taxation			
97.100(A)	Utility Tax – Gas	5% of the gross receipts therefrom	5% of the gross receipts therefrom
97.100(B)	Utility Tax – Electricity: First 2,000 kw hours	0.610 cents per kw hour	0.610 cents per kw hour
97.100(B)	Utility Tax – Electricity: Next 48,000 kw hours	0.400 cents per kw hour	0.400 cents per kw hour

2026 ANNUAL FEE RESOLUTION

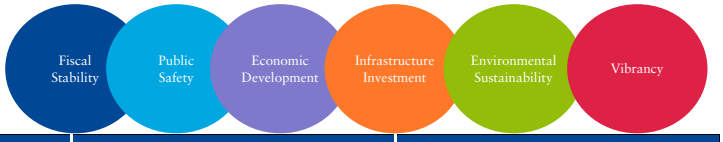
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
97.100(B)	Utility Tax – Electricity: Next 50,000 kw hours	0.360 cents per kw hour	0.360 cents per kw hour
97.100(B)	Utility Tax – Electricity: Next 400,000 kw hours	0.350 cents per kw hour	0.350 cents per kw hour
97.100(B)	Utility Tax – Electricity: Next 500,000 kw hours	0.340 cents per kw hour	0.340 cents per kw hour
97.100(B)	Utility Tax –Electricity: Next 2,000,000 kw hours	0.320 cents per kw hour	0.320 cents per kw hour
97.100(B)	Utility Tax – Electricity: Next 2,000,000 kw hours	0.315 cents per kw hour	0.315 cents per kw hour
97.100(B)	Utility Tax – Electricity: Next 5,000,000 kw hours	0.310 cents per kw hour	0.310 cents per kw hour
97.100(B)	Utility Tax – Electricity: Next 10,000,000 kw hours	0.305 cents per kw hour	0.305 cents per kw hour
97.100(B)	Utility Tax – Electricity: All electricity in excess of 20,000,000 kw hours	0.300 cents per kw hour	0.300 cents per kw hour
97.6	Annual Tax on Coin-in-Slot Amusement	$150.00	$150.00
97.1000(B)	Real Estate Transfer Tax	$5 per $1,000 or fraction thereof of full actual consideration	$5 per $1,000 or fraction thereof of full actual consideration
97.1008	Real Estate Transfer Tax Rebate for Sellers Moving within the City	Eliminated in 2011	Eliminated in 2011
Chapter 99: Commercial Filming			
99.070(A)(1)	Commercial Filming Permit Administrative and Processing Fee- Minor	$150.00	$150.00
99.070(A)(2)	Major Commercial Filming Permit Fee	$200.00	$200.00
99.070(A)(2)	Major Commercial Filming Permit Fee w/one intersection/road closure	$300.00	$300.00
99.070(A)(2)	Major Commercial Filming Permit Fee w/two intersection/road closures	$400.00	$400.00
99.070(A)(2)	Major Commercial Filming Permit Fee w/three intersection/road closures	$500.00	$500.00
99.070(A)(2)	Major Commercial Filming Permit Fee w/four or more intersection/road closures	$600.00	$600.00
99.070(A)(2)	Major Commercial Filming Permit Fee- production area security (applies as a stand alone permit; OR is applied when both officers are required and intersection/road closures occur, and the cost of officer security is greater than the fee for the intersection/road closure)	$300 plus $100 per officer required	$300 plus $100 per officer required
Chapter 101-1: Ambulance Transport Fees			
101-1.003(A)	Basic Life Support	$2,616.36	$2,626.69
101-1.003(A)	Advanced Life Support	$2,838.25	$2,859.94
101-1.003(A)	Mileage Fee - Resident and Non-Resident	$9.46 per mile	$9.46 per mile
Chapter 102: Landscape & Lawn Care Professionals			
102.001(B)	License Fee - Annual - on or before March 31	$100.00	$100.00
102.001(B)	License Fee - Annual - on or after April 1	$125.00	$125.00

2026 ANNUAL FEE RESOLUTION

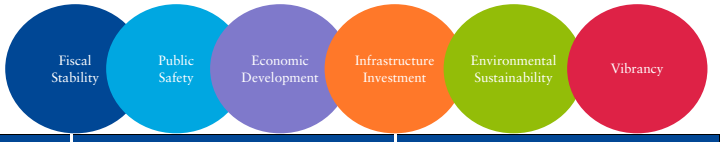
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
102.0050	Failure to Obtain Landscaper's License	$150.00	$150.00
Chapter 104: Pavement Sealant			
104.015(A)	License Fee - Annual - on or before March 31	$100.00	$100.00
104.015(A)	License Fee - Annual - on or after April 1	$125.00	$125.00
104.999(A)	Failure to Obtain a Pavement Sealant License	$150.00	$150.00
Chapter 105: Art Murals			
105.120(A)(6)	Art Mural Application Fee	$75.00	$75.00
105.145(A)	Art Mural Permit Extension Fee	$0.00	$0.00
105.999	Violation of Chapter 105	$50.00 to $1,000	$50.00 to $1,000
Chapter 106-108: Annual Business Registration			
106.005	Annual Registration Fee on or before Dec. 31	$40.00	$40.00
106.005	Annual Registration Fee on or after Jan. 1	$70.00	$70.00
106.005	Annual Registration Fee on or after Feb. 1	$140.00	$140.00
106.005	Annual Registration Fee - Not-for-Profit Organizations on or before Dec. 31	$0.00	$0.00
106.005	Annual Registration Fee - Not-for-Profit Organizations on or after Jan. 1	$25.00	$25.00
108.01	Annual Massage Establishment License - Renewal on or before March 1	$50.00	$50.00
108.01	Annual Massage Establishment License - Late Renewal After March 1	$75.00	$75.00
108.999	Massage Establishments - Penalty - First Offense	$200.00 - $500.00	$200.00 - $500.00
108.999	Massage Establishments - Penalty - Second Offense	$200.00 - $500.00	$200.00 - $500.00
108.999	Massage Establishments - Penalty - Third and Subsequent Offenses	$500.00 - $1,000.00	$500.00 - $1,000.00
Chapter 109: General Contractors			
109.020	License Fee - Annual	$100.00	$100.00
Chapter 112: Auctions and Auctioneers			
112.025(A)(1)	Auctioneer's License - Annual	$1,000.00	$1,000.00
112.025(A)(2)	Auctioneer License Surety Bond	$1,000.00	$1,000.00
112.035(B)	Auction Sale Special Permit - Per Event	$15.00	$15.00
Chapter 115: Food and Drink Sales			
115.010(B)	Food and Drink Sales License	$150.00	$150.00
115.010(B)	Food and Drink Sales License - Late Fee	$150.00	$150.00
Chapter 118: Amusement and Places of Entertainment			
118.036(B)(7)	Raffle Application Fee	$35.00	$35.00
118.400(B)(7)	Non-Refundable Charitable Games Application Fee	$25.00	$25.00

2026 ANNUAL FEE RESOLUTION

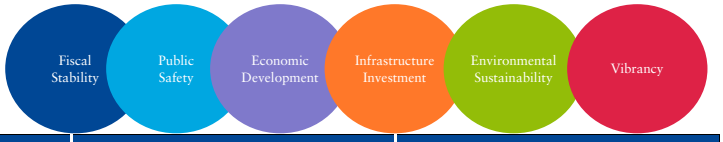
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
118.605 (A)	Outdoor Special Event Permit-Minor Event	$60.00	$60.00
118.605 (A)	Outdoor Special Event Permit - Minor Event Late Fee	$60.00	$60.00
118.605 (A)	Outdoor Special Event Permit- Major Event	$200.00	$200.00
118.605 (A)	Outdoor Special Event Permit - Major Event Late Fee	$200.00	$200.00
Chapter 119: Alcoholic Beverages			
119.305(O)	Class T License - Annual	$2,500.00	$2,500.00
119.310(A)(18)	Administrative Application Fee	$250.00	$250.00
119.310(B)(3)	Renewal Application Fee	$100.00	$100.00
119.310(B)(4)	Late Renewal Application Fee - On or Before Dec. 15	$350.00	$350.00
119.310(B)(4)	Late Renewal Application Fee - On or After Dec. 16	$700.00	$700.00
119.315(B)(2)	Fingerprinting Fee - Per Person	$35.00	$35.00
119.320(A)(4)	Class A License - Annual	$2,500.00	$2,500.00
119.320(A)(4)	Class B License - Annual	$3,820.00	$3,820.00
119.320(A)(4)	Class C-1 License - Annual	$3,000.00	$3,000.00
119.320(A)(4)	Class C-2 License - Annual	$250.00	$250.00
119.320(A)(4)	Class D License - Per Event	$35.00	$35.00
119.320(A)(4)	Class F License - Annual	$1,750.00	$1,750.00
119.320(A)(4)	Class G License - Annual	$1,500.00	$1,500.00
119.320(A)(4)	Class H License - Annual	$4,000.00	$4,000.00
119.320(A)(4)	Class PD License - Annual	$350.00	$350.00
119.320(A)(4)	Class Q License - Annual	$1,550.00	$1,550.00
119.320(A)(4)	Class R-1 License - Annual	$2,580.00	$2,580.00
119.320(A)(4)	Class R-2 License - Annual	$1,550.00	$1,550.00
119.320(A)(4)	Class RF License - Annual	$1,500.00	$1,500.00
119.320(A)(4)	Class RS-1 License - Annual	$3,820.00	$3,820.00
119.320(A)(4)	Class S-1 License - Annual	$2,580.00	$2,580.00
119.320(A)(4)	Class S-2 License - Annual	$1,550.00	$1,550.00
119.320(A)(4)	Class S-3 License - Annual	$3,820.00	$3,820.00
119.320(A)(4)	Class U License - Annual	$2,580.00	$2,580.00
119.320(A)(4)	Class V License - Annual	$2,580.00	$2,580.00
119.320(A)(4)	Class BYOB License - Annual	$500.00	$500.00
119.320(A)(4)	Class W License - Annual	$500.00	$500.00
119.320(A)(4)	Class X-1 License - Per Event	$500.00	$500.00
119.320(A)(4)	Class X-2 License - Per Event	$1,500.00	$1,500.00

2026 ANNUAL FEE RESOLUTION

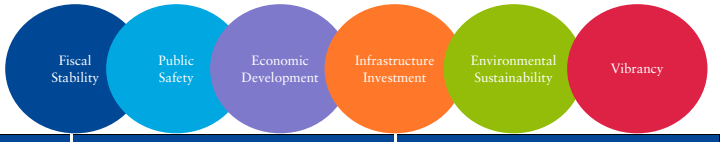
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
119.320(A)(4)	Class SP License - Per Sporting Event	$500.00	$500.00
119.320(A)(4)	Class Y License - Annual	$2,580.00	$2,580.00
119.410	Responsible Alcohol Servers Education Training Fee - 5 to 9 students	$35 per student	$35 per student
119.580(B)(1)	Beer Keg Security Deposit	$100.00	$100.00
119.601	Sale of Alcohol to a Minor	$250.00 - $1,000.00	$250.00 - $1,000.00
119.601	Use of False/Altered ID (1st Offense)	$250.00 - $1,000.00	$250.00 - $1,000.00
119.601	Use of False/Altered ID (2nd Offense)	$350.00 - $1,500.00	$350.00 - $1,500.00
119.601	Use of False/Altered ID (3rd Offense)	$600.00 - $2,500.00	$600.00 - $2,500.00
119.601	Consumption or Possession of Alcoholic Beverages by Minors (1st Offense)	$250.00 - $1,000.00	$250.00 - $1,000.00
119.601	Consumption or Possession of Alcoholic Beverages by Minors (2nd Offense)	$350.00 - $1,500.00	$350.00 - $1,500.00
119.601	Consumption or Possession of Alcoholic Beverages by Minors (3rd & Subsequent Offense(s))	$600.00 - $2,500.00	$600.00 - $2,500.00
Chapter 121: Electrical Contractors			
121.015	Registration Fee - Annual	$50.00	$50.00
Chapter 124: Assisted Living Facility Fees			
124.015(A)	Annual Assisted Living Facility Registration - Renewal on or before March 1	$30.00	$30.00
124.015(B)	Assisted Living Impact Fee - Quantity of requests for EMS	$5,000.00	$5,000.00
124.015(B)	Assisted Living Impact Fee - Quantity of requests for EMS services as a percentage of the total number of beds -	$5,000.00	$7,500.00
124.015(B)	Assisted Living Impact Fee - Quantity of requests for EMS	$5,000.00	$10,000.00
124.015(B)	Assisted Living Impact Fee - Quantity of requests for EMS services as a percentage of the total number of beds - **125% to 149%**	$5,000.00	$12,500.00
124.015(B)	Assisted Living Impact Fee - Quantity of requests for EMS services as a percentage of the total number of beds - **150% to 174%**	$5,000.00	$15,000.00
124.015(B)	Assisted Living Impact Fee - Quantity of requests for EMS services as a percentage of the total number of beds - **175% to 199%**	$5,000.00	$17,500.00
124.015(B)	Assisted Living Impact Fee - Quantity of requests for EMS services as a percentage of the total number of beds - **200% and above**	$5,000.00	$20,000.00
124.999	Violation of Chapter 124	$100.00	$100.00
Chapter 125 Cigarette, Cigars, Tobacco			
125.005	Retail Sale of Cigarette, Cigars, Tobacco License - Annual	$500.00	$500.00
125.005	Retail Sale of Cigarette, Cigars, Tobacco License - Annual - Late Fee	$150.00	$150.00
125.201	Cigarette Vending Machine License - Annual	$500.00	$500.00
125.304	Failure to Obtain a Tobacco License	$150.00	$150.00

2026 ANNUAL FEE RESOLUTION

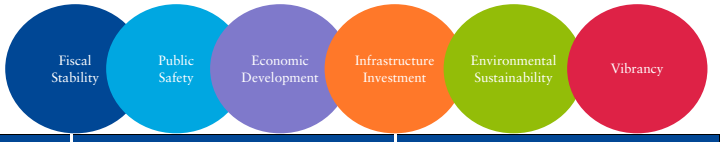
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
125.304	Sale of Tobacco Products to a Minor	$150.00	$150.00
125.304	Possession of Tobacco Products by a Minor	$250.00 - $1,000.00	$250.00 - $1,000.00
Chapter 126: Vendors, Itinerant Merchants, & Peddlers			
126.025	Hawker/Peddler/Itinerant Merchant/Transient Vendor - Event License	$60.00 per 10' x 10' Space or 100 Square Feet	$60.00 per 10' x 10' Space or 100 Square Feet
126.025	Hawker/Peddler/Itinerant Merchant/Transient Vendor - Annual License	$150.00 per 10' x 10' Space or 100 Square Feet	$150.00 per 10' x 10' Space or 100 Square Feet
126.025	Ravinia Farmers Market in Ravinia Business District - Annual	$35.00	$40.00
126.025	Secondary Ravinia Branded Markets (Not in RBD) – Per Market Fees	N/A	$60.00 - Single Market $40.00 - 2 or More
126.035(D)(4)(C)	Plaza Vendor Application Fee - Annual License	$150.00	$150.00
Chapter 127: Solicitors			
127.010(A)(17)	Solicitor License Application Fee - Individual	$10.00	$10.00
127.010(A)(17)	Solicitor License Application Fee - Organization	$25.00	$25.00
127.045	Failure to Obtain Solicitor Registration	$75.00 - $500.00	$75.00 - $500.00
127.045	Soliciting Door to Door	$75.00 - $500.00	$75.00 - $500.00
Chapter 129: Alarm Systems			
129.030(A)	Permit Fee - Initial Application	$35.00	$35.00
129.030(A)	Permit Fee - Annual Renewal	$25.00	$25.00
129.050(A)	Penalty For 3rd False Alarm Per Year	$50.00	$50.00
129.050(A)	Penalty For 4th & 5th False Alarms Per Year	$100.00	$100.00
129.050(A)	Penalty For 6th & 7th False Alarms Per Year	$150.00	$150.00
129.050(A)	Penalty For 8th & 9th False Alarms Per Year	$200.00	$200.00
129.050(A)	Penalty For 10th & 11th False Alarms Per Year	$250.00	$250.00
129.050(A)	Penalty For 12 or More False Alarms Per Year	$300.00 + $50 each beyond 12th False Alarm	$300.00 + $50 each beyond 12th False Alarm
Chapter 130: Offenses Against The Person			
130.999	Interference with Public Officers	$50.00 - $500.00	$50.00 - $500.00
130.999	Conspiracy	$100.00 - $500.00	$100.00 - $500.00
Chapter 131: Offenses Against Property			
131.999	Retail Theft	$200.00	$200.00
Chapter 132: Offenses Against Public Peace			
132.110(A)	False Statements to City Police Officers - Penalty	$50-$500	$50-$500
132.999	Violation - Sections 132.045 (Obstruction of Street) or 132.050 (Picketing)	$50.00 - $1,000.00	$50.00 - $1,000.00
132.999	Violation - All Other Provisions of Chapter 132	$25.00 - $500.00	$25.00 - $500.00
Chapter 133: Offenses Against Public Morals and Decency			
133.040(A)	Initial Sexual Offender/Predator Registration Fee - per 730 ILCS 150/3	$100.00	$100.00

2026 ANNUAL FEE RESOLUTION

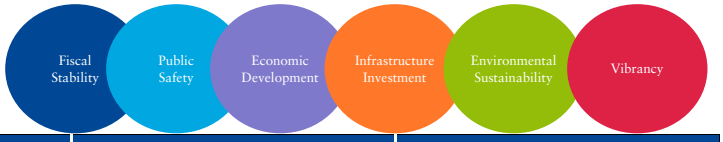
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
133.040(A)	Renewal Sexual Offender/Predator Registration Fee - per 730 ILCS 150/3	$100.00	$100.00
133.999	Possession of Cannabis - Juvenile/Minor	$200.00 - $1,000.00	$200.00 - $1,000.00
133.999	Possession of Cannabis - Adult	$250.00	$250.00
133.999	Possession of Drug Paraphernalia	$250.00 - $1,000.00	$250.00 - $1,000.00
Chapter 135: Responsibility for Minors			
135.999(C)	Truancy Prohibited	$50.00 - $100.00	$50.00 - $100.00
Chapter 150: Zoning Code			
150.430 (E)	Penalty - Short-Term Rentals - 1st Offense within 24 mo. period	$250.00 - $1,000.00	$250.00 - $1,000.00
150.430 (E)	Penalty - Short-Term Rentals - 2nd Offense within 24 mo. period	$500.00 - $1,500.00	$500.00 - $1,500.00
150.430 (E)	Penalty - Short-Term Rentals - 3rd Offense within 24 mo. Period	$1,000.00 - $2,000.00	$1,000.00 - $2,000.00
150.525(D)	Pre-Application Review - Nonrefundable;	50% of full plan review cost	50% of full plan review cost
	Planned Development Application Fees		
150.525(D)	Applications for Minor Amendment to Existing Planned	$750.00	$750.00
150.525(D)	Revised Application Fee, Each Occurrence	$1,000.00	$1,000.00
150.525(D)	Application for Major Amendment to Existing Planned Development with no new Structures or Expansion of	$1,000.00	$1,000.00
150.525(D)	Application for Major Amendment to Existing Planned Development	$1,500.00	$1,500.00
150.525(D)	Application Fee for New Planned Development	$2,000.00	$2,000.00
150.703.1(E)(4)	Permit Application Review Fee - Beach Structure Permit	$225.00	$225.00
150.703.1(E)(5)(a)	Pre-Application Review - Beach Structure Permit - Nonrefundable; may be applied to full cost	50% of full plan review cost	50% of full plan review cost
150.807 (D)	Downtown Parking City Council Parking Waiver	$200.00	$200.00
	Application for Variation		
150.1202 (E)(2)(a)	Zoning Board of Appeals Variation Hearing Transcript Fee	$500.00	$500.00
150.1202 (E)(2)(a)	Zoning Board of Appeals Continuation Fee, each occurrence	$50.00	$50.00
150.1202 (E)(2)(a)	Fence Variation, Application Fee	$225.00	$225.00
150.1202 (E)(2)(a)	Variation - Other than Fence - Application Fee	$225.00	$225.00
150.1202 (E)(2)(a)	Compere Referral from City Council - Application Fee	$100.00	$100.00
	Conditional Uses		
150.1402(D)(2)	Pre-Application Discussion with Plan Commission	50% of Application Fee	50% of Application Fee
150.1402(D)(2)	Education and Not-for-Profit Uses	$500.00	$500.00
150.1402(D)(2)	All Other Uses	$1,000.00	$1,000.00

2026 ANNUAL FEE RESOLUTION

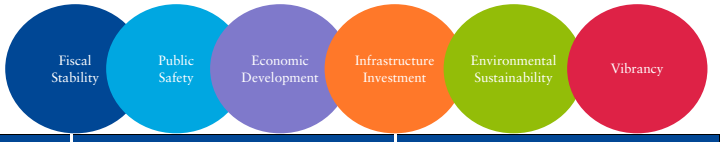
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
150.1503(C)(3)	Map and/or Text Amendments to the Zoning Code	$750.00	$750.00
150.1503(C)(3)	Duplication & Recordation Deposit (Refundable)	$135.00	$135.00
150.1503(C)(3)	Court Reporter Transcript Deposit (Refundable)	$500.00	$500.00
150.408(B)	Outdoor Dining/Accessory Use Permit	$75.00	$75.00
150.1603(D)(2)	Special Exceptions	$200.00	$200.00
	Permit Fees for Storm water, Floodplain or Wetlands Related Development		
Section I.	**Standard Review Fees** (Does not include Section II or III of this Permit Fees Section) (5)		
150.1804(A)(4)	Initial Application Fee	$375.00	$375.00
	A. Non-Certified/Certified Areas		
	1. Sediment and Erosion Control Only		
150.1804(A)(4)	(a) Single Family Home/Development < 5 acres	$640.00	$640.00
150.1804(A)(4)	(b) Single Family Home/Development < 5 acres w /Floodplain or Wetlands	$1,040.00	$1,040.00
150.1804(A)(4)	(c) Development > 5 acres < 20 acres	$2,400.00	$2,400.00
150.1804(A)(4)	(d) Development > 20 acres < 100 acres	$3,560.00	$3,560.00
150.1804(A)(4)	(e) Development > 100 acres	$7,240.00	$7,240.00
150.1804(A)(4)	2. Minor Development (w/o Detention) (1)	$2,120.00	$2,120.00
150.1804(A)(4)	3. Minor Development (with Detention) (1)	$3,120.00	$3,120.00
150.1804(A)(4)	4. Major Development (Streambank/Shoreline Stabilization Project)	$1,200.00	$1,200.00
150.1804(A)(4)	5. Major Development (Detention - No Floodplain)	$5,440.00	$5,440.00
150.1804(A)(4)	6. Major Development (Grading in Floodplain no detention) (1)	$3,280.00	$3,280.00
150.1804(A)(4)	7. Major Development (w/ Floodplain < 100 acres) (1)	$8,640.00	$8,640.00
150.1804(A)(4)	8. Major Development (w/ Floodplain > 100 acres) (1)	$13,520.00	$13,520.00
150.1804(A)(4)	9. Major Development (w/ Floodplain > 200 acres) (1)	$16,320.00	$16,320.00
150.1804(A)(4)	10. Floodplain/Floodway Accessory Structure Review	$440.00	$440.00
	B. Public Road Developments		
150.1804(A)(4)	1. Public Road Development (Detention and Floodplain Modeling)	$5,800.00	$5,800.00
150.1804(A)(4)	2. Public Road Development (w/ Detention and/or Floodplain Impact)	$4,200.00	$4,200.00
150.1804(A)(4)	3. Public Road Development (No Detention)	$2,200.00	$2,200.00
150.1804(A)(4)	4. In-Kind Replacement	$760.00	$760.00
150.1804(A)(4)	5. Countywide Permit #1	$440.00	$440.00
	C. Certified Community Flood prone Area Base Flood Determination (1)		
150.1804(A)(4)	1. Flood of Record Map Determinations	$560.00	$560.00

2026 ANNUAL FEE RESOLUTION

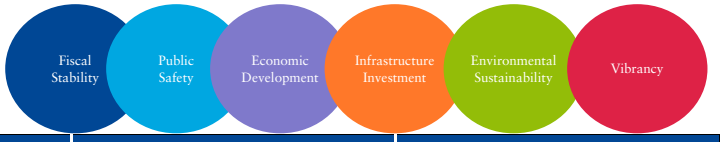
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
150.1804(A)(4)	2. Development or Tributary Area < 20 - Acres	$2,320.00	$2,320.00
150.1804(A)(4)	3. Development or Tributary Area < 100-Acres	$4,080.00	$4,080.00
150.1804(A)(4)	4. Floodplain > 100 Acres < 640 Acres Tributary	$240.00	$240.00
150.1804(A)(4)	5. Floodplain > 640 Acres Tributary Or Floodway Modification	$6,201.00	$6,201.00
Section II.	**Isolated Waters Of Lake County Development (IWLC) (Does Not Include Section I Or III Of This Permit Fees Section) (5)**		
150.1804(A)(4)	1. Jurisdictional Determination	$900.00/ea. Wetland impact area	$900.00/ea. Wetland impact area
150.1804(A)(4)	2. No Impact Determination		
150.1804(A)(4)	(a) Single Family Home or Small Site < 5 acres	$620.00/ea. Wetland impact area	$620.00/ea. Wetland impact area
150.1804(A)(4)	(b) Large Site > 5 acres	$1,620.00/ea. Wetland impact area	$1,620.00/ea. Wetland impact area
150.1804(A)(4)	3. IWLC Permits		
150.1804(A)(4)	(a) Category-I Permit (Single Family Home)	$880.00	$880.00
150.1804(A)(4)	(b) Category-I Permit	$2,720.00	$2,720.00
150.1804(A)(4)	(c) Category-II Permit	$3,640.00	$3,640.00
150.1804(A)(4)	(d) Category-III Permit	$4,400.00	$4,400.00
150.1804(A)(4)	(e) Category-IV Permit (< 1 Acre)	$1,440.00	$1,440.00
150.1804(A)(4)	(f) Category-IAFR Permit (≥ 1 Acre)	$2,760.00	$2,760.00
150.1804(A)(4)	(g) General Permit #2 (Developments <0.1 Acre IWLC Impacts)	$360.00	$360.00
150.1804(A)(4)	4. Other IWLC Fees (Includes All That Apply)		
150.1804(A)(4)	(a) Mitigation Review	Add 100% to Section II	Add 100% to Section II
150.1804(A)(4)	(b) Hydrology Review	Add 25% to Section II	Add 25% to Section II
150.1804(A)(4)	(c) SMC-Approved Wetland Bank Review	$400.00/Acre + $4,220.00 Bank Review Fee	$400.00/Acre + $4,220.00 Bank Review Fee
150.1804(A)(4)	5. Wetland Restoration Fund Fees		
150.1804(A)(4)	(a) North Branch Chicago River Watershed	$129,900.00/acre of mitigation	$129,900.00/acre of mitigation
150.1804(A)(4)	(b) Lake Michigan Watershed	$125,400.00/acre of mitigation	$125,400.00/acre of mitigation
150.1804(A)(4)	(c) Des Plaines River Watershed	$86,500.00/acre of mitigation	$86,500.00/acre of mitigation
150.1804(A)(4)	(d) Fox River Watershed	$81,500.00/acre of mitigation	$81,500.00/acre of mitigation
Section III.	**Other Fees**		
150.1804(A)(4)	A. Resubmittals (2)	1/3 Base Review Fee	1/3 Base Review Fee
150.1804(A)(4)	B. Permit Not Required Determination (Letter)	$240.00	$240.00
150.1804(A)(4)	C. FEMA Map Revisions	$2,480.00	$2,480.00
150.1804(A)(4)	D. Earth Change Approval	$1,720.00	$1,720.00

2026 ANNUAL FEE RESOLUTION

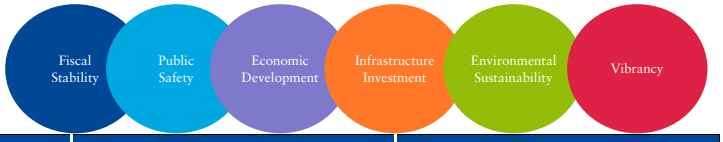
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
150.1804(A)(4)	E. Variances	$4,240.00	$4,240.00
150.1804(A)(4)	F. Appeals	$1,920.00	$1,920.00
150.1804(A)(4)	G. Fee-In-Lieu Of Detention	$1,400.00	$1,400.00
150.1804(A)(4)	H. Miscellaneous LC SMC Staff Time Expenditure (3)	$80 /Hour	$80 /Hour
150.1804(A)(4)	I. Prearranged Inspection Services / $ Per Inspection(4)	$240/Inspection	$240/Inspection
150.1804(A)(4)	J. Enforcement Actions	Add 50% to Base Fee	Add 50% to Base Fee
Section IV.	**Inspection Deposits**		
150.1804(A)(4)	Pre-Construction Meeting Deposit (Applies to all Local Units of Government Developments)	$240.00	$240.00
150.1804(A)(4)	A. Local Unit of Government Development Deposits	$720.00	$720.00
150.1804(A)(4)	B. Fees Assessed From Inspection Deposits		
150.1804(A)(4)	1. Moderate Violation	$240.00	$240.00
150.1804(A)(4)	2. Major Violation	$720.00	$720.00
150.1804(A)(4)	Pre-Construction Meeting Deposit (Applies to all Development Categories Below)	$500.00	$500.00
150.1804(A)(4)	A. Single Family Home - No Floodplain/Wetland, No Deed/Plat Restrictions Required		
150.1804(A)(4)	1. Home Value Less Than or Equal to $200,000	$500.00	$500.00
150.1804(A)(4)	2. Home Value between $200,000 and $500,000	$750.00	$750.00
150.1804(A)(4)	3. Home Value greater than or equal to $500,000	$1,000.00	$1,000.00
150.1804(A)(4)	B. Single Family Home - adjacent to floodplain/wetland, deed/plat restrictions required		
150.1804(A)(4)	1. Home Value less than or equal to $200,000	$1,000.00	$1,000.00
150.1804(A)(4)	2. Home Value between $200,000 and $500,000	$1,500.00	$1,500.00
150.1804(A)(4)	3. Home Value greater than or equal to $500,000	$2,000.00	$2,000.00
150.1804(A)(4)	C. Single Family Home - impact floodplain/wetland, deed/plat restrictions required		
150.1804(A)(4)	1. Home Value less than or equal to $200,000	$2,000.00	$2,000.00
150.1804(A)(4)	2. Home Value between $200,000 and $500,000	$3,000.00	$3,000.00
150.1804(A)(4)	3. Home Value greater than or equal to $500,000	$4,000.00	$4,000.00
150.1804(A)(4)	D. Public Road Development	$1,800.00	$1,800.00
150.1804(A)(4)	E. Minor Development - No Detention	$1,800.00	$1,800.00
150.1804(A)(4)	F. Minor Development - With Detention	$2,600.00	$2,600.00
150.1804(A)(4)	G. Major Development	$5,000.00	$5,000.00
150.1804(A)(4)	H. Fees Assessed From Inspection Deposits - Non-Public Projects		
150.1804(A)(4)	1. Moderate Violation	20% of inspection deposit amount	20% of inspection deposit amount
150.1804(A)(4)	2. Major Violation	40% of inspection deposit amount	40% of inspection deposit amount

2026 ANNUAL FEE RESOLUTION

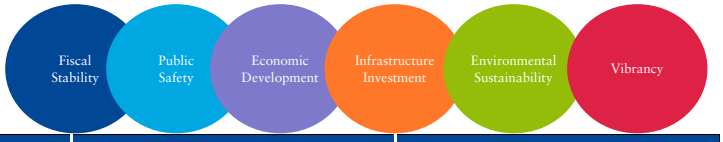
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
150.1804(A)(4)	V Review Fees Include Initial Application Fee (1) Major Dev., Minor Dev., Flood prone Area as Defined in Lake County WDO (2) If Additional Review is Required due to Major Re-Design of the Development, The Entire Base Fee May Be Reapplied, Instead of the Additional Fee (3) (Staff Rate Includes All Overhead Expenses) (4) (Inspection Fees Charged For Requested or Agreed Services Rendered) (5) (Includes Three Full Reviews and all Associated Time)		
	Chapter 150 Fees		
150.1909(D)(1)(b)	Vegetation Plan Review - Following Tree Removal w/o Permit	$500.00	$500.00
150.1913(E)	Violation of Section 150.1909	$4,000.00	$4,000.00
150.2028(C)(2)	Temporary Sign Permit - Less Than 12 Square Feet	$60.00	$60.00
150.2028(C)(2)	Temporary Sign Permit - More Than 12 Square Feet	$75.00	$75.00
150.2028(C)(2)	Permit Fee - Erection or Alteration of Permanent Sign	$60.00 + $1.00/Sq. Ft. of Sign Area	$60.00 + $1.00/Sq. Ft. of Sign Area
150.2037	Penalty for Violating Provisions of the City's Sign Code	$50-500.00	$50-500.00
150.2102(C)(2)	Per Unit Cash Payment In Lieu of Providing Affordable Housing	$185,400.00	$185,400.00
150.410(F)(5)(a)	Health Care District Master Site Plan Review or Amendment-Application Fee	$750.00	$750.00
150.441(B)	Storage Container Permit	N/A	$75.00
	Subdivision Fees		
151.006 (B)	Pre-application Discussion with Plan Commission	50% of Application Fee	50% of Application Fee
151.005(B) & 151.006(B)	Subdivision Review - Three Lots or Less	$400.00	$400.00
151.006(B)	Subdivision Review - Four Lots or More	$700.00, Plus $50.00 for each lot over 4	$700.00, Plus $50.00 for each lot over 4
151.005(B)	Duplication & Recordation Fee	$135.00	$135.00
Chapter 154: Registration and Safety Requirements for Certain Residential Rental Property			
154.005(B)(5)	Regulated Rental Dwelling Registration Fee - Annual Registration	$30.00	$30.00
154.005(C)	Regulated Rental Dwelling Registration Fee - Amended Registration	$0.00	$0.00
154.999(A)	Violation of Regulated Rental Dwelling Registration Requirement (Sec. 154.005) - 1st Offense Within 24-Month Period	$50.00 - $250.00	$50.00 - $250.00
154.999(A)	Violation of Regulated Rental Dwelling Registration Requirement (Sec. 154.005)	$250.00 - $1,000.00	$250.00 - $1,000.00
154.999(A)	Violation of Regulated Rental Dwelling Registration Requirement (Sec. 154.005)	$1,000.00 - $2,000.00	$1,000.00 - $2,000.00
154.999(A)	Violation of Other Provisions of Chapter 154	$50.00 - $750.00	$50.00 - $750.00
Chapter 160: Impact Fees			

2026 ANNUAL FEE RESOLUTION

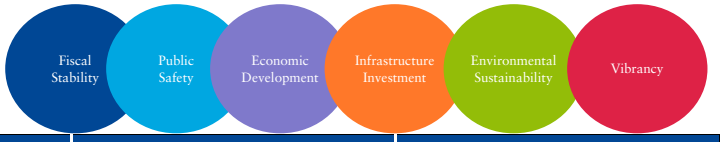
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
160.301(B)	Schedule of Development Impact Fees	Schedule of Development Impact Fees	
160	Unit Type	Library, Dist.109, Dist.112, Dist.113, Park Dist.	
160	0 Bedroom MF	$295, $0, $0, $0, $3,900	
160	1 Bedroom MF	$401, $55, $55, $32, $4,500	
160	2 Bedroom MF	$437, $2,350, $2,350, $1,464, $4,500	
160	3+ Bedroom MF	$697, $5,500, $5,500, $2,750, $4,500	
160	2 Bedroom Att SF	$454, $2,332, $2,332, $1,210, $4,500	
160	3+ Bedroom Att SF	$546, $4,969, $4,969, $1,878, $4,500	
160	2 Bedroom Det SF	$460, $3,000, $3,000, $637, $4,500	
160	3+ Bedroom Det SF	$661 $8,000, $8,000, $4,000, $5,000	
160	4+ Bedroom Det SF	$859 $8,500, $8,500, $4,500, $5,000	
160	City Administrative Fee	$50 per Development	$50 per Development
Chapter 170: Building Code			
170.108 (C)	Permit to Obstruct a Public Right-of-Way (Street or Pavement) - 1st Day	$250.00	$250.00
170.108 (C)	Permit to Obstruct a Public Right-of-Way (Street or Pavement) - each addl. Day	$50.00	$50.00
170.108(C)	Permit to Obstruct a Public Right-of-Way (Sidewalk, Alley, or Public Way) - 1st Day	$100.00	$100.00
170.108(C)	Permit to Obstruct a Public Right-of-Way (Sidewalk, Alley, or Public Way) - each addl. Day	$25.00	$25.00
170.108(C)	Fee to Occupy a Non-Residential Parking Space During Right-of-Way Obstruction	$300.00 per Month	$300.00 per Month
170.115	Fines for Violations of Lights, covers or barricades	$25.00 - $500.00	$25.00 - $500.00
170.121	General Inspection Fees	$75.00	$75.00
170.121(J)(1)	Demolition Tax - Single Family Residential Structure (Allocated $15,000 to Affordable Housing Trust Fund and $0 to MMT Fund)	$10,000.00	$15,000.00
170.121(J)(1)	Demolition Tax - Multi-Family Residential Structure (minimum) (Allocated $15,000 to Affordable Housing Trust Fund and $0 to MMT Fund)	$10,000.00	$15,000.00
170.121(J)(1)	Demolition Tax - Multi-Family Residential Structure	$3,000.00/Individual Unit >3	$5,400.00/Individual Unit >3
170.123	Fines for Violation of Construction and Demolition Debris Recycling Ordinance - first offense	$250	$250
170.123	Fines for Violation of Construction and Demolition Debris Recycling Ordinance - second offense	$750.00	$750.00
170.123	Fines for Violation of Construction and Demolition Debris Recycling Ordinance - third and any subsequent offenses	$1,500.00	$1,500.00
170.123	Building Permit Fee	$100.00 + 1% of Construction Costs	$100.00 + 1% of Construction Costs

2026 ANNUAL FEE RESOLUTION

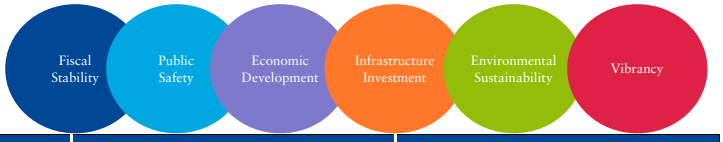
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
170.127	Administrative Fee	Cost + 25%	Cost + 25%
170.127	Minimum Building Permit Fee	$75.00	$75.00
170.127	Earth Moving Permit - Over $500 of Work	$250.00	$250.00
170.127	Building Relocation Fee	$500.00	$500.00
170.127	Installation of a New Fire Sprinkler System	$150.00	$150.00
170.127	Addition, Alteration, or Repair to an Existing Fire Sprinkler System	$75.00	$75.00
170.127	Installation of a New Fire Alarm System	$150.00	$150.00
170.127	Addition, Alteration, or Repair to an Existing Fire Alarm System	$75.00	$75.00
170.127	Curb Crossing Permit Fee	$75.00	$75.00
170.127	Street Opening Permit Fee	$250.00	$250.00
170.127	Temporary Construction Trailer or Construction Storage Trailer Fee	$50 per month	$50 per month
170.127	Third Party Inspection or Service Fee (for nonstandard / specialty inspections)	City's Costs + 12% Administrative Fee	City's Costs + 12% Administrative Fee
170.127	Occupancy Inspection Fee - Commercial Establishment	$150.00	$150.00
170.127	Heating Equipment Installation Permit Fee - Per 100,000 BTU	$75.00	$75.00
170.127	Low income Fee Reduction for Heating Equipment Installation Permit Fee - Per 100,000 BTU	N/A	50%
170.127	Permit Fee - Extension of Existing Heating System	$75.00	$75.00
170.127	Low income Fee Reduction for Permit Fee - Extension of Existing Heating System	N/A	50%
170.127	Cooling Equipment Installation Permit Fee	$75.00 + $1.00/Ton of Cool Capacity	$75.00 + $1.00/Ton of Cool Capacity
170.127	Permit Fee - Extension of Existing Cooling System	$75.00	$75.00
170.127	Low income Fee Reduction for Cooling Equipment Installation Permit Fee and Extension of Existing Cooling System	N/A	50%
170.127	Permit Re-inspection Fee - For Each Inspection Beyond Two (2) Trips	$75.00	$75.00
170.127	Preliminary Plan Review - Single Family Dwelling	$100.00	$100.00
170.127	Preliminary Plan Review - Multi-Family Dwelling	$100.00 + $50.00 Per Additional Unit	$100.00 + $50.00 Per Additional Unit
170.127	Preliminary Plan Review - Commercial Dwelling	$100.00 + $50.00 Per 1,000 Square Ft.	$100.00 + $50.00 Per 1,000 Square Ft.
170.127	Preliminary Plan Review - All Other Dwellings (Including Schools, Hospitals)	$100.00 + $50.00 Per 1,000 Square Ft.	$100.00 + $50.00 Per 1,000 Square Ft.
170.127	Preliminary Plan Review - Accessory Structure	$75.00	$75.00
170.127	Non-refundable Building Plan Submission Fee - New Homes or Additions	$250.00	$250.00
170.127	Third Party Plan Review Services	City's Cost +12% Administrative Fee	City's Cost +12% Administrative Fee

2026 ANNUAL FEE RESOLUTION

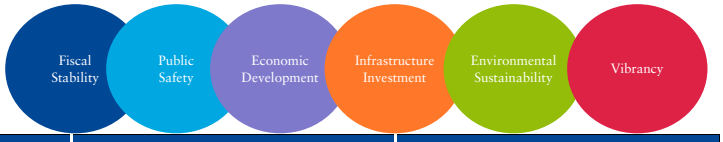
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
170.127	Plan Review Service - Hourly Rate (City Staff)	$100.00	$100.00
170.127	Plan Review Service - Hourly Rate for Resubmitted Plans or Plan Reviews in Excess of What is Normally Required	$100.00	$100.00
170.127	Rate for Multi-Family or Commercial Plan Review, Design Development, Code Consultation, or Inspection	City's Costs + 12% Administrative Fee	City's Costs + 12% Administrative Fee
170.127	Design Review - Awning	$100.00	$100.00
170.127	Design Review - Parkway or Driveway	$100.00	$100.00
170.127	Lighting Plan Review	$100.00	$100.00
170.127	Design Review Application Fee for Buildings up to 5000 Square Feet	$250.00	$250.00
170.127	Design Review Application Fee for Buildings 5001 Square Feet and Greater	$500.00	$500.00
170.127	Design Review Application Fee for Variation to Standards and Signage (non-fence)	$500.00	$500.00
170.127	Design Review Application Fee for Administrative Review	$100.00	$100.00
170.127	Elevator, Lift or Hoisting Equipment Installation Permit	$75.00 + 1% of Install/Construct Cost	$75.00 + 1% of Install/Construct Cost
170.127	Third Party Fees Associated with Elevator Safety Program, Inspections, Plan Review and Related Services	City's Cost	City's Cost
170.127	Removal of Stop Work Order - Work Without a Building Permit	$500.00	$500.00
170.127	Removal of Stop Work Order - Work in Violation of a Building Permit	$500.00	$500.00
170.127	Per Visit Re-inspection Fee to Ensure Compliance With Stop Work Order - 1st addl. Inspection	$75.00	$75.00
170.127	Per Visit Re-inspection Fee to Ensure Compliance With Stop Work Order - 2nd addl. Inspection	$150.00	$150.00
170.127	Per Visit Re-inspection Fee to Ensure Compliance With Stop Work Order - each addl. Inspection	$225.00	$225.00
170.127	Permit Fee - Canopy, Awning, or Marquee	$75.00	$75.00
170.127	Demolition Permit Fee - All Structures	$750.00	$750.00
170.127	Demolition - Interior of Structure	$75.00	$75.00
170.127	Demolition - Exterior of Structure	$100.00	$100.00
170.127	Roofing Work Permit Fee	$75.00	$75.00
170.127	Roofing Work Permit Fee (Residential)	$75.00	$75.00
170.127	Low income Fee Reduction for Roofing Work Permit Fee (Residential)	N/A	50%
170.127	Drainage and Grading Reviews	$500.00	$500.00
170.127(IFC)	License to Operate (Operational Permit)	$0.00	$0.00
170.127(IFC)	Construction Permit - New Systems	$150.00	$150.00

2026 ANNUAL FEE RESOLUTION

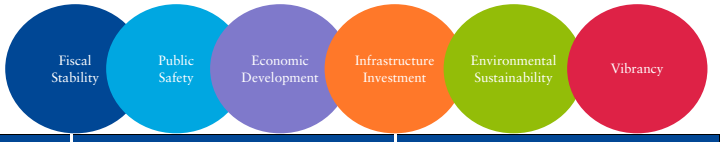
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
170.127(IFC)	Construction Permit - Alterations to Existing Systems	$75.00	$75.00
170.128	Permit Extension Fee - 2nd extension and all subsequent extensions - **single permit** under one master permit	$100.00	$100.00
170.128	Permit Extension Fee - 2nd extension and all subsequent extensions - **set of permits** under one master permit	$250.00	$250.00
170.708	Deposit/Letter of Credit - Each Sewer or Water Tap Installation Permit	$500.00	$500.00
170.710(A)	Plumbing Permit - Base Fee	$75.00	$75.00
170.710(B)	Low income Fee Reduction for Plumbing Permit - Base Fee	N/A	50%
170.710(A)	Plumbing Permit Fee - Each New Plumbing Fixture	$5.00	$5.00
170.710(B)	Plumbing Permit Fee - Each Replacement Plumbing Fixture	$5.00	$5.00
170.710(B)	Low income Fee Reduction for Each New and Replacement Plumbing Fixture	N/A	50%
170.710(A)	Fee for Each Lawn Sprinkler or Outlet	$0.50	$0.50
170.710(A)	Safety Lockout Device Installation Fee	$30.00	$30.00
170.710(A)	Annual Safety Lockout Device Inspection and Maintenance Fee	$30.00	$30.00
170.710(C)	Replacement Water Heater Permit	$75.00	$75.00
170.710(C)	Low income Fee Reduction for Replacement Water Heater Permit	N/A	50%
170.710(D)	Third Party Inspection or Service Fee (for non-standard / specialty inspections)	City's Costs + 12% Administrative Fee	City's Costs + 12% Administrative Fee
170.712(A)	Sanitary or Storm Sewer Connection Fee	$450.00 per dwelling unit	$450.00 per dwelling unit
170.712(A)	Low income Fee Reduction for Sanitary or Storm Service Connections	N/A	50%
170.712(B)	Permit Fee - Dye Test	$150.00	$150.00
170.127	Electrical Permit Fee	$75.00	$75.00
170.127	Low income Fee Reduction for Electrical Permit Fee	N/A	50%
170.127	Wiring Openings (fee based upon # of openings)	$.050 each	$.050 each
170.127	Electrical Fixtures (fee based upon # of fixtures)	$0.50 each	$0.50 each
170.127	Electrical Motors (fee based upon # of horsepower)	$0.50 each	$0.50 each
170.127	Electrical Heating (fee based upon # of kilowatts)	$0.50 each	$0.50 each

2026 ANNUAL FEE RESOLUTION

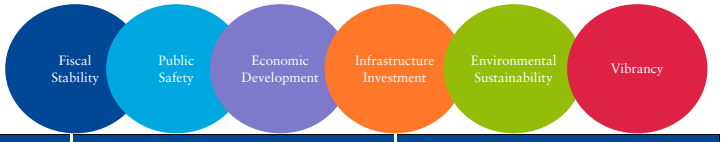
HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
170.127	Low income Fee Reduction for Wiring Openings, Electrical Fixtures, Electrical Motors and Electrical Heating	N/A	50%
170.127	Swimming Pools (fee based upon # of fixtures)	$0.50	$0.50
170.127	Electrical Signs (fee based upon # of fixtures)	$0.50	$0.50
170.127	Re-Inspections - 1st addl. Inspection	$75.00	$75.00
170.127	Re-Inspections - 2nd addl. Inspection	$150.00	$150.00
170.127	Re-Inspections - each addl. Inspection	$225.00	$225.00
170.127	Elevators, Lift or Hoist Motors (fee based upon # of horsepower)	$0.50 each	$0.50 each
170.127	Service Revision	$75.00	$75.00
170.199(A)	General Fine for Building Code Violations - First Offense	$25.00 to $750.00	$25.00 to $750.00
170.199(A)	General Fine for Building Code Violations - Second and all Subsequent Offenses + City's Enforcement Costs	$50.00 to $750.00	$50.00 to $750.00
170.199(A)	Fine for Residential Code Violations - First Offense	$25.00 to $750.00	$25.00 to $750.00
170.199(A)	Fine for Residential Code Violations - Second and all Subsequent Offenses + City's Enforcement Costs	$50.00 to $750.00	$50.00 to $750.00
170.199(B)	Fine for Violation of Stop Work Order - First Offense	$25.00 to $750.00	$25.00 to $750.00
170.199(B)	Fine for Violation of Stop Work Order - Second and all Subsequent Offenses + City's Enforcement Costs	$50.00 to $750.00	$50.00 to $750.00
170.199(B)	Fine for Violation of Fire Code Stop Work Order	$500.00	$500.00
170.199(B)	Fine for Violation of Residential Code Stop Work Order - First Offense	$25.00 to $750.00	$25.00 to $750.00
170.199(B)	Fine for Violation of Residential Code Stop Work Order - Second and all Subsequent Offenses + City's Enforcement Costs	$50.00 to $750.00	$50.00 to $750.00
170.199(C)	Fine for working without the proper State license	$500.00	$500.00
170.199(D)	General Fine for failure to obey Building Official - First Offense	$25.00 to $750.00	$25.00 to $750.00
170.199(D)	General Fine for failure to obey Building Official - Second and all Subsequent Offenses + City's Enforcement Costs	$50.00 to $750.00	$50.00 to $750.00
170.199(D)	Fine for failure to obey Building Official related to Residential Code	$25.00 to $750.00 First Offense	$25.00 to $750.00 First Offense
Chapter 171: Drainage & Grading			
171.999	Violations of Section 171 - First Offense	$25.00 to $750.00	$25.00 to $750.00
171.999	Violations of Section 171 - Second and all Subsequent Offenses + City's Enforcement Costs	$50.00 to $750.00	$50.00 to $750.00
Chapter 172: Infill Construction			
172.999	Violations of Section 172 - First Offense	$25.00 to $750.00	$25.00 to $750.00

2026 ANNUAL FEE RESOLUTION

HIGHLIGHTED FEES ARE CHANGES



City Code Section	Description	FY2025 Fee	FY2026 Fee
172.999	Violations of Section 172 - Second and all Subsequent Offenses + City's Enforcement Costs	$50.00 to $750.00	$50.00 to $750.00
Chapter 173: Location of Fences & Flagpoles			
173.020	Fence Permit Fee	$75.00	$75.00
173.020	Low income Fee Reduction for Fence Permit Fee	N/A	50%
173.030(B)	Chapter 173 Variance Application Filing Fee	$225.00	$225.00
173.999	Violations of Section 173	$25.00 to $200.00 For Each Offense and Day of Offense	$25.00 to $200.00 For Each Offense and Day of Offense
Chapter 174: Housing Code			
174.103 (IPMC 103.5.2)	Placard Removal - Unfit for Occupancy	$500.00	$500.00
174.103 (IPMC 103.5.2)	Occupancy Inspection - Existing Structure	$150.00	$150.00
174.103 (IPMC 103.5.2)	Re-Inspections - 1st addl. Inspection	$75.00	$75.00
174.103 (IPMC 103.5.2)	Re-Inspections - 2nd addl. Inspection	$150.00	$150.00
174.103 (IPMC 103.5.2)	Re-Inspections - each addl. Inspection	$300.00	$300.00
174.103	Administrative Fee	Cost + 25%	Cost + 25%
174.202	Boarding or Lodging House - License Application Fee	$50.00	$50.00
174.205(B)	Boarding or Lodging House - Initial Inspection Fee	$50.00	$50.00
174.205(B)	Boarding or Lodging House - Subsequent Inspection Fee	$50.00	$50.00
174.999	General Fine for Violations of the Property Maintenance and Housing Code	$250.00 to $2,000.00 + City's Costs	$250.00 to $2,000.00 + City's Costs
174.999	Fine for failure to obey Building Official	$250.00 to $2,000.00	$250.00 to $2,000.00
174.999	Fine for Violation of a Stop Work Order	$250.00 to $2,000.00	$250.00 to $2,000.00

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Kristi McCaulou, Finance Director

Department: Finance Department

Title: An Ordinance Approving the Compensation Plan and Policy for City Employees Effective January 1, 2026

Recommendation:
Adopt the City's Fiscal Year 2026 Compensation Plan and Policy, which was presented to the City Council as part of the City's budget process.

Policy Consideration:
The attached ordinance authorizes the City's Compensation Plan for all employees and the Compensation Policy for non-collectively bargained employees, both effective January 1, 2026. The Compensation Plan includes wage and merit increases, consistent with collectively bargained agreements and the Compensation Policy. The approved Compensation Plan is in effect until revisions are subsequently approved by ordinance or as required by collectively bargained agreements.

The Compensation Plan is included in the Proposed Budget for 2026.

Core Priorities:

Attachments:
1. Exhibit A - Compensation Plan
2. Exhibit B - Compensation Policy and Guidelines

City of Highland Park

Ordinance No.

An Ordinance Approving the Compensation Plan and Policy for City Employees Effective January 1, 2026

WHEREAS, on November 25, 2024, the City Council adopted Ordinance No. O78-2024, approving the Compensation Plan for all employees of the City for the period beginning on January 1, 2025 and concluding on December 31, 2025 (***"Compensation Plan"***); and

WHEREAS, the City Council now desires to approve the Compensation Plan and the Compensation Policy effective January 1, 2026; and

WHEREAS, the City Council has determined that approval of the Compensation Plan and the Compensation Policy will serve and be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

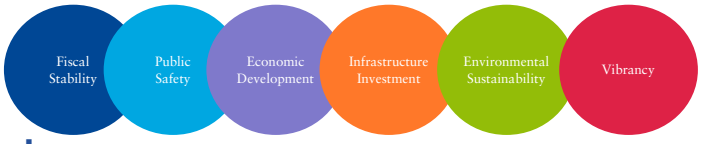
SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the City Council.

SECTION TWO: APPROVAL. The Compensation Plan, attached to and, by this reference, made a part of this Ordinance as Exhibit A, is hereby approved as the compensation schedule for all employees of the City effective January 1, 2026. The Compensation Policy, attached to and, by this reference, made a part of this Ordinance as Exhibit B, is hereby approved as the Compensation Policy for all non-collectively bargained employees of the City effective January 1, 2026.

SECTION THREE: AUTHORIZATION. The City Manager is hereby authorized to approve performance-based salary increases and bonuses within the budgetary limits for the City employees covered by the Compensation Plan.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by the law.

PERSONNEL OVERVIEW
COMPENSATION PLAN



Non-Collectively Bargained Pay Grades
Effective January 1, 2026

NON-EXEMPT			
Grade	Minimum	Mid Point	Maximum
3	15.45	18.72	21.99
4	16.09	20.11	24.14
5	17.71	22.14	26.57
6	19.57	24.47	29.36
7	21.69	27.11	32.53
8	24.12	30.15	36.18
9	26.91	33.64	40.36
10	30.09	37.61	45.14
11	33.72	42.14	50.57
12	37.87	47.34	56.80
13	42.62	53.28	63.93
14	48.08	60.10	72.12
15	54.35	67.93	81.52
16	61.57	76.96	92.35

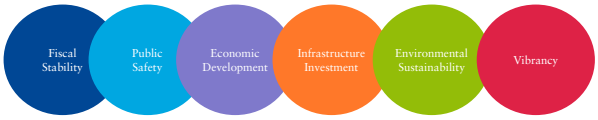
EXEMPT			
Grade	Minimum	Mid Point	Maximum
8	50,173.76	62,717.20	75,260.65
9	55,976.98	69,971.23	83,965.47
10	62,588.70	78,235.87	93,883.05
11	70,135.88	87,669.85	105,203.82
12	78,766.65	98,458.31	118,149.97
13	88,652.92	110,816.16	132,979.39
14	99,998.38	124,997.98	149,997.57
15	113,042.84	141,303.55	169,564.26
16	128,067.55	160,084.43	192,101.32
17	146,038.83	182,548.54	219,058.25

EXECUTIVE			
Grade	Minimum	Mid Point	Maximum
17	136,911.40	182,548.54	228,185.67
18	157,138.52	209,518.03	261,897.53

CITY MANAGER	
Grade	Annualized Compensation
City Manager	300,224.31

ELECTED AND APPOINTED OFFICIALS	
Grade	Annualized Compensation
Mayor	13,500.00
Council	9,500.00

PERSONNEL OVERVIEW
COMPENSATION PLAN

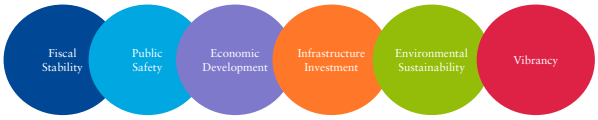


Non-Collectively Bargained Full-Time Positions - Effective January 1, 2026

NON-EXEMPT					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
8	80010000*	Administrative and Customer Service Specialist	24.12	30.15	36.18
8	20010000*	Finance and Customer Service Specialist	24.12	30.15	36.18
8	50010000*	Permit and Customer Service Technician	24.12	30.15	36.18
8	60410000*	Bus Driver	24.12	30.15	36.18
8	30010000*	Police Records Specialist	24.12	30.15	36.18
9	103300001	Administrative Program Specialist	26.91	33.64	40.36
9	102100002	Multimedia Specialist	26.91	33.64	40.36
9	30020000*	Community Service Officer	26.91	33.64	40.36
10	600200001	Assistant City Forester	30.09	37.61	45.14
10	50020000*	Building/Housing Inspector	30.09	37.61	45.14
10	502200001	Zoning and Permit Technician	30.09	37.61	45.14
10	102700001	Communications and Events Coordinator	30.09	37.61	45.14
10	600300001	Contract Specialist	30.09	37.61	45.14
10	201800001	IT Support Technician	30.09	37.61	45.14
10	300400001	Evidence Custodian	30.09	37.61	45.14
10	80040000*	Executive Assistant	30.09	37.61	45.14
10	60040000*	Facilities Technician	30.09	37.61	45.14
10	50040000*	Fire Inspector	30.09	37.61	45.14
11	500600001	Permit and Customer Service Supervisor	33.72	42.14	50.57
11	60050000*	Engineering Technician	33.72	42.14	50.57
11	502600001	Plumbing Inspector	33.72	42.14	50.57
11	50070000*	Plan Examiner/Inspector	33.72	42.14	50.57
12	60060000*	Engineering Inspector	37.87	47.34	56.80
12	50020000*	Building/Housing Inspector II	37.87	47.34	56.80
12	500800001	Senior Inspector	37.87	47.34	56.80
12	600700001	Facilities Supervisor	37.87	47.34	56.80
12	60080000*	Foreman	37.87	47.34	56.80
12	400100001	Public Safety Mechanic	37.87	47.34	56.80
13	500900001	Senior Plan Examiner/Inspector	42.62	53.28	63.93
13	601000001	City Forester	42.62	53.28	63.93

Position numbers ending with an asterisk (e.g., 60260000) represent multiple employees within the same position classification, rather than listing each employee seperately (e.g., 602600001, 602600002, etc.).

PERSONNEL OVERVIEW
COMPENSATION PLAN

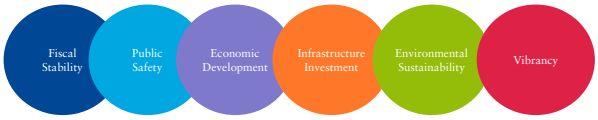


Non-Collectively Bargained Full-Time Positions - Effective January 1, 2026

EXEMPT					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
9	100300001	Social Services Coordinator	55,976.98	69,971.23	83,965.47
9	100400001	Senior Services Program Coordinator	55,976.98	69,971.23	83,965.47
9	201500001	Payroll and Customer Service Specialist	55,976.98	69,971.23	83,965.47
9	201900001	Utility Billing Specialist	55,976.98	69,971.23	83,965.47
10	200300001	Accountant	62,588.70	78,235.87	93,883.05
10	100500001	Human Resources Generalist	62,588.70	78,235.87	93,883.05
10	80110000*	Management Analyst	62,588.70	78,235.87	93,883.05
10	103000001	Marketing Coordinator	62,588.70	78,235.87	93,883.05
10	103400001	Sustainability Specialist	62,588.70	78,235.87	93,883.05
10	501000002	Planner	62,588.70	78,235.87	93,883.05
10	301600001	IT Support Specialist	62,588.70	78,235.87	93,883.05
10	10250000*	Social Services Specialist	62,588.70	78,235.87	93,883.05
10	103200001	Business Development Specialist	62,588.70	78,235.87	93,883.05
10	601100001	Water Plant Chemist	62,588.70	78,235.87	93,883.05
11	103600001	Senior Services Assistant Manager	70,135.88	87,669.85	105,203.82
11	102800001	Resiliency Manager	70,135.88	87,669.85	105,203.82
11	103400002	Sustainability Manager	70,135.88	87,669.85	105,203.82
11	200300003	Senior Accountant	70,135.88	87,669.85	105,203.82
11	50100000*	Planner II	70,135.88	87,669.85	105,203.82
12	300500001	Records Supervisor	78,766.65	98,458.31	118,149.97
12	600900002	Lead Water Plant Operator	78,766.65	98,458.31	118,149.97
12	103500001	Risk Manager	78,766.65	98,458.31	118,149.97
12	100700001	Business Development Manager	78,766.65	98,458.31	118,149.97
12	103100001	Assistant Human Resources Manager	78,766.65	98,458.31	118,149.97
12	100800001	Deputy City Clerk	78,766.65	98,458.31	118,149.97
12	801000001	Social Worker	78,766.65	98,458.31	118,149.97
12	601200001	Transit Coordinator	78,766.65	98,458.31	118,149.97
13	50011000*	Senior Planner	88,652.92	110,816.16	132,979.39
13	100900001	Assistant to the City Manager	88,652.92	110,816.16	132,979.39
13	101300001	Human Resources Manager	88,652.92	110,816.16	132,979.39
13	200500001	Senior Systems Administrator	88,652.92	110,816.16	132,979.39
13	200600001	Senior Network/Systems Engineer	88,652.92	110,816.16	132,979.39
13	60140000*	Civil Engineer	88,652.92	110,816.16	132,979.39
14	201600001	Accounting Manager	99,998.38	124,997.98	149,997.57
14	101000001	Manager of Senior Services	99,998.38	124,997.98	149,997.57
14	101100001	Communications Manager	99,998.38	124,997.98	149,997.57
14	601500001	Assistant Superintendent	99,998.38	124,997.98	149,997.57
14	604600001	Utilities Superintendent	99,998.38	124,997.98	149,997.57
14	601600001	Water Plant Superintendent	99,998.38	124,997.98	149,997.57
14	601700001	Assistant Director of Public Works	99,998.38	124,997.98	149,997.57
15	501200001	Building Division Manager	113,042.84	141,303.55	169,564.26
16	200700001	Manager of Information Technology	128,067.55	160,084.43	192,101.32
16	601800001	City Engineer	128,067.55	160,084.43	192,101.32
16	501300001	Deputy Director of Community Development	128,067.55	160,084.43	192,101.32
16	601900001	Deputy Director of Public Works	128,067.55	160,084.43	192,101.32
16	200900001	Deputy Finance Director	128,067.55	160,084.43	192,101.32
16	40020000*	Fire Department Battalion Chief	128,067.55	160,084.43	192,101.32
16	30060000*	Police Commander	128,067.55	160,084.43	192,101.32
17	400300001	Deputy Fire Chief	146,038.83	182,548.54	219,058.25
17	300700001	Deputy Police Chief	146,038.83	182,548.54	219,058.25

Position numbers ending with an asterisk (e.g., 60260000) represent multiple employees within the same position classification, rather than listing each employee seperately (e.g., 602600001, 602600002, etc.).

PERSONNEL OVERVIEW
COMPENSATION PLAN



Non-Collectively Bargained Full-Time Positions - Effective January 1, 2026

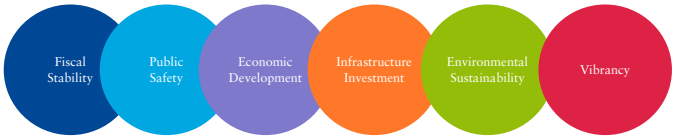
EXECUTIVE					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
17	10140000*	Assistant City Manager	136,911.40	182,548.54	228,185.67
18	101500001	Deputy City Manager	157,138.52	209,518.03	261,897.53
18	501400001	Director of Community Development	157,138.52	209,518.03	261,897.53
18	602000001	Director of Public Works	157,138.52	209,518.03	261,897.53
18	201000001	Finance Director	157,138.52	209,518.03	261,897.53
18	400400001	Fire Chief	157,138.52	209,518.03	261,897.53
18	300800001	Chief of Police	157,138.52	209,518.03	261,897.53

CITY MANAGER			
Grade	**Position No.**	**Title**	**Annualized Compensation**
City Manager	101600001	City Manager	300,224.31

ELECTED AND APPOINTED OFFICIALS			
Grade	**Position No.**	**Title**	**Annualized Compensation**
Mayor	700000002	Mayor	13,500.00
Council	70000000*	Council Member	9,500.00

Position numbers ending with an asterisk (e.g., 60260000) represent multiple employees within the same position classification, rather than listing each employee seperately (e.g., 602600001, 602600002, etc.).

PERSONNEL OVERVIEW
COMPENSATION PLAN

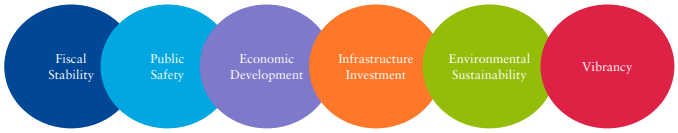


Non-Collectively Bargained Part-Time & Temporary Positions - Effective January 1, 2026

PART TIME					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
5	60210000*	Recycling Worker	17.71	22.14	26.57
5	80050000*	Undergraduate Intern	17.71	22.14	26.57
6	80160000*	Clerical Support	19.57	24.47	29.36
6	03540	Program and Clerical Support	19.57	24.47	29.36
6	80070000*	Records Clerk	19.57	24.47	29.36
7	80050000*	Administrative Intern	21.69	27.11	32.53
7	80050000*	Planning Intern	21.69	27.11	32.53
7	101900001	Rental Worker	21.69	27.11	32.53
8	801300001	Administrative and Customer Service Specialist	24.12	30.15	36.18
8	202000001	Finance and Customer Service Specialist	24.12	30.15	36.18
8	503100001	Permit and Customer Service Technician	24.12	30.15	36.18
8	102000001	Business Development Assistant	24.12	30.15	36.18
8	60410000*	Bus Driver	24.12	30.15	36.18
8	06410	Public Access Coordinator	24.12	30.15	36.18
8	802200001	Engineering Secretary	24.12	30.15	36.18
8	30010000*	Police Records Specialist	24.12	30.15	36.18
9	05050	Community Service Officer	26.91	33.64	40.36
9	602200001	Forestry Worker	26.91	33.64	40.36
10	602300001	Facilities Worker	30.09	37.61	45.14
10	502500001	Building/Housing Inspector	30.09	37.61	45.14
10	50160000*	Plumbing Inspector	30.09	37.61	45.14
10	06610	Zoning and Permit Technician	30.09	37.61	45.14
10	06355	Risk Manager	30.09	37.61	45.14
10	06235	Diversity, Equity, Inclusion, & Belonging Specialist	30.09	37.61	45.14
11	06550	Housing Planner	33.72	42.14	50.57
11	06555	Program Analyst	33.72	42.14	50.57
11	06020	Grant Analyst	33.72	42.14	50.57
12	301500001	Investigative Administrative Support Technician	37.87	47.34	56.80
16	801800001	Administrative Executive Officer	61.57	76.96	92.35
TEMPORARY					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
3	80060000*	Clerical I	15.45	18.72	21.99
5	80060000*	Clerical II	17.71	22.14	26.57
5	03580	Intern	17.71	22.14	26.57
5	60440000*	Public Works Worker	17.71	22.14	26.57
7	80060000*	Clerical III	21.69	27.11	32.53
7	05160	Planning Intern / Program Analyst / Management Analyst	21.69	27.11	32.53
7	60240000*	Public Works Worker - CDL	21.69	27.11	32.53
8	604200001	Ravinia Bus Driver	24.12	30.15	36.18
9	80060000*	Clerical IV	26.91	33.64	40.36
9	03620	Public Works Worker - Forestry	26.91	33.64	40.36
9	602500001	Ravinia Foreman	26.91	33.64	40.36
10	03610	Public Works Worker - Facilities	30.09	37.61	45.14
10	03710	Building/Housing Inspector	30.09	37.61	45.14
10	03740	Planner	30.09	37.61	45.14
11	03810	Plan Examiner/Inspector	33.72	42.14	50.57
11	03815	Engineering Inspector	33.72	42.14	50.57
13	03910	Senior Planner	42.62	53.28	63.93

Position numbers ending with an asterisk (e.g., 60260000) represent multiple employees within the same position classification, rather than listing each employee seperately (e.g., 602600001, 602600002, etc.).

PERSONNEL OVERVIEW
COMPENSATION PLAN
Collectively Bargained Positions
Effective January 1, 2026



FULL TIME									
Pos. No.	**Title**	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**	**Step 8**
602600001	Maintenance Aide	47,349.79	49,007.23	51,455.65	54,029.28	56,729.99	59,567.05	62,546.04	65,672.14
60270000*	Maintenance Worker	68,539.73	70,880.05	74,341.30	77,973.29	81,787.94	85,794.46	90,000.59	94,417.39
60280000*	Water Plant Operator	77,543.06	80,257.12	84,270.23	88,483.99	92,907.76	97,553.39	102,430.92	107,551.84
602900001	Water Plant Mechanic	77,543.06	80,257.12	84,270.23	88,483.99	92,907.76	97,553.39	102,430.92	107,551.84
603000001	Fleet Mechanic	76,823.79	79,512.76	83,488.92	87,661.96	92,046.04	96,648.40	101,480.05	106,554.01
40050000*	Firefighter	----	86,467.41	90,843 .78	95,444.38	100,275.00	105,351.70	110,688.29	116,288.83
40050000*	Fire Fighter EMT I	----	88,297.10	92,674.04	97,273.49	102,105.22	107,181.35	112,515.09	118,119.10
40050000*	Fire Fighter EMT II	----	93,592.87	98,091.68	102,818.81	107,787.41	113,005.57	118,490.56	124,248.06
40060000*	Fire Lieutenant EMT I	----	102,059.05	107,132.18	112,464.46	118,063.61	123,948.36	130,130.65	136,625.77
40060000*	Fire Lieutenant EMT II	----	107,317.27	112,512.70	117,973.33	123,707.61	129,732.62	136,063.07	142,712.69
30110000*	Police Officer	91,158.16	94,348.61	98,885.44	103,648.09	108,746.43	114,184.15	119,893.59	125,888.72
30120000*	Police Sergeant (2080)	108,869.97	112,504.04	117,874.29	123,515.76	129,438.83	135,658.04	142,187.94	149,044.21

PART TIME									
Pos. No.	**Title**	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**	**Step 8**
603100002	Maintenance Worker	28.35	29.34	30.81	32.36	33.96	-	-	-

Position numbers ending with an asterisk (e.g., 60260000) represent multiple employees within the same position classification, rather than listing each employee seperately (e.g., 602600001, 602600002, etc.).

Policy

It is the policy of the City of Highland Park to pay its employees a fair and equitable amount for their services without regard to race, sex, age, national origin, color, religion, sexual orientation, gender identity, mental or physical disability, or any other legally protected status. The City will maintain fair and competitive salaries consistent with the economic requirements of the City and commensurate with the City's competitive strategy in the labor market in order to attract, retain and reward qualified employees.

Objectives

The City's salary administration program has the following objectives:

- To obtain the highest degree of employee performance and morale through fair and equitable salary administration.
- To ensure that salaries paid are internally equitable and consistent within and between position categories.
- To ensure that salaries paid are fair and competitive within the relevant labor market.
- To provide recognition and reward for differences in individual performance.
- To provide an effective means of budgeting and ensuring that salary and related expenses can be sustained within the economic requirements of the City.

Guidelines

- The City's management monitors external pay practices to ensure the organization's compensation practices are competitive with the marketplace.
- Salary ranges are reviewed annually by management and adjustments, if needed, are recommended to the City Council as a part of the budget process.
- Each position is assigned a salary range based on the City's competitive position in the marketplace.
- Internal salary decisions are based on appraisals of employee performance, and are monitored to ensure fairness to all employees.
- Salary increases are based on a merit system to reward employees for performance.
- As a component of the budget process, the City Manager will recommend a total salary budget to the City Council for approval.
- Annual wage increases, including merit, if authorized, will be effective January 1 of each year.
- Promotions and other pay adjustments may be given at any time during the year with approval of the City Manager.
- New employees are eligible for the following increases:
    - A pro-rated merit increase, if authorized, on the next January 1 following their hire date and then every January 1 thereafter.
    - A new employee may not receive an increase if they start after the City’s evaluation period beginning September 1.
        - This evaluation will be made on an individual basis as recommended by the Department Director and approved by the City Manager.

- Employees promoted to a new position may receive a promotional increase as recommended by the Department Director and approved by the City Manager.
    - The promotional increase will include an increase appropriate for the new position which shall be inclusive of a prorated merit increase based on the number of months since the last salary increase.
- Increases will be added to base pay for employees whose salaries are within the stated range for their position.
- Annual wage increases or merit increases in excess of the range maximum will be given to the employee in a lump-sum payment at the time of the adjustment.
    - The lump-sum payment will be equal to the amount in excess of the range maximum.
    - If the employee's salary is within 3% of the range maximum, the entire adjustment may be a lump-sum payment, at the City's option.

Hiring and/or Starting Salary Policies
Salaries for new employees will generally be based on experience. New hires who have only the minimum qualifications for their positions are paid at or near the minimum of their position's salary range, while those with substantial experience (or otherwise superior qualifications) may be hired at higher levels in the salary ranges but typically below mid-points. The objective is to avoid paying new hires at rates that are too close to those paid to more experienced employees in the same position. Occasionally, supply-and-demand conditions are such that new hires with relatively little experience must be paid above the range minimums but below the midpoints.

Base salary changes result from one of the following actions:

- Merit Increase
- Promotion Increase
- Range Adjustment Increase
- Special Adjustment Increase
- Demotion Decrease

Merit Increase

- All employees will be eligible for an annual merit pay review and possible increase.
- A merit increase is defined as an in-grade increase in salary granted as recognition for sustained excellent performance on the job.
- The amount of the merit increase may vary from employee to employee based on differing levels of performance attained and fairness to all employees.
- Each year, the City Manager will authorize merit increase guidelines which are based on the City Council approved annual salary budget.
- Department Directors will use the merit increase guidelines, performance appraisal results, and the merit pool to recommend merit increases for Department employees.
- Human Resources will review and approve all base salary changes.

Promotion Increase

- A promotion is defined as an advancement of an employee to a higher grade position from a lower grade position.
- Temporary assignments are not eligible for a promotion increase.

Range Adjustment Increase

- A range adjustment increase is defined as a salary increase which is necessary to bring an employee's salary up to the minimum of the salary range for the employee's position.

Special Adjustment Increase

- A special adjustment increase is recommended for reasons unrelated to merit or promotion, such as a one time or short term increase for a temporary assignment or to address unusual circumstances.

Demotion Decrease

- Demotions will be individually evaluated by the City Manager for appropriate salary treatment.

Salary Adjustment Process

The approval process for salary changes unrelated to an annual increase or regular annual merit increase is as follows:

- Proposed changes in employees' salaries are to be initiated in writing.
    - Information must include the reasons for the proposed salary changes, the employee's current salary, the salary change amount, the employee's salary range, and, if appropriate, the employee's new salary range.
    - In addition, all requests for salary adjustments must be accompanied by the most recent performance review.
- The relevant documents must be submitted to Human Resources for consideration.
    - Human Resources will forward the documents to the City Manager with a recommendation for the City Manager’s review and direction.
    - If approved, the documents will be submitted to the initiating Department for processing.
- Proposed salary changes must not be discussed with the employee in question until after final approval has been received.

Out of Range Conditions

Out of salary range conditions involve a salary below the salary range minimum (green circle situation) or a salary above the salary range maximum (red circle situation) as explained below.

Green Circle

- Salaries below the salary range minimum can be used as temporary (six month or less) trainee rates for new hires who have less experience than the position requirements.
- A new hire's salary should at least meet the minimum salary of the position's salary range following six months of employment.
- Green-circle situations are to be individually evaluated by Human Resources for appropriate salary treatment.

Red Circle

- Red circled employees are not eligible for annual salary increases to their base, and the equivalent amount will be paid out as a lump-sum payment.
- Red circled employees will receive lump-sum merit increases until successive salary structure adjustments bring the employee's salary in line with the range maximum.

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Adam Levinstein, IT Manager

Department: Finance Department

Title: A Resolution Approving the Purchase of New Microsoft Windows Licenses from CDW Government LLC, of Vernon Hills, Illinois

Recommendation:
Staff recommends purchasing Microsoft Windows Server licensing through CDW's participation in the State of Illinois' Sourcewell cooperative purchasing contract for Computer Equipment, Licensing, and Support Software. This purchase ensures that the City remains fully licensed and compliant for all Microsoft Windows Server environments, which form the foundation for the City's network, storage, identity, and application infrastructure. Proper licensing is essential for maintaining secure and stable operations, meeting vendor support requirements, and ensuring continuity of critical City services.

Policy Consideration:
The City remains committed to migrating to Microsoft 365 and modernizing its technology environment. As part of preparing for this hybrid-cloud transition, it is essential that the City maintain current and compliant Microsoft Windows Server licensing. Ensuring that our server platform is fully licensed and up to date positions the City for an efficient and successful migration to Microsoft 365 while supporting ongoing security, stability, and vendor support requirements. Maintaining current licensing also helps safeguard the City's existing infrastructure investments and reduces risk during future modernization efforts.

Core Priorities:
Fiscal Stability — Staying up-to-date with licensing allows the City to remain compliant with software partners, avoiding additional fees and/or penalties. The total cost of these licenses is $73,995.52. Sufficient funds were budgeted in 2025.

Infrastructure Investment - Software licenses are part of the City's core IT infrastructure just like servers, networks, and storage. Staying compliant ensures that these assets are fully supported, secure, and functioning as intended, maximizing the value of the City's prior investments in hardware and systems.

Attachments:

1. PQLG558

City of Highland Park

Resolution No.

A Resolution Approving the Purchase of New Microsoft Windows Licenses from CDW Government LLC, of Vernon Hills, Illinois

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorize and encourage intergovernmental cooperation; and WHEREAS, the City has identified the need to purchase new Microsoft Windows server licenses for the City's network, storage, identity, and application infrastructure (collectively, the "Licenses"); and WHEREAS, Sourcewell is a cooperative organization representing local government, educational, and not-for-profit entities throughout the country; and WHEREAS, Sourcewell operates a purchasing cooperative program, which permits government entities to purchase commodities and services according to contracts negotiated by Sourcewell, resulting in significant savings; and WHEREAS, through its purchasing cooperative program, Sourcewell sought bids for the award of a contract for the purchase of the Licenses ("Purchase Contract"); and WHEREAS, Sourcewell identified CDW Government LLC, of Vernon Hills, Illinois ("CDW-G"), as the low responsible bidder for the Purchase Contract; and WHEREAS, the City desires to enter into the Purchase Contract with CDW-G for the purchase of the Licenses, in the amount of $73,995.52; and WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to enter into the Purchase Contract with CDW-G;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF PURCHASE CONTRACT. The City Council hereby approves the Purchase Contract with CDW-G for the purchase of the Licenses, in the amount of $73,995.52.

SECTION THREE: EXECUTION OF REQUIRED DOCUMENTATION. The City Manager and the Deputy City Clerk are hereby authorized to execute and attest, on behalf of the City, the Purchase Contract approved pursuant to Section Two of this Resolution, and all necessary documentation related thereto.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

QUOTE CONFIRMATION

ADAM LEVINSTEIN,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PQLG558	10/13/2025	PPBM288	0374950	$73,995.52

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Microsoft Windows Server 2025 Datacenter - license - 2 cores Mfg. Part#: EP2-25016 Electronic distribution - NO MEDIA Contract: MARKET	128	8143180	$578.09	$73,995.52

SUBTOTAL	$73,995.52
SHIPPING	$0.00
SALES TAX	$0.00
GRAND TOTAL	**$73,995.52**

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF HIGHLAND PARK 1707 SAINT JOHNS AVE HIGHLAND PARK, IL 60035-3593 **Phone:** (847) 926-1032 **Payment Terms:** Net 30 Days-Govt State/Local	**Shipping Address:** CITY OF HIGHLAND PARK ADAM LEVINSTEIN 1707 SAINT JOHNS AVE HIGHLAND PARK, IL 60035-3593 **Phone:** (847) 926-1032 **Shipping Method:** ELECTRONIC DISTRIBUTION
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515

Sales Contact Info

Erin McAuliffe | (877) 695-5828 | erin.mcauliffe@cdwg.com

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Staff Report

Meeting Date: November 24, 2025

Staff Contact: Ron Bannon, Director of Public Works
Annette Cardiff, Assistant Director of Public Works

Department: Public Works Department

Title: Resolution Approving the GIS Consortium Service Provider Contract between the City of Highland Park and Municipal GIS Partners, Inc., for the Period of January 1, 2026 to December 31, 2028

Recommendation:
Staff recommends approval of an agreement with Municipal GIS Partners, Incorporated (MGP) to provide Geographical Information System (GIS) services for FY 2026 through FY 2028. This agreement includes GIS services provided to the City of Highwood with 100% of their costs reimbursable to the City of Highland Park. GIS services were discussed as part of the 2026 City budget.

Policy Consideration:
The City of Highland Park is one of four founding members of the Geographic Information System Consortium (GISC) which has now grown to 45 communities, with the newest members being the Villages of Berkeley, Lake Zurich, and Willowbrook. The GISC is based on a shared services model. The Consortium communities share the time and services of a regional provider who oversees the day-to-day activities associated with a GIS operation. Municipal GIS Partners, Inc. (MGP) has been the contract service provider for GISC since its inception.

The City's agreement with MGP identifies the scope of services, including technical assistance, to be provided for the calendar/fiscal year, based on the City's request and the goals and objectives established by the GISC each year. The technical assistance provided by MGP includes an on-site GIS Analyst, as well as other expertise including Shared Analysts, Client Account Managers, and the Manager, which are shared among the GISC members. MGP also provides GISC overhead services such as product and systems development, and overall management of the GIS Analysts working within each GISC community. Since these services and overhead costs are shared across the GISC communities, costs are lower than in communities that have a stand-alone GIS Department.

As of May 1, 2017 per an intergovernmental agreement, the City of Highwood is an Associate

Member under Highland Park's GISC membership. The Contract agreement with MGP provides for the increase in Highland Park's direct allocation from 80% to 90%, with the additional 10% dedicated to providing service to Highwood. This arrangement serves both communities, since Highwood's updated GIS information is beneficial to City staff that currently provide firefighting, emergency medical and fire inspection services to the City of Highwood.

The initial term of the contract will begin on January 1, 2026 and remain in effect for three (3) years. For the years 2027 and 2028, any adjustments to service rates or other contractual terms will be formalized through a Supplemental Statement of Work (SSOW) issued by MGP, contingent upon review and approval by the GISC Board of Directors, which comprises representatives from participating municipalities. The attached resolution authorizes the City Manager to execute future renewals of the Contract if the renewal is based on the terms and conditions set forth in the current contract as determined by the City Manager and Corporation Counsel. If there are any changes to the terms and conditions, and upon expiration of the contract, succeeding contracts will be presented to the City Council for formal consideration.

Pertinent contract documents are available for review at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

The City's GIS system is used by all employees. Sufficient funds are allocated in the FY26 Finance Department (IT) budget to pay for the GIS services. The not-to-exceed annual cost for the MGP contract is $224,440, which is an increase of 3.75% over the FY 2025 contract amount. For 2026, reimbursement from Highwood to the City will be $2,151 monthly, for a total annual reimbursement of $25,811 and includes a 15% administrative fee. Historical MGP contract expenses for the City are:

Budget Year	2023	2024	2025
Amount	$200,205	$207,012	$216,327

Attachments:

1. MGP Master Highland Park 2026 V01
2. MGP Master Highland Park 2026 Attachment 1 - Statement of Work V01
3. MGP Master Highland Park 2026 Attachment 2 - Insurance V01

City of Highland Park

Resolution No.

Resolution Approving the GIS Consortium Service Provider Contract between the City of Highland Park and Municipal GIS Partners, Inc., for the Period of January 1, 2026 to December 31, 2028

WHEREAS, the City is a member of the GIS Consortium ("Consortium"), a 45-member organization comprised of municipalities in northeastern Illinois, which Consortium shares the cost of establishing a regional Geographic Information Systems program ("Program"); and

WHEREAS, on behalf of its members, the Consortium has selected Municipal GIS Partners, Inc. ("MGP"), for the provision of services related to the Program; and

WHEREAS, the City and MGP desire to enter into a Contract for GIS Support Services for the period beginning January 1, 2026 and ending December 31, 2028 ("Contract"); and

WHEREAS, the City Council has determined that entering into the Contract with MGP will serve and be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: AUTHORIZATION OF CONTRACT. The Contract by and between the City and MGP is hereby authorized in substantially the form attached to this resolution.

SECTION THREE: EXECUTION OF CONTRACT. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, the Contract only after receipt by the City Clerk of at least one original copy of the Contract executed by MGP; provided, however, that if the executed copy of the Contract is not received by the City Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest shall, at the option of the City Council, be null and void.

SECTION FOUR: EXECUTION OF FUTURE RENEWALS OF AGREEMENTS. The City Manager is authorized to execute future renewals of the Contract for future calendar years, in accordance with Section 5 of the Contract, if: (a) the City Manager determines, in their discretion, that the proposed renewal is favorable to the City; and (b) the terms of the proposed renewal is substantially similar to the Contract, as determined by the City Manager and the Corporation Counsel. This Resolution is not to be deemed or interpreted as obligating the City Manager to execute any future renewal of any Contract.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval by a majority of the members of the City Council.

GIS CONSORTIUM SERVICE PROVIDER CONTRACT

This contract (this "***Contract***") made and entered into this 1st day of January, 2026 (the "***Effective Date***"), by and between the City of Highland Park, an Illinois municipal corporation (hereinafter referred to as the "***Municipality***"), and Municipal GIS Partners, Incorporated, 701 Lee Street, Suite 1020, Des Plaines, Illinois 60016 (hereinafter referred to as the "***Consultant***").

WHEREAS, the Municipality is a member of the Geographic Information System Consortium ("***GISC***");

WHEREAS, the Consultant is a designated service provider for the members of GISC and is responsible for providing the necessary professional staffing resource support services as more fully described herein (the "***Services***") in connection with the Municipality's geographical information system **(**"***GIS***");

WHEREAS, the Municipality desires to engage the Consultant to provide the Services on the terms set forth herein; and

WHEREAS, the Consultant hereby represents itself to be in compliance with Illinois statutes relating to professional registration applicable to individuals performing the Services hereunder and has the necessary expertise and experience to furnish the Services upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the promises hereinafter set forth, it is hereby agreed by and between the Municipality and the Consultant that:

SECTION 1
SCOPE OF SERVICES

1.1 Statement of Work. This Contract contains the basic terms and conditions that will govern the overall relationship between the Consultant and the Municipality. The Consultant will provide the Services described in the statement of work attached hereto as ***Attachment 1*** ("***Statement of Work***"), which shall become a part of and subject to this Contract.

1.2 Supplemental Statements of Work. Any additional services to be performed by the Consultant may be added to this Contract after the Effective Date by the mutual agreement of the parties, which agreement will be evidenced by mutual execution of a Supplemental Statement of Work which shall also be subject to the terms and conditions set forth in this Contract.

1.3 Additional Compensation. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Municipality, the Consultant shall give written notice of its claim within fifteen (15) days after occurrence of such action. Regardless of the decision of the Municipality Manager relative to a claim submitted by the Consultant, all work required under this Contract as determined by the Municipality Manager shall proceed without interruption.

1.4 Contract Governs. If there is a conflict between the terms of this Contract and the Statement of Work or any Supplemental Statement of Work, unless otherwise specified in such Statement of Work, the terms of this Contract shall supersede the conflicting provisions contained in such Statement of Work.

SECTION 2
PERFORMANCE OF WORK

2.1 All work hereunder shall be performed under the direction of the City Manager or their designee (hereinafter referred to as the "***Municipality Manager***") in accordance with the terms set forth in this Contract and each relevant Statement of Work**.**

SECTION 3
RELATIONSHIP OF PARTIES

3.1 Independent Contractor. The Consultant shall at all times be an independent contractor, engaged by the Municipality to perform the Services. Nothing contained herein shall be construed to constitute a partnership, joint venture or agency relationship between the parties.

3.2 Consultant and Employees. Neither the Consultant nor any of its employees shall be considered to be employees of the Municipality for any reason, including but not limited to for purposes of workers' compensation law, Social Security, or any other applicable statute or regulation.

3.3 No Authority to Bind. Unless otherwise agreed to in writing, neither party hereto has the authority to bind the other to any third party or to otherwise act in any way as the representative of the other.

SECTION 4
PAYMENT TO THE CONSULTANT

4.1 Payment Terms. The Municipality agrees to pay the Consultant in accordance with the terms and amounts set forth in the applicable Statement of Work, provided that:

(a) The Consultant shall submit invoices in a format approved by the Municipality.

(b) The Consultant shall maintain records showing actual time devoted to each aspect of the Services performed and cost incurred. The Consultant shall permit the authorized representative of the Municipality to inspect and audit all data and records of the Consultant for work done under this Contract. The Consultant shall make these records available at reasonable times during this Contract period, and for a year after termination of this Contract.

(c) The service rates and projected utilization set forth in the applicable Statement of Work shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC which shall be reflected in a Supplemental Statement of Work.

(d) Payments to the Consultant shall be made pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

(e) The Municipality is a tax-exempt municipality and will provide Consultant with a copy of the Municipality's current sales tax exemption certificate. Consultant shall not charge the Municipality any tax incurred by the Consultant for these Services.

4.2 Service Rates. The fees and/or service rates set forth in the Statement of Work and Supplemental Statement of Work include all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

SECTION 5
TERM

5.1 Initial Term. Subject to earlier termination pursuant to the terms of this Contract, the initial term of this Contract shall commence on the Effective Date and remain in effect for three (3) years (the "***Initial Term***").

5.2 Renewal Terms. The Initial Term may be extended for successive one (1) year periods or for any other period as mutually agreed to in writing and set forth in a Supplemental Statement of Work executed by both parties (each, a "***Renewal Term***").

5.3 Status of this Contract. The expiration of the Initial Term or a Renewal Term shall not terminate or affect the obligations of the Parties to each other under any existing Statement of Work or Supplemental Statement of Work issued pursuant to this Contract, and such Statement of Work or Supplemental Statement of Work shall continue in full force and effect and shall continue to be governed by the terms of this Contract until the expiration or completion of such Statement of Work or Supplement Statement of Work or until such Statement of Work or Supplemental Statement of Work is itself terminated pursuant to this Contract.

SECTION 6
TERMINATION OF CONTRACT

6.1 Voluntary Termination. Notwithstanding any other provision hereof, (a) the Municipality may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work during the Initial Term or any Renewal Term, with or without cause, at any time upon ninety (90) calendar days prior written notice to the Consultant.; (b) the Consultant may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work, with or without cause, at any time upon one hundred eighty (180) calendar days prior written notice to the Municipality; or (c) following the expiration of the Term of this Agreement, and notwithstanding Section 5.3 of this Agreement, either Party may terminate any Statement of Work or any

Supplemental Statement of Work, with or without cause, upon thirty (30) calendar days prior written notice to the other Party.

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following a material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) days of receipt of written notice of such breach from the non-breaching party.

6.3 Payment for Services Rendered. In the event that this Contract is terminated in accordance with this Section 6, the Consultant shall be paid for services actually performed and reimbursable expenses actually incurred.

6.4 Effect of Termination. Termination of any Statement of Work or Supplemental Statement of Work will have no effect on this Contract. Termination of this Contract will serve to immediately terminate all open Statements of Work and Supplemental Statements of Work, absent a written agreement between the parties otherwise. Termination or expiration of this Contract, any Statement of Work, or any Supplemental Statement of Work will not affect any right or obligation of a party that comes into effect before, upon, or after such termination or expiration, or otherwise survives such termination or expiration, which was incurred by such party prior to such termination or expiration.

SECTION 7
CONSULTANT PERSONNEL AND SUBCONTRACTORS

7.1 Adequate Staffing. The Consultant must assign and maintain during the term of this Contract and any renewal thereof, an adequate staff of competent employees, agents, or subcontractors ("***Consultant Personnel***") that is fully equipped, licensed as appropriate and qualified to perform the Services as required by the Statement of Work or Supplemental Statement of Work.

7.2 Availability of Personnel. The Consultant shall notify the Municipality as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Consultant Personnel assigned to provide the Municipality with the Services. The Consultant shall have no claim for damages and shall not bill the Municipality for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the time of performance as a result of any such termination, reassigning, or resignation.

7.3 Use of Subcontractors. The Consultant's use of any subcontractor or subcontract to perform the Services shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of the Consultant. Consultant shall be fully responsible and assumes liability for the acts and omissions of all subcontractors directly or indirectly employed by, or working at the direction of, the Consultant in the performance of the Services.

7.4 Removal of Personnel and Subcontractors. Municipality may, upon written notice to Consultant, request that any Consultant Personnel be removed or replaced. Consultant shall

promptly endeavor to replace such Consultant Personnel and Municipality shall have no claim for damages for a delay or extension of the applicable Statement of Work as a result of any such removal or replacement.

7.5 Non-Solicitation of Consultant Employees. The Municipality agrees that during the term of this Contract and for a period of one (1) year thereafter, it shall not, directly or indirectly, through any other person, firm, corporation or other entity, solicit, induce, encourage or attempt to induce or encourage any employee of the Consultant to terminate his or her employment with the Consultant or to breach any other obligation to the Consultant. The Municipality acknowledges that the aforementioned restrictive covenant contained in this Section is reasonable and properly required for the adequate protection of the Consultant's business.

SECTION 8
ACCOMMODATION OF CONSULTANT PERSONNEL; MUNICIPAL FACILITIES

8.1 Facilities, Equipment, and Records. The Municipality shall provide the Consultant with adequate and safe office space, furnishings, records, hardware, software and connectivity to fulfill the objectives of the GIS program including, without limitation, the following:

(a) Office space for the Consultant's Personnel. This space should effectively and securely house all required GIS systems, peripherals and support tools. This space must be available during normal business hours;

(b) Furnishings including adequate desk(s), shelving, and seating for the Consultant's Personnel;

(c) Hardware, software, peripherals, internet access, and network connectivity meeting current minimum technical standards, as determined by Consultant from time to time, to perform the program objectives efficiently; and

(d) Any Municipality data or record which is necessary for carrying out the work as outlined in the Contract, Statement of Work or Supplemental Statement of Work.

8.2 Backup and Recovery Systems. The Municipality shall be responsible for installing, operating and monitoring the backup and recovery systems for all the Municipality's GIS assets that permit the Consultant to continue Services within a reasonable period of time following a disaster or outage. The Consultant shall be responsible for installing, operating and monitoring the backup and recovery systems for all Consultant's assets that permit the Municipality to continue accessing the GISC Materials and Services within a reasonable period of time following a disaster or outage.

8.3 Right of Entry; Limited Access. Consultant's Personnel performing Services shall be permitted to enter upon the Municipality's property in connection with the performance of the Services, subject to those rules established by the Municipality. Consent to enter upon a Municipality's facility given by the Municipality shall not create, nor be deemed to imply, the creation of any additional responsibilities on the part of the Municipality. Consultant's Personnel shall have the right to use only those facilities of the Municipality that are necessary to perform the Services and shall have no right to access any other facilities of the Municipality.

8.4 Compliance with Law. The Municipality shall comply with all applicable local, state, and federal laws including those pertaining to safety, harassment, and discrimination.

SECTION 9
CONFIDENTIAL INFORMATION; INTELLECTUAL PROPERTY; FOIA

9.1 Municipal Materials. The Consultant acknowledges and agrees that all trademarks, service marks, logos, tradenames and images provided by or on behalf of the Municipality to the Consultant for use in performing the Services and the GIS database (including files created from the database) created by Consultant hereunder (the "***Municipal Materials***") are the sole and exclusive property of the Municipality. The Consultant acknowledges that this Contract is not a license to use the Municipal Materials except as needed to perform the Services hereunder.

9.2 Third-Party Materials. If applicable, to the extent the Consultant has agreed to obtain and/or license Third-Party Materials on behalf of Municipality, the Consultant shall obtain a license for Municipality to use the Third-Party Materials as part of the Services for the purpose specified in the applicable Statement of Work. "***Third-Party Materials***" shall include, but are not limited to, computer software, script or programming code or other materials owned by third parties and/or any software available from third parties, that is licensed by Consultant for the benefit of the Municipality.

9.3 GISC Materials. It is expressly understood that, excluding the Municipal Materials and Third-Party Materials, all members of GISC and the Consultant may use or share in any improvements or modifications incorporated into any computer software (in object code and source code form), script or programming code used or developed by the Consultant in providing Services hereunder (the "***GISC Materials***").

(a) The Consultant herby grants the Municipality a limited, personal, nontransferable, non-exclusive license to use the GISC Materials solely for the purpose of and in connection with the Municipality's GIS. Upon expiration or termination of this Contract, or at such time the Municipality is no longer a member of GISC or in breach of its obligations hereunder, the Municipality shall not be entitled to or granted a license in future enhancements, improvements or modifications in the GISC Materials. The Municipality may grant a sublicense to a third party that the Municipality engages to maintain or update the GISC Materials in connection with the Municipality's GIS; provided that such third party agrees in writing to be bound by the license restrictions set forth in this Contract.

(b) The Municipality acknowledges that the Consultant is in the business of providing staffing resource support services and that the Consultant shall have the right to provide services and deliverables to third parties that are the same or similar to the services that are to be rendered under this Contract, and to use or otherwise exploit any GISC Materials in providing such services.

9.4 Confidential Information. In the performance of this Contract, the Consultant may have access to or receive certain information in the possession of the Municipality that is not generally known to members of the public ("***Confidential Information***"). The Consultant acknowledges that Confidential Information includes, but is not limited to, proprietary

information, copyrighted material, educational records, employee data, financial information, information relating to health records, resident account information, and other information of a personal nature. Consultant shall not use or disclose any Confidential Information without the prior written consent of the Municipality. Consultant will use appropriate administrative, technical and physical safeguards to prevent the improper use or disclosure of any Confidential Information received from or on behalf of the Municipality. Upon the expiration or termination of this Contract, Consultant shall promptly cease using and shall return or destroy (and certify in writing destruction of) all Confidential Information furnished by the Municipality along with all copies thereof in its possession including copies stored in any computer memory or storage medium. The term "Confidential Information" does not include information that (a) is or becomes generally available to the public other than as a result of a breach of this Contract by the Consultant; (b) was in the Consultant's or Consultant Personnel's possession on a non-confidential basis from any source other than the Municipality, which source, to the knowledge of the Consultant, is entitled to disclose such information without breach of any obligation of confidentiality; (c) is independently developed by the Consultant without the use of or reference to, in whole or in part, any Confidential Information; (d) required to be disclosed pursuant to a court order issued by a court having jurisdiction thereof (subject to Section 9.5); or (e) information subject to disclosure under FOIA (as defined below in Section 9.6). For avoidance of doubt, it is agreed that the GISC Materials shall not be considered Confidential Information.

9.5 Dissemination of Confidential Information. Unless directed by the Municipality, Consultant shall not disseminate any Confidential Information. If Consultant is presented with a request for documents by any administrative agency or with a subpoena *duces tecum* regarding any Confidential Information which may be in Consultant's possession as a result of Services provided under this Contract, unless prohibited by law, Consultant shall immediately give notice to the Municipality with the understanding that the Municipality shall have the opportunity to contest such process by any means available to it prior to submission of any documents to a court or other third party. Consultant shall not be obligated to withhold delivery of documents beyond the time ordered by a court of law or administrative agency, unless the request for production or subpoena is quashed or withdrawn, or the time to produce is otherwise extended. Consultant shall cause its personnel, staff and subcontractors, if any, to undertake the same obligations regarding confidentiality and dissemination of information as agreed to by Consultant under this Contract.

9.6 Freedom of Information Act Requests. Within four (4) business days after the Municipality's Notice to the Consultant of the Municipality's receipt of a request made pursuant to the Illinois Freedom of Information Act (ILCS 140/1 et seq. – herein "FOIA"), the Consultant shall furnish all requested records in the Consultant's possession which are in any manner related to this Contract or the Consultant's performance of the Services, including but not limited to any documentation related to the Municipality and associated therewith. The Consultant shall not apply any costs or charge any fees to the Municipality or any other person, firm or corporation for its procurement and retrieval of such records in the Consultant's possession which are sought to be copied or reviewed in accordance with such FOIA request or requests. The Consultant shall defend, indemnify and hold harmless the Municipality including its several departments and including its officers and employees and shall pay all of the Consultant's Costs associated with such FOIA request or requests including Costs arising from the Consultant's failure or alleged failure to timely furnish such documentation and/or arising from the Consultant's failure or alleged failure otherwise to comply with the FOIA, whether or not associated with the Consultant's and/or

the Municipality's defense of any litigation associated therewith. In addition, if the Consultant requests the Municipality to deny the FOIA request or any portion thereof by utilizing one or more of the lawful exemptions provided for in the FOIA, the Consultant shall pay all Costs in connection therewith. As used herein, "in the Consultant's possession" includes documents in the possession of any of the Consultant's officers, agents, employees and/or independent contractors; and "Costs" includes but is not limited to attorneys' fees, witness fees, filing fees and any and all other expenses — whether incurred by the Municipality or the Consultant.

9.7 News Releases. The Consultant may not issue any news releases without prior approval from the Municipality Manager nor will the Consultant make public proposals developed under this Contract without prior written approval from the Municipality Manager.

9.8 Survive Termination. The provisions of Section 9.1 and 9.4 through and including 9.8 shall survive the termination of this Contract.

SECTION 10
LIMITATION OF LIABILITY

10.1 THE REPRESENTATIONS SET FORTH IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTIES ARISING FROM TRADE USAGE, COURSE OF DEALING OR COURSE OF PERFORMANCE. UNDER NO CIRCUMSTANCES SHALL EITHER THE CONSULTANT OR THE MUNICIPALITY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL OR INCIDENTAL DAMAGES, INCLUDING LOST SALES OR PROFITS, IN CONNECTION WITH THIS CONTRACT, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

SECTION 11
CONSULTANT WARRANTY; INDEMNIFICATION; INSURANCE

11.1 Warranty of Services. The Consultant warrants that the Services shall be performed in accordance with industry standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the time of the Effective Date.

11.2 Indemnification. The Consultant shall indemnify and save harmless the Municipality and its officers, employees, and agents from and against any and all loss, liability and damages of whatever nature, including Workmen's Compensation claims by Consultant's employees, in any way resulting from or arising out of the intentional, willful and wanton, negligent and/or gross negligent actions or omissions of the Consultant, the Consultant's employees and agents.

11.3 Insurance. The Consultant must procure and maintain, for the duration of this Contract, insurance as provided in ***Attachment 2*** to this Contract.

11.4 No Personal Liability No official, director, officer, agent, or employee of any party shall be charged personally or held contractually liable by or to the other party under any term or provision of this Contract or because of its or their execution, approval or attempted execution of this Contract.

SECTION 12
GENERAL PROVISIONS

12.1 Equal Employment Opportunity Clause. In the event of the Consultant's non-compliance with the provisions of this Section 12.1 or the Illinois Human Rights Act, 775 ILCS 5/1-101, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Act***"), the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Consultant agrees as follows:

(a) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, the Consultant will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

(b) That, if the Consultant hires additional employees in order to perform this Contract or any portion of this Contract, the Consultant will determine the availability (in accordance with 44 Ill. Admin. C. 750.5, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Applicable Regulations***")) of minorities and women in the areas from which the Consultant may reasonably recruit and the Consultant will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by the Consultant or on the Consultant's behalf, the Consultant will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service.

(d) That the Consultant will send to each labor organization or representative of workers with which the Consultant has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Consultant's obligations under the Act and the Applicable Regulations. If any labor organization or representative fails or refuses to cooperate with the Consultant in the Consultant's efforts to comply with the Act and the Applicable Regulations, the Consultant will promptly notify the Illinois Department of Human Rights (the "***Department***") and the Municipality and will recruit employees from other sources when necessary to fulfill its obligations under the Contract.

(e) That the Consultant will submit reports as required by the Applicable Regulations, furnish all relevant information as may from time to time be requested by the Department or the Municipality, and in all respects comply with the Act and the Applicable Regulations.

(f) That the Consultant will permit access to all relevant books, records, accounts and work sites by personnel of the Municipality and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

(g) That the Consultant will include verbatim or by reference the provisions of this Section 12.1 in every subcontract awarded under which any portion of the Contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Contract, the Consultant will be liable for compliance with applicable provisions of this Section 12.1 by subcontractors; and further the Consultant will promptly notify the Municipality and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Consultant will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

12.2 No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq*.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et *seq*.

12.3 Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

12.4 Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Municipality or Consultant with respect to this Contract or the Services.

12.5 Assignments and Successors. This Contract and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that

no assignment, delegation or subcontracting shall be made without the prior written consent of the Municipality.

12.6 Severability. The parties intend and agree that, if any paragraph, subparagraph, phrase, clause, or other provision of this Contract, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Contract shall remain in full force and effect.

12.7 Third Party Beneficiary. No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than the Consultant shall be made or be valid against the Municipality.

12.8 Waiver. No waiver of any provision of this Contract shall be deemed to or constitute a waiver of any other provision of this Contract (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Contract.

12.9 Governing Laws. This Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall reside in Cook County, Illinois.

12.10 Headings. The headings of the several paragraphs of this Contract are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit, or describe the scope of intent of any provision of this Contract, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

12.11 Modification or Amendment. This Contract constitutes the entire Contract of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment or Supplemental Statement of Work duly executed by the parties. Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in writing herein or in a duly executed amendment hereof.

12.12 Attachments. Attachments 1 and 2 are attached hereto, and by this reference incorporated in and made a part of this Contract. In the event of a conflict between any Attachment and the text of this Contract, the text of this Contract shall control.

12.13 Rights Cumulative. Unless expressly provided to the contrary in this Contract, each and every one of the rights, remedies, and benefits provided by this Contract shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

12.14 Good Faith Negotiation**.** Before commencing any legal action, the parties agree to enter into good faith negotiations to resolve any controversy, claim, or dispute ("***Dispute***"). Such good faith negotiations shall commence promptly upon a party's receipt of notice of any Dispute from the other party and continue for a period of fourteen (14) days or any period of time as mutually agreed upon.

12.15 Notices. All notices, reports and documents required under this Contract shall be in writing (including prepaid overnight courier, electronic transmission or similar writing) and shall

be given to such party at its address or e-mail address set forth below, or at such other address or e-mail address as such party may hereafter specify from time to time. Each such notice shall be effective (i) if given by first class mail or prepaid overnight courier, when received, or (ii) if sent to an e-mail address, upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment).

If to Municipality: City of Highland Park
1150 Half Day Rd
Highland Park, IL 60035
Attention: Annette Cardiff
E-mail: acardiff@cityhpil.com

If to Consultant: Municipal GIS Partners, Incorporated
701 Lee Street, Suite 1020
Des Plaines, IL 60016
Attention: Thomas Thomey
E-mail: tthomey@mgpinc.com

12.16 Force Majeure. No party to this Contract shall be responsible or liable for, or deemed in breach hereof because of, any delay in the performance of its respective obligations under this Contract to the extent that such delay is due substantially to circumstances beyond the party's reasonable control and without the fault or negligence of the party experiencing such delay. Such circumstances may include, but are not limited to, any act of God, fire or other casualty, epidemic, quarantine, "stay home" or similar order, strike or labor dispute, embargo, war or violence, act of terrorism, or any law, order, proclamation, ordinance, demand, requirement, action or inaction of any national, state, provincial, local, or other government or governmental agency (each, a "***Force Majeure***"). Upon the occurrence of a Force Majeure, the party experiencing the Force Majeure shall notify the other party in writing immediately following such Force Majeure, but in no case later than three (3) business days after such party becomes aware of the occurrence of the Force Majeure. The written notification shall provide a reasonably detailed explanation of the Force Majeure.

12.17 Counterpart Execution. This Contract, Statement of Work or any Supplemental Statement of Work may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

12.18 Tort Immunity Defenses. Nothing contained in the Contract is intended to constitute, and nothing in the Contract will constitute, a waiver of the rights, defenses, and immunities provided or available to the Municipality under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 et seq. or any other applicable State law.

[REMAINDER INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

By: _____
Name: _____
Its: _____

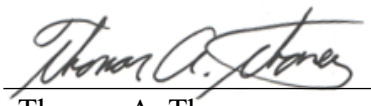
CITY OF HIGHLAND PARK

By: _____
Name: _____
Its: _____

ATTEST:

By:
Name: Brian Dieker
Its: Business Operations Manager

CONSULTANT: MUNICIPAL GIS PARTNERS, INCORPORATED

By: 
Name: Thomas A. Thomey
Its: President

Attachment 1

Statement of Work
to
GIS Consortium Service Provider Contract

(see attached)

Attachment 2

Insurance
to
GIS Consortium Service Provider Contract

(see attached)

www.mgpinc.com

Attachment 1 – Tradition Statement of Work

To GIS Consortium Service Provider Contract

About Municipal GIS Partners (MGP)

MGP (the Consultant) is the Service Provider to the GIS Consortium (GISC). It is necessary that each GISC member enter into an annual agreement with the Consultant (GISC Service Provider) to maintain their standing as a GISC member.

GISC Membership includes:

- Complete Geographic Information System (GIS) program staffing with technology cost distribution across GISC members
- Access to all membership solutions and products
- Participation in collaborative opportunities to share ideas and solutions

The Included Services section below expands on services provided by this agreement.

General Purpose

The Consultant will manage, develop, operate, and maintain all or part of the City of Highland Park (the Municipality) GIS program, as directed by the Municipality. Additionally, the Consultant will identify opportunities for continued program development and enhancement.

Program Staffing

The Consultant provides all the requisite staffing and skillsets required to manage the Municipality program, including:

- Technical professionals supporting the Municipality's program needs
- Advanced technical support staff for analysis, system integration, and escalation
- Systems analysts for ensuring product, solution, and infrastructure performance
- Professional program managers for ensuring service levels

Direct Program Hours

Services related to the fulfillment of Municipality requests, execution of planned projects, and maintenance of the Municipality program required to support the system.

Team Access During Normal Working Hours
The Consultant typically works Monday through Friday 8:00AM to 5:00PM. The Municipality has direct access to the staff assigned to the Municipality. Alternatively, the Municipality can call the Consultant's general telephone number or submit an email to Consultant's service desk for service.

Emergency Event Support
The Consultant will support Municipality emergency events within a reasonable timeframe of notification and work to staff the event for its duration. These services are not limited to normal business hours.

The Service Level section below expands on the program staffing services included in this agreement.

Direct Program Hours
Pursuant to the GISC membership agreement and bylaws all members must contract for a service level consistent with the allocation practices as prescribed by the GISC. The direct program staffing allocation for the Municipality for this agreement period is:

Agreement Period: January 1, 2026, through December 31, 2026

Direct Program Hours: 1,483.00

{Onsite presence: Average of 13.90 days per month; estimated based upon 90 percent of the direct program hours, provided the Municipality and Consultant shall consult with each other in good faith from time to time on the advisability of flexible work arrangements whereby the program hours may be completed off-site, particularly in circumstances where the assigned staff and program are meeting or exceeding expectations.}

Fees and Expenses
The fee for the direct program hours set forth above is $18,703.30 per month. The total contract value for the agreement period is $224,439.60. Such fee does not include taxes or any reimbursable out-of-pocket expenses that may be incurred by the Consultant.

Included Services
This section identifies the professional staffing, products and solutions, and business structures included in this service agreement. The Municipality is responsible for identifying and prioritizing the aspects of the services that are most important. The Consultant is responsible for implementing those priorities and communicating progress.

Program Management
The Consultant provides the required staffing and organization with the skills and expertise to manage, develop, and maintain the system per the Municipality's priorities which includes GISC shared infrastructure, platforms, products, and solutions. Services include:

1. Consulting and reporting with all Municipality departments
2. Project identification, management, and delivery
3. User training and onboarding
4. Resource management and scheduling

Data Management

The Consultant is responsible for the GIS and related data based on priorities as directed by the Municipality, including data creation, management, and delivery.

Primary Layers:

Addresses, parcels, buildings, streets, railroads, water utilities, sewer utilities, municipal boundary, zoning districts, planned unit developments, variances, TIF districts, special use permits, annexations, signs, trees, recreation areas, bike paths, water features, school districts, emergency response boundaries, refuse collection, and legislative districts.

Municipality Priority Layers

The Consultant's local government data model has over 260 standard layers. Included in this service is the identification, creation, and management of layers as directed by the Municipality.

Data Quality

One of the primary accountabilities of the Consultant is to ensure that Primary and Municipality Priority layers are of high-quality. Practices employed include:

1. Daily data quality reporting and alerting
2. Mistake proofing databases, processes, and productivity tools
3. Address Verification to identify discrepancies between Municipality ERP and department systems
4. Formation and support of key data stakeholder teams
5. Data management documentation for Municipality layers

Products and Solutions

GISC Membership includes unlimited access to the products and solutions developed by the Consultant for the GISC and its members. The Consultant is accountable for:

1. Collaboration with third party vendors and partners
2. Deploying shared solutions for the Municipality
3. Integration with ERP and department systems
4. Identifying and communicating new solution opportunities
5. Managing existing solutions to agreed service levels
6. Infrastructure monitoring, alerting, and mitigation
7. Patching, updating, and securing shared infrastructure
8. Researching and evaluating opportunities for development
9. Resource planning and scheduling
10. Scalability planning and right sizing
11. Technical documentation
12. Testing and quality certification

Solution List

The following are the primary products and solutions provided by the Consultant through membership in the GISC:

1. Address Pre-Check: A tool to standardize address data in Municipality systems and workflows

2. Address Verification: A product to assess and score community address quality across department systems
3. Asset Management and Manager Dashboards: A solution that enables the Municipality to manage and visualize infrastructure data and maintenance
4. Community Map Viewer: A publicly accessible map viewer designed for residents and businesses
5. Community-Portal: An address-based portal that integrates and organizes department data for staff, residents, and local businesses
6. Local Government Data Model: A database standard developed for, and in partnership with, members of the GISC
7. myGIS: A secure staff accessible mapping system to discover and analyze all Municipality GIS data
8. Project Sharing Catalog: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
9. Real-Time Solutions: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
10. Story Maps: A tool to consume and visualize data from real-time sensors and assets

Service Level Agreement

The Consultant is responsible for managing the quality and availability of GISC infrastructure and solutions. These parameters are determined by GISC Board policy and included in these services.

Attachment 2 - Insurance

To GIS Consortium Service Provider Contract

Consultant's Insurance

Consultant shall procure and maintain, for the duration of this Contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026.

2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto" with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement.

3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance (the policy shall include a 'waiver of subrogation').

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.

2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the Municipality. At the option of the Municipality, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Municipality, its officials, agents, employees and volunteers; or (2) the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages: The Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Municipality, its officials, agents, employees and volunteers.

2. The Consultant's insurance coverage shall be primary as respects the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers. Any insurance or self-insurance maintained by the Municipality, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers.

4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Consultant shall be required to name the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insureds

6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Municipality. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers' Compensation Act provision that applies a limitation to the amount recoverable in contribution such as *Kotecki v. Cyclops Welding*. Consultant agrees to indemnify and defend the Municipality from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, which the Municipality may sustain as a result of personal injury claims by Consultant's employees, except to the extent those claims arise as a result of the Municipality's own negligence.

E. All Coverages: Each insurance policy required by this paragraph shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Municipality.

F. Acceptability of Insurers: Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage: Consultant shall furnish the Municipality with certificates of insurance naming the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Municipality before any work commences. The Municipality reserves the right to request full certified copies of the insurance policies and endorsements.

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Emmanuel Gomez, City Engineer

Department: Public Works Department

Title: A Resolution Approving Agreements with the Illinois Department of Transportation for Sidewalk and Bridge Projects

Recommendation:
Staff recommends approval of the Standard Agreement with the Illinois Department of Transportation (IDOT) for land acquisition for the Beech Street, St. Johns Avenue, Judson Avenue and Wade Avenue Bridge Replacement projects and the Sheridan Road Sidewalk Project.

Policy Consideration:
The City received grant funding for Beech Street, St. Johns Avenue, Judson Avenue, and Wade Avenue Bridge Replacement projects as well as the Sheridan Road Sidewalk Project. Due to the grant funding, these projects are administered through IDOT.

During the Preliminary Engineering Phase, the use of right of way was identified as required for each project. For all projects, the right of way consists of temporary easements. Following IDOT policies, the easements will be acquired for a period of 5 years or until completion of construction, whichever occurs first. IDOT is requiring the local agency to execute its Standard Agreement associated with the land acquisition. The agreement for each project is attached. The agreement stipulates that the acquisition will be in the name of the City. It further stipulates the state will advertise the project for bid for construction.

Core Priorities:
Infrastructure Investment
The acquisition of both federal and state grant funding, which is administered by the state (IDOT), plays a crucial role in infrastructure investment by providing essential funding that enables the City to initiate and complete both large and small-scale improvement projects, such as bridges, roads, and pedestrian mobility initiatives. Over the last decade, the City has received approximately $50 million in infrastructure-based grant funding.

Attachments:

1. LA-4193 Standard Agreement.SheridanRdSW
2. LA-4193 Standard Agreement.Beech
3. LA-4193 Standard Agreement.StJohns
4. LA-4193 Standard Agreement.Judson
5. LA-4193 Standard Agreement.Wade

City of Highland Park

Resolution No.

A Resolution Approving Agreements with the Illinois Department of Transportation for Sidewalk and Bridge Projects

WHEREAS, the State of Illinois Department of Transportation ("IDOT") has approved grant funding to the City for the Sheridan Road Sidewalk Project and the Beech Street, St. Johns Avenue, Judson Avenue, and Wade Avenue Bridge Replacement Projects (collectively, the "Projects"); and

WHEREAS, the City and IDOT desire to enter into agreements concerning the acquisition of temporary construction easements necessary for each of the Projects (collectively, the "Agreements"); and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to enter into the Agreements with IDOT, subject to the terms and conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF AGREEMENTS. The Agreements by and between the City and IDOT are hereby approved in substantially the forms attached to this Resolution as Group Exhibit A, and in final forms to be approved by Corporation Counsel.

SECTION THREE: EXECUTION OF AGREEMENTS. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, the Agreements and all necessary documentation related thereto.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

Illinois Department of Transportation

Standard Agreement Provisions
Joint Improvement Projects Off the State Highway System
(Federal Aid Projects)

Route: City of Highland Park
State Section: Roger Williams Avenue to Dean Avenue
Local Agency Section: 19-00137-00-BT
Project No.
Job No. R-55-001-97

A. The City of Highland Park agrees to acquire in its name and at its own expense, subject to reimbursement as hereinafter provided, all right of way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The requirements of Titles II and III shall be carried out in accordance with established State Policies and Procedures, as now or hereafter revised or amended. Prior to the STATE'S advertising for bids, the local agency shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been complied with.

B. The STATE will advertise for bids for the construction of the proposed improvement after the local agency's certification as to compliance with Titles II and III requirements have been accepted by the STATE and subject to approval by the Division Administrator of the Federal Highway Administration.

C. The STATE shall provide such guidance, assistance and supervision and monitor and perform audits to the extent necessary to assure validity of the local agency's certification of compliance with Titles II and III requirements of the aforesaid act.

The _____ has EXECUTED this Agreement as of _____, the Effective Date.

Village/City/County

By:_____
_____(President, Engineer)

Date:_____

Illinois Department of Transportation

Standard Agreement Provisions
Joint Improvement Projects Off the State Highway System
(Federal Aid Projects)

Route: Beech Street Bridge
State Section: Over Ravine 3
Local Agency Section: 18-00134-00-BR
Project No.
Job No. R-91-012-23

A. The City of Highland Park agrees to acquire in its name and at its own expense, subject to reimbursement as hereinafter provided, all right of way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The requirements of Titles II and III shall be carried out in accordance with established State Policies and Procedures, as now or hereafter revised or amended. Prior to the STATE'S advertising for bids, the local agency shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been complied with.

B. The STATE will advertise for bids for the construction of the proposed improvement after the local agency's certification as to compliance with Titles II and III requirements have been accepted by the STATE and subject to approval by the Division Administrator of the Federal Highway Administration.

C. The STATE shall provide such guidance, assistance and supervision and monitor and perform audits to the extent necessary to assure validity of the local agency's certification of compliance with Titles II and III requirements of the aforesaid act.

The _____ has EXECUTED this Agreement as of _____, the Effective Date.

Village/City/County

By:_____
_____(President, Engineer)

Date:_____

Illinois Department of Transportation

Standard Agreement Provisions
Joint Improvement Projects Off the State Highway System
(Federal Aid Projects)

Route: St Johns Avenue
State Section: Over Ravine 10
Local Agency Section: 20-00141-00-BR
Project No.
Job No. R-91-005-24

A. The City of Highland Park agrees to acquire in its name and at its own expense, subject to reimbursement as hereinafter provided, all right of way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The requirements of Titles II and III shall be carried out in accordance with established State Policies and Procedures, as now or hereafter revised or amended. Prior to the STATE'S advertising for bids, the local agency shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been complied with.

B. The STATE will advertise for bids for the construction of the proposed improvement after the local agency's certification as to compliance with Titles II and III requirements have been accepted by the STATE and subject to approval by the Division Administrator of the Federal Highway Administration.

C. The STATE shall provide such guidance, assistance and supervision and monitor and perform audits to the extent necessary to assure validity of the local agency's certification of compliance with Titles II and III requirements of the aforesaid act.

The _____ has EXECUTED this Agreement as of _____, the Effective Date.

Village/City/County

By:_____
_____(President, Engineer)

Date:_____

Illinois Department of Transportation

Standard Agreement Provisions
Joint Improvement Projects Off the State Highway System
(Federal Aid Projects)

Route: Judson Avenue Bridge
State Section: at Ravine 3
Local Agency Section: 18-00133-00-BR
Project No.
Job No. R-91-012-24

A. The City of Highland Park agrees to acquire in its name and at its own expense, subject to reimbursement as hereinafter provided, all right of way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The requirements of Titles II and III shall be carried out in accordance with established State Policies and Procedures, as now or hereafter revised or amended. Prior to the STATE'S advertising for bids, the local agency shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been complied with.

B. The STATE will advertise for bids for the construction of the proposed improvement after the local agency's certification as to compliance with Titles II and III requirements have been accepted by the STATE and subject to approval by the Division Administrator of the Federal Highway Administration.

C. The STATE shall provide such guidance, assistance and supervision and monitor and perform audits to the extent necessary to assure validity of the local agency's certification of compliance with Titles II and III requirements of the aforesaid act.

The _____ has EXECUTED this Agreement as of _____, the Effective Date.

Village/City/County

By:_____
_____(President, Engineer)

Date:_____

Illinois Department of Transportation

Standard Agreement Provisions
Joint Improvement Projects Off the State Highway System
(Federal Aid Projects)

Route: Wade Street Bridge
State Section: at Ravine 3
Local Agency Section: 18-00135-00-BR
Project No.
Job No. R-91-027-22

A. The City of Highland Park agrees to acquire in its name and at its own expense, subject to reimbursement as hereinafter provided, all right of way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The requirements of Titles II and III shall be carried out in accordance with established State Policies and Procedures, as now or hereafter revised or amended. Prior to the STATE'S advertising for bids, the local agency shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been complied with.

B. The STATE will advertise for bids for the construction of the proposed improvement after the local agency's certification as to compliance with Titles II and III requirements have been accepted by the STATE and subject to approval by the Division Administrator of the Federal Highway Administration.

C. The STATE shall provide such guidance, assistance and supervision and monitor and perform audits to the extent necessary to assure validity of the local agency's certification of compliance with Titles II and III requirements of the aforesaid act.

The _____ has EXECUTED this Agreement as of _____, the Effective Date.

Village/City/County

By:_____
_____(President, Engineer)

Date:_____

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Joe O'Neill, Deputy Director of Public Works
Tony Ferrari, Facilities Supervisor

Department: Public Works Department

Title: A Resolution Approving Award of the 2026 Uninterruptable Power Supply (UPS) Maintenance Services Agreement to Facility Gateway Corporation of Madison, Wisconsin

Recommendation:
Staff recommends award of the Uninterruptible Power Supply (UPS) Maintenance Services contract to Facility Gateway of Madison, Wisconsin. This maintenance item was discussed and approved as part of FY 26 Public Works Department budget.

Policy Consideration:
The Department of Public Works Facilities Section building maintenance tasks are mostly outsourced to authorized contractors for the specific building component. The Facilities Section, comprised of three full-time employees, manages over 18 public and ancillary facilities. On average, public facilities are over 50 years old and require routine maintenance and upgrades. There is an ongoing need for contractual services to do routine, emergency, and hourly Uninterruptible Power Supply (UPS) maintenance and repair.

Within all City departments, a critical tool is a properly working computer system. At the core of this are UPS units that provide immediate backup power for these systems during a utility outage, bridging the gap between the immediate loss of power and generator startup. This prevents system crashes, data corruption, and downtime that could disrupt public safety and essential municipal operations.

Preventive maintenance of the UPS systems is essential for uninterrupted City and Police operations. UPS systems are usually activated with little to no notice. Activation can happen at any time of day, including weekends or in the evening hours, when staff are typically not on site to intervene if needed. Their reliability needs to be 100%. Without properly functioning UPS units, even a brief outage could cause equipment failures, service interruptions, and costly repairs.

The Police Station received a new UPS in 2023, and City Hall received a new UPS in 2019. Both

buildings rely heavily on sensitive computer systems, network equipment, and communication infrastructure. Routine maintenance is necessary to ensure reliability, identify failing components early, and extend equipment life. Manufacturer guidelines recommend annual inspections, testing, calibration, and repairs if needed. Both of the new systems have run very well to date.

On November 13, 2025, the Department of Public Works received two bids for Uninterruptible Power Supply (UPS) maintenance services. Facility Gateway of Madison, Wisconsin, was identified as the responsible bidder, submitting a proposal of $1,864.00 for annual preventative maintenance, an hourly rate of $115.00 for both regular and emergency service, and a 10% markup on parts. This will be the first year of the contract that allows for 5 additional 1-year renewals. Facility Gateway is our current service provider and has performed reliably to date, and is currently in good standing with the City.

The attached resolution also authorizes the City Manager to execute future renewals of the Contract if the renewal is based on the terms and conditions set forth in the current contract, as determined by the City Manager and Corporation Counsel. If there are any changes to the terms and conditions, and upon expiration of the contract, succeeding contracts will be presented to the City Council for formal consideration.

The Department of Public Works Facilities Section will oversee and manage this maintenance contract. Pertinent contract documents are available for review at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

The historical costs of UPS maintenance are:

Budget Year	**2023**	**2024**	**2025**
Amount	$1,750	$750	$2,100

Sufficient funds have been included in the FY26 General Fund, Public Works Department Facilities Section budget for this project.

Attachments:

1. BidTab - '26 UPS Preventative Maintenance
2. FGC Highland Park RFP - 9937828 - signed

City of Highland Park

Resolution No.

A Resolution Approving Award of the 2026 Uninterruptable Power Supply (UPS) Maintenance Services Agreement to Facility Gateway Corporation of Madison, Wisconsin

WHEREAS, the City sought bids for the award of Uninterruptable Power Supply (UPS) Preventative Maintenance Contract ("Contract"), for the necessary annual preventative maintenance, inspections, testing, and 24-hour emergency repair services of uninterruptable power supply (UPS) at the Police Department and City Hall; and

WHEREAS, Facility Gateway Corporation of Madison, Wisconsin ("Facility Gateway"), was the low responsible bidder of the two firms that submitted bid packages to the City; and

WHEREAS, the City Council has determined that entering into the Contract with Facility Gateway will serve and be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: AUTHORIZATION OF CONTRACT. The Contract by and between the City and Facility Gateway shall be, and is hereby, authorized in substantially the form attached to this Resolution.

SECTION THREE: EXECUTION OF CONTRACT. The City Manager and the Deputy City Clerk shall be, and they are hereby, authorized and directed to execute and attest, on behalf of the City, the Contract upon receipt by the City Clerk of at least one original copy of the Contract executed by Facility Gateway; provided, however, that if the executed copy of the Contract is not received by the City Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest shall, at the option of the City Council, be null and void.

SECTION FOUR: EXECUTION OF FUTURE RENEWALS OF AGREEMENTS. The City Manager is authorized to execute future renewals of the Contract for future calendar years, in accordance with Section 3.B of the Contract, if: (a) the City Manager determines, in their discretion, that the proposed renewal is favorable to the City; and (b) the terms of the proposed renewal is substantially similar to the Contract, as determined by the City Manager and the Corporation Counsel. This Resolution is not to be deemed or interpreted as obligating the City Manager to execute any future renewal of any Contract."

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in full force and effect

upon its passage and approval by a majority of the members of the City Council.

Uninterruptible Power Supply (UPS) Preventative Maintenance Services (#9937828)
Owner: Highland Park IL, City of
Solicitor: Highland Park IL, City of
11/13/2025 11:00 AM CST

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Facility Gateway		DC Group, Inc	
						Unit Price	Extension	Unit Price	Extension
Annual Preventative Maintenance							$ 1,864.00		$ 2,600.00
	1	1	City Hall 1707 St. Johns Ave - Minor Preventative Maint.	Ea	1	$ 466.00	$ 466.00	$ 500.00	$ 500.00
	2	2	City Hall 1707 St. Johns Ave - Major Preventative Maint.	Ea	1	$ 466.00	$ 466.00	$ 750.00	$ 750.00
	3	3	Police Department 1677 Old Deerfield Rd. - Minor Preventative Maint.	Ea	1	$ 466.00	$ 466.00	$ 540.00	$ 540.00
	4	4	Police Department 1677 Old Deerfield Rd. - Major Preventative Maint.	Ea	1	$ 466.00	$ 466.00	$ 810.00	$ 810.00
Additional Rates							$ 240.00		$ 455.15
	5	5	Regular Hourly Rate	Ea	1	$ 115.00	$ 115.00	$ 175.00	$ 175.00
	6	6	Emergency Hourly Rate	Ea	1	$ 115.00	$ 115.00	$ 280.00	$ 280.00
	7	7	Part Markup (percent)	Ea	1	$ 10.00	$ 10.00	$ 0.15	$ 0.15
Base Bid Total:							$ 1,864.00		$ 2,600.00

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

REQUESTS FOR PROPOSALS FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

The Owner will receive electronic proposals via QuestCDN.com the online electronic bid service project # 9937828 until **11:00 a.m. on November 13, 2025** for delivery of the Products generally described as follows:

All City owned uninterruptible power supply (UPS) will require annual preventative maintenance, inspections, testing, and 24 hour emergency repair services (***"Work"***)

INSTRUCTIONS TO BIDDERS

Preparation of Proposals
Bids will ONLY be received and accepted via the online electronic bid service through QuestCDN.com. Bidders must be on the plan holders list through QuestCDN for bids to be accepted. To access the electronic bid form, download the project documents and click the online bidding button. The City reserves the right to accept or reject any or all bids. NO paper bids will be accepted.

The proposal/contract attached to these instructions must be signed by an authorized official and uploaded into QuestCDN online bidding portal. Proposals that contain omissions, erasures, alterations, or additions not called for, conditional or alternative bids unless called for, or that contain irregularities of any kind may be rejected.

Bid Security
All proposals shall be accompanied by a Bid Security deposit in the form of a bid bond, cashier's or certified check, in an amount equal to at least three (3%) percent of the Total Estimated Price named in the Schedule of Prices section of the Contract/Proposal form. The City will hold the Bid Security from the two low Bidders until the contract is executed.

Clarifications
The City reserves the right to make clarifications, corrections, or changes in this Request for Proposals at any time prior to the time proposals are opened. All bidders or prospective bidders will be informed of said clarifications, corrections, or changes.

Delivery of Proposals
NO paper bids will be accepted. The schedule of prices and bidder's proposal must be entered and uploaded into the QuestCDN online bidding portal.

Opening of Proposals
Proposals will be publicly reviewed on the QuestCDN online bidding portal. The QuestCDN online bidding portal will generate the preliminary bid results for those bidder's that entered a bid and for those bids that were accepted. Bidders, their authorized agents, and interested parties are invited to be present at the time noted above. Location of bid opening is:

Public Works, 1150 Half Day Rd, Highland Park, IL 60035

Withdrawal of Proposals
No proposal shall be withdrawn for a period of 60 days after the opening of any proposal.

Rejection of Proposals
Proposals that are not submitted on the Contract/Proposal form or that are not prepared in accordance with these Instructions to Bidders may be rejected. If not rejected, the City may demand correction of any deficiency and accept the deficiently prepared proposal upon compliance with these Instructions to Bidders.

Award of Contract
The City of Highland Park reserves the right to make multiple awards of this contract.

Bidders Qualifications
A. If Owner requests, in order to demonstrate Bidder's qualifications to perform the Work, Bidder shall submit written evidence such as financial data, previous experience, present commitments, and such other data as may be called for below within five days of Owner's request.
    1. Evidence of Bidder's qualifications to do business in the State of Illinois or covenant to obtain such qualifications prior to award of the contract.
    2. The address and description of the Bidder's place of business.

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

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3. The number of years engaged in the contracting business under the present firm name, and the name of the state where incorporated.
4. A list of the property and equipment available to the Bidder to evaluate if the Bidder can complete the Work in accordance with the Bidding Documents.
5. A financial statement of the Bidder showing that the Bidder has the financial resources to meet all obligations incidental to the Work.
6. The Bidder's performance record giving the description, location, and telephone numbers of all similar projects constructed in the last five years by the Bidder.
7. A list of projects presently under Contract, the approximate Contract amount, and percent of completion of each.
8. A list of Contracts which resulted in law suits.
9. A list of Contracts defaulted.
10. A statement of the Bidder indication whether or not the Bidder has ever filed bankruptcy while performing Work of like nature or magnitude.
11. A list of officers of the firm who, while in the employ of the firm or the employ of previous firms, were associated with Contracts which resulted in lawsuits, Contracts defaulted, or filed for bankruptcy.
12. The names and technical experience of personnel guaranteed to be employed in the responsible charge of the Work stating whether the personnel have or have not performed satisfactorily on other Contracts of like nature and magnitude or comparable difficulty at similar rate of progress.
13. A list of sub-contractors who will be used in completion of this contract.
14. Such additional information as will assist Owner in determining whether the Bidder is adequately prepared to fulfill the Contract.

B. The object of the request for the qualification of Bidder is not to discourage bidding or make it difficult for qualified Bidders to file Bids. Neither is it intended to discourage beginning Contractors. It is intended to make it possible for Owner to have exact information on financial ability, equipment, and experience in order to reduce the hazards involved in awarding Contracts to parties who may not be qualified to perform the Work as specified

C. Bidder is advised to carefully review those portions of the Bid Form requiring Bidder's representations and certifications.

D. Owner's decision as to qualification of the Bidder shall be final.

Acceptance of Proposals

Proposals submitted are offers only and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the bidders.

The City reserves the right to accept the proposal that is in its judgment, the best and most favorable to the interests of the City and to the public; to reject the low price proposal; to accept any item of any proposal; to reject any and all proposals; and to waive irregularities and informalities in any proposal submitted or in the request for proposal process; provided, however, the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Bidders should not rely upon, or anticipate, such waivers in submitting their proposal.

Upon acceptance of the successful Bidder's proposal by the City, the successful Bidder's proposal, together with the City's notification of acceptance in the form attached to this Request for Proposals, shall become the contract for the Work.

Dated October 28, 2025

CITY OF HIGHLAND PARK

By: _____
Bianca Ramirez, Contract Specialist

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

Full Name of Bidder ("***Bidder***")	Facility Gateway Corporation	
Office Address	3351 Dairy Drive	
City, State Zip	Madison, WI 53716	
Contact Person	Lance Scholey	
Email Address	Lscholey@facilitygateway.com	
Telephone No. 608-838-6060		Fax No.

1. **Work Proposal**

A. Contract and Work. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract/Proposal and the City's written notification of acceptance in the form included in this bound set of documents, all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract/Proposal, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for all City owned UPS will require annual preventative maintenance, inspections, testing, and 24 hour emergency repair services at various work sites within the City ("***Work Site***");
2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;
3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates and policies of insurance specified in this Contract/Proposal;
4. Taxes. Pay all applicable federal, state, and local taxes;
5. Miscellaneous. Do all other things required of Bidder by this Contract/Proposal; and
6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with the standards of recognized professional firms in performing Work of a similar nature, in full compliance with, and as required by or pursuant, to this Contract/Proposal, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that all Work shall be fully provided, performed, and completed in accordance with the specifications attached hereto and by this reference made a part of this Contract/Proposal in **Attachment A, Specifications.**

C. Responsibility for Damage or Loss. Bidder proposes, and agrees, that Bidder shall be responsible and liable for, and shall promptly and without charge to City repair or replace, any damage done to, and any loss or injury suffered by, the City, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. City shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in City's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract/Proposal and the City, without limiting its other rights or remedies, may require correction or replacement at Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective,

damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this Contract/Proposal. Work so rejected may be returned or held at Bidder's expense and risk.

2. **Contract Price Proposal**

If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. SCHEDULE OF PRICES

For providing, performing, and completing all Work, the sum of products resulting from multiplying the number of acceptable units of Unit Price Items listed in **Attachment B, Schedule of Prices** incorporated into the Work.

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;
2. The City is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released; and
3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices.
4. The approximate quantities set forth in the Schedule of Prices for each Unit Price Item are the City's estimate only, that the City reserves the right to increase or decrease such quantities, that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place in full compliance with this Contract/Proposal, and that all claim or right to dispute or complain of any such estimated quantity, or to assert that there was any misunderstanding in regard to the nature or amount of any Unit Price Item to be provided or performed, is hereby waived and released

C. TIME OF PAYMENT

It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

Within 45 days from Receipt of Invoice

All payments may be subject to deduction or setoff by reason of any failure of Bidder to perform under this Contract/Proposal. Each payment shall include Bidder's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Bidder's certification that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid. Final pay request shall include, without limitation: (i) all final waivers of lien; and (ii) all final certified payrolls, as required pursuant to Section 7.K of this Contract.

Invoices must be submitted within sixty (60) days of completion of the Work. The City has no obligation to pay any invoices submitted after sixty (60) days of the completion of the invoiced Work.

3. **Contract Time Proposal**

A. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall commence the Work on January 1, 2026, and following the City's acceptance of this Contract/Proposal provided Bidder shall have furnished to the City all bonds and all insurance certificates specified in this Contract/Proposal ("***Commencement Date***"). If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall perform the Work diligently and continuously and shall complete the Work not later than ***December 31, 2026*** ("***Time of Performance***"). The City may modify the Time of Performance at any time upon 15 days prior written notice to the Bidder. Delays caused by the City shall extend the Time of Performance; provided, however, that Bidder shall be responsible for completion of all Work within the Time of Performance, notwithstanding any strike or other work stoppage by employees of either Bidder or of the City.

B. This Contract may be renewed for no more than five additional and consecutive one-year terms, upon the mutual written consent of the City and Bidder. For all Work performed by Bidder during any renewal term, Bidder shall be paid an amount equal to the total Contract Price, as adjusted by an amount to be mutually agreed by the City and Bidder, and in no event greater than the higher of 3% or the Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics of the United States Department of Labor for

Chicago-Naperville-Elgin, IL-IN-WI, All Items (1982-84 = $100) for the previous calendar year. ("Renewal Terms")

4. **Financial Assurance**

A. Bonds. **[need bonds if $50,000+]** If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, the City, from a surety company acceptable to the City, each in the penal sum of the Contract Price, within 10 days following the City's acceptance of this Contract/Proposal.

B. Insurance. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall provide certificates of insurance evidencing the minimum insurance coverages and limits set forth below within 10 days following the City's acceptance of this Contract/Proposal. Such policies shall be in form, and from companies, acceptable to the City. The insurance coverages and limits set forth below shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on Bidder's duty to carry adequate insurance or on Bidder's liability for losses or damages under this Contract/Proposal. The minimum insurance coverages and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability
   Limits shall not be less than:
   Worker's Compensation: Statutory
   Employer's Liability:
   $500,000 ea. accident-injury
   $500,000 ea. employee-disease
   $500,000 disease-policy
   Such insurance shall evidence that coverage applies to the State of Illinois.

2. Comprehensive Motor Vehicle Liability
   Limits for vehicles owned, non-owned or rented shall not be less than:
   $1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Comprehensive General Liability
   Limits shall not be less than:
   $1,000,000 Bodily Injury and Property Damage Combined Single Limit.
   Coverage is to be written on an "occurrence" basis.
   Coverage to include:
   - Premises Operations
   - Products/Completed Operations
   - Independent Contractors
   - Personal Injury (with Employment Exclusion deleted)
   - Broad Form Property Damage Endorsement
   - "X," "C," and "U"
   - Contractual Liability

   Contractual Liability coverage shall specifically include the indemnification set forth below.

4. Umbrella Liability
   Limits shall not be less than:
   $1,000,000 Bodily Injury and Property Damage Combined Single Limit.

   This Policy shall apply in excess of the limits stated in 1, 2, and 3 above.

C. Indemnification. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall indemnify, save harmless, and defend the City against all damages, liability, claims, losses, and expenses (including attorneys' fee) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract/Proposal.

D. Penalties. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof.

5. **Firm Proposal**

All prices and other terms stated in this Contract/Proposal are firm and shall not be subject to withdrawal, escalation, or change provided the City accepts this Contract/Proposal within 60 days after the date this sealed Agreement is opened.

6. **Bidder's Representations and Warranties**

In order to induce the City to accept this Contract/Proposal, Bidder hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, shall strictly conform to the requirements of this Contract/Proposal, including, without limitation, the performance standards set forth in Subsection 1B of this Contract/Proposal; and shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract/Proposal and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto the City.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation ***the Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (if the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate shall apply to this Contract); any other or any*** prevailing wage laws; any statutes requiring preference to laborers of specified classes, including, without limitation, the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work. Further, Bidder shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act during the course of the work.

C. Not Barred. Bidder is not barred by law from contracting with the City or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Bidder is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 2012, 720 ILCS 5/33E-1 et seq.

D. Qualified. Bidder has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time Proposals set forth above.

7. **Acknowledgements**

In submitting this Contract/Proposal, Bidder acknowledges and agrees that:

A. Reliance. The City is relying on all warranties, representations, and statements made by Bidder in this Contract/Proposal.

B. Reservation of Rights. The City reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract/Proposal is accepted, Bidder shall be bound by each and every term, condition, or provision contained in this Contract/Proposal and in the City's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to the City in this Contract/Proposal shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract/Proposal.

E. Time. Time is of the essence in the performance of all terms and provisions of this Contract/Proposal and, except where stated otherwise references in this Contract/Proposal to days shall be construed to refer to calendar days and time.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by the City, whether before or after the City's acceptance of this Contract/Proposal; nor any information or data supplied by the City, whether before or after the City's acceptance of this Contract/Proposal; nor any order by the City for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by the City; nor any extension of time granted by the City; nor any delay by the City in exercising any right under this Contract/Proposal; nor any other act or omission of the City shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder; or of any requirement or provision of this Contract/Proposal; or of any remedy, power, or right of the City.

G. Severability. It is hereby expressed to be the intent of the parties to this Contract/Proposal that should any provision, covenant, agreement, or portion of this Contract/Proposal or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Contract/Proposal and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Contract/Proposal to the greatest extent permitted by applicable law.

H. Amendments and Modifications. No amendment or modification to this Contract/Proposal shall be effective until it is reduced to writing and approved and executed by the corporate authorities of the parties in accordance with all applicable statutory procedures.

I. Assignment. Neither this Contract/Proposal, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Bidder except upon the prior written consent of the City.

PROPOSAL/CONTRACT FOR

UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

J. Governing Law. This Contract/Proposal shall be governed by, construed, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

K. Certified Payrolls. Bidder shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to the City, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified payroll shall be accompanied by a statement signed by the Bidder or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Bidder or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. A general contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon two business days' notice, Bidder and each subcontractor shall make available for inspection the records required to be made and kept by the Act: (i) to the City, its officers and agents, and to the Director of the Illinois Department of Labor and his or hers deputies and agents; and (ii) at all reasonable hours at a location within this State.

L. Conflicts of Interest. Bidder represents and certifies that, to the best of its knowledge, (1) no elected or appointed City official, employee or agent has a personal financial interest in the business of the Bidder or in this Agreement, or has personally received payment or other consideration for this Agreement; (2) as of the date of this Agreement, neither Bidder nor any person employed or associated with Bidder has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither Bidder nor any person employed by or associated with Bidder shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

M. Attachment/Conflicts. **Attachment A** attached to this Contract/Proposal is, by this reference, incorporated in and made a part of this Contract/Proposal. In the event of a conflict between the Attachment and the text of this Agreement, the text will control.

N. Award of Contract. The City reserves the right to make multiple awards of this Contract.

DATED this _____ day of _____, 20___

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

Dated this 13th day of November, 2025

Bidder's Status: ☒ Wisconsin (State) Corporation ☐ _____ (State) Partnership ☐ Individual Proprietor

Bidder's Name: Facility Gateway Corporation

Doing Business As (if different): _____

Signature of Bidder or Authorized Agent: Jay Lecy (Nov 13, 2025 10:43:37 CST)

(Corporate seal, if corporation)

Printed Name: Jay Lecy

Title/Position: General Manager

Business Address: 3351 Dairy Drive, Madison WI 53716

Business phone: 608-838-6060

If a Corporation or Partnership, list all Officers or Partners:

NAME	TITLE	ADDRESS
Tyler Marks	CEO	3351 Dairy Drive, Madison WI 53716
Jason Perry	COO	3351 Dairy Drive, Madison WI 53716
Jay Lecy	General Manager	3351 Dairy Drive, Madison WI 53716

Related Experience

List three projects most comparable to the Work completed by Bidder, or its predecessors, in the past five years:

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Owner Name	iQor	Power Techniques	Unity Point Health
Owner Address	6700 N Andrews Ave, Ste 600, Ft Lauderdale FL 33309	3210 Coolidge Hwy Berkley MI 48072	955 Kacena Rd Hiawatha IA 52233
Reference	Scott Fetzer	Mike Lewandowski	Jayson Kramer
Phone Number	973-630-2479	248-291-6213	319-739-2603
Type of Work	UPS, Gen., and HVAC maintenance	UPS Maintenance and Repair	UPS Maintenance and Repair

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

CITY'S ACCEPTANCE

The Contract/Proposal attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the order of the City of Highland Park ("***City***") this _____ day of _____, 202___.

This Acceptance, together with the Contract/Proposal attached hereto, constitutes the entire and only agreement between the parties relating to the accomplishment of the Work and the compensation therefor and supersedes and merges any other prior or contemporaneous discussions, agreements, or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgement, invoice, or other standard form used by the parties in the performance of the Contract/Proposal. Any such contradictory or inconsistent terms or conditions shall be deemed objected to by the City without further notice of objection and shall be of no effect nor in any circumstances binding upon the City unless accepted by the City in a written document plainly labeled "Amendment to Agreement." Acceptance or rejection by the City of any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

ATTEST:	**CITY OF HIGHLAND PARK**
_____	_____
Ashley Palbitska, Deputy City Clerk	**Ghida S. Neukirch, City Manager**

#1498157_v5

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

ATTACHMENT A
SPECIFICATIONS

1. INTENT

The City of Highland Park is seeking to enter into a term agreement with a reputable uninterruptible power supply (UPS) maintenance and service contractor.

2. SCOPE OF WORK

All City owned UPS will require annual preventative maintenance, inspections, testing, and 24 hour emergency repair services.

3. SITE ACCESS

The Contractor will have access to the sites during normal work hours, Monday - Friday 7:00AM to 3:30 p.m.

Contact:

Tony Ferrari – Facilities Supervisor
Public Works
1150 Half Day Rd.
Office: 847-926-1755
Mobile: 847-404-4934
Main: 847-432-0807

Don Tunison – Facilities Technician
Public Works
1150 Half Day Rd.
Office: 847-926-1139
Mobile: 847-9802689
Main: 847-432-0807

Kurt Link – Facilities Technician
Public Works
1150 Half Day Rd.
Office: 847-926-1185
Mobile: 847-343-2248
Main: 847-432-0807

Tim Hatfield – Facilities Technician
Public Works
1150 Half Day Rd.
Office: 847-926-1050
Mobile: 847-313-5938
Main: 847-432-0807

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

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4. EMERGENCY SERVICE AND REPAIRS

Emergency services are to be available 365 days per year, 24 hours per day. The Contractor must respond within one (1) hour after the initial call for service and must be at the required service location within four (4) hours of notification by the City. A 24-hour service telephone number must be provided. Failure to provide emergency services could result in termination of the agreement.

If additional equipment is needed for emergencies or to perform repairs and/or services, the Contractor must receive prior approval from the City of Highland Park. Failure to obtain prior approval could result in non-payment by the City.

5. PARTS AND SERVICES

The City requires the Contractor to obtain repair parts within a 48 hour time period. If the contractor cannot obtain parts or perform services within a reasonable time period, the City may obtain parts and/or service from another provider with no effect upon this agreement. The City shall be the sole determiner of "reasonable".

SCOPE OF WORK

Minor Preventative Maintenance

At a minimum, the following tasks shall be performed during each semi-annual (minor) preventive maintenance visit:

1. Record and note environmental conditions.
2. Visually inspect batteries, UPS units, and associated equipment for any signs of damage or abnormalities.
3. Verify that all fans are operational.
4. Record all meter readings, alarms, stored data, and any available history from the UPS display.
5. Inspect air filters, indicator lamps, and related components; replace as necessary.
6. Place UPS in bypass mode and inspect internal components for signs of damage, overheating, or other issues.
7. Perform load testing on all batteries.
8. Inspect battery connections for corrosion and clean/correct as necessary.
9. Check the condition of all battery hardware, cables, jars, fuses, and breakers.
10. Document and address any discrepancies or issues identified.
11. Return UPS to online mode and verify proper operation and load levels.
12. Provide a written or electronic service report summarizing findings and actions taken

Major Preventative Maintenance

In addition to the tasks listed above, the following shall be performed during each annual (major) preventive maintenance visit:

1. Observe and document the operation of the UPS; place in maintenance bypass mode where possible.
2. Clean the interior of the unit.

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

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3. Verify and/or calibrate meter readings and settings, where possible.
4. Check the tightness of terminals, connectors, and other electrical connections.
5. Verify torque on all battery terminals.
6. Clean and condition battery terminals, lugs, and connections as required.
7. Check internal power supply voltages where possible.
8. Verify proper operation of cooling fans.
9. Test capacitors and inspect for leakage or visible signs of deterioration.
10. Perform a thermographic survey using an approved thermographic imaging device.
11. Verify all system settings, including output voltage, frequency, and phase shift.
12. Return the UPS to normal (online) operation and confirm proper system performance.

CITY OWNED UPS TO BE MAINTAINED/SERVICED

Location	**Make/Model/Serial#**
City Hall 1707 St. John's Ave.	Make: Eaton Model: 93E 20-30kVA Serial: BN214LXX01
Police Department 1677 Old Deerfield Rd.	Make: Eaton Model: 93PM-L-60-3 50 kVA Single Serial: ES234UJJ05

PROPOSAL/CONTRACT FOR
UNINTERRUPTIBLE POWER SUPPLY (UPS) PREVENTATIVE MAINTENANCE SERVICES

ATTACHMENT B
SCHEDULE OF PRICES

Location	**Service**	**Annual Cost***
City Hall 1707 St. John's Ave.	Minor Preventative Maintenance	$
	Major Preventative Maintenance	$
Police Department 1677 Old Deerfield Rd.	Minor Preventative Maintenance	$
	Major Preventative Maintenance	$
Grand Total:		$

Regular Hourly Rate:	$
Emergency Hourly Rate:	$
Parts Markup:	%

***Amounts to be filled out on QuestCDN**

FGC Highland Park RFP - 9937828

Final Audit Report 2025-11-13

Created:	2025-11-13
By:	Keenan Adams (kadams@facilitygateway.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAY_EkEP0K5KwSil8Mr_AWMca2yUGXz06v

"FGC Highland Park RFP - 9937828" History

Document created by Keenan Adams (kadams@facilitygateway.com)
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Document emailed to Jay Lecy (jlecy@facilitygateway.com) for signature
2025-11-13 - 4:29:09 PM GMT

Email viewed by Jay Lecy (jlecy@facilitygateway.com)
2025-11-13 - 4:43:23 PM GMT

Document e-signed by Jay Lecy (jlecy@facilitygateway.com)
Signature Date: 2025-11-13 - 4:43:37 PM GMT - Time Source: server

Agreement completed.
2025-11-13 - 4:43:37 PM GMT

Adobe Acrobat Sign

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Joe O'Neill, Deputy Director of Public Works
Tony Ferrari, Facilities Supervisor

Department: Public Works Department

Title: A Resolution Approving Award of the 2026 Generator Maintenance Services Agreement to Midwest Power Industry of McHenry, Illinois

Recommendation:
Based on Municipal Partnering Initiative (MPI) bidding, staff recommends award of the Generator Maintenance Services contract to Midwest Power, Inc., of Ringwood, Illinois. This Facilities Section maintenance item was discussed as part of the Public Works FY26 budget.

Policy Consideration:
The Department of Public Works Facilities Section building maintenance tasks are mostly outsourced to authorized contractors for the specific building component. The Facilities Section, comprised of three full-time employees, manages over 18 public and ancillary facilities. On average, public facilities are over 50 years old and require routine maintenance and upgrades. There is an ongoing need for contractual services to do routine, emergency, and hourly generator maintenance and repair.

Generator services are provided for various municipal buildings, including City Hall, Public Services, Water Plant, Police Station, Fire Arms Training Center, and three Fire Stations. The generators provide backup power in the event of a failure of the power grid. Generator service is conducted twice a year and includes load testing and inspection of the automatic transfer switches. Also included in the proposed contract are rates for hourly and emergency repairs needed above and beyond routine maintenance.

Routine preventative maintenance, including inspections, testing, and component replacement, is necessary to ensure reliable startup and continuous operation during emergencies. Manufacturer guidelines recommend annual maintenance to prevent mechanical failures and reduce the risk of downtime.

On November 3, 2025, the Village of Glenview received four (4) bids for generator preventative maintenance services. Highland Park participated in the bid with 6 other communities. Midwest

Power Industry, of McHenry, Illinois, was identified as the responsible bidder, submitting a proposal of $15,000.00 for annual preventative maintenance, an hourly service rate of $155.00/hr, and an overtime rate of $232.50/hr for any repairs not covered under the maintenance contract. This will be the first year of a 3-year contract with the possibility of 2 additional 1-year renewals. Midwest Power Industry is our current vendor and has consistently provided reliable service. They are in good standing with the City.

The attached resolution also authorizes the City Manager to execute future renewals of the Contract if the renewal is based on the terms and conditions set forth in the current contract, as determined by the City Manager and Corporation Counsel. If there are any changes to the terms and conditions, and upon expiration of the contract, succeeding contracts will be presented to the City Council for formal consideration.

The Department of Public Works Facilities Section will oversee and manage this maintenance contract. Pertinent contract documents are available for review at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

The historical costs of generator maintenance are:

Budget Year	**2023**	**2024**	**2025**
Amount	$14,925	$14,925	$14,925

Sufficient funds have been included in the FY26 General Fund, Public Works Department Facilities Section budget for this project.

Attachments:

1. RFB 250037 Generator Maintenance Bid Tabulation
2. '26 Generator Maintenance - Midwest Power

City of Highland Park

Resolution No.

A Resolution Approving Award of the 2026 Generator Maintenance Services Agreement to Midwest Power Industry of McHenry, Illinois

WHEREAS, on November 3, 2025, the Municipal Partnering Initiative ("MPI"), on behalf of the City, sought bids for the award of the Generator Maintenance Services Contract ("Contract"), for the provision of Generator Services to provide inspection, maintenance and repair of emergency electrical generation systems at various City-owned and City-maintained facilities, and rights-of-way; and

WHEREAS, Midwest Power Industry, Inc., of McHenry, Illinois (the "Vendor'), was the low-responsible bidder of the four firms that submitted bid packages to the MPI; and

WHEREAS, the City Council has determined that entering into the Contract with the Vendor will serve and be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: AUTHORIZATION OF CONTRACT. The Contract by and between the City and the Vendor is hereby authorized in substantially the form attached to this Resolution.

SECTION THREE: EXECUTION OF CONTRACT. The City Manager and the Deputy City Clerk shall be, and they are hereby, authorized and directed to execute and attest, on behalf of the City, the Contract upon receipt by the City Clerk of at least one original copy of the Contract executed by the Vendor; provided, however, that if the executed copy of the Contract is not received by the City Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest shall, at the option of the City Council, be null and void.

SECTION FOUR: EXECUTION OF FUTURE RENEWALS OF AGREEMENTS. The City Manager is authorized to execute future renewals of the Contract for future calendar years, in accordance with Section 3.B of the Contract, if: (a) the City Manager determines, in their discretion, that the proposed renewal is favorable to the City; and (b) the terms of the proposed renewal is substantially similar to the Contract, as determined by the City Manager and the Corporation Counsel. This Resolution is not to be deemed or interpreted as obligating the City Manager to execute any future renewal of any Contract.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in full force and effect

upon its passage and approval by a majority of the members of the City Council.

Agency Name Village of Glenview
Bid Number RFB-250037-0-2025/ZB
Bid Name GENERATOR MAINTENANCE AND AS-NEEDED REPAIRS
Bid Due Date 11/03/2025 14:00:00 Central
Bid Opening Closed

P/M: Generator Preventative Maintenance Price
LBT&TS: Load Bank Test & Transfer Switch Maintenance Price

4 response(s) found

Company	Responded	Address	Totals Per Municipality	BidAmount	AltBidAmount	DeclaredAttributes	Status	Documents	Sent
Genserve	11/03/2025 13:05:58 Central	444 Randy Road,Carol Stream,IL,60188	**A. Buffalo Grove** - P/M: $26,635 LBT &TS: $14,875 **B. Glenview** - P/M: $20,750; $195/hour LBT&TS: $13,170; $293/hour **C. Highland Park** - P/M: $14,880; $195/hour LBT&TS: $7,957; $293/hour **D. Kenilworth** - P/M: $3,575 LBT&TS: $2,640 **E. Mount Prospect** - P/M: $21,000; One Time Oil Change: $25,780 LBT&TS: $16,540 **F. Northbrook** - P/M: $15,995 LBT&TS: $17,860 **G. Palatine** - P/M: $26,575 LBT&TS: $15,420	$217,872.00	$25,780.00		Complete	Bid/Proposal Required Documents Bid Bond	Electronic/Online Electronic/Online
Industrial Engine Company LLC	11/03/2025 11:13:10 Central	219 Root Rd,Harvard,IL,60033	**A. Buffalo Grove** - P/M: $20,595 LBT &TS: $19,900 **B. Glenview** - P/M: $19,585; $203/hour LBT&TS: $12,855; $304.50/hour **C. Highland Park** - P/M: $13,000 LBT&TS: $10,250 **D. Kenilworth** - P/M: $2,560 LBT&TS: $2,475 **E. Mount Prospect** - P/M: $19,470; One Time Oil Change: $2,245 LBT&TS: $22,100 **F. Northbrook** - P/M: $17,125 LBT&TS: $15,175 **G. Palatine** - P/M: $18,785 LBT&TS: $18,950	$212,825.00	$22,720.00		Complete	Bid/Proposal Required Documents Bid Bond	Electronic/Online Electronic/Online
Interstate Power Systems	11/03/2025 08:09:26 Central	210 Alexandra Way,Carol Stream,IL,60188	**A. Buffalo Grove** - P/M: $20,486.67 LBT &TS: $27,107.63 **B. Glenview** - P/M: $23,753; $195/hour + $2.00/mile LBT&TS: N/A **C. Highland Park** - P/M: $5,725; $195/hour + $2.00/mile LBT&TS: $18,590.09 **D. Kenilworth** - P/M: $5,418.16 LBT&TS: N/A **E. Mount Prospect** - P/M: $14,846.11 LBT&TS: $29,353.12 **F. Northbrook** - P/M: $36,442 LBT&TS: N/A **G. Palatine** - P/M: $17,418.08 LBT&TS: $27,885.81	$227,025.67	$0.0000		Complete	Bid/Proposal Required Documents Bid Bond	Electronic/Online Electronic/Online
midwest power industry	11/03/2025 09:01:22 Central	4833 Prime Parkway,Mchenry,IL,60050	**A. Buffalo Grove** - P/M: $12,925 LBT &TS: $13,800 **B. Glenview** - P/M: $13,925; $155/hour LBT&TS: $11,200; $232.50/hour **C. Highland Park** - P/M: $8,200; $155/hour LBT&TS: $6,800; $155/hour **D. Kenilworth** - P/M: $1,975 LBT&TS: $2,000 **E. Mount Prospect** - P/M: $11,375; One Time Oil Changes: $3,750 LBT&TS: $15,100 **F. Northbrook** - P/M: $13,850 LBT&TS: $16,450 **G. Palatine** - P/M: $11,925 LBT&TS: $15,800	$159,075.00	$3,750.00		Complete	Bid/Proposal Required Documents Bid Bond	Electronic/Online Electronic/Online

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
Attn.: Bianca Ramirez, Contract Specialist
847.432.0807
cityhpil.com

CONTRACT FOR
GENERATOR MAINTENANCE SERVICES

Full Name of Bidder ("***Bidder***")	Midwest Power Industry, Inc.
Office Address	4833 Prime Parkway
City, State Zip	McHenry, Illinois 60050
Contact Person	Geri Henningfield, President
Email Address	mwpi@midwestpowerindustry.com
Telephone No. 815-790-0974	Fax No.

*Bidder warrants and represents that Bidder has carefully examined the Work Site described below and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos._____ **[if none, write "NONE"]**, which are securely stapled to the end of this Contract/Proposal.*

1. **Work Proposal**

A. Contract and Work. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract/Proposal and the City's written notification of acceptance in the form included in this bound set of documents, all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract/Proposal, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the Generator/ATS at various sites within the City of Highland Park ("***Work Site***");
2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;
3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates and policies of insurance specified in this Contract/Proposal;
4. Taxes. Pay all applicable federal, state, and local taxes;
5. Miscellaneous. Do all other things required of Bidder by this Contract/Proposal; and
6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with the standards of recognized professional firms in performing Work of a similar nature, in full compliance with, and as required by or pursuant, to this Contract/Proposal, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that all Work shall be fully provided, performed, and completed in accordance with **Attachment A** and by this reference made a part of this Contract/Proposal.

C. Responsibility for Damage or Loss. Bidder proposes, and agrees, that Bidder shall be responsible and liable for, and shall promptly and without charge to City repair or replace, any damage done to, and any loss or injury suffered by, the City, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. City shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in City's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract/Proposal and the City, without limiting its other rights or remedies, may require correction or replacement at

Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this Contract/Proposal. Work so rejected may be returned or held at Bidder's expense and risk.

2. **Contract Price Proposal**

If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. SCHEDULE OF PRICES

For providing, performing, and completing all Work, the sum of products resulting from multiplying the number of acceptable units of Unit Price Items listed in **Attachment B, Schedule of Prices** incorporated into the Work.

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;
2. The City is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released; and
3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices.
4. The approximate quantities set forth in the Schedule of Prices for each Unit Price Item are the City's estimate only, that the City reserves the right to increase or decrease such quantities, that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place in full compliance with this Contract/Proposal, and that all claim or right to dispute or complain of any such estimated quantity, or to assert that there was any misunderstanding in regard to the nature or amount of any Unit Price Item to be provided or performed, is hereby waived and released

C. TIME OF PAYMENT

It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

Within 45 days from Receipt of Invoice

All payments may be subject to deduction or setoff by reason of any failure of Bidder to perform under this Contract/Proposal. Each payment shall include Bidder's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Bidder's certification that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid. Final pay request shall include, without limitation: (i) all final waivers of lien; and (ii) all final certified payrolls, as required pursuant to Section 7.K of this Contract.

Invoices must be submitted within sixty (60) days of completion of the Work. The City has no obligation to pay any invoices submitted after sixty (60) days of the completion of the invoiced Work.

3. **Contract Time Proposal**

A. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall commence January 1, 2026, provided Bidder shall have furnished to the City all bonds and all insurance certificates specified in this Contract/Proposal ("***Commencement Date***"). If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall perform the Work diligently and continuously and shall complete the Work not later than ***December 31, 2028*** ("***Time of Performance***"). The City may modify the Time of Performance at any time upon 15 days prior written notice to the Bidder. Delays caused by the City shall extend the Time of Performance; provided, however, that Bidder shall be responsible for completion of all Work within the Time of Performance, notwithstanding any strike or other work stoppage by employees of either Bidder or of the City.

B. This Contract may be renewed for no more than two additional and consecutive one-year terms, upon the mutual written consent of the City and Bidder. For all Work performed by Bidder during any renewal term, Bidder shall be paid an amount equal to the total Contract Price, as adjusted by an amount to be mutually agreed by the City and Bidder, and in no event greater than the higher of 3% or the Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics of the United States Department of Labor for Chicago-Naperville-Elgin, IL-IN-WI, All Items (1982-84 = $100) for the previous calendar year. ("Renewal Terms")

4. **Financial Assurance**

A. Bonds. None required.

B. Insurance. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall provide certificates of insurance evidencing the minimum insurance coverages and limits set forth below within 10 days following the City's acceptance of this Contract/Proposal. Such policies shall be in form, and from companies, acceptable to the City. The insurance coverages and limits set forth below shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on Bidder's duty to carry adequate insurance or on Bidder's liability for losses or damages under this Contract/Proposal. The minimum insurance coverages and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability
   Limits shall not be less than:
   Worker's Compensation: Statutory
   Employer's Liability:
   $500,000 ea. accident-injury
   $500,000 ea. employee-disease
   $500,000 disease-policy
   Such insurance shall evidence that coverage applies to the State of Illinois.

2. Comprehensive Motor Vehicle Liability
   Limits for vehicles owned, non-owned or rented shall not be less than:
   $1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Comprehensive General Liability
   Limits shall not be less than:
   $1,000,000 Bodily Injury and Property Damage Combined Single Limit.
   Coverage is to be written on an "occurrence" basis.
   Coverage to include:
   - Premises Operations
   - Products/Completed Operations
   - Independent Contractors
   - Personal Injury (with Employment Exclusion deleted)
   - Broad Form Property Damage Endorsement
   - "X," "C," and "U"
   - Contractual Liability

   Contractual Liability coverage shall specifically include the indemnification set forth below.

4. Umbrella Liability
   Limits shall not be less than:
   $2,000,000 Bodily Injury and Property Damage Combined Single Limit.
   This Policy shall apply in excess of the limits stated in 1, 2, and 3 above.

C. Indemnification. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall indemnify, save harmless, and defend the City against all damages, liability, claims, losses, and expenses (including attorneys' fee) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract/Proposal.

D. Penalties. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof.

5. **Firm Proposal**

All prices and other terms stated in this Contract/Proposal are firm and shall not be subject to withdrawal, escalation, or change provided the City accepts this Contract/Proposal within 60 days after the date this sealed Agreement is opened.

6. **Bidder's Representations and Warranties**

In order to induce the City to accept this Contract/Proposal, Bidder hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, shall strictly conform to the requirements of this Contract/Proposal, including, without limitation, the performance standards set forth in Subsection 1B of this Contract/Proposal; and shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract/Proposal and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto the City.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation ***the Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (if the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate shall apply to this Contract); any other or any*** prevailing wage laws; any statutes requiring preference to laborers of specified classes, including, without limitation, the Employment of Illinois Workers on Public Works Act, 30 ILCS

570/0.01 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work. Further, Bidder shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act during the course of the work.

C. Not Barred. Bidder is not barred by law from contracting with the City or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Bidder is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

D. Qualified. Bidder has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time Proposals set forth above.

7. **Acknowledgements**

In submitting this Contract/Proposal, Bidder acknowledges and agrees that:

A. Reliance. The City is relying on all warranties, representations, and statements made by Bidder in this Contract/Proposal.

B. Reservation of Rights. The City reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract/Proposal is accepted, Bidder shall be bound by each and every term, condition, or provision contained in this Contract/Proposal and in the City's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to the City in this Contract/Proposal shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract/Proposal.

E. Time. Time is of the essence in the performance of all terms and provisions of this Contract/Proposal and, except where stated otherwise references in this Contract/Proposal to days shall be construed to refer to calendar days and time.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by the City, whether before or after the City's acceptance of this Contract/Proposal; nor any information or data supplied by the City, whether before or after the City's acceptance of this Contract/Proposal; nor any order by the City for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by the City; nor any extension of time granted by the City; nor any delay by the City in exercising any right under this Contract/Proposal; nor any other act or omission of the City shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder; or of any requirement or provision of this Contract/Proposal; or of any remedy, power, or right of the City.

G. Severability. It is hereby expressed to be the intent of the parties to this Contract/Proposal that should any provision, covenant, agreement, or portion of this Contract/Proposal or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Contract/Proposal and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Contract/Proposal to the greatest extent permitted by applicable law.

H. Amendments and Modifications. No amendment or modification to this Contract/Proposal shall be effective until it is reduced to writing and approved and executed by the corporate authorities of the parties in accordance with all applicable statutory procedures.

I. Assignment. Neither this Contract/Proposal, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Bidder except upon the prior written consent of the City.

J. Governing Law. This Contract/Proposal shall be governed by, construed, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

K. Certified Payrolls. Bidder shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to the City, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified payroll shall be accompanied by a statement signed by the Bidder or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Bidder or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. A general

contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon two business days' notice, Bidder and each subcontractor shall make available for inspection the records required to be made and kept by the Act: (i) to the City, its officers and agents, and to the Director of the Illinois Department of Labor and his or hers deputies and agents; and (ii) at all reasonable hours at a location within this State.

L. Conflicts of Interest. Bidder represents and certifies that, to the best of its knowledge, (1) no elected or appointed City official, employee or agent has a personal financial interest in the business of the Bidder or in this Agreement, or has personally received payment or other consideration for this Agreement; (2) as of the date of this Agreement, neither Bidder nor any person employed or associated with Bidder has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither Bidder nor any person employed by or associated with Bidder shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

M. Attachment/Conflicts. **Attachment A** attached to this Contract/Proposal is, by this reference, incorporated in and made a part of this Contract/Proposal. In the event of a conflict between the Attachment and the text of this Agreement, the text will control.

N. Award of Contract. The City reserves the right to make multiple awards of this Contract.

DATED this _____ day of _____, 202__

GENERATOR MAINTENANCE SERVICES

Dated this _____ day of _____, 2025

Bidder's Status: ☐ _____ Corporation ☐ _____Partnership ☐ Individual Proprietor
(State) (State)

Bidder's Name: _____

Doing Business As (if different): _____

Signature of Bidder or Authorized Agent: _____
(Corporate seal, if corporation)

Printed Name: _____

Title/Position: _____

Business Address: _____

_____

Business phone: _____

If a Corporation or Partnership, list all Officers or Partners:

NAME	TITLE	ADDRESS

CITY'S ACCEPTANCE

The Contract/Proposal attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the order of the City of Highland Park ("***City***") this _____ day of _____, 2025.

This Acceptance, together with the Contract/Proposal attached hereto, constitutes the entire and only agreement between the parties relating to the accomplishment of the Work and the compensation therefor and supersedes and merges any other prior or contemporaneous discussions, agreements, or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgement, invoice, or other standard form used by the parties in the performance of the Contract/Proposal. Any such contradictory or inconsistent terms or conditions shall be deemed objected to by the City without further notice of objection and shall be of no effect nor in any circumstances binding upon the City unless accepted by the City in a written document plainly labeled "Amendment to Agreement." Acceptance or rejection by the City of any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

ATTEST:

_____

Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK

_____

Ghida S. Neukirch, City Manager

#1498157_v5

GENERATOR MAINTENANCE SERVICES

ATTACHMENT A
SPECIFICATIONS

1. **INTENT**
The City of Highland Park is seeking to enter into a term agreement with a reputable generator and automatic transfer switch (ATS) maintenance and service contractor.

2. **SCOPE OF WORK**
All City owned generators and ATS will require annual preventative maintenance, inspections, load bank testing, and 24 hour emergency repair services.

3. **SITE ACCESS**
The Contractor will have access to the sites during normal work hours, Monday - Friday 7:00AM to 3:30 p.m.

Contact:
Tony Ferrari – Facilities Supervisor
Public Works
1150 Half Day Rd.
Office: 847-926-1755
Mobile: 847-404-4934
Main: 847-432-0807

4. **EMERGENCY SERVICE AND REPAIRS**
Emergency services are to be available 365 days per year, 24 hours per day. The Contractor must respond within one (1) hour after the initial call for service and must be at the required service location within two (2) hours of notification by the City. A 24-hour service telephone number must be provided. Failure to provide emergency services could result in termination of the agreement.

If necessary, the Contractor must be able to provide an alternate power source in the event of a complete failure.

If additional equipment is needed for emergencies or to perform repairs and/or services, the Contractor must receive prior approval from the City of Highland Park. Failure to obtain prior approval could result in non-payment by the City.

5. **PARTS AND SERVICES**
The City requires the Contractor to obtain repair parts within a 48 hour time period. If the contractor cannot obtain parts or perform services within a reasonable time period, the City may obtain parts and/or service from another provider with no effect upon this agreement. The City shall be the sole determiner of "reasonable".

6. **TECHNICIANS**
The Contractor must employ a minimum of two (2) qualified technicians to perform any required duties. The technicians must be employed by the Contractor.

Contractor shall provide documentation/verification that service personnel has had training within a minimum of two (2) years "hands on" experience with the equipment identified herein.

7. **PREVENTATIVE MAINTENANCE (PM)**
Preventive Maintenance shall be performed on equipment to include, but not limited to, the locations shown in Attachment A.

7.1 The Contractor shall provide a minimum of two (2) site visits annually separated by 6 months. During each inspection, all systems must be visibly checked for potential problems, and are physically tested to assure reliability. Preventive maintenance service shall include, but is not limited to:

7.1.1 Lubrication
- Oil quantity and condition
- Oil filter (s)
- Oil pressure
- Crankcase breather
- System leaks

7.1.2 Cooling System
- Radiator/heat exchanger; interior and exterior
- Anti-freeze protection, quantity and condition (inhibitors, freeze protection, foreign material) replace as necessary
- Antifreeze Filter(s)
- Hoses and connections
- Fan drive pulley and fan
- Fan belts
- Water pump
- Thermostat (s)
- Jacket water heater (s)
- System leaks

7.1.3 Fuel System (s)
- Fuel tank inspection
- Rupture tank inspection
- Water separator, empty if necessary
- Fuel lines and connections
- Fuel injector and pump (s)
- Transfer, lift, and return, pumps (s)
- Governor and controls
- Fuel filters (s)
- Fuel pressure
- Fuel testing for water and foreign material (inform City with recommendations including pulling sample and have tested)
- Fuel level floats (inform City after testing if fuel level is below ¾ of a full tank)
- System leaks

7.1.4 Ignition System
- Spark plugs
- Points
- Wiring
- Coil
- Corrosion

7.1.5 Air Induction and Exhaust
- Air Filter (s)
- Air filter assembly cover seal gasket (s) if where applicable
- Air box drains and drain tanks, where applicable
- Air filter service indicator (s)

- Air inlet system
- Turbocharger (s)
- Exhaust system
- Valve and rotators
- Leaks
- Condensation
- Flex pipe
- Rain cap
- Muffler

7.1.6 Housing/Doors
- Hinges
- Panels
- Fit
- Leaks

7.1.7 Housing/Cabinets
- General
- Fit
- Decals
- Space heater(s)

7.1.8 DC Electrical
- Batteries
  - Water level
  - Specific gravity
  - Terminal connections
- Engine safeties
  - Annunciator
  - Battery charge rate

7.1.9 AC Electrical
- Brushes
- Instruments
- Regulator
- Generator
- Circuit breakers
- Transfer switches

7.1.10 Operational Tests
- Load/no load (load tests require prior approval from an authorized City representative
- Voltage – AC/DC
- Amps – AC/DC
- Frequency
- Time delays
- Oil pressure
- Engine temperature

7.1.11 Starting System
- Lubricate all bearings, including rear when necessary
- Check timing and adjust if necessary
- Belts; condition and tension
- Fluid temperatures at operational speed

- Fluid leaks
- Motor mounts & vibration isolators

7.1.12 Generator

- Bearings
- Slip rings & brushes
- Vibration isolator (s)

7.1.13 Control Panel

- Start controls; auto/manual
- Voltmeter
- Ammeter
- Frequency meter; adjust running speed if necessary
- Circuit breaker
- Panel display
- Panel lamps

PLEASE NOTE: All fluids shall be disposed of according to IEPA standards

7.2 **ATS PREVENTATIVE MAINTENANCE**

The Contractor must provide transfer switch service and preventative maintenance and must follow, at a minimum, NFPA 110 requirements.

The Contactor shall provide bi-annual testing/maintenance on each transfer switch-which shall include, at a minimum, the following tasks:

- Inspect for moisture or wetness, past or present
- Inspect insulating materials for deterioration due to excessive heat
- Inspect control relay contacts for corrosion or discoloration, due to excessive heat
- Conduct testing by simulating a normal power source failure with customer approval
- Check operating current level versus rating
- Record all-timer relay settings, pickup, and dropout & timer settings; adjust if necessary
- Record and compare voltage drop across the main contact
- Check and record cable connections and contacts with infrared thermometers
- Check all cables and control wire connections to the transfer switch control and sensing panel and other system components and tighten if necessary
- Replace the battery in the controller
- Vacuum dust from the ATS and accessory panel
- Inspect all chutes and pole covers
- Inspect all arcing contacts for excessive corrosion, clean and adjust if necessary
- Remove grime with approved solvent
- Manually operate the main transfer movement to check proper contact alignment deflection, gap, and wiping action; adjust and clean if necessary
- Lubricate if necessary

8. ANNUAL MAINTENANCE (AM)

Annual Maintenance (AM) shall be completed once a year. Annual Maintenance should be included in one of the two (2) PM services. AM service shall be completed on each designated machine in the late fall or early spring of each year. AM shall include:

- Lubricant changes
- Filter changes

Annual Maintenance shall include Section 7.1.1 through 7.1.12 as well as Section 7.2.

Annual Load Bank testing shall include, as minimum, what follows:

- Load bank testing on each generator for its rated kW & voltage capacity
- Perform load test according to manufacturers specifications/requirements
- Monitor the operation and verify the proper operation and conditions and report any problems

9. REPORTS AND DOCUMENTATION/DELIVERABLES

The Contractor shall complete and furnish reports for each maintenance or service call with the invoice. A copy of each report shall be presented with time and materials maintained (if used outside the parameters of the monthly/annual charge). Reports shall include, but are not limited to:

- Date and time notification was received from the City
- Date and time of arrival at location
- Type and model of equipment
- Repair time
- Description of the repair/maintenance
- Date and time equipment becomes operational
- Part (s) order (if applicable)

Each report must be signed by the designated City of Highland Park Representative for each generator in each building which certified the generator (s) is functional.

Additionally, the Contractor shall provide the City of Highland Park with copies of Load Bank Test Results and Fluid Analyses.

Failure to provide reports and documentation identified could result in termination of the Agreement.

Labor rates shall include all transportation costs and equipment necessary to perform annual maintenance/preventative maintenance. No allowances shall be made for transportation costs and routine/standard equipment.

City of Highland Park Equipment List

Item	Location	Manufacturer	Model	Description
Generator	City Hall (1707 St. Johns Ave.)	Kohler	60REZGB	Serial# SGM32NMJX 60kW Natural Gas 120/208v
Generator	Public Works (1150 Half Day Rd.)	Kohler	50REZGB	Serial# SGM32943X 50kW Natural Gas 120/208v
Generator	Police Department (1677 Old Deerfield Rd.)	Detroit Diesel	400DSE	Serial# 2072093 400kW Diesel 277/480v
Generator	Firearms Training Center (1180 Half Day Rd.)	Kohler	30CCL	Serial# 33D7GMKN0025 30kW Natural Gas 120/208v
Generator	Fire Station 32 (692 Burton Ave.)	Gillette	SP-1200-3-2N2	Serial# UB-6-303 120kW Natural Gas 120/208v
Generator	Fire Station 33 (1130 Central Ave.)	Generac	98A04114-S	Serial# 2042954 200kW Diesel 120/208v
Generator	Fire Station 34 (1100 Half Day Rd.)	Kohler	60REZGB	Serial# SGM32KDV 60kW Natural Gas 120/208
Generator	Fort Sheridan Lift Station (50 Logan Loop)	Kohler	MTU08V0078GS60	Serial# 94070500542 60kW Natural Gas 277/480
Generator	Villas Lift Station (975 Villas Ct.)	Marathon	285PSL1700	Serial# MT-0110058-0621 30kW Natural Gas 120/240

Generator	Hidden Ridge Lift Station (1980 Hidden Ridge Ln.)	Marathon	285PSL1700	Serial# MT-0123353-0922 30kW Natural Gas 120/208
Generator	Water Tower (1850 Green Bay Rd.)	Kohler	20RESAL	Serial# SGV322H7B 18kW Natural Gas 120/240
Generator	Water Treatment Plant (10 Park Ave)	Cummins	1500 DQGAB	Serial# E130502458 1500kW Diesel 480
Generator	Water Treatment Plant (10 Park Ave)	Cummins	1500 DQGAB	Serial# E130502457 1500kW Diesel 480
ATS	City Hall (1707 St. Johns Ave.)	Kohler	ATS1200	Serial# SMG32MZWX 208v
ATS	Public Works (1150 Half Day Rd.)	Kohler	KSS-DCTA-0200S	Serial# SGM328SPL 208
ATS	Police Department (1677 Old Deerfield Rd.)	ASCO	7000	Serial# 304093 480v
ATS	Firearms Training Center (1180 Half Day Rd.)	Kohler	KSS-ACTA-0104S	Serial# A4DCGMKP0093 208v
ATS	Fire Station 32 (692 Burton Ave.)	Thomas Power Systems	TS974A0400A1CZ5	Serial# MW-064490-001 480v
ATS	Fire Station 33 (1130 Central Ave.)	Generac	98A04114-W	Serial# 98A04114-W 277v
ATS	Fire Station 34 (1100 Half Day Rd.)	ASCO	Series 300	Serial# 232186-4 RE 208v
ATS	Fort Sheridan Lift Station (50 Logan Loop)	Zenith	ZTSD00B00022E	Serial# 151298014-10-1 480v
ATS	Villas Lift Station (975 Villas Ct.)	ASCO	D03ATSA30104FG0C	Serial# 2481291-00RE 240v
ATS	Hidden Ridge Lift Station (1980 Hidden Ridge Ln.)	ASCO	D03ATSA30104FG0C	Serial# 2302719RE 240v
ATS	Water Tower (1850 Green Bay Rd.)	Kohler	MCCB	Serial# SGM32CRDR 240v
ATS	Water Treatment Plant (10 Park Ave.)	Eaton	MDSC32	Serial# 976529 480v
ATS	Water Treatment Plant (10 Park Ave.)	Eaton	MDSC32	Serial# MCG0006465 480v

GENERATOR MAINTENANCE SERVICES

ATTACHMENT B
SCHEDULE OF PRICES

Item No.	Items		GENERATOR PREVENTATIVE MAINTENANCE PRICE	LOAD BANK TEST & TRANSFER SWITCH MAINTENANCE PRICE
	ITEM C – CITY OF HIGHLAND PARK (JANUARY 2026 – 2028)			
	Generator Location Name	Generator Address	ANNUAL	ANNUAL
1	PUBLIC WORKS	1150 HALF DAY ROAD	$ 425	$ 600
2	POLICE DEPARTMENT	1677 OLD DEERFIELD ROAD	$ 950	$ 800
3	CITY HALL	1707 ST. JOHN'S AVENUE	$ 425	$ 600
4	FIRE STATION 32	692 BURTON AVENUE	$ 425	$ 600
5	FIRE STATION 33	1130 CENTRAL AVENUE	$ 950	$ 800
6	FIRE STATION 34	1100 HALF DAY ROAD	$ 425	
7	FORT SHERIDAN	50 LOGAN LOOP	$ 550	
8	WATER TOWER	1850 GREEN BAY ROAD	$ 300	$ 600
9	NORTH RESERVOIR	1120 HALF DAY ROAD	$ 1250	$ 800
10	WATER TREATMENT PLANT 1	10 PARK AVENUE	$ 1250	$ 1000
11	WATER TREATMENT PLANT 2	10 PARK AVENUE	$ 1250	$ 1000
		ITEM C –SUBTOTAL	$ 8,200.00	$ 6,800.00

		REGULAR	OVERTIME
12	SERVICE RATES (TO INCLUDE TRUCK/TRIP FEES	$ 155.00	$ 232.50

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Resolution Ratifying a Minor Amendment for a Planned Development (1651 Richfield Ave.)

Recommendation:
Staff recommends ratification of the City Manager's approval of a minor amendment to a Planned Development ("***PUD***") and adoption of the resolution granting the minor amendment.

Policy Consideration:

Background & Project Summary.
The property owner CCHI 1651 Richfield Building Corporation (the "***Applicant***") state the project provides, "[…] supportive housing for adults with disabilities", to be located at 1651 Richfield Ave. (the "***Property***"). The Applicant's narrative explaining the proposed amendment is included in **Attachment 1**. The scope of the amendment is limited to the following:

- Interior:
  - Updating the floor plans.
- Exterior[1]:

Project Description:	Floor Plan Update & Minor Ext. Changes
Applicant	CCHI, Laurie Williams
Property Owner:	CCHI 1651 Richfield Building Corporation
Site Location:	1651 Richfield Ave.
Site Area:	1.73 acres
Zoning:	B4-BG
Public Hearing Consideration	None for the minor amendment; PDC

○ Two new dryer vents on the roof top, ○ New sidewalk at two locations, ○ New concrete pavers in the front of the building, ○ New BBQ grill units, ○ Demolishing a portion of existing fence along the east façade, and ○ Removing an existing playground on the east side of the Property and replacing with a raised garden bed.		considered the land use request at its June 17 meeting for the PUD Amendment (approved by City Council on July 14, 2025)

The City Council approved a PUD amendment at its July 14, 2025 meeting, granting the proposed conditional use for a Community Living Facility. At that time, the Applicant had not finalized floor plans for the reuse, which have subsequently been submitted as part of building permit applications for interior changes. The prior Development Agreement ("***DA***"), approved in 2011, has floor plans from the original development, which need to be updated to reflect plans for the reuse of the building via this minor PUD amendment. In addition, the Applicant proposes minor exterior changes as mentioned above.

Council Consideration.
Per Sec. 150.545(A)(1), this floor plan update and the exterior changes are not a substantial change, and the City Manager has approved the changes as a minor change, per Sec.150.545(B)(1). The City Council may, per Section 150.545(B)(3), "[…] (i) ratify the City Manager's approval of the minor change, by resolution duly adopted, or (ii) deny the minor change. Any minor change denied by the City Council pursuant to this Section 150.545(B)(3) may be reclassified as a "substantial change" and approved in accordance with Section 150.545(A)(2) of this Article."

[1] The improvements qualify for Administrative Design Review. If the City Council ratifies the minor PUD amendment staff will approve these exterior changes via Admin. Design Review.

Core Priorities:
Economic Development
This is a land use development application and will result in permanent or temporary job creation and reuse of a vacant building.

Vibrancy
This development occupies a vacant building and brings housing opportunities to the City for individuals with developmental disabilities.

Attachments:

1. Attachment 1 - Project Narrative
2. Resolution Exhibit A - Minor Amendment

City of Highland Park

Resolution No.

A Resolution Ratifying a Minor Amendment for a Planned Development (1651 Richfield Ave.)

WHEREAS, CCHI 1651 Richfield Building Corporation, an Illinois corporation (***"Applicant"***), is the record title owner of that certain parcel of real property commonly known as 1651 Richfield Road, Highland Park, Illinois, and consisting of approximately 1.73 acres (***"Property"***); and

Whereas, the Property is improved with a three-story commercial structure ("***Structure***") and an accessory off-street parking lot; and

WHEREAS, on September 12, 2011, the City Council adopted Ordinance No. 68-11 ("***2011 Special Use Ordinance***"), granting, among other things, special use permits for: (i) a planned development ("***Approved Planned Development***"), and (ii) the operation of a long-term care facility, for the Property; and

Whereas, on July 14, 2025, the City Council adopted Ordinance No. O42-2025, amending the 2011 Special Use Ordinance to: (i) terminate the long-term care facility use on the Property and (ii) grant a special use permit to allow the operation of a community living facility on the Property (collectively with the 2011 Special Use Ordinance, the "***Special Use Ordinance***"); and

Whereas, as required by Section 9.A of the Special Use Ordinance, the City and the Applicant have entered into that certain Development Agreement dated October 10, 2011 to provide for the use, development, and operation of the Property in accordance with the Special Use Ordinance ("***Development Agreement***"); and

WHEREAS, the Special Use Ordinance requires, in part, that the Property be developed, used, and maintained in accordance with the Final Development Plan approved pursuant to Section Four of the Special Use Ordinance; and

Whereas, the Applicant has submitted to the City Manager an application for a minor amendment to the Approved Planned Development to add new floor plans to the Final Development Plan (collectively, the "***Requested Amendment***"); and

WHEREAS, pursuant to Section 150.545(B) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), the City Manager may administratively approve changes to planned developments that do not involve substantial changes to the approved planned development; and

Whereas, on _____, 2025, the City Manager determined that the Requested Amendment does not involve substantial changes to the Approved Planned Development for the Property, and approved a minor amendment to the Approved Planned Development, incorporating the Requested Amendment into the Final Development Plan, in

the form attached to this Resolution as **Exhibit A** ("***Minor Amendment***"); and

WHEREAS, pursuant to Section 150.545(B)(3) of the Zoning Code, the City Council must either ratify or deny the Minor Amendment within 60 days after the date of approval of the Minor Amendment by the City Manager; and

WHEREAS, the City Council has determined that it will serve and be in the best interests of the City to ratify the Minor Amendment;

NOW, THEREFORE, BE IT Resolved BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the City Council.

SECTION TWO: RATIFICATION OF MINOR AMENDMENT. Pursuant to Section 150.545(B) of the Zoning Code, the City Council hereby ratifies the Minor Amendment to the Approved Planned Development.

SECTION THREE: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

Collaborative Community Housing Initiative (CCHI), a 501(c)(3) non-profit established in spring 2019 by families, community leaders, disability advocates, and real estate professionals, addresses the shortage of inclusive living options for adults with intellectual and developmental disabilities (IDD) in Highland Park/Highwood and surrounding areas.

On March 18, 2025 CCHI acquired 1651 Richfield, which previously operated as a memory are facility know as “The Auberge”.

We intend to convert the building into a Co-Op building for supportive housing for adults with disabilities. We anticipate the property will consist of approximately 50 suites, ranging in size from 380 sq ft to 850 sq ft, designed to accommodate the diverse housing needs of this population, including affordable housing, communal spaces, therapy and social service spaces, and opportunities for shared activities.

EXHIBIT A

Minor Amendment

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Director of Community Development
City of Highland Park
1150 Half Day Road
Highland Park, IL 60035

Above Space for Recorder's Use Only

MINOR AMENDMENT

TO THE

1651 RICHFIELD ROAD PLANNED DEVELOPMENT

(CCHI 1651 RICHFIELD BUILDING CORPORATION)

DATED AS OF _____ __, 2025

MINOR AMENDMENT TO THE
1651 RICHFIELD AVENUE PLANNED DEVELOPMENT

This is a Minor Amendment (***"Minor Amendment"***) to the 1651 Richfield Avenue Planned Development, and is made and effective as of _____ __, 2025.

I. Background.

A. CCHI 1651 Richfield Building Corporation, an Illinois corporation (***"Developer"***), is the owner of that certain parcel of real property commonly and collectively known as 1651 Richfield Road, Highland Park, Illinois, located within the B4-BG Briergate Commercial District ("***B4-BG District***") of the City, consisting of approximately 1.73 square feet, and legally described in **Exhibit 1** attached to and made a part of this Minor Amendment (***"Property"***).

B. The Property is improved with a three-story commercial structure ("***Structure***") and an accessory off-street parking lot.

C. On September 12, 2011, the City Council adopted Ordinance No. 63-11 (***"2011 Special Use Ordinance"***), granting to CRL Services, LLC, the previous developer of the Property, among other things, a special use permit for a planned development for the Property to permit the Developer to construct a long-term care facility on the Property (***"Approved Planned Development"***).

D. On July 14, 2025, the City Council adopted Ordinance No. O42-2025, amending the 2011 Special Use Ordinance to: (i) terminate the long-term care facility use on the Property, and (ii) grant a special use permit to allow the operation of a community living facility on the Property (collectively with the 2011 Special Use Ordinance, the "***Special Use Ordinance***").

E. As required pursuant to the Special Use Ordinance, the City and CRL Services LLC entered into a development agreement dated October 10, 2011 (***"Development Agreement"***), which governs the use and development of the Property.

F. Developer is the successor in interest to CRL Services LLC.

G. The Special Use Ordinance requires, in part, that the Property be developed pursuant to the Final Development Plan approved pursuant to Section 3 of the 2011 Special Use Ordinance (***"Final Development Plan"***).

H. The Developer has submitted to the City Manager an application for a minor amendment to the Approved Planned Development to replace the floor plan of the Final Development Plan (***"Requested Amendment"***).

I. Section 150.545(B) of the "City of Highland Park Zoning Ordinance of 1997," as amended (***"Zoning Code"***), provides that the City Manager may administratively approve changes to planned developments that do not involve substantial changes to the approved planned development.

J. The City Manager has determined that the Requested Amendment, as set forth in this Minor Amendment, does not involve substantial changes, and therefore may be approved by the City Manager, subject to ratification by the Mayor and City Council.

II. Interpretation; Relationship to Final Development Plan and Special Use Ordinance

A. Definitions. Unless specifically provided otherwise in this Minor Amendment, the words and phrases used in this Minor Amendment have the meanings ascribed to them in the Special Use Ordinance.

B. Conflicts. This Minor Amendment is intended to modify and amend the Final Development Plan and the Special Use Ordinance. Therefore, to the extent that the terms and provisions of this Minor Amendment conflict with or are inconsistent with the Final Development Plan or the Special Use Ordinance, or both, the terms and provisions of this Minor Amendment will control.

C. Survival of Terms. Except as specifically modified in this Minor Amendment, all terms, conditions, and provisions of the Final Development Plan and the Special Use Ordinance remain in full force and effect; provided, however, that any other provision of the Final Development Plan and the Special Use Ordinance is to be deemed to be modified as necessary to give practical effect to the provisions of this Minor Amendment.

III. Approval of Requested Amendment.

The Final Development Plan is hereby amended in accordance with and pursuant to Section 150.545(B) of the Zoning Code to replace the existing floor plan with that certain floor plan for the Building consisting of 86 sheets and prepared by Cordogan Clark, with a latest revision date of September 15, 2025, made a part of this Minor Amendment as **Exhibit 2**.

IV. Conditions.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code or any other rights the Developer may have, the approvals granted in Section III of this Minor Amendment are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with all terms, conditions, restrictions, and provisions of the Development Agreement.

V. Recording; Binding Effect.

Upon ratification of this Minor Amendment by the City Council, the City Clerk will record a copy of this Minor Amendment in the Office of the Lake County Recorder of Deeds against the Property. This Minor Amendment and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are and will be binding upon, Developer and its personal representatives, successors, and assigns.

VI. Effective Date.

Pursuant to Section 150.545(B) of the Highland Park Zoning Code, I hereby approve this Minor Amendment effective as of 19 November, 2025.

[SIGNATURE PAGE FOLLOWS]

Ghida S. Neukirch
City Manager
City of Highland Park

The City Council of the City of Highland Park adopted Resolution No. R ____, ratifying this Minor Amendment, at its _____, 2025 regular City Council meeting.

EXHIBIT 1

LEGAL DESCRIPTION OF THE PROPERTY

The subject property, commonly known as 1651 Richfield Avenue, is legally described as:

That part of the South 233.0 feet, (measured along the West line), of the Southeast ¼ of the Northwest ¼ of Section 27, Township 43 North, Range 12 East of the Third Principal Meridian, lying Westerly of the Westerly line of Deerfield Road, (Excepting therefrom the South 33 feet thereof taken for Richfield Avenue and expecting therefrom that part thereof which lies West of a line described as follows:
Beginning at a point on the North line of said South 223 feet which is 90 feet East of the West Line of said Southeast ¼ of the Northwest 1/4; thence South along a line parallel with and 90 feet East of the West line of said Southeast ¼ of the Northwest ¼ a distance of 139.39 feet to a point of tangency with the arc of a circle having a radius of 60 feet convex Southwesterly, which arc is also tangent to the North line of Richfield Avenue; thence Southeasterly along said arc a distance of 94.85 feet to said point of tangency on the North line of Richfield Avenue, which point of tangency is 150.61 feet East of the West line of said Southeast ¼ of the Northwest ¼ of said Section 27), in Lake County, Illinois.

PIN: 16-37-100-009-0000

EXHIBIT 2

FLOOR PLAN

THE COMMONS

1651 RICHFIELD AVENUE — HIGHLAND PARK, IL 60035

THE COMMONS
Collaborative Community Housing Initiative
An Inspired Community for Adults with Disabilities
thecchi.org

CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

PROJECT INFORMATION:

PROJECT ADDRESS:	1651 RICHFIELD AVENUE
PROJECT DESCRIPTION:	THREE STORY BUILDING RENOVATION
SITE ZONING:	SPECIAL USE PERMIT FROM NURSING HOME TO COMMUNITY LIVING FACILITY
LOT COVERAGE:	67.2%
BUILDING COVERAGE:	27.9%
LOT SIZE:	75,252 SF
BUILDING FOOTPRINT:	20,962 SF
FLOOR AREA RATIO (FAR) :	.84

CODE REQUIREMENTS:

2018 INTERNATIONAL BUILDING CODE (IBC), WITH AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC), WITH AMENDMENTS
2014 ILLINOIS PLUMBING CODE (IPC), WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE (NEC), WITH AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE (IMC), WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC), WITH AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE (IFGC), WITH AMENDMENTS
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), WITH AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), WITH AMENDMENTS
2018 ILLINOIS ACCESSIBILITY CODE

OCCUPANCY:	I-1
CONSTRUCTION TYPE:	TYPE IIA
ALLOWABLE BUILDING AREA:	19,000 S.F. /FLR PER TABLE 506.2
TOTAL BUILDING AREA:	FIRST FLOOR LEVEL 18,845 SF SECOND FLOOR LEVEL 18,845 SF THIRD FLOOR LEVEL 18,845 SF TOTAL 56,535 SF
BUILDING HEIGHT LIMITATION:	3 STORIES / 60 FT
BUILDING HEIGHT ACTUAL:	3 STORIES / 45 FT

EXIT WIDTH:	REQ'D	PROVIDED
CORRIDOR:	44"	60"
EXIT DOOR:	32"	32"

MAX. TRAVEL DISTANCE:	250 LF
FIRE SPRINKLER DESIGN:	NFPA 13R

VICINITY MAP:

1651 RICHFIELD AVENUE, HIGHLAND PARK, IL 60035

N

CERTIFICATION

STATEMENT OF COMPLIANCE

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25) and the Illinois Accessibility Code (71 Ill. Adm. Code 400)."

☒ ILLINOIS DESIGN FIRM'S REGISTRATION NO.: 184.000 595-0007

Signed: _____

ILLINOIS LICENSE NO.: 001-010515 EXPIRES: 11/30/26

ILLINOIS REGISTRATION NO.: 184.000595-0007

EXPIRATION DATE: 04/30/2027

"I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my professional knowledge and belief that the plans for

Address: 1651 RICHFIELD AVENUE, HIGHLAND PARK, IL 60035

Fully comply with the requirements of the 2021 IECC

Signed: _____ Date: 09/15/25

(Arch., S.E., or P.E.)
Illinois License Number: 001-010515 Expires: 11/30/26

SEAL

"I hereby certify these drawings have been prepared under my direct supervision and to the best of my knowledge comply with all applicable codes of the State of Illinois"

SHEET LIST:

1 - GENERAL

T1.0	COVER SHEET
T1.1	GENERAL NOTES, ABBREVIATIONS & SYMBOLS LEGEND
T2.1	EGRESS PLANS AND ACCESSIBILITY MATRIX

2 - ARCHITECTURAL

A1.1	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	WALL TYPES AND DETAILS
A3.1	FIRST FLOOR REFLECTED CEILING PLAN
A3.2	SECOND FLOOR REFLECTED CEILING PLAN
A3.3	THIRD FLOOR REFLECTED CEILING PLAN
A4.1	ROOF PLAN
A7.1	UNIT PLAN - UNIT TYPE A1
A7.2	UNIT PLAN - UNIT TYPE B1, B2, B4
A7.3	UNIT PLAN - UNIT TYPE C1
A7.4	UNIT PLAN - UNIT TYPE C2
A7.5	UNIT PLAN - UNIT TYPE C3
A7.6	UNIT PLAN - UNIT TYPE C4
A7.7	ENLARGED PLAN - ART ROOM
A7.8	ENLARGED PLAN - GLENKIRK SUNROOM
A7.9	ENLARGED PLAN - VISITOR'S UNIT
A7.10	ENLARGED PLAN - ENTRANCE
A7.11	ENLARGED PLAN - COMMON SPACES
A7.12	ENLARGED PLAN - COMMON SPACES
A8.1	DOOR SCHEDULE & DETAILS
A8.3	SIGNAGE PLANS
D1.1	FIRST FLOOR DEMOLITION PLAN & RCP
D1.2	SECOND FLOOR DEMOLITION PLAN & RCP
D1.3	THIRD FLOOR DEMOLITION PLAN & RCP
A8.2	INTERIOR DETAILS

3 - STRUCTURAL

S1.1	STRUCTURAL GENERAL NOTES AND DETAILS

4 - FIRE PROTECTION

FP2.1A	FIRST FLOOR FIRE PROTECTION PLAN - AREA A
FP2.1B	FIRST FLOOR FIRE PROTECTION PLAN - AREA B
FP2.2A	SECOND FLOOR FIRE PROTECTION PLAN - AREA A
FP2.2B	SECOND FLOOR FIRE PROTECTION PLAN - AREA B
FP2.3A	THIRD FLOOR FIRE PROTECTION PLAN - AREA A
FP2.3B	THIRD FLOOR FIRE PROTECTION PLAN - AREA B

5 - MECHANICAL

M1.1A	FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA A
M1.1B	FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA B
M1.2A	SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA A
M1.2B	SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA B
M1.3A	THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA A
M1.3B	THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA B
M2.1A	FIRST FLOOR MECHANICAL PLAN - AREA A
M2.1B	FIRST FLOOR MECHANICAL PLAN - AREA B
M2.2A	SECOND FLOOR MECHANICAL PLAN - AREA A
M2.2B	SECOND FLOOR MECHANICAL PLAN - AREA B
M2.3A	THIRD FLOOR MECHANICAL PLAN - AREA A
M2.3B	THIRD FLOOR MECHANICAL PLAN - AREA B
M2.4	ROOF MECHANICAL PLAN
MP000	MECHANICAL TITLE SHEET

6 - PLUMBING

P1.1A	FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA A
P1.1B	FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B
P1.2A	SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA A
P1.2B	SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA B
P1.3A	THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA A
P1.3B	THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA B
P2.0A	UNDERFLOOR PLUMBING PLAN - AREA A
P2.0B	UNDERFLOOR PLUMBING PLAN - AREA B
P2.1A	FIRST FLOOR PLUMBING PLAN - AREA A
P2.1B	FIRST FLOOR PLUMBING PLAN - AREA B
P2.2A	SECOND FLOOR PLUMBING PLAN - AREA A
P2.2B	SECOND FLOOR PLUMBING PLAN - AREA B
P2.3A	THIRD FLOOR PLUMBING PLAN - AREA A
P2.3B	THIRD FLOOR PLUMBING PLAN - AREA B
P3.0	WASTE & VENT RISER DIAGRAM

7 - ELECTRICAL

E000	GENERAL NOTES, LEGENDS AND DETAILS
E0.1	FIRST FLOOR ELECTRICAL DEMOLITION PLAN
E0.2	SECOND FLOOR ELECTRICAL DEMOLITION PLAN
E0.3	THIRD FLOOR ELECTRICAL DEMOLITION PLAN
E1.1	FIRST FLOOR ELECTRICAL LIGHTING PLAN
E1.2	SECOND FLOOR ELECTRICAL LIGHTING PLAN
E1.3	THIRD FLOOR ELECTRICAL LIGHTING PLAN
E2.1A	FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A
E2.1B	FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B
E2.2A	SECOND FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A
E2.2B	SECOND FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B
E2.3A	THIRD FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A
E2.3B	THIRD FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B
E4.1	LIGHTING CONTROL SCHEDULE AND DETAILS
E4.2A	PANEL SCHEDULE
E4.2B	PANEL SCHEDULE, EQUIPMENT HOOKUP SCHEDULE, AND DETAILS
E4.2C	PANEL SCHEDULE
E4.2D	PANEL SCHEDULE
E4.2E	PANEL SCHEDULE
E4.2F	PANEL SCHEDULE
E4.3	FIRE ALARM RISER

CORDOGAN CLARK
Chicago
711 North Wells Street, Chicago, IL 60654
Tel 312.943.7500 Fax 312.943.4771
Aurora
600 Broadway Avenue, Aurora, IL 60506
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CCHI Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

COVER SHEET

JOB NUMBER 252012
DATE 09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

T1.0

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ABBREVIATIONS:

ACC	ACCESSIBLE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AL/ALUM	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
ACT	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AWB	AIR & WATER BARRIER
AWP	ACOUSTICAL WALL PANEL
BC	BASE CABINET
BD	BOARD
BL	BORROW LITE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM OR BENCH MARK
BTWN	BETWEEN
BMD	BOTTOM OF METAL DECK
BOF	BOTTOM OF FOOTING
B/O	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CEM	CEMENT
CCONC	COLORED CONCRETE
CG	CORNER GUARD
CH	COAT HOOK
CHAN	CHANNEL
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CL	CENTER LINE
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	BROADLOOM CARPET
CRTN	CURTAIN
CCRTN	CUBICLE CURTAIN
CS	CAST STONE
CT	CERAMIC TILE
CTR	CENTER
CW	CURTAIN WALL
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DP	DAMP PROOFING
DR	DOOR
DRP	DRAPERY
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EF	EXHAUST FAN
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATOR
EP	ELECTRICAL PANEL BOARD
EPC	EPOXY COATING
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPP	EPOXY PAINT
ER	EPOXY RESIN FLOOR
ERS	EPOXY RESIN SURFACE
ES	EXPOSED STRUCTURE
ETR	EXISTING TO REMAIN
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EYE WASH
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
FACP	FIRE ALARM CONTROL PANEL
FB	FOIL BACK
FC	FIBER CEMENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLT	FULL LITE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FP	FIREPROOF
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT
FS	FLOOR SINK OR FULL SIZE
FT	FEET OR FOOT
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONCRETE MASONRY UNIT
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GMB	GLASS MARKER BOARD
GR	GRILLE OR GRADE
GRAN	GRANULAR
GRG	GLASS REINFORCED GYPSUM
GRND	GROUND
GYP	GYPSUM
H	HIGH
HB	HOSE BIBB
HC	HANDICAPPED
HCWD	HOLLOW CORE WOOD
HDW	HARDWARE
HGT	HEIGHT
HL	HALF LITE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ID	INSIDE DIAMETER
I.M.P.	INSULATED METAL PANEL
INSUL	INSULATE OR INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
JT BKR	JOINT BACKER
KO	KNOCK OUT
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE OR LAMINATED
LATF	LATERAL FILE
LAV	LAVATORY
LB	POUND
LH	LEFT HAND
LINO	LINOLEUM
LP	LOW POINT
LT	LIGHT
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MCP	METAL CEILING PANEL
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MTL	METAL
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MCPT	MODULAR CARPET
N	NORTH
NIC	NOT IN CONTRACT
NL	NARROW LITE
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCG	OVERHEAD COILING GRILLE
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED/OWNER INSTALLED
OHD	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
O.H.	OPPOSITE HAND
OTS	OPEN TO STRUCTURE
P	PANTRY
PAV	PRECAST CONCRETE PAVER
PC	PRECAST CONCRETE
PBD	PARTICLE BOARD
PL	PLASTIC/PLATE/PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER POLE
PPT	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PRBD	PROTECTIVE BOARD
PREFIN	PRE-FINISHED
PREFAB	PREFABRICATED
PRTN	PARTITION
PSCONC	POLISHED & STAINED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
QS	QUARTZ SURFACE
QT	QUARRY TILE

R	RADIUS/RISER
RB	RESILIENT BASE
RD	ROOF DRAIN
RDD	ROLL DOWN DOOR
RDG	ROLL DOWN GRILLE
RDS	ROLL DOWN SHUTTER
REF	REFERENCE
REINF	REINFORCEMENT OR REINFORCE
REQD	REQUIRED
RES	RESILIENT
REV	REVISED, REVISION
RFLR	RESILIENT FLOORING
RH	RIGHT HAND
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RT	RESILIENT TILE
RTR	RUBBER TREAD (STAIRS)
RU	RUBBER FLOORING
RTU	ROOF TOP UNIT
S	SOUTH
SAFB	SAFING FIRE BATT INSULATION
SAB	SOUND ABSORPTION BATT INSULATION
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCWD	SOLID CORE WOOD
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT
SGL	SINGLE
SHT	SHEET
SHTHG	SHEATHING
SHR	SHOWER
SIM	SIMILAR
SP	START POINT
SPEC	SPECIFICATION
SPF	SPECIALTY FINISH
SPFL	SPORTS FLOOR
SQ	SQUARE
SS	STAINLESS STEEL
SSF	SOLID SURFACE
SSK	SERVICE SINK
ST	STONE
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STCT	STAIN CONCRETE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE, STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
STCT	STAIN CONCRETE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE, STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
TB	TACK BOARD
TDC	TELECOMM DISTRIBUTION CABINET
TEL	TELEPHONE
TEMP	TEMPORARY
TERR	TERRAZZO
THK	THICK
THRESH	THRESHOLD
THRU	THROUGH
TLT	TOILET
TLTP	TOILET PARTITION
T/O	TOP OF
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TACK PANEL
TPO	THERMOPLASTIC POLYOLEFIN
TR	TRANSOM
TS	TACK STRIP
TV	TELEVISION
TYP	TYPICAL
U	UP
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	VINYL
VAN	VANITY
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VCB	VENTED COVE BASE
VIF	VERIFY IN FIELD
VERT	VERTICAL
VB	VERTICAL BRACE
VEST	VESTIBULE
VR	VAPOR RETARDER
VIN	VINYL BASE
W	WEST OR WIDE
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WC	WALL CABINET
WCPT	WALK-OFF CARPET
WD	WOOD
WDW	WINDOW
WDWT	WINDOW TREATMENT
WF	WIDE FLANGE
WFLR	WOOD FLOORING
WLC	WALL COVERING
WM	WIRE MESH
WP	WATERPROOF OR WATERPROOFING
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD DRAIN

NOTES:

GENERAL CONDITIONS:

1. ALL CONTRACTORS SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION THAT WILL PROTECT AT ALL TIMES, PROPERTY AND PREVENT BODILY INJURY AND/ OR DEATH. SPECIAL ATTENTION AND PRECAUTION SHALL BE PAID BY THE CONTRACTORS IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.

2. THE ARCHITECT/ ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND SHALL NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

3. ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.

4. ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE FINAL BID. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ARCHITECT AT ONCE.

5. ALL CONTRACTORS SHALL CAREFULLY REVIEW THE DRAWINGS AND OTHER CONTRACT DOCUMENTS PRIOR TO SUBMITTING THE FINAL BID. IF THERE ARE ANY DISCREPANCIES, EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE.

6. ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATION. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER. CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN THEIR WORKMANSHIP AND/ OR MATERIAL. CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY THEIR WORK.

7. NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. THE GENERAL TRADES CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

8. PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL OUTLETS, SWITCHES, LIGHT LOCATIONS FOR ROUTING ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR.

9. DO NOT SCALE DRAWINGS.

GENERAL CONSTRUCTION NOTES:

1. EACH CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

2. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR UNLOADING, STORING, INSPECTION FOR DAMAGE WHEN RECEIVED AND LOSS FROM SITE AND/ OR DAMAGE AFTER RECEIPT FOR ALL MATERIALS FURNISHED BY OWNER.

3. NO PRODUCT SUBSTITUTION WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.

4. ALL WORK TO BE NEW EXCEPT WHERE INDICATED AS EXISTING.

5. EACH CONTRACTOR SHALL INSURE THAT ALL BUILDING WORK WILL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES GOVERNING AUTHORITIES AND UNDERWRITER REGULATIONS.

6. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, FIRE PROTECTION, ELECTRICAL OR OWNER'S APPARATUS AND EQUIPMENT, MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED AND WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC., REQUIRED.

7. ALL CONTRACTORS MUST EXERCISE EXTREME CARE SO AS NOT TO DAMAGE EXISTING CONSTRUCTION ITEMS AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

8. ALL NEW PARTITIONS WHICH ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION ABOVE, ARE TO BE CUT TO FIT AROUND BEAMS, JOISTS, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE AND STRAIGHT AND BE SEALED WITH MORTAR OR TAPE AND COMPOUND AND MADE AIRTIGHT. REFER TO DETAILS -- & -/A-.-- FOR GWB TRANSITION DETAILS AND DETAIL 15/A7.12 FOR MASONRY TRANSITION DETAIL

9. AT ALL LOCATIONS WHERE FLOOR SLAB IS TO BE CUT TO PROVIDE FOR NEW FLOOR POWER OR PLUMBING, SLAB IS TO BE REPAIRED FLUSH WITH AND TO MATCH EXISTING ADJACENT FLOOR SLAB CONSTRUCTION.

GENERAL DEMOLITION NOTES (REMOVE IF ALL NEW CONSTRUCTION):

1. INTERFERENCE OF DEMOLITION

ALL CONTRACTORS: IF THE DEMOLITION CANNOT PROCEED BECAUSE OF UNFORESEEN EXISTING STRUCTURAL OR MECHANICAL, ETC. CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE CONDITION TO THE ARCHITECT.

2. FIRE PROTECTION DURING DEMOLITION AND NEW CONSTRUCTION

ALL CONTRACTORS: THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FIRE PROTECTION MEASURES AND EQUIPMENT DURING DEMOLITION AND NEW CONSTRUCTION AT THE DIRECTION OF THE FIRE PREVENTION OFFICER AT THE SUGAR GROVE FIRE PROTECTION DISTRICT OFFICE.

3. COORDINATION OF DEMOLITION

ALL CONTRACTORS SHALL PROCEED WITH THE DEMOLITION IN A LOGICAL ORDER AND SHALL COORDINATE THE DEMOLITION WITH OTHER TRADES. EACH PHASE OF THE DEMOLITION SHALL BE PRECEDED BY INVESTIGATION OF THE AREA FOR REMOVAL, RELOCATION, DISCONNECTION OR REROUTING OF EXISTING ELEMENTS. PRIORITY OF DEMOLITION SHOULD BE:

A. GENERAL TRADES CONTRACTOR: ARCHITECTURAL

B. HEATING, A/C AND VENTILATION CONTRACTORS: MECHANICAL WORK

C. FIRE PROTECTION CONTRACTOR: FIRE PROTECTION WORK

D. ELECTRICAL CONTRACTOR: ELECTRICAL WORK

E. PLUMBING CONTRACTOR: PLUMBING WORK

GENERAL DEMOLITION NOTES (CONTINUED- REMOVE IF ALL NEW CONSTRUCTION):

4. SALVAGED ITEMS

WHERE INDICATED ON THE DRAWINGS, "SALVAGE", ITEMS MUST BE CAREFULLY REMOVED, CLEANED AND STORED IN SUCH A WAY AS TO PREVENT DAMAGE. TRANSPORT AND STORE ITEMS OFF SITE OR WITHIN THE AREA OF WORK IN A LEGAL MANNER, UNLESS DIRECTED BY OWNER TO TRANSPORT SAID MATERIALS TO OWNER'S STORAGE AREA.

5. REMOVAL OF EXISTING DOORS AND FRAMES

A. GENERAL TRADES CONTRACTOR: DOORS AND FRAMES THAT ARE TO BE REMOVED ARE INDICATED BY DASHED LINES ON THE DRAWINGS.

B. GENERAL TRADES CONTRACTOR: ANY EXISTING DOORS & FRAMES TO BE REMOVED, TO ALLOW THE OPENING TO BE FILLED AS PER THE NEW CONSTRUCTION DRAWINGS, SHALL BE REMOVED WITH THE ENTIRE FRAME, ANCHORS AND SILLS.

6. EXISTING WALL OR PARTITION DEMOLITION

A. GENERAL TRADES CONTRACTOR: WHEN REMOVING PORTIONS OR COMPLETE INTERIOR WALLS, INVESTIGATION MUST BE MADE TO DETERMINE IF THE WALL IS BEARING STRUCTURAL LOADS. IF IT IS DETERMINED THAT THE WALL IS BEARING, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION. IF THE WALL IS NON-BEARING, PROCEED WITH DEMOLITION TAKING CARE THAT INTERACTING WALLS OR REMAINING WALLS ARE CUT CLEAN TO MINIMIZE FILLING AND PATCHING OF THE REMAINING PARTITION.

B. GENERAL TRADES CONTRACTOR: IF THE REMOVAL OF AN INTERIOR PARTITION DISTURBS THE EXISTING CEILING THAT IS TO REMAIN, CARE MUST BE TAKEN TO REMOVE AS LITTLE OF THE CEILING AS POSSIBLE AND PROTECT THE ADJACENT CEILING FROM DAMAGE. (UNLESS NOTED OTHERWISE)

C. GENERAL TRADES CONTRACTOR: IF THE PARTITION DEMOLITION INVOLVES DEMOLITION OF THE FLOORING IN THE AREA, CARE IS TO BE TAKEN TO MINIMIZE DAMAGE TO THE EXISTING FLOORING.

D. ELECTRICAL CONTRACTOR: INVESTIGATE ALL EXISTING WIRING IN THE AREAS OF DEMOLITION TO DETERMINE WHICH CIRCUITS CAN BE ABANDONED, AND IF ANY CIRCUITS MUST BE MAINTAINED TO SUPPLY OTHER AREAS. REMOVE ALL WIRING AND CONDUITS TO BE ABANDONED. RELOCATE ALL CIRCUITS TO BE MAINTAINED OR CLEAR NEW CONSTRUCTION.

E. ALL CONTRACTORS: ALL FINISHES SHALL BE PATCHED TO MATCH FROM IMPLEMENTATION OF WORK.

7. PARTIAL REMOVAL OF EXISTING WALLS OR PARTITIONS

A. GENERAL TRADES CONTRACTOR: WHEN REMOVING PART OF A MASONRY WALL OR PARTITION TO ALLOW FOR THE INSTALLATION OF A NEW DOOR, CUTTING OF THE NEW MASONRY OPENING SHOULD BE ACCOMPLISHED IN A MANNER THAT RESULTS IN AS SMOOTH AN OPENING AS POSSIBLE.

B. GENERAL TRADES CONTRACTOR: PROVIDE TEMPORARY SHORING, BRACING AND OTHER SUPPORT NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE OR OTHER DAMAGE TO THE STRUCTURE OR ADJACENT WALLS.

8. DEMOLITION OF MECHANICAL/ PLUMBING/ ELECTRICAL SYSTEMS

A. IT WILL BE THE ASSOCIATED CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONDITION OF ALL REMAINING PIPING, CONDUIT, EQUIPMENT, ETC. WITHIN THEIR SCOPE OF WORK DURING DEMOLITION.

B. ALL CONTRACTORS: NOTIFY OWNER PRIOR TO ANY DEMOLITION OF UTILITIES OR SERVICES WHICH MAY AFFECT REMAINING OCCUPIED AREAS.

C. ALL CONTRACTORS: MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS AND EQUIPMENT, BOTH NEW AND EXISTING, AS MAY BE REQUIRED BY THESE ALTERATIONS AND ADDITIONS.

D. PLUMBING CONTRACTOR: CAP ALL PLUMBING ABANDONED DURING DEMOLITION EITHER BELOW FINISH FLOOR LEVEL, ABOVE CEILING OR BEHIND FINISH WALL SURFACE. REROUTE PLUMBING THAT IS TO REMAIN IN SERVICE, AS REQUIRED, TO CLEAR NEW CONSTRUCTION.

E. HEATING & A/C, VENTILATION, ELECTRICAL, PLUMBING, AND FIRE PROTECTION CONTRACTORS: DISCONNECT AT SOURCE AND REMOVE EXISTING ELECTRICAL MATERIALS AND EQUIPMENT AND ALL OTHER MECHANICAL/PLUMBING ITEMS WHICH ARE RENDERED OBSOLETE BY THESE ALTERATIONS AND ADDITIONS. THESE ARE THE PROPERTY OF THE OWNER AND SHALL EITHER BE REMOVED FROM THE SITE OR RETURNED TO THE OWNER'S STOCK AT THE DISCRETION OF THE OWNER.

F. HEATING & A/C AND VENTILATION CONTRACTORS: DISCONNECT, REMOVE AND RELOCATE EXISTING MECHANICAL MATERIALS AND EQUIPMENT, AND ALL OTHER MECHANICAL ITEMS WHICH INTERFERE OR ARE INTERFERED WITH, OBSTRUCT OR ARE OBSTRUCTED BY THESE LOCATIONS AS DIRECTED. RECONNECT SUCH ITEMS IN PROPER OPERATING CONDITION AT NEW LOCATIONS.

G. ALL CONTRACTORS: ALL CUTTING AND PATCHING AS REQUIRED FOR WORK IS TO BE INCLUDED IN ASSOCIATED SCOPE OF WORK. FINISH WORK SHALL BE BY FINISHING CONTRACTOR BUT UNDER THE GENERAL CONTRACTORS CONTRACT.

9. GENERAL ALL CONTRACTORS

A. ALL CONTRACTORS ARE RESPONSIBLE TO VISIT THE SITE TO DETERMINE THE EXTENT OF DEMOLITION AND PATCHING AS REQUIRED TO INSTALL THEIR PORTION OF WORK.

B. REFER TO ALL DRAWINGS FOR FULL EXTENT OF DEMOLITION WORK. GENERAL TRADES CONTRACTOR TO INSURE ALL WALL OR FLOOR MOUNTED OBJECTS TO BE REMOVED AND EXISTING TO BE PREPARED FOR NEW FINISHES.

C. ALL CONTRACTORS SHALL VISIT AND INSPECT THE EXISTING BUILDING AND SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ACTUAL JOB CONDITIONS BEFORE SIGNING CONTRACTS. NO EXTRAS WILL BE ALLOWED FOR WORK WHICH MIGHT HAVE BEEN REASONABLY FORESEEN BY AN INSPECTION OF THESE PREMISES.

D. WHILE THE SIZE AND LOCATION OF NEW WORK AND EQUIPMENT IN THE EXISTING BUILDING HAS BEEN INDICATED ON THE DRAWINGS AS ACCURATELY AS POSSIBLE, ALL PRIME CONTRACTORS SHALL ADJUST THEIR WORK AS REQUIRED TO AVOID EXISTING DUCTS, PIPES, CONDUITS AND BEAMS NOT SHOWN ON PLANS. ALL CONTRACTORS SHALL ADAPT THEIR WORK TO MEET ALL ACTUAL CONDITIONS ON THE EXISTING PREMISES.

E. ALL CONTRACTORS SHALL INSPECT THE PREMISES AND MAKE A DETAILED EXAMINATION OF ALL LOCATIONS WHERE NEW WORK IS TO BE INSTALLED AND SHALL EXAMINE EXISTING PIPING, CONDUITS, STRUCTURAL SUPPORTING BEAMS, ETC.

F. ALL CONTRACTORS AFTER INSPECTING THE PREMISES AND THE DRAWINGS SHALL CALL TO THE ATTENTION OF THE ARCHITECT ANY LACK OF ANY NECESSARY SPACE OR CLEARANCE REQUIRED BY THE VARIOUS EQUIPMENT BEFORE CONTRACT IS SIGNED. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF THEY NEGLECT TO DO SO.

G. ALL CONTRACTORS ARE TO PROVIDE TEMPORARY MEANS TO KEEP EXISTING BUILDING WEATHER TIGHT DURING DEMOLITION AND CONSTRUCTION.

H. IF ASBESTOS OR HAZARDOUS MATERIALS ARE FOUND AT THE SITE, CONTACT THE OWNER AND ARCHITECT IMMEDIATELY.

SYMBOLS LEGEND:

A2.1A — SHEET NUMBER
- SUB-DRAWING OR ENLARGED AREA
- DRAWING OR FLOOR
- SERIES
- DISCIPLINE

Room name / 101 — ROOM NAME (TOP) / ROOM NUMBER (BOTTOM)

1 / A101 — INTERIOR ELEVATION / ELEVATION No. (OUTSIDE), SHEET No. (CENTER)

1 / A101 SIM — DETAIL REFERENCE / DETAIL No. (TOP), SHEET No. (BOTTOM)

1 / A101 SIM — SECTION REFERENCE / SECTION No. (TOP), SHEET No. (BOTTOM)

1 / A101 SIM — WALL SECTION REFERENCE / SECTION No. (TOP), SHEET No. (BOTTOM)

0 — BUILDING COLUMN GRID LINE

C1 — KEYED DEMOLITION NOTE (SEE PLAN SHEET)

101 — DOOR TAG

1t — WINDOW TAG

1i — PARTITION TYPE

ELEVATION MARKER

REVISION CLOUD AND TAG

N — NORTH ARROW

NORTH 1 View Name 1/8" = 1'-0" — PLAN / ELEVATION / DETAIL / SECTION TITLE

DIMENSION STRING

1-HOUR RATED WALL

2-HOUR RATED WALL

2-HOUR RATED & SMOKE WALL

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GENERAL NOTES, ABBREVIATIONS & SYMBOLS LEGEND

JOB NUMBER 252012
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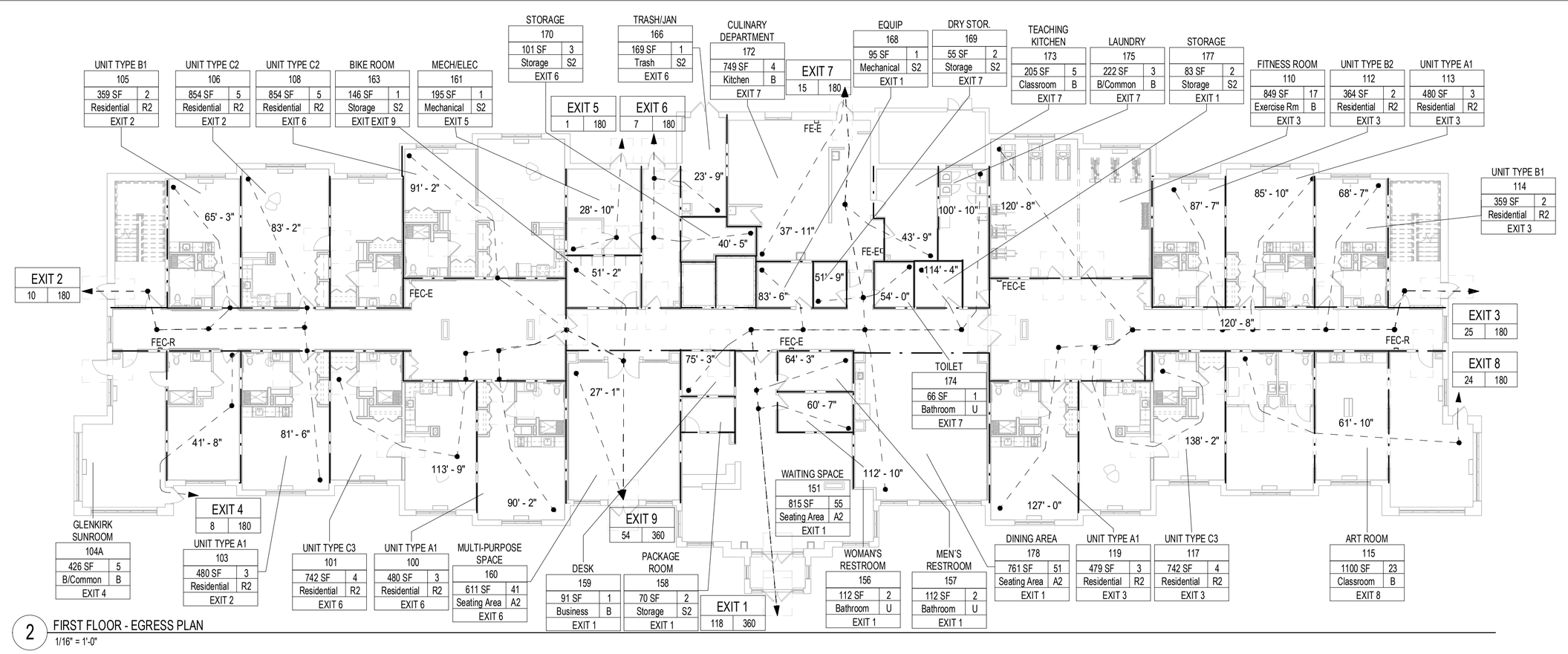
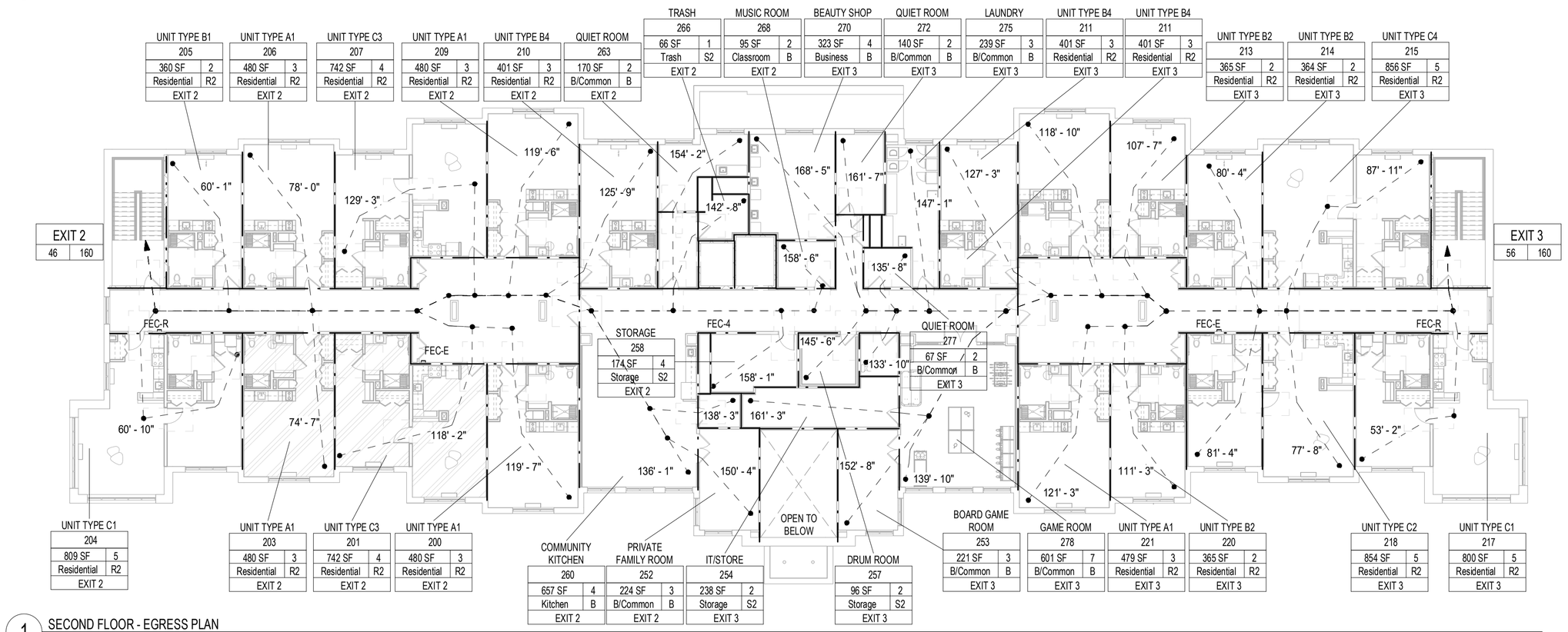
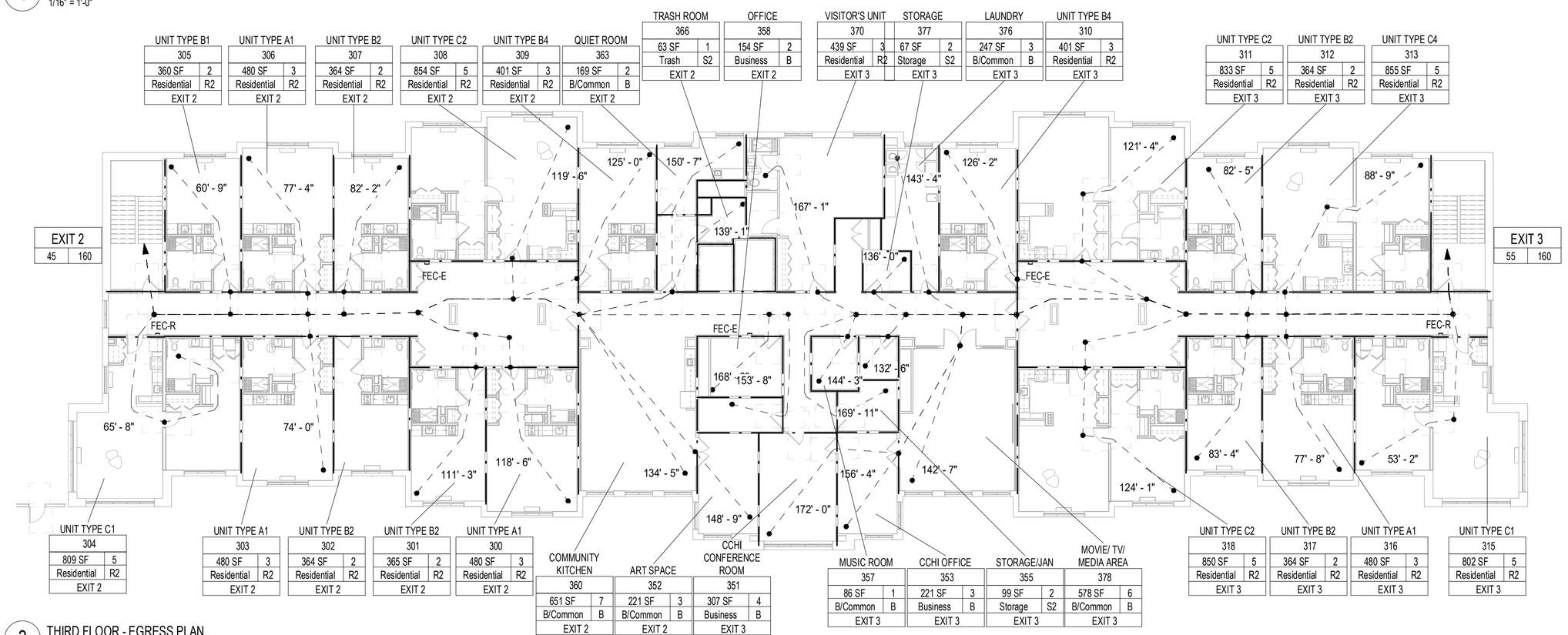


2 FIRST FLOOR - EGRESS PLAN
1/16" = 1'-0"



1 SECOND FLOOR - EGRESS PLAN
1/16" = 1'-0"



3 THIRD FLOOR - EGRESS PLAN
1/16" = 1'-0"

OCCUPANCY LEGEND

TAG	OCCUPANCY TYPE	AREA/ OCCUPANT
A2 A3	Assembly group - Seating area with chairs and table - Standing space	 15 S.F. 5 S.F.
B	- Kitchen, commercial - Business/Common Area - Private/Group Classroom - Exercise room	200 S.F. 100 S.F. 50 S.F. 50 S.F.
S2	Low-hazard storage group Storage/Mechanical Equipment/Sprinkle Locker Rooms	 300 S.F. 50 S.F.
R2	Residential Unit	200 S.F.
U	Bathroom**	
	*Occupancy load is equal to number of fixed seats **Occupancy load is equal to number of fixtures	

SYMBOL LEGEND

NOTE: ALL WALLS 1/2 HR RATED - U419 - U.N.O. AS BELOW

1 HOUR RATED FIRE WALL
U305, U311, U425

2 HOUR RATED FIRE WALL
U902,U906 + PERLITE OR VERMICULITE

EGRESS TRAVEL DISTANCES IN FEET

EXIT # | ACT | MAX
EXIT NUMBER
MAXIMUM CAPACITY TO EXIT
ACTUAL NUMBER OF OCCUPANTS EXITING

Name | 101 | 500 SF | 25 | BUSINESS | B | EXIT 1
AREA IN SQUARE FEET
ROOM NUMBER
TOTAL NUMBER OF OCCUPANTS
OCCUPANCY
EXIT NUMBER TO EXIT FROM SPACE
OCCUPANCY

FE-E EXISTING FIRE EXTINGUISHER - SURFACE BRACKET MOUNTED (BY OWNER)

FEC-E EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER (BY OWNER)

FEC-R EXISTING RELOCATED SEMI-RECESSED FIRE EXTINGUISHER CABINET (BY GENERAL PRIME) WITH FIRE EXTINGUISHER (BY OWNER)

UNIT TYPE MATRIX

UNIT TYPES	NET AREA (SQ. FT)	LEVEL 01	LEVEL 02	LEVEL 03
STUDIO (31)				
UNIT TYPE A1 (100, 103, 113, 119, 200, 203, 206, 209, 212, 221, 300, 303, 306, 316)	**477**	**4** (100, 103, 113, 119)	**6** (200, 203, 206, 209, 212, 221)	**4** (300, 303, 306, 316)
UNIT TYPE B1,B2 (105,112, 114, 205, 213, 214, 220, 301, 302, 305, 307, 312, 317)	**360, 365**	**3** (105,112, 114)	**4** (205, 213, 214,220)	**6** (301, 302, 305, 307,312, 317)
UNIT TYPE B4 (210, 211, 309, 310)	**401**	**0**	**2** (210, 211)	**2** (309, 310)
1 BEDROOM (16)				
UNIT TYPE C1 (204, 217, 304, 315)	**808**	**0**	**2** (204, 217)	**2** (304, 315)
UNIT TYPE C2 (106, 108, 218, 308, 311, 318)	**854**	**2** (106,108)	**1** (218)	**3** (308, 311, 318)
UNIT TYPE C3 (101, 117, 201, 207)	**742**	**2** (101, 117)	**2** (201, 207)	**0**
UNIT TYPE C4 (215, 313)	**855**		**1** (215)	**1** (313)
UNIT TOTALS (47)		**11**	**18**	**18**

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EGRESS PLANS AND ACCESSIBILITY MATRIX

JOB NUMBER 252012
DATE 09.15.2025

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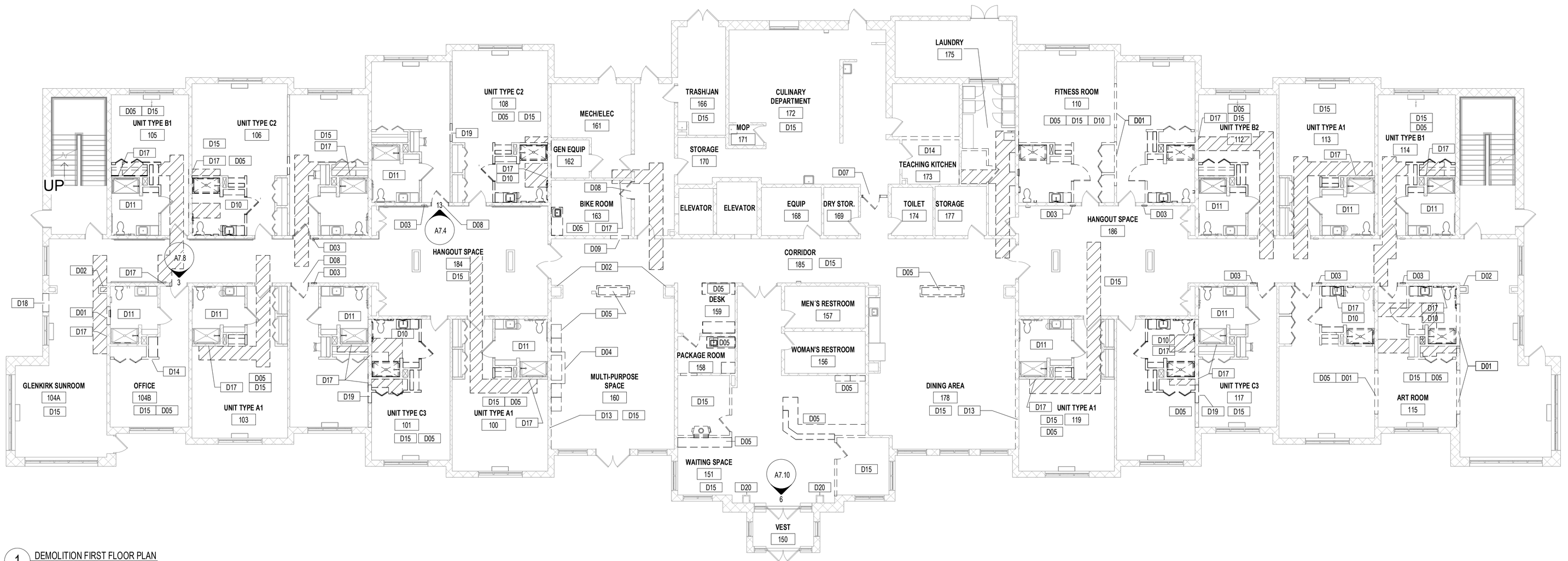
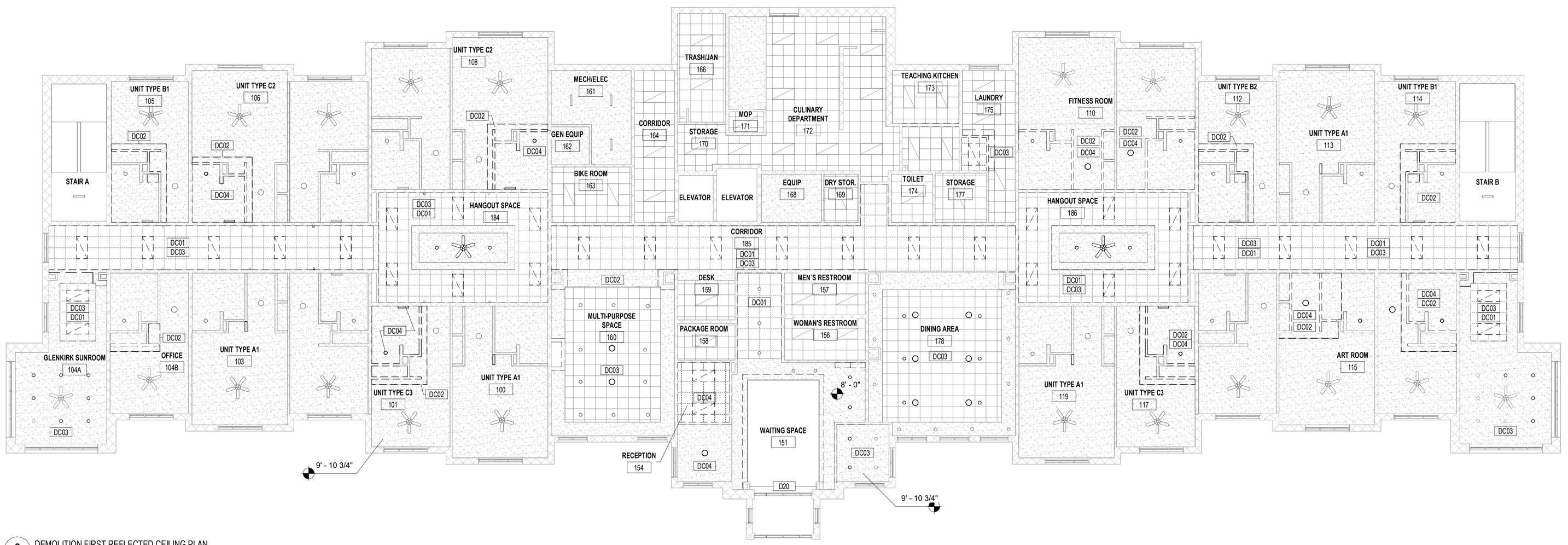


1 DEMOLITION FIRST FLOOR PLAN
3/32" = 1'-0"



2 DEMOLITION FIRST REFLECTED CEILING PLAN
3/32" = 1'-0"

GENERAL DEMOLITION NOTES

1. REFER TO DRAWING T1.1 FOR FULL GENERAL DEMOLITION NOTES.
2. REFER TO SPECIFICATION SECTION 024119 FOR ADDITIONAL REQUIREMENTS REGARDING SELECTIVE STRUCTURAL DEMOLITION.
3. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR FULL MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION SCOPE OF WORK.
4. IN AREAS WHERE EXISTING WALLS, PARTITIONS, ETC. ARE TO BE REMOVED, IT SHALL BE NECESSARY TO REPAIR EXISTING CEILINGS, ADJUST AND RELOCATE OR REWIRE LIGHTING FIXTURES, AND REMOVE OR RELOCATE ELECTRICAL AND MECHANICAL COMPONENTS AS REQUIRED OR DIRECTED. REFER TO MEP DRAWINGS.
5. WASH AND CLEAN ALL EXISTING INTERIOR HVAC GRILLES AND DIFFUSERS WHICH ARE TO REMAIN (CEILING AND WALL-MOUNTED, AND FREESTANDING AT EXPOSED CONSTRUCTION).
6. EXISTING WALLS, FLOORS, AND CEILINGS WHICH ARE DAMAGED AND ARE TO REMAIN SHALL BE PATCHED AND REBUILT AS REQUIRED TO MATCH SURROUNDING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
7. ACTIVE PIPES, CONDUITS, AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE CONSTRUCTION DOCUMENTS OR NOT, MUST BE PROTECTED AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. WHERE DAMAGE OCCURS, CONTRACTOR CAUSING THE DAMAGE SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT AND OWNER, AND AT NO CHANGE IN THE CONTRACT PRICES OF CONTRACTOR.

DEMOLITION PLAN KEYNOTES	
D01	PARTIALLY DEMOLISH EXISTING WALL TO CREATE NEW OPENING PER STRUCTURAL DRAWINGS. EXTEND AS SHOWN. PATCH AND PREPARE REMAINING WALLS/PARTITIONS TO RECEIVE NEW FINISHES. COORDINATE TO AVOID CONFLICTS WITH EXISTING PIPES TO REMAIN.
D02	DEMOLISH EXISTING DECORATIVE COLUMNS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
D03	CAREFULLY REMOVE AND SALVAGE EXISTING MEMORY BOX AND WALL-MOUNTED LIGHT FIXTURES FOR RELOCATION. COORDINATE WITH CLIENT FOR STORAGE OR DISPOSAL OF SURPLUS ITEMS. LOCATE, IDENTIFY, AND SECURE EXISTING BRANCH CIRCUITS.
D04	DEMOLISH FIREPLACE IN ITS ENTIRETY. PATCH & REPAIR AS NEEDED FOR NEW FINISH.SAVAGE TV AND IDENTIFY AND SECURE EXISTING BRANCH CIRCUIT.
D05	REMOVE EXISTING CASEWORK. PATCH AND REPAIR AS REQUIRED FOR NEW INSTALLATION.
D07	CAREFULLY REMOVE EXISTING DOOR AND PREPARE OPENING FOR NEW DOOR.
D08	DEMOLISH EXISTING DOOR. PATCH SURROUNDING AREA AND PREPARE FOR NEW WORK.
D09	PARTIALLY DEMOLISH WALL AND PREPARE OPENING FOR NEW DOOR.
D10	REMOVE ALL EXISTING TOILET PARTITIONS AND ACCESORIES, AND ALL TOILET FIXTURES AND ACCESORIES.
D11	REMOVE PLUMBING FIXTURES AND ACCESSORIES INCLUDINGWTER CLOSET, FAUCETS, SHOWERHEADS, AND OTHER COMPONENTS NOTED ON UNIT ELEVATIONS OR IN THE BATHROOM SCHEDULE.
D13	REMOVE EXISTING GYPSUM LAYER AND REPLACE WITH RESILIENT CHANNEL AND TWO NEW GYPSUM LAYERS. SEE WALL TYPE S2.
D14	REMOVE EXISTING PARTITION.
D15	REMOVE ALL EXISTING APPLIED FLOORING – CARPET, VCT, SHEET VINYL, ETC.
D16	REMOVE EXISTING SLAB ON GRADE AS REQUIRED FOR NEW CONSTRUCTION.
D17	REMOVE EXISTING GYPSUM UNDERLAYMENT AND SAWCUT CONCRETE SLAB AS REQUIRED TO INSTALL NEW PIPING CONNECTIONS. COORDINATE SAWCUT LOCATIONS WITH PLUMBING DRAWINGS AND EXISTING STRUCTURAL ELEMENTS. PATCH AND RESTORE SLAB AND FLOOR FINISHES TO MATCH ADJACENT CONDITIONS AFTER WORK IS COMPLETE.
D18	DEMOLISH THE WALL FOR A NEW EXIT DOOR INSTALLATION.
D19	PARTIALLY DEMOLISH EXISTING WALL TO CREATE NEW DOOR OPENING PER STRUCTURAL DRAWINGS. PATCH AND PREPARE REMAINING WALLS/PARTITIONS TO RECEIVE NEW FINISHES. COORDINATE TO AVOID CONFLICTS WITH EXISTING PIPES TO REMAIN.
D20	PARTIALLY DEMOLISH EXISTING DECORATIVE COLUMNS. SEE ELEVATIONS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
DC01	REMOVE EXISTING ACT AND REMOVE AND REPLACE DAMAGED SUSPENDED SYSTEM AS REQUIRED.
DC02	REMOVE EXISTING GYPSUM CEILING AS REQUIRED FOR ROOM PARTITION WALL DEMO.
DC03	EXISTING LIGHT FIXTURE ENCLOSURE BOX TO REMAIN. REMOVE EXISTING LIGHT FIXTURE AND PREPARE FOR NEW LIGHT FIXTURE. REF. TO ELECTRICAL DRAWINGS, TYP.
DC04	REMOVE EXISTING LIGHT FIXTURE AND PREPARE FOR NEW WORK. REF. TO ELECTRICAL DRAWINGS, TYP.

DEMOLITION LEGEND

- EXIST'G EXTERIOR WALLS TO REMAIN
- EXIST'G ORIGINAL INTERIOR WALLS TO REMAIN
- EXISTING WALLS/ PARTITIONS TO BE REMOVED
- EXISTING CONCRETE SLAB & FINISH FLOORING TO BE REMOVED FOR A NEW PLUMBING WORK. PLEASE REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING DOOR & FRAME TO BE REMOVED\
- EXISTING DORMER OVERHEAD LINE

DEMOLITION PLAN GENERAL NOTES

REMOVE ALL EXIST'G MECHANICAL EQUIPMENT, DUCT, LOUVER AND GRILLS, PLUMBING EQUIPMENT, FIXTURES AND PIPES. ELECTRICAL EQUIPMENT, LIGHT FIXTURES, CONDUIT, SWITCHES AND RECEPTACLES.

DEMOLITION CEILING LEGEND

- 2'x4' LIGHT FIXTURE TO BE DEMOLISHED
- LIGHT FIXTURE TO BE DEMOLISHED
- SURFACE-MOUNTED LINEAR LIGHT FIXTURE TO BE DEMOLISHED
- MECHANICAL SUPPLY, RETURN GRILLS TO BE DEMOLISHED, SHOWN FOR REFERENCE ONLY. REF. MECHANICAL DWGS.
- 2'x2' ACOUSTICAL CEILING TO BE DEMOLISHED
- GYPSUM BOARD CEILING TO BE DEMOLISHED
- 2'x2' ACOUSTICAL CEILING TILES TO BE REPLACED

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FIRST FLOOR DEMOLITION PLAN & RCP

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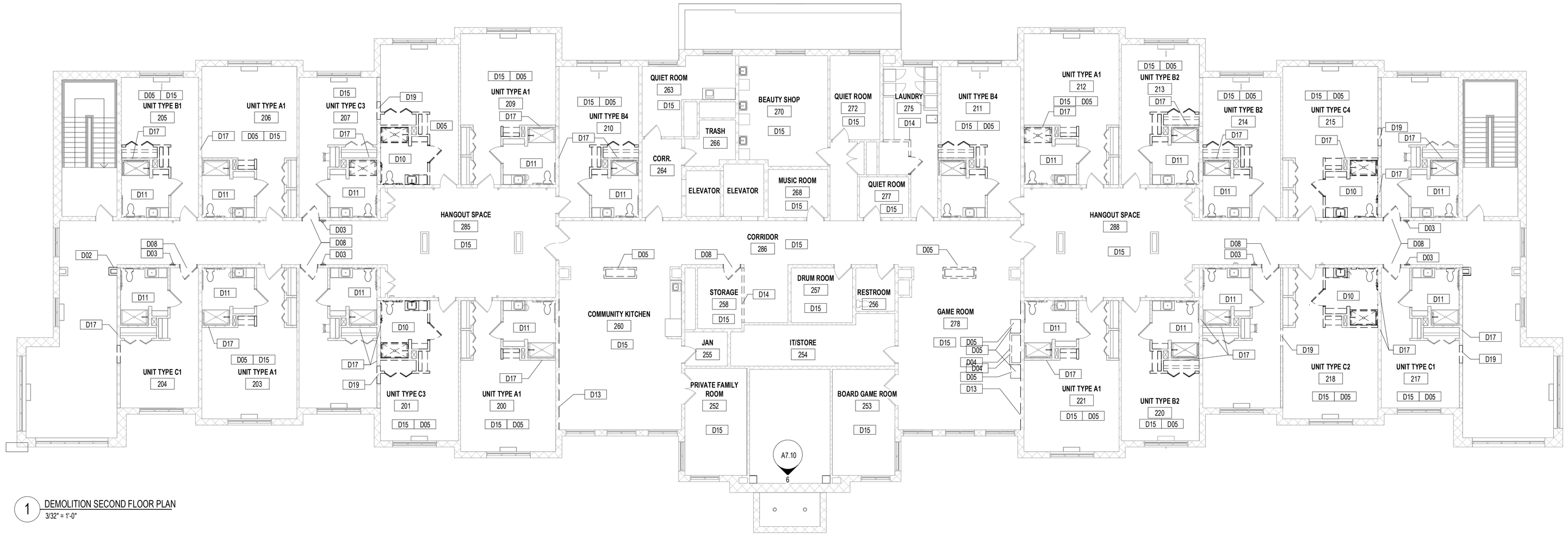
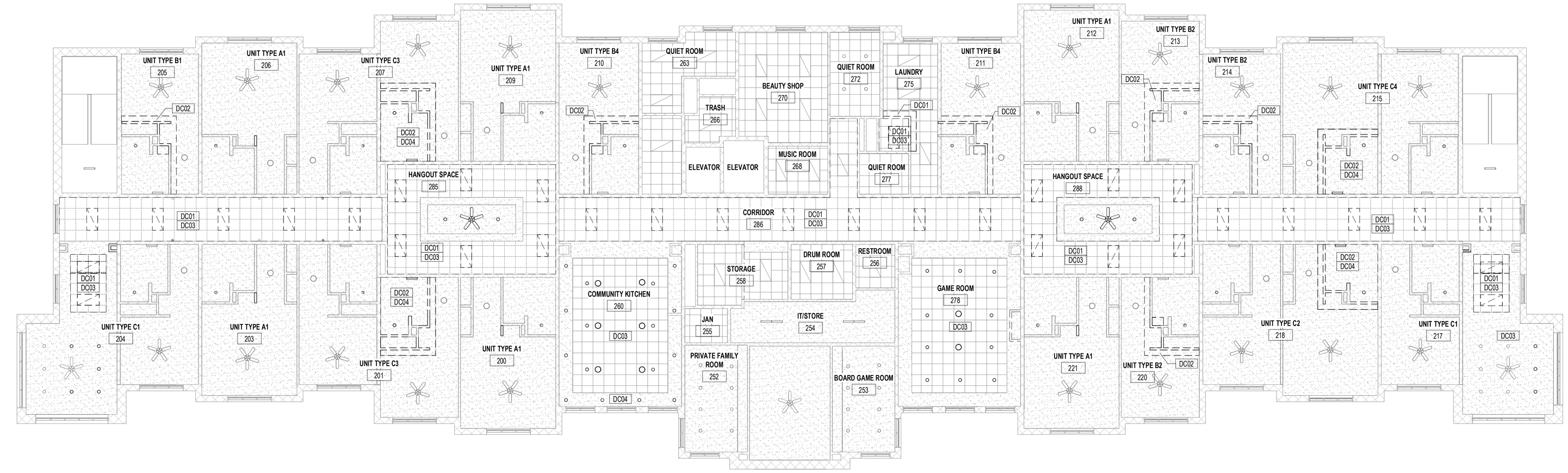


1 DEMOLITION SECOND FLOOR PLAN
3/32" = 1'-0"



2 DEMOLITION SECOND REFLECTED CEILING PLAN
3/32" = 1'-0"

GENERAL DEMOLITION NOTES

1. REFER TO DRAWING T1.1 FOR FULL GENERAL DEMOLITION NOTES.
2. REFER TO SPECIFICATION SECTION 024119 FOR ADDITIONAL REQUIREMENTS REGARDING SELECTIVE STRUCTURAL DEMOLITION.
3. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR FULL MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION SCOPE OF WORK.
4. IN AREAS WHERE EXISTING WALLS, PARTITIONS, ETC. ARE TO BE REMOVED, IT SHALL BE NECESSARY TO REPAIR EXISTING CEILINGS, ADJUST AND RELOCATE OR REWIRE LIGHTING FIXTURES, AND REMOVE OR RELOCATE ELECTRICAL AND MECHANICAL COMPONENTS AS REQUIRED OR DIRECTED. REFER TO MEP DRAWINGS.
5. WASH AND CLEAN ALL EXISTING INTERIOR HVAC GRILLES AND DIFFUSERS WHICH ARE TO REMAIN (CEILING AND WALL-MOUNTED, AND FREESTANDING AT EXPOSED CONSTRUCTION).
6. EXISTING WALLS, FLOORS, AND CEILINGS WHICH ARE DAMAGED AND ARE TO REMAIN SHALL BE PATCHED AND REBUILT AS REQUIRED TO MATCH SURROUNDING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
7. ACTIVE PIPES, CONDUITS, AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE CONSTRUCTION DOCUMENTS OR NOT, MUST BE PROTECTED AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. WHERE DAMAGE OCCURS, CONTRACTOR CAUSING THE DAMAGE SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT AND OWNER, AND AT NO CHANGE IN THE CONTRACT PRICES OF CONTRACTOR.

DEMOLITION PLAN KEYNOTES	
D01	PARTIALLY DEMOLISH EXISTING WALL TO CREATE NEW OPENING PER STRUCTURAL DRAWINGS. EXTEND AS SHOWN. PATCH AND PREPARE REMAINING WALLS/PARTITIONS TO RECEIVE NEW FINISHES. COORDINATE TO AVOID CONFLICTS WITH EXISTING PIPES TO REMAIN.
D02	DEMOLISH EXISTING DECORATIVE COLUMNS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
D03	CAREFULLY REMOVE AND SALVAGE EXISTING MEMORY BOX AND WALL-MOUNTED LIGHT FIXTURES FOR RELOCATION. COORDINATE WITH CLIENT FOR STORAGE OR DISPOSAL OF SURPLUS ITEMS. LOCATE, IDENTIFY, AND SECURE EXISTING BRANCH CIRCUITS.
D04	DEMOLISH FIREPLACE IN ITS ENTIRETY. PATCH & REPAIR AS NEEDED FOR NEW FINISH.SAVAGE TV AND IDENTIFY AND SECURE EXISTING BRANCH CIRCUIT.
D05	REMOVE EXISTING CASEWORK. PATCH AND REPAIR AS REQUIRED FOR NEW INSTALLATION.
D07	CAREFULLY REMOVE EXISTING DOOR AND PREPARE OPENING FOR NEW DOOR.
D08	DEMOLISH EXISTING DOOR. PATCH SURROUNDING AREA AND PREPARE FOR NEW WORK.
D09	PARTIALLY DEMOLISH WALL AND PREPARE OPENING FOR NEW DOOR.
D10	REMOVE ALL EXISTING TOILET PARTITIONS AND ACCESORIES, AND ALL TOILET FIXTURES AND ACCESORIES.
D11	REMOVE PLUMBING FIXTURES AND ACCESSORIES INCLUDINGWTER CLOSET, FAUCETS, SHOWERHEADS, AND OTHER COMPONENTS NOTED ON UNIT ELEVATIONS OR IN THE BATHROOM SCHEDULE.
D13	REMOVE EXISTING GYPSUM LAYER AND REPLACE WITH RESILIENT CHANNEL AND TWO NEW GYPSUM LAYERS. SEE WALL TYPE S2.
D14	REMOVE EXISTING PARTITION.
D15	REMOVE ALL EXISTING APPLIED FLOORING – CARPET, VCT, SHEET VINYL, ETC.
D16	REMOVE EXISTING SLAB ON GRADE AS REQUIRED FOR NEW CONSTRUCTION.
D17	REMOVE EXISTING GYPSUM UNDERLAYMENT AND SAWCUT CONCRETE SLAB AS REQUIRED TO INSTALL NEW PIPING CONNECTIONS. COORDINATE SAWCUT LOCATIONS WITH PLUMBING DRAWINGS AND EXISTING STRUCTURAL ELEMENTS. PATCH AND RESTORE SLAB AND FLOOR FINISHES TO MATCH ADJACENT CONDITIONS AFTER WORK IS COMPLETE.
D18	DEMOLISH THE WALL FOR A NEW EXIT DOOR INSTALLATION.
D19	PARTIALLY DEMOLISH EXISTING WALL TO CREATE NEW DOOR OPENING PER STRUCTURAL DRAWINGS. PATCH AND PREPARE REMAINING WALLS/PARTITIONS TO RECEIVE NEW FINISHES. COORDINATE TO AVOID CONFLICTS WITH EXISTING PIPES TO REMAIN.
D20	PARTIALLY DEMOLISH EXISTING DECORATIVE COLUMNS. SEE ELEVATIONS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
DC01	REMOVE EXISTING ACT AND REMOVE AND REPLACE DAMAGED SUSPENDED SYSTEM AS REQUIRED.
DC02	REMOVE EXISTING GYPSUM CEILING AS REQUIRED FOR ROOM PARTITION WALL DEMO.
DC03	EXISTING LIGHT FIXTURE ENCLOSURE BOX TO REMAIN. REMOVE EXISTING LIGHT FIXTURE AND PREPARE FOR NEW LIGHT FIXTURE. REF. TO ELECTRICAL DRAWINGS, TYP.
DC04	REMOVE EXISTING LIGHT FIXTURE AND PREPARE FOR NEW WORK. REF. TO ELECTRICAL DRAWINGS, TYP.

DEMOLITION LEGEND

- EXIST'G EXTERIOR WALLS TO REMAIN
- EXIST'G ORIGINAL INTERIOR WALLS TO REMAIN
- EXISTING WALLS/ PARTITIONS TO BE REMOVED
- EXISTING CONCRETE SLAB & FINISH FLOORING TO BE REMOVED FOR A NEW PLUMBING WORK. PLEASE REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING DOOR & FRAME TO BE REMOVED\
- EXISTING DORMER OVERHEAD LINE

DEMOLITION PLAN GENERAL NOTES

REMOVE ALL EXIST'G MECHANICAL EQUIPMENT, DUCT, LOUVER AND GRILLS, PLUMBING EQUIPMENT, FIXTURES AND PIPES, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, CONDUIT, SWITCHES AND RECEPTACLES.

DEMOLITION CEILING LEGEND

- 2'x4' LIGHT FIXTURE TO BE DEMOLISHED
- LIGHT FIXTURE TO BE DEMOLISHED
- SURFACE-MOUNTED LINEAR LIGHT FIXTURE TO BE DEMOLISHED
- MECHANICAL SUPPLY, RETURN GRILLS TO BE DEMOLISHED, SHOWN FOR REFERENCE ONLY. REF. MECHANICAL DWGS.
- 2'x2' ACOUSTICAL CEILING TO BE DEMOLISHED
- GYPSUM BOARD CEILING TO BE DEMOLISHED
- 2'x2' ACOUSTICAL CEILING TILES TO BE REPLACED

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SECOND FLOOR DEMOLITION PLAN & RCP

JOB NUMBER 252012
DATE 09.15.2025
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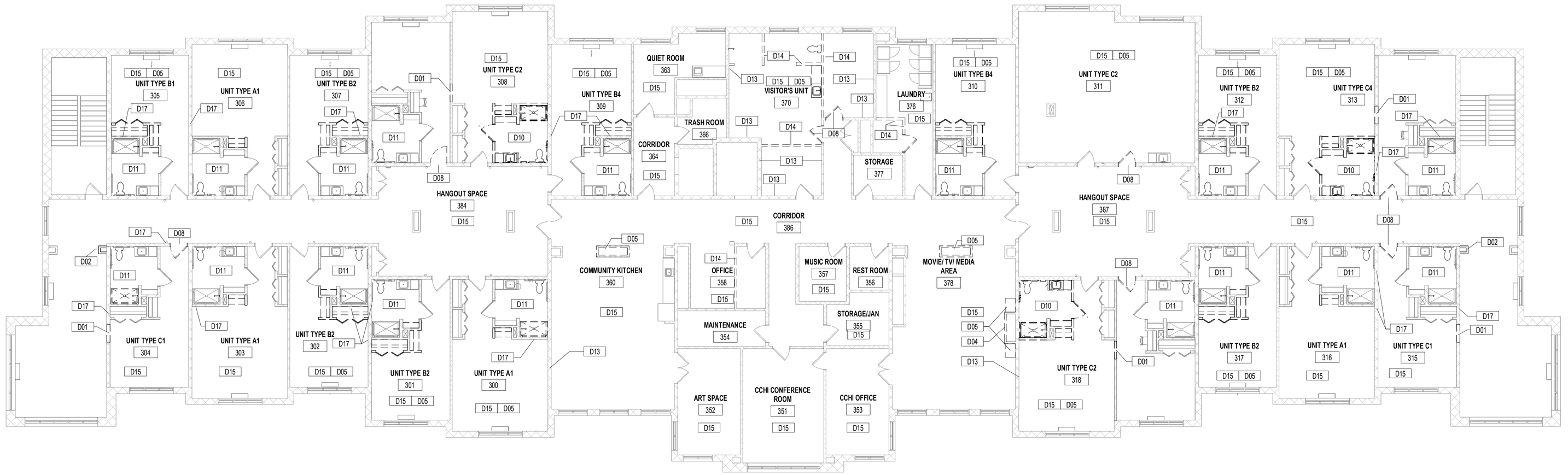
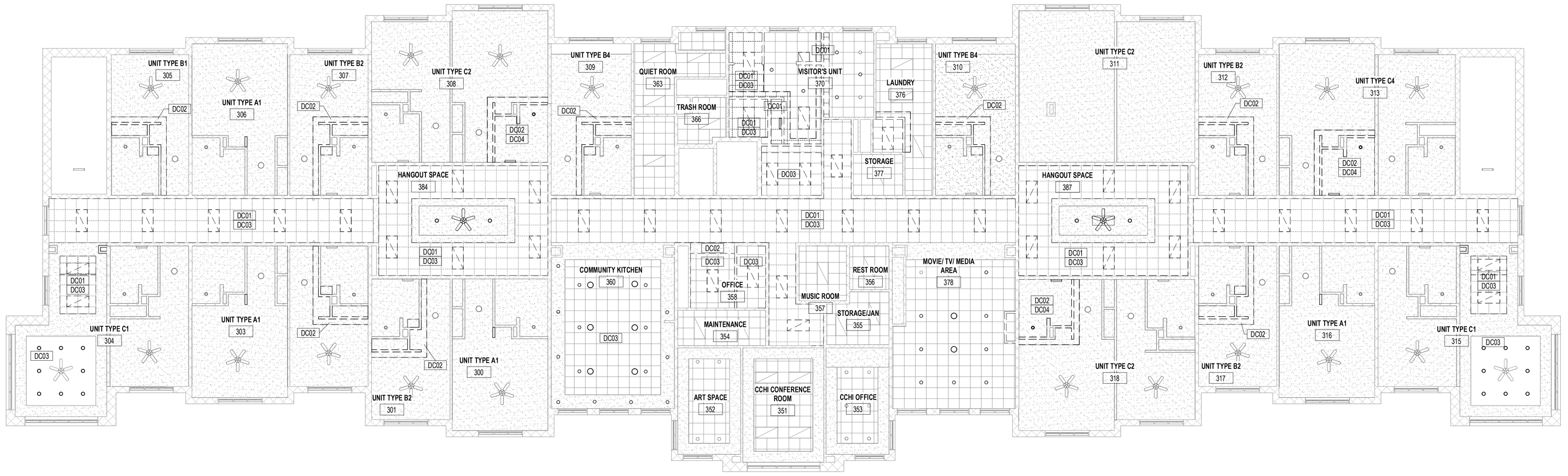


1 DEMOLITION THIRD FLOOR PLAN
3/32" = 1'-0"



2 DEMOLITION THIRD REFLECTED CEILING PLAN
3/32" = 1'-0"

GENERAL DEMOLITION NOTES

1. REFER TO DRAWING T1.1 FOR FULL GENERAL DEMOLITION NOTES.
2. REFER TO SPECIFICATION SECTION 024119 FOR ADDITIONAL REQUIREMENTS REGARDING SELECTIVE STRUCTURAL DEMOLITION.
3. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR FULL MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION SCOPE OF WORK.
4. IN AREAS WHERE EXISTING WALLS, PARTITIONS, ETC. ARE TO BE REMOVED, IT SHALL BE NECESSARY TO REPAIR EXISTING CEILINGS, ADJUST AND RELOCATE OR REWIRE LIGHTING FIXTURES, AND REMOVE OR RELOCATE ELECTRICAL AND MECHANICAL COMPONENTS AS REQUIRED OR DIRECTED. REFER TO MEP DRAWINGS.
5. WASH AND CLEAN ALL EXISTING INTERIOR HVAC GRILLES AND DIFFUSERS WHICH ARE TO REMAIN (CEILING AND WALL-MOUNTED, AND FREESTANDING AT EXPOSED CONSTRUCTION).
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DEMOLITION PLAN KEYNOTES	
D01	PARTIALLY DEMOLISH EXISTING WALL TO CREATE NEW OPENING PER STRUCTURAL DRAWINGS. EXTEND AS SHOWN. PATCH AND PREPARE REMAINING WALLS/PARTITIONS TO RECEIVE NEW FINISHES. COORDINATE TO AVOID CONFLICTS WITH EXISTING PIPES TO REMAIN.
D02	DEMOLISH EXISTING DECORATIVE COLUMNS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
D03	CAREFULLY REMOVE AND SALVAGE EXISTING MEMORY BOX AND WALL-MOUNTED LIGHT FIXTURES FOR RELOCATION. COORDINATE WITH CLIENT FOR STORAGE OR DISPOSAL OF SURPLUS ITEMS. LOCATE, IDENTIFY, AND SECURE EXISTING BRANCH CIRCUITS.
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DEMOLITION LEGEND

- EXIST'G EXTERIOR WALLS TO REMAIN
- EXIST'G ORIGINAL INTERIOR WALLS TO REMAIN
- EXISTING WALLS/ PARTITIONS TO BE REMOVED
- EXISTING CONCRETE SLAB & FINISH FLOORING TO BE REMOVED FOR A NEW PLUMBING WORK. PLEASE REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING DOOR & FRAME TO BE REMOVED\
- EXISTING DORMER OVERHEAD LINE

DEMOLITION PLAN GENERAL NOTES

REMOVE ALL EXIST'G MECHANICAL EQUIPMENT, DUCT, LOUVER AND GRILLS, PLUMBING EQUIPMENT, FIXTURES AND PIPES. ELECTRICAL EQUIPMENT, LIGHT FIXTURES, CONDUIT, SWITCHES AND RECEPTACLES.

DEMOLITION CEILING LEGEND

- 2'x4' LIGHT FIXTURE TO BE DEMOLISHED
- LIGHT FIXTURE TO BE DEMOLISHED
- SURFACE-MOUNTED LINEAR LIGHT FIXTURE TO BE DEMOLISHED
- MECHANICAL SUPPLY, RETURN GRILLS TO BE DEMOLISHED, SHOWN FOR REFERENCE ONLY. REF. MECHANICAL DWGS.
- 2'x2' ACOUSTICAL CEILING TO BE DEMOLISHED
- GYPSUM BOARD CEILING TO BE DEMOLISHED
- 2'x2' ACOUSTICAL CEILING TILES TO BE REPLACED

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THIRD FLOOR DEMOLITION PLAN & RCP

JOB NUMBER 252012
DATE 09.15.2025

REVISIONS:

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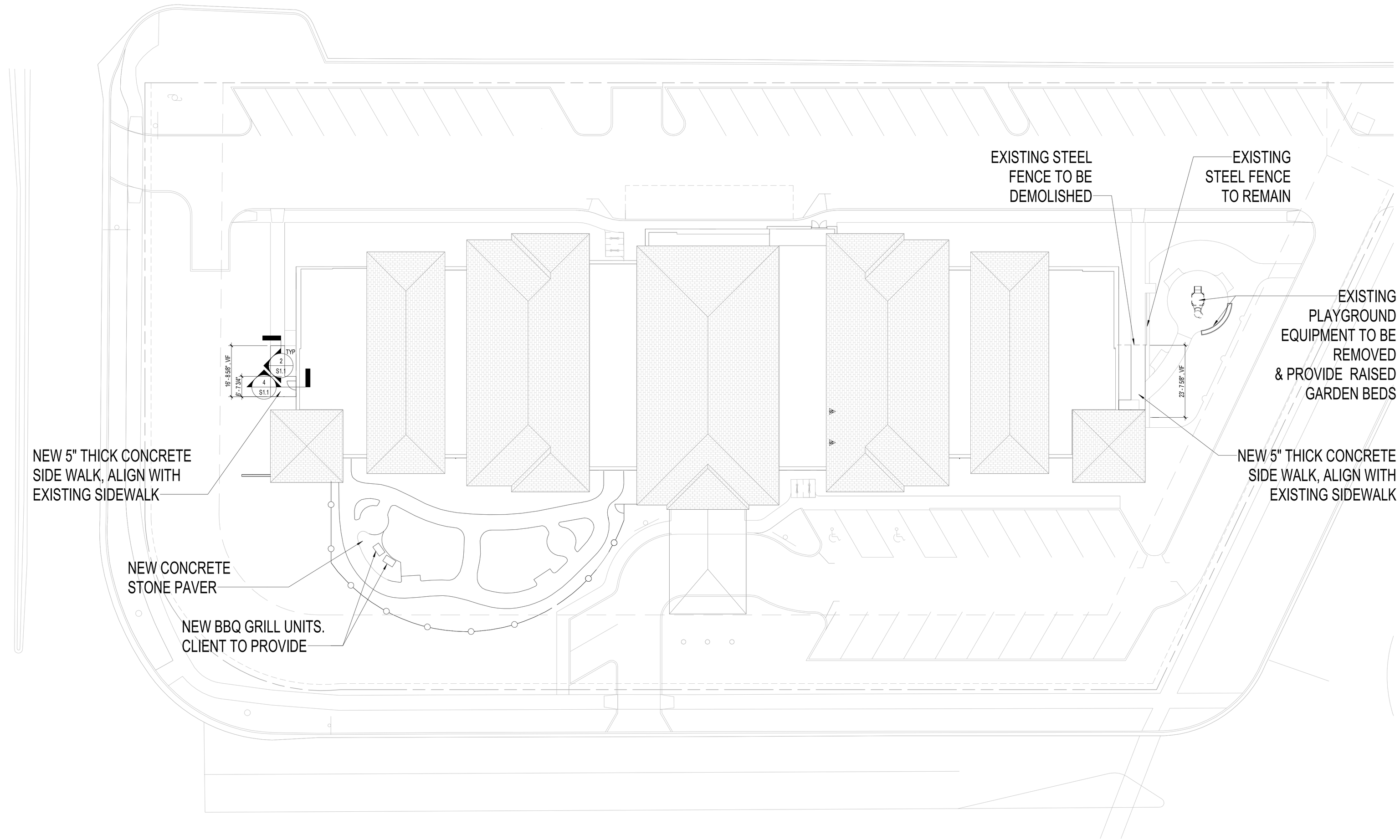

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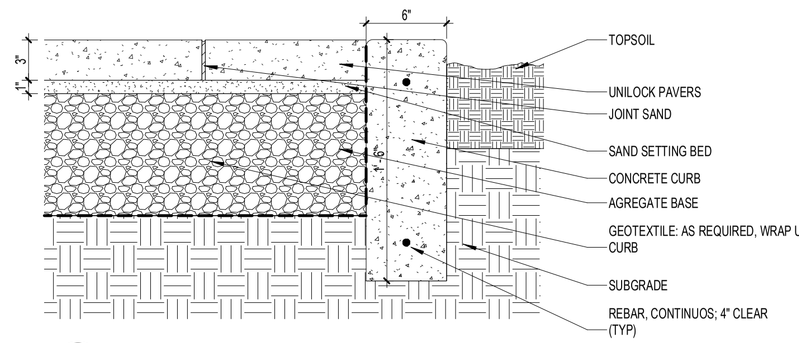
1 SITE PLAN
1/16" = 1'-0"



2 SIDEWALK DETAIL
1 1/2" = 1'-0"

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SITE PLAN

JOB NUMBER
252012

DATE
09.15.2025

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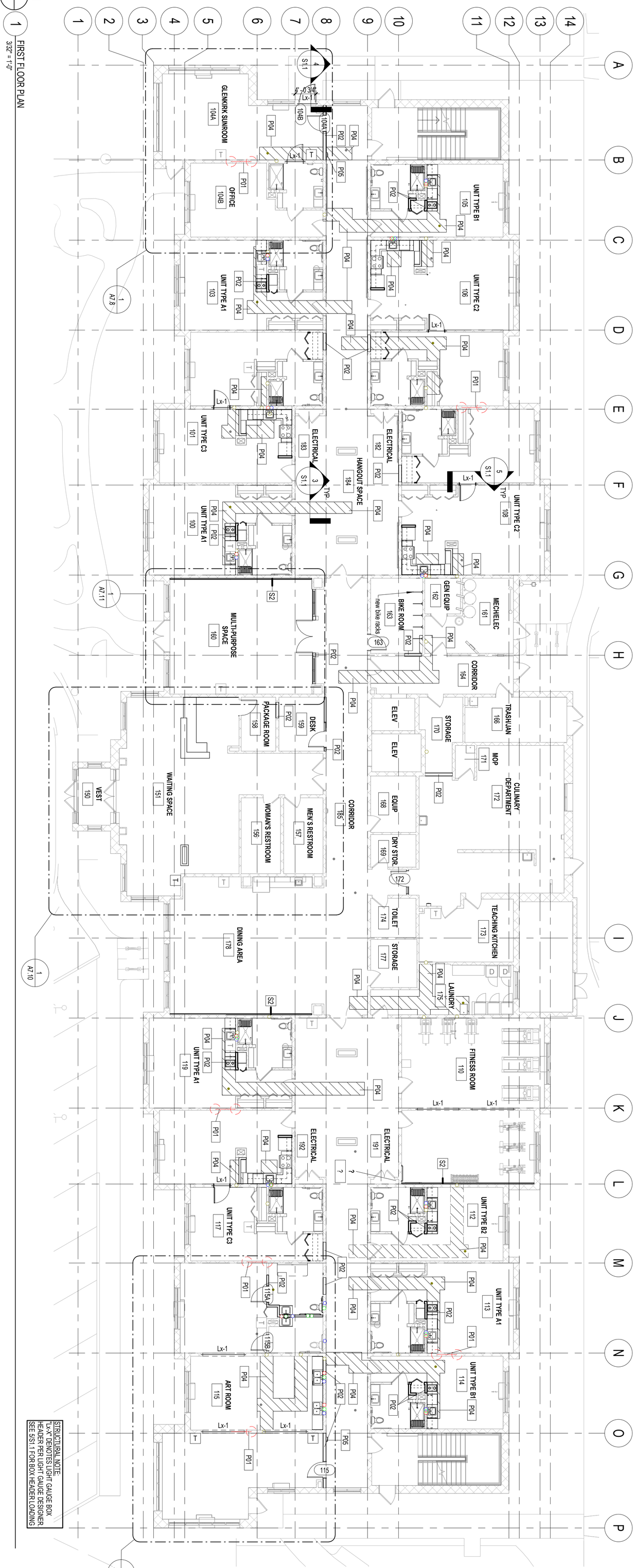

ROOM FINISH SCHEDULE - FIRST FLOOR COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	MAT
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN		
104A	GLENKIRK SUNROOM	LVT/VIN	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	EX+PT CLG	
104B	OFFICE	MCPT/VIN	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT		
110	FITNESS ROOM	RT	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	EX	PT		
115	ART ROOM	LVT	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG	
151	WAITING SPACE	CT/CT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
154	RECEPTION	CT/CT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
156	WOMAN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
157	MEN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
158	PACKAGE ROOM	EX	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
159	DESK	MCPT/VIN	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	EX	-		
160	MULTI-PURPOSE SPACE	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	EX	-		
161	MECH/ELEC	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
162	GEN EQUIP	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
163	BIKE ROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
164	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
166	TRASH/JAN	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
168	EQUIP	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT		
169	DRY STOR.	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
170	STORAGE	EX	EX	EX	PT	EX	PT	EX	PT	GYP	PT	EX	-		
171	MOP	EX	EX	p	EX	EX	PT	EX	PT	EX	PT	EX	-		
172	CULINARY DEPARTMENT	EP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
173	TEACHING KITCHEN	EP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
174	TOILET	LVT	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
175	LAUNDRY	LVT	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
177	STORAGE	LVT	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
178	DINING AREA	LVT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
184	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
185	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
186	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	GYP+PT CLG	

LEGEND

RT: RUBBER TILE
GYP: GYPSUM BOARD
CT: CERAMIC TILE
PT: PAINT
VCT: VINYL COMPOSITION TILE
EP: EPOXY FLOORING
VIN: VINYL BASE
MCPT: MODULAR CARPET TILE
LVT: LUXURY VINYL TILE
EX: EXISTING

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLAN KEYNOTES

P01	LIGHT GAUGE HEADER POST CONTINUATION, TYP. REFER TO DETAIL 6/S1.1.
P02	NEW FINISHES TO MATCH EXISTING ADJACENT WALLS AND ACCESSORIES AS RAILING TRIM, WALL BASE, ETC.
P04	NEW CONCRETE INFILL FOR THE NEW PLUMBING WORK. REFER TO DETAIL 3/S1.1.
P05	EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINET TO BE RELOCATED.

NEW WORK LEGEND

EXIST'G WALLS
NEW WALLS
NEW CONCRETE SLAB
EXISTING DOOR & FRAME
NEW DOOR & FRAME

SYMBOL LEGEND

DETAIL REFERENCE/ENLARGED PLAN — 1 / A101 — DETAIL No. (TOP), SHEET No. (BOTTOM)
SECTION REFERENCE — 1 / A101 — SECTION No. (TOP), SHEET No. (BOTTOM)
WALL SECTION REFERENCE — 1 / A101 — SECTION No. (TOP), SHEET No. (BOTTOM)
BUILDING COLUMN GRID LINE — o
BUILDING PERIMETER COLUMN GRID LINE — ◇ o
DOOR TAG — 101
WINDOW TAG — 1t
PARTITION TYPE — 1i

FIRST FLOOR ELEVATION - 0'-0" = XXX.0 USGS
AVERAGE GRADE = XXX.5 USGS
ROOF HEIGHT POINT - 35'-9" = XXX.0 USGS

1"=10'-0"
10 0 5 10 20

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A2.1

REVISIONS:

JOB NUMBER 252012
DATE 09.15.2025

FIRST FLOOR PLAN

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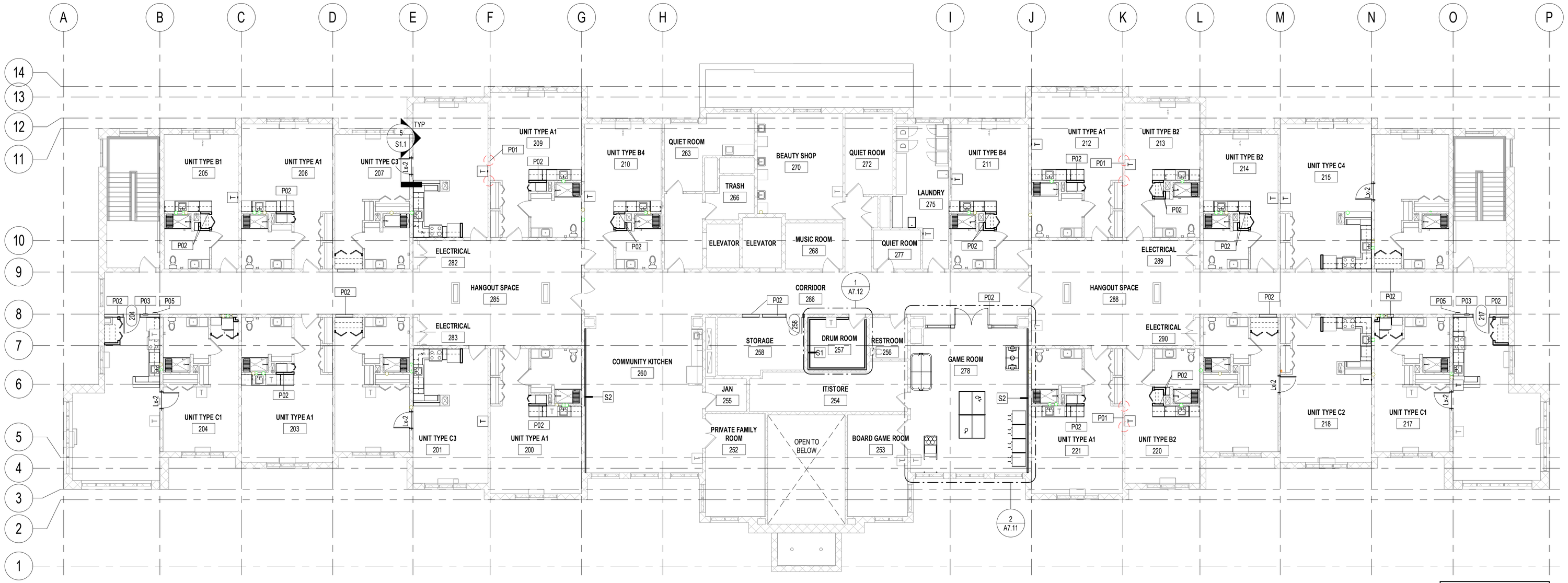

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1 SECOND FLOOR PLAN
3/32" = 1'-0"

ROOM FINISH SCHEDULE -SECOND FLOOR COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT FIN
252	PRIVATE FAMILY ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
253	BOARD GAME ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
254	IT/STORE	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
255	JAN	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
256	RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
257	DRUM ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
258	STORAGE	VCT/VIN	EX	GYP	PT	EX	PT	EX	PT	EX	PT	EX	PT	
260	COMMUNITY KITCHEN	LVT	VIN	-	-	EX	PT	EX	PT	GYP	PT	ACT	-	
263	QUIET ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
266	TRASH	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
268	MUSIC ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
270	BEAUTY SHOP	VCT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
272	QUIET ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
275	LAUNDRY	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	ACT	PT	
277	QUIET ROOM	VCT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
278	GAME ROOM	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	ACT	-	
286	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
286	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	
288	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLAN KEYNOTES	
P01	LIGHT GAUGE HEADER POST CONTINUATION, TYP. REFER TO DETAIL 6/S1.1.
P02	NEW FINISHES TO MATCH EXISTING ADJACENT WALLS AND ACCESSORIES AS RAILING TRIM, WALL BASE, ETC.
P03	SAVAGED MEMORY BOX TO BE REINSTALLED.
P05	EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINET TO BE RELOCATED.

NEW WORK LEGEND

- EXIST'G WALLS
- NEW WALLS
- NEW CONCRETE SLAB
- EXISTING DOOR & FRAME
- NEW DOOR & FRAME

SYMBOL LEGEND

- SIM 1/A101 — DETAIL REFERENCE/ ENLARGED PLAN; DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1/A101 — SECTION REFERENCE; SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1/A101 — WALL SECTION REFERENCE; SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — BUILDING COLUMN GRID LINE
- 0 — BUILDING PERIMETER COLUMN GRID LINE
- 101 — DOOR TAG
- 1t — WINDOW TAG
- 1i — PARTITION TYPE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

10 0 5 10 20
1"=10'-0"

CORDOGAN CLARK
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Fax 630.896.4687

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THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

SECOND FLOOR PLAN

JOB NUMBER 252012
DATE 09.15.2025

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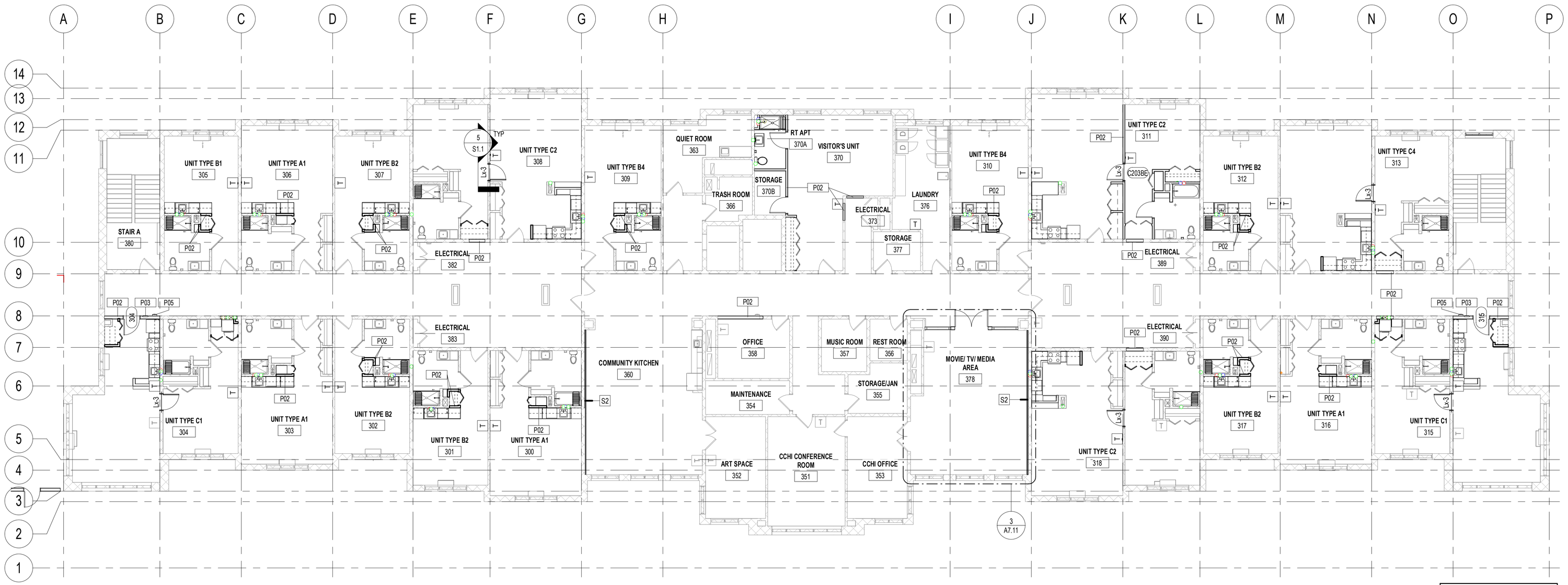

STRUCTURAL NOTE:
"Lx-X" DENOTES LIGHT GAUGE BOX HEADER PER LIGHT GAUGE DESIGNER. SEE STRUCT FOR BOX HEADER LOADING

N

1 THIRD FLOOR PLAN
3/32" = 1'-0"

ROOM FINISH SCHEDULE -THIRD FLOOR COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
351	CCHI CONFERENCE ROOM	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
352	ART SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
353	CCHI OFFICE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
354	MAINTENANCE	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
355	STORAGE/JAN	VCT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
356	REST ROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
357	MUSIC ROOM	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
358	OFFICE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	
360	COMMUNITY KITCHEN	LVT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	EX	-	
363	QUIET ROOM	LVT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
366	TRASH ROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
370	VISITOR'S UNIT	LVP	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	ACT	-	GYP+PT CLG BATHROOM AND STOR
376	LAUNDRY	VCT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	
377	STORAGE	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
378	MOVIE/ TV/ MEDIA AREA	MCPT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT	-	
384	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
386	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
387	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLAN KEYNOTES	
P02	NEW FINISHES TO MATCH EXISTING ADJACENT WALLS AND ACCESSORIES AS RAILING TRIM, WALL BASE, ETC.
P03	SAVAGED MEMORY BOX TO BE REINSTALLED.
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THIRD FLOOR PLAN

JOB NUMBER 252012

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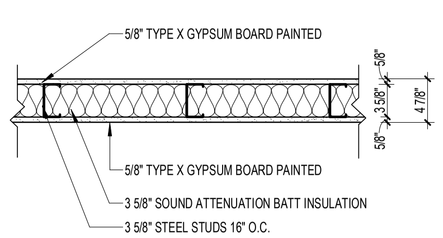
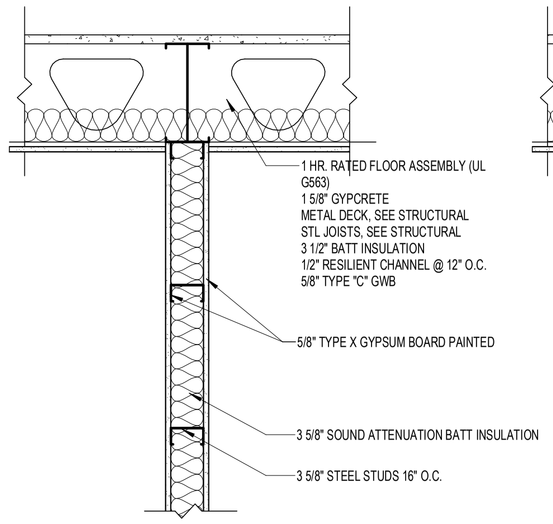
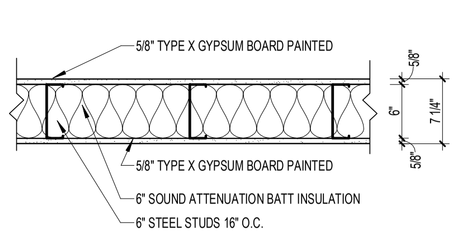
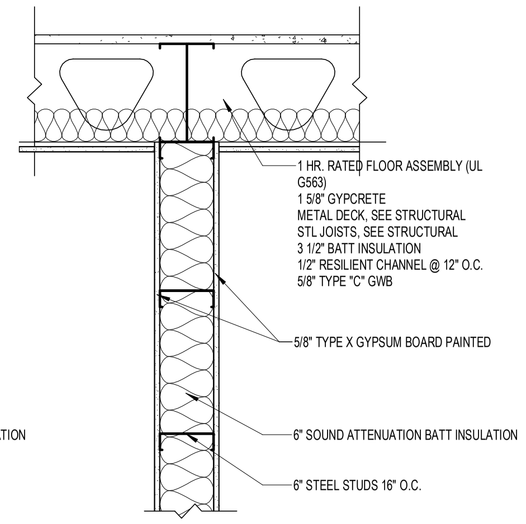
A — 1-HOUR DEMISING WALL, UL U425.





B — 1-HOUR, UL U425





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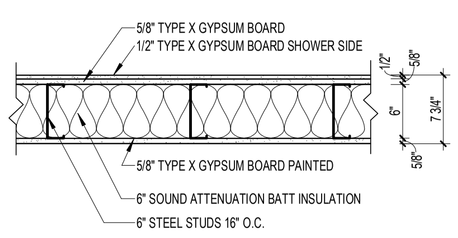
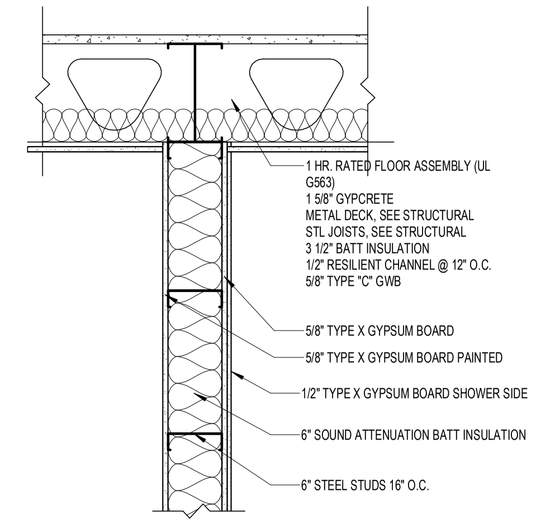
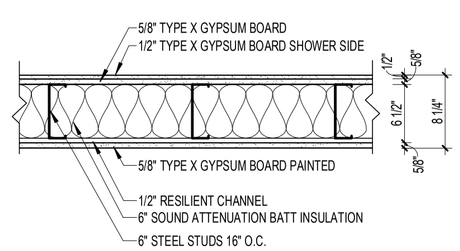
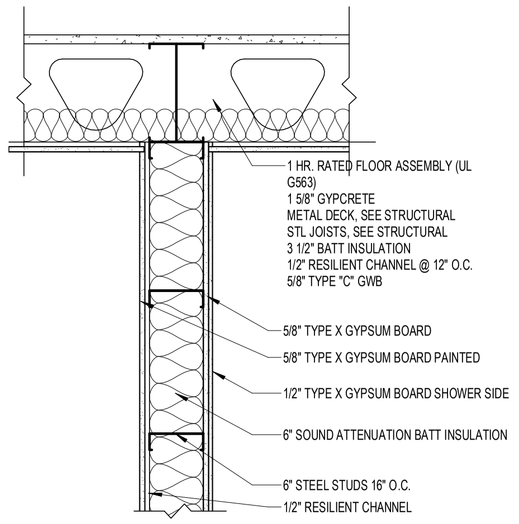


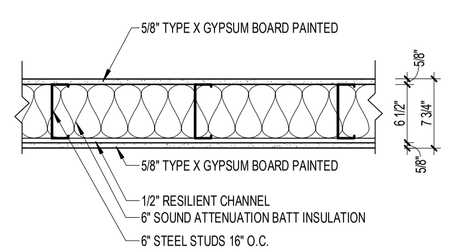


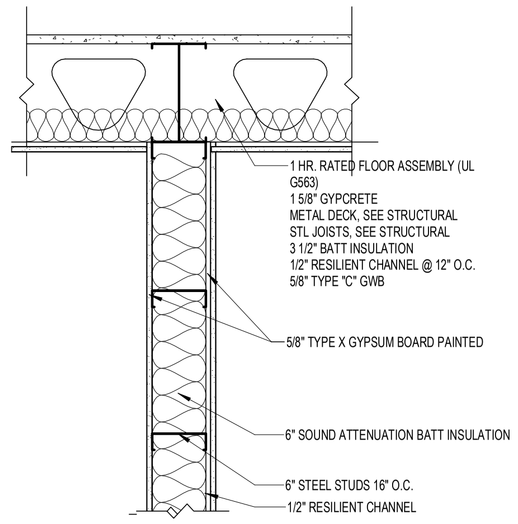
J — 1-HOUR, UL U425



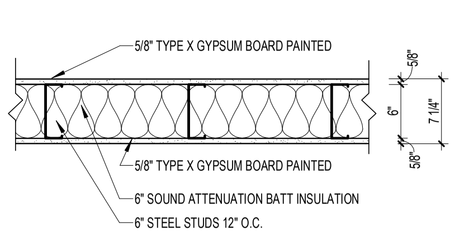


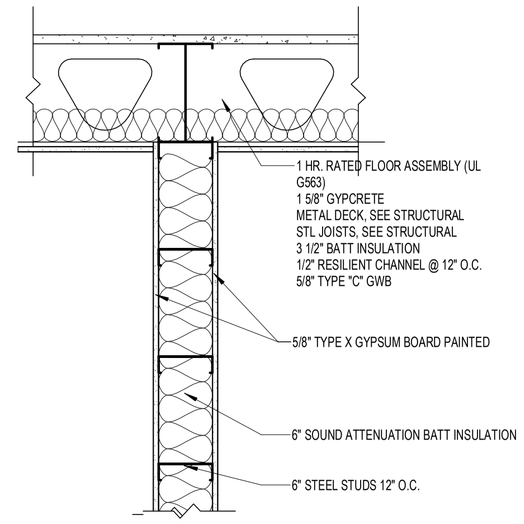
K — 1-HOUR, UL U425





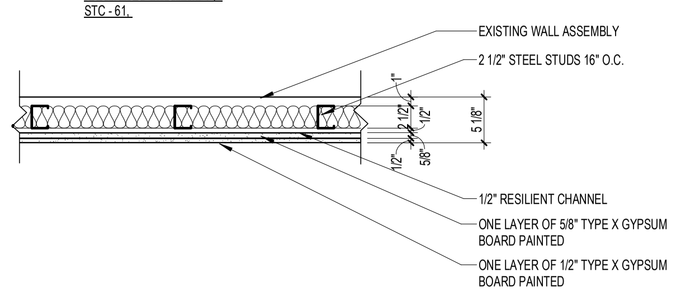
P — 1-HOUR, UL U425



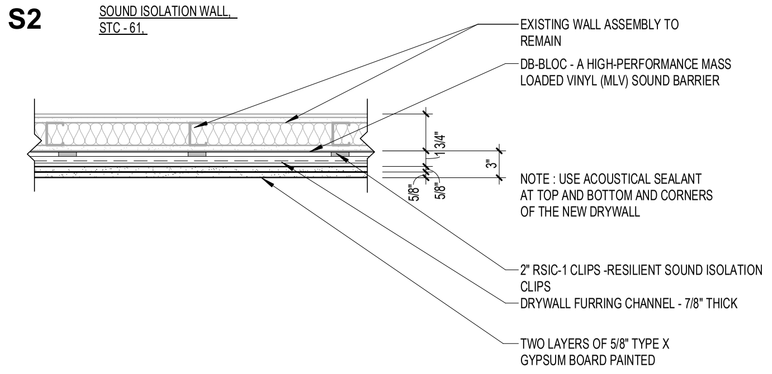


A1 : GYPSUM BOARD ON ONE SIDE ONLY

S1 — SOUND ISOLATION WALL, STC - 61.



S2 — SOUND ISOLATION WALL, STC - 61.



PARTITION TYPES NOTES

1. DELEGATED DESIGN - INTERIOR LIGHT GAUGE FRAMING

   HORIZONTAL DEFLECTION:
   PROVIDE NECESSARY FRAMING, BRACING, GAUGE, STEEL STRENGTH, DIMPLING, FASTENERS, ETC. TO ACHIEVE THE FOLLOWING PERFORMANCE REQUIREMENTS:

   A. MAXIMUM DEFLECTION: L/360
   B. MAXIMUM SPACING: 24"

   VERTICAL DEFLECTION:
   PROVIDE NECESSARY HEADERS, FRAMING, BRACING, GAUGE, STEEL STRENGTH, DIMPLING, FASTENERS, ETC. TO ACHIEVE THE FOLLOWING PERFORMANCE REQUIREMENT:

   A. MAXIMUM DEFLECTION: L/360

   FOR WALL TYPE C8, PROVIDE NECESSARY FRAMING, BRACING, GAUGE, STEEL STRENGTH DIMPLING, FASTENERS, ETC. TO ACHIEVE THE FOLLOWING PERFORMANCE REQUIREMENTS:

   A. MAXIMUM DEFLECTION: L/240
   B. MAXIMUM LATERAL LOAD: 7.5 PSF.
   C. MAXIMUM SPACING: 16 INCHES O.C.

IN CASE OF CONFLICT W/ STRUCTURAL DRAWINGS, STRUCTURAL DRAWINGS SHALL PREVAIL. STUD SIZE AND SPACE REFERENCED ARE MINIMUMS REQUIRED FOR FIRE RATING. SEE STRUCTURAL DRAWINGS FOR WOOD FRAMING REQUIREMENTS AT LOAD-BEARING WALLS.

PARTITION NUMBERING REFERS TO AN OFFICE STANDARD MASTER LIST.
GAPS IN NUMBERING ARE INTENTIONAL.

ALL PRODUCTS ARE LISTED AS A "BASIS OF DESIGN". REFER TO SPECIFICATIONS FOR EQUIVALENT PRODUCTS AND MANUFACTURERS AND FOR ADDITIONAL PRODUCT AND INSTALLATION INFORMATION.

REFER RO PLAN DETAILS FOR HORIZONTAL AND BUILDING SECTIONS FOR VERTICAL VARIATIONS IN PARTITION TYPES.

PROVIDE BRACING AS REQUIRES TO MAINTAIN AN L/360 MAXIMUM DEFLECTION IN ALL WOOD STUD WALLS. BRACING MUST BE KEPT ABOVE CEILING LINE.

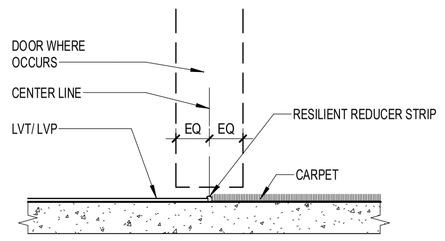
WHERE WALLS ARE SHOWN TO UNDERSIDE OF ROOF OR FLOOR SHEATHING, EXTEND GYP BOARD THROUGH TRUSS WEBBING AND SEAL @ WEB MEMBER PENETRATIONS.

SEE SPECIFICATIONS SECTIONS 078413 AND 078446 FOR FIRE RESISTIVE JOINT SYSTEM AND PENETRATION FIRESTOPPING SPECIFICATIONS AND UL DESIGN REFERENCES.

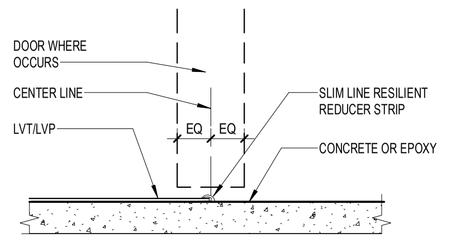
INSTALL ALL INSULATION TO RESNET GRADE 1

PARTITION NOTES FOR PARTITIONS OCCURRING AT PLUMBING LOCATIONS:

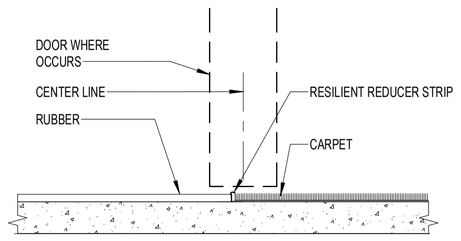
1. WHERE BATHTUB AND SHOWERS ARE TO BE INSTALLED WITH PREFABRICATED SURROUNDS, PROVIDE WATER RESISTANT TYPE X 5/8" GYPSUM BOARD IN LIEU OF GYPSUM BOARD, TYPICAL
2. WHERE BATHTUB AND SHOWERS ARE TO BE INSTALLED WITH CERAMIC TILE SURROUNDS, PROVIDE 5/8" TILE BACKER BOARD IN LIEU OF GYPSUM BOARD, TYPICAL
3. AT ALL OTHER WET LOCATIONS WHERE CERAMIC TILES ARE TO BE INSTALLED ON PARTITION WALLS, PROVIDE 5/8" TILE BACKER BOARD IN LIEU OF GYPSUM BOARD, TYPICAL.



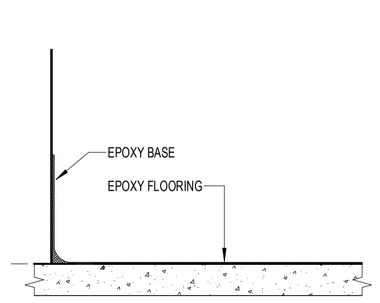
1 TRANSITION DETAIL - LVT TO CARPET
3" = 1'-0"



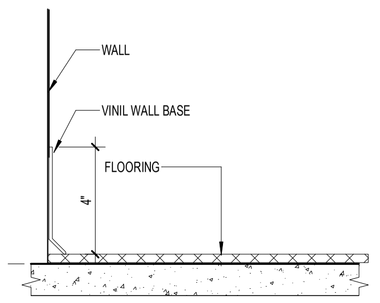
2 TRANSITION DETAIL - LVT TO CONCRETE/EPOXY
3" = 1'-0"



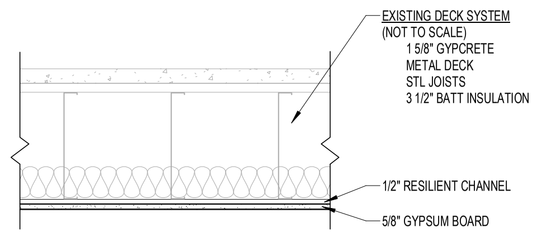
3 TRANSITION DETAIL - RUBBER TO CARPET
3" = 1'-0"



4 TRANSITION DETAIL - EPOXY BASE AT EPOXY FLOOR
3" = 1'-0"



5 TRANSITION DETAIL - WALL BASE
3" = 1'-0"



6 DECK - NEW CEILING DETAIL
1" = 1'-0"

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WALL TYPES AND DETAILS

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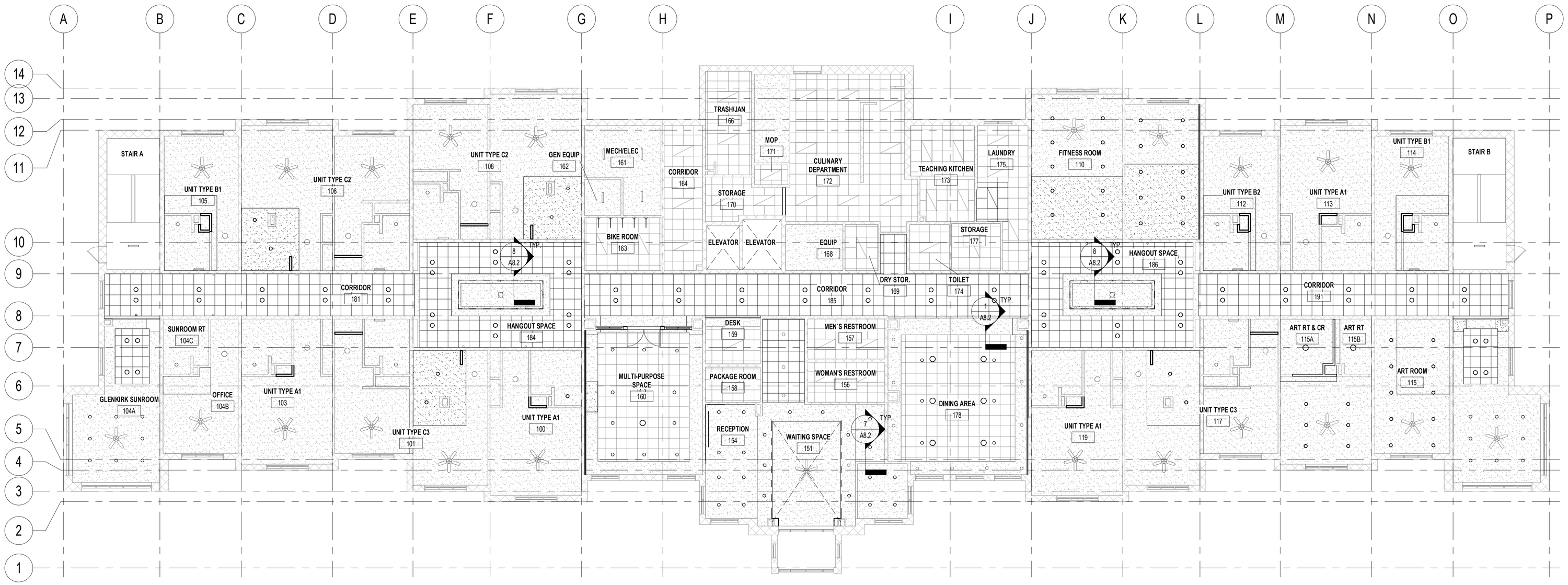

1 FIRST REFLECTED CEILING PLAN
3/32" = 1'-0"

REFLECTED CEILING LEGEND

- NEW DOWNLIGHT FIXTURE
- SURFACE MOUNTED 2'x4' LIGHT FIXTURE
- NEW DOUBLE RECESSED DOWNLIGHTS FIXTURE ON ACT
- NEW RECESSED 2'x2' LIGHT FIXTURE
- COVE LIGHTS
- 2X2 ACOUSTICAL CEILING PANELS
  BASIS OF DESIGN- ARMSTRONG CIRRUS
  ALTERNATE- ARMSTRONG SAHARA
- GYPSUM BOARD CEILING
- 5/8" EXT. GYP. SHEATHING
- OTS — OPEN TO STRUCTURE
- 20" X 30" CLEAR OPENING ATTIC ACCESS PANEL - 1- HOUR FIRE-RESISTANCE RATED

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FIRST FLOOR REFLECTED CEILING PLAN

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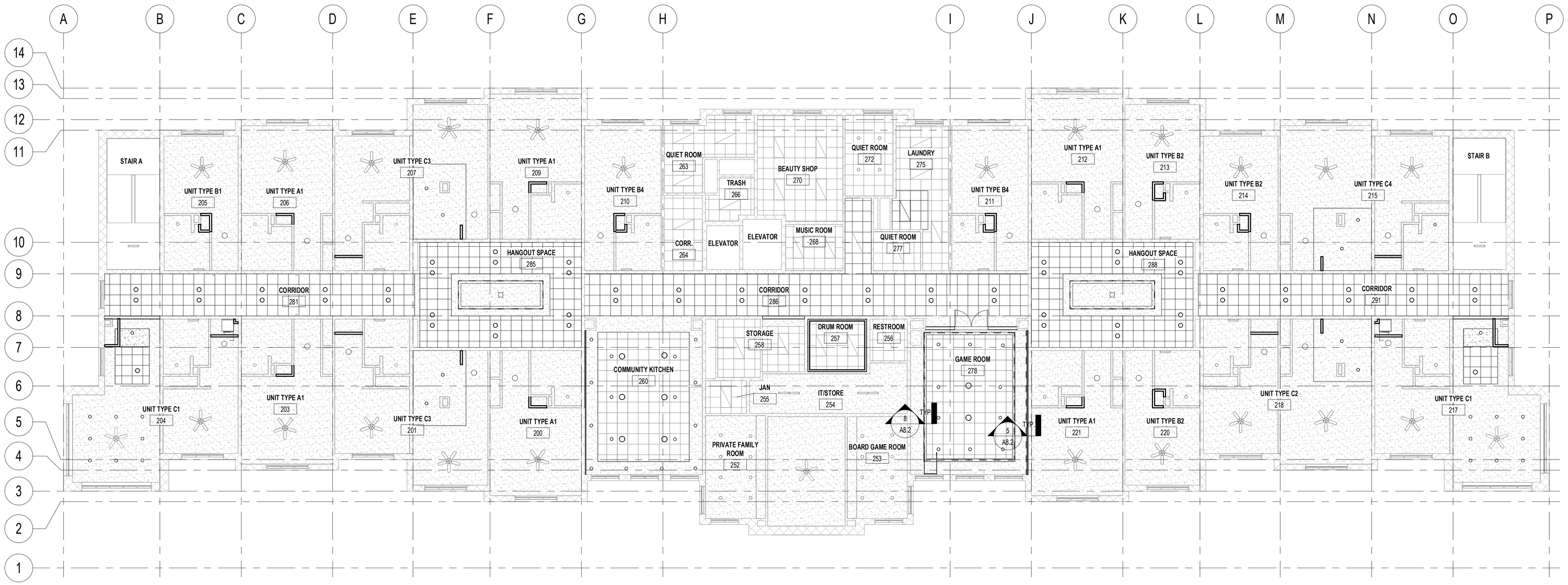

1 SECOND REFLECTED CEILING PLAN
3/32" = 1'-0"

REFLECTED CEILING LEGEND

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- SURFACE MOUNTED 2'x4' LIGHT FIXTURE
- NEW DOUBLE RECESSED DOWNLIGHTS FIXTURE ON ACT
- NEW RECESSED 2'x2' LIGHT FIXTURE
- COVE LIGHTS
- 2X2 ACOUSTICAL CEILING PANELS
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  ALTERNATE- ARMSTRONG SAHARA
- GYPSUM BOARD CEILING
- 5/8" EXT. GYP. SHEATHING
- OTS — OPEN TO STRUCTURE
- 20" X 30" CLEAR OPENING ATTIC ACCESS PANEL - 1- HOUR FIRE-RESISTANCE RATED

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SECOND FLOOR REFLECTED CEILING PLAN

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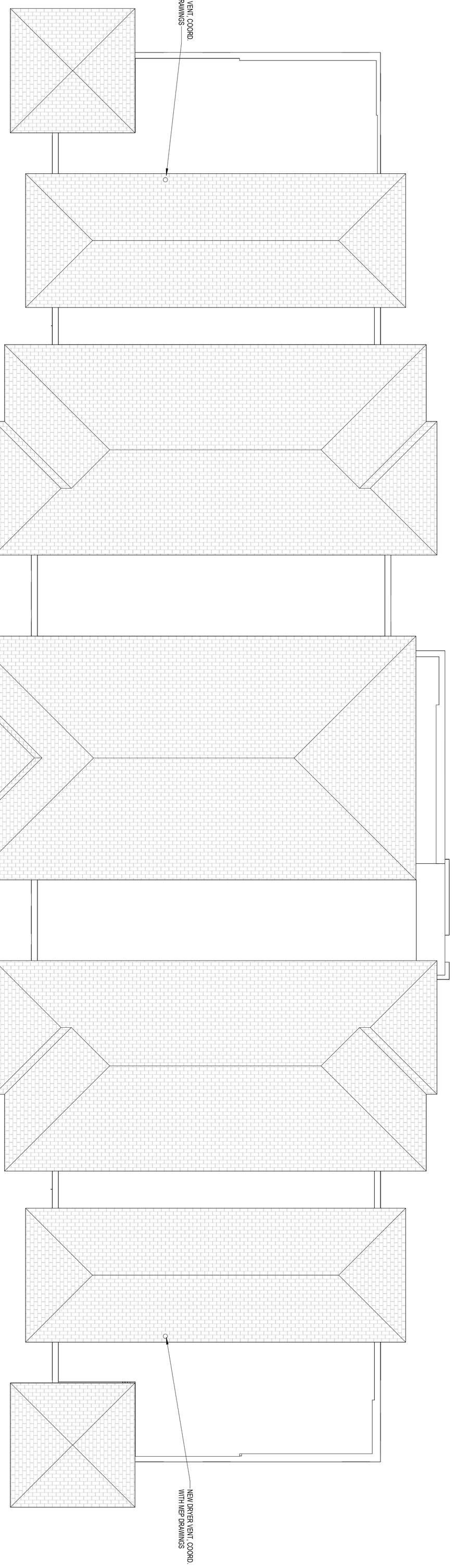
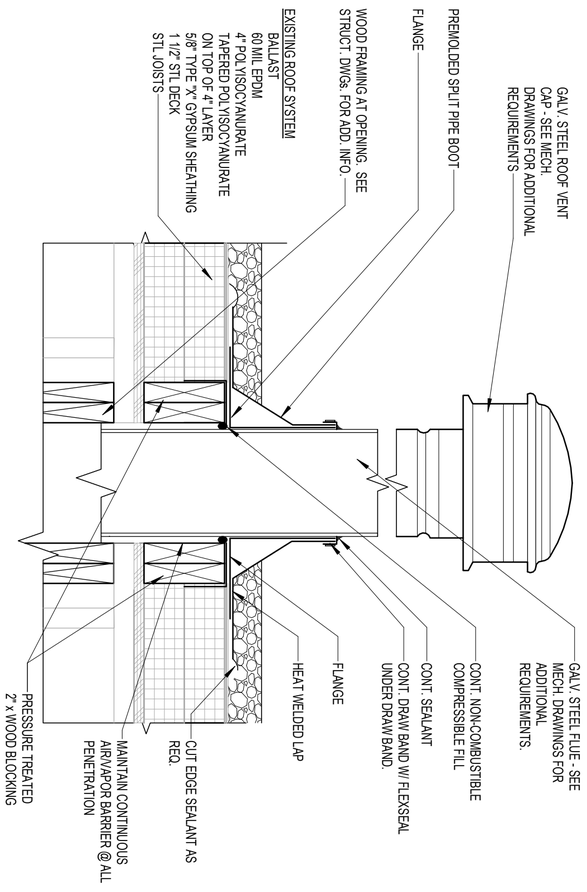
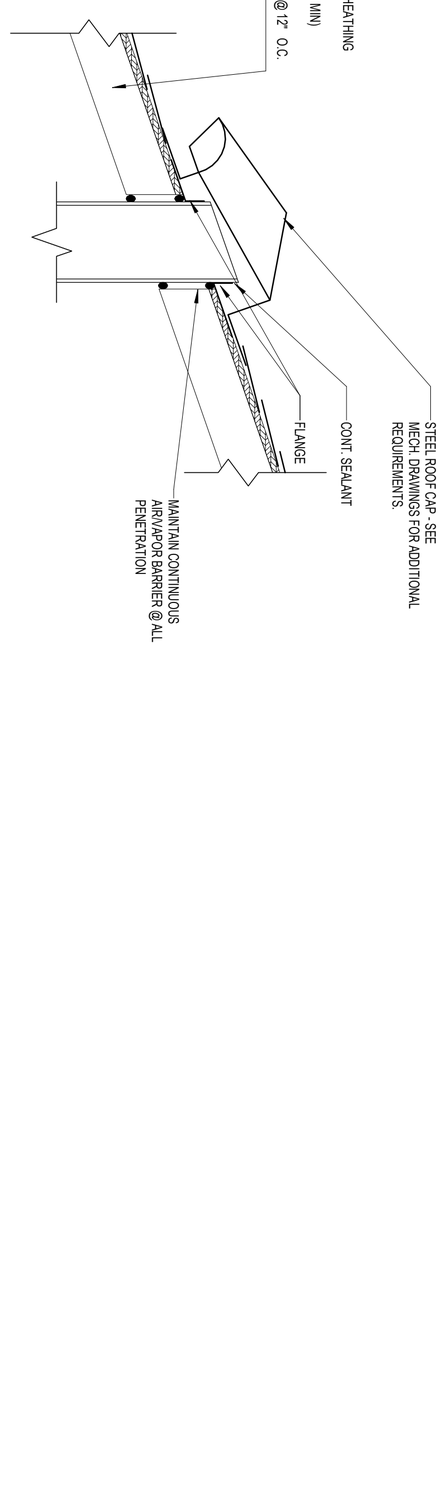


1 ROOF PLAN
3/32" = 1'-0"



2 SECTION DETAIL AT EXISTING ROOF PENETRATION
1 1/2" = 1'-0"



3 SECTION DETAIL AT EXISTING SLOPED ROOF VENT CAP
1 1/2" = 1'-0"

100% PERMIT SET ISSUE

A4.1

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

ROOF PLAN

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

Collaborative Community Housing Initiative

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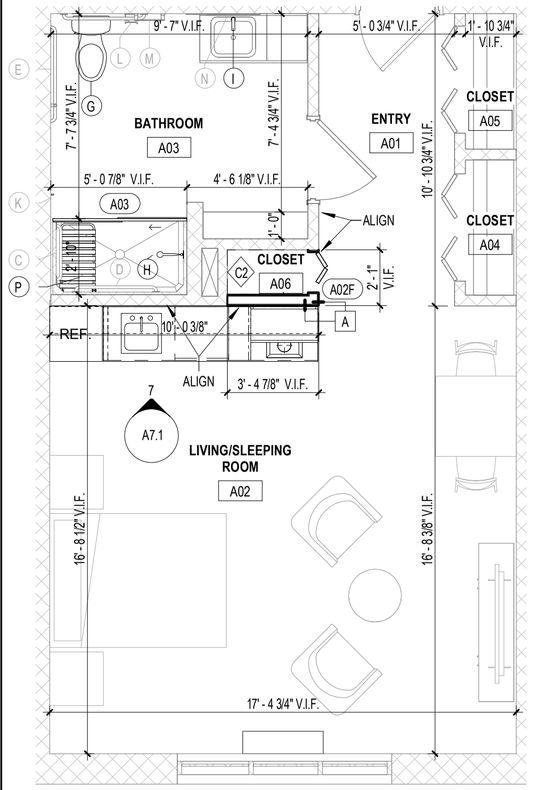
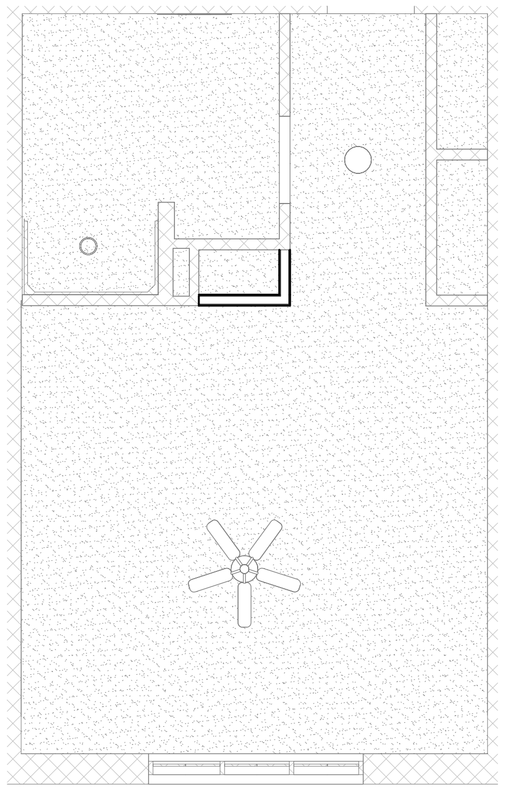
Aurora
960 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987
Chicago
716 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771

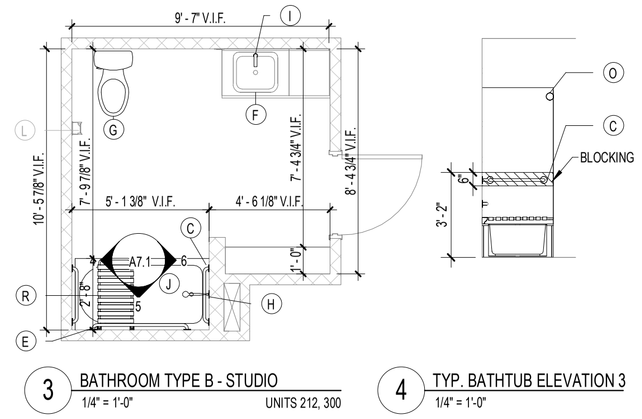


1 UNIT PLAN UNIT TYPE A1
1/4" = 1'-0" 477 sf

UNITS 103, 113, 119, 203, 209, 212, 303
UNITS 100, 200, 206, 221, 300, 306, 316 (OPPOSITE HAND)

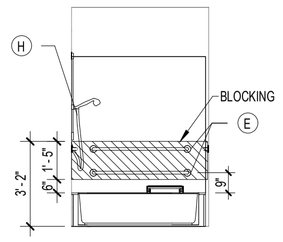


2 UNIT RCP UNIT TYPE A1
1/4" = 1'-0"

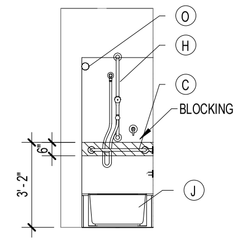


3 BATHROOM TYPE B - STUDIO
1/4" = 1'-0" UNITS 212, 300

4 TYP. BATHTUB ELEVATION 3
1/4" = 1'-0"



5 TYP. BATHTUB ELEVATION 1
1/4" = 1'-0"



6 TYP. BATHTUB ELEVATION 2
1/4" = 1'-0"

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE A

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
A01	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A02	LIVING/SLEEPING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A03	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A04	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A05	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A06	CLOSET	LVP	VIN	EX	PT	GYP	PT	GYP	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE A

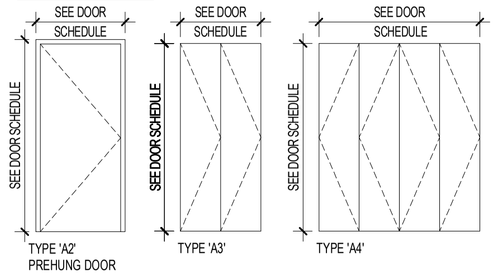
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
A02F	1' - 6"	7' - 0"	1 1/2"	WD	PT	WD	PT	4	-	
A02G	5' - 0"	6' - 8"	2"	G	-	SS	-		-	
A03	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.

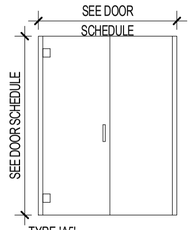
DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES





DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

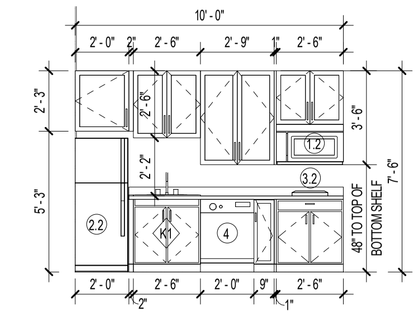
NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

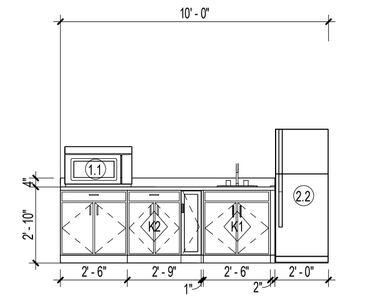
NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

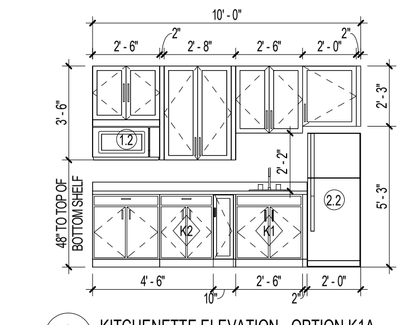
NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.



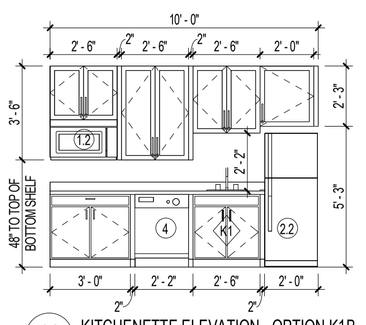
7 KITCHEN ELEVATION
1/4" = 1'-0" FULLY EQUIPPED KITCHEN



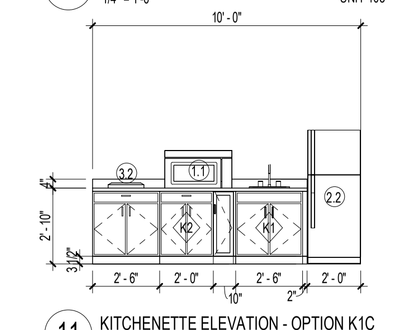
8 TYPICAL KITCHENETTE ELEVATION -K1
1/4" = 1'-0" UNITS 100,119,200,206,209,303,316



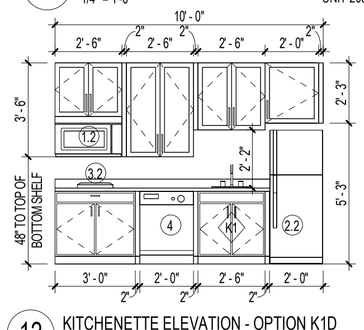
9 KITCHENETTE ELEVATION - OPTION K1A
1/4" = 1'-0" UNIT 103



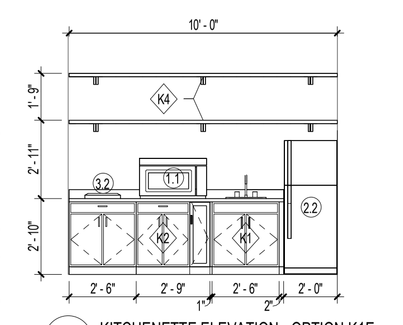
10 KITCHENETTE ELEVATION - OPTION K1B
1/4" = 1'-0" UNIT 203



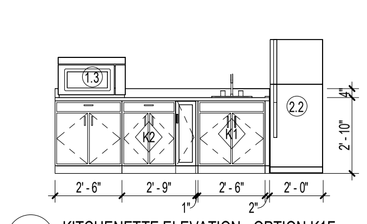
11 KITCHENETTE ELEVATION - OPTION K1C
1/4" = 1'-0" UNIT 212



12 KITCHENETTE ELEVATION - OPTION K1D
1/4" = 1'-0" UNIT 221



13 KITCHENETTE ELEVATION - OPTION K1E
1/4" = 1'-0" UNIT 306



14 KITCHENETTE ELEVATION - OPTION K1F
1/4" = 1'-0" UNIT 113

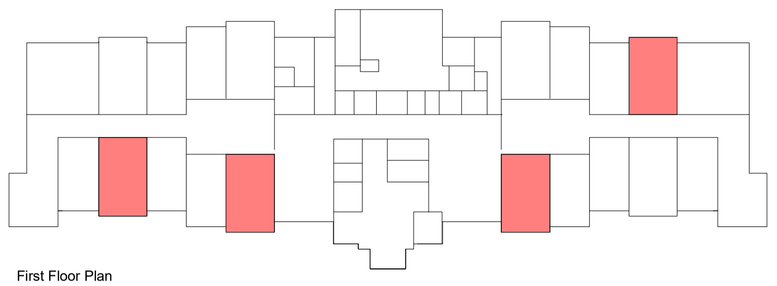
UNIT A KITCHEN TYPES

NOTE:
- CONFIRM TYPES PRIOR CONSTRUCTION WITH CLIENT.

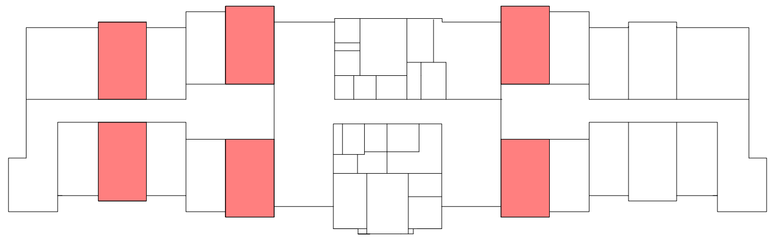
ROOM NUMBER	TYPE
FIRST FLOOR	
100	K1
103	K1A
113	K1F
119	K1
FIRST FLOOR: 4	
SECOND FLOOR	
200	K1
203	K1B
206	K1
209	K1
212	K1C
221	K1D
SECOND FLOOR: 6	
THIRD FLOOR	
300	K1
303	K1
306	K1E
316	K1
THIRD FLOOR: 4	

UNIT A BATHROOM TYPE

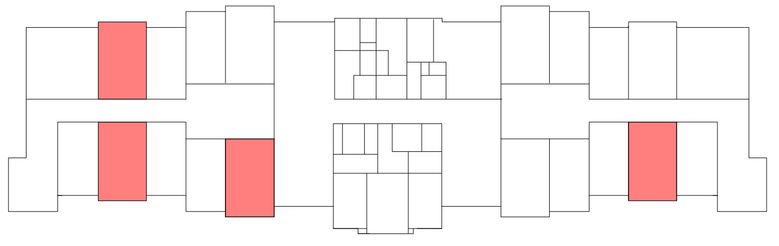
ROOM NUMBER	TYPE
FIRST FLOOR	
100	SHOWER
103	SHOWER
113	SHOWER
119	SHOWER
FIRST FLOOR: 4	
SECOND FLOOR	
200	SHOWER
203	SHOWER
206	SHOWER
209	SHOWER
212	BATHTUB
221	SHOWER
SECOND FLOOR: 6	
THIRD FLOOR	
300	BATHTUB
303	SHOWER
306	SHOWER
316	SHOWER
THIRD FLOOR: 4	



First Floor Plan



Second Floor Plan



Third Floor Plan

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' – 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.,

9/15/2025 10:15:53 PM
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CCH
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE A1

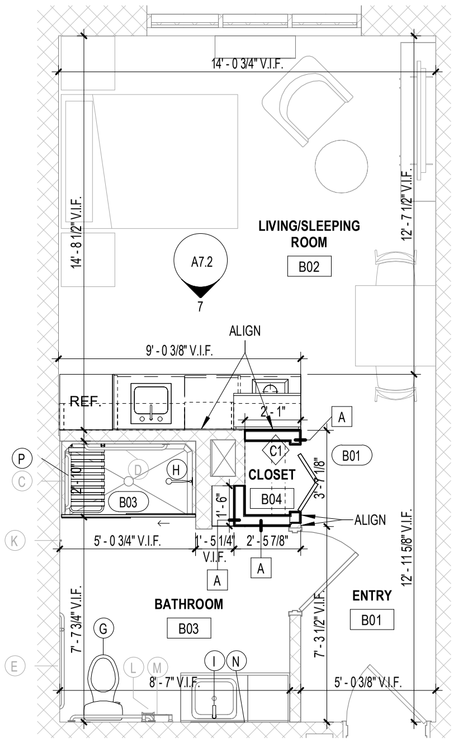
JOB NUMBER
252012

DATE
09.15.2025

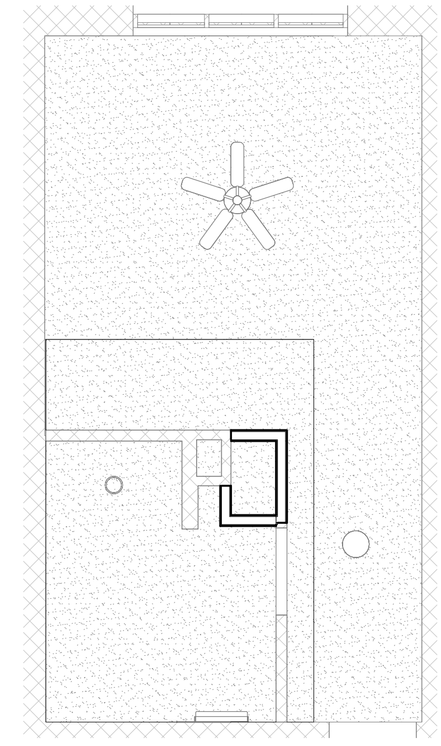
REVISIONS:

100% PERMIT SET ISSUE

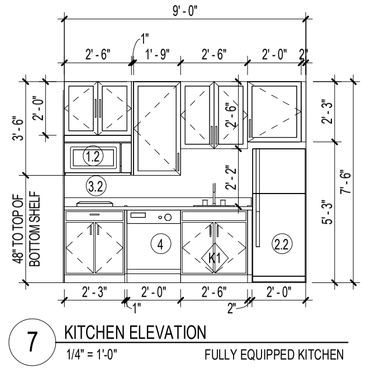
A7.1



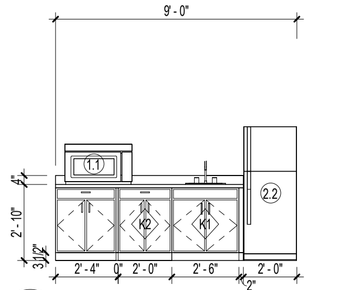
1 UNIT PLAN UNIT TYPE B1
1/4" = 1'-0" 360 sf



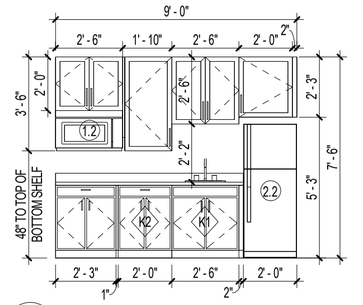
2 UNIT RCP UNIT TYPE B1
1/4" = 1'-0"



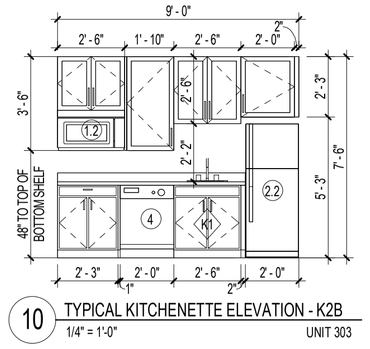
7 KITCHEN ELEVATION
1/4" = 1'-0" FULLY EQUIPPED KITCHEN



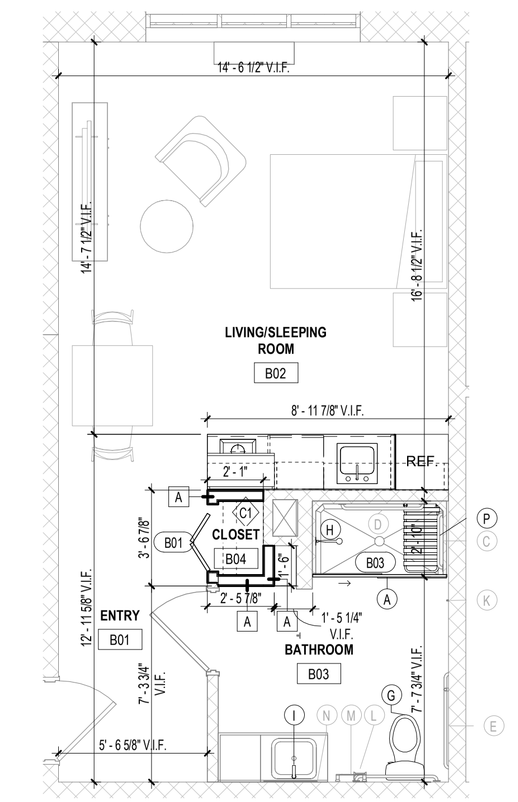
8 TYPICAL KITCHENETTE ELEVATION - K2
1/4" = 1'-0" UNITS 105,108,110,205,208,210,213,214, 217,302,306,308,310,311,313



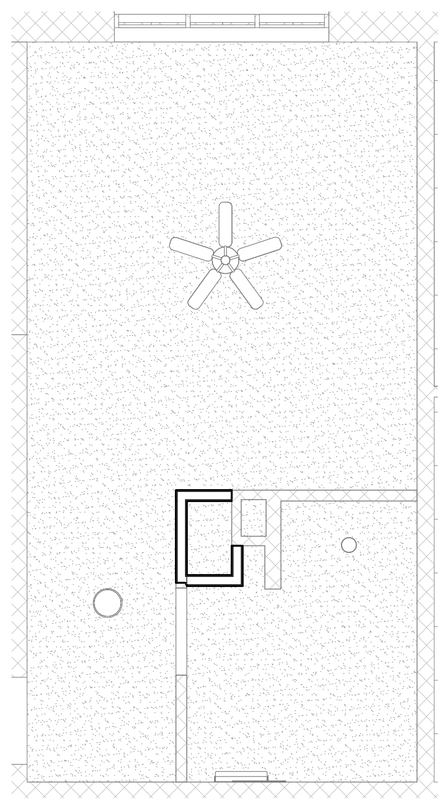
9 TYPICAL KITCHENETTE ELEVATION - K2A
1/4" = 1'-0" UNIT 317



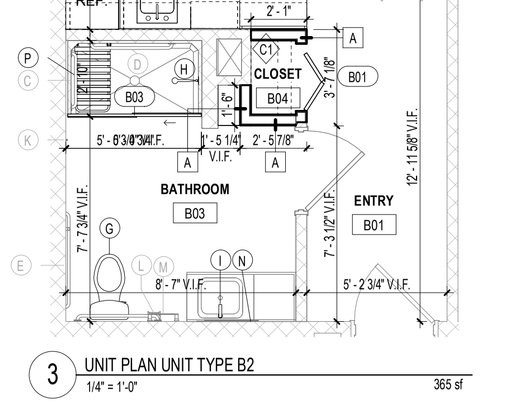
10 TYPICAL KITCHENETTE ELEVATION - K2B
1/4" = 1'-0" UNIT 303



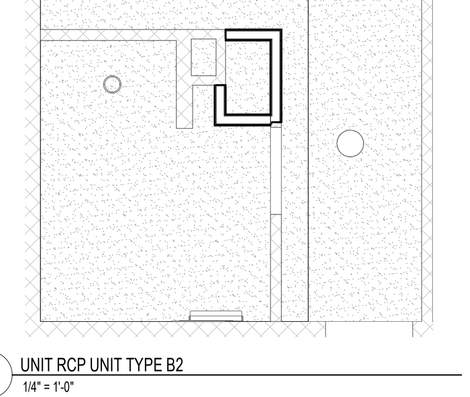
5 UNIT PLAN UNIT TYPE B4
1/4" = 1'-0" 401 sf



6 UNIT RCP UNIT TYPE B4
1/4" = 1'-0"



3 UNIT PLAN UNIT TYPE B2
1/4" = 1'-0" 365 sf



4 UNIT RCP UNIT TYPE B2
1/4" = 1'-0"

UNIT B KITCHEN TYPES

NOTES:
- CONFIRM KITCHENTYPES WITH CLIENT PRIOR CONSTRUCTION
- THE "+" SYMBOL SIGNIFIES WITH LAUNDRY

ROOM NUMBER	TYPE
FIRST FLOOR	
105	K2
112	K2
114	K2
FIRST FLOOR: 3	
SECOND FLOOR	
205	K2
210	K2
211	K2
213	K2
214	K2
220	K2
SECOND FLOOR: 6	
THIRD FLOOR	
301	K2
302	K2B
305	K2
307	K2
309	K2
310	K2
312	K2
317	K2A
THIRD FLOOR: 8	

UNIT B BATHROOM TYPE

ROOM NUMBER	TYPE
FIRST FLOOR	
105	SHOWER
112	SHOWER
114	SHOWER
FIRST FLOOR: 3	
SECOND FLOOR	
205	SHOWER
210	SHOWER
211	SHOWER
213	SHOWER
214	SHOWER
220	SHOWER
SECOND FLOOR: 6	
THIRD FLOOR	
301	SHOWER
302	SHOWER
305	SHOWER
307	SHOWER
309	SHOWER
310	SHOWER
312	SHOWER
317	SHOWER
THIRD FLOOR: 8	

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE B

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
B01	ENTRY	LVP		EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
B02	LIVING/SLEEPING ROOM	LVP		EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
B03	BATHROOM	LVP		EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
B04	CLOSET	LVP		GYP	PT	GYP	PT	GYP	PT	GYP	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE B

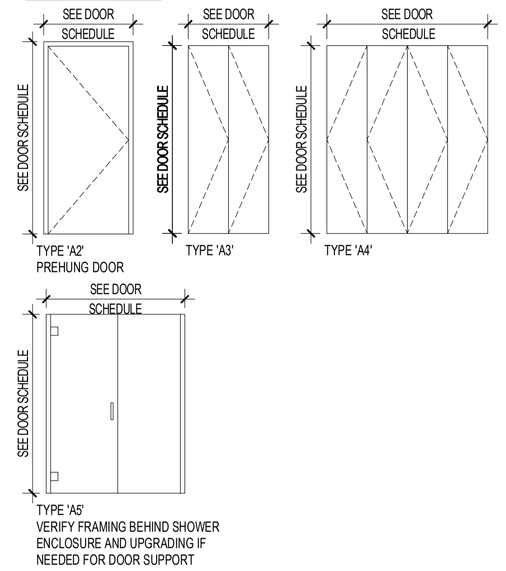
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
B01	2' - 6"	6' - 8"	1 1/2"	SP	PT	WD	PT	4		
B03	5' - 0"	6' - 8"	2"	G	-	SS	-			V.I.F.

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

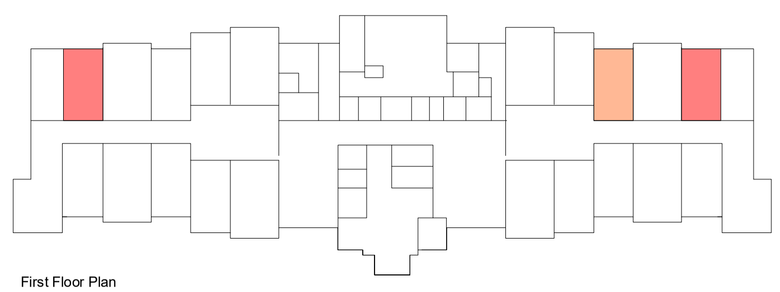
DOOR TYPES



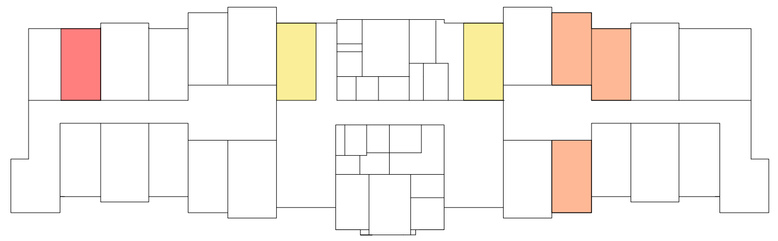
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

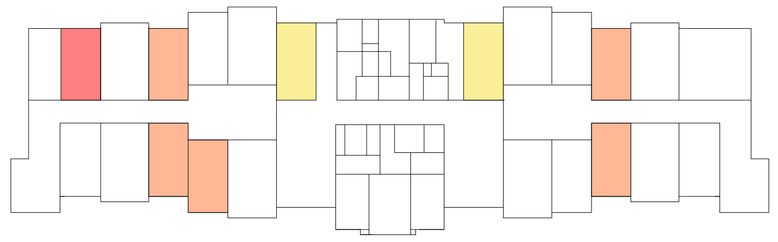
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

B1
B2
B4

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6" = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

CORDOGAN CLARK
Chicago
Suite 2300
Chicago, IL 60654
715 North Hinds Street
Tel: 312.943.7300
Fax 312.943.4771
Aurora
Suite 200
Aurora, IL 60506
Tel: 630.896.4678
Fax 630.896.4687

CCH
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE B1, B2, B4

JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE

REVISIONS:

A7.2

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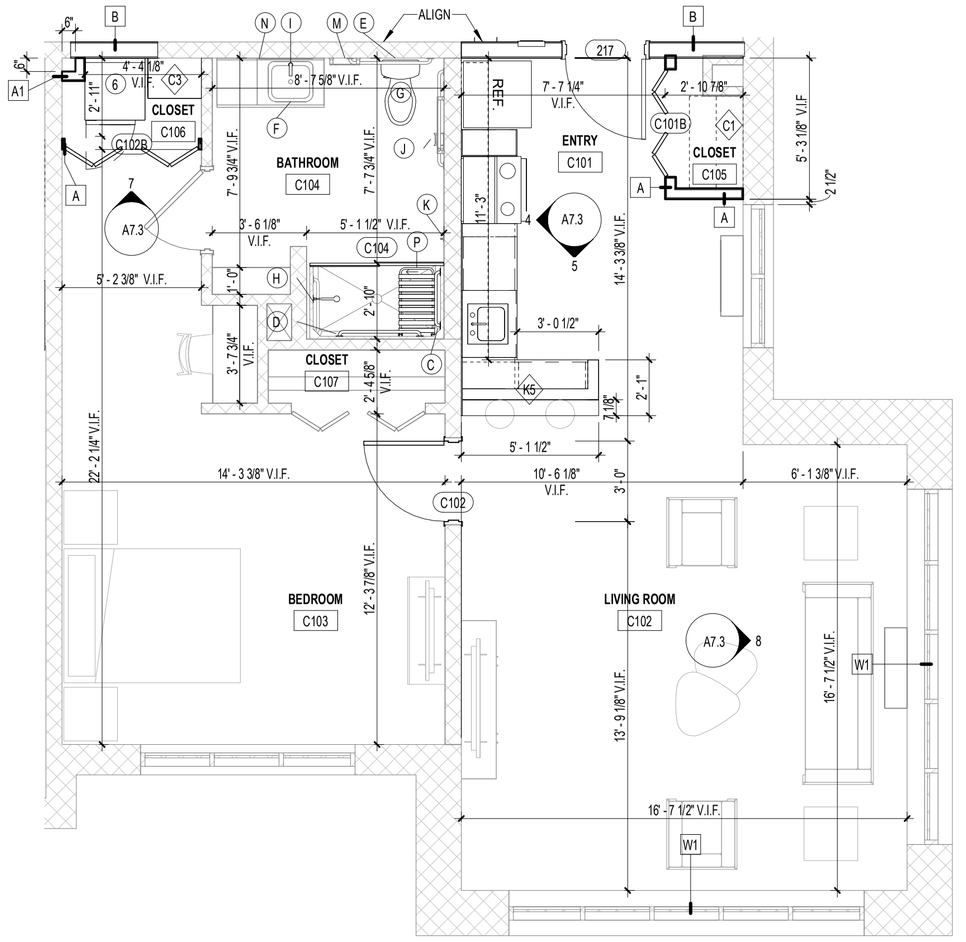
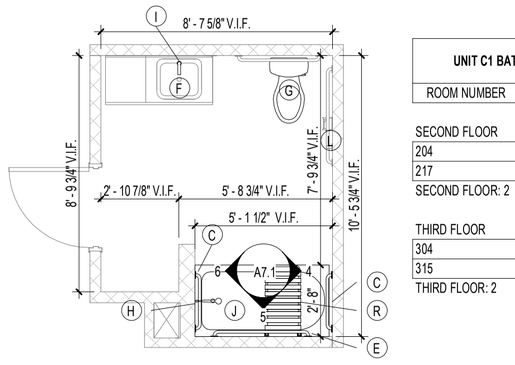


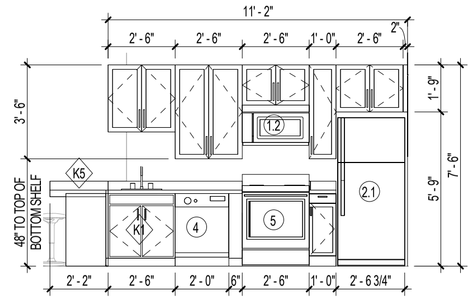
1 UNIT PLAN UNIT TYPE C1
1/4" = 1'-0"

808 sf

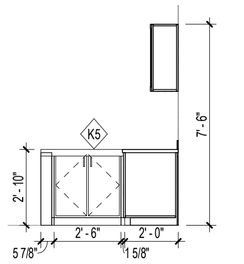


3 BATHROOM TYPE B - 1 BEDROOM UNIT C1
1/4" = 1'-0" UNIT 304

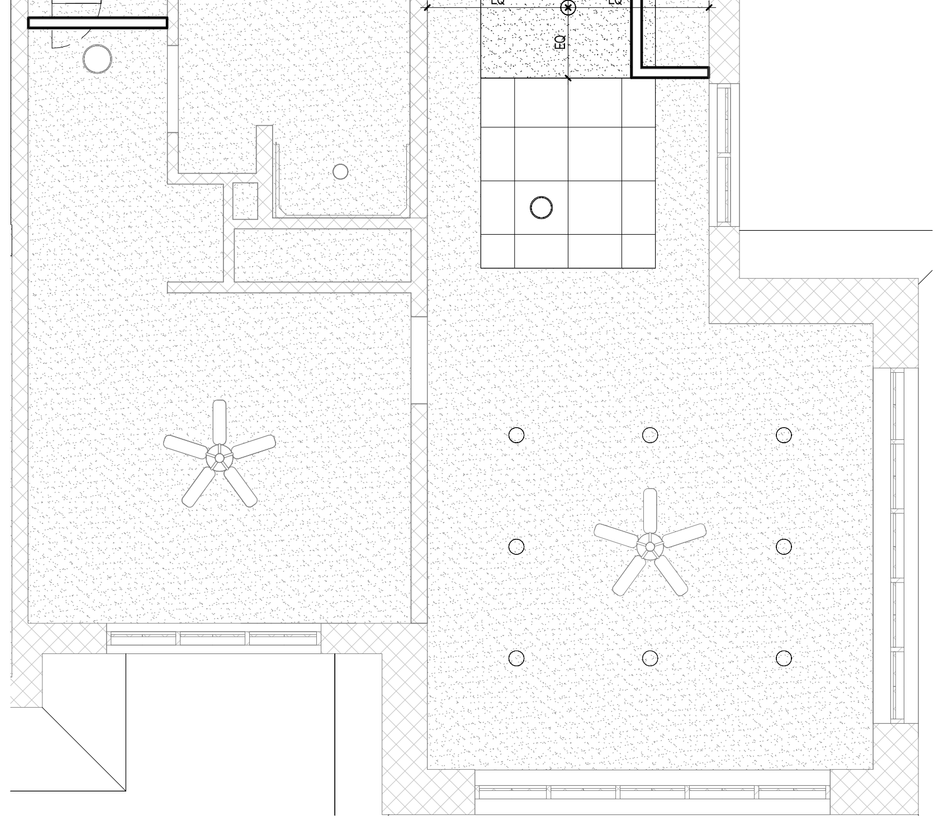
UNIT C1 BATHROOM TYPE	
ROOM NUMBER	TYPE
SECOND FLOOR	
204	SHOWER
217	SHOWER
SECOND FLOOR: 2	
THIRD FLOOR	
304	BATHTUB
315	SHOWER
THIRD FLOOR: 2	



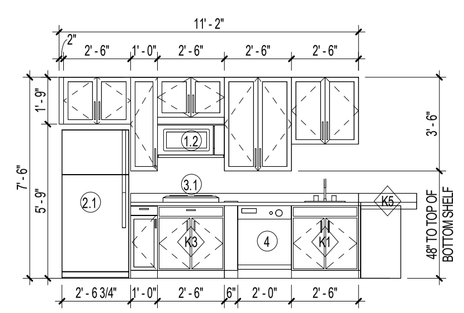
4 TYPICAL KITCHEN ELEVATION K3
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNITS 204, 217



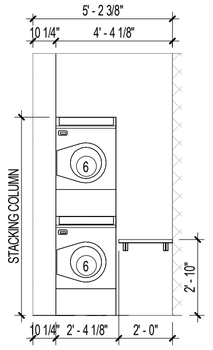
5 TYPICAL KITCHEN ELEVATION K3 & K3A - PENINSULA
1/4" = 1'-0" K3: UNITS 204, 217
K3A: UNITS 304, 315



2 UNIT RCP UNIT TYPE C1
1/4" = 1'-0"

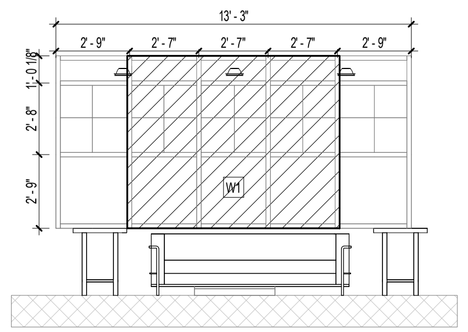


6 KITCHEN ELEVATION - OPTION K3A
1/4" = 1'-0" UNITS 304, 315



UNIT C1 KITCHEN TYPES	
NOTES: - CONFIRM KITCHENTYPES WITH CLIENT PRIOR CONSTRUCTION	
ROOM NUMBER	TYPE
SECOND FLOOR	
204	K3
217	K3
SECOND FLOOR: 2	
THIRD FLOOR	
304	K3A
315	K3A
THIRD FLOOR: 2	

7 IN-UNIT LAUNDRY ELEVATION
1/4" = 1'-0"



8 WINDOW ELEVATION
1/4" = 1'-0"

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C1

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
C101	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP + PT CLG
C102	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C103	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C104	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C105	CLOSET	LVP	VIN	EX	PT	EX	PT	GYP	PT	GYP	PT	EX	PT	
C106	CLOSET	LVP	VIN	EX	PT	EX	PT	GYP	PT	EX	PT	EX	PT	
C107	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C1

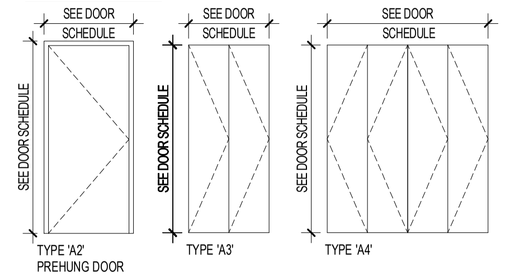
Mark	DOOR W	H	T	MATERIAL	FINISH	FRAME MATERIAL	FINISH	HARDWARE SET	FIRE RATING	REMARKS
C101B	4' - 0"	6' - 8"	1 1/8"	SP	PT	WD	PT	4	-	
C102	3' - 0"	7' - 0"	1 3/4"	WD	PT	WD	PT	2	-	
C102B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C104	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.

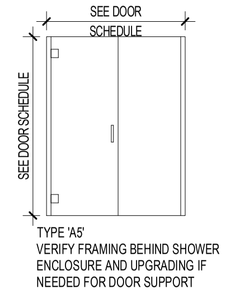
DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES



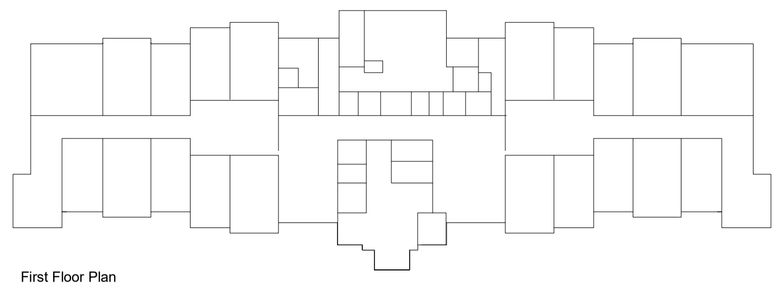


TYPE 'A5'
VERIFY FRAMING BEHIND SHOWER ENCLOSURE AND UPGRADING IF NEEDED FOR DOOR SUPPORT

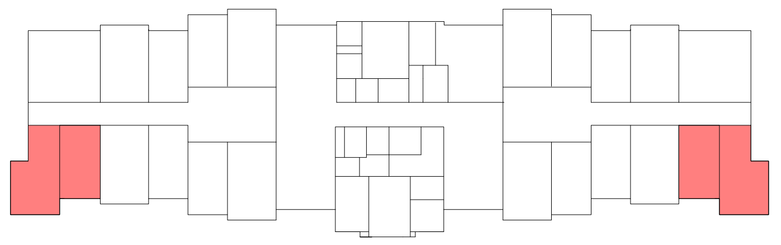
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

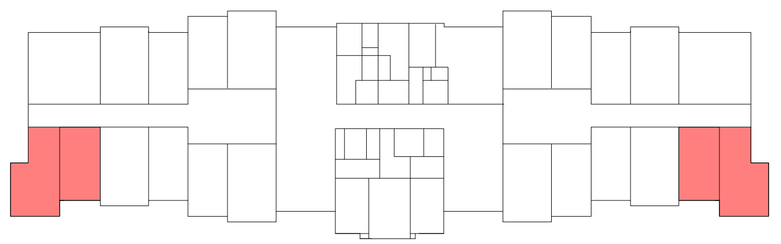
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6" = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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CCH
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C1

JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE

REVISIONS:

A7.3

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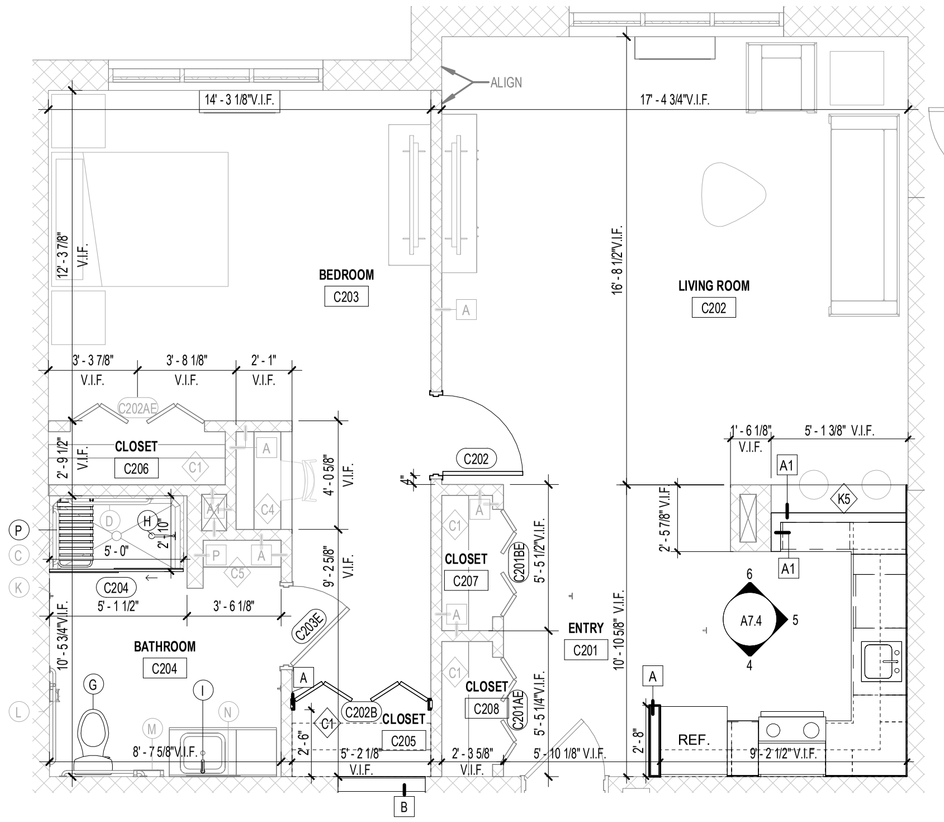
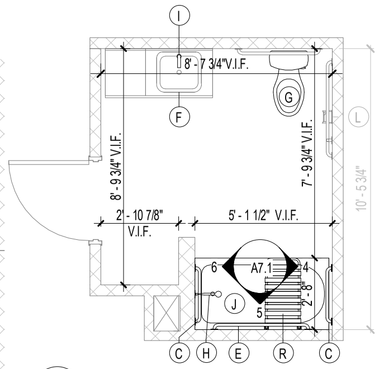


ALL EXISTING CONDITIONS, (AS WALLS, DOORS, CASEWORK OR ACCESORIES) ARE TO BE BUILT NEW IN UNIT 311

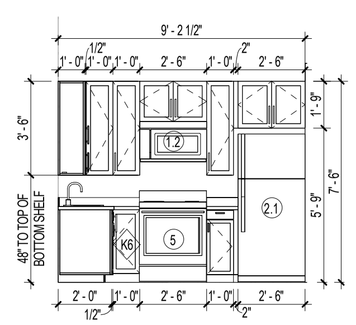
1 UNIT PLAN UNIT TYPE C2
1/4" = 1'-0" 854 sf



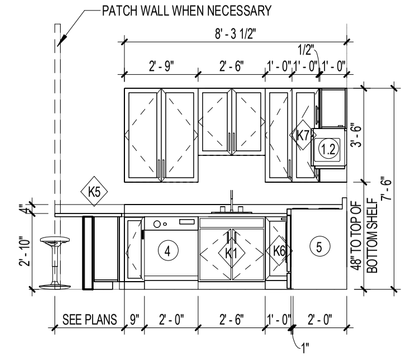
3 BATHROOM TYPE B - 1 BEDROOM UNIT C2
1/4" = 1'-0" UNIT 311

UNIT C2 KITCHEN TYPES	
NOTES: - CONFIRM KITCHENTYPES WITH CLIEN...	
ROOM NUMBER	TYPE
FIRST FLOOR	
106	K4
108	K4
FIRST FLOOR: 2	
SECOND FLOOR	
218	K4C
SECOND FLOOR: 1	
THIRD FLOOR	
308	K4A
311	K4A
318	K4D
THIRD FLOOR: 3	

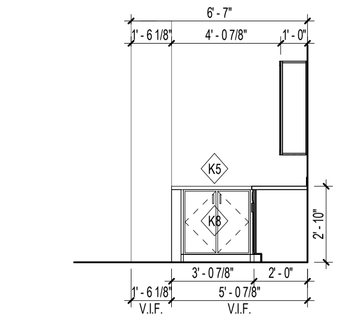
UNIT C2 BATHROOM TYPE	
ROOM NUMBER	TYPE
FIRST FLOOR	
106	SHOWER
108	SHOWER
FIRST FLOOR: 2	
SECOND FLOOR	
218	SHOWER
SECOND FLOOR: 1	
THIRD FLOOR	
308	SHOWER
311	BATHTUB
318	SHOWER
THIRD FLOOR: 3	



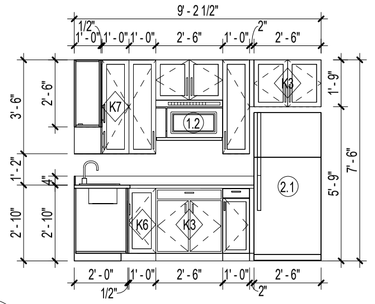
4 TYPICAL KITCHEN ELEVATION K4
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNIT 106, 108



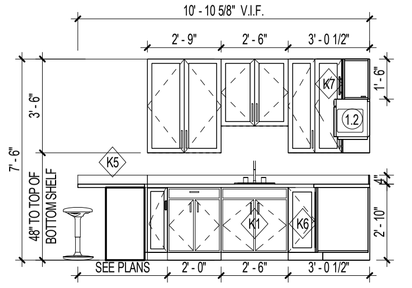
5 TYPICAL KITCHEN ELEVATION K4
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNIT 106, 108



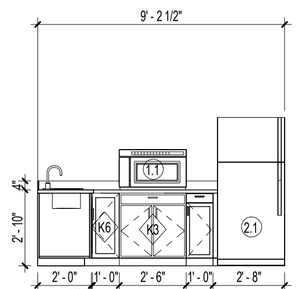
6 KITCHEN ELEVATION - OPTION K4 & K4A
1/4" = 1'-0" FULLY EQUIPPED KITCHEN
K4 : UNITS 106, 108
K4A: UNITS 308,311



7 KITCHEN ELEVATION - OPTION K4A
1/4" = 1'-0" UNITS 308,311

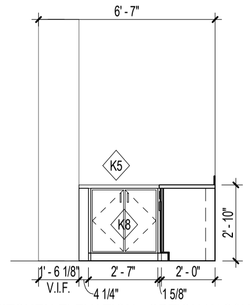


8 KITCHEN ELEVATION - OPTION K4A
1/4" = 1'-0" UNITS 308,311

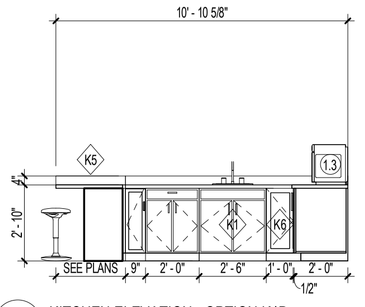


9 KITCHEN ELEVATION - OPTION K4C&K4D
1/4" = 1'-0" K4C: UNIT 218
K4D: UNIT 318

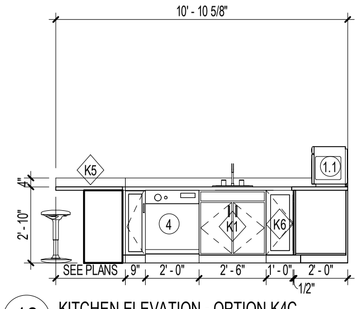
2 UNIT RCP UNIT TYPE C2
1/4" = 1'-0"



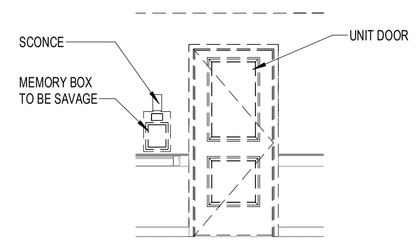
10 KITCHEN ELEVATION - OPTION K4C&K4D
1/4" = 1'-0" K4C: UNIT 218
K4D: UNIT 318



11 KITCHEN ELEVATION - OPTION K4D
1/4" = 1'-0" UNIT 318



12 KITCHEN ELEVATION - OPTION K4C
1/4" = 1'-0" UNIT 218



13 TYP. UNIT DOOR DEMOLITION
1/4" = 1'-0"

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C2

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
C201	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C202	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C203	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C204	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C205	CLOSET	LVP	VIN	GYP	PT	EX	PT	GYP	PT	EX	PT	EX	PT	
C206	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C207	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C208	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C2

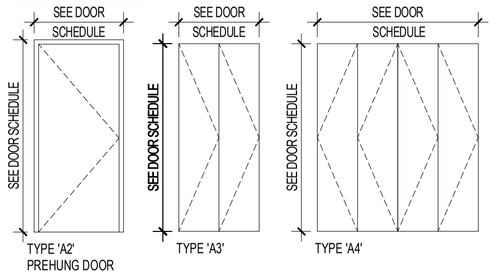
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
C202	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT	2	-	
C202B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C204	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.
C201AE	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	ONLY 311 UNIT
C201BE	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT		-	ONLY 311 UNIT
C202AE	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT		-	ONLY 311 UNIT
C203BE	3' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT		-	ONLY 311 UNIT - SEE OVERALL PLAN
C203E	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT		-	ONLY 311 UNIT

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES

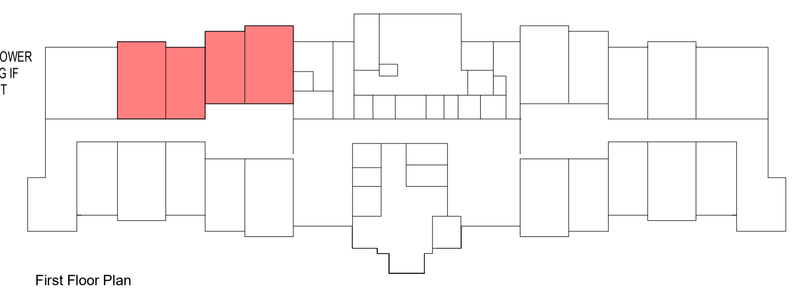


TYPE 'A2' PREHUNG DOOR
TYPE 'A3'
TYPE 'A4'
TYPE 'A5' VERIFY FRAMING BEHIND SHOWER ENCLOSURE AND UPGRADING IF NEEDED FOR DOOR SUPPORT

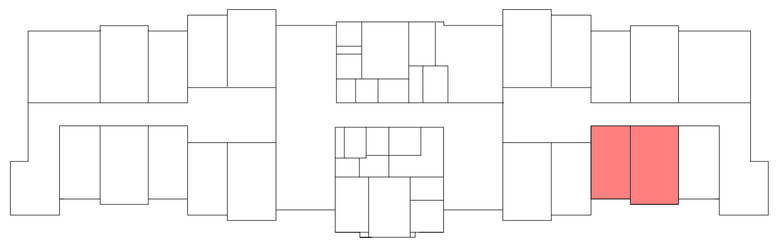
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

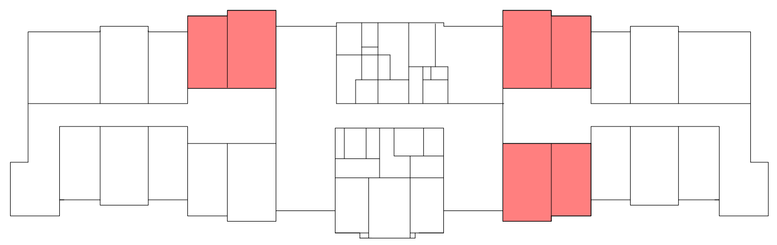
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
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1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
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6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

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NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

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NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

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K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
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C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
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CCH
Collaborative Community Housing Initiative

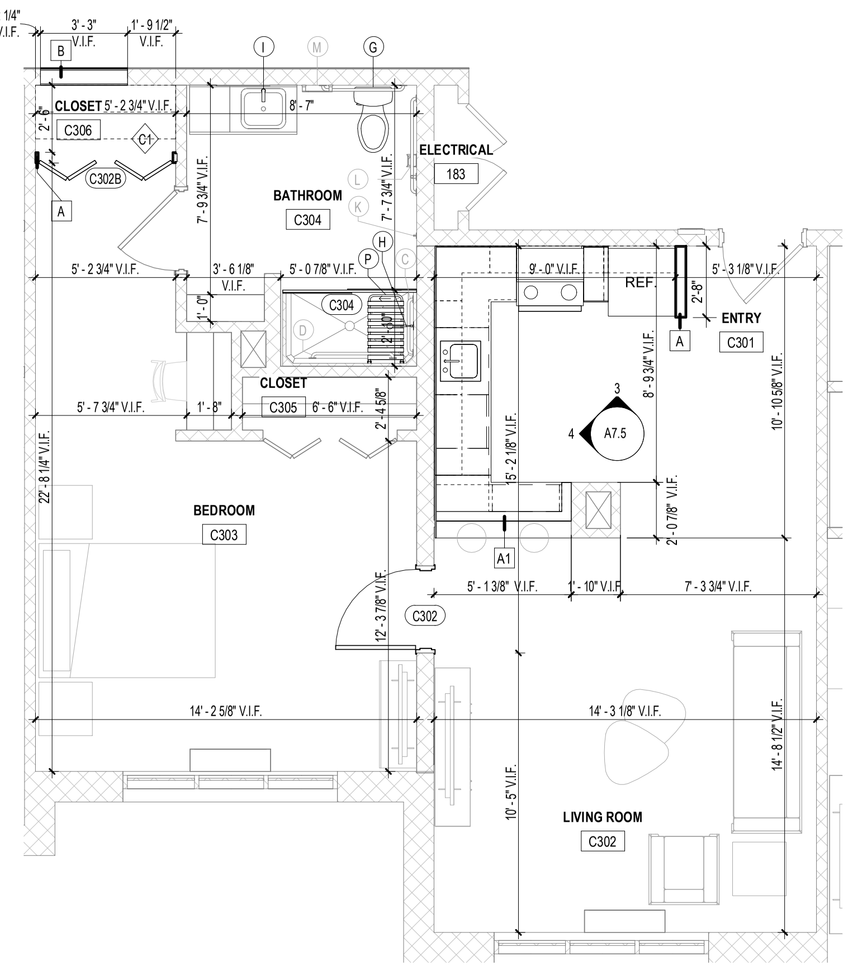
THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C2

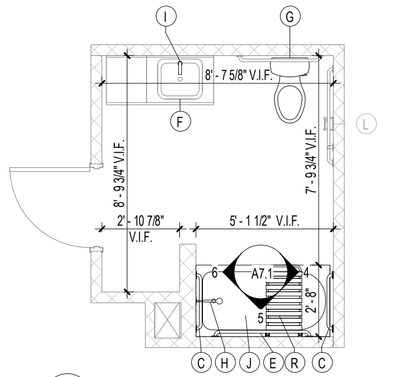
JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE
REVISIONS:

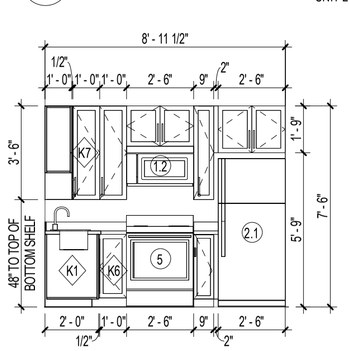
A7.4



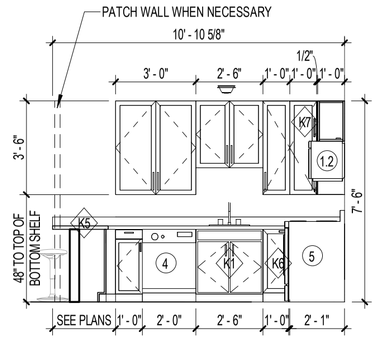
1 UNIT PLAN UNIT TYPE C3
1/4" = 1'-0" 742 sf



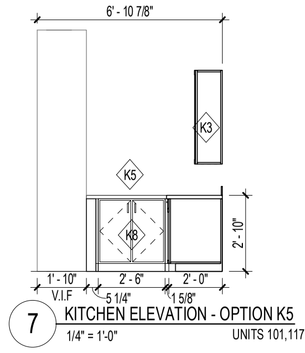
14 BATHROOM TYPE B - 1 BEDROOM UNIT C3
1/4" = 1'-0" UNIT 207



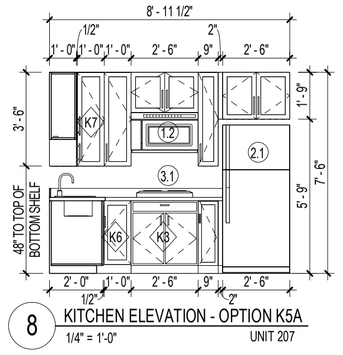
3 TYPICAL KITCHEN ELEVATION - K5
1/4" = 1'-0"



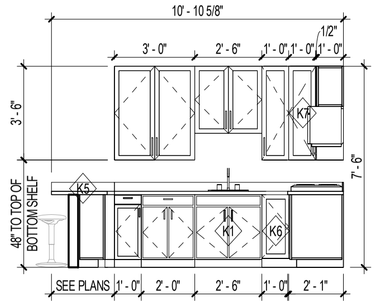
4 TYPICAL KITCHEN ELEVATION - K5
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNITS 101,117



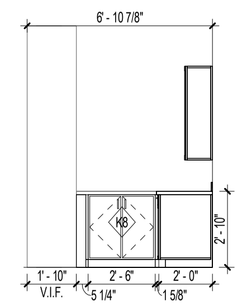
7 KITCHEN ELEVATION - OPTION K5
1/4" = 1'-0" UNITS 101,117



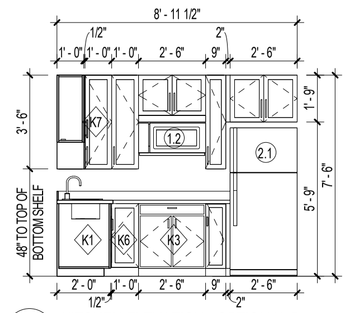
8 KITCHEN ELEVATION - OPTION K5A
1/4" = 1'-0" UNIT 207



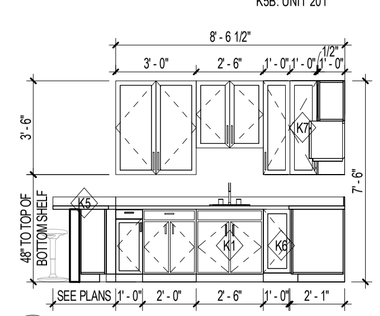
5 KITCHEN ELEVATION - OPTION K5A
1/4" = 1'-0" UNIT 207



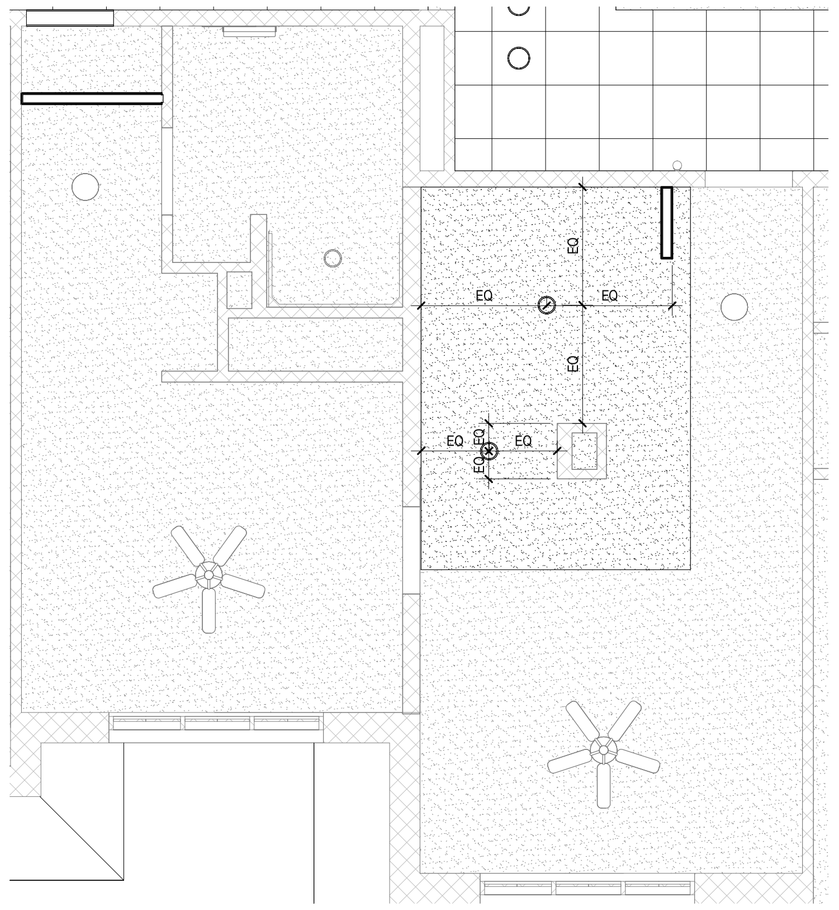
10 KITCHEN ELEVATION - OPTION K5A&KB
1/4" = 1'-0" K5A: UNIT 207 K5B: UNIT 201



11 KITCHEN ELEVATION - OPTION K5B
1/4" = 1'-0" UNIT 201



6 KITCHEN ELEVATION - OPTION K5B
1/4" = 1'-0" UNIT 201



2 UNIT RCP UNIT TYPE C3 Copy 1
1/4" = 1'-0"

UNIT C3 KITCHEN TYPES

NOTES:
- CONFIRM KITCHENTYPES WITH CLIEN...

ROOM NUMBER	TYPE
FIRST FLOOR	
101	K5
117	K5
FIRST FLOOR: 2	
SECOND FLOOR	
201	K5B
207	K5A
SECOND FLOOR: 2	

UNIT C3 BATHROOM TYPE

ROOM NUMBER	TYPE
FIRST FLOOR	
101	SHOWER
117	SHOWER
FIRST FLOOR: 2	
SECOND FLOOR	
201	SHOWER
207	BATHTUB
SECOND FLOOR: 2	

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C3

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
C301	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C302	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C303	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C304	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C305	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C306	CLOSET	LVP	VIN	GYP	PT	EX	PT	GYP	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C3

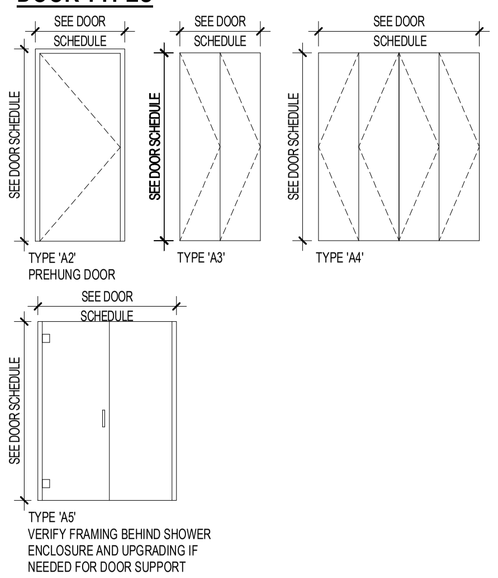
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
C302	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT	2	-	
C302B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C304	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

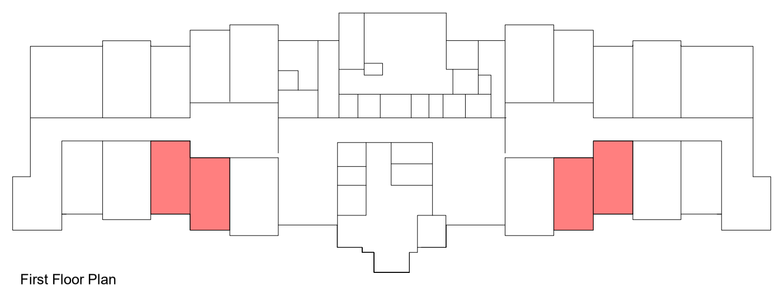
DOOR TYPES



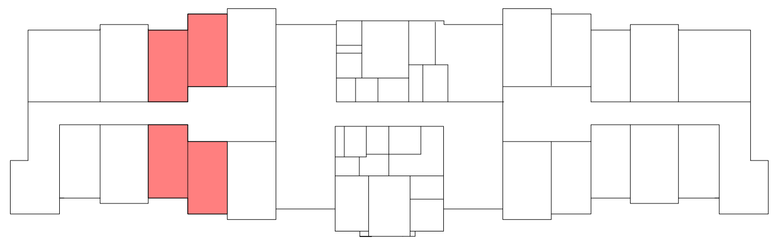
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

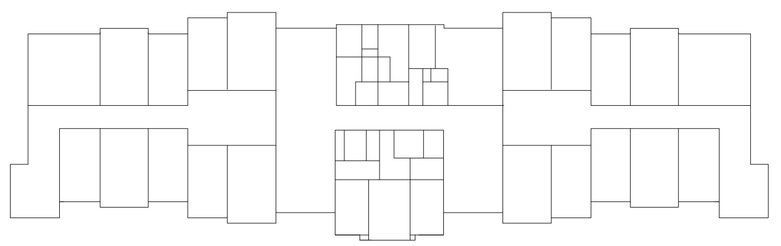
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6" = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

CORDOGAN CLARK
Chicago
Suite 2400
Aurora
Suite 101
Aurora Gateway Avenue, Aurora, IL 60506
Tel: 630.896.4678 Fax:630.896.4687
Tel: 312.443.7500 Fax: 312.443.4771
CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C3

JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE
REVISIONS:

A7.5

9/15/2025 10:16:37 PM
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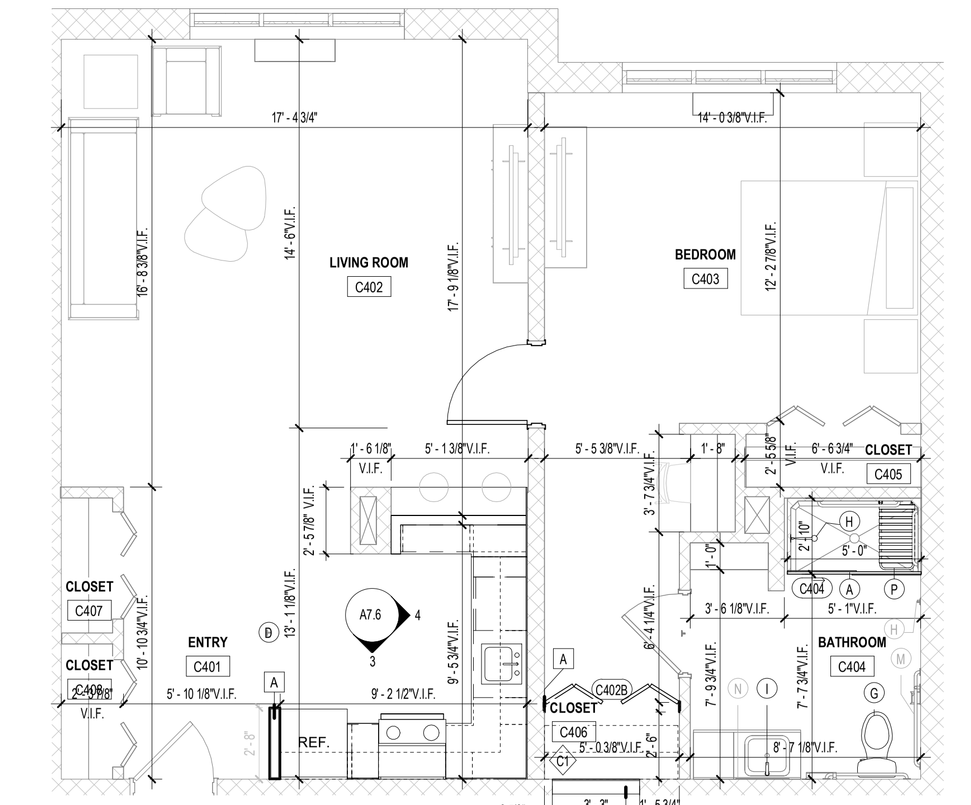
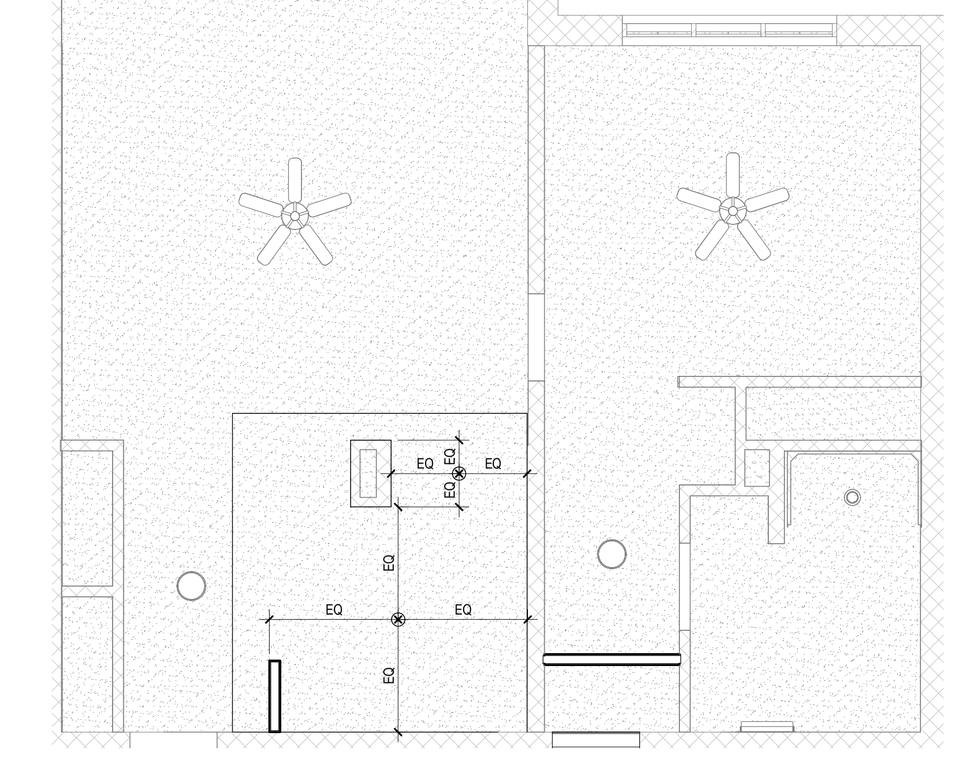
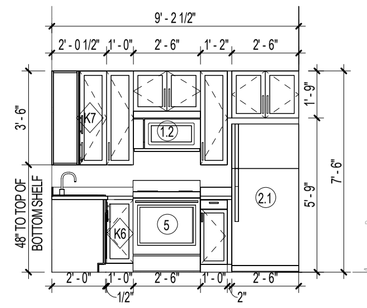


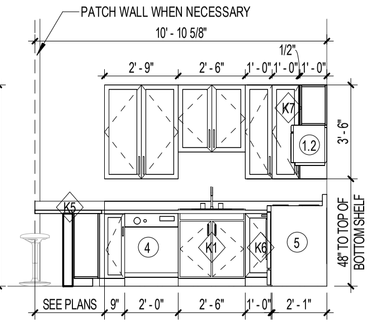
1 UNIT PLAN UNIT TYPE C4
1/4" = 1'-0"



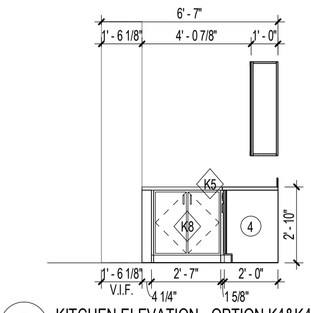
2 UNIT RCP UNIT TYPE C4
1/4" = 1'-0"



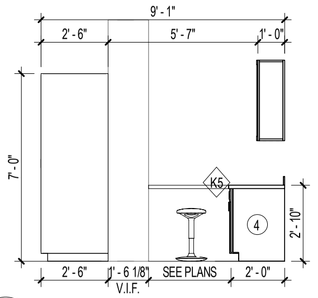
3 TYPICAL KITCHEN ELEVATION - K4
1/4" = 1'-0"
FULLY EQUIPPED KITCHEN
UNIT 215



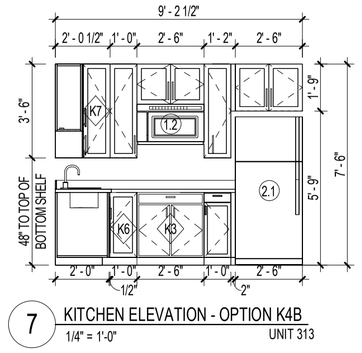
4 TYPICAL KITCHEN ELEVATION - K4&K4B
1/4" = 1'-0"
FULLY EQUIPPED KITCHEN
K4: UNIT 215
K4B: UNIT 313



5 KITCHEN ELEVATION - OPTION K4&K4B
1/4" = 1'-0"
K4: UNIT 215
K4B: UNIT 313



6 KITCHEN ELEVATION - OPTION K4
1/4" = 1'-0"
K4: UNIT 215



7 KITCHEN ELEVATION - OPTION K4B
1/4" = 1'-0"
UNIT 313

UNIT C4 KITCHEN TYPES	
NOTES: - CONFIRM KITCHENTYPES WITH CLIEN...	
ROOM NUMBER	TYPE
SECOND FLOOR	
215	K4
SECOND FLOOR: 1	
THIRD FLOOR	
313	K4B
THIRD FLOOR: 1	

UNIT C4 BATHROOM TYPE	
ROOM NUMBER	TYPE
SECOND FLOOR	
215	SHOWER
SECOND FLOOR: 1	
THIRD FLOOR	
313	SHOWER
THIRD FLOOR: 1	

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C4

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
C401	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C402	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT	GYP CLG IN THE KITCHEN
C403	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C404	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C405	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C406	CLOSET	LVP	VIN	GYP	PT	EX	PT	GYP	PT	EX	PT	EX	PT	
C407	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C408	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C4

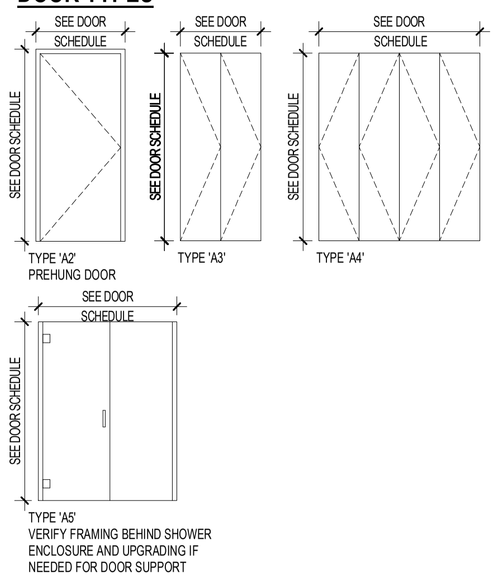
DOOR NO.	DOOR					FRAME		HARDWARE SET	FIRE RATING	REMARKS
	W	H	T	MATERIAL	FINISH	MATERIAL	FINISH			
C402	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT	2	-	
C402B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C404	5' - 0"	6' - 8"	2"	G	-	SS	-			V.I.F.

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

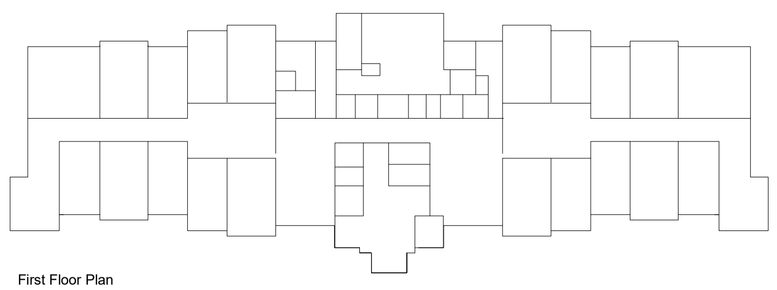
DOOR TYPES



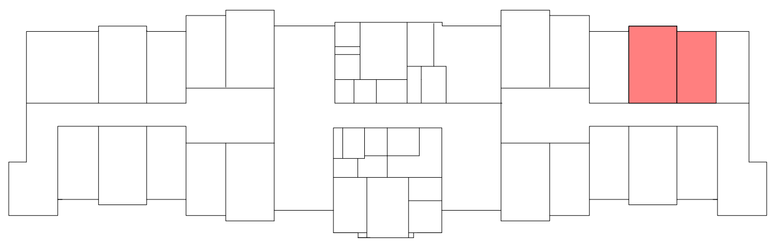
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

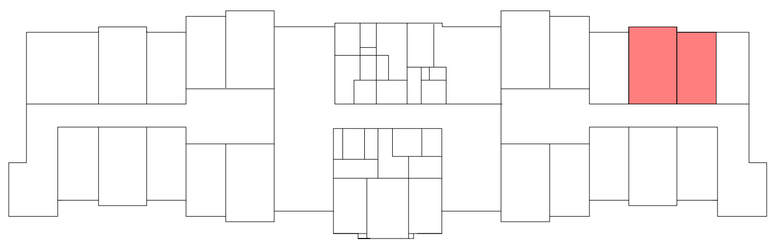
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

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K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' – 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

CORDOGAN CLARK
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Aurora, IL 60506
Tel 630.896.4678
Fax 630.896.4687

CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C4

JOB NUMBER
252012

DATE
09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

A7.6

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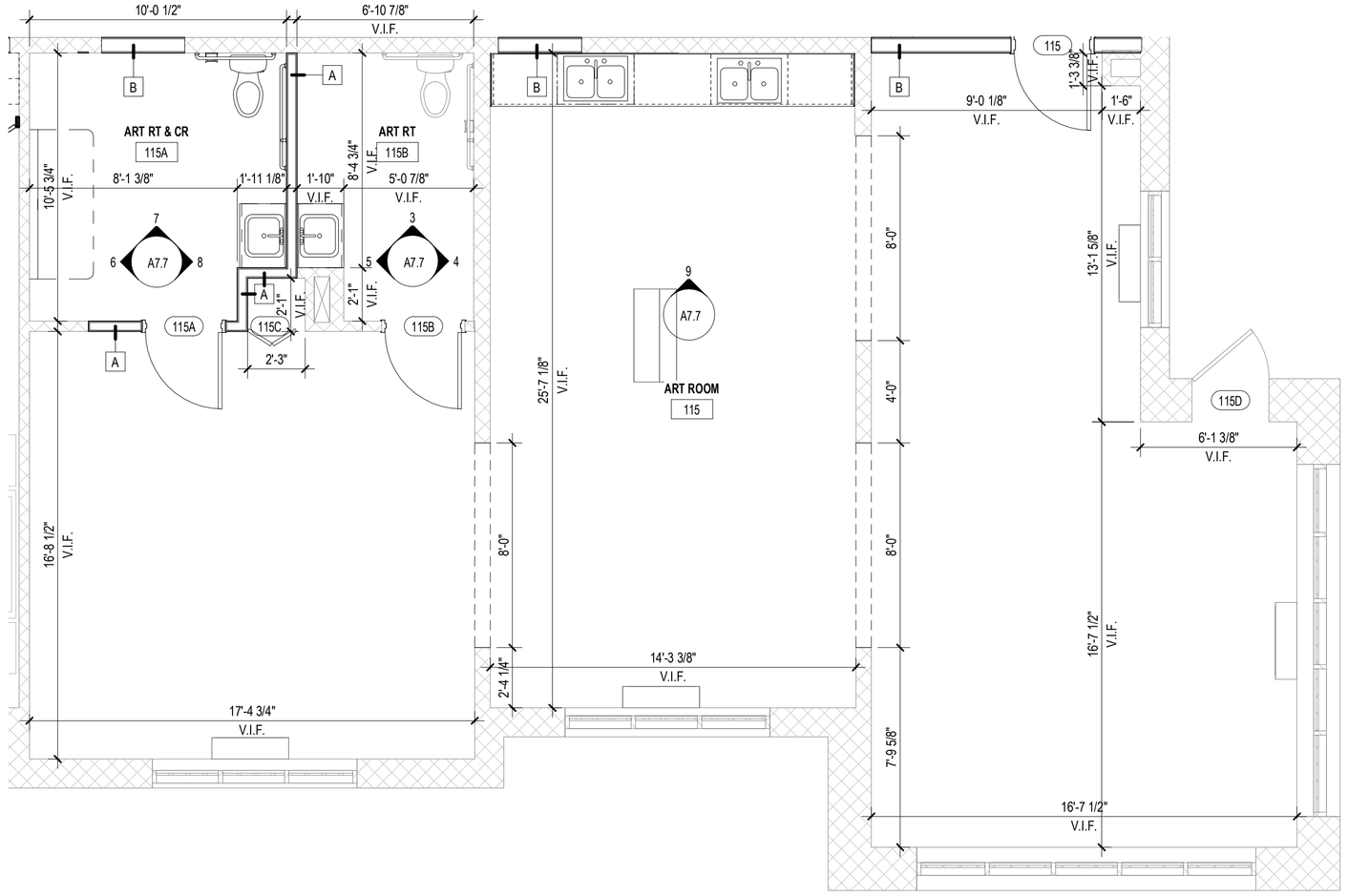
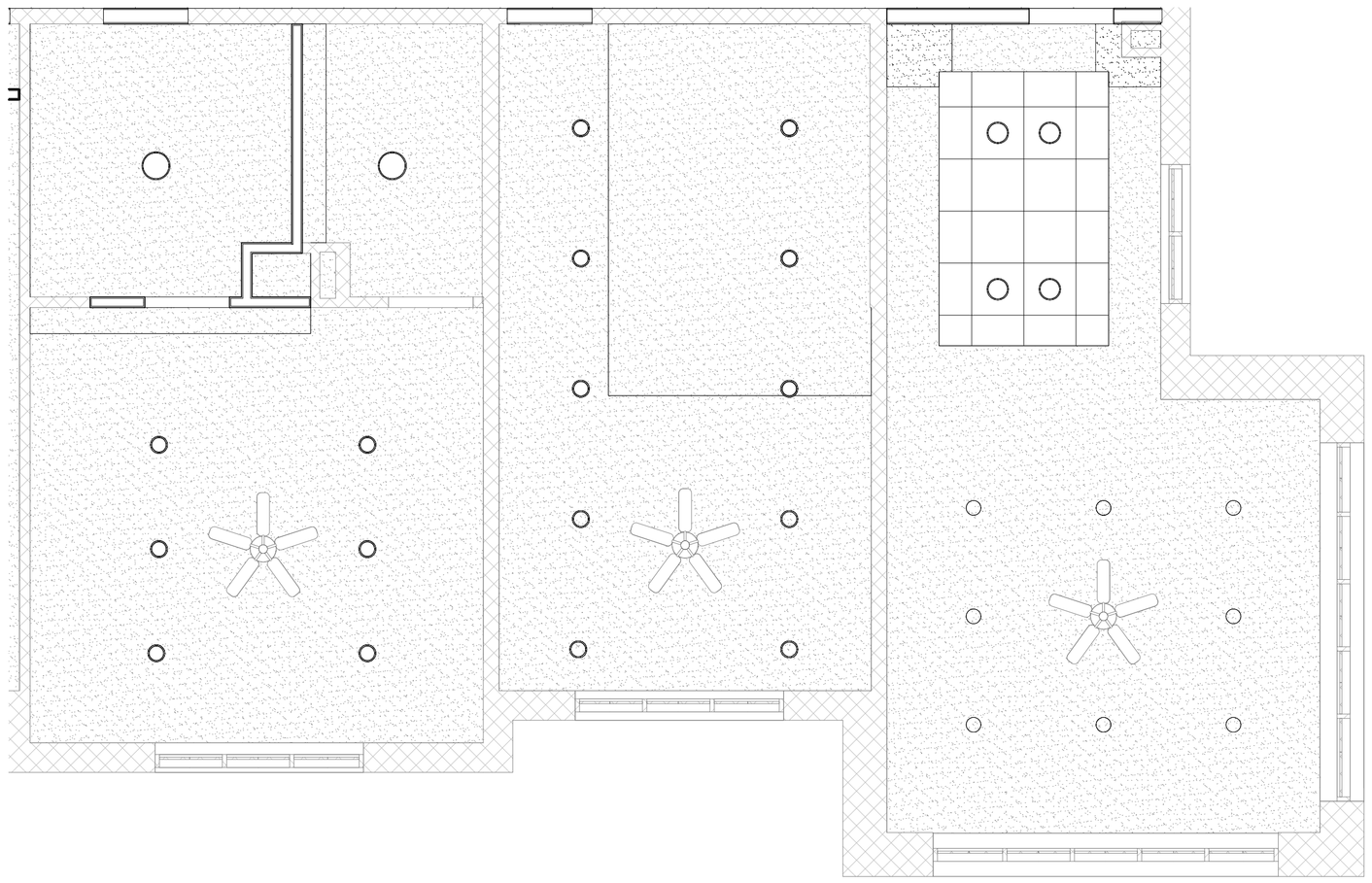
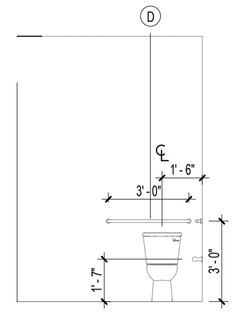


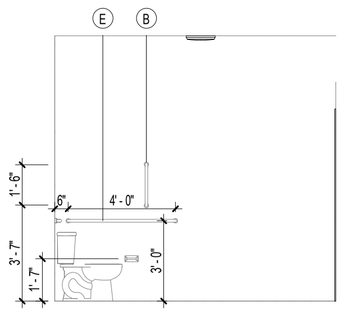
1 UNIT PLAN ARTROOM
1/4" = 1'-0"



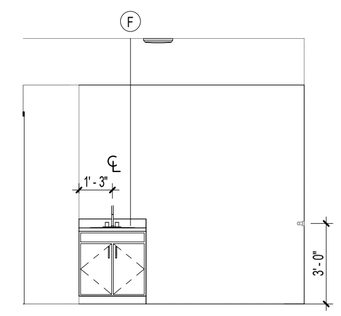
2 UNIT RCP UNIT ART ROOM
1/4" = 1'-0"



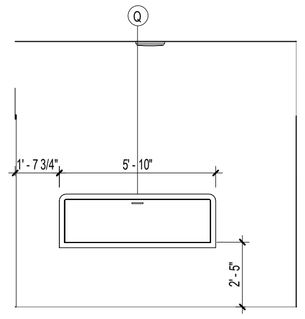
3 ART RT NORTH ELEVATION
1/4" = 1'-0"



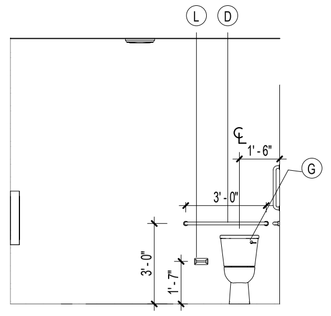
4 ART RT EAST ELEVATION
1/4" = 1'-0"



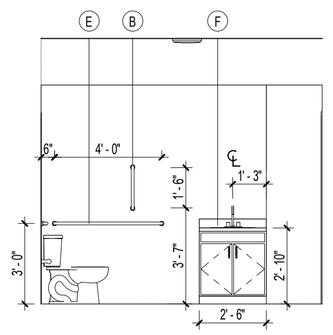
5 ART RT WEST ELEVATION
1/4" = 1'-0"



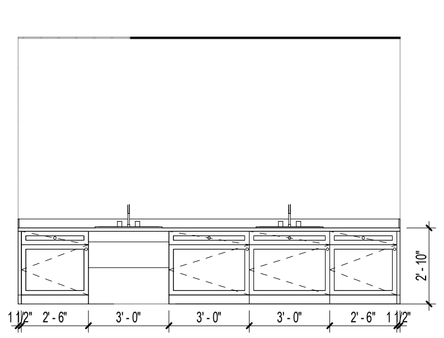
6 ART RT & CR WEST ELEVATION
1/4" = 1'-0"



7 RT RT & CR NORTH ELEVATION
1/4" = 1'-0"



8 RT RT & CR EAST ELEVATION
1/4" = 1'-0"



9 KITCHEN ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE - ART ROOM

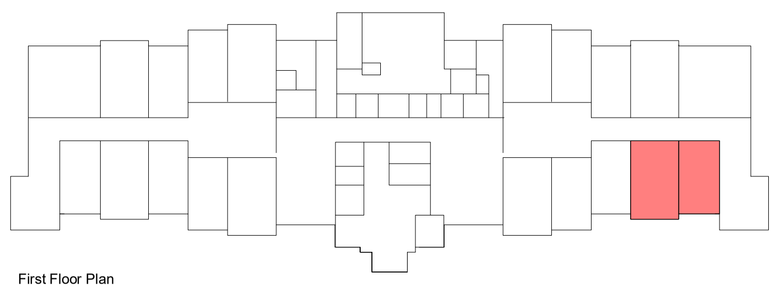
ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
115	ART ROOM	LVT	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
115A	ART RT & CR	LVP	VIN	GYP	PT	GYP	PT	GYP	PT	EX	PT	EX	PT	
115B	ART RT	LVP	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	EX	PT	

LEGEND

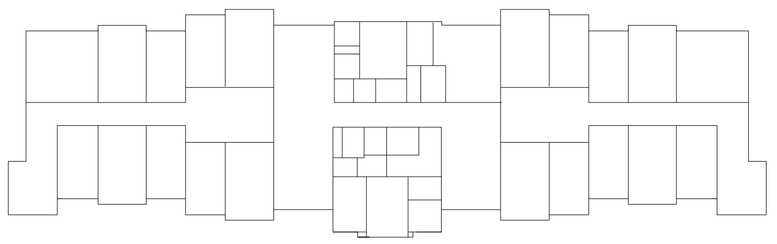
RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

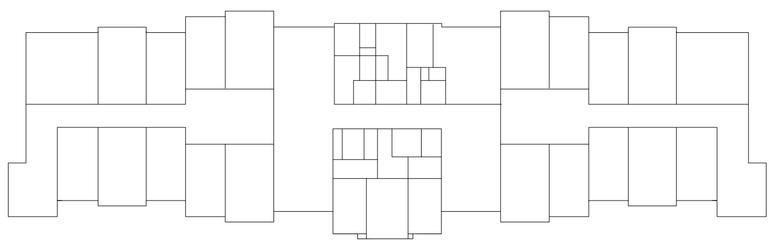
NOTE:
1. REFER TO SHEET A8.1 FOR DOOR DIMENSIONS AND DETAILS.



First Floor Plan



Second Floor Plan



Third Floor Plan

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	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
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G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
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L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
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	APPLIANCE	MANUF. MODEL #
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3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
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NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

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C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
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Fax 630.896.4687
CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - ART ROOM

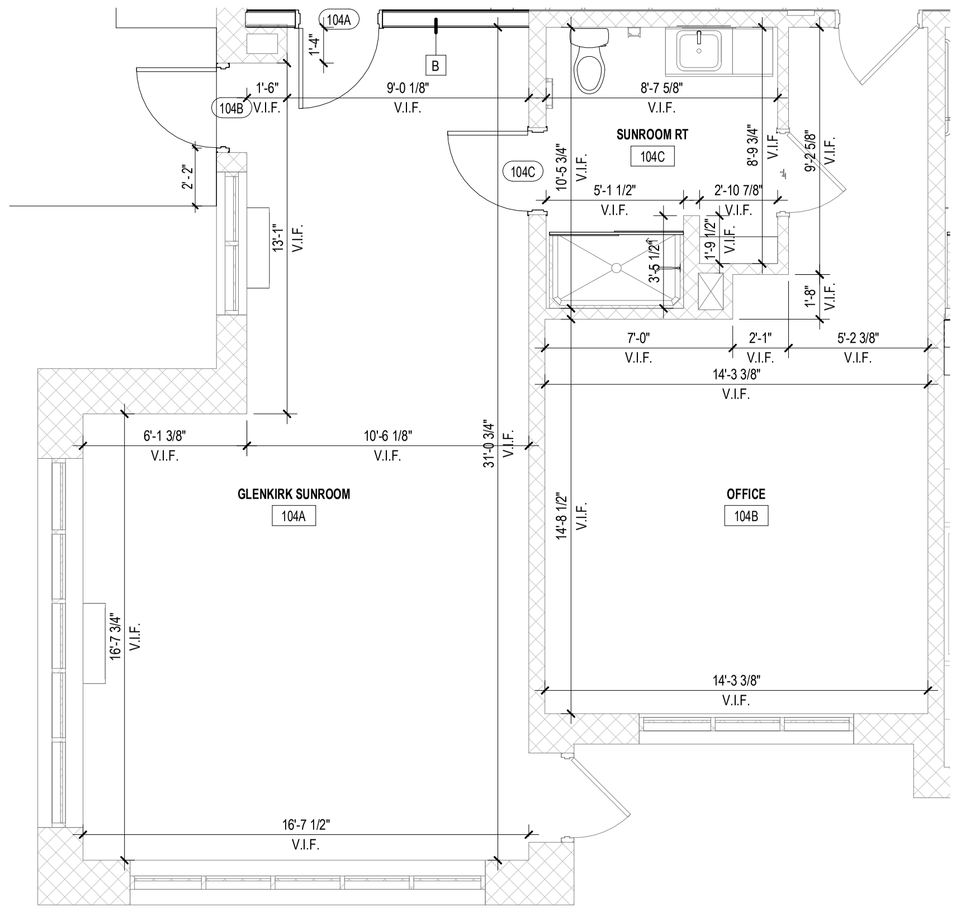
JOB NUMBER
252012

DATE
09.15.2025

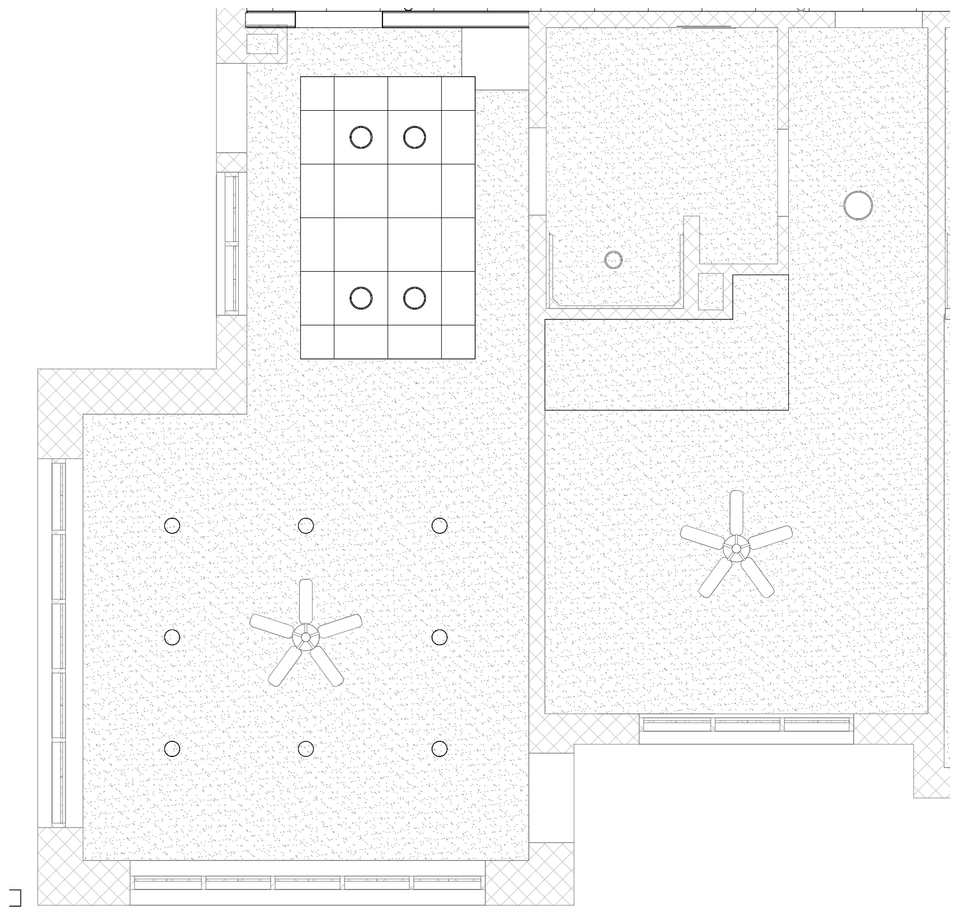
REVISIONS:

100% PERMIT SET ISSUE

A7.7

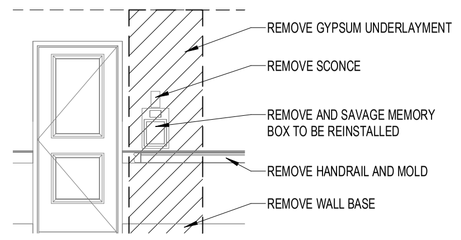


1 UNIT PLAN GLENKIRK SUNROOM
1/4" = 1'-0"



2 UNIT RCP GLENKIRK SUNROOM
1/4" = 1'-0"

PARTIALLY REMOVE EXISTING CONSTRUCTION IN MARKED AREA AS REQUIRED FOR NEW PIPING. COORDINATE SAWCUTS WITH PLUMBING AND STRUCTURE. PATCH AND RESTORE TO MATCH ADJACENT CONDITIONS.



3 CORRIDOR DOOR UNIT WALL DEMOLITION
1/4" = 1'-0"

ROOM FINISH SCHEDULE - GLENKIRK SUNROOM

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
104A	GLENKIRK SUNROOM	LVT/VIN	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	EX+PT CLG
104B	OFFICE	MCPT/VIN	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
104C	SUNROOM RT	CT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
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3. GWCT-1 TUB AROUND SEE ELEVATION

NOTE:
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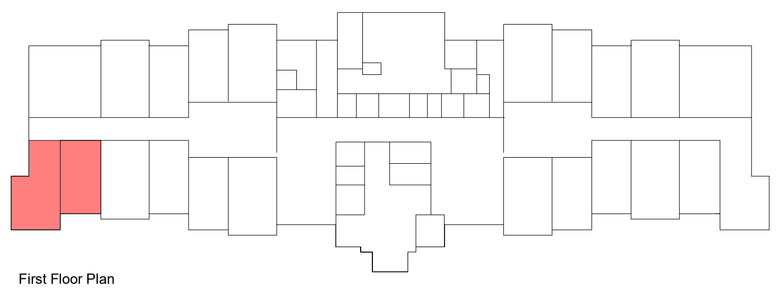
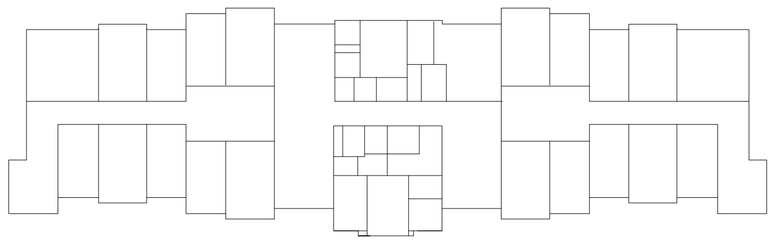
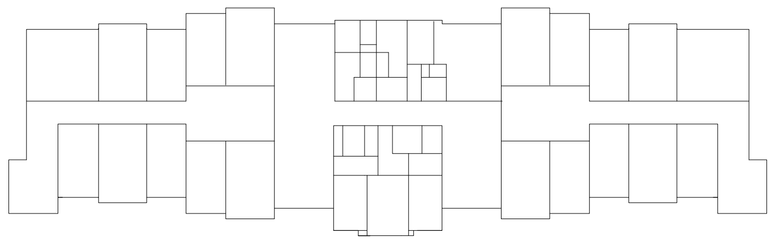


First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

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1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

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C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' ~ 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
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C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
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NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
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3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
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CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - GLENKIRK SUNROOM

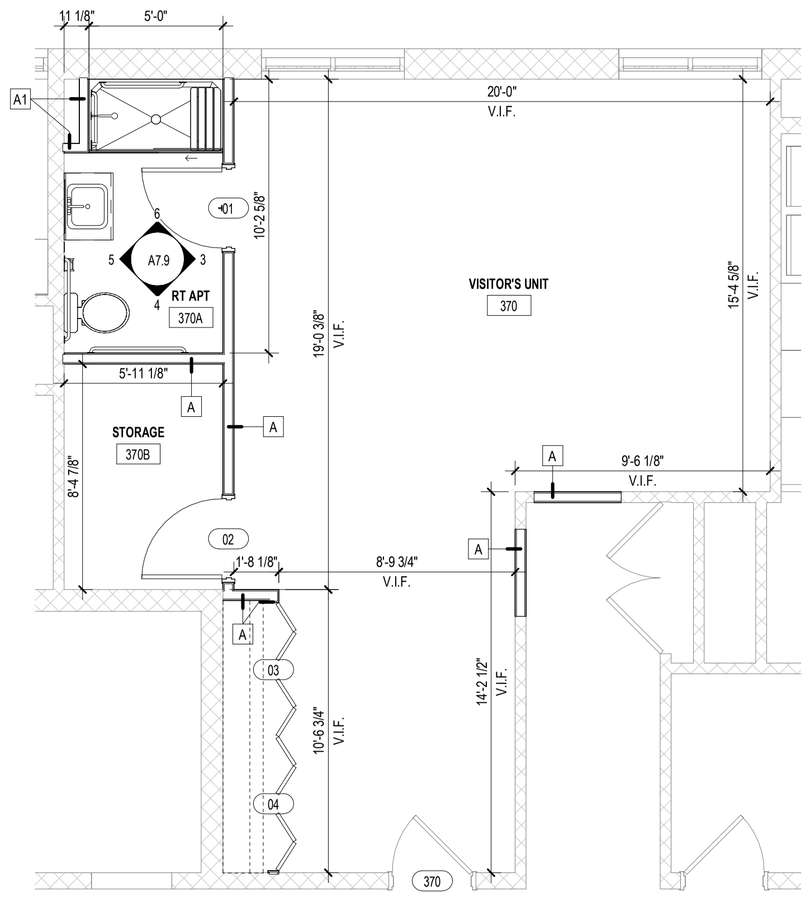
JOB NUMBER 252012

DATE 09.15.2025

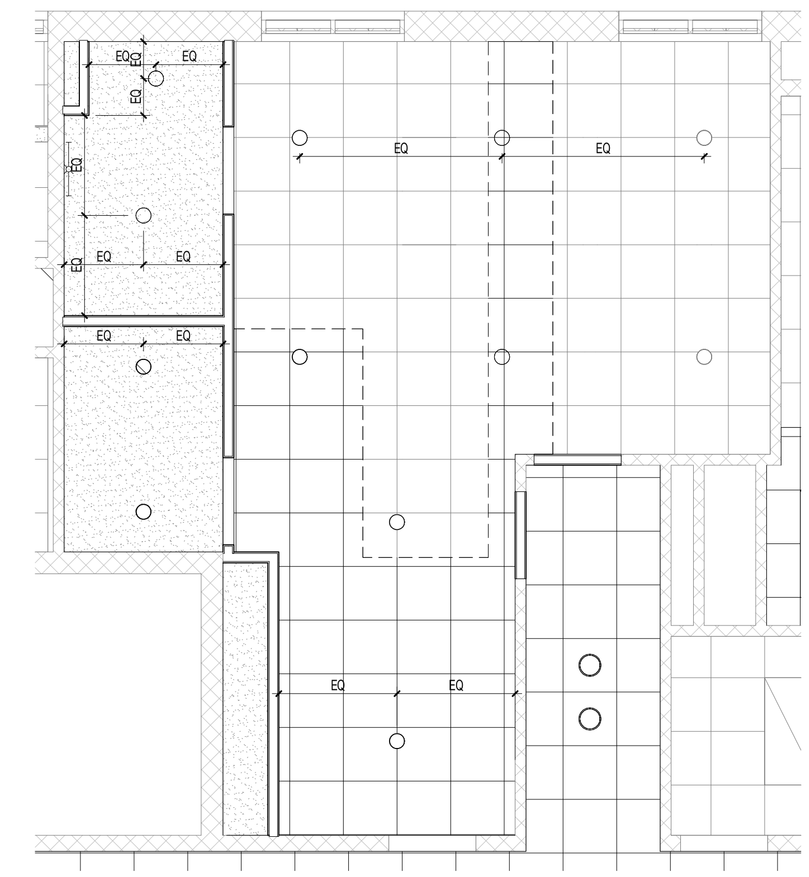
REVISIONS:

100% PERMIT SET ISSUE

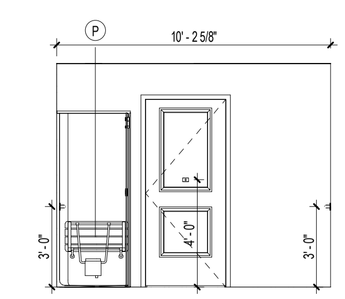
A7.8



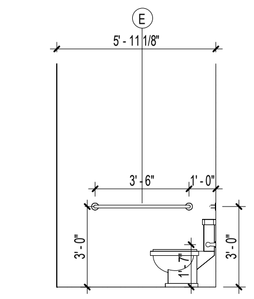
1 UNIT PLAN EXTRA APT FOR VISITING
1/4" = 1'-0"



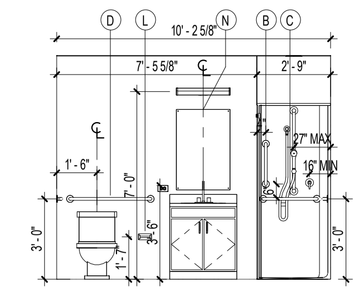
2 UNIT RCP UNIT EXTRA APARTMENT FOR VISITING
1/4" = 1'-0"



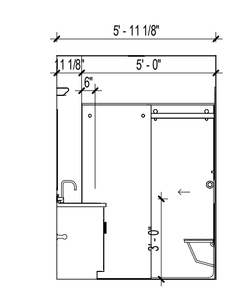
3 BATHROOM ELEVATION
1/4" = 1'-0"



4 BATHROOM ELEVATION
1/4" = 1'-0"



5 BATHROOM ELEVATION
1/4" = 1'-0"



6 BATHROOM ELEVATION
1/4" = 1'-0"

IN UNIT ROOM FINISH SCHEDULE - VISITING APARTMENT

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
370	VISITOR'S UNIT	LVP	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	ACT	-	GYP+PT CLG BATHROOM AND STOR
370A	RT APT	LVP	VIN	EX	PT	GYP	PT	GYP	PT	EX	PT	GYP	PT	
370B	STORAGE	LVP	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	GYP	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - VISITING APARTMENT

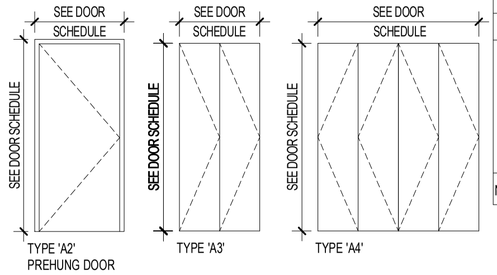
DOOR NO.	DOOR					FRAME		HARDWARE SET	FIRE RATING	REMARKS
	W	H	T	MATERIAL	FINISH	MATERIAL	FINISH			
01	3' - 0"	7' - 0"	1 3/4"	SP	PT	HM	PT	2	45 MIN	
02	3' - 0"	7' - 0"	1 3/4"	SP	PT	HM	PT	2	45 MIN	
03	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
04	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	

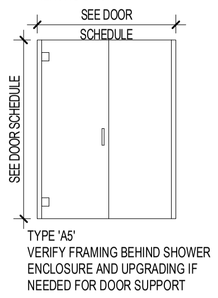
DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES

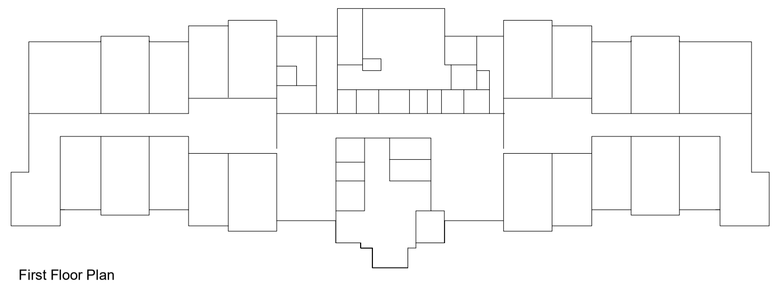




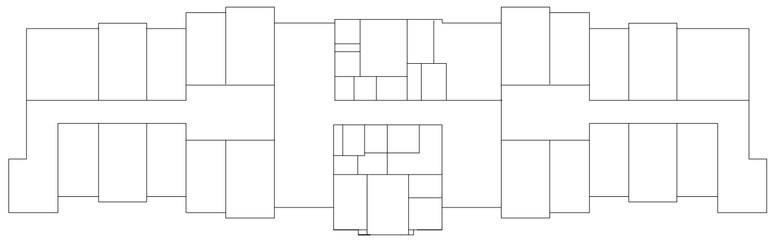
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

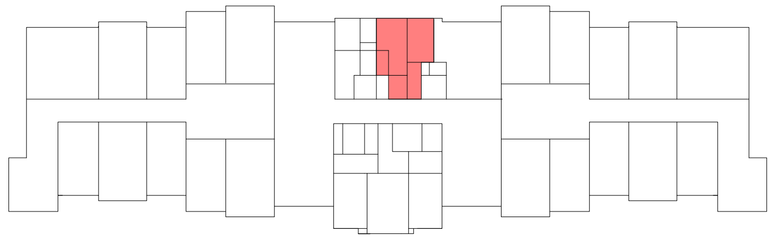
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

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P	SHOWER SEAT	REFER TO SPEC
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Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - VISITOR'S UNIT

JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE

REVISIONS:

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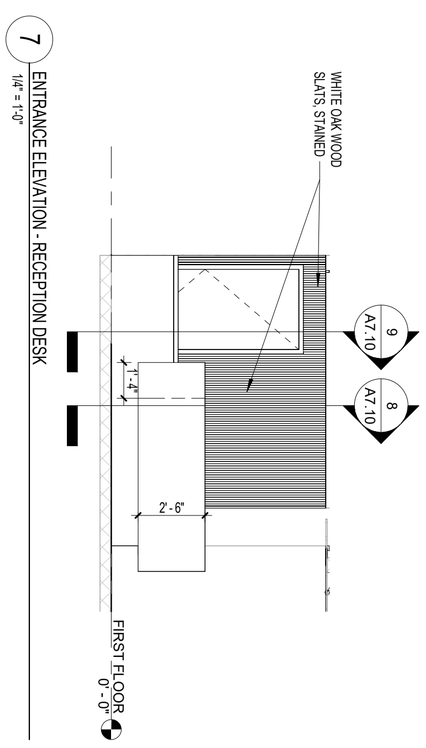
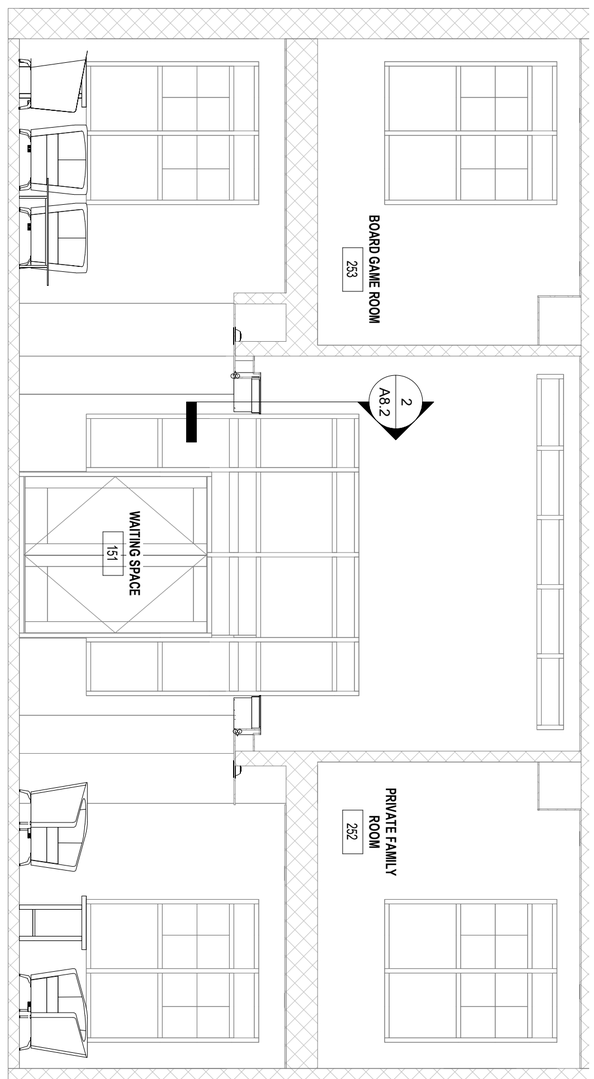


7 ENTRANCE ELEVATION - RECEPTION DESK
1/4" = 1'-0"



3 ENTRANCE ELEVATION
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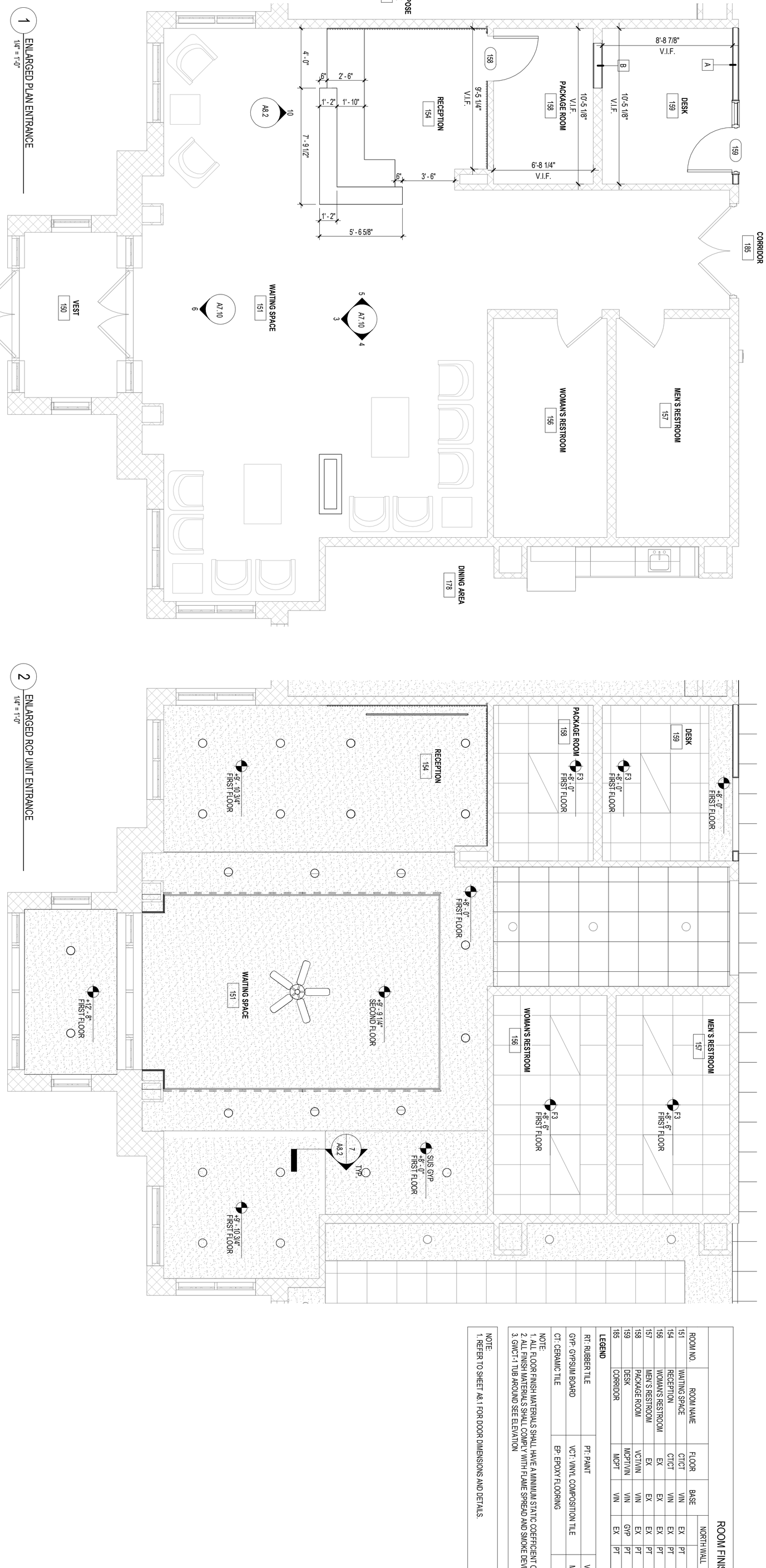
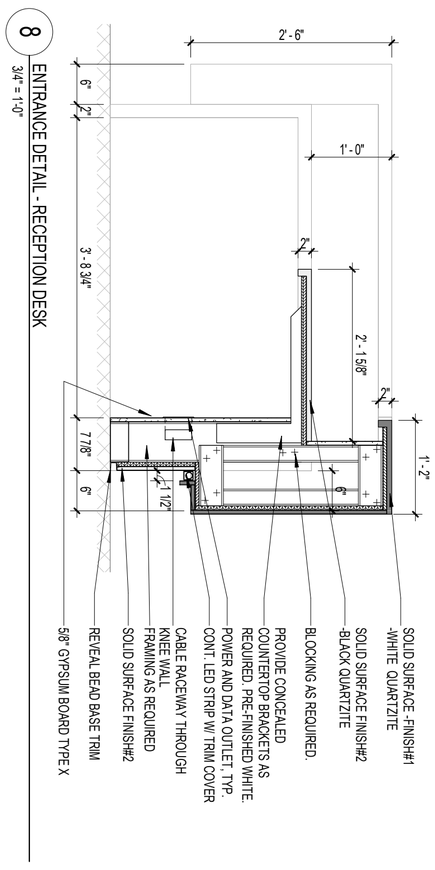


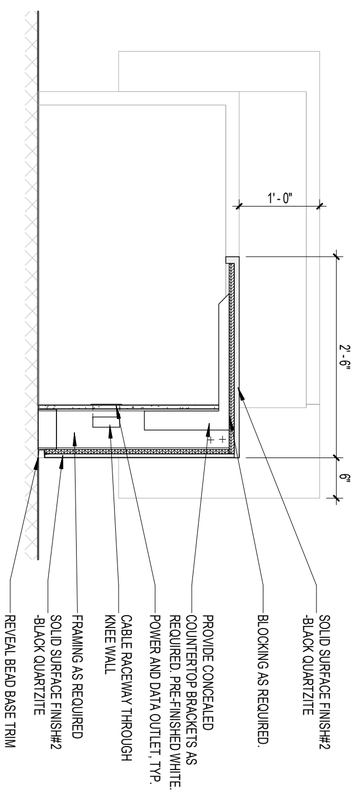
1 ENLARGED PLAN ENTRANCE
1/4" = 1'-0"

2 ENLARGED RCP UNIT ENTRANCE
1/4" = 1'-0"



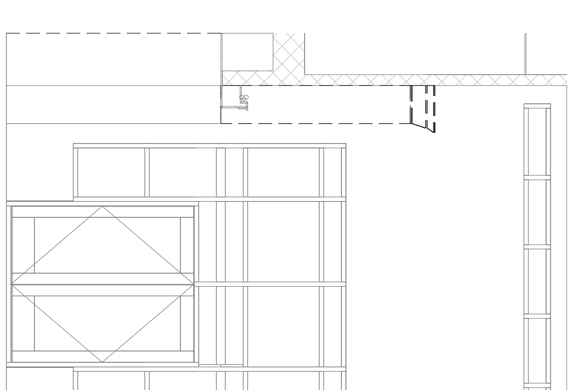
8 ENTRANCE DETAIL - RECEPTION DESK
3/4" = 1'-0"

4 ENTRANCE ELEVATION
1/4" = 1'-0"



9 ENTRANCE DETAIL - RECEPTION DESK1
3/4" = 1'-0"

5 ENTRANCE ELEVATION
1/4" = 1'-0"



6 DEMOLITION RECEPTION ENTRY ELEVATION
1/4" = 1'-0"

NOTE:
1. REFER TO SHEET A8.1 FOR DOOR DIMENSIONS AND DETAILS.

ROOM FINISH SCHEDULE - ENTRANCE

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL			EAST WALL			SOUTH WALL			WEST WALL			CEILING			REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	
151	WAITING SPACE	CT/CT	V/N	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-		
154	RECEPTION	CT/CT	V/N	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
156	WOMAN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
157	MEN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
158	PACKAGE ROOM	VCT/V/N	V/N	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
159	DESK	MCPT/V/N	V/N	EX	PT	GYP	PT	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
185	CORRIDOR	MCPT	V/N	EX	PT														

LEGEND

RT: RUBBER TILE — PT: PAINT — V/N: VINYL BASE
GYP: GYPSUM BOARD — VCT: VINYL COMPOSITION TILE — MCPT: MODULAR CARPET TILE
CT: CERAMIC TILE — EP: EPOXY FLOORING — LVT: LUXURY VINYL TILE
EX: EXISTING

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

100% PERMIT SET ISSUE

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

A7.10

ENLARGED PLAN - ENTRANCE

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

Collaborative Community Housing Initiative

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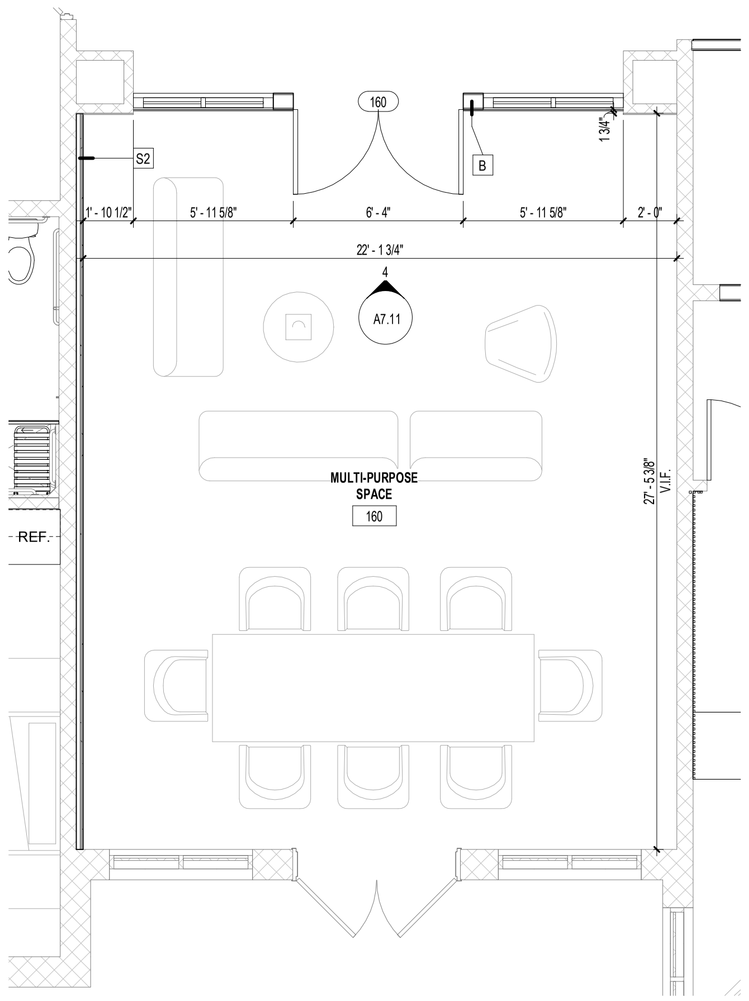
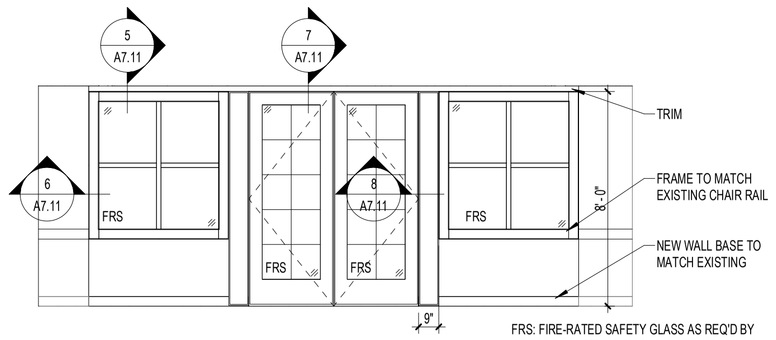
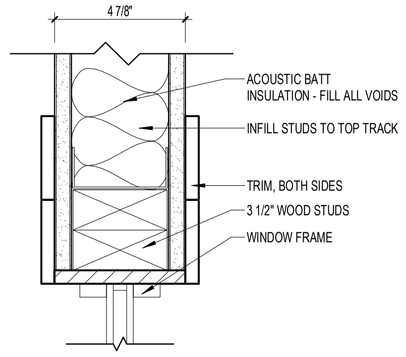


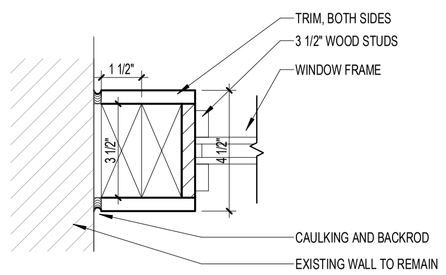
1 MULTI-PURPOSE SPACE
1/4" = 1'-0"



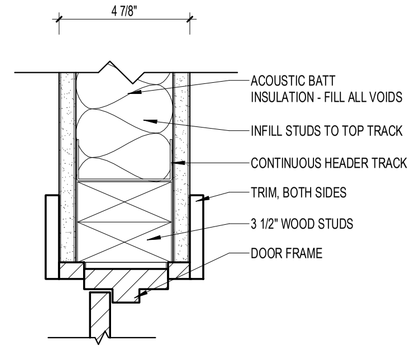
4 TYP. COMMON SPACES ELEVATION
1/4" = 1'-0"



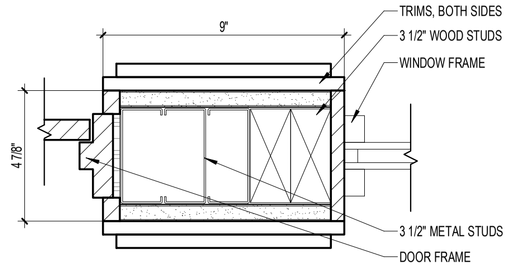
5 HEAD DETAIL @ WINDOW
3" = 1'-0"



6 JAMB DETAIL @ WINDOW/EXISTING WALL
3" = 1'-0"



7 HEAD DETAIL @ WOOD DOOR
3" = 1'-0"



8 JAMB DETAIL @ WOOD DOOR AND WINDOW
3" = 1'-0"

ROOM FINISH SCHEDULE -COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
160	MULTI-PURPOSE SPACE	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	EX	-	
260	COMMUNITY KITCHEN	LVT	VIN	-	-	EX	PT	EX	PT	GYP	PT	ACT	-	
276	GAME ROOM	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	ACT	-	
360	COMMUNITY KITCHEN	LVT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	EX	-	
378	MOVIE/ TV/ MEDIA AREA	MCPT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT	-	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

NOTE:
1. REFER TO SHEET A8.1 FOR DOOR DIMENSIONS AND DETAILS.

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

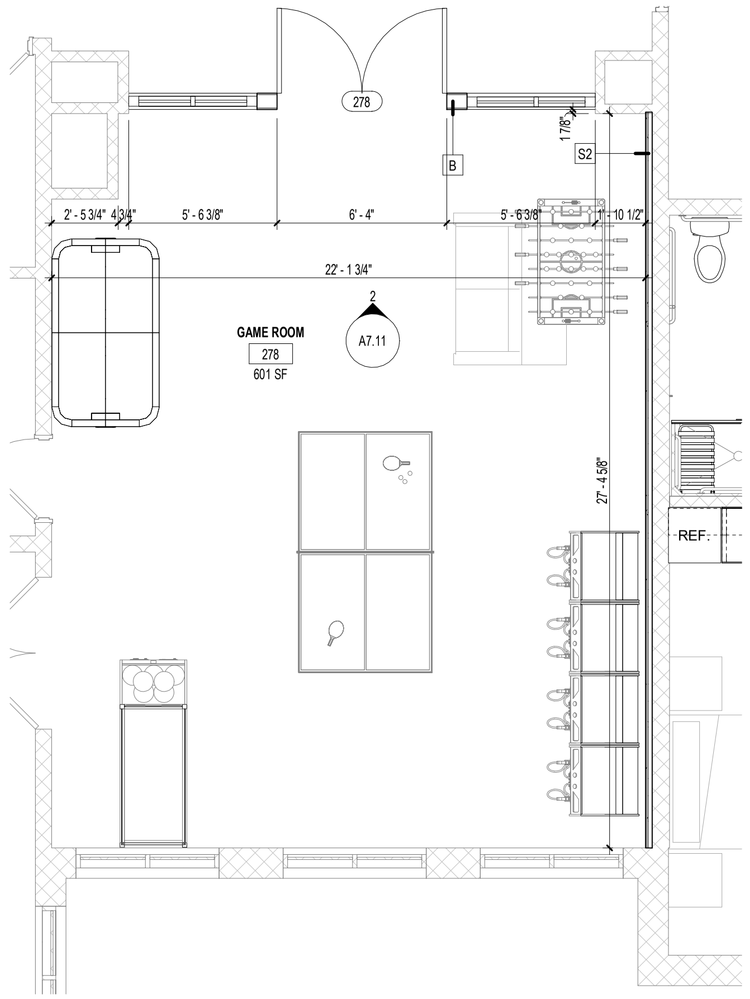
KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6' = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

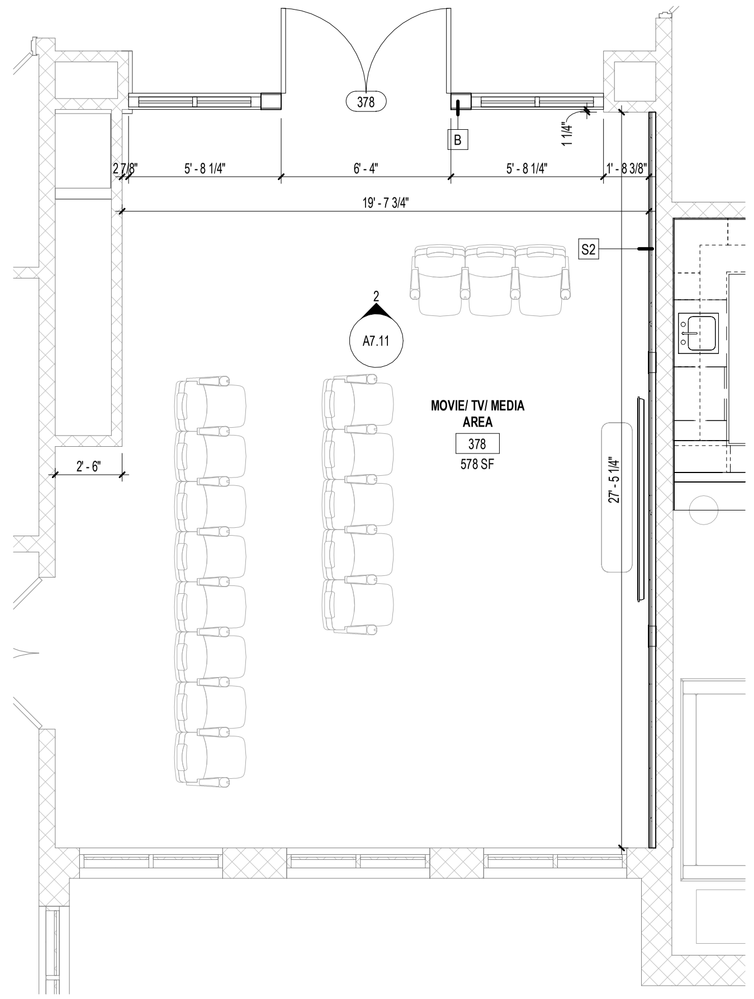
NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

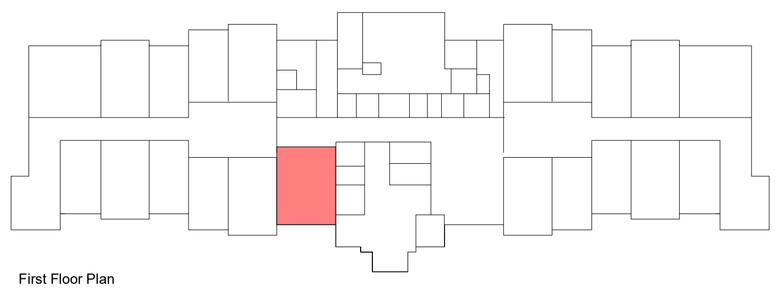
1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.



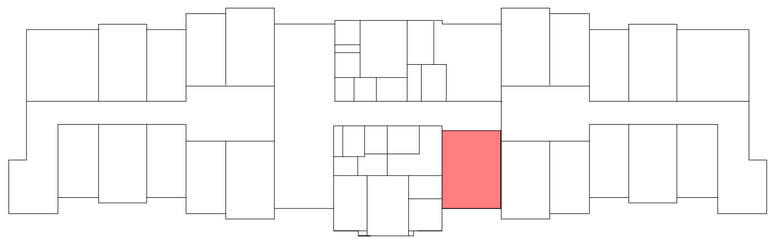
2 GAME ROOM
1/4" = 1'-0"



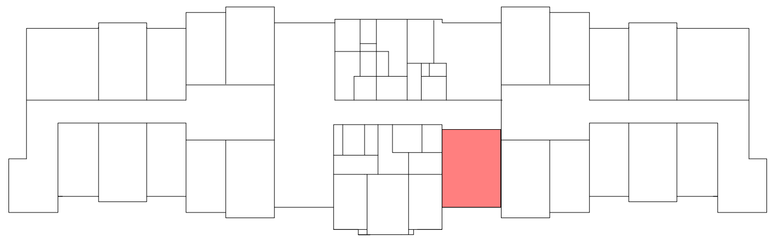
3 MOVIE/ TV/ MEDIA AREA
1/4" = 1'-0"



First Floor Plan



Second Floor Plan



Third Floor Plan

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THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - COMMON SPACES

JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE
REVISIONS:

A7.11

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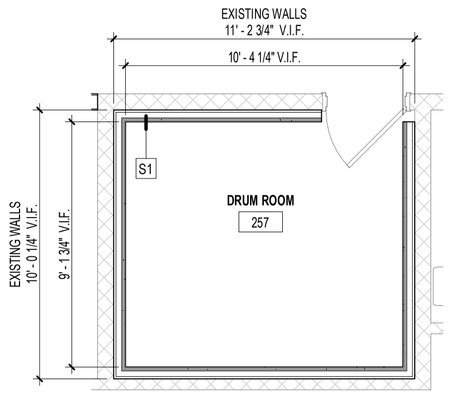
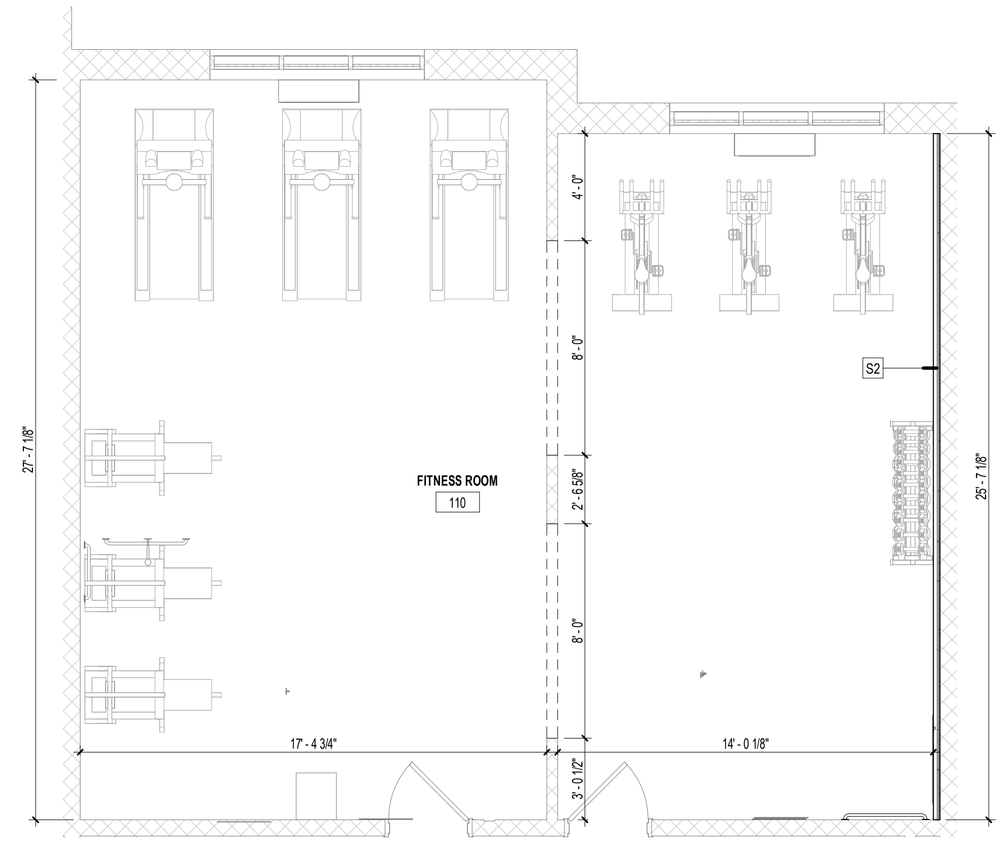


1 DRUM ROOM
1/4" = 1'-0"



2 FITNESS ROOM
1/4" = 1'-0"

ROOM FINISH SCHEDULE - COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
110	FITNESS ROOM	RT	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	EX	PT	
257	DRUM ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
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KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
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1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
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K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 66" AFF. AT TYPE B UNITS.
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C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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CCHI
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THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - COMMON SPACES

JOB NUMBER
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DATE
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REVISIONS:

100% PERMIT SET ISSUE

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COMMON AREAS DOOR AND FRAME SCHEDULE

DOOR AND HARDWARE NOTES:

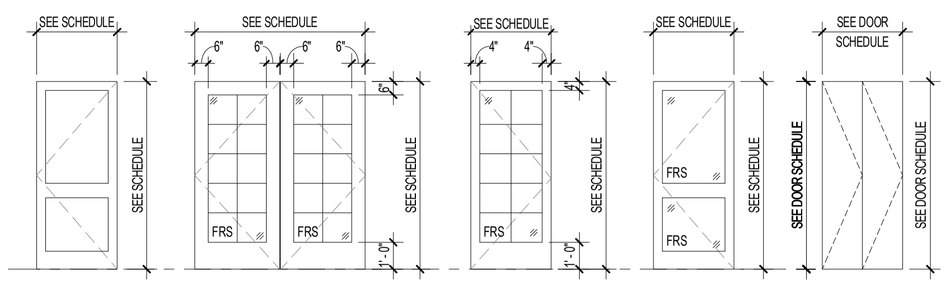
1. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. JANITOR CLOSETS, MECHANICAL ROOMS, ELECTRICAL ROOMS SHALL BE IDENTIFIED IN ACCORDANCE WITH ANSI 4273, WITH KNURLED LEVERS.
3. ALL DOOR HARDWARE SHALL COMPLY WITH ALL APPLICABLE BUILDING AND ACCESSIBILITY CODES.
4. ACCESSIBILITY SIGNAGE AT ACCESSIBLE ENTRANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND ANSI A171.1. SIGN SHALL BE INSTALLED ON LATCH SIDE OF THE DOOR PER DETAIL.
5. DOOR HARDWARE SHALL HAVE A BRUSHED METAL FINISH - CHROME, STAINLESS STEEL OR ALUMINUM AS APPROPRIATE.
6. CONTRACTOR SHALL VERIFY ALL HARDWARE SETS WITH OWNER PRIOR TO ORDERING.
7. ALL GLAZING IN FIRE-RATED DOORS TO BE FIRELITE OR EQ. ALL GLAZING IN BORROWED LITES IN FIRE-RATED PARTITIONS TO BE FIRELITE NT OR EQ.

NOTE:
SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS

LEGEND:
MATERIAL:
AL: ALUMINUM
WD: SOLID CORE WOOD
HM: HOLLOW METAL

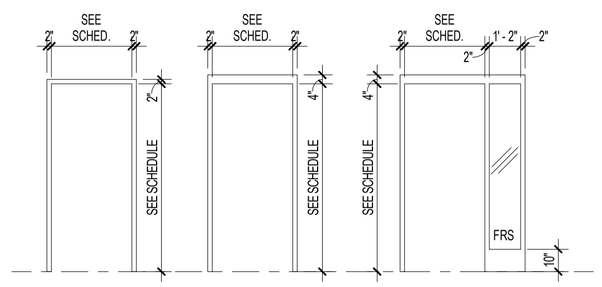
FINISH:
PRE: PREFINISHED
PT: PAINT
ST: STAIN

DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR TYPE	DOOR MAT	DOOR FIN	FRAME TYPE	FRAME MAT	FRAME FIN	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE RATING	Remarks	DOOR HARDWARE 1 BIFOLD HARDWARE	2 KEYED CYLINDER	3 CLOSER	4 STORAGEROOM LOCKET	5 PRIVACY LOCKSET	6 OFFICE LOCKSET	7 PASSAGE LOCKSET	8 ENTRANCE LOCKSET	9 HINGE LIMITER	10 WALL STOP	11 EXIT DEVICE	12 WEATHERSTRIP	13 THRESHOLD	14 SWEEPS	15 KICK PLATE	16 ELECTRONIC STRIKE	17 PUSH PLATE DOOR OPERATOR
104A	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14				
104B	3' - 0"	7' - 0"	1 3/4"	D4	AL	PRE	F2	AL	PRE	8/A8.1	7/A8.1		-			2	3					8		10		12	13	14				
104C	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2			5					10		12	13	14				
115	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14				
115A	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		-			2			5					10		12	13	14				
115B	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		-			2			5					10		12	13	14				
115C	2' - 3"	7' - 0"	1 1/2"	A3	SP	PT	-	-	-	-	-		-		1																
115D	3' - 0"	7' - 0"	1 3/4"	-	-	-	-	-	-					EXISTING DOOR																		
158	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3				6			10		12	13	14				
159	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F3	HM	PT	2-12/A8.1	1-11/A8.1		45 MIN			2	3	4						10		12	13	14				
160	6' - 4"	8' - 0"	2"	D3	WD	ST	F1	WD	ST	7/A7.11	8/A7.11		45 MIN			2	3							10		12	13	14				
163	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3	4						10		12	13	14				
172	3' - 0"	7' - 0"	1 3/4"	D5	HM	PT	F3	HM	PT	2-12/A8.1	1-11/A8.1		90 MIN			2	3				6			10		12	13	14				
204	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14				
217	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14				
258	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3	4						10		12	13	14				
278	6' - 4"	8' - 0"	2"	D3	WD	ST	F1	WD	ST	7/A7.11	8/A7.11		45 MIN			2	3							10		12	13	14				
304	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14				
315	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14				
370	3' - 0"	7' - 0"	1 3/4"	D2	-	-	-	-	-	-	-		45 MIN	EXISTING DOOR																		
378	6' - 4"	8' - 0"	2"	D3	WD	ST	F1	WD	ST	7/A7.11	8/A7.11		45 MIN			2	3							10		12	13	14				



TYPE D2 SINGLE WOOD DOOR | TYPE D3 DOUBLE WOOD GLAZED DOOR | TYPE D4 ALUMINUM DOOR | TYPE D5 SINGLE GLAZED STEEL DOOR | TYPE A3

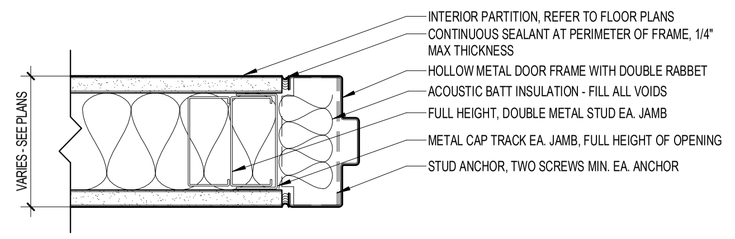
FRS: FIRE-RATED SAFETY GLASS AS REQ'D BY SECTION 716.1(2), 716.1(3) AND SECTION 2406.4



TYPE F1 | TYPE F2 | TYPE F3

FRS: FIRE-RATED SAFETY GLASS AS REQ'D BY SECTION 716.1(2), 716.1(3) AND SECTION 2406.4

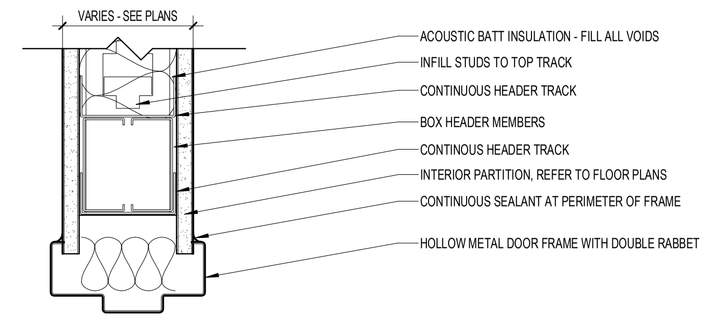
DOOR TYPE LEGEND



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

FRAME TYPE LEGEND

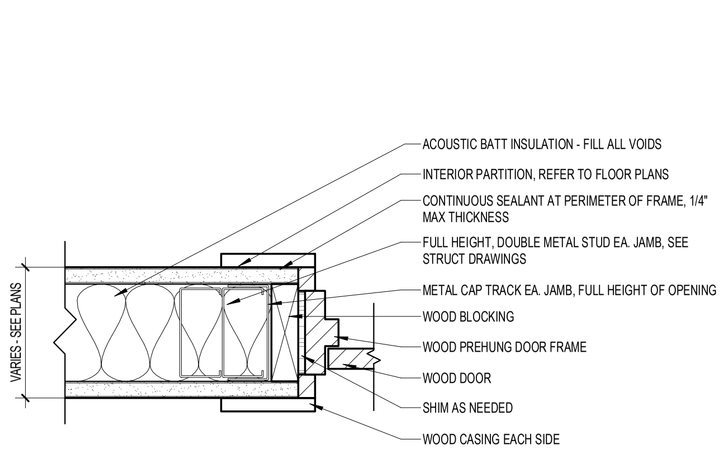


ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

DOOR & FRAME GENERAL NOTES

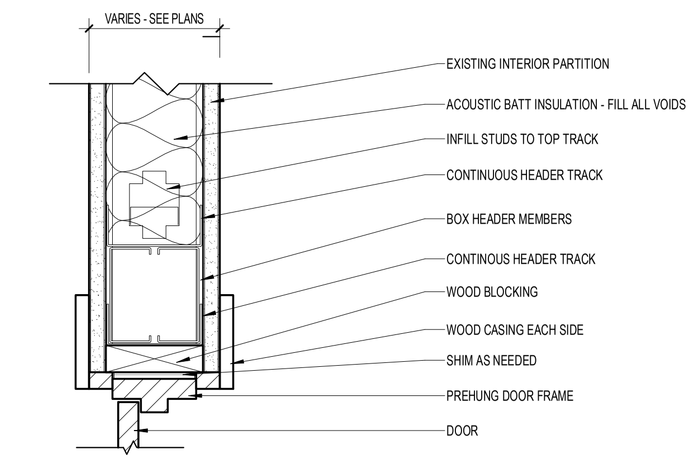
1. REFER TO DRAWING ON THIS SHEET AND A9.1 FOR FRAME ELEVATIONS AND TYPES.
2. ALL DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST IN ACCORDANCE WITH SECTION 309.4 AND SECTION 404.2.7 OF THE ILLINOIS ACCESSIBILITY CODE



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

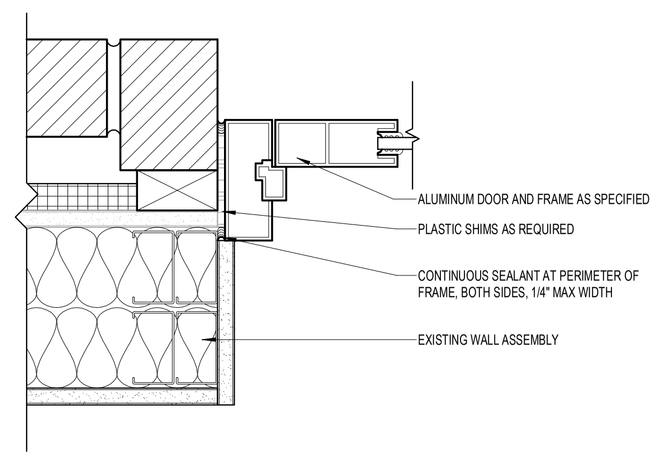
3 JAMB OF PREHUNG DOOR IN LIGHT GAUGE BEARING WALL
3" = 1'-0"



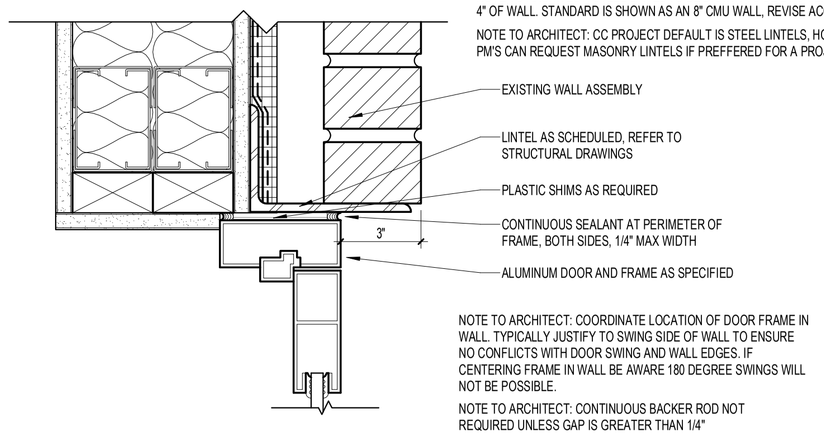
ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

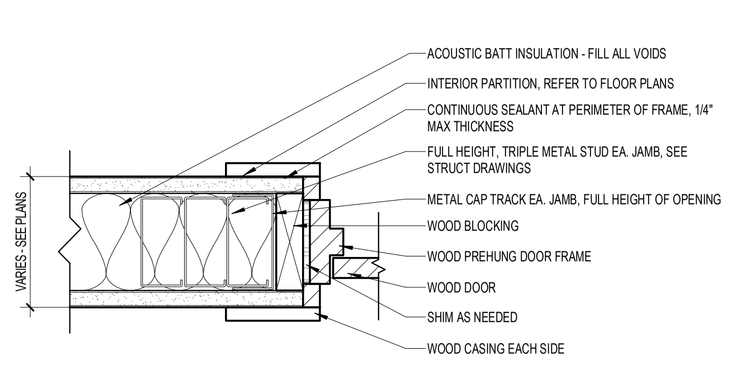
4 HEAD OF PREHUNG DOOR IN METAL STUD PARTITION
3" = 1'-0"



7 JAMB OF ALUM FRAME IN EXISTING EXTERIOR WALL
3" = 1'-0"



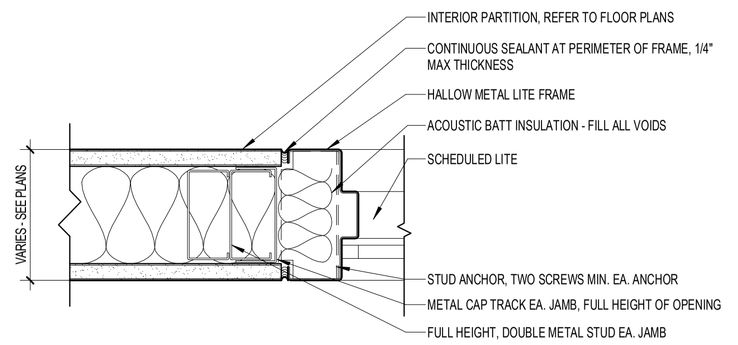
8 HEAD OF ALUM FRAME IN EXISTING EXTERIOR WALL
3" = 1'-0"



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

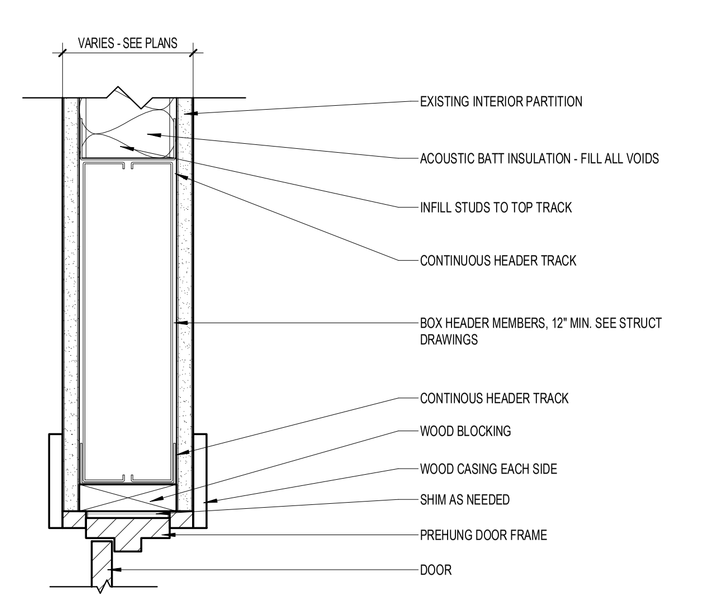
5 JAMB OF PREHUNG DOOR IN LIGHT GAUGE BEARING WALL
3" = 1'-0"



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

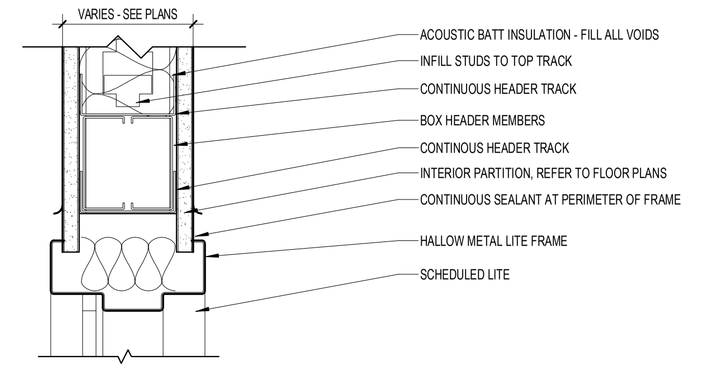
11 JAMB OF LITE FRAME IN METAL STUD PARTITION
3" = 1'-0"



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

6 HEAD OF PREHUNG DOOR IN LIGHT GAUGE BEARING WALL
3" = 1'-0"



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

12 HEAD OF LITE FRAME IN METAL STUD PARTITION
3" = 1'-0"

CORDOGAN CLARK
Chicago
Suite 2400
Chicago, IL 60654
Tel 312.443.4711
Fax 312.443.4771
Aurora
Suite 200
Aurora, IL 60506
Tel 630.896.4678
Fax 630.896.4687

CCH
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

DOOR SCHEDULE & DETAILS

JOB NUMBER
252012

DATE
09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

A8.1

9/15/2025 10:17:56 PM
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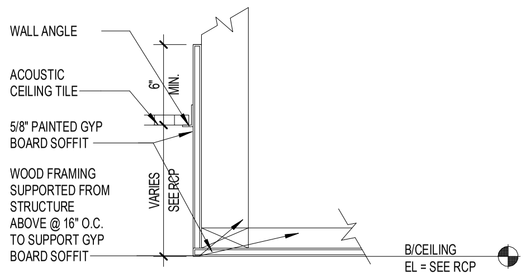
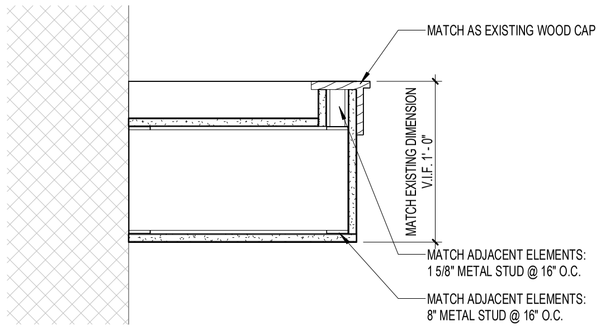
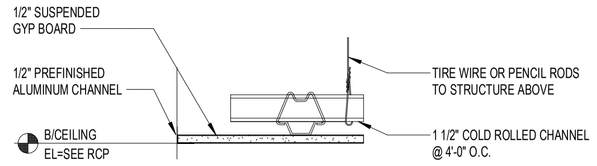


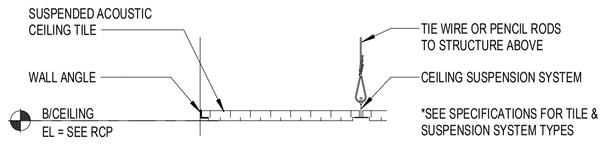
1 DETAIL VIEW @ ACT TO GYP BOARD DETAIL
1 1/2" = 1'-0"



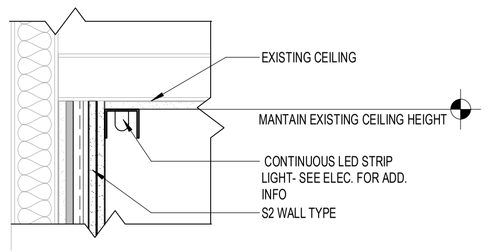
2 ENTRY COVELIGHT EXTENSION
1 1/2" = 1'-0"



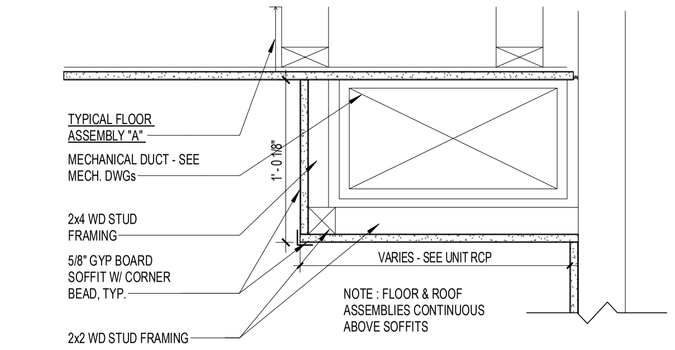
3 DETAIL VIEW @ GYP BOARD TO WALL DETAIL
1 1/2" = 1'-0"



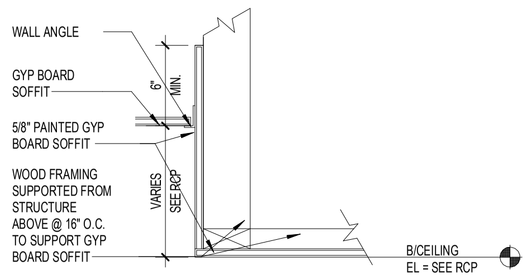
4 DETAIL VIEW @ ACT TO WALL DETAIL
1 1/2" = 1'-0"



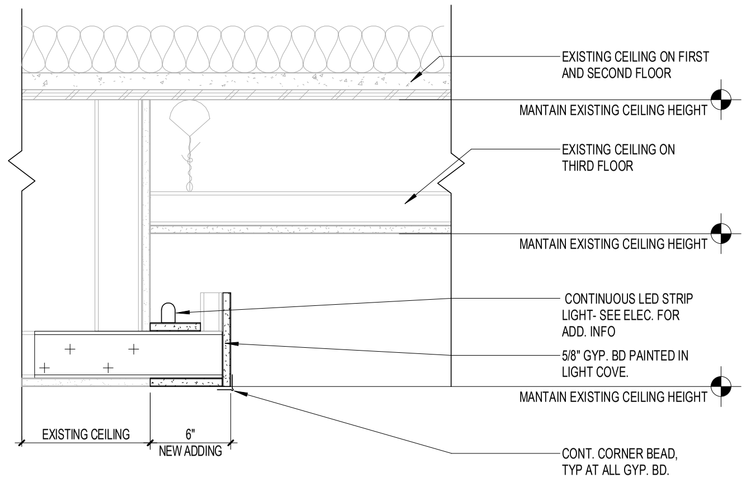
5 WALL LIGHT
1 1/2" = 1'-0"



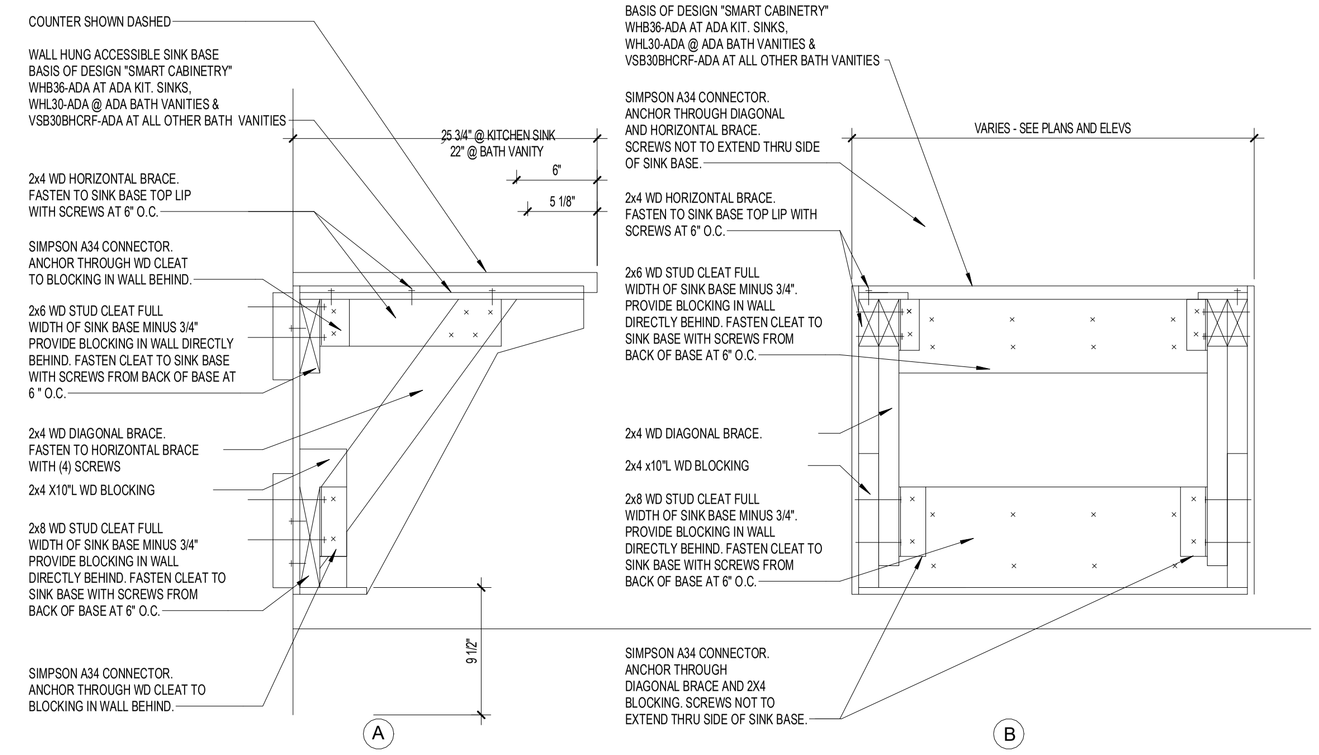
6 DETAIL VIEW @ MECHANICAL SOFFIT
1 1/2" = 1'-0"



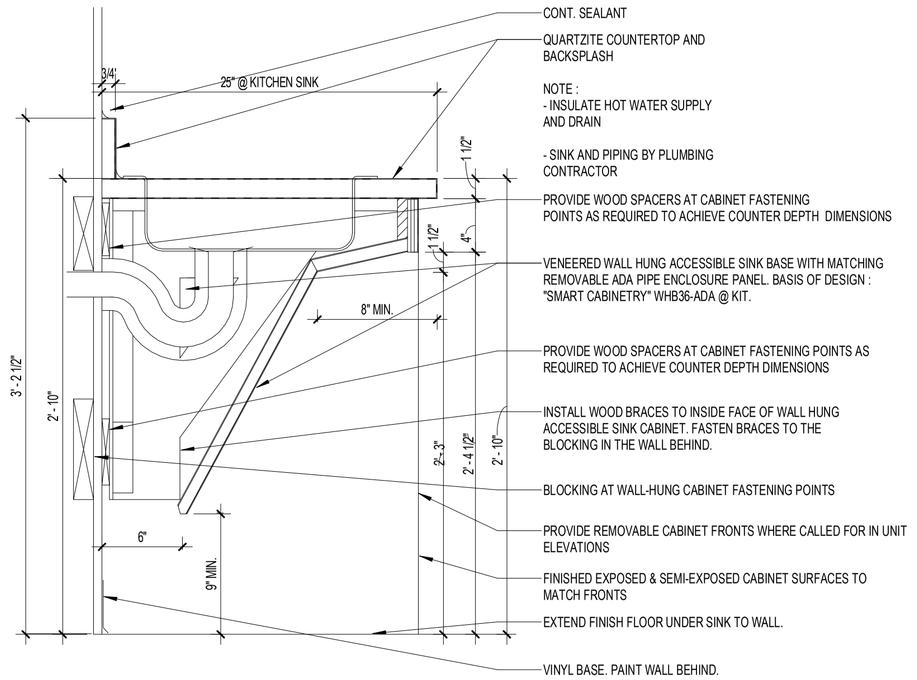
7 DETAIL VIEW @ GYP TO GYP BOARD DETAIL
1 1/2" = 1'-0"



8 TYPICAL COVE LIGHT DETAIL
1 1/2" = 1'-0"

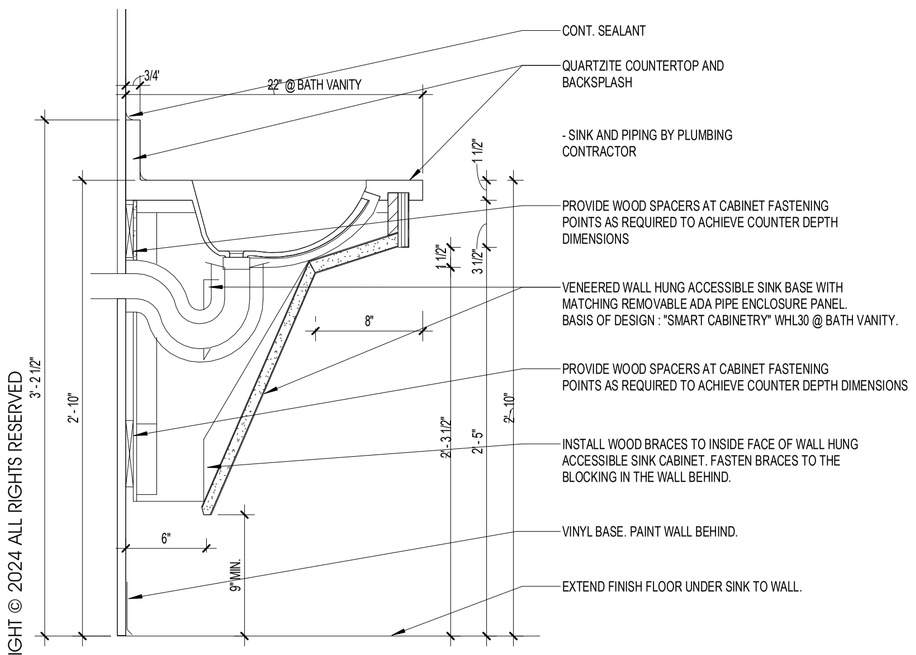


9 DETAIL VIEW @ WALL HUNG VANITY BRACING DETAIL
1 1/2" = 1'-0"

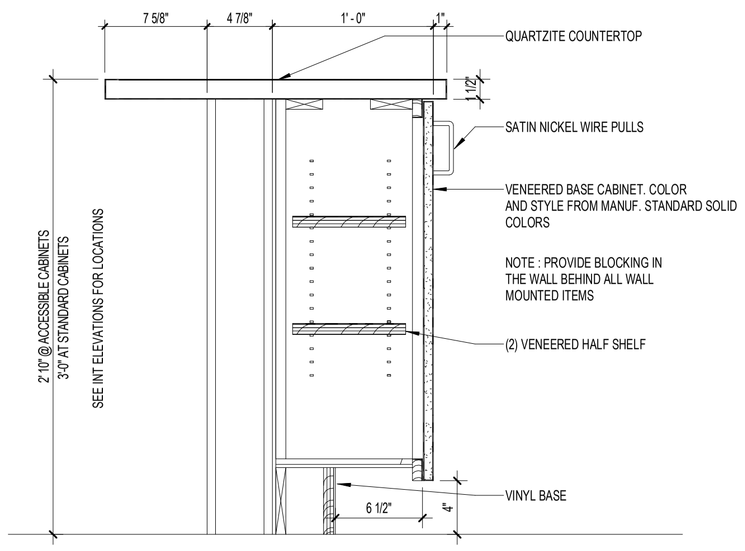


10 DETAIL VIEW @ ACCESSIBLE SINK
1 1/2" = 1'-0"

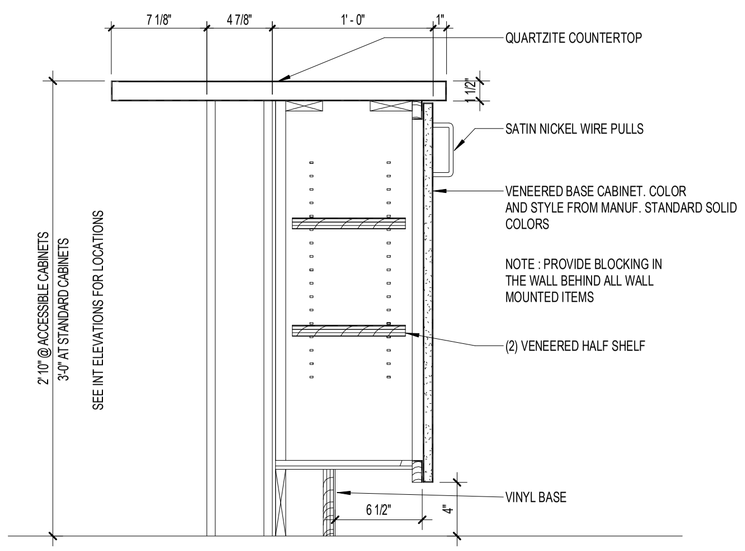
12 DETAIL VIEW @ UPPER & LOWER CABINETS
1 1/2" = 1'-0"



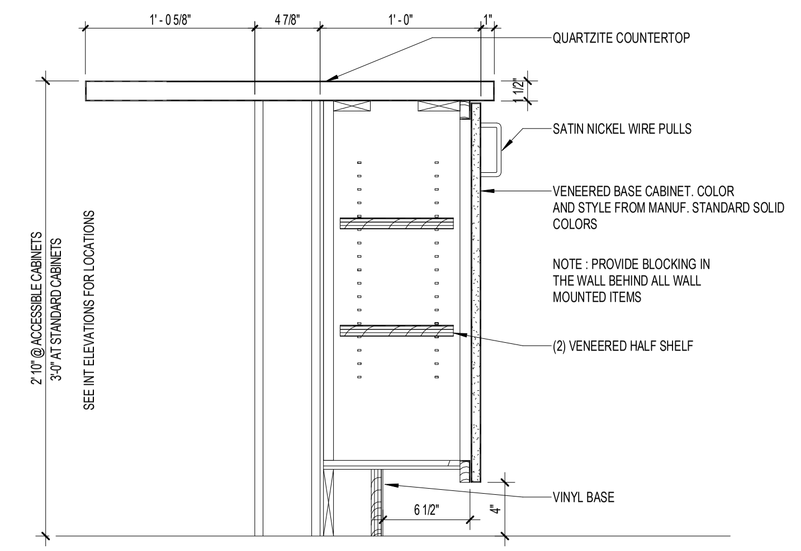
11 DETAIL @ VANITY - ALTERNATE
1 1/2" = 1'-0"



13 DETAIL VIEW @ PENINSULA - UNIT C3
1 1/2" = 1'-0"



14 DETAIL VIEW @ PENINSULA - UNIT C1
1 1/2" = 1'-0"



15 DETAIL VIEW @ PENINSULA - UNIT C2/C4
1 1/2" = 1'-0"

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CORDOGAN CLARK
Chicago
Suite 1400
714 North Wells Street, Chicago, IL 60654
tel 312.243.7300 Fax 312.243.4771
Aurora
Suite 200
Aurora Business Avenue, Aurora, IL 60505
tel 630.896.4678 Fax 630.896.4987
HODC
HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

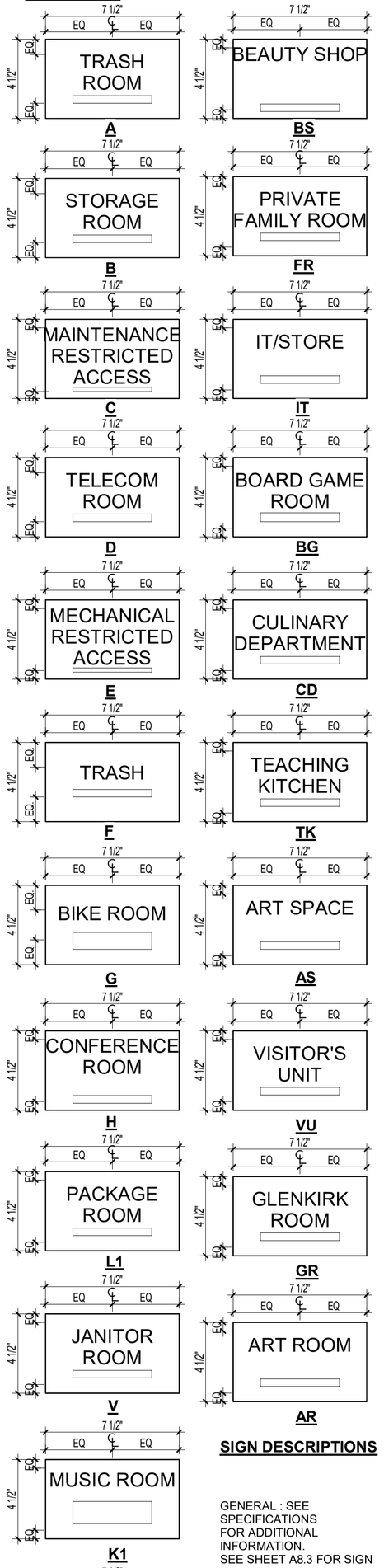
INTERIOR DETAILS

JOB NUMBER 252012
DATE 09.15.2025
REVISIONS:

100% PERMIT SET ISSUE

A8.2

SIGN TYPE 1



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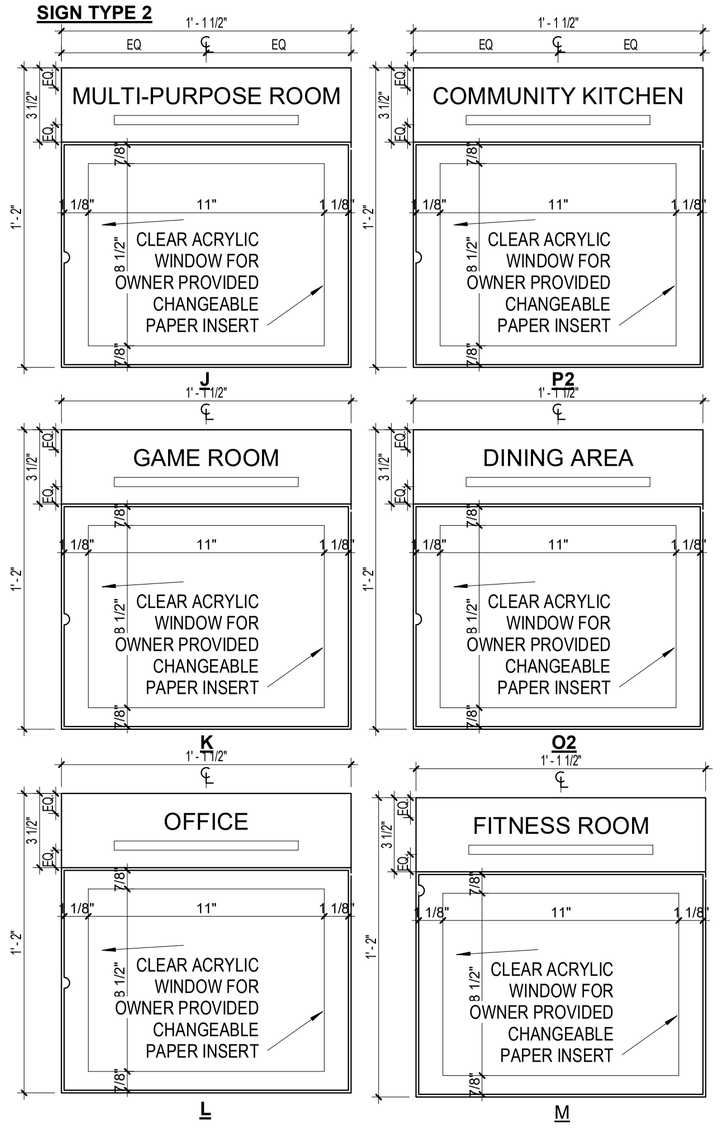
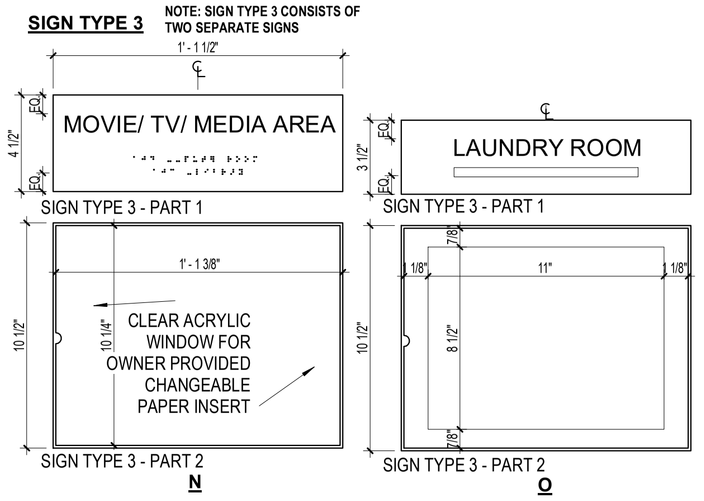
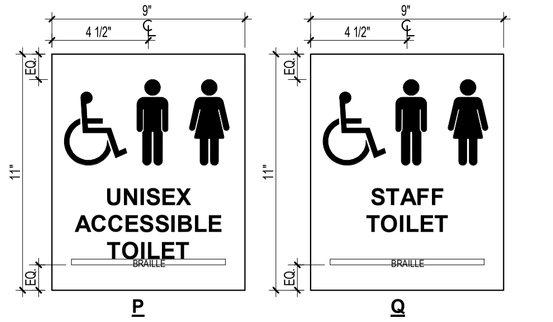


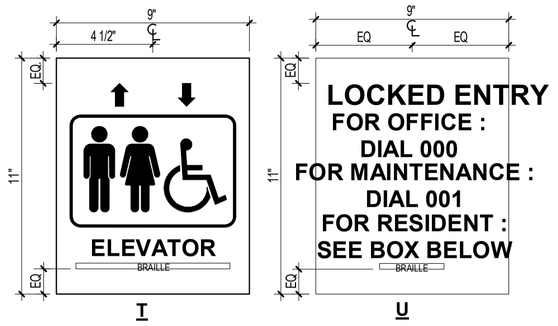
SIGN TYPE 3

NOTE: SIGN TYPE 3 CONSISTS OF TWO SEPARATE SIGNS

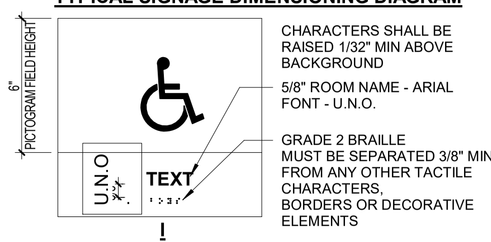


SIGN TYPES 4

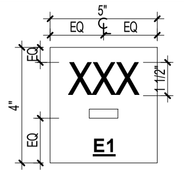




TYPICAL SIGNAGE DIMENSIONING DIAGRAM



SIGN TYPE 6 - UNIT NUMBERS

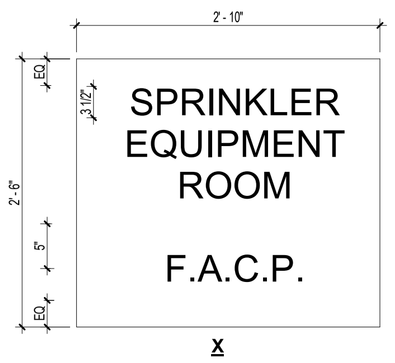


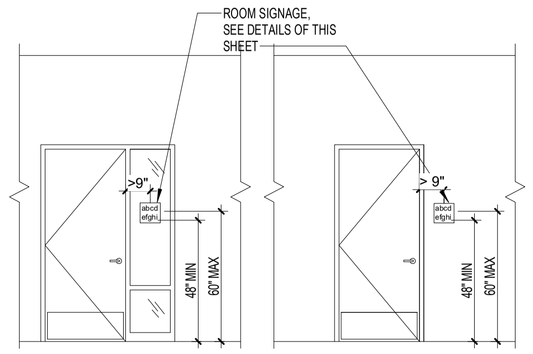
NOTE : SEE SIGNAGE PLANS FOR UNIT NUMBERS

PANELS J, K, L, M, N, O : CLEAR ACRYLIC WINDOW FOR OWNER-PROVIDED CHANGEABLE PAPER INSERT

PANELS J, K, L, M, A1 : PROVIDE MATCHING BLANK PANEL FOR OTHER SIDE OF GLASS

SIGN TYPE 7 - INDIVIDUAL NUMBER SIGN



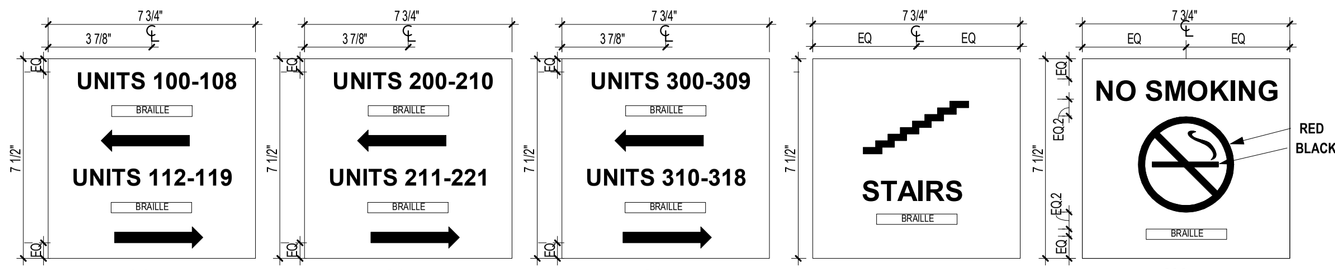


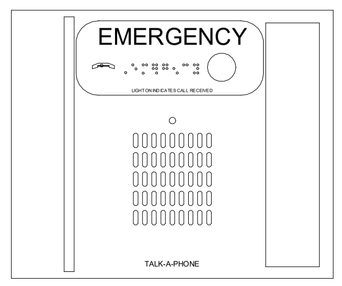
SIGN DESCRIPTIONS

GENERAL : SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. SEE SHEET A8.3 FOR SIGN LOCATIONS.

UNLESS NOTED OTHERWISE, SIGNS TO BE ACRYLIC-BACKED PHOTOPOLYMER FACE GRADE 2 BRAILLED AND RAISED TEXT (AND PICTOGRAM, WHERE INDICATED) COPPERPLATE FONT IN MANUFACTURE'S STANDARD COLORS SILICONE-MOUNTED WITH ADDITIONAL REQUIREMENTS AS FOLLOWS :

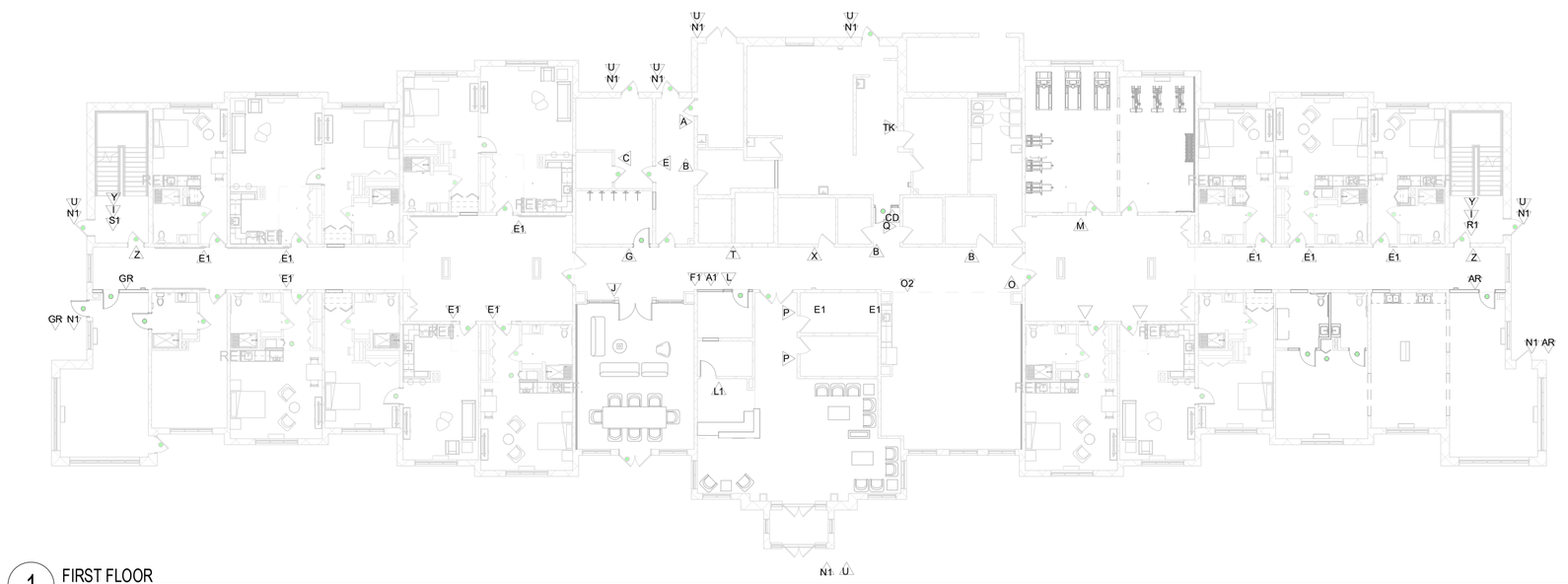
SIGN TYPES 5



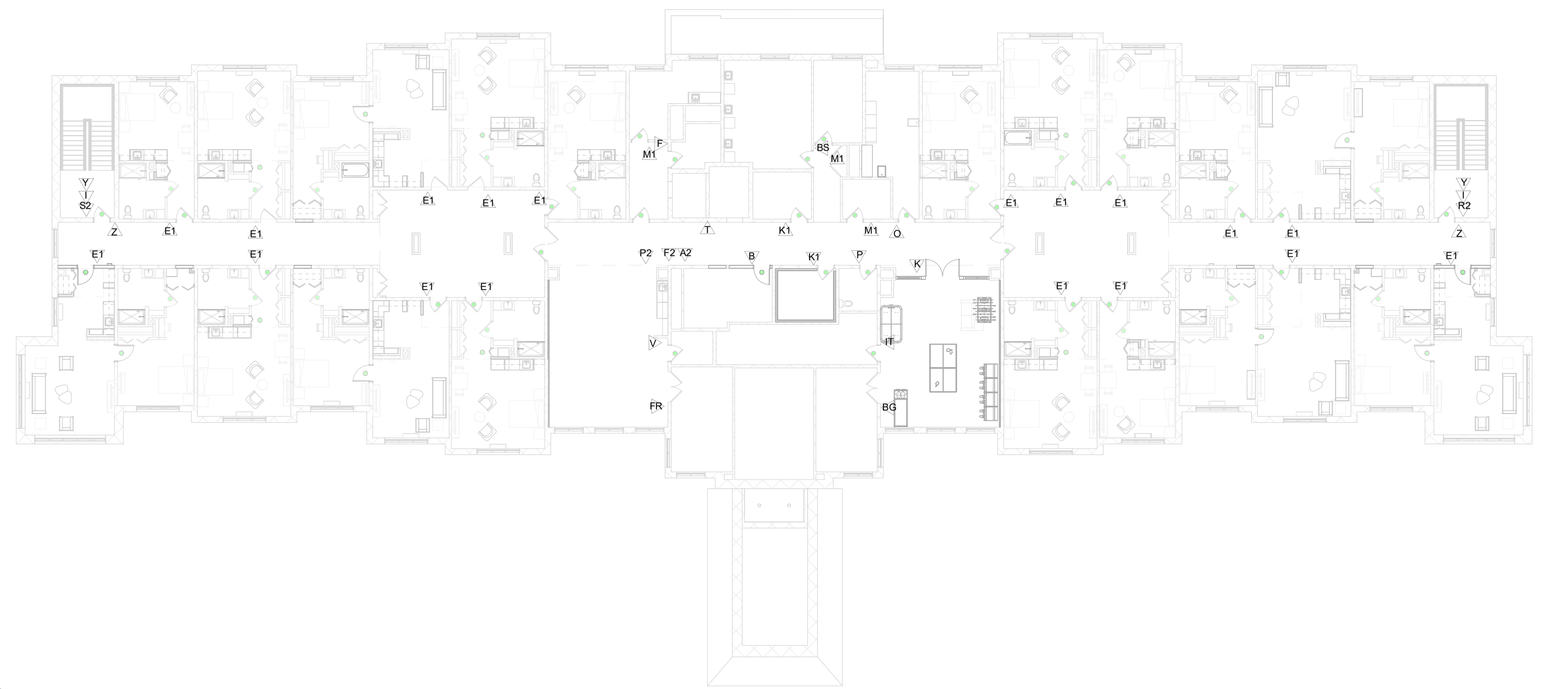


AREA OF REFUGE INSTRUCTIONS TO INCLUDE THE FOLLOWING:

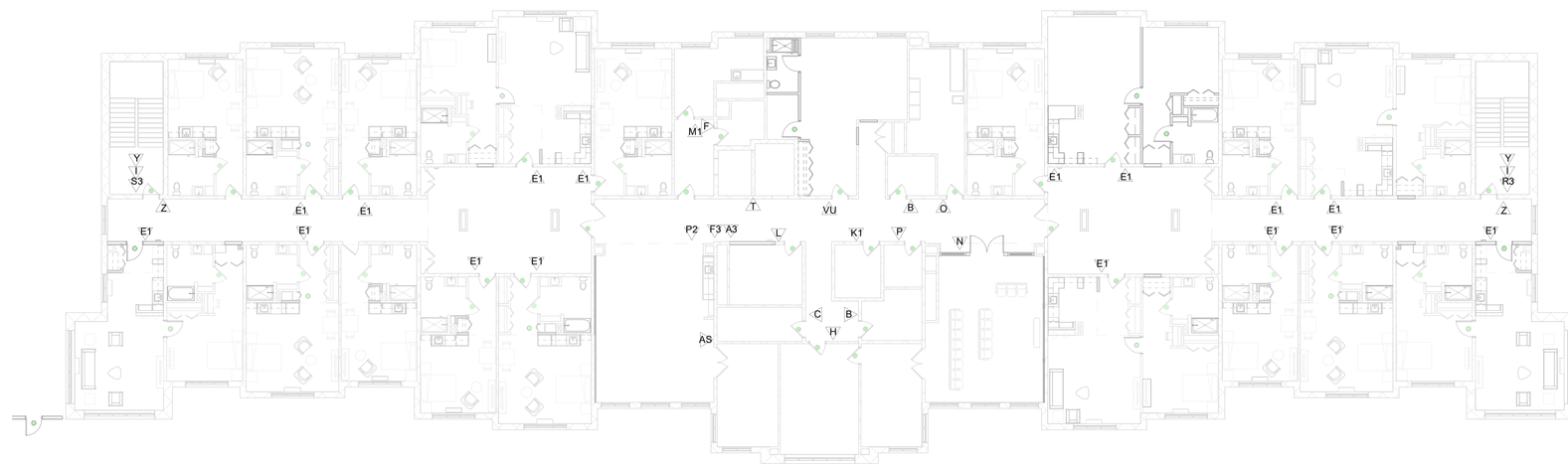
1. DIRECTIONS TO FIND OTHER MEANS OF EGRESS
2. PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS THEY ARE ASSISTING OTHERS
3. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF STAIRS OR SUPERVISED OPERATION OF ELEVATORS AND HOW TO SUMMON SUCH ASSISTANCE
4. DIRECTIONS FOR USE OF THE EMERGENCY COMMUNICATIONS SYSTEM



1 FIRST FLOOR
1" = 20'-0"

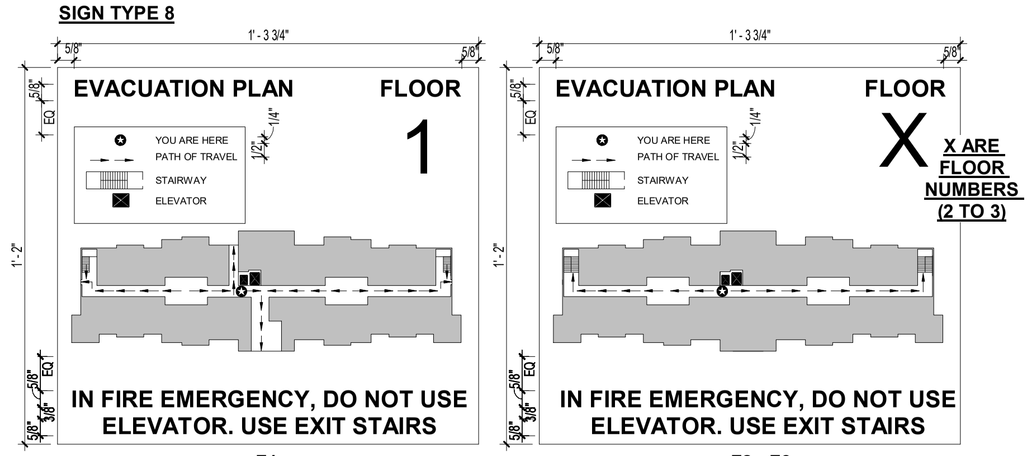


2 SECOND FLOOR
1" = 20'-0"



3 THIRD FLOOR
1" = 20'-0"

SIGN TYPE 8



CORDOGAN CLARK
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Suite 3300
60654
711 North Wells Street, Chicago, IL
Tel 312.943.4771
Fax 312.943.3300
Aurora
Suite 200
60506
1 Broadway Avenue, Aurora, IL
Tel 630.896.4678
Fax 630.896.4687
CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

SIGNAGE PLANS

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

A8.3

9/15/2025 10:18:12 PM
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DESIGN CRITERIA

1. BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2018 PER CITY OF HIGHLAND PARK
2. LIVE LOADS:

PUBLIC AREAS/CORRIDORS	100 PSF
PUBLIC STAIR WAYS	100 PSF
DWELLING UNITS	40 PSF
STORAGE	125 PSF
ROOF	20 PSF

3. SNOW LOADS

GROUND SNOW LOAD, P	25 PSF
IMPORTANCE FACTOR, Is	1.0
EXPOSURE FACTOR, Ce	1.0
THERMAL FACTOR, Ct	1.0
FLAT ROOF SNOW LOAD, Pf	20 PSF
SNOW DRIFT	VARIES

4. CONSTRUCTION LOADS SHALL CONFORM TO ASCE 37. AFTER STRUCTURE HAS ACHIEVED FULL STRENGTH (BOTH GRAVITY AND LATERAL), CONSTRUCTION LOADS MAY BE APPLIED NOT TO EXCEED THE DESIGN LIVE LOADS AS INDICATED ABOVE. IF CONSTRUCTION LOADS HIGHER THAN THE DESIGN LIVE LOADS ARE REQUIRED, CONTRACTOR TO PROVIDE DOCUMENTATION OF APPROVAL PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS
5. REFERENCES TO STANDARDS ARE IN ACCORDANCE WITH INFO INDICATED IN SPECIFICATIONS AND APPLICABLE BUILDING CODE
6. PRINCIPAL OPENINGS ARE INDICATED ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SLEEVES, BLOCKOUTS, CURBS, INSERTS, ETC.
7. CONTRACTOR SHALL SUBMIT DRAWINGS AND/OR CALCULATIONS PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS FOR ALL PRE-FABRICATED, PRE-ENGINEERED OR PROPRIETARY ELEMENTS AND THEIR CONNECTIONS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL STEEL CONNECTIONS, COLD-FORMED LIGHT-GAGE STEEL FRAMING, ETC.

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED IN FIELD OR FROM ELECTRONIC FILES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. VERIFY ALL DISCREPANCIES AND CONFLICTING INFORMATION ON DRAWINGS AND/OR SURVEY WITH ARCHITECT
2. STRUCTURAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENT AND SHALL BE USED IN CONJUNCTION WITH THE REMAINING PARTS OF THE DOCUMENT. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS AND VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION. THE ARCHITECT SHALL BE NOTIFIED FOR ANY DISCREPANCIES
3. DESIGN REQUIREMENTS AS INDICATED ON BOTH THE SPECIFICATION AND DRAWINGS, OR ON EITHER ONE ONLY, SHALL BE FOLLOWED ENTIRELY. WHERE COMPLIANCE WITH TWO OR MORE STANDARDS WITH CONFLICTING REQUIREMENTS IS SPECIFIED, NOTIFY THE ARCHITECT AND ENFORCE THE MOST STRINGENT REQUIREMENT
4. SHOP DRAWINGS PREPARED BY CONTRACTORS, SUPPLIERS, ETC., SHALL BE PROVIDED TO ARCHITECT AND ENGINEER FOR REVIEW. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER
5. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE SIZES, LOCATIONS AND QUANTITIES OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, FLOOR DEPRESSIONS, CONCRETE PADS, CURBS, ETC., FROM ALL DISCIPLINES PRIOR TO FABRICATION OF STEEL OR PLACEMENT OF CONCRETE
6. CONTRACTOR IS RESPONSIBLE, UNRELIEVED BY THE REVIEW OF SHOP DRAWINGS OR FIELD OBSERVATIONS BY OTHERS, FOR THE COMPLIANCE OF THE CONTRACT DOCUMENTS, DIMENSIONS BETWEEN INDIVIDUALS OR SETS OF DRAWINGS, JOBSITE SAFETY AND CONSTRUCTION PROCEDURES, MEANS, METHODS, TECHNIQUES AND SEQUENCES
7. STRUCTURAL STABILITY OF THE BUILDING RELIES ON THE FINISHED CONSTRUCTION WITH COMPLETED FRAMING, CONNECTIONS, WALLS AND FLOORS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR AND ITS LICENSED ENGINEER TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION
8. TEMPORARY BRACING, SHORING, EARTH RETENTION SYSTEM, UNDERPINNING OR ANY WORK THAT MAY BE REQUIRED TO PROTECT THE EXISTING SURROUNDING PROPERTIES, BUILDINGS, UTILITIES, ETC., SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR AND ITS LICENSED ENGINEER
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFECTS ON SURROUNDING EXISTING STRUCTURES FROM VIBRATIONS AND NOISES INDUCED BY THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL DETERMINE THE NEED TO PROVIDE PRE-CONSTRUCTION SURVEY, PROTECTION AND/OR MONITORING OF VIBRATIONS AND NOISES
10. LOCATION OF ALL CONSTRUCTION AND/OR CONTROL JOINTS TO BE REVIEWED BY THE ARCHITECT
11. DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE APPLIED TO SIMILAR CONDITIONS ELSEWHERE UNLESS NOTED OTHERWISE
12. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE STRUCTURAL FRAMING HAS BEEN ANALYZED TO ACCOMMODATE A UNIFORM DEAD LOAD OF 10 PSF FOR MECHANICAL EQUIPMENT. NOTIFY THE ARCHITECT OR ENGINEER FOR ANY CONCENTRATED OR DISTRIBUTED MECHANICAL LOADS THAT SHALL EXCEED THE CRITERIA
13. CENTERLINES OF COLUMNS AND THEIR FOUNDATIONS SHALL BE ALIGNED WITH THE GRID LINE INTERSECTIONS UNLESS NOTED OTHERWISE
14. STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATORY LOADS. VIBRATORY EQUIPMENT SHALL BE PLACED ON VIBRATION ISOLATORS
15. PENETRATIONS THROUGH STRUCTURAL MEMBERS, IF ANY, SHALL BE PROVIDED PER PLANS AND/OR SCHEDULES ON THE DRAWINGS. NOTIFY ARCHITECT AND ENGINEER FOR DISCREPANCIES
16. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL, CONCRETE, WOOD, MASONRY, ETC., THAT MAY BE REQUIRED FOR ERECTION PURPOSES. CONTRACTOR SHALL REMOVE ALL THESE MISCELLANEOUS ITEMS AFTER CONSTRUCTION UNLESS APPROVED BY THE OWNER

BACKFILL

1. UNLESS ADEQUATE TEMPORARY BRACING ARE IN PLACE, BACKFILLING AND COMPACTION OF SOIL AGAINST FOUNDATION WALLS SHALL NOT BE PERFORMED UNTIL THE FLOORS THAT PROVIDE LATERAL STABILITY TO THE WALLS HAVE DEVELOPED THE DESIGN STRENGTH
2. IN AREAS WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A WALL OR GRADE BEAM, BACKFILLING SHALL BE PERFORMED ON BOTH SIDES SIMULTANEOUSLY AT SIMILAR HEIGHTS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF THE STRUCTURE
3. FILL MATERIALS, PLACEMENTS, LIFT THICKNESS AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND INSPECTED BY A QUALIFIED TESTING AGENCY RETAINED BY THE CONTRACTOR
4. FOUNDATION SHALL BE BACKFILLED AS SOON AS PRACTICALLY POSSIBLE TO PREVENT EXCESSIVE MOISTURE INFILTRATION, SOIL EROSION AND/OR FROST-HEAVE ACTION

EXCAVATION AND FOUNDATION

1. CONTRACTOR SHALL EMPLOY APPROVED DEWATERING METHODS TO MAINTAIN THE SITE AT AN APPROPRIATE CONDITION FOR CONSTRUCTION
2. EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPALITY REQUIREMENTS
3. CONTRACTOR SHALL PROVIDE PROTECTION TO NEW AND EXISTING UTILITIES DURING EXCAVATION TO PREVENT SETTLEMENT, DISPLACEMENT AND/OR DISRUPTION TO THE SERVICE
4. ALL FOUNDATION EXCAVATION SHALL BE CLEAN, DRY AND FREE OF ICE, FROST AND STANDING WATER PRIOR TO CONCRETE PLACEMENT. RE-APPROVAL OF THE SUBGRADE BY GEOTECHNICAL ENGINEER WILL BE REQUIRED IF THE EXCAVATED AREA HAS EXPERIENCED SATURATION OR FLOODING AFTER APPROVAL

REINFORCING STEEL REBAR

1. REINFORCING STEEL SHALL BE DEFORMED #3 THROUGH #18 REBAR CONFORMING TO ASTM A615 GR. 60
2. ELECTRICALLY WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 AND A1064. STRUCTURAL FIBERS MAY BE ADDED TO OR REPLACE WWF WITH APPROVAL FROM THE ENGINEER
3. WWF SHALL OVERLAP 2 FULL MESH PANELS AND MECHANICALLY TIED IN AREAS WHERE LAPPING IS REQUIRED
4. DETAILING OF ALL REINFORCING STEEL REBAR AND ACCESSORIES SHALL CONFORM TO ACI 315
5. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS THAT ENTAIL THE LOCATIONS OF ALL CONCRETE CONSTRUCTION JOINTS, CURBS, PADS, SLAB DEPRESSIONS, SLEEVES, ETC., WITH CORRESPONDING REINFORCING STEEL REBAR SIZES, SPACING, DETAILS, ETC. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER FOR REVIEW
6. DOWELS SHALL MATCH THE SIZE, SPACING AND QUANTITY OF THE MAIN REINFORCING STEEL REBAR UNLESS NOTED OTHERWISE
7. ALL REBAR (INCLUDING TOP, BOTTOM AND SIDES IN SLABS AND BEAMS) EXPOSED TO ELEMENTS SUCH AS PRECIPITATION, DE-ICING SALT, PLANTING SOIL OR AS NOTED ON DRAWINGS SHALL BE EPOXY COATED CONFORMING TO ASTM A775
8. WELDING OF REBAR IS NOT PERMITTED UNLESS SPECIFICALLY INDICATED ON DRAWINGS. REBAR WELDING SHALL CONFORM TO ASTM A706 AND AWS D1.4
9. REBAR SPLICES SHALL CONFORM TO ACI 318. SPLICE REBAR ONLY AS INDICATED ON DRAWINGS EXCEPT FOR REBAR NOTED AS CONTINUOUS. CONTINUOUS REBAR SHALL BE SPLICED WITH CLASS A LAP SPLICE AT SUPPORT FOR BOTTOM REBAR AND AT MID-SPAN FOR TOP AND SIDE REBAR

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE APPLICABLE EDITION OF ACI 301 AND ACI 318
2. CAST-IN-PLACE CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES WITH MAX. W/C RATIO OF 0.45 TO 0.50. CONCRETE SHALL BE THE FOLLOWING TYPES AND MIN. 28-DAY COMPRESSIVE STRENGTHS UNLESS NOTED OTHERWISE:

SLAB-ON-GRADE	NORMAL WEIGHT	3,500 PSI
OTHER	NORMAL WEIGHT	4,000 PSI

ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE 4.5% TO 7.5% AIR-ENTRAINED (3% FOR TROWEL-FINISHED SURFACE)

3. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS INDICATED BELOW UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH WITHOUT FORM	3"	
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2"	
SLABS-ON-GRADE	1 1/2"	TOP

REFER TO ACI 318 FOR CONDITIONS NOT INDICATED

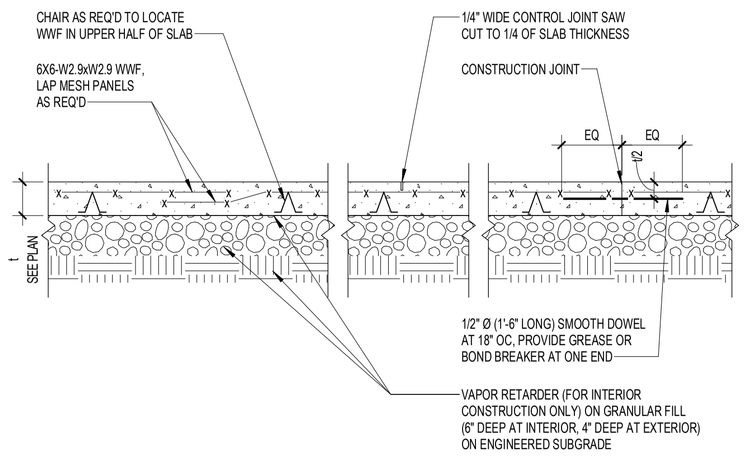
4. PROVIDE CONSTRUCTION, CONTROL AND ISOLATION JOINTS AS INDICATED ON DRAWINGS. FOR JOINTS NOT INDICATED ON DRAWINGS, LOCATIONS TO BE REVIEWED BY THE ARCHITECT AND ENGINEER
5. CONSTRUCTION JOINTS SHALL CONFORM TO ACI 318. THE JOINTS SHALL BE MOISTENED AND CLEANED OF LOOSE DEBRIS PRIOR TO PLACING NEW CONCRETE
6. INTERIOR SLAB-ON-GRADE SHALL BE OF THICKNESS AND REINFORCED AS INDICATED ON DRAWINGS. POUR SLAB IN STRIPS OF MAXIMUM 60'-0" WIDTH OVER VAPOR RETARDER ON PREPARED GRANULAR SUBGRADE UNLESS NOTED OTHERWISE. FLATNESS AND LEVELNESS OF SLABS SHALL BE INSPECTED PER ASTM E1155 WITHIN 24 HOURS OF FINISHING
7. CONTROL OR CONSTRUCTION JOINTS IN SLAB-ON-GRADE SHALL BE SPACED AT 15'-0" MAXIMUM WHILE MAINTAINING A LONG TO SHORT SIDE RATIO OF 1.25 MAXIMUM
8. WWF MAY BE SUBSTITUTED WITH STRUCTURAL FIBERS WITH APPROVAL FROM THE ARCHITECT AND ENGINEER, DOSAGE OF FIBERS SHALL BE SPECIFIED BY THE MANUFACTURER TO ACHIEVE EQUIVALENT PERFORMANCE TO THE SPECIFIED WWF AND MAINTAIN THE SPECIFIED W/C RATIO
9. CONCRETE PADS OF 4" THICK OR LESS SHALL BE REINFORCED WITH 6x6-W2.9xW2.9 WWF UNLESS NOTED OTHERWISE
10. USE OF ADMIXTURES CONTAINING CHLORIDE OR CALCIUM CHLORIDE IN CONCRETE IS NOT PERMITTED
11. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW
12. REINFORCING STEEL REBAR SHALL NOT BE CUT, MOVED OR INTERRUPTED FOR ANY SLEEVES, PENETRATIONS OR BLOCKOUTS IN THE CONCRETE WALLS OR ELEVATED SLABS UNLESS NOTED OTHERWISE
13. CONTRACTOR SHALL VERIFY ALL FLOOR FINISHES, CURBS, PADS, DEPRESSIONS, ETC., IN CONCRETE SLABS WITH ARCHITECTURAL DRAWINGS
14. CONTRACTOR SHALL SURVEY ALL CONCRETE ELEVATIONS AFTER THE REMOVAL OF THE FORMS AND TEMPORARY SUPPORTS. NOTIFY ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS
15. ALL CONCRETE WORK PERFORMED DURING HOT OR COLD WEATHER SHALL CONFORM TO ACI 305 AND ACI 306
16. REMOVAL OF FORMWORK AND RESHORING OF STRUCTURE SHALL CONFORM TO ACI 301 AND ACI 347
17. ANCHOR RODS OR DOWELS SHALL BE PLACED PRIOR TO CONCRETE POURING. INSERTION OF SUCH ITEMS INTO WET CONCRETE IS NOT PERMITTED
18. ALL EMBEDMENTS SUCH AS CONDUITS, PIPES, SLEEVES, ETC., IN CONCRETE SHALL CONFORM TO ACI 318
19. PROVIDE CHAMFERS AS INDICATED ON ARCHITECTURAL DRAWINGS

STRUCTURAL COLD FORMED (LIGHT GAGE) STEEL

1. ALL LIGHT GAGE STEEL PRODUCTS SHALL CONFORM TO ASTM A653 AND THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY AMERICAN IRON AND STEEL INSTITUTE (AISI)
2. ALL MEMBERS SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI FOR 18 GAGE AND LIGHTER AND 50 KSI FOR 16 GAGE AND HEAVIER
3. ALL MEMBERS SHALL BE ZINC COATED PER ASTM A924. ANY COATING REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE TOUCHED UP IN FIELD
4. LIGHT GAGE MEMBER SIZES SHOWN ON DRAWINGS ARE REQUIRED MINIMUM. ALL MEMBERS, ACCESSORIES AND THEIR CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR LOADS INDICATED ON DRAWINGS INCLUDING A MINIMUM NET UPLIFT FORCE OF 20 PSF FOR ROOF MEMBERS. CALCULATIONS PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS SHALL BE SUBMITTED FOR REVIEW
5. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS THAT ENTAIL ERECTION PLANS, DESIGN LOADS, MEMBER SIZES, SPAN CONDITION, CONNECTIONS, ETC. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER FOR REVIEW
6. ALL CONNECTIONS SHALL UTILIZE SELF-DRILLING SCREWS OR WELDS CONFORMING TO AWS D1.3
7. FABRICATION, ERECTION AND ASSEMBLY SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
8. CONNECTIONS AT TOP OF ALL NON-LOADING BEARING WALLS SHALL BE VERTICALLY SLIPPED TO ALLOW DEFLECTION OF THE STRUCTURAL FRAMING ABOVE
9. DEFLECTION FOR EXTERIOR STUDS WITH BRICK VENEER UNDER LATERAL LOAD SHALL BE LIMITED TO L/600
10. DEFLECTION FOR JOISTS UNDER LIVE AND TOTAL LOAD SHALL BE LIMITED TO L/360 AND L/240, RESPECTIVELY

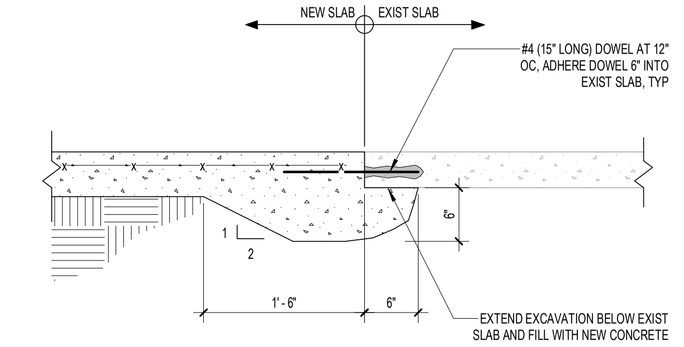
DELEGATED DESIGN

1. PRE-FABRICATED, PRE-ENGINEERED OR PROPRIETARY ELEMENTS AND THEIR CONNECTIONS INCLUDING, BUT NOT LIMITED TO, PRECAST CONCRETE PRODUCTS, STRUCTURAL STEEL CONNECTIONS, WOOD TRUSSES, COLD FORMED (LIGHT GAGE) STEEL, ETC., SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS FOR THE LOADS INDICATED ON STRUCTURAL GENERAL NOTES
2. DELEGATED DESIGN ON SUCH ITEMS SHALL BE WITHIN THE SCOPE OF THE CONTRACTORS WITH NO ADDITIONAL COSTS TO THE OWNER OR EXTENSION TO THE PROJECT SCHEDULE
3. CALCULATIONS PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS SHALL BE SUBMITTED PRIOR TO OR ALONG WITH THE SHOP DRAWINGS FOR REVIEW, ANY ITEMS REQUIRING EOR REVIEW SHALL BE PRESENTED IN A SUMMARY DOCUMENT OR TABLE PREPARED BY THE DELEGATED DESIGNER, EOR WILL NOT REVIEW ANY CALCULATION PERFORMED BY HAND OR PRINTOUTS FROM ANY ANALYSIS PROGRAMS OWNED AND UTILIZED BY THE DELEGATED DESIGNER
4. ANY CONCENTRATED REACTIONS INDUCED TO THE MAIN STRUCTURE OR FOUNDATION SHALL BE COMMUNICATED IMMEDIATELY TO THE EOR, SUCH REACTIONS SHALL BE PROVIDED IN A SUMMARY DOCUMENT OR TABLE FORM, PRINTOUTS OF THE INDIVIDUAL DESIGN ELEMENT FROM THE ANALYSIS PROGRAMS OWNED AND UTILIZED BY THE DELEGATED DESIGNER ARE NOT ACCEPTABLE
5. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE DESIGN SHOWN IN THE CALCULATIONS INTO FABRICATION AND CONSTRUCTION, ANY DISCREPANCIES SHALL RESULT IN REJECTION OF WORK UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND ENGINEER
6. DELEGATED DESIGN SHALL BE PERFORMED WITHIN THE CONSTRAINTS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. IF THE DESIGN REQUIRES ALTERATION TO THE CONSTRAINTS SUCH AS DEEPER MEMBERS, ADDITIONAL BRACINGS, KICKERS, ETC., NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY PRIOR TO CALCULATION OR SHOP DRAWING SUBMITTAL

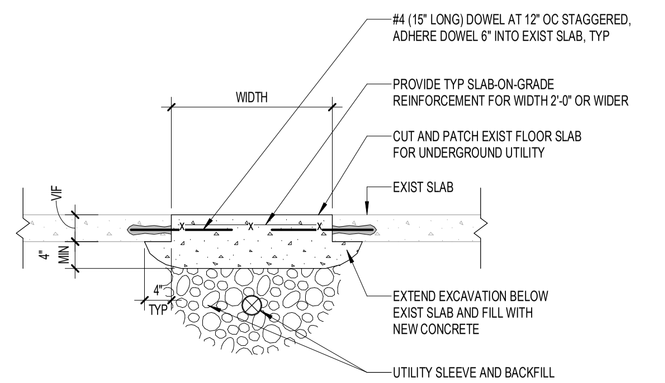


NOTE:
1. SPACE CONTROL OR CONSTRUCTION JOINTS AT 15'-0" MAX PER GENERAL NOTES UNO
2. MESH PANELS SHALL NOT BE LAPPED MORE THAN (3) LAYERS
3. DO NOT USE BRICK OR CONCRETE ELEMENTS AS CHAIRS

1 TYPICAL SLAB-ON-GRADE CONSTRUCTION
3/4" = 1'-0"

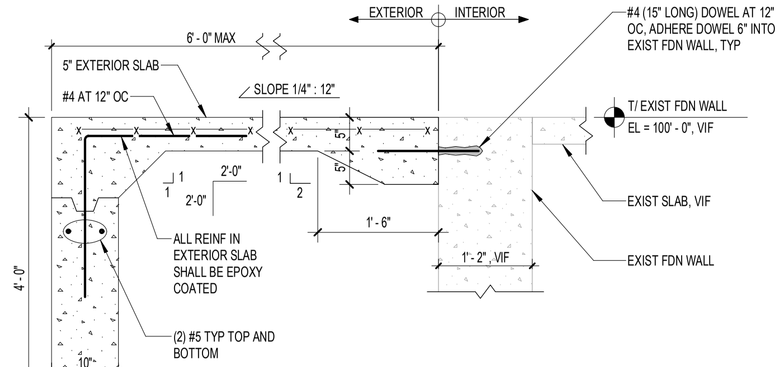


2 TYPICAL NEW/EXISTING SLAB CONNECTION
1" = 1'-0"



NOTE:
SEE ARCH FOR ANY MOISTURE OR VAPOR BARRIER REQUIREMENTS

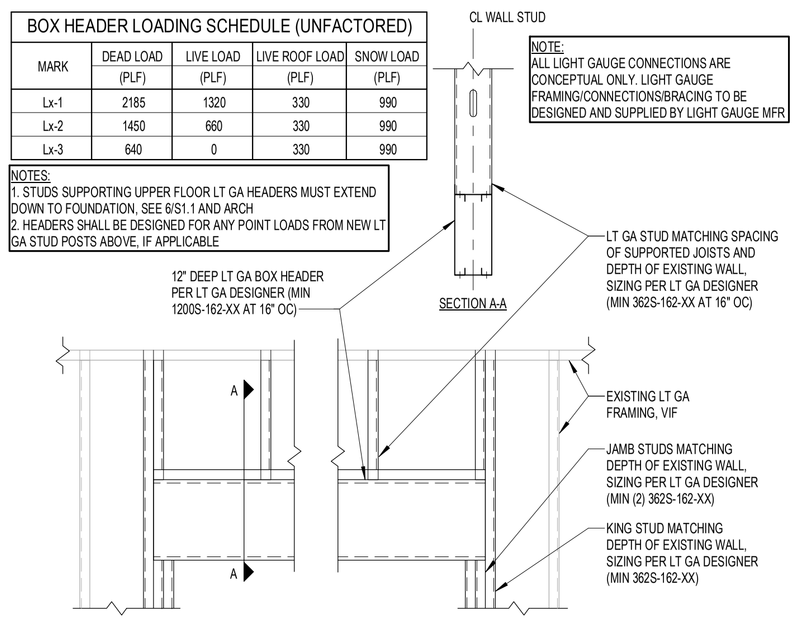
3 TYPICAL FLOOR SLAB INFILL
3/4" = 1'-0"



4 FOUNDATION WALL/SIDEWALK CONNECTION
3/4" = 1'-0"

BOX HEADER LOADING SCHEDULE (UNFACTORED)				
MARK	DEAD LOAD (PLF)	LIVE LOAD (PLF)	LIVE ROOF LOAD (PLF)	SNOW LOAD (PLF)
Lx-1	2185	1320	330	990
Lx-2	1450	660	330	990
Lx-3	640	0	330	990

NOTES:
1. STUDS SUPPORTING UPPER FLOOR LT GA HEADERS MUST EXTEND DOWN TO FOUNDATION, SEE 6/S1.1 AND ARCH
2. HEADERS SHALL BE DESIGNED FOR ANY POINT LOADS FROM NEW LT GA STUD POSTS ABOVE, IF APPLICABLE

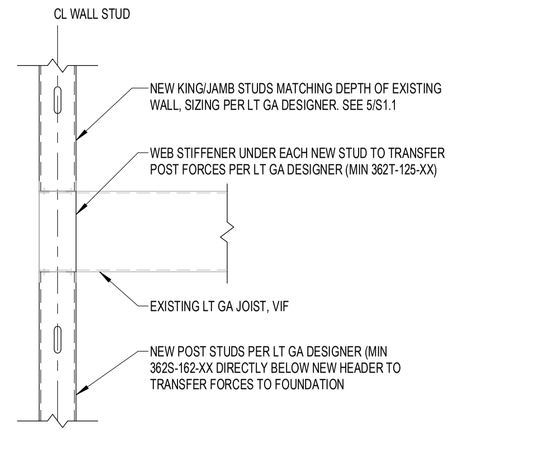


5 TYPICAL LIGHT GAUGE BEARING WALL OPENING AND HEADER CONSTRUCTION
3/4" = 1'-0"

NOTE:
ALL LIGHT GAUGE CONNECTIONS ARE CONCEPTUAL ONLY. LIGHT GAUGE FRAMING/CONNECTIONS/BRACING TO BE DESIGNED AND SUPPLIED BY LIGHT GAUGE MFR

NOTE:
THIS DETAIL APPLIES TO EVERY LEVEL BELOW A NEW HEADER. WHEN A POST IS INTERRUPTED BY A NEW HEADER BELOW, THAT HEADER MUST SUPPORT THE FORCES FROM ABOVE

NOTE:
ALL LIGHT GAUGE CONNECTIONS ARE CONCEPTUAL ONLY. LIGHT GAUGE FRAMING/CONNECTIONS/BRACING TO BE DESIGNED AND SUPPLIED BY LIGHT GAUGE MFR



6 LIGHT GAUGE HEADER POST CONTINUATION
3/4" = 1'-0"

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THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

STRUCTURAL GENERAL NOTES AND DETAILS

JOB NUMBER 252012
DATE 09.15.2025

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S1.1

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KEYNOTES

1 ALTER EXISING SPRINKLER SYSTEM AS REQUIRED TO FULLY SPRINKLER INDICATED AREA PER NFPA 13.

NORTH

1 FIRST FLOOR FIRE PROTECTION PLAN - AREA A

1/8" = 1'-0"

KEYPLAN

NTS

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CCHI Collaborative Community Housing Initiative

AUBERGE - HIGHLAND PARK

1651 RICHFIELD AVE

HIGHLAND PARK, IL 60035

FIRST FLOOR FIRE PROTECTION PLAN - AREA A

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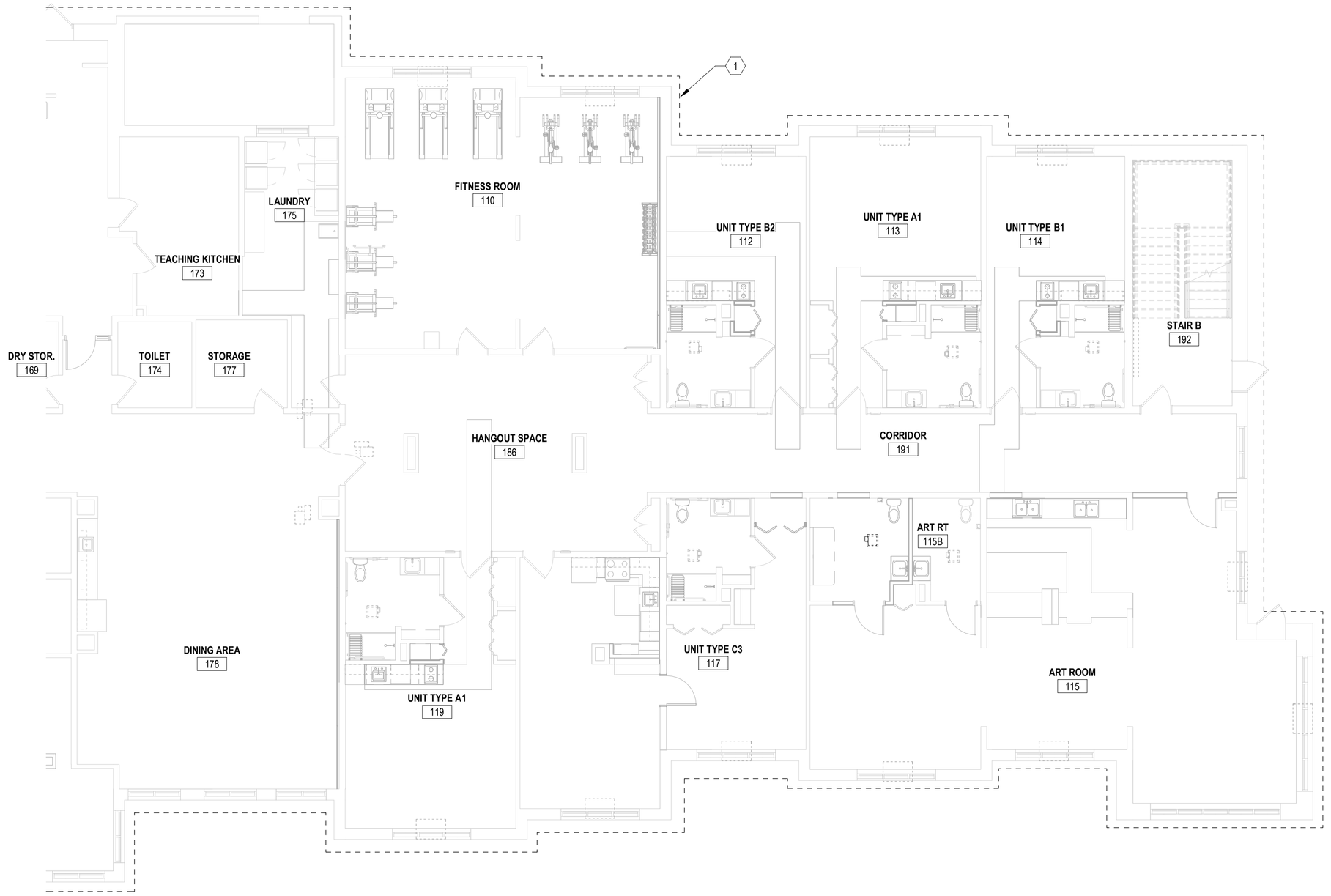
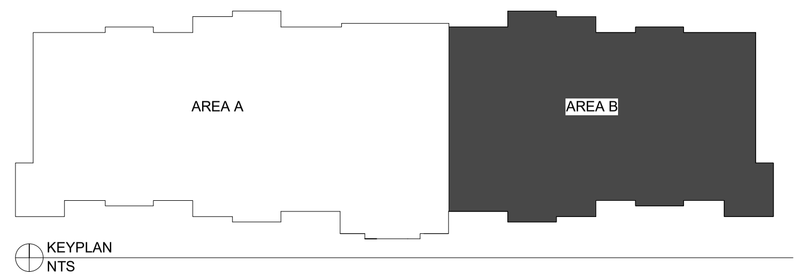


NORTH

1 FIRST FLOOR FIRE PROTECTION PLAN - AREA B
1/8" = 1'-0"



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FIRST FLOOR FIRE PROTECTION PLAN - AREA B

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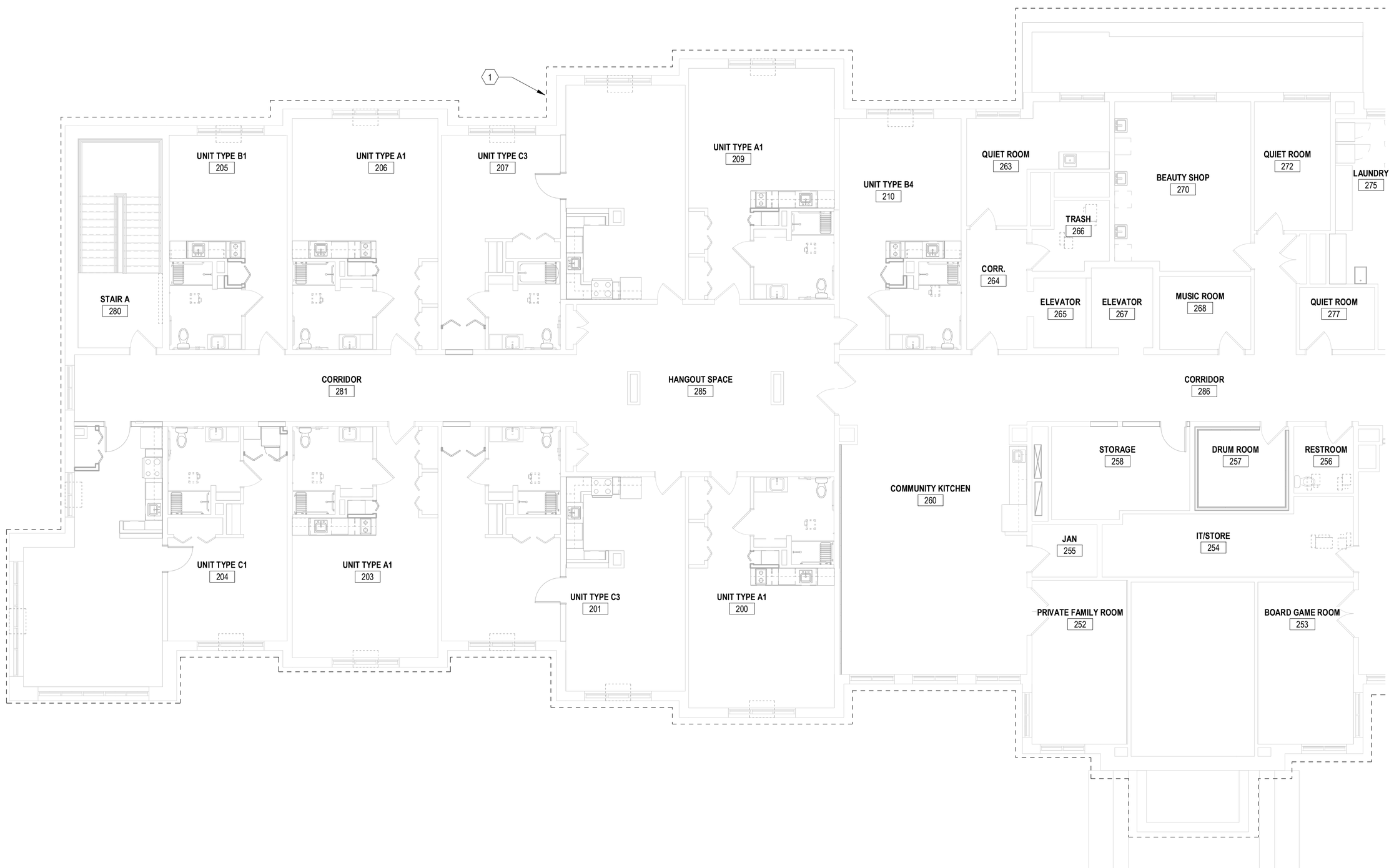


NORTH

1 SECOND FLOOR FIRE PROTECTION PLAN - AREA A
1/8" = 1'-0"

KEYNOTES

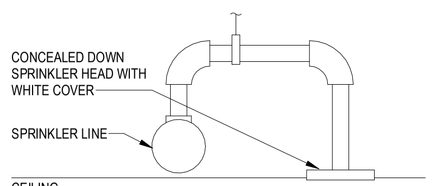
1 ALTER EXISING SPRINKLER SYSTEM AS REQUIRED TO FULLY SPRINKLER INDICATED AREA PER NFPA 13.

SPRINKLER NOTES

1. DRAWING IS INTENDED TO PROVIDE SCOPE ONLY. DESIGN AND CALCULATION OF THE SYSTEM IS TO BE BY SPRINKLER CONTRACTOR IN ACCORDANCE WITH NFPA AND THE LOCAL FIRE PREVENTION DEPT. LOCATION AND NUMBER OF HEADS MUST BE VERIFIED BY THE SPRINKLER CONTRACTOR.
2. SPRINKLER CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE LOCAL FIRE PREVENTION DEPARTMENT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, MANUFACTURING AND INSTALLING ANY PORTION OF THE SPRINKLER SYSTEM. PROVIDE NICET IV/PE STAMP.
3. ALL PIPING AND SPRINKLER HEADS SHALL BE INSTALLED AS PER NFPA-13, LOCAL CODES, AND ASTM-A120 STANDARDS, REGULATIONS, RECOMMENDATIONS AND RULES.
4. ALL MATERIALS, WHERE APPLICABLE, SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED FOR USE IN AUTOMATIC SPRINKLER SYSTEMS.
5. ALL PIPES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE UTILIZING HANGERS, MATERIALS, AND METHODS PER NFPA 13. PIPING SUPPORT SHALL BE IN ACCORDANCE WITH NFPA 13.
6. REDUCERS, UNION, VALVES, HANGERS, SLEEVES THROUGH WALLS AND FLOORS, SPECIALTIES AND OTHER MISCELLANEOUS ITEMS NOT SHOWN ON DRAWINGS SHALL BE FURNISHED BY SPRINKLER CONTRACTOR AS REQUIRED.
7. ELECTRIC ALARM DEVICES AND SUPERVISORY DEVICES FOR THE MONITORING OF THE SPRINKLER SYSTEM SHALL BE INSTALLED BY THE FIRE PROTECTION CONTRACTOR. ALL WIRING OF THE DEVICES IS THE RESPONSIBILITY OF OTHERS.
8. CHECK AND CONSULT ALL TIMES THE LATEST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND EQUIPMENT DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, LIGHTING FIXTURES, CEILING AIR DIFFUSERS, DUCTWORK, ETC. RE-ROUTE ANY PORTION OF SPRINKLER PIPING AS REQUIRED IN FIELD TO AVOID INTERFERENCES.
9. CONTRACTOR TO BE LICENSED.
10. ALL UNDERGROUND LINES MUST HAVE 10' HEAD TEST AND BE INSPECTED BY CITY.

FIRE PROTECTION NOTES

1. CONTRACTOR TO DETERMINE HAZARD CLASSIFICATION.
2. FIELD-FIT PENDANT HEADS TO CENTER OF CEILING TILES.
3. MAIN PIPING: SCHEDULE 10 BLACK STEEL, ASTM A135, TYPE E, GRADE A, GROOVED FITTINGS AND JOINTS.
4. GROOVED FITTINGS: ASTM A536, DUCTILE IRON, PAINTED.
5. GROOVED COUPLINGS: ASTM A536, DUCTILE IRON, PAINTED, GRADE E EPDM GASKET, 175 PSI MINIMUM.
6. FLANGED FITTINGS: STEEL, ASME B16.5, CLASS 150.
7. BRANCH PIPING: SCHEDULE 40 BLACK STEEL, ASTM A795, TYPE E, GRADE A OR ASTM A53, TYPE E, GRADE B.
8. THREADED FITTINGS: ANSI B16.3, DUCTILE IRON, CLASS 150.
9. RISER NIPPLES AND STARTER PIECES: ASTM A733, MADE OF ASTM A53/A53M STANDARD WEIGHT SEAMLESS STEEL PIPE WITH THREADED ENDS.
10. HANGERS: 3/8" THREADED ROD, CLAMP TO STRUCTURE, UNISTRUT TRAPEZE AS REQUIRED.
11. SLEEVES: PROVIDE SCHEDULE 40 SLEEVES AT WALL PENETRATIONS.
12. PROVIDE FIRE CAULK AT PENETRATIONS THROUGH RATED WALLS.
13. TEST COMPLETED SYSTEM AT 200 PSI FOR 2 HOURS.
14. FLOW AND TAMPER SWITCHES TO BE 120V.



2 FP2.2A SPRINKLER ARM-OVER DETAIL
NOT TO SCALE

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SECOND FLOOR FIRE PROTECTION PLAN - AREA A

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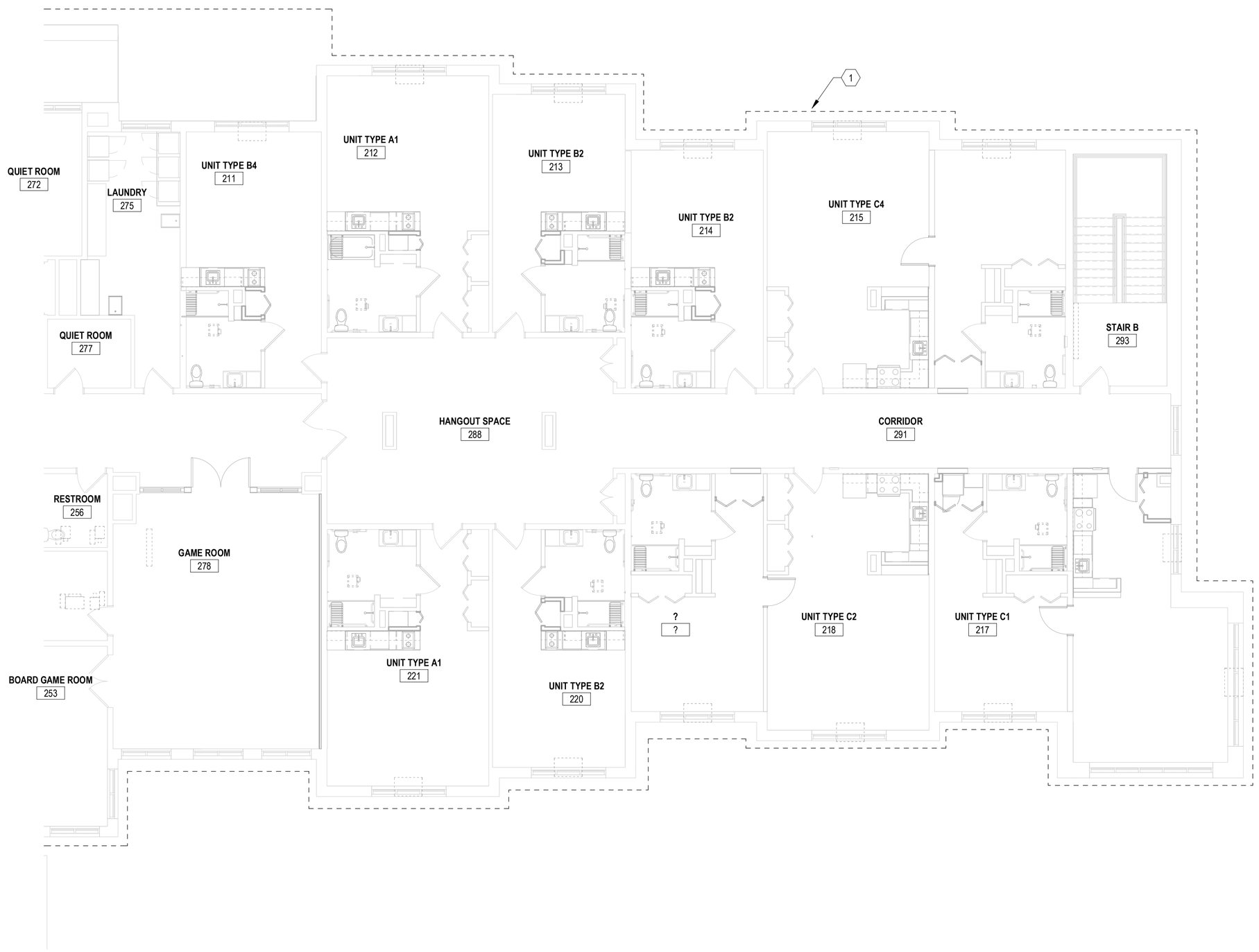
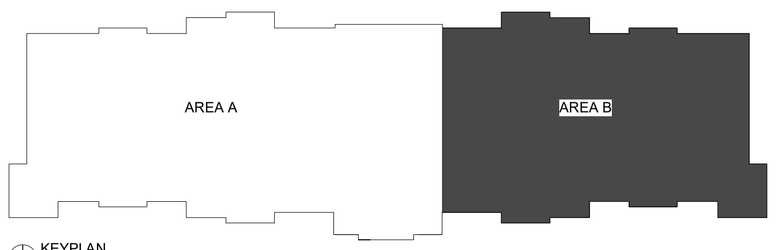


NORTH

1 SECOND FLOOR FIRE PROTECTION PLAN - AREA B

1/8" = 1'-0"



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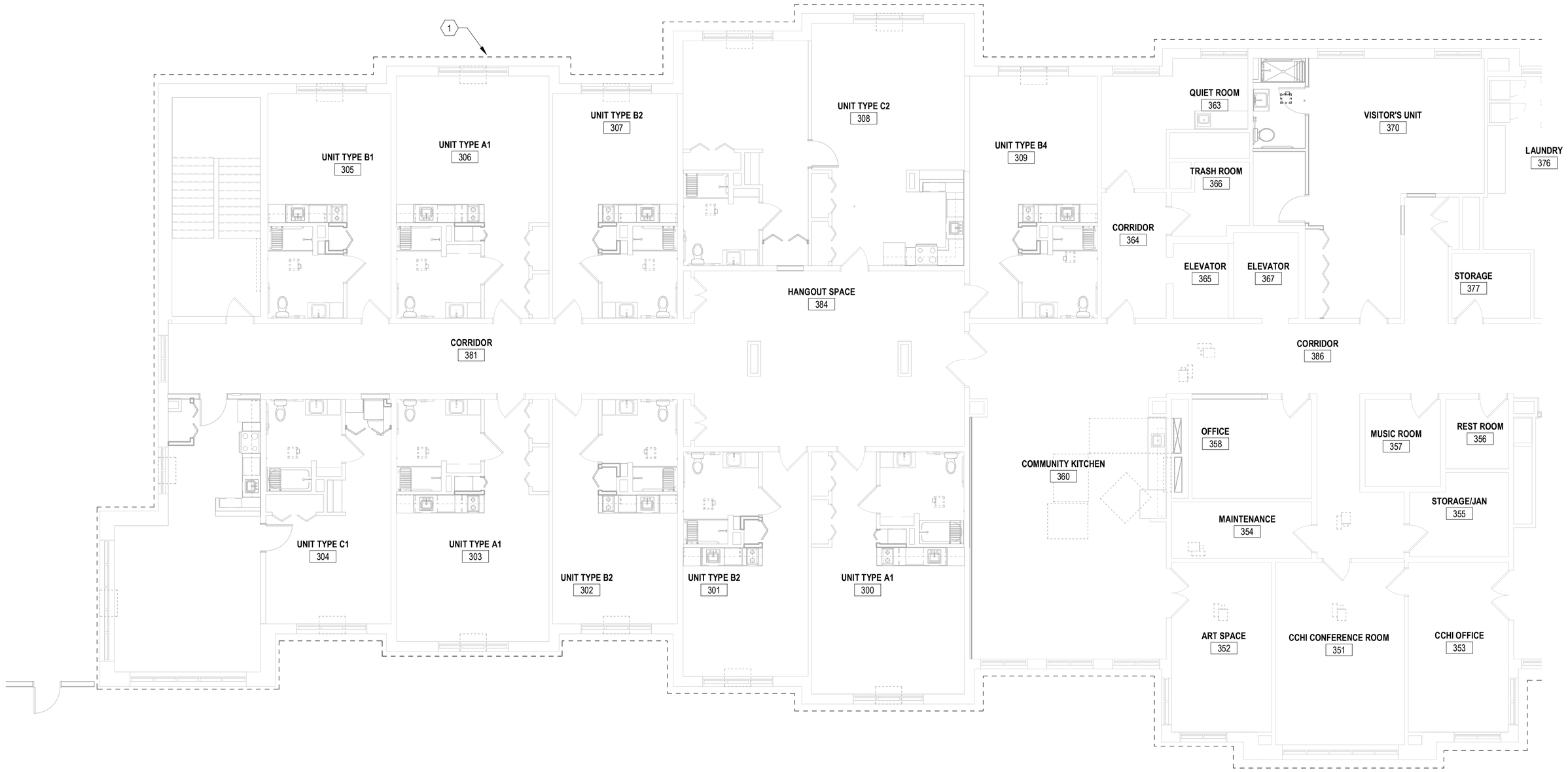
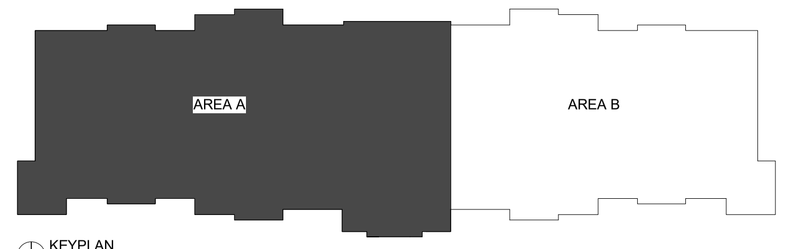


NORTH 1 THIRD FLOOR FIRE PROTECTION PLAN - AREA A
1/8" = 1'-0"



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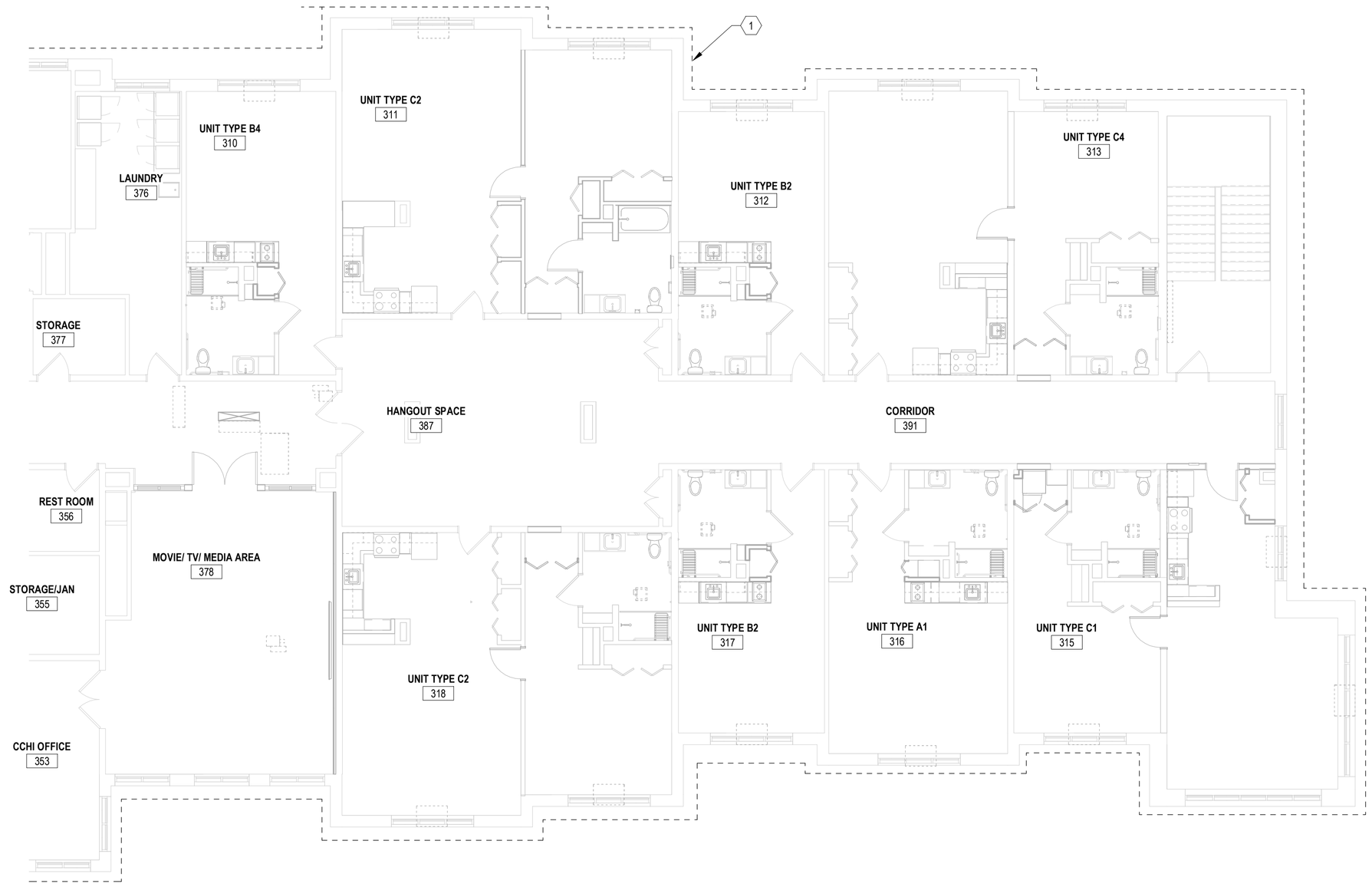
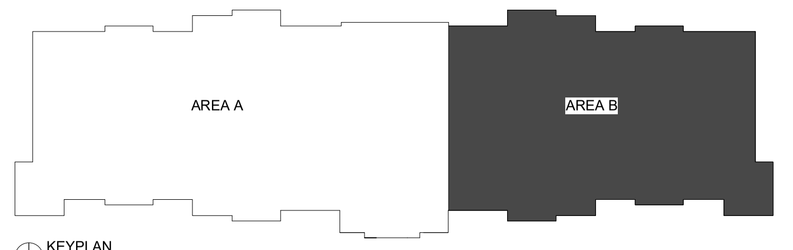


NORTH

1 THIRD FLOOR FIRE PROTECTION PLAN - AREA B

1/8" = 1'-0"



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THIRD FLOOR FIRE PROTECTION PLAN - AREA B

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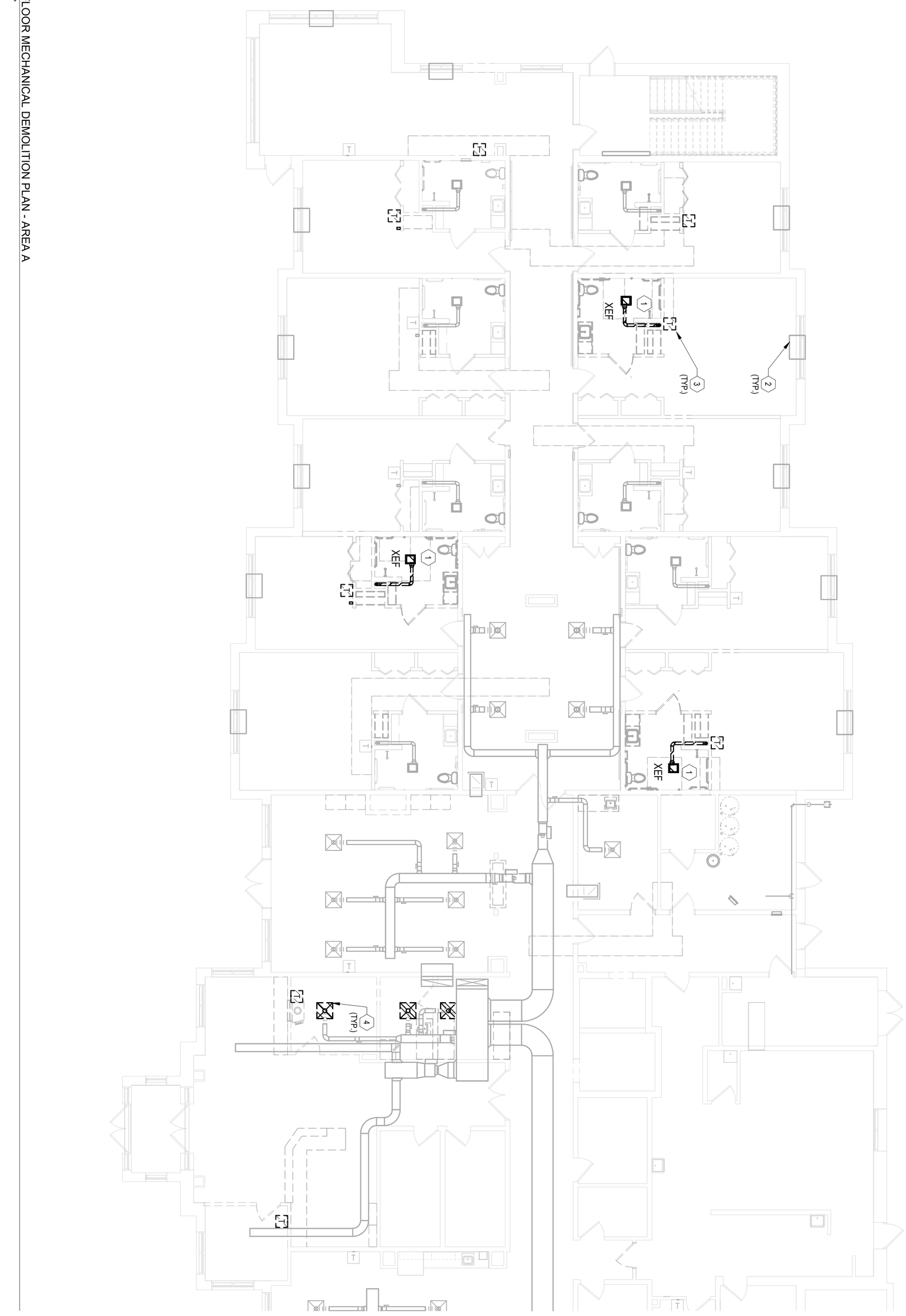
NORTH

1 FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA A

1/8" = 1'-0"



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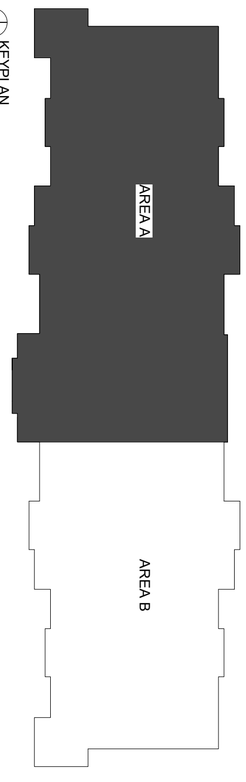

KEYNOTES

1 DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2 EXISTING TO REMAIN.
3 DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.
4 DISCONNECT AND SALVAGE THE EXISTING DIFFUSER AS REQUIRED.

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FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA A

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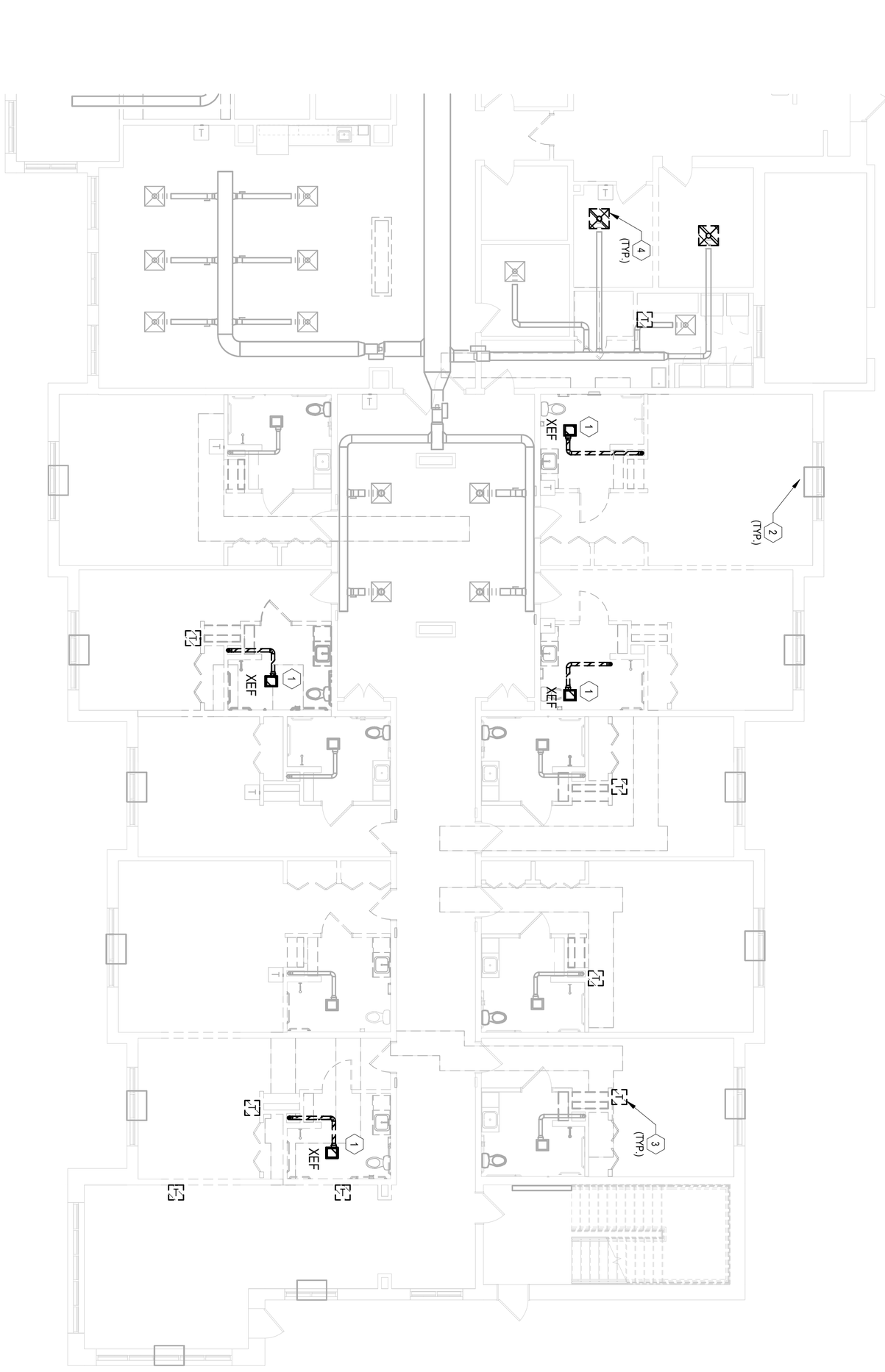
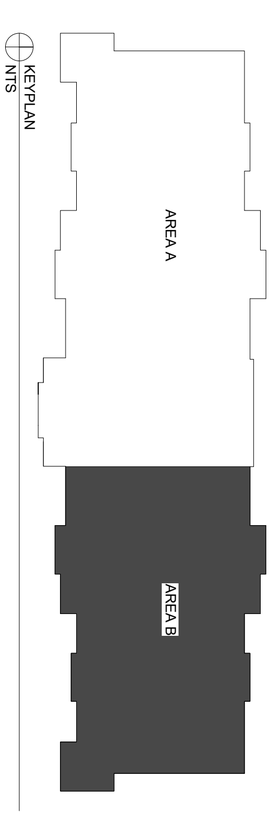


1 FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA B
1/8" = 1'-0"



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1 SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA A

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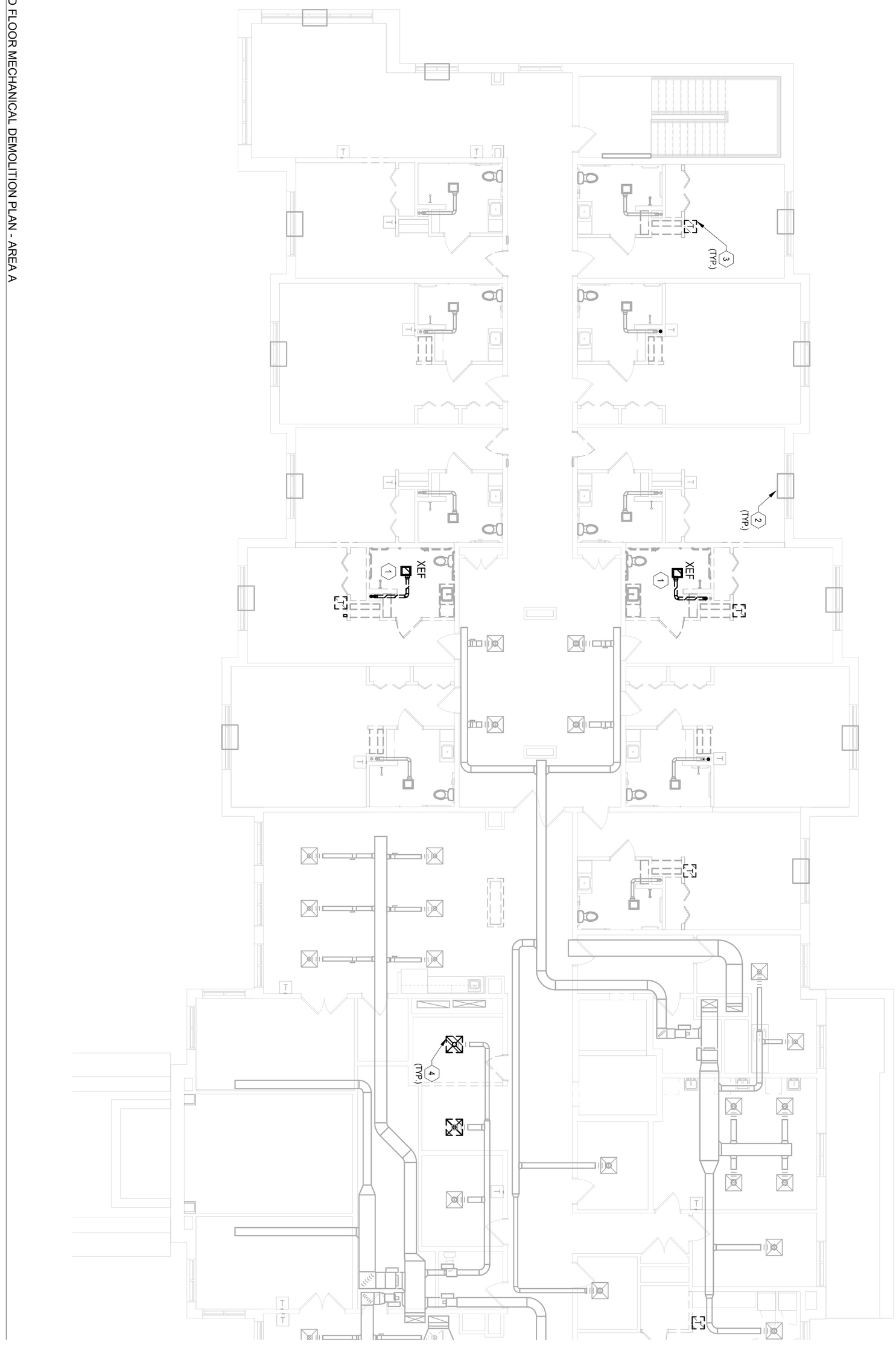

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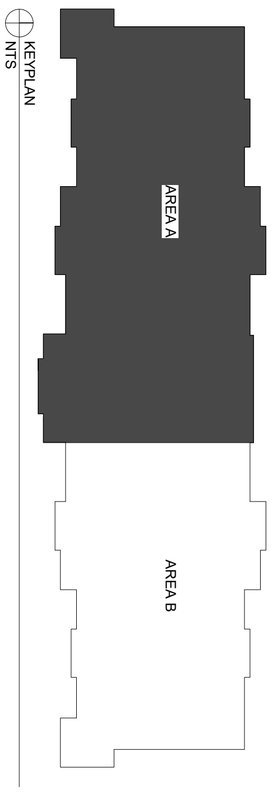

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4 DISCONNECT AND SALVAGE THE EXISTING DIFFUSER AS REQUIRED.

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SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA A

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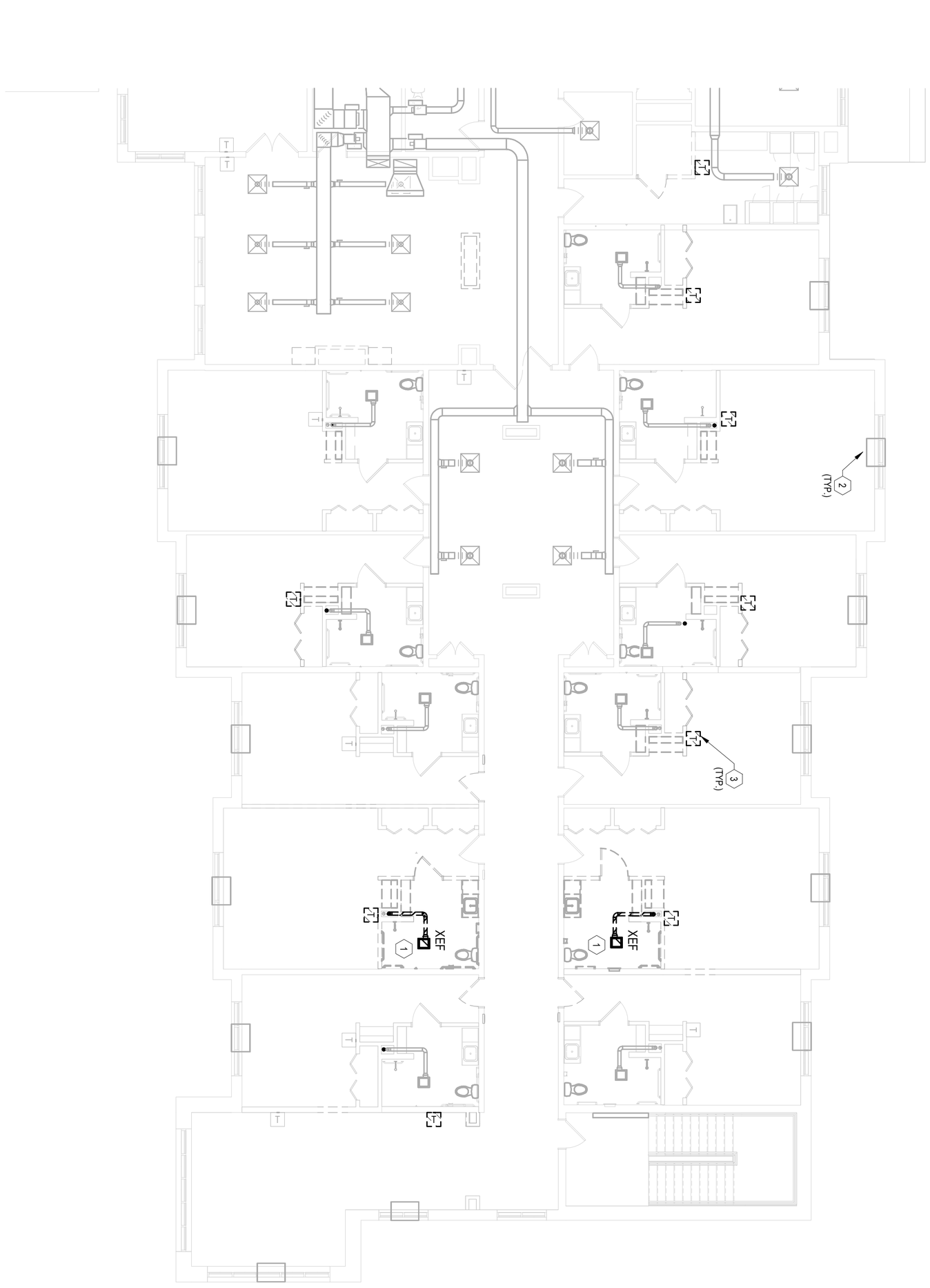
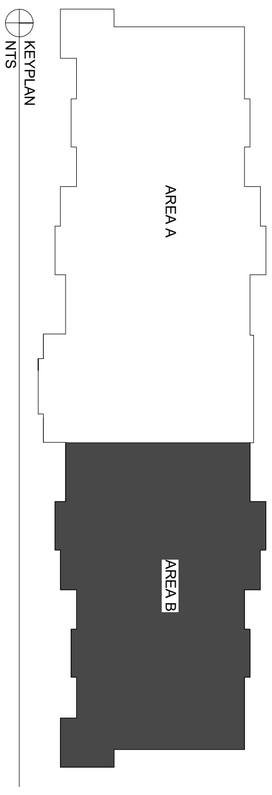


NORTH 1 — 1 SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA B

1/8" = 1'-0"

KEYPLAN NTS



KEYNOTES

1 DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2 EXISTING TO REMAIN.
3 DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.

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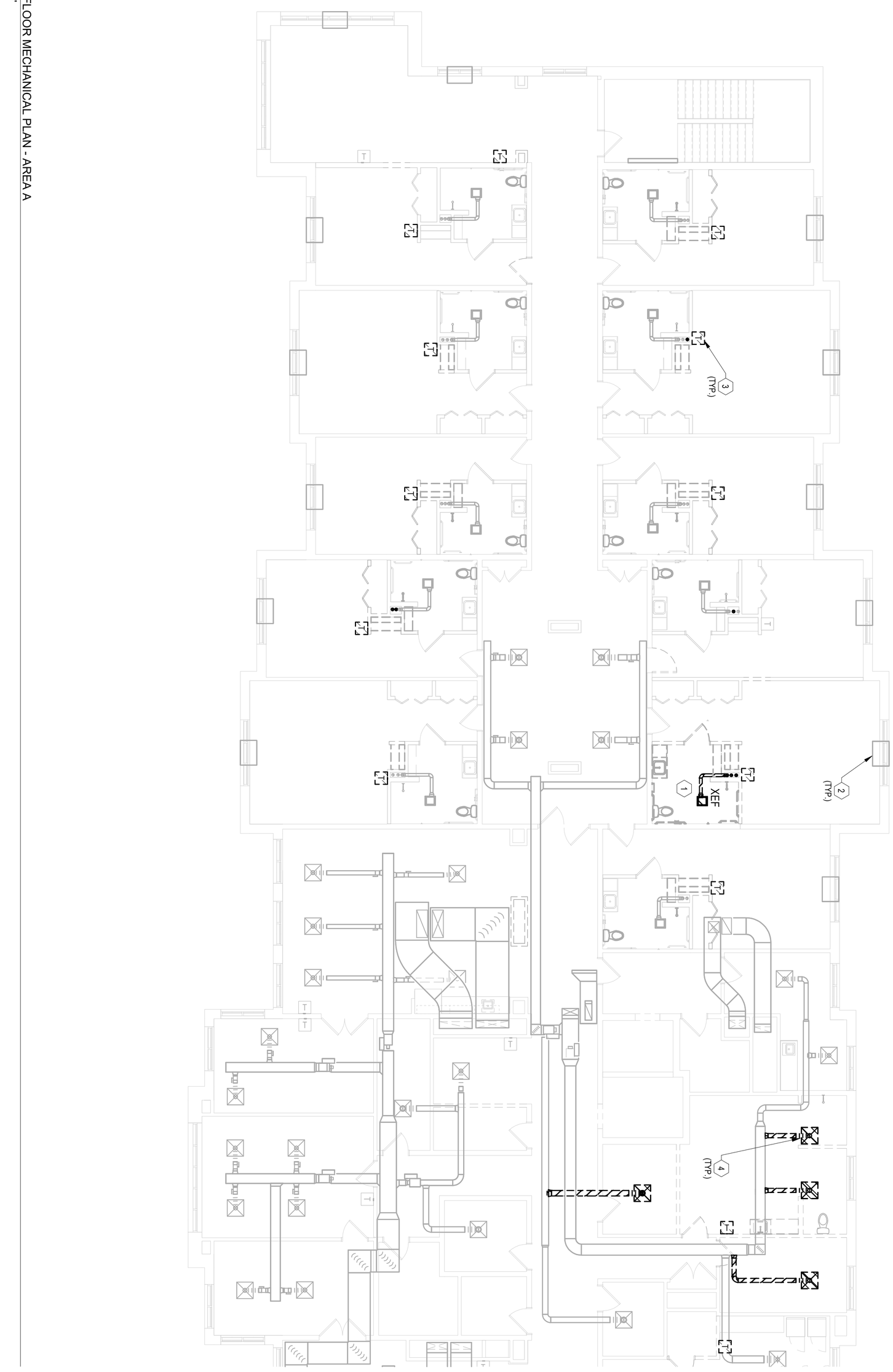
NORTH

1

1/8" = 1'-0"

THIRD FLOOR MECHANICAL PLAN - AREA A



KEYPLAN
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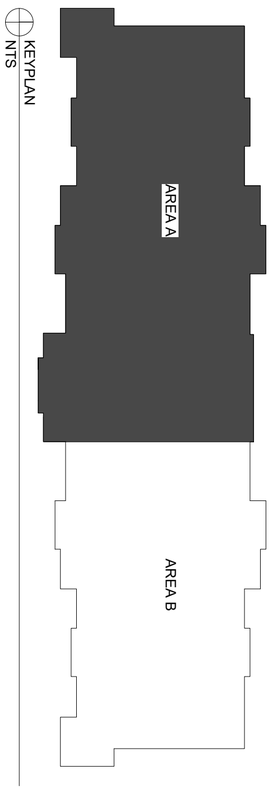

KEYNOTES

1. DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2. EXISTING TO REMAIN.
3. DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.
4. DISCONNECT AND REMOVE THE EXISTING DIFFUSER AND DICTWORK AS REQUIRED. PATCH MAIN DUCTWORK AS REQUIRED.

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THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA A

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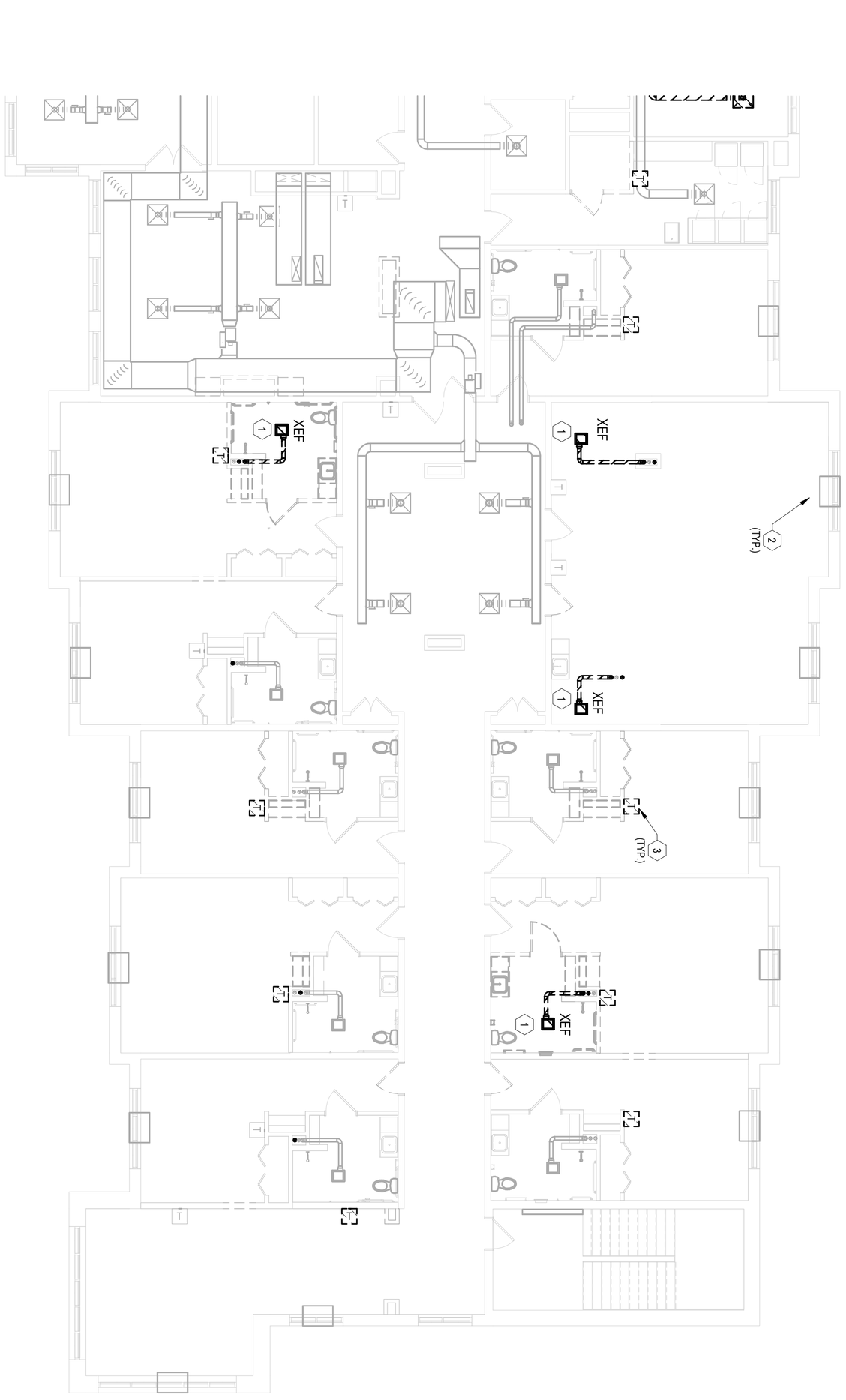

NORTH
1
THIRD FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"

KEYPLAN
NTS

KEYNOTES

1 DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2 EXISTING TO REMAIN.
3 DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.

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M1.3B

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA B

AUBERGE - HIGHLAND PARK
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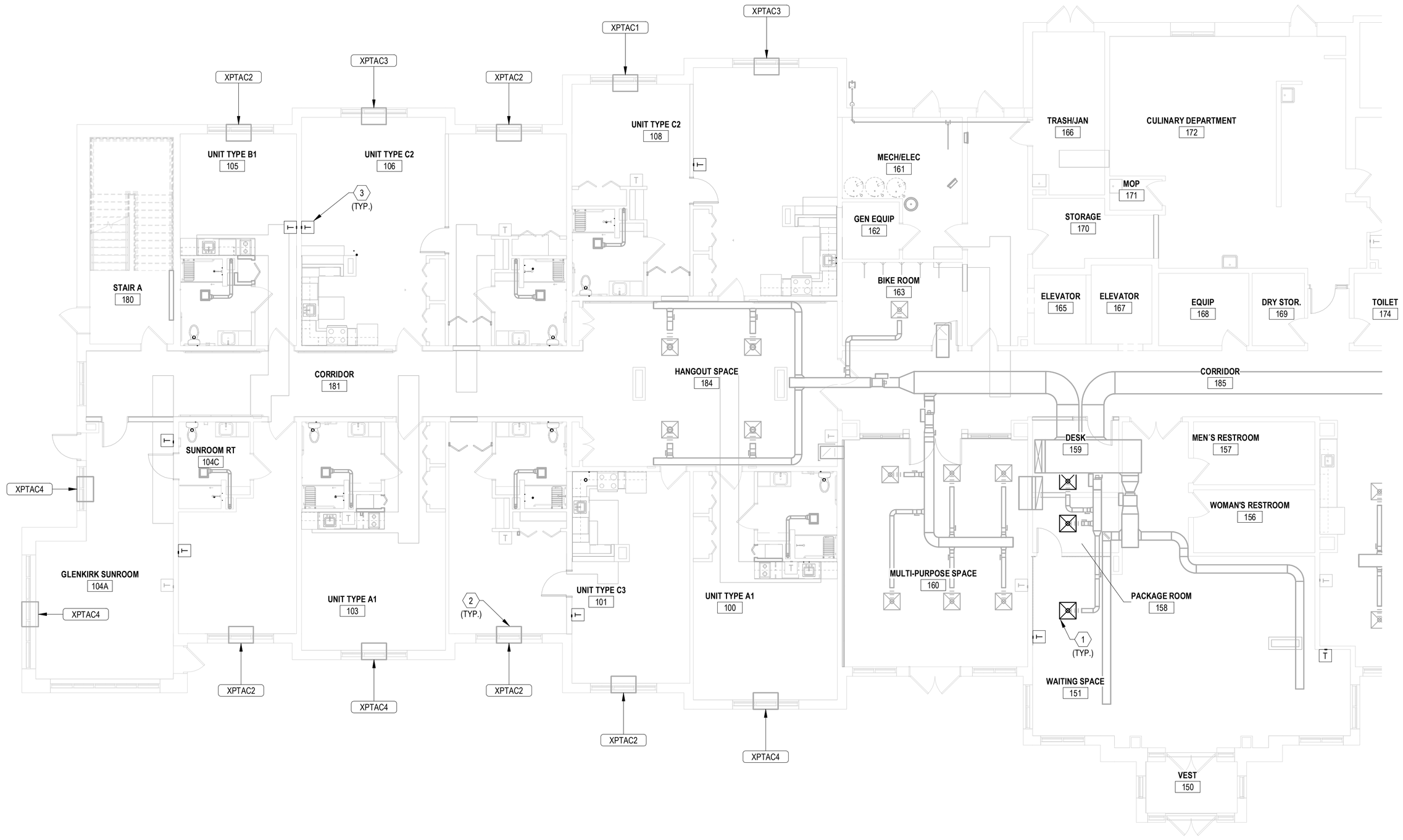
KEYNOTES

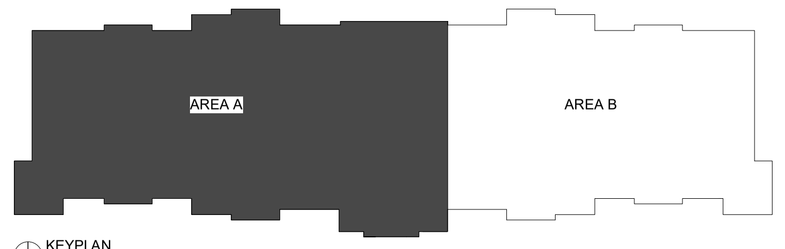
1. RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.
2. EXISTING TO REMAIN.
3. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.



NORTH

1 FIRST FLOOR MECHANICAL PLAN - AREA A

1/8" = 1'-0"



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FIRST FLOOR MECHANICAL PLAN - AREA A

JOB NUMBER 25201.2

DATE 09.15.2025

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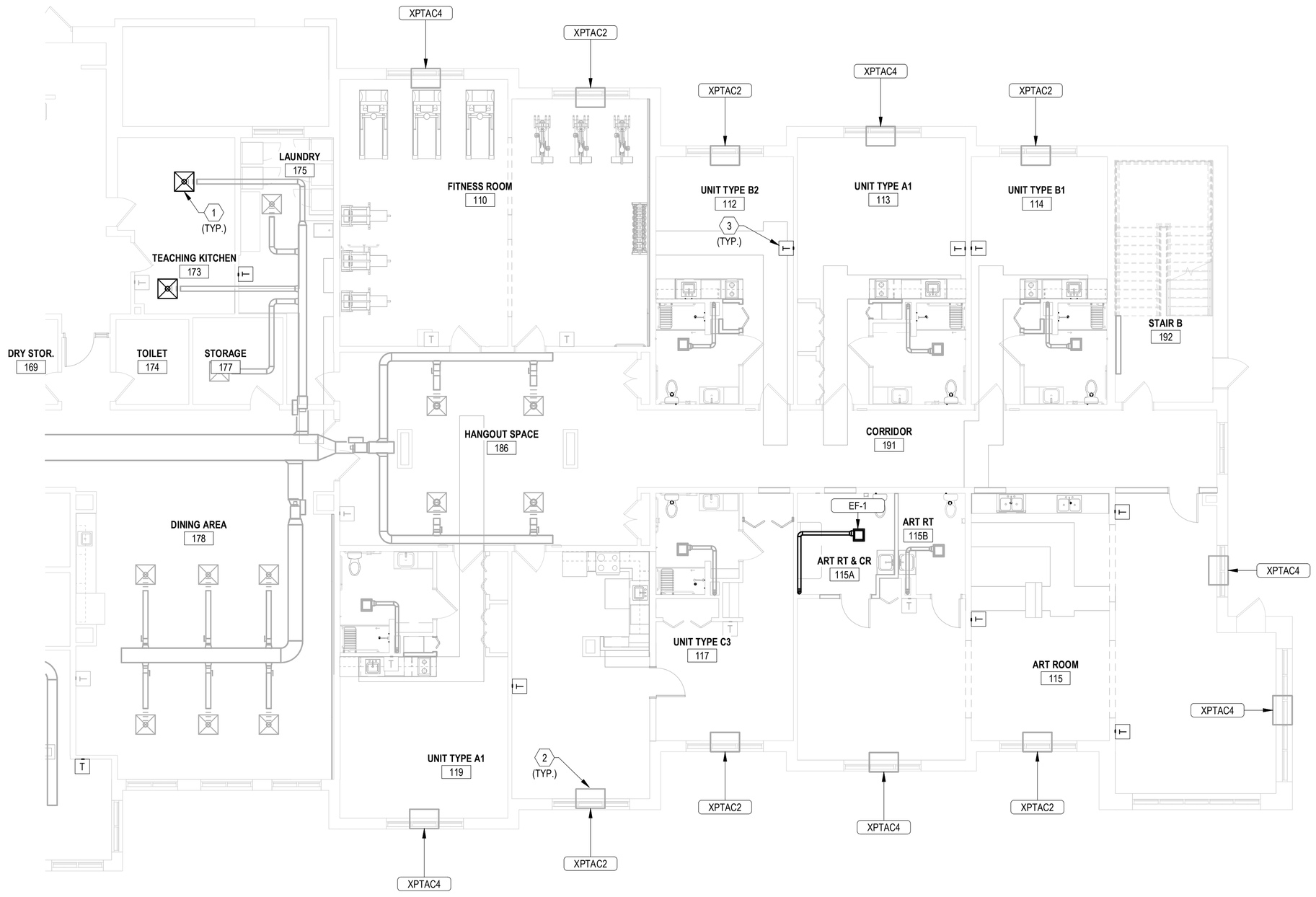
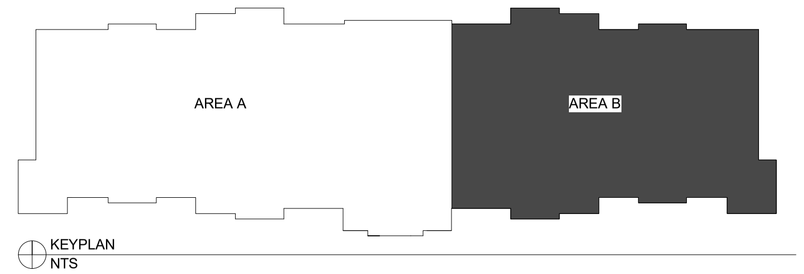
KEYNOTES

1 RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.
2 EXISTING TO REMAIN.
3 RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.



NORTH

1 FIRST FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"



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FIRST FLOOR MECHANICAL PLAN - AREA B

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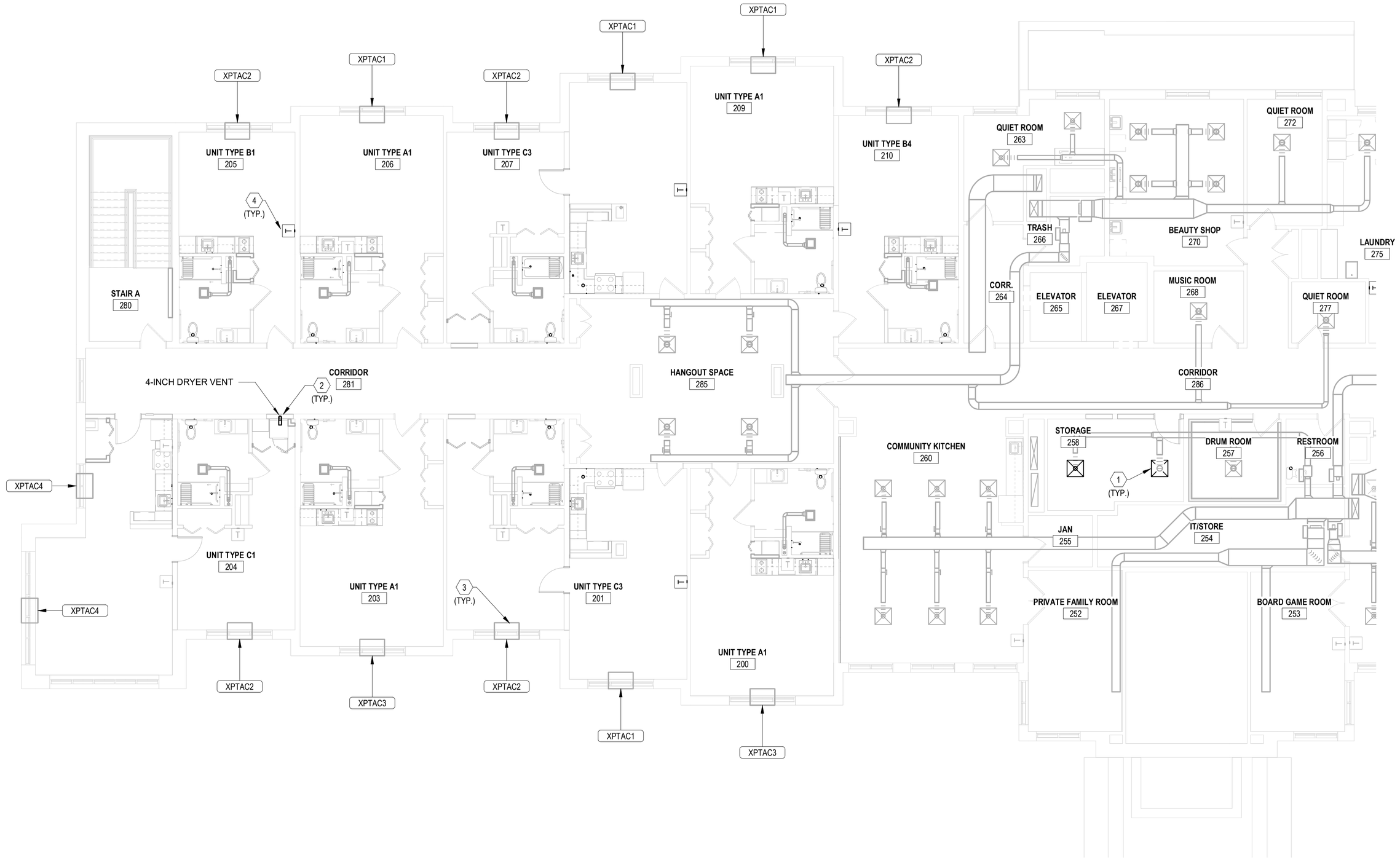
KEYNOTES

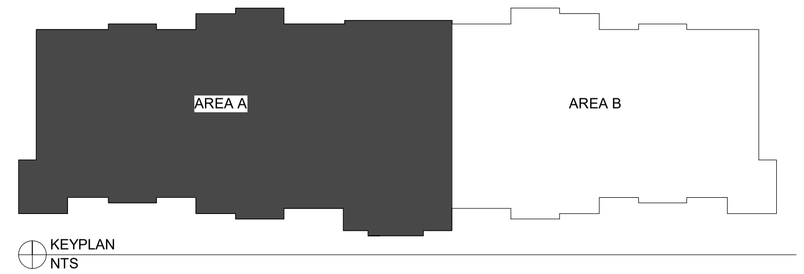
1. RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.
2. PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3. EXISTING TO REMAIN.
4. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.



NORTH

1 SECOND FLOOR MECHANICAL PLAN - AREA A

1/8" = 1'-0"



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SECOND FLOOR MECHANICAL PLAN - AREA A

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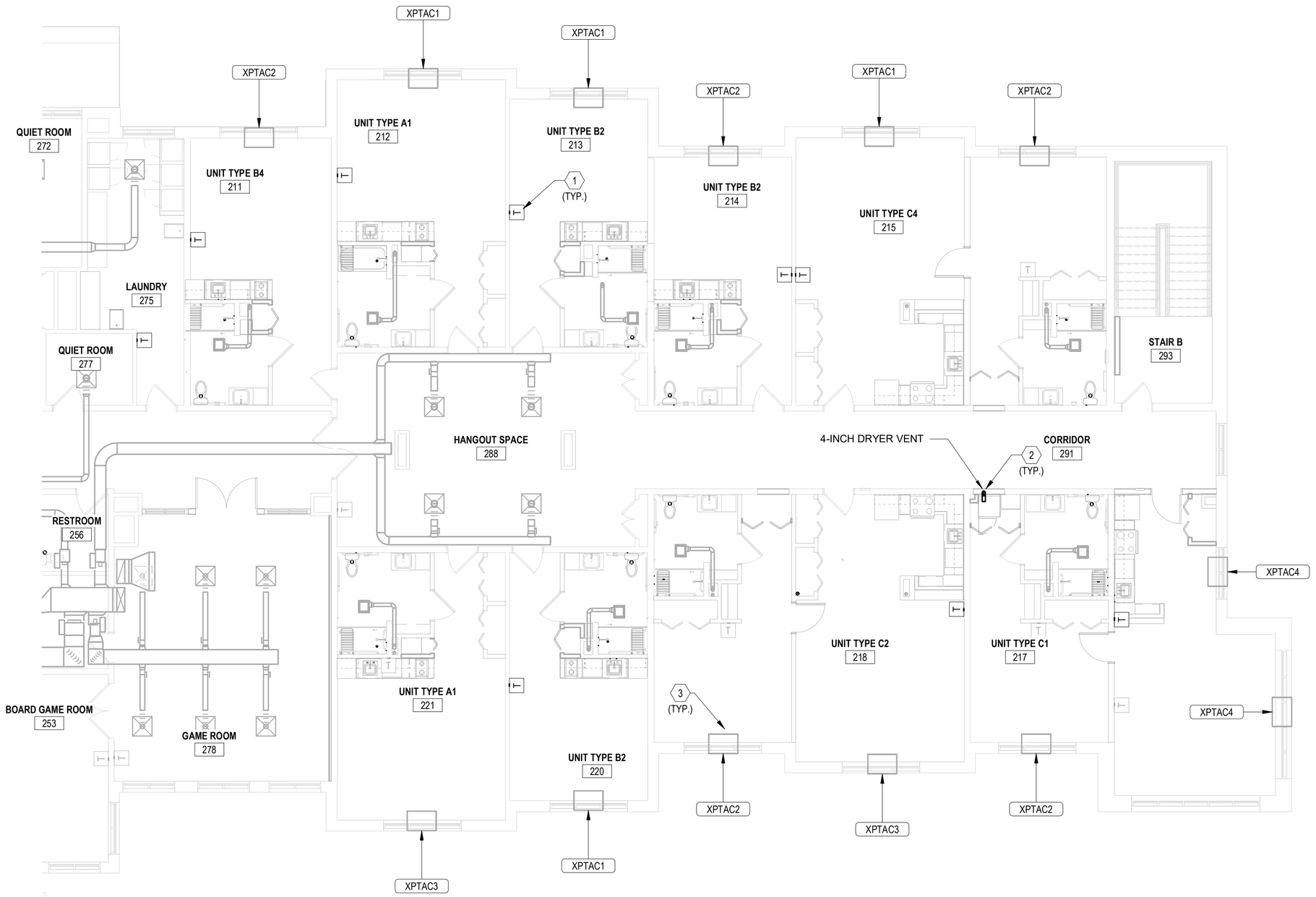
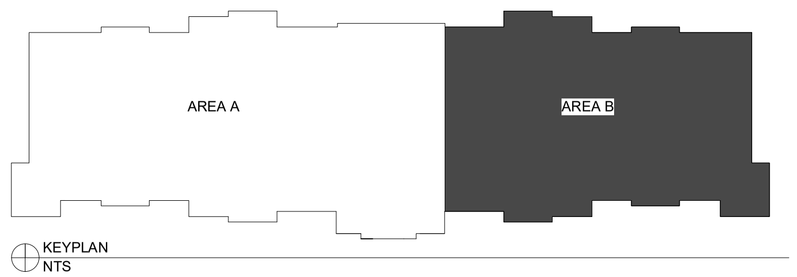
KEYNOTES

1 RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.
2 PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3 EXISTING TO REMAIN.



NORTH 1 SECOND FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"



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SECOND FLOOR MECHANICAL PLAN - AREA B

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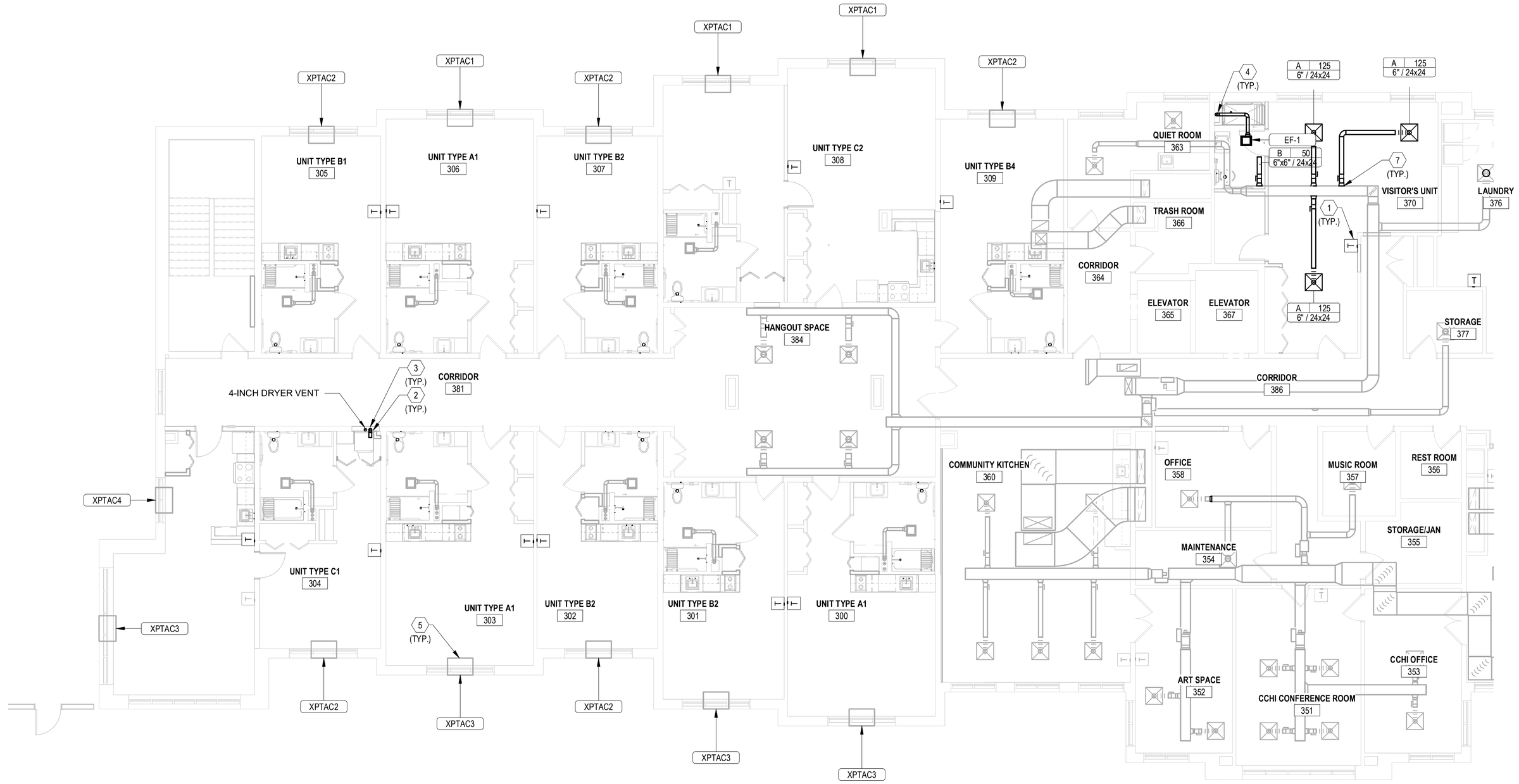
KEYNOTES

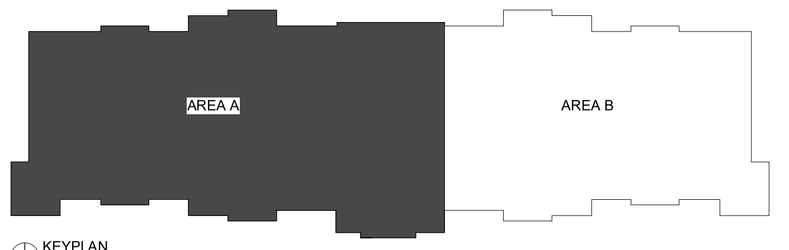
1. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.
2. PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3. PROVIDE AND INSTALL A DRYER VENT TERMINATION BY DRYER JACK MODEL 477.
4. ROUTE 4-INCH DIAMETER EXHAUST DUCT UP THROUGH ROOF. PROVIDE AND INSTALL A ROOF TERMINATION WITH BROAN MODEL 634 VENT CAP.
5. EXISTING TO REMAIN.
7. RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.



NORTH

1 THIRD FLOOR MECHANICAL PLAN - AREA A

1/8" = 1'-0"



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THIRD FLOOR MECHANICAL PLAN - AREA A

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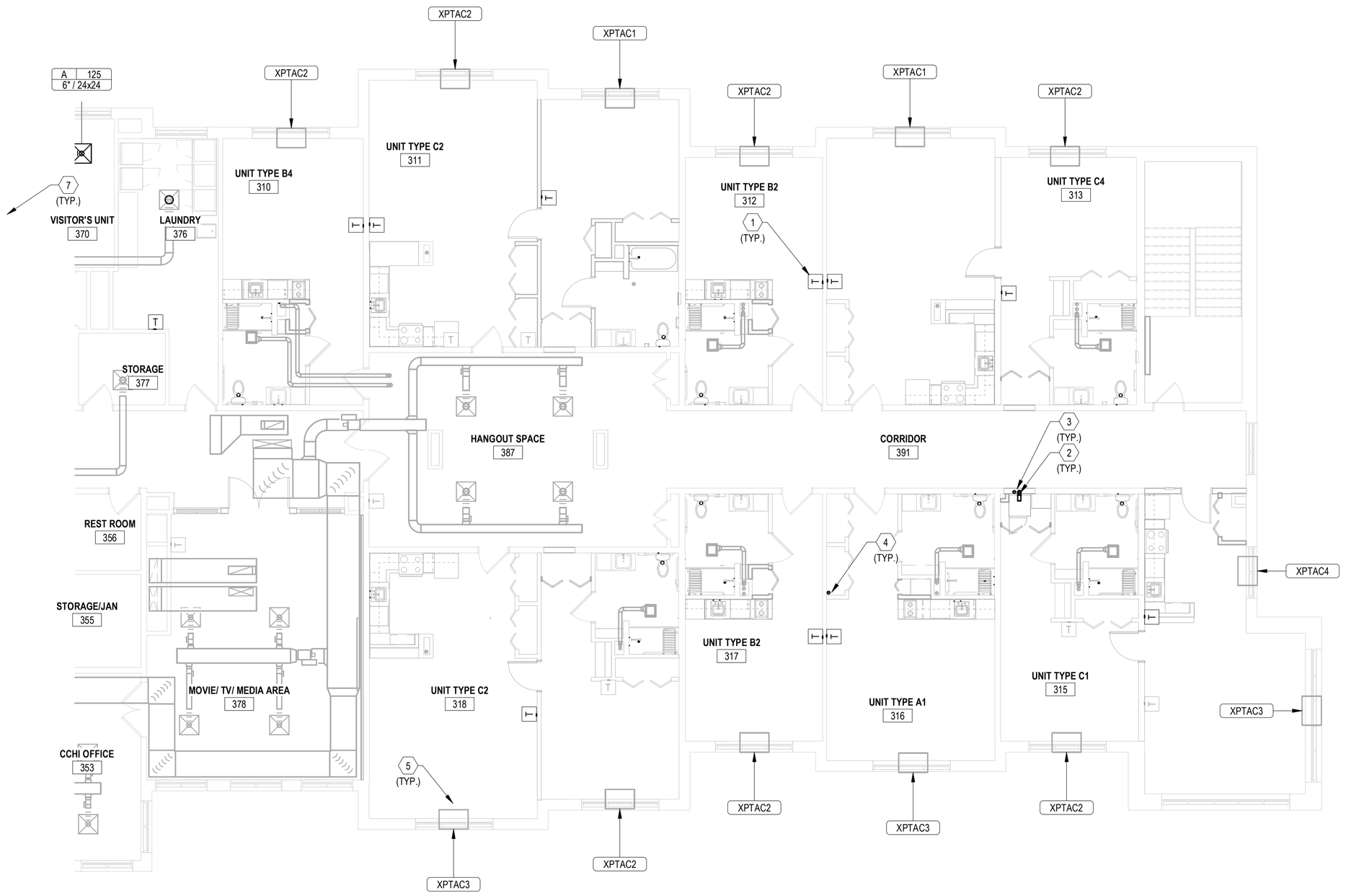
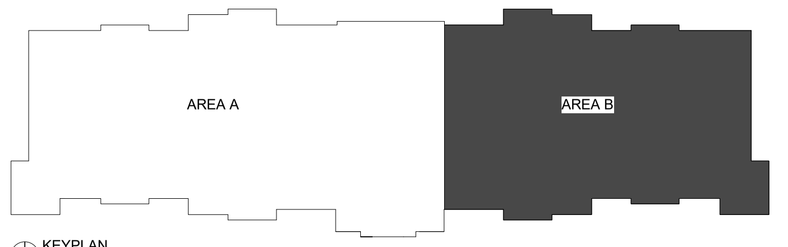
KEYNOTES

1. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.
2. PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3. PROVIDE AND INSTALL A DRYER VENT TERMINATION BY DRYER JACK MODEL 477.
4. ROUTE 4-INCH DIAMETER EXHAUST DUCT UP THROUGH ROOF. PROVIDE AND INSTALL A ROOF TERMINATION WITH BROAN MODEL 634 VENT CAP.
5. EXISTING TO REMAIN.



NORTH

1 THIRD FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"



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THIRD FLOOR MECHANICAL PLAN - AREA B

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DATE 09.15.2025

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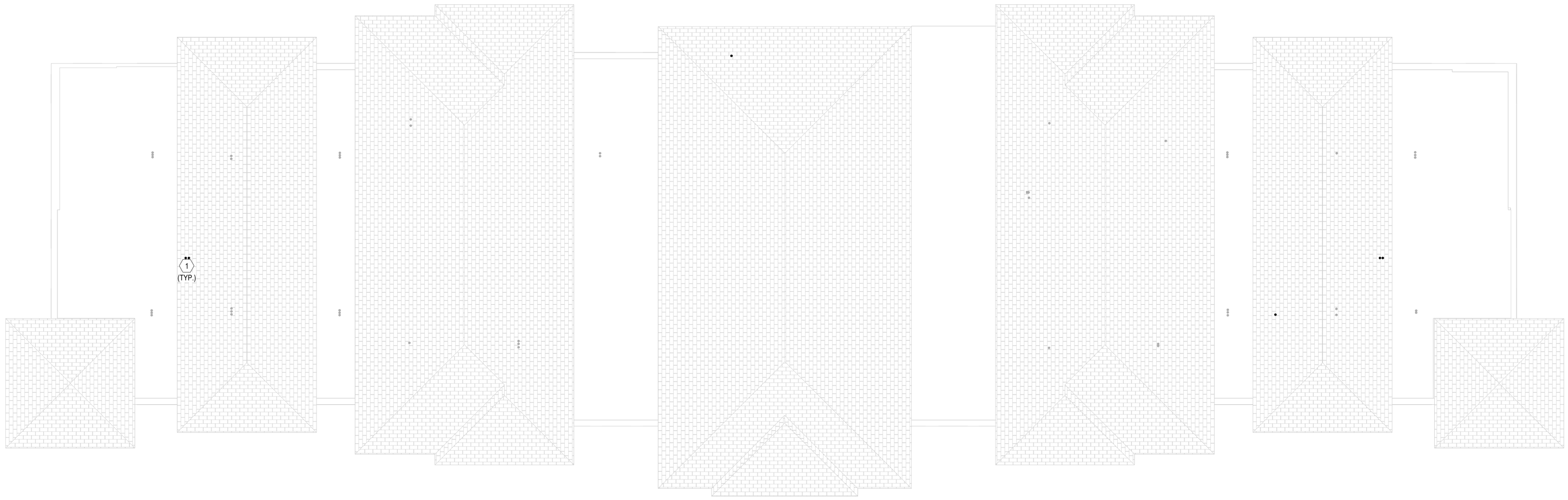
EXHAUST FAN SCHEDULE										
TAG	SERVICE	CFM	E.S.P	HP	DRIVE	SONES	VOLT.	MFR	MODEL #	NOTES
EF-1	TOILETS	45 / 55 / 80	0.1	7.9 W	DIRECT	0.3	115 / 1	BROAN	ZB80ML1	1, 2, & 3
NOTES:										
1. CEILING MOUNTED ENERGY STAR RATED EXHAUST FAN WITH LED LIGHT, BACKDRAFT DAMPER, SPEED CONTROLLER, AND DISCONNECT.										
2. PROVIDE WITH BLACK ROOF CAP BY BROAN MODEL NUMBER 634.										
3. MULTISPEED FAN SHALL BE SET TO 45 CFM (1) BEDROOM UNIT OR 55 CFM (2) BEDROOM UNIT TO PROVIDE CONTINUOUS VENTILATION DURING NORMAL OPERATION. DURING...										

KEYNOTES

1 ROUTE 4-INCH DIAMETER EXHAUST DUCT UP THROUGH ROOF. PROVIDE AND INSTALL A ROOF TERMINATION WITH BROAN MODEL 634 VENT CAP.

GENERAL MECHANICAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS AND ATTACHED ARCHITECTURAL AND MECHANICAL SPECIFICATIONS THAT THE CONTRACTOR SHALL PROVIDE, DELIVER, AND INSTALL ALL HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS, DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, LOUVERS, LINING, INSULATION, EXHAUST AIR SYSTEMS, ACCESSORIES, TEMPERATURE CONTROL SYSTEMS, SPECIALTIES, PIPING AND WIRING, WATER SYSTEMS AND DISTRIBUTION PIPING, TOOLS AND EQUIPMENT FOR COMPLETE INSTALLATION OF ALL H.V.A.C. SYSTEMS, GUARANTEE AND SERVICE.
2. THIS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION METHODS THAT WILL PROTECT AT ALL TIMES PROPERTY AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION AND PRECAUTION SHALL BE PAID BY THE CONTRACTOR IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.
3. THIS ARCHITECT/ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION, OR TO SUPERVISE SAFETY AND DID NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
4. ALL MECHANICAL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES. ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.
5. CONTRACTOR SHALL OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE PROJECT.
6. CONTRACTOR SHALL CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL, ELECTRICAL, PLUMBING AND EQUIPMENT DRAWINGS FOR EXACT LOCATION OF EACH DIFFUSER, REGISTER, GRILLE, LOUVER, DUCT AND EQUIPMENT.
7. AFTER COMPLETION OF THE PROJECT, SUBMIT THREE SETS OF "AS BUILT", SHOP DRAWINGS AND ALL MANUFACTURER'S WARRANTIES, GUARANTIES AND INSTRUCTIONS OF ALL INSTALLED SYSTEMS AND EQUIPMENT PROPERLY BOUND AND LABELED FOR THIS PROJECT. PROVIDE SERVICE CONTACT INFORMATION AND WARRANTY LETTER FROM MECHANICAL INSTALLER ON THE COVER SHEET OF THE MANUALS.
8. CONTRACTOR SHALL NOT ROUTE DUCTWORK OVER ELECTRICAL PANELS.
9. CONTRACTOR SHALL ROUTE ALL DUCTWORK TIGHT TO STRUCTURE ABOVE IN EXPOSED CEILINGS.
10. CONTRACTOR SHALL PROVIDE CAULK AROUND ALL PIPES AND DUCTWORK AT ALL WALL PENETRATIONS.
11. FOR CLARITY, THESE DOCUMENTS DO NOT NECESSARILY SHOW EVERY OFFSET, FITTING, VALVE, ETC..
12. UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS, CONTRACTOR SHALL CUT, PATCH, AND MATCH EXISTING BUILDING CONSTRUCTION TO REMOVE AND INSTALL WORK AS REQUIRED.
13. CONTRACTOR SHALL PROVIDE SIGNAGE IDENTIFYING THE EQUIVALENT LENGTH OF DRYER DUCT PER IMC.



NORTH

1 FOURTH FLOOR MECHANICAL PLAN
3/32" = 1'-0"

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ROOF MECHANICAL PLAN

JOB NUMBER 252012
DATE 09.15.2025

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REVISIONS:

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GENERAL MECHANICAL SYMBOLS

- REVISION NUMBER - SHOWN ON PLANS
- POINT WHERE NEW CONNECTS TO EXISTING
- NUMBER OF DETAIL ON SHEET / NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE (1)
- CONTINUATION SYMBOL
- ROOM NAME AND NUMBER (Room 1)
- ITEM TO BE DEMOLISHED
- AREA NOT IN CONTRACT
- 2" — PIPE SIZE TAG (DIAMETER)
- ABOVE GROUND PIPING
- 1/8" / 12" SLOPE — PIPE SLOPE TAG
- BELOW GROUND PIPING
- INVERT: -10' - 1" — PIPE INVERT ELEVATION TAG
- (E) — EXISTING PIPE TAG
- PIPING BEING DEMOLISHED

FIRE PROTECTION SYMBOLS

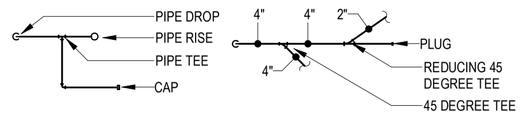
- FP-D — FIRE PROTECTION DRY
- FP-O — FIRE PROTECTION OTHER
- FP-PA — FIRE PROTECTION PRE-ACTION
- FP-W — FIRE PROTECTION WET
- FP-DOM-W — COMBINATION FIRE & DOMESTIC
- UPRIGHT SPRINKLER HEAD
- PENDENT SPRINKLER HEAD
- RECESSED SPRINKLER HEAD
- CONCEALED SPRINKLER HEAD
- D — 'D' REPRESENTS DRY SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD
- EXTENDED COVERAGE SIDEWALL SPRINKLER HEAD
- 48"x18" S/A — OBSTRUCTION FROM DUCTWORK 48" AND GREATER

ABBREVIATIONS

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FD	FIRE DAMPER	RH	RELATIVE HUMIDITY
FDV	FIRE DEPARTMENT VALVE	RL/A	RELIEF AIR
FL	FLOOR	RM	ROOM
FO	FUEL OIL	RPM	REVOLUTIONS PER MINUTE
FOV	FUEL OIL VENT	RW	RAIN WATER
FOR	FUEL OIL RETURN	SF	SQUARE FOOT
FOS	FUEL OIL SUPPLY	S/A	SUPPLY AIR
FPM	FEET PER MINUTE	SAN	SANITARY
FS	FLOOR SINK	SF	SQUARE FOOT
FT	FOOT/FEET	SD	SMOKE DAMPER
FTR	FIN TUBE RADIATION	SM	SURFACE MOUNT
GAL	GALLON	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

PLUMBING AND PIPING SYMBOLS

- CHWR — CHILLED WATER RETURN
- CHWS — CHILLED WATER SUPPLY
- CD — CONDENSATE DRAINAGE
- CWR — CONDENSER WATER RETURN
- CWS — CONDENSER WATER SUPPLY
- HWR — HEATING WATER RETURN
- HWS — HEATING WATER SUPPLY
- G — NATURAL GAS
- PG — PROPANE GAS
- REF-L — REFRIGERANT-LIQUID
- REF-S — REFRIGERANT-SUCTION
- REF-HG — REFRIGERANT-HOT GAS
- STM — STEAM
- CDR — CONDENSATE RETURN
- CWV — COMBINATION WASTE & VENT
- CA — COMPRESSED AIR
- CW — DOMESTIC COLD WATER
- H-CW — HARD COLD WATER
- S-CW — SOFT COLD WATER
- F-CW — FILTERED COLD WATER
- RO — REVERSE OSMOSIS WATER
- HW — HOT WATER
- HW 140° — HOT WATER 140°
- HW-R — HOT WATER RECIRCULATION
- HW-R 140° — HOT WATER RECIRCULATION 140°
- GV — GREASE VENT
- GW — GREASE WASTE
- IW — INDIRECT WASTE
- OV — OIL VENT
- OW — OIL WASTE
- PD — PUMP DISCHARGE
- V — SANITARY VENT
- SS — SANITARY SEWER
- SHWR — SOLAR HOT WATER RETURN
- SHWS — SOLAR HOT WATER SUPPLY
- SD — STORM DRAINAGE
- OSD — OVERFLOW STORM DRAINAGE



PIPE ACCESSORY TAGS

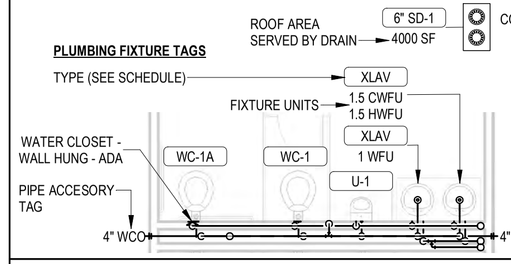
- 2" DOM. WM — DOMESTIC WATER METER
- 2" BALANCING — BALANCING VALVE
- 2" SHUTOFF — 1/4 TURN BALL VALVE
- 2" CHECK — CHECK VALVE
- 2" TMV — 3-WAY MIXING VALVE
- 2" M-CNTRL — MOTORIZED CONTROL VALVE
- 2" 3-WAY CNTRL — 3 WAY MOTORIZED CONTROL VALVE
- 2" PRV — PRESSURE REDUCING VALVE
- 3/8" SOLENOID — REFRIGERANT SOLENOID VALVE
- 2" BUTTERFLY — BUTTERFLY VALVE

DRAIN TAGS

DRAIN SIZE

- FLOOR DRAIN — 4" FD-1 — TYPE (SEE SCHEDULE) — 4" AD-6 — AREA DRAIN
- FLOOR DRAIN — 4" FD-3P — "P" - INDICATES PRIMER CONNECTION — 4" SD-29 — DECK DRAIN
- FLOOR SINK — 4" FS-4 — 4" SD-12 — FLOW CONTROL DRAIN
- HUB DRAIN — 4" FD-13 — 8 WFU — FIXTURE UNITS — 4" SD-15 — STORM DRAIN
- ROOF AREA SERVED BY DRAIN — 4000 SF — 6" SD-1 — COMBINATION DRAINS

PLUMBING FIXTURE TAGS



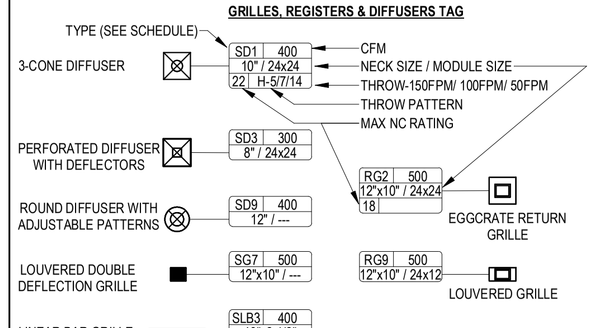
EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT	EWH	ELECTRIC WATER HEATER
ACC	AIR COOLED CONDENSER	FCU	FAN COIL UNIT
ACCU	AIR COOLING CONDENSING UNIT	FP	FIRE PUMP
AHU	AIR HANDLING UNIT	GI	GREASE INTERCEPTOR
AS	AIR SEPARATOR	GRV	GRAVITY ROOF VENTILATOR
B	BOILER	HWP	HEATING WATER PUMP
CH	CHILLER	HX	HEAT EXCHANGER
CT	COOLING TOWER	HRU	HEAT RECOVERY UNIT
CUH	CABINET UNIT HEATER	PRV	POWER ROOF VENTILATOR
CWP	CONDENSER WATER PUMP	RE	RETURN/EXHAUST FAN
CHWP	CHILLED WATER PUMP	RTU	ROOFTOP UNIT
DBP	DOMESTIC WATER BOOSTER PUMP	SEP	SEWAGE EJECTOR PUMP
DC	DUCT MOUNTED COIL	SF	SUPPLY FAN
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER
ET	EXPANSION TANK		

HVAC SYMBOLS

- 16"x8" — SQUARE DUCT SIZE TAG (WIDTH x HEIGHT)
- 16"/8" — OVAL DUCT SIZE TAG (WIDTH / HEIGHT)
- 16"Ø — ROUND DUCT SIZE TAG (DIAMETER)
- (E) — EXISTING DUCT TAG
- DUCT BEING DEMOLISHED
- S/A — SUPPLY AIR
- S-O/A — CONDITIONED OUTSIDE AIR
- O/A — OUTSIDE AIR
- R/A — RETURN AIR
- T/A — TRANSFER AIR
- E/A — EXHAUST AIR
- L/A — RELIEF AIR
- GE/A — GREASE EXHAUST AIR
- SE/A — SMOKE EXHAUST AIR
- FLUE — EXHAUST GAS FLUE
- C/A — COMBUSTION AIR
- DROP — RECTANGULAR SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — ROUND SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — RECTANGULAR RETURN/TRANSFER AIR DUCT RISE
- DROP — ROUND RETURN/TRANSFER AIR DUCT RISE
- DROP — RECTANGULAR EXHAUST/RELIEF AIR DUCT RISE
- DROP — ROUND EXHAUST/RELIEF AIR DUCT RISE

GRILLES, REGISTERS & DIFFUSERS TAG



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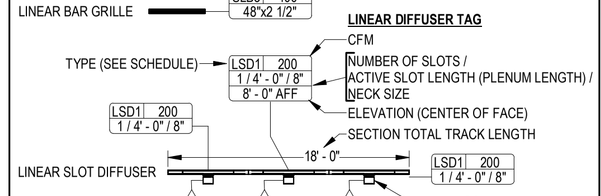
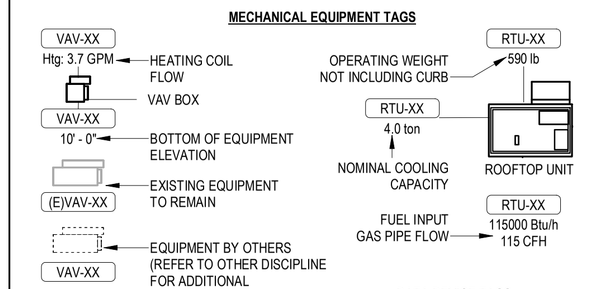
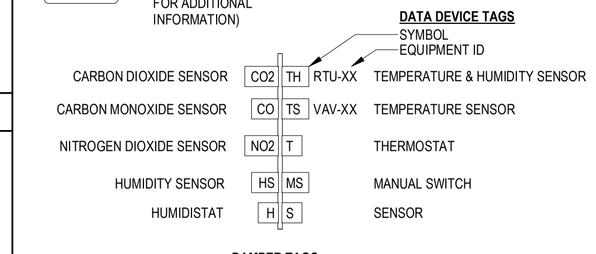


MECHANICAL EQUIPMENT TAGS



DATA DEVICE TAGS

SYMBOL / EQUIPMENT ID



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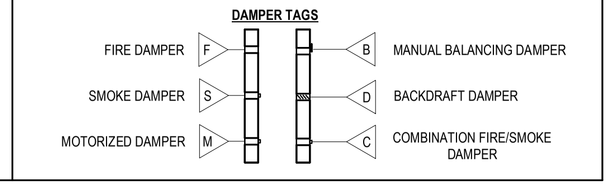

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MECHANICAL TITLE SHEET

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:
Title Sheet Revision

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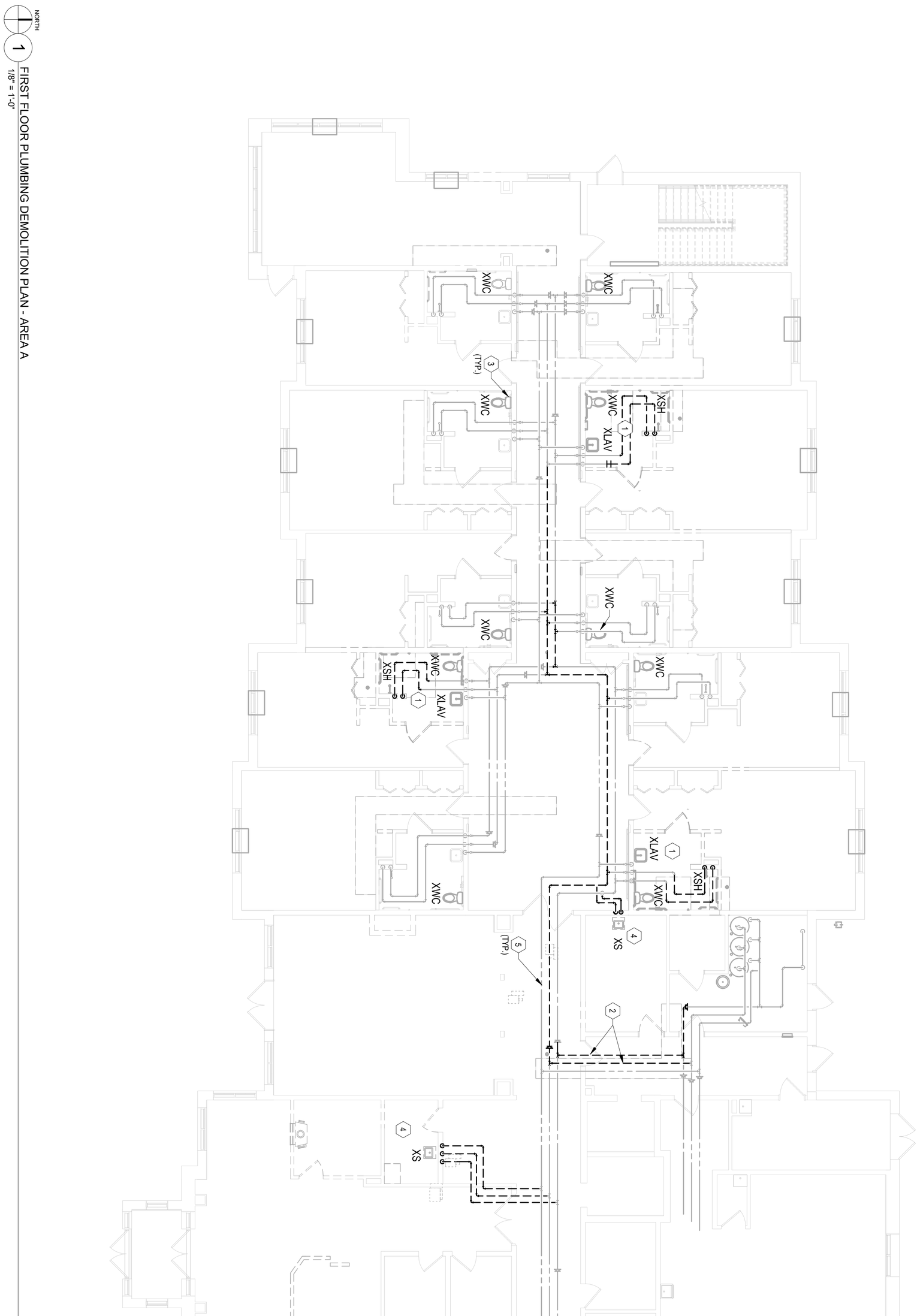

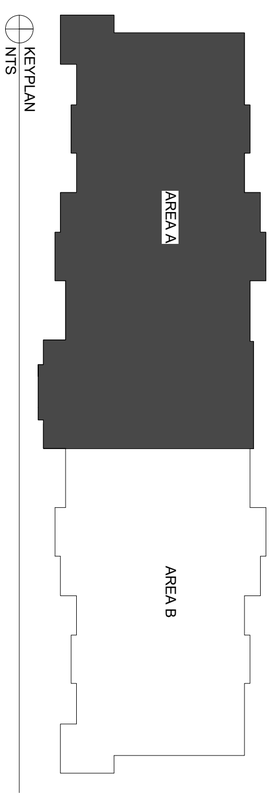

KEYNOTES

1. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC), LAVITORY (XLAV), AND SHOWER (XSH) IN THIER ENTIRETY. DISCONNECT AND REMOVE THE EXISTING WATER LINES AND RISER FROM THE MAIN UP TO THE FLOOR ABOVE. DISCONNECT AND REMOVE THE WASTE LINE AND VENT LINES AS REQUIRED AS TO NOT CREATE A DEAD-END CONDITION. PATCH AND CAP MAIN WASTE, VENT, AND WATER SYSTEMS AS REQUIRED.
2. DISCONNECT AND REMOVE THE EXISITNG MAIN AS INDICATED.
3. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
4. DISCONNECT AND REMOVE THE EXISITNG SINK (XS) IN ITS ENTIRETY. DISCONNECT AND REMOVE THE EXISTING WATER LINES AND RISER FROM THE MAIN UP TO THE FLOOR ABOVE. DISCONNECT AND REMOVE THE WASTE LINE AND VENT LINES AS REQUIRED AS TO NOT CREATE A DEAD-END CONDITION. PATCH AND CAP MAIN WASTE, VENT, AND WATER SYSTEMS AS REQUIRED.
5. EXISTING TO REMAIN.

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FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA A

AUBERGE - HIGHLAND PARK

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KEYNOTES

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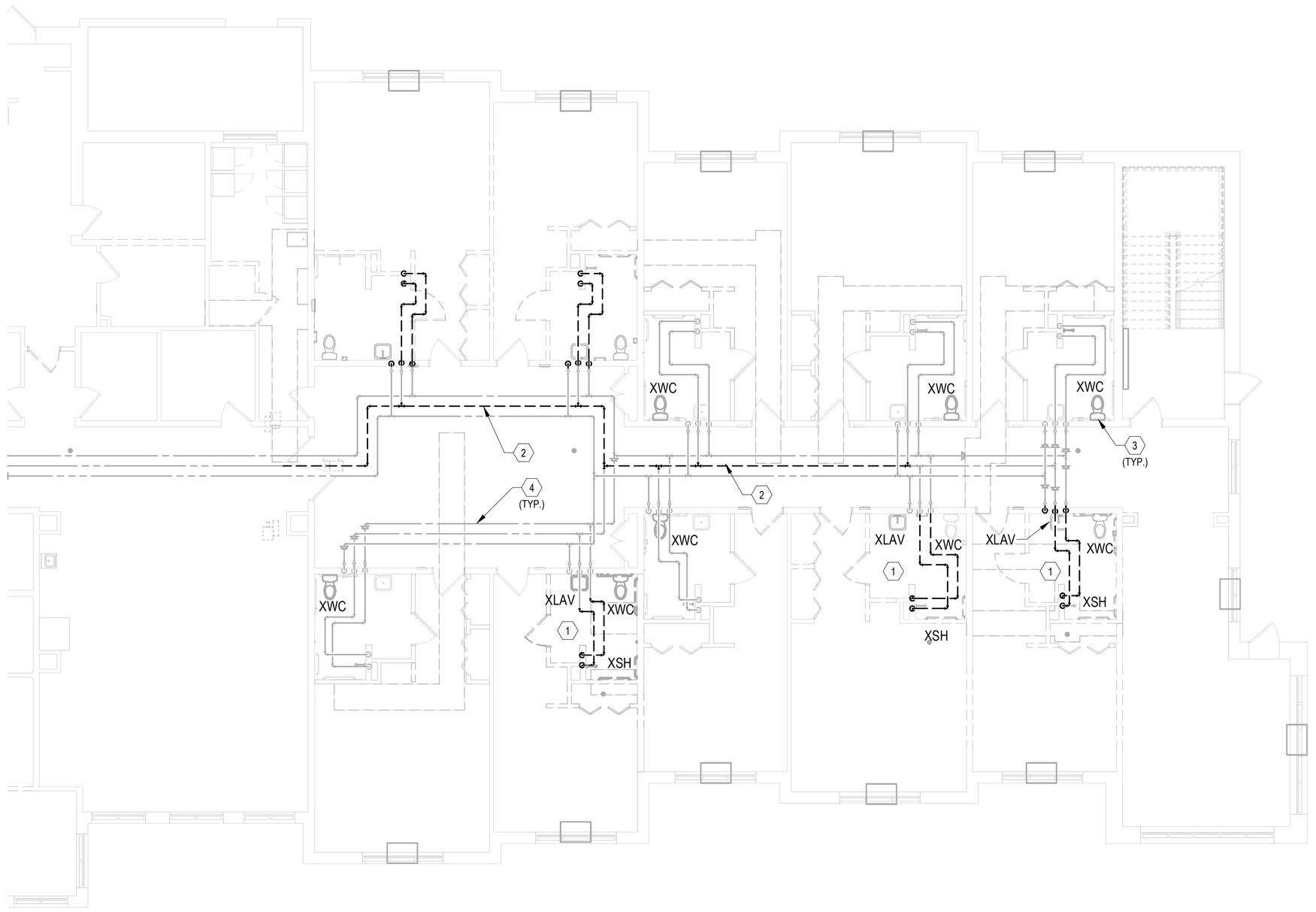
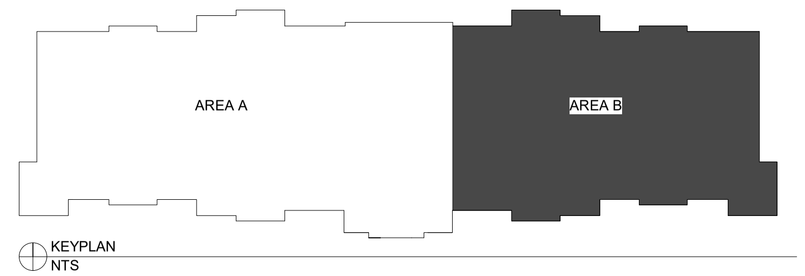
2. DISCONNECT AND REMOVE THE EXISITNG MAIN AS INDICATED.
3. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
4. EXISTING TO REMAIN.



NORTH 1 FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B
1/8" = 1'-0"



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DATE 09.15.2025

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FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B

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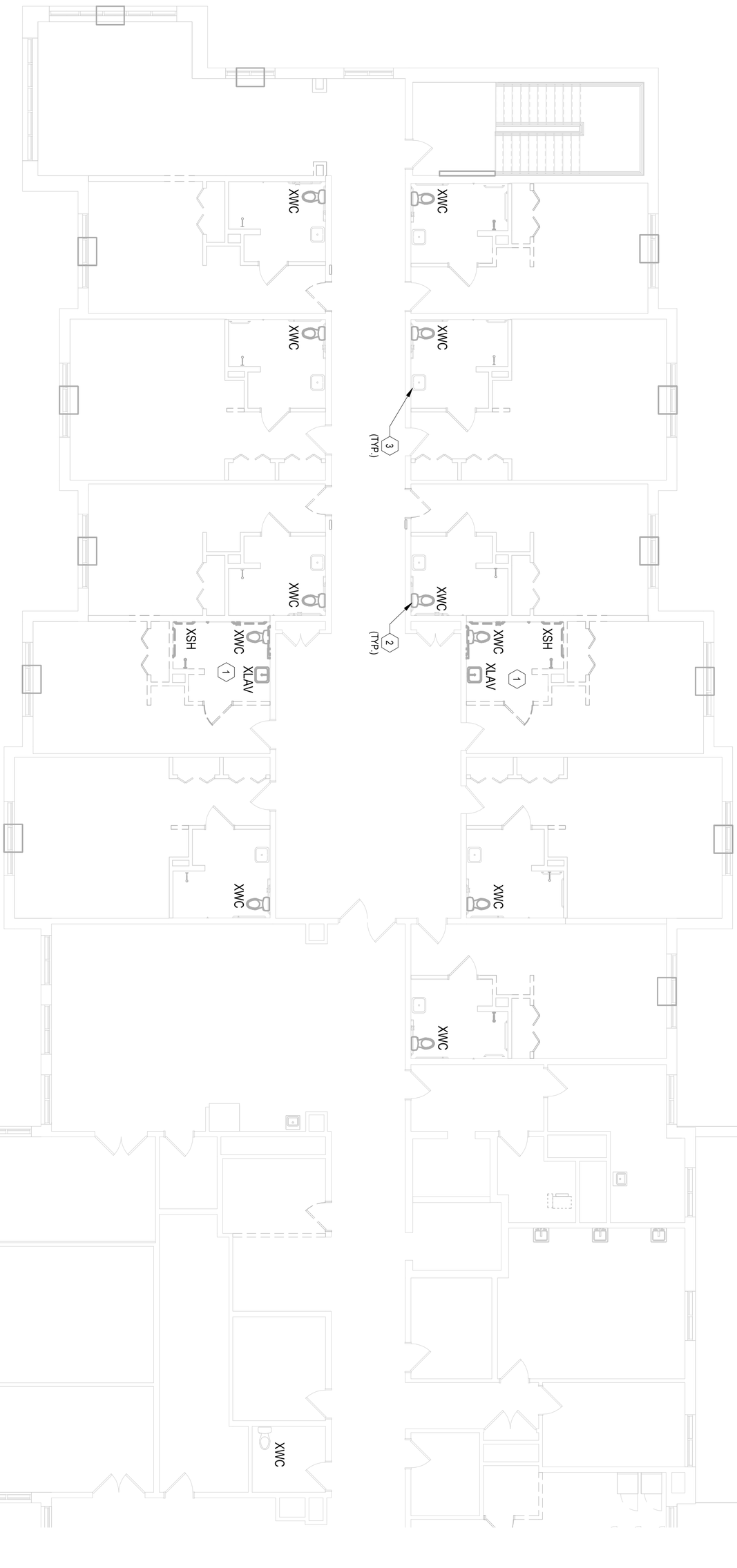
NORTH

1

1/8" = 1'-0"

SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA A



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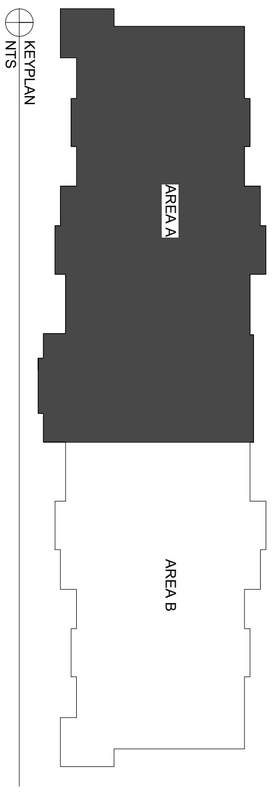

KEYNOTES

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2. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
3. EXISTING TO REMAIN.

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SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA A

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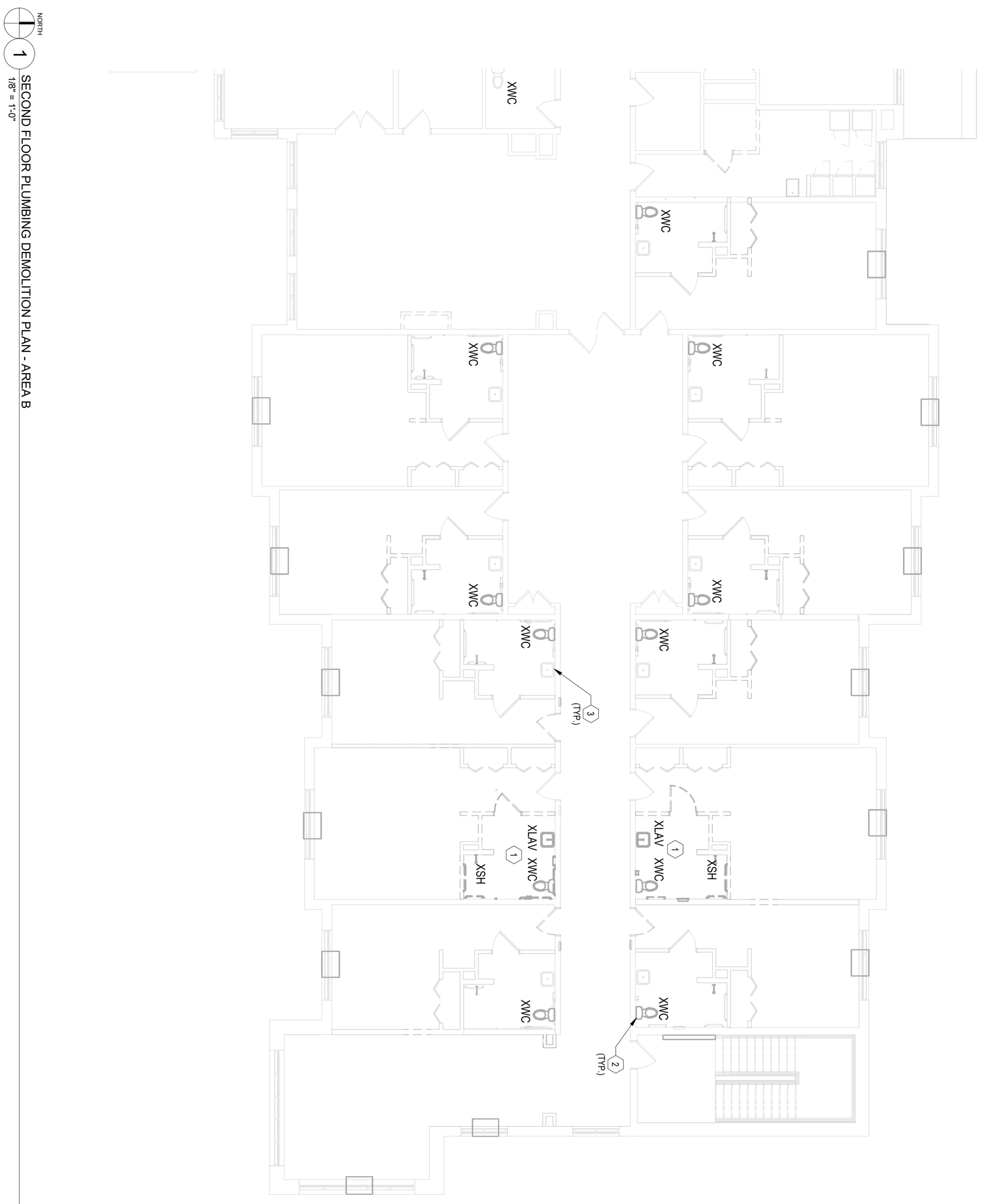
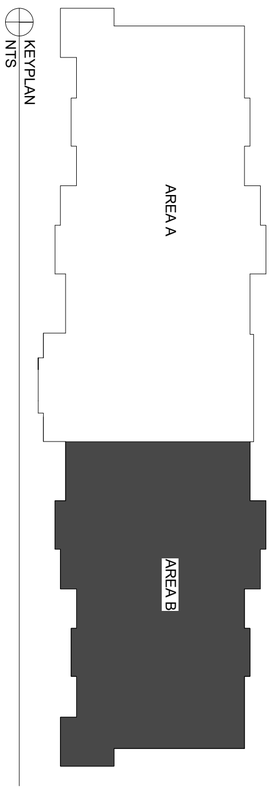


1 SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA B
1/8" = 1'-0"

KEYPLAN
NTS



KEYNOTES

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2. DISCONNECT AND REMOVE THE WASTE LINE AND VENT LINES A ASSOCIATED STOP.
3. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH EXISTING TO REMAIN.

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SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA B

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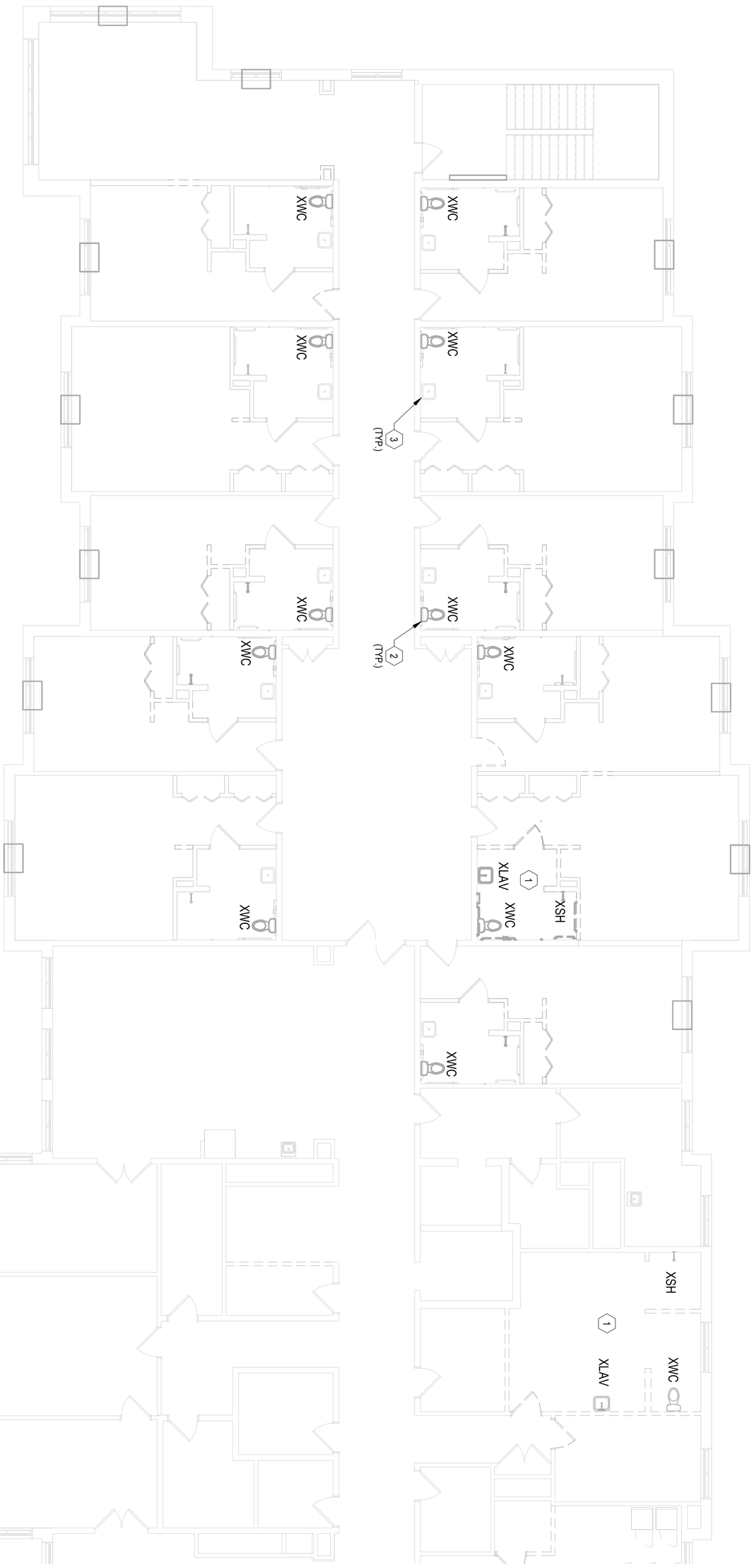
NORTH

1

1/8" = 1'-0"

THIRD FLOOR PLUMBING PLAN - AREA A



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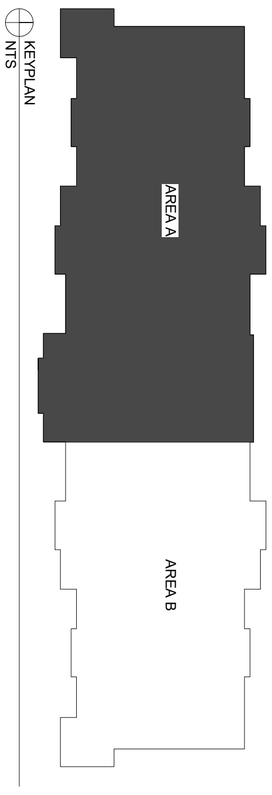

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2. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
3. EXISTING TO REMAIN.

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THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA A

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KEYNOTES

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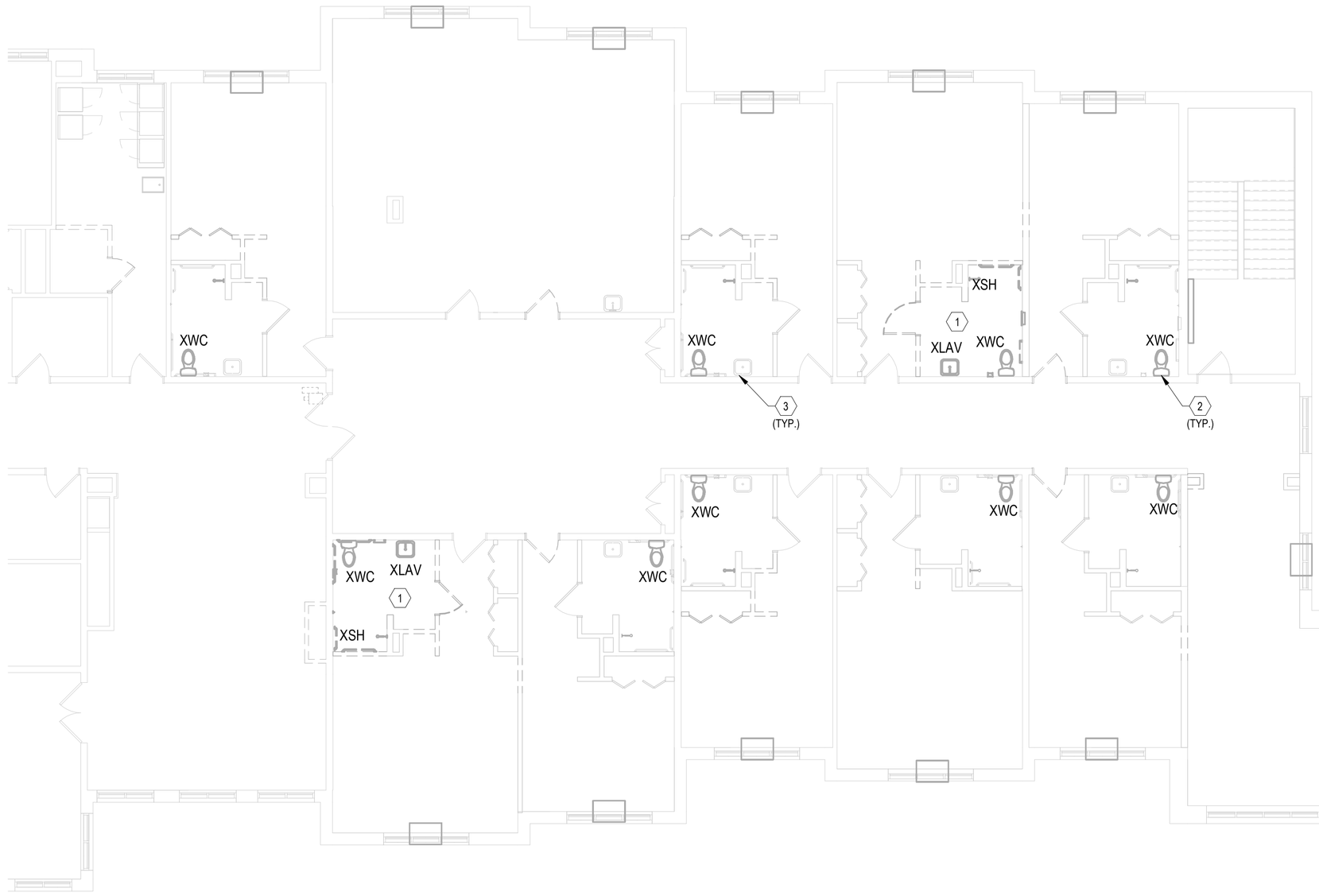
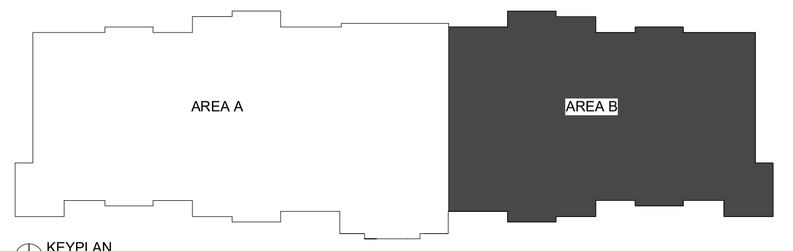
2. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
3. EXISTING TO REMAIN.



NORTH 1 THIRD FLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



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THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA B

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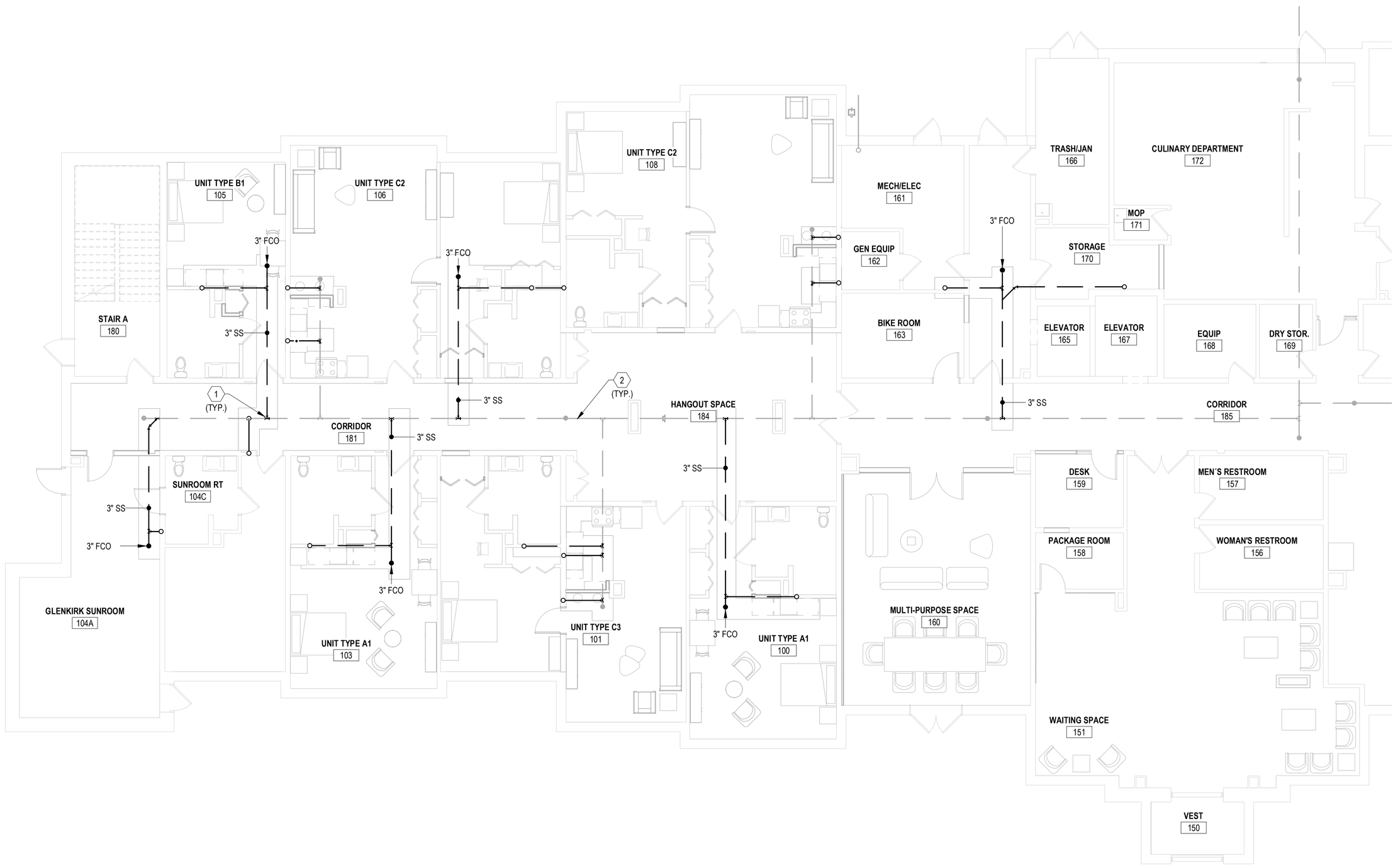
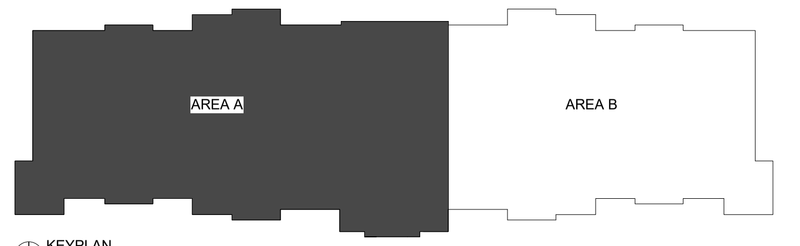
KEYNOTES

1 CONNECT TO THE EXISTING SYSTEM AS REQUIRED.
2 EXISTING TO REMAIN.



NORTH
1 UNDERFLOOR PLUMBING PLAN - AREA A
1/8" = 1'-0"



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UNDERFLOOR PLUMBING PLAN - AREA A

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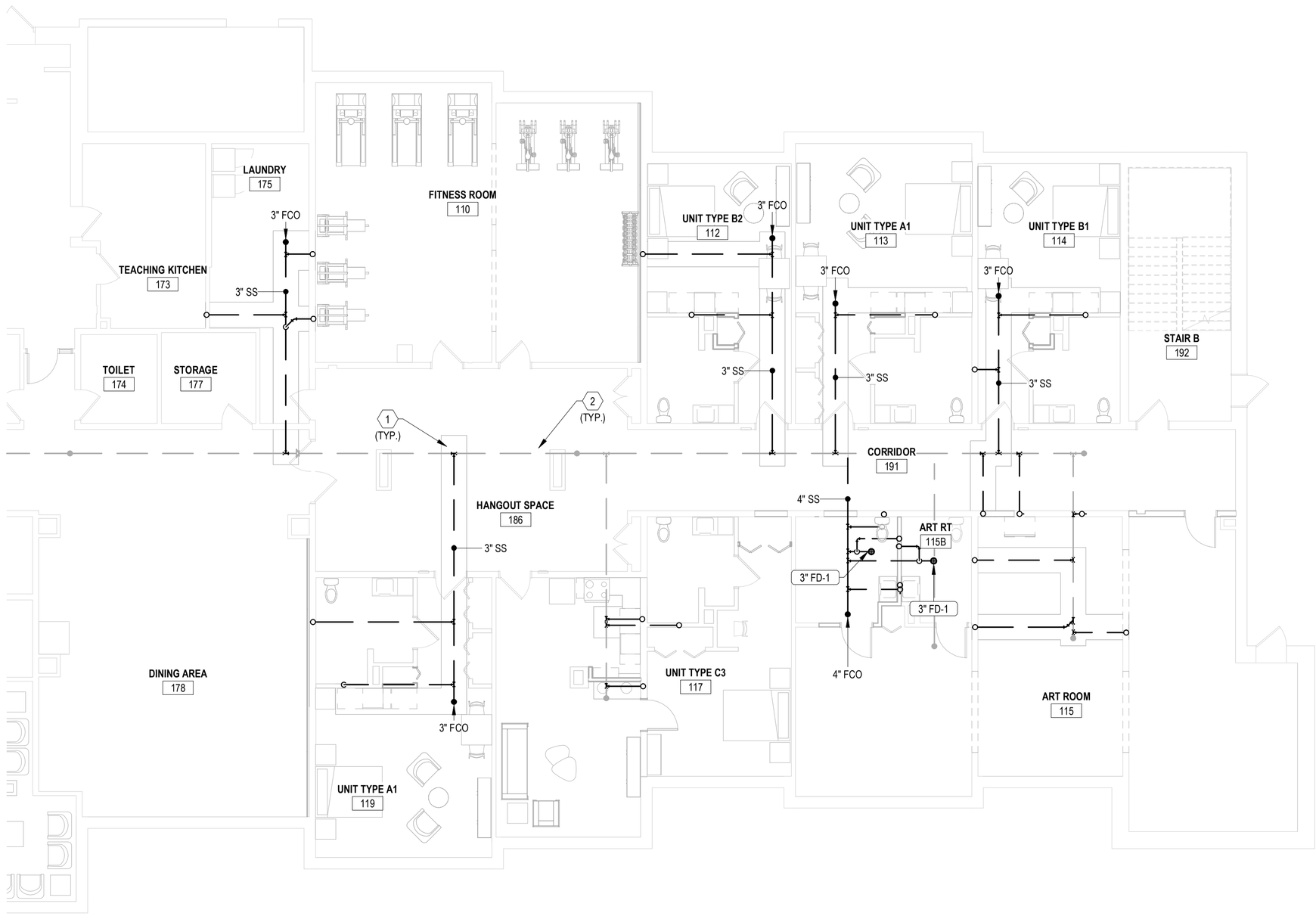
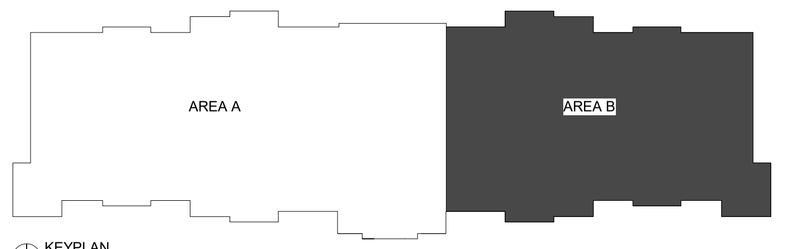
KEYNOTES

1 CONNECT TO THE EXISTING SYSTEM AS REQUIRED.
2 EXISTING TO REMAIN.



NORTH
1 UNDERFLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



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UNDERFLOOR PLUMBING PLAN - AREA B

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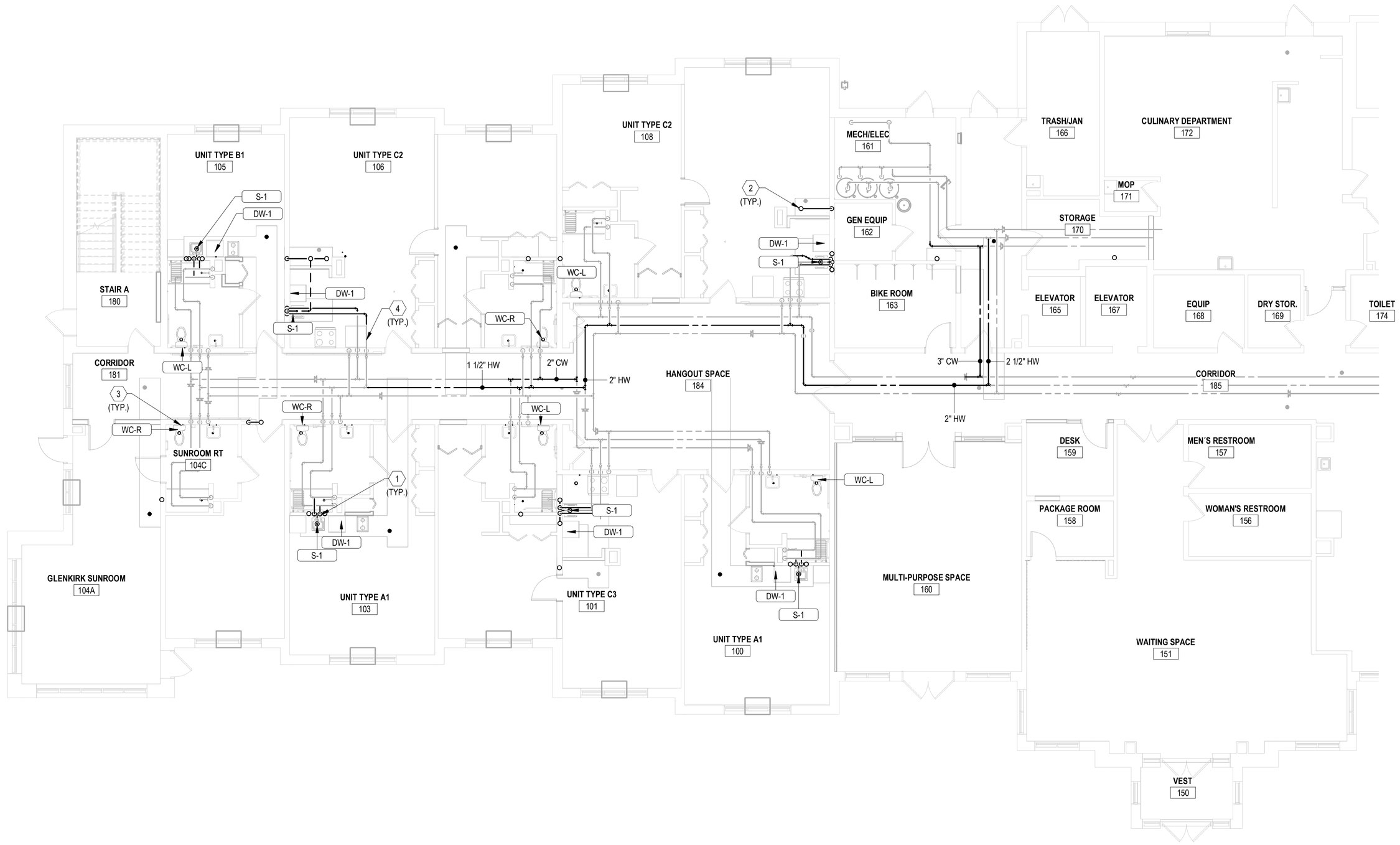
KEYNOTES

1. PROVIDE AND INSTALL KITCHEN SINK (SK-1) AND CONNECT TO THE EXISTING HOT WATER AND COLD WATER LINES AS REQUIRED. ROUTE THE VENT UP TO THE FLOOR ABOVE. CONTRACTOR TO VERIFY IN THE FIELD FINAL CONNECTION LOCATIONS. EXTEND WATER AND WASTE LINES AND CONNECT TO THE DISHWASHER (DW-1) AS REQUIRED. PROVIDE STOPS FOR ALL PLUMBING FIXTURES.
2. WASTE LINE FROM FLOOR ABOVE.
3. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.
4. EXISTING TO REMAIN.



NORTH

1 FIRST FLOOR PLUMBING PLAN - AREA A
1/8" = 1'-0"

KEYPLAN
NTS

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FIRST FLOOR PLUMBING PLAN - AREA A

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KEYNOTES

1. PROVIDE AND INSTALL KITCHEN SINK (SK-1) AND CONNECT TO THE EXISTING HOT WATER AND COLD WATER LINES AS REQUIRED. ROUTE THE VENT UP TO THE FLOOR ABOVE. CONTRACTOR TO VERIFY IN THE FIELD FINAL CONNECTION LOCATIONS. EXTEND WATER AND WASTE LINES AND CONNECT TO THE DISHWASHER (DW-1) AS REQUIRED. PROVIDE STOPS FOR ALL PLUMBING FIXTURES.
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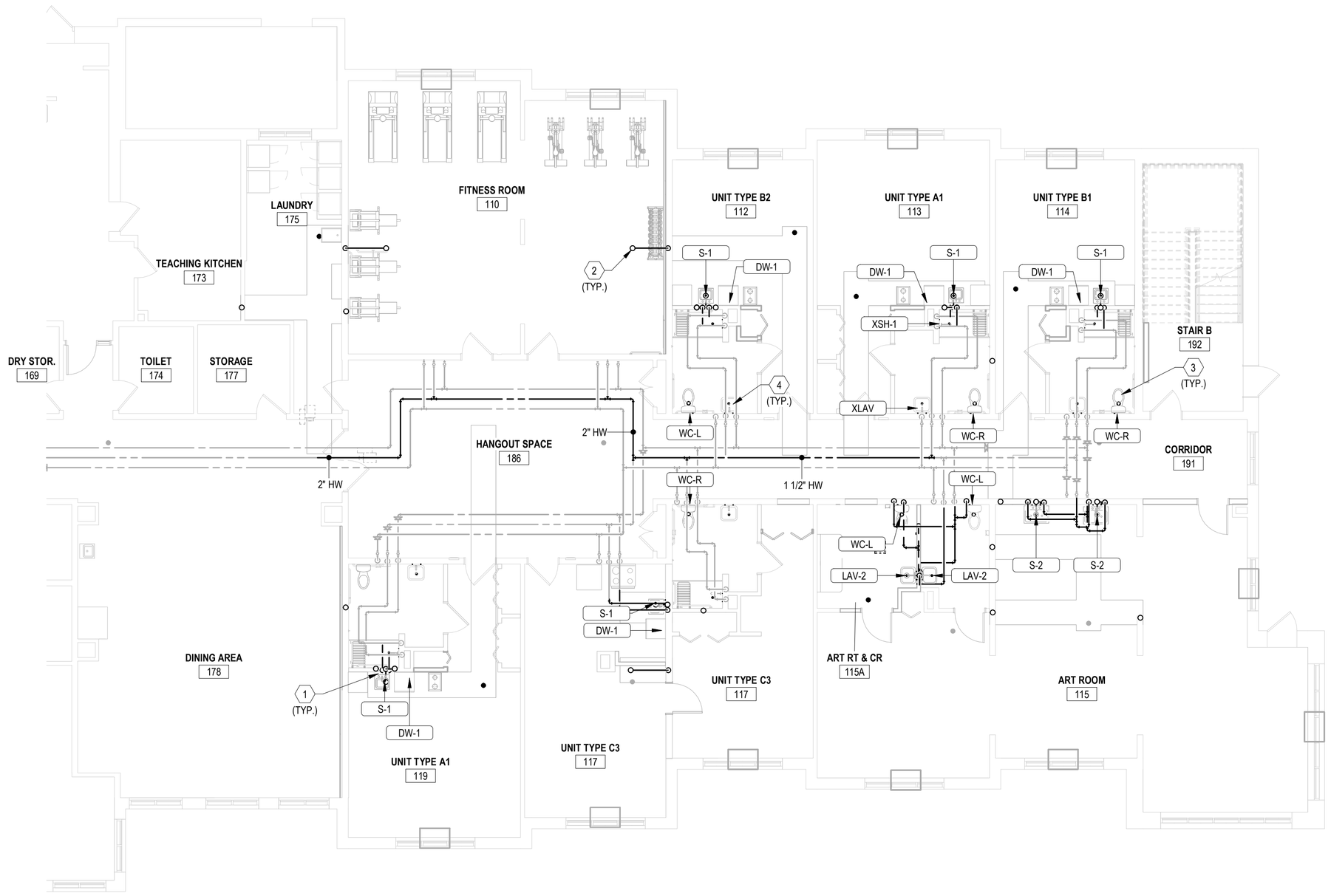
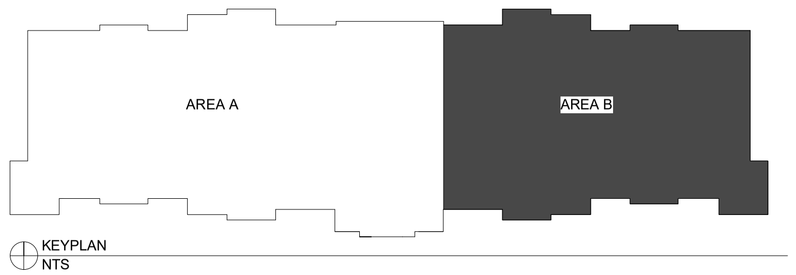
3. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.
4. EXISTING TO REMAIN.



NORTH

1 FIRST FLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



KEYPLAN
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FIRST FLOOR PLUMBING PLAN - AREA B

JOB NUMBER
252012

DATE
09.15.2025

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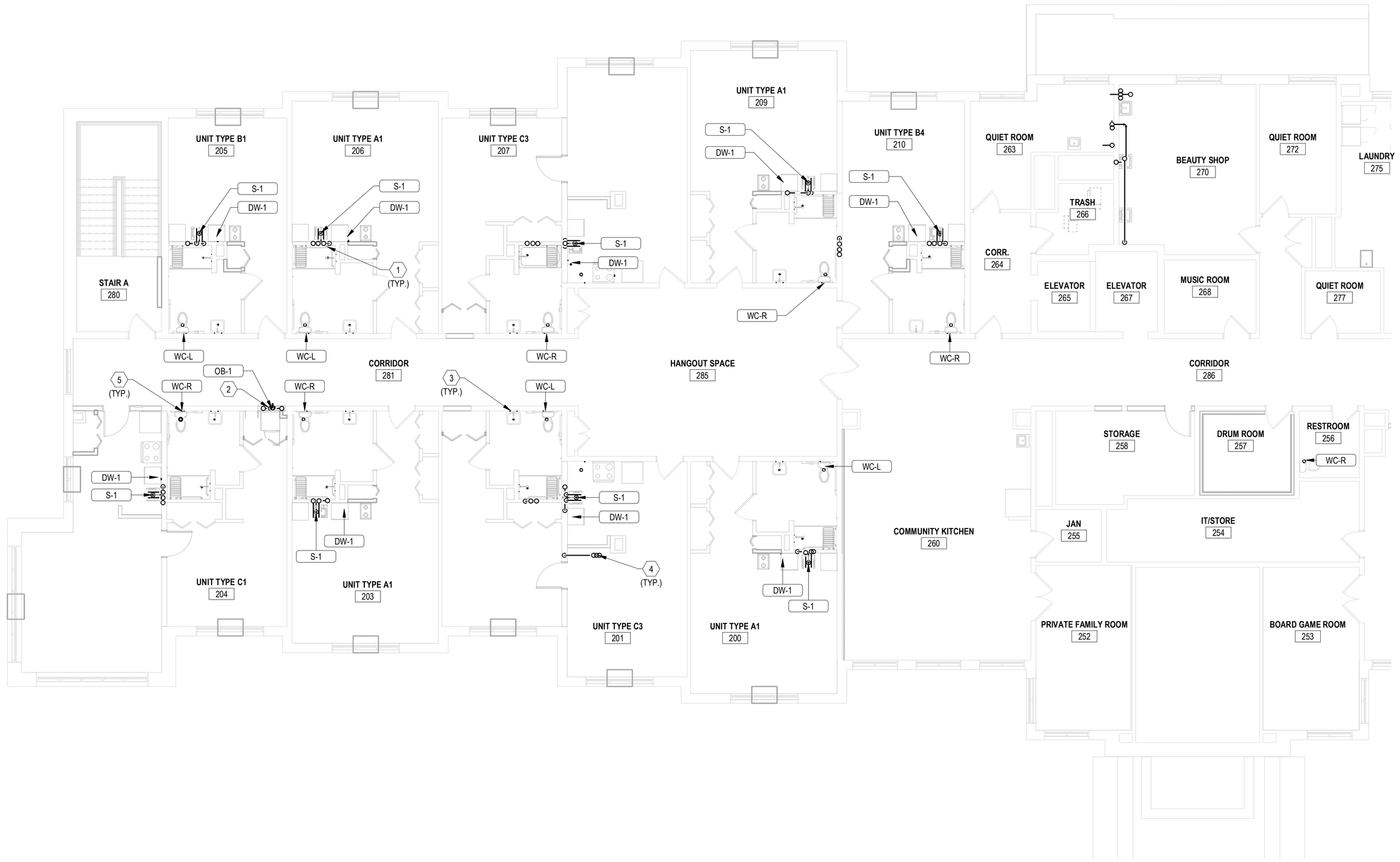
KEYNOTES

1. PROVIDE AND INSTALL KITCHEN SINK (SK-1) AND CONNECT TO THE EXISTING HOT WATER AND COLD WATER LINES AS REQUIRED ON THE SECOND FLOOR. CONNECT TO THE EXISTING VENT STACK AS REQUIRED. CONTRACTOR TO VERIFY IN THE FIELD FINAL CONNECITON LOCATIONS. EXTEND WATER AND WASTE LINES AND CONNECT TO THE DISHWASHER (DW-1) AS REQUIRED. PROVIDE STOPS FOR ALL PLUMBING FIXTURES.
2. PROVIDE AND INSTALL WASHER MACHINE OUTLET BOX (OB-1) AND CONNECT TO THE EXISTING HOT WATER AND COLD WATER LINES AS REQUIRED ON THE SECOND FLOOR. CONTRACTOR TO VERIFY IN THE FIELD FINAL CONNECTION LOCATIONS. ROUTE WASTE AND VENT DOWN TO THE FLOOR BELOW AND UP TO THE FLOOR ABOVE AS REQUIRED. PROVIDE WITH DRAIN PAN.
3. EXISTING TO REMAIN.
4. WASTE LINE AND WATER LINES FROM FLOOR ABOVE.
5. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.



NORTH

1 SECOND FLOOR PLUMBING PLAN - AREA A

1/8" = 1'-0"

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25201.2

DATE
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SECOND FLOOR PLUMBING PLAN - AREA A

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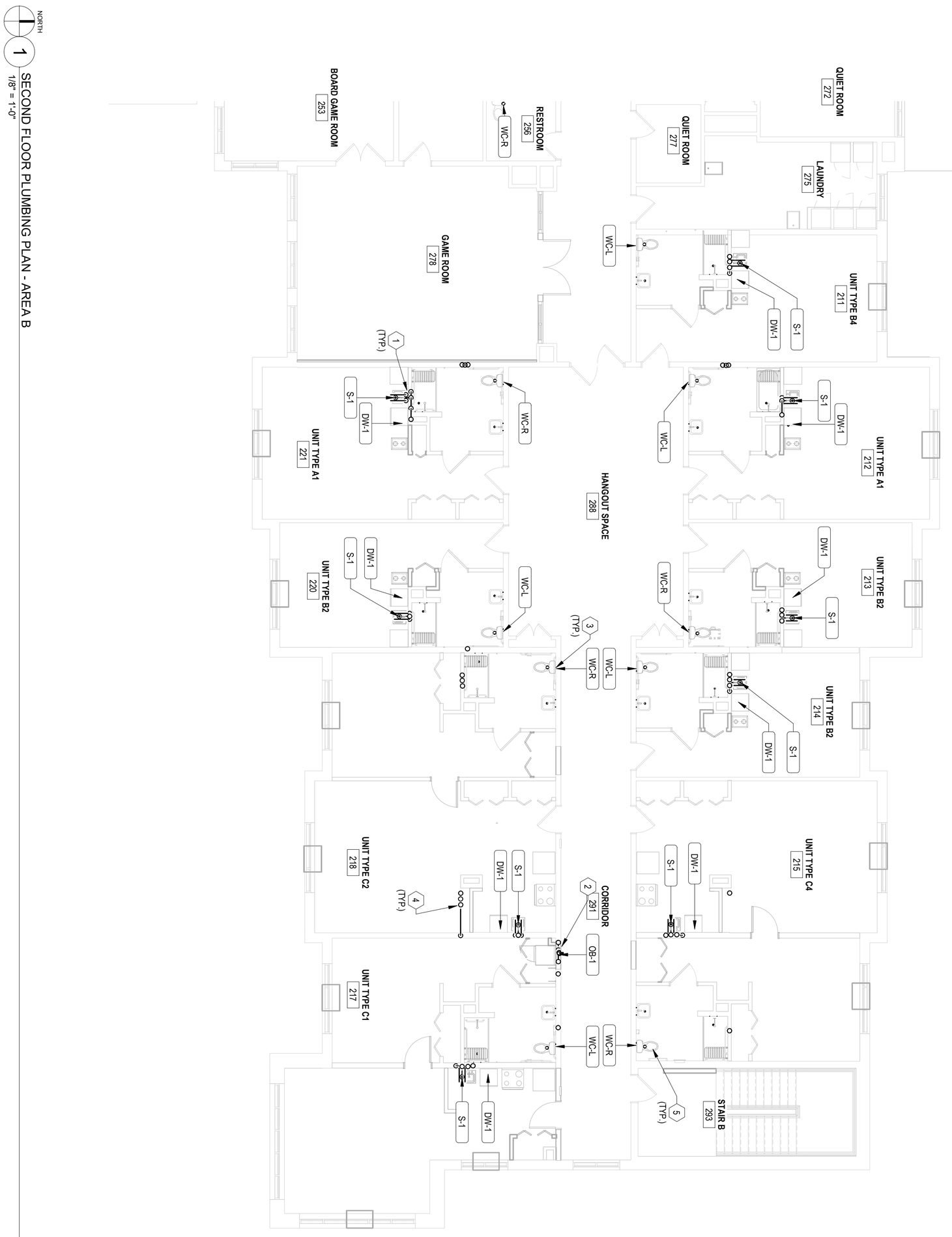

SECOND FLOOR PLUMBING PLAN - AREA B

KEYNOTES

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3. EXISTING TO REMAIN.
4. WASTE LINE AND WATER LINES FROM FLOOR ABOVE.
5. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.

KEYPLAN
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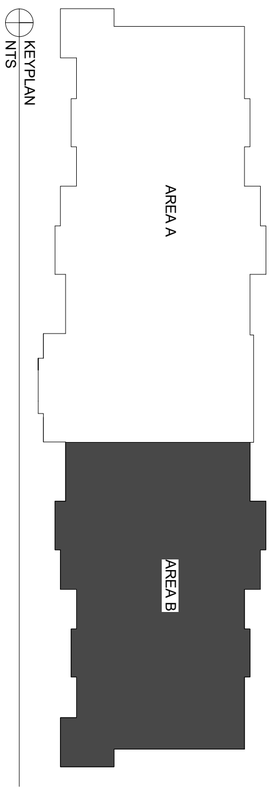

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3. EXISTING TO REMAIN.
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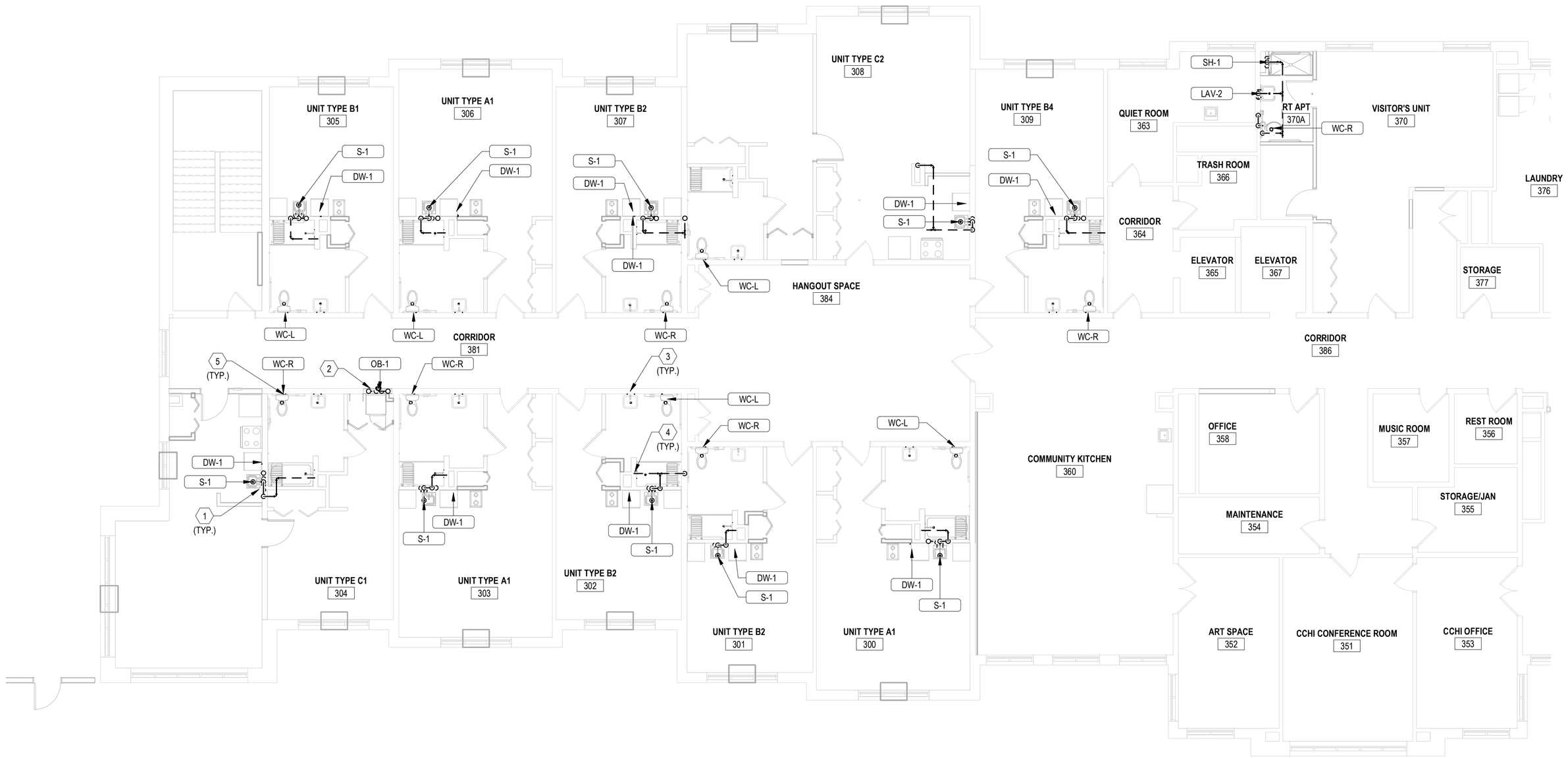

NORTH

1 THIRD FLOOR PLUMBING PLAN - AREA A
1/8" = 1'-0"

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THIRD FLOOR PLUMBING PLAN - AREA A

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KEYNOTES

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3. EXISTING TO REMAIN.
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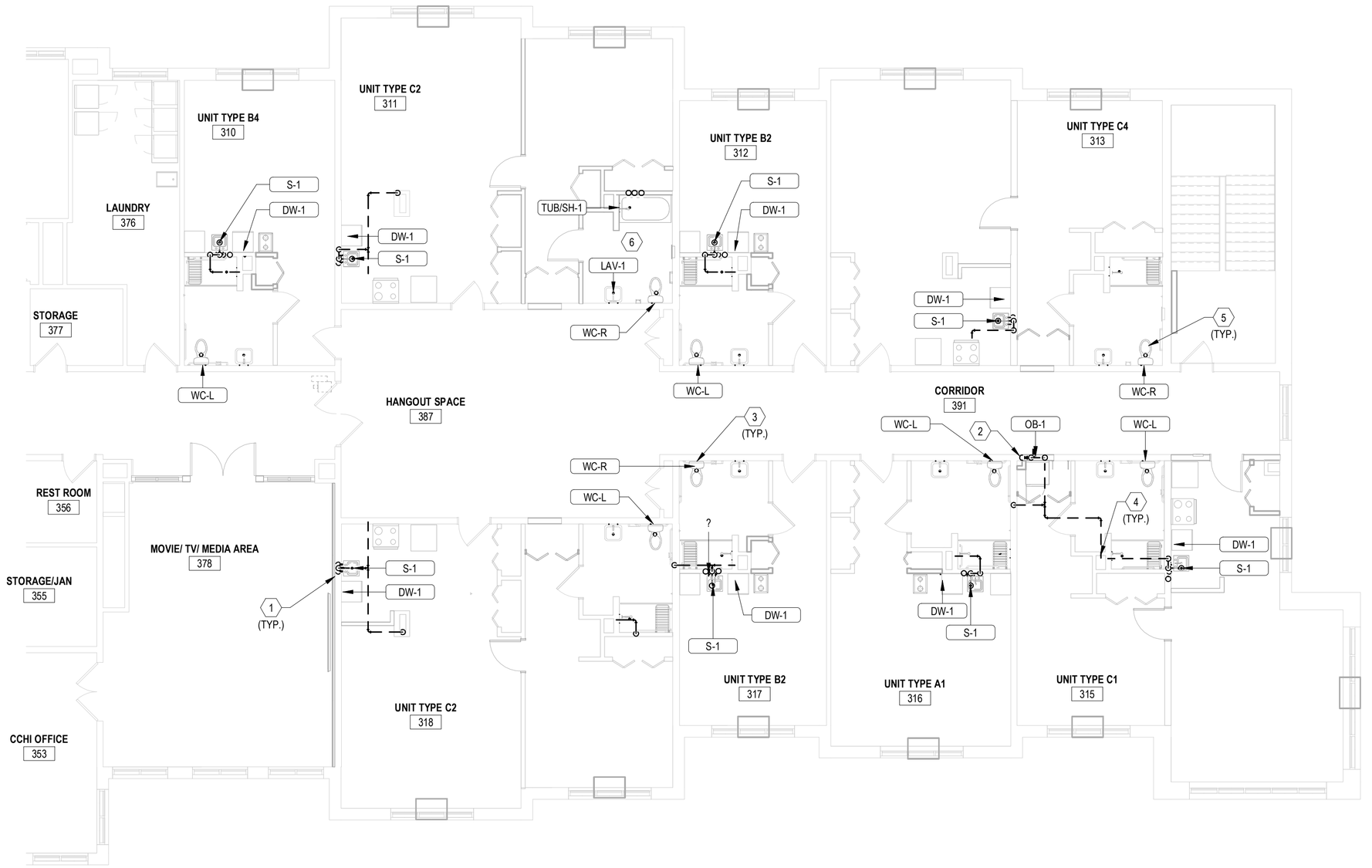
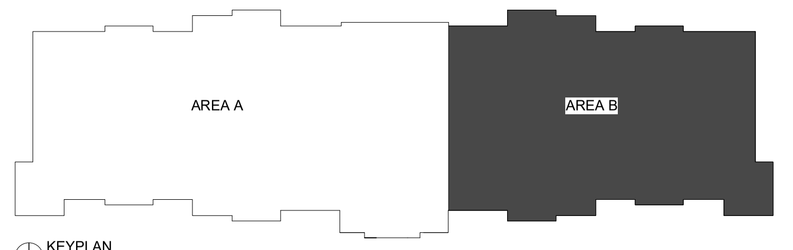
5. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.
6. PROVIDE AND INSTALL THE PLUMBING FIXTURES IN UNIT 311 AND CONNECT TO THE EXISITNG SYSTEM BELOW AS REQUIRED.



NORTH

1 THIRD FLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



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THIRD FLOOR PLUMBING PLAN - AREA B

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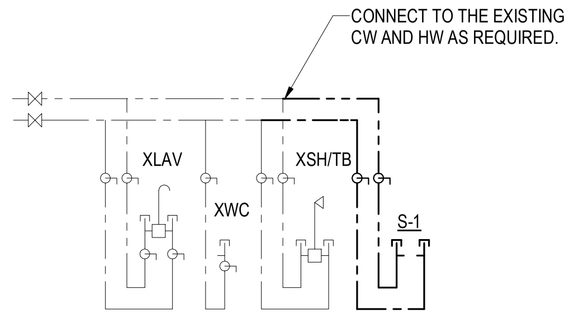
GENERAL PLUMBING NOTES

1. OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION.
2. OSHA RULES, REGULATIONS AND REQUIREMENTS ARE A PART OF THIS PROJECT. CONTRACTOR SHALL FOLLOW THEM ALONG WITH FEDERAL, STATE AND LOCAL REQUIREMENTS FOR THE SAFETY OF WORKERS ON THE JOB AND PASSERS-BY.
3. CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL AND PLUMBING DRAWINGS, WHICH ARE A PART OF THIS CONTRACT, FOR EXACT LOCATION OF EACH PLUMBING FIXTURE, EQUIPMENT AND DRAIN AND WATER REQUIREMENTS.
4. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, AUTHORITIES AND INDUSTRY STANDARDS INCLUDING, BUT NOT LIMITED TO, INTERNATIONAL PLUMBING CODE AND ILLINOIS PLUMBING CODE.
5. COORDINATE ALL EQUIPMENT CONNECTIONS, SIZES AND LOCATIONS WITH ACTUAL EQUIPMENT DELIVERED, INCLUDING EQUIPMENT FURNISHED BY OTHER CONTRACTORS AND/OR THE OWNER. PROVIDE ALL NECESSARY FITTINGS AND ADAPTERS REQUIRED FOR FINAL CONNECTIONS. PROVIDE SHUT-OFF VALVES FOR ALL WATER CONNECTIONS TO EQUIPMENT.
6. FOR CLARITY, THESE DOCUMENTS DO NOT NECESSARILY SHOW EVERY OFFSET, FITTING, VALVE, ETC.
7. THE PLUMBING CONTRACTOR SHALL PROVIDE, DELIVER, AND INSTALL ALL NEW PLUMBING SYSTEMS, PLUMBING FIXTURES, WASTE, VENT, HOT AND COLD WATER DISTRIBUTION PIPING AS SPECIFIED, AS WELL AS ALL ACCESSORIES, AND EQUIPMENT AND SPECIALTIES MATERIALS NOT SPECIFIED BUT NECESSARY FOR COMPLETE INSTALLATION, GUARANTEE AND SERVICE.
8. ALL EXCAVATION AND BACKFILLING FOR THE ENTIRE PLUMBING INSTALLATION SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
9. PLUMBING CONTRACTOR SHALL FILL AND DRAIN EXISTING AND NEW DOMESTIC WATER LINES AS REQUIRED TO INSTALL PLUMBING SYSTEM.
10. ALL HANGERS, RODS, SUPPORTS, SUPPLIES, UNISTRUTS, P-TRAPS, STOPS, VALVES, SLEEVES, AND MISCELLANEOUS ITEMS SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR AS REQUIRED IN FIELD.
11. ROUTE ALL PIPING TIGHT TO STRUCTURE ABOVE IN EXPOSED CEILINGS.
12. DO NOT ROUTE DOMESTIC WATER PIPING OVER ELECTRICAL PANELS.
13. PROVIDE CAULK AROUND ALL PIPES AT ALL WALL PENETRATIONS.
14. PROVIDE P-TRAP ON FIXTURE NOT HAVING AN INTEGRAL PART OF THE SAME INTO WASTE LINE.
15. TEMPERED HOT WATER NOT TO EXCEED 110 DEGREES TO BE SUPPLIED TO ALL PUBLIC LAVATORIES.
16. 100 PSI AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
17. PROVIDE INSULATION WITH FACTORY APPLIED ALL SERVICE JACKET FOR ALL HOT AND COLD WATER PIPING.
18. UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS, THE PLUMBING CONTRACTOR SHALL CUT, PATCH, AND MATCH EXISTING CONDITIONS AS REQUIRED TO REMOVE AND INSTALL WORK.
19. FILL AND DRAIN DOMESTIC WATER SYSTEM AS REQUIRED TO INSTALL NEW WORK.



B TYP. UNIT RISER DIAGRAM
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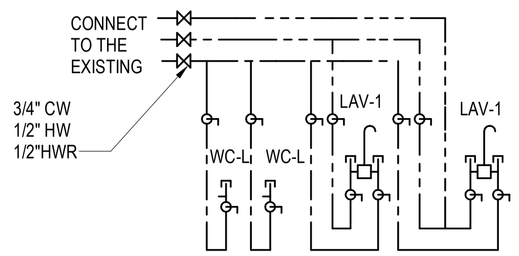

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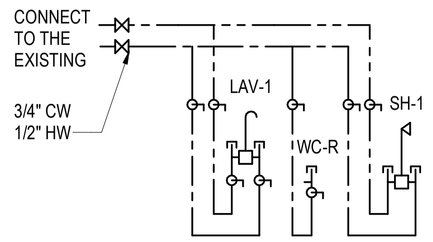

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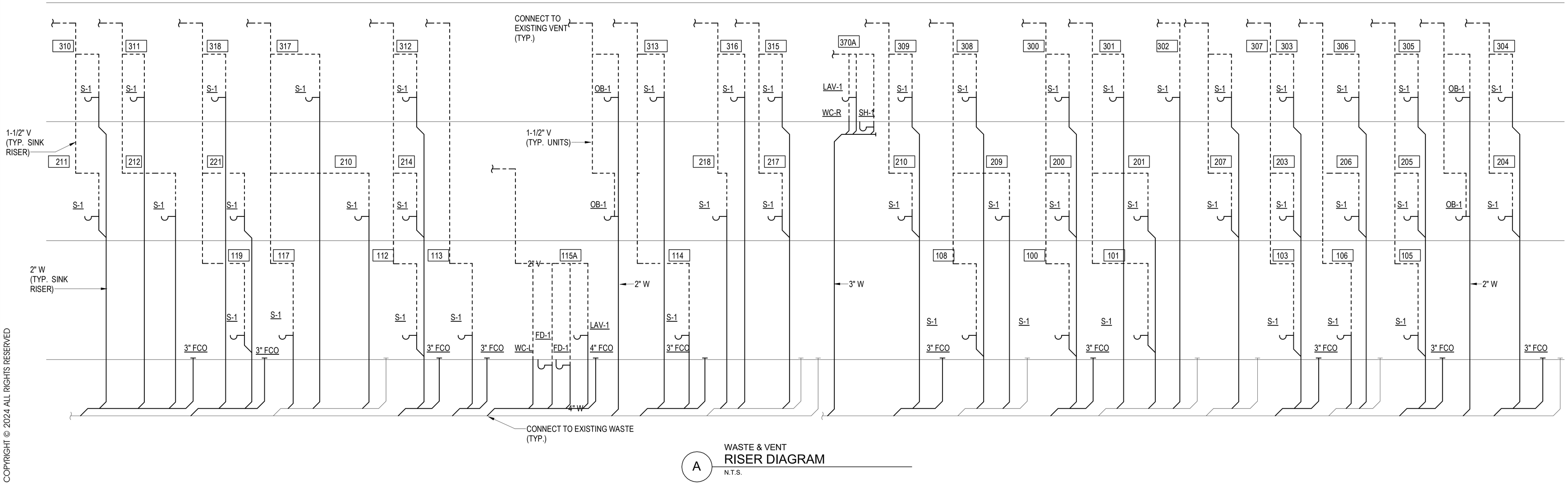

A WASTE & VENT RISER DIAGRAM
N.T.S.

PLUMBING FIXTURE SCHEDULE

MARK	CW	HW	WASTE	VENT	MFR	MODEL	DESCRIPTION	REMARKS
FCO	-	-	VARIES	-	ZURN	CO1	ADJUSTABLE FLOOR CLEANOUT WITH PVC BODY AND NICKEL BRONZE SQUARE COVER AND INVERTIBLE MEMBRANE CLAMP.	-
FD-1	-	-	VARIES	2"	ZURN	EZ1	ADJUSTABLE FINISHED AREA FLOOR DRAIN, PVC BODY, NICKEL BRONZE SQUARE GRATE, INVERTIBLE MEMBRANE CLAMP WITH SEEPAGE SLOTS.	-
LAV-1	1/2"	1/2"	1-1/4"	1-1/4"	NA	NA	ADA COMPLIANT LAVATORY INTEGRAL TO COUNTERTOP WITH OVERFLOW DRAIN. PROVIDE POPUP DRAIN.	FAUCET: CHICAGO FAUCETS 420-POABCP, DECK MOUNTED, ADA COMPLIANT, 1.5 GPM FLOWRATE, 4" CENTERS, 4.25" LEVER HANDLE, WATERSENSE CERTIFIED, POP-UP DRAIN, CHROME PLATE FINISH. PROVIDE WITH E2805-5JKABCP OUTLET FOR FIEL CONVERSION TO 0.5 GPM.
OB-1	1/2"	1/2"	2"	1-1/2"	OATEY	38470	FIRE RATED WASHER MACHINE OUTLET BOX.	INTERNAL AIR GAP WITH WASHING MACHINE.
S-1	1/2"	1/2"	1-1/2"	1-1/2"	ELKAY	ELUHAD141855PD	ADA COMPLIANT UNDERMOUNT SINGLE BOWL SINK, 18 GAUGE STAINLESS STEEL CONSTRUCTION, 14"X18"X5-3/8" BOWL, AND REAR CENTER DRAIN. PROVIDE STRAINERS AND CHROME PLATED P-TRAPS WITH CLEANOUT PLU AND AND DISHWASHER CONNECITON.	FAUCET: CHICAGO FAUCETS 434-ABCP, DECK MOUNT, ADA COMPLIANT, 1.5 GPM, LEVER HANDLE WITH PULL-DOWN SPOUT, SINGLE HOLE, CHROME FINISH. PROVIDE WITH TMV-2. PROVIDE STOP AND A WATER CONNECTION FOR DISHWASHER.
S-2	1/2"	1/2"	1-1/2"	1-1/2"	ELKAY	ELUHAD311845PD	ADA COMPLIANT UNDERMOUNT DOUBLE BOWL SINK, 18 GAUGE STAINLESS STEEL CONSTRUCTION, 13-1/2"X16"X4-3/8" BOWL, AND REAR CENTER DRAIN. PROVIDE (2) STRAINERS AND P-TRAP WITH CLEANOUT PLUG.	FAUCET: CHICAGO FAUCETS 434-ABCP, DECK MOUNT, ADA COMPLIANT, 1.5 GPM, LEVER HANDLE WITH PULL-DOWN SPOUT, SINGLE HOLE, CHROME FINISH. PROVIDE WITH TMV-2.
SH-1	1/2"	1/2"	2"	2"	CHICAGO FAUCETS	SH-PB1-00-044	PRESSURE BALANCING SHOWER SYSTEM, WALL MOUNTED 36" ADA SLIDE/GRAB BAR, HAND SPRAY WITH 69" HOSE, LEVER HANDLE, 1.5 GPM, WALL ELBOW WITH VACUUM BREAKER, WATERSENSE CERTIFIED.	PROVIDE ADA ROLL-IN SHOWER ENCLOSURE BY BEST BATH LSS26333A75FTB.V2. REFER TO ARCHITECTURAL DRAWINGS FOR ACCESSORIES REQUIRED AND SEAT LOCATION.
TB/SH-1	1/2"	1/2"	2"	2"	CHICAGO FAUCETS	SH-PB1-17-134	PRESSURE BALANCING SHOWER SYSTEM AND TUB SPOUT, ADJUSTABLE SHOWER HEAD, WALL MOUNTED 36" ADA SLIDE/GRAB BAR, HAND SPRAY WITH 59" HOSE, LEVER HANDLE, 1.5 GPM, WALL ELBOW WITH VACUUM BREAKER, 1.5 GPM, WATERSENSE CERTIFIED.	PROVIDE TUB/SHOWER ENCLOSURE BY STERLING NUMBER 71520116. REFER TO ARCHITECTURAL DRAWINGS FOR ACCESSORIES REQUIRED.
WC-L	1"	-	4"	2"	NIAGARA	SKU NUMBER: C33.300.01	ADA COMPLIANT ELONGATED FLOOR MOUNTED TOILET WITH WHITE VITREOUS CHINA CONSTRUCTION, 12" ROUGH-IN, WATERSENSE, LEVER FLUSH, ANTI-MICROBIAL FINISH, AND 0.8 GPF.	LOCATE LEVER ON LEFT SIDE OF FIXTURE
WC-R	1"	-	4"	2"	NIAGARA	SKU NUMBER: C33.301.01	ADA COMPLIANT ELONGATED FLOOR MOUNTED TOILET WITH WHITE VITREOUS CHINA CONSTRUCTION, 12" ROUGH-IN, WATERSENSE, LEVER FLUSH, ANTI-MICROBIAL FINISH, AND 0.8 GPF.	LOCATE LEVER ON RIGHT SIDE OF FIXTURE
WCO	-	-	4"	-	ZURN	Z1441	WALL CLEANOUT WITH GAS AND WATERTIGHT THREADED PLUG AND STAINLESS STEEL ACCESS COVER.	-

PLUMBING PIPING SCHEDULE

SYSTEM	MATERIAL	JOINTS	INSULATION THICKNESS	INSULATION TYPE
COLD WATER, ALL SIZES	TYPE L COPPER	PRESS / SOLDER	1"	FIBERGLASS
HOT WATER <1.5"	TYPE L COPPER	PRESS / SOLDER	1"	FIBERGLASS
HOT WATER >=1.5"	TYPE L COPPER	PRESS / SOLDER	1.5"	FIBERGLASS
HOT WATER RETURN <1.5"	TYPE L COPPER	PRESS / SOLDER	1"	FIBERGLASS
HOT WATER RETURN >=1.5"	TYPE L COPPER	PRESS / SOLDER	1.5"	FIBERGLASS
WASTE AND VENT - NON PLENUM	DUCTILE IRON	HUBLESS	N/A	N/A
WASTE AND VENT - PLENUM	SCH 40 PVC	SOLVENT WELD	N/A	N/A
STORM - NON PLENUM	SCH 40 PVC	SOLVENT WELD	1"	FIBERGLASS
STORM - PLENUM	DUCTILE IRON	HUBLESS	1"	FIBERGLASS

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WASTE & VENT RISER DIAGRAMS

JOB NUMBER 252012
DATE 09.15.2025

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GENERAL ELECTRICAL DEMOLITION NOTES

1. REFER TO ARCHITECTURAL AND MECHANICAL PLANS AND SPECIFICATIONS FOR FULL DEMOLITION NOTES
2. THE DRAWINGS ARE INTENDED TO INDICATE THE SCOPE OF NEW WORK REQUIRED AND DO NOT NECESSARILY INDICATE ANY EXISTING BOXES, CONDUIT, OR WIRE THAT MUST BE REMOVED TO ACCOMMODATE IT. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND VERIFY EXISTING CONDITIONS.
3. FOR CEILINGS TO BE REMOVED OR MODIFIED:

a) PROTECT AND SECURE ALL EXISTING CEILING MOUNTED DEVICES (SMOKE DETECTORS, SPEAKER, WIRELESS ACCESS POINTS) AS NEEDED TO ACCOMMODATE NEW WORK. REINSTALL TO WORKING ORDER IN NEW CEILINGS; EXTEND WIRING TO NEW LOCATIONS AS NEEDED. NOT ALL DEVICES ARE INDICATED ON PLANS. VERIFY IN FIELD ALL EXISTING CEILING MOUNTED DEVICES.

4. THE E.C. IS RESPONSIBLE FOR ALL TEMPORARY LIGHTING AND POWER IN ALL WORK AREAS. COMPLY WITH NECA 200-2010 OR LATEST ITERATION.

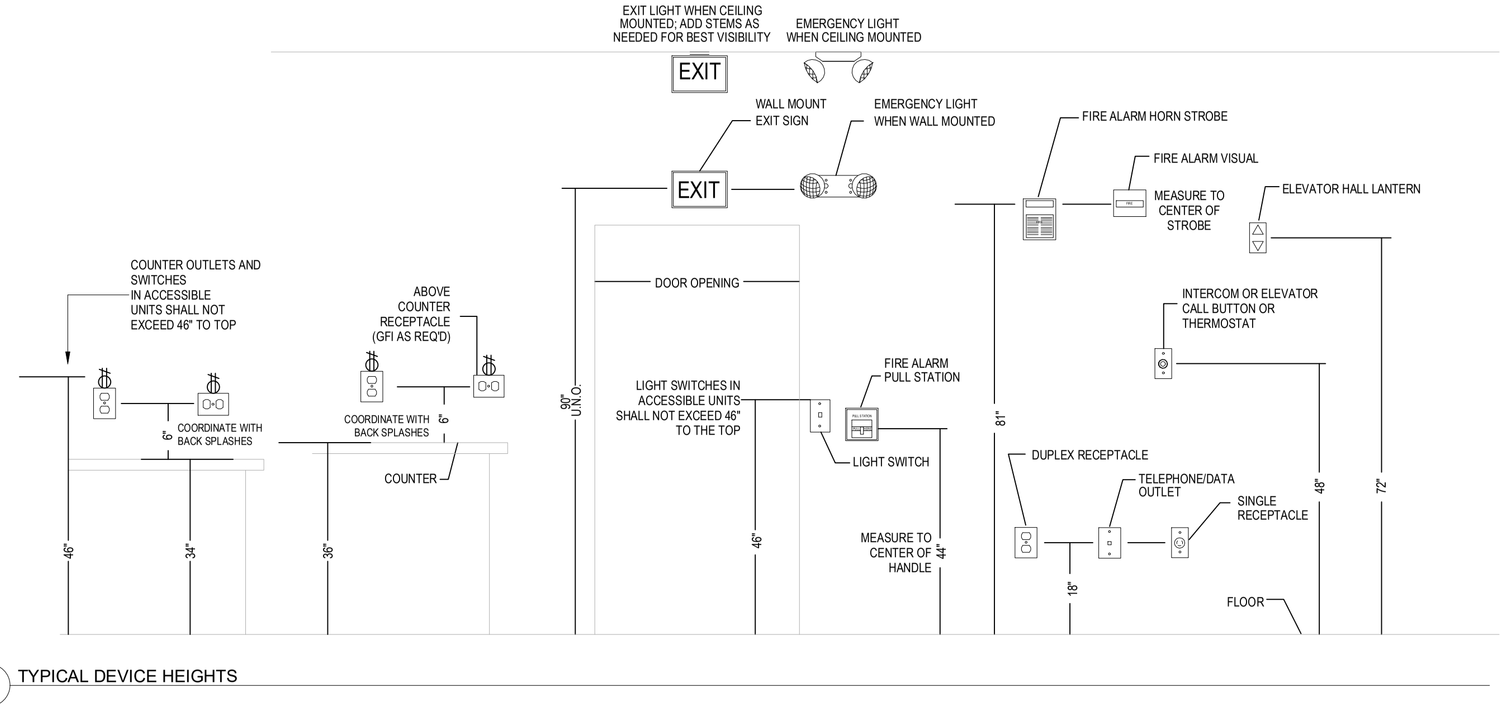
5. REMOVE ALL ABANDONED LOW VOLTAGE WIRING: SUPPORT OR RESUPPORT OPEN WIRING PREVIOUSLY UNSUPPORTED OR SUPPORTED BY DEMOLISHED CEILING ELEMENTS.

GENERAL LIGHTING AND POWER NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING PLANS FOR ADDITIONAL INFORMATION ON EXACT POWER, WIRING, & ROUGH-IN REQUIREMENTS AND LOCATIONS OF DEVICES.
2. MINIMUM NEW CIRCUIT WIRING SHALL CONSIST OF 2#12,1#12G, 1/2"C. WHERE HOME RUNS EXCEED 75' OR CONTINUOUS LOAD EXCEEDS 65% OF CIRCUIT RATING, MINIMUM CIRCUIT SIZE SHALL CONSIST OF 2#10G, 1/2"C. ALL NEW CIRCUITS SHALL INCLUDE A CONTINUOUS EQUIPMENT GROUNDING CONDUCTOR.
3. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO INSTALLATION. VERIFY CEILING CONSTRUCTION WITH ARCHITECT IN ALL AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING FIXTURES WITH CORRECT TRIMS, ETC. TO ASSURE COMPATIBILITY WITH CEILING STRUCTURE.
4. WHERE MORE THAN ONE SWITCH IS INDICATED AT A LOCATION, CONTRACTOR SHALL INSTALL CO-LOCATED LIGHT SWITCHES IN A COMMON FACEPLATE. USE MULTI-GANG BACKBOXES. VERIFY MOUNTING HEIGHT WITH ADA REQUIREMENTS. PROVIDE STEEL BARRIES BETWEEN SWITCHES FOR EACH CIRCUIT WHERE MANDATED BY CODE.
5. COORDINATE INSTALLATION OF LIGHTING FIXTURES IN MECHANICAL AREAS, EQUIPMENT ROOM, ETC; ADJUST FIXTURE HEIGHTS AND LOCATIONS AS NECESSARY TO OFFSET CONFLICTS.
6. EMERGENCY EGRESS AND EXIT SIGN CIRCUITS SHALL BE SERVED FROM GENERATOR BACK-UP CIRCUITS; PROVIDE A LOCK-ON DEVICE FOR ALL CIRCUITS SERVING EMERGENCY CIRCUITS, FIRE ALARM, AND OTHER CRITICAL LOADS.
7. 24-HOUR EGRESS AND EXIT SIGN CIRCUIT AND NEUTRAL SHALL BE ROUTED INDEPENDENTLY OF ALL OTHER WIRING. ALL EMERGENCY WIRING SHALL BE MINIMUM 10# AWG
8. MINIMUM CIRCUIT SHALL CONSIST OF:
   1. FOR COMMON AREA (CORRIDORS, OFFICES, STAIRWELLS, ETC.). MINIMUM 2#12, 1#12G, 1/2"C. WHERE HOME RUNS EXCEED 50' OR CONTINUOUS LOAD EXCEEDS 60% OF CIRCUIT RATING, MINIMUM CIRCUIT SIZE SHALL CONSIST OF 2#10, 1#10G, 1/2"C.
9. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT SWITCHES WITH ARCHITECT PRIOR TO ROUGH-IN. WHERE MORE THAN ONE DEVICE IS INDICATED AT A LOCATION, CONTRACTOR SHALL CO-LOCATE DEVICES IN A COMMON FACEPLATE USING MULTI-GANG BACKBOXES. COORDINATE FACEPLATE CONFIGURATION WITH DEVICES; VERIFY MOUNTING HEIGHT WITH ARCHITECT.
10. PROVIDE ARE-FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC 2017 210.12.
11. DEVICES INSTALLED INTO FIRE RATED WALLS: SHALL BE PROVIDED FIRESTOP PUTTY PADS COVERS TO BOXES SUCH AS METACALK OR OTHERS
12. ALL WIRING TO BE COPPER AND THERMOPLASTIC COVERED IN CONDUIT.
13. ALL CEILING LIGHTS SHALL HAVE A BAR HANGER TO SUPPORT THE POSSIBLE USE FOR A PADDLE FAN (IN LOCATIONS WHERE POSSIBLE USAGE). ALL SUCH INSTALLATIONS SHALL INCLUDE AN APPROVED PADDLE FAN BOX OF THE 8-B TYPE.
14. OUTLETS AND SWITCHES IN TYPE A AND ADAPTABLE KITCHENS SHALL BE LOCATED AS SHOWN, RELATIVE TO APPLIANCE AND CABINETS. GC TO FIELD COORDINATE LOCATIONS.
15. DEVICES INSTALLED INTO UNIT-TO-EXTERIOR WALLS, UNIT-TO-CORRIDOR WALLS, DEMISING WALLS BETWEEN UNITS, AND THIRD FLOOR CEILING SHALL BE SEALED TO PREVENT AIR LEAKAGE. ACCEPTABLE SOLUTIONS INCLUDE PLENUM BOXES, PUTTY PACKS, SEALING COMPOUNDS, ET AL.
16. ALL NEW RECEPTACLES INDICATED TO BE TAMPERPROOF TYPE.
17. MC CABLES IS NOT PERMITTED; FLEXIBLE METAL CONDUIT ONLY PERMITTED FOR EQUIPMENT CONNECTIONS. E.C IS RESPONSIBLE FOR VERIFYING ALL LOCALLY ADOPTED AMENDMENTS FOR WIRING METHODS PRIOR TO WORK.

GENERAL SYSTEM NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING PLANS FOR ADDITIONAL INFORMATION, REQUIREMENTS, AND EQUIPMENT LOCATIONS.
2. MINIMUM SYSTEMS RACEWAY SIZE TO BE 3/4". ALL WIRING IN EXPOSED AREAS SHALL BE IN CONDUIT.
3. ALL LOW VOLTAGE WIRING SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE AS LOCALLY ADOPTED AND AMENDED, INCLUDING ARTICLES 300, 725, 760, 800, 820.
4. WIRING METHODS ABOVE PLENUM CEILINGS MUST BE PLENUM RATED. ALL WIRING METHODS MUST COMPLY WITH ARTICLE 300.22(C)
5. LOW VOLTAGE CABLES ROUTED VIA APPROVED OPEN WIRING METHODS MUST BE INDEPENDENTLY SUPPORTED VIA STRAPS, HANGERS, OR TRAY SPECIFICALLY DESIGNED TO PREVENT DAMAGE TO THE CABLE.
6. ACCESS TO EQUIPMENT SHALL NOT BE DENIED BY AN ACCUMULATION OF CONDUCTORS AND CABLES THAT PREVENT THE REMOVAL OF PANELS, SUCH AS SUSPENDED CEILING PANELS.
7. CEILING MOUNTED DEVICES AND BACKBOXES SHALL BE SOLIDLY SUPPORTED BY BRIDGES OR BAR HANGERS MANUFACTURED FOR THE PURPOSE. SUCH EQUIPMENT SHALL NOT RELAY ON NON-STRUCTURAL ELEMENTS SUCH AS SUSPENDED CEILING PANELS AS ITS SUPPORT.
8. ALL CABLING SHALL BE IDENTIFIED PER SPECIFICATIONS. SYSTEM CABLES MUST BE UNIQUELY IDENTIFIABLE BY COLOR PER SYSTEM. FIRE ALARM CABLE SHALL BE SEGREGATED FROM CABLES OF OTHER SYSTEMS AND USED ONLY FOR THE FIRE ALARM SYSTEM.
9. FIRE SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS AND PARTITIONS PER SPEC'S. PROVIDE ACOUSTICAL SEALANT AT OTHER PENETRATIONS. PROVIDE EXPANSION FITTINGS AT ALL EXPANSION JOINTS.



1 TYPICAL DEVICE HEIGHTS

ELECTRICAL SYMBOLS LISTS

ELECTRICAL POWER SYSTEMS

SYMBOL	DESCRIPTION
	120/208V BRANCH PANEL/ DISTRIBUTION PANEL
	277/480V BRANCH PANEL/ DISTRIBUTION PANEL
J	JUNCTION BOX
FJB	FLOOR JUNCTION BOX
DS	DISCONNECT SWITCH
FDS	FUSED DISCONNECT SWITCH
$MRS	MOTOR RATED SWITCH
T	TRANSFORMER
X-##	EQUIPMENT REQUIRING ELECTRICAL HOOKUP
H.D.	ELECTRIC HAND DRYER
UP/DOWN/STOP	UP/DOWN/STOP OVERHEAD DOOR CONTROL

RECEPTACLES

SYMBOL	DESCRIPTION
	SEE FULL LIST OF ELECTRICAL ABBREVIATIONS FOR OTHER TYPES OF DEVICES NOT LISTED
	DUPLEX CONVENIENCE OUTLET 18" A.F.F (U.N.O.) TO THE CENTER
	INDICATED AT COUNTER HEIGHT 6" ABOVE COUNTERTOP MEASURED TO CENTER. COORDINATE ACTUAL HEIGHT WITH BACKSPLASHES. SEE TYPICAL DEVICE HEIGHT DETAIL
G	" GFI " INDICATES GROUND FAULT INTERRUPT
U	"USB" INDICATES RECEPTACLE WITH USB PORTS; HUBBELL USB820ASW OR EQUAL;
W W	" WP " INDICATES RAIN-TITE
	QUADPLEX CONVENIENCE OUTLET 18" A.F.F (U.N.O.) TO THE CENTER
	INDICATED AT COUNTER HEIGHT 6" ABOVE COUNTERTOP MEASURED TO CENTER. COORDINATE ACTUAL HEIGHT WITH BACKSPLASHES. SEE TYPICAL DEVICE HEIGHT DETAIL
	MOUNTED IN FLOOR BOX: DUPLEX RECEPTACLE
	MOUNTED IN FLOOR BOX: QUADPLEX RECEPTACLE
	COMPLIANT RANGE RECEPTACLE
AFCI	"GFI/AFI" INDICATES GROUND FAULT INTERRUPT & ARC FAULT INTERRUPT

TELECOM SYSTEMS

SYMBOL	DESCRIPTION
▽	CAT6E DATA PORT
▼	UNIQUELY IDENTIFIED CAT6E PORT FOR SEPARATE APPLICATION FOR OWNER DESIGNATION SUCH AS VOICE PRINTER, AND OTHERS
WAP	WIRELESS ACCESS POINT CEILING OR WALL MOUNTED. (2) CAT6A CABLING
	FLOOR CAT6E DATA PORT
	CATV F-CONNECTOR PORT VIA MINIMUM RG6 COAX CABLE
$CS	INTERCOM SPEAKER CALL SWITCH
S	CEILING/WALL INTERCOM SPEAKER WITH BUILT-IN VOLUME CONTROL; VERIFY FINAL REQUIREMENT WITH EXISTING SCHOOL INTERCOM SYSTEM
NE	NURSE CALL SYSTEM - CALL SWITCH

LIGHTING FIXTURES

SYMBOL	DESCRIPTION
	LIGHTING FIXTURE SYMBOLS ONLY USED TO CONVEY TYPE AND TO INDICATE LIFE SAFETY. REFER TO LIGHTING FIXTURE SCHEDULE FOR FULL DETAILS ON LIGHTING FIXTURES
	RECESSED/SURFACE LAY-IN FIXTURE
	RECESSED/SURFACE LAY-IN FIXTURE; LIFE SAFETY
	SURFACE/SUSPENDED STRIP/WRAPAROUND FIXTURE
	SURFACE/SUSPENDED STRIP/WRAPAROUND FIXTURE; LIFE SAFETY
	RECESSED DOWNLIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE; LIFE SAFETY
	SURFACE MOUNTED LIGHTING FIXTURE
	WALL MOUNTED LIGHTING FIXTURE
	SELF-POWERED EXIT SIGNAGE PER LOCAL CODE
	COMPLIANT EMERGENCY UNIT LIGHTING EQUIPMENT AS SCHEDULED
F#	FIXTURE TAG
(XX)-#	CIRCUIT

ACCESS CONTROL/ CCTV/ INTRUSION

SYMBOL	DESCRIPTION
	CEILING MOUNT DOME CAMERA
ES	ELECTRIC STRIKE OR LATCH PER HARDWARE SCHEDULE
DC	DOOR CONTACT
	CARD READER
	APARTMENT DOORBELL STROBE DEVICE
	HANDICAPPED ASSIST DOOR STATION AT ADA HEIGHT. PROVIDE 1/2"C TO DOOR OPERATOR.
	WIRELESS DOORBELL CHIME
	ILLUMINATED PUSH BUTTON
	APARTMENT ENTRY INTERCOM STATION

LIGHTING CONTROLS/SWITCHES

SYMBOL	DESCRIPTION
	REFER LIGHTING CONTROL SCHEDULE FOR FULL CONTROL SEQUENCE OF A ROOM. WALL CONTROL DEVICE IS ASSUMED TO CONTROL LOCAL FIXTURE UNLESS INDICATED OTHERWISE
$S, $, $, $	SWITCH TYPE (SINGLE POLE SWITCH, "3" THREE WAY, "OS" OCCUPANCY SENSOR, "D" DIMMER, "T" TIMER, OR INDICATED BY LIGHTING CONTROL SCHEDULE). 48" A.F.F. TO CENTER (U.N.O.). IN BLOCK WALLS, MEASUREMENT IS TO THE TOP
$SW#	INDICATES TAG FOR WALL STATION CONTROL AS INDICATED LIGHTING CONTROL TAG SCHEDULE
OC#	CEILING/WALL OCC SENSOR AS INDICATED ON LIGHTING CONTROL TAG SCHEDULE
LSR	CEILING DAYLIGHT SENSOR AS INDICATED ON LIGHTING CONTROL TAG SCHEDULE

ELECTRICAL KEYNOTES

SYMBOL	DESCRIPTION
#	ELECTRICAL LIGHTING KEYNOTE
#	ELECTRICAL POWER KEYNOTE
#	ELECTRICAL LOW VOLTAGE SYSTEMS KEYNOTE
#	ELECTRICAL DEMOLITION KEYNOTE

ELECTRICAL DEMOLITION LEGEND

———	EXISTING TO REMAIN
- - - - -	DEMO OR SALVAGE AS NOTED
REM	EXISTING TO REMAIN
X	DEMOLITION OF DEVICE
SALO	SALVAGE DEVICE TO OWNERS STOCK
SALR	SALVAGE DEVICE TO BE REUSED FOR THE PROJECT

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION
	AUDIBLE ONLY DEVICE
	VISUAL ONLY DEVICE
	AUDIBLE/VISUAL ONLY DEVICE
SP	SPEAKER STROBE DEVICE
P	PULL STATION
	DUCT SMOKE DETECTOR
	SMOKE DETECTOR
	THERMAL HEAT DETECTOR
XP	DETECTOR SMOKE AND CARBON MONXIDE EXTERNALLY POWERED WITH 520HZ SOUNDING BASE. SEE FIRE ALARM RISER
	SPRINKLER WATER FLOW SWITCH
	SPRINKLER VALVE SUPERVISION SWITCH
FIA	FIRE ALARM ANNUNCIATOR PANEL
FCP	FIRE ALARM CONTROL PANEL
CT2	FIRE ALARM DUAL INPUT MODULE
CT1	FIRE ALARM SINGLE INPUT MODULE
DTS	DUCT DETECTOR TEST STATION
RA	RESCUE ASSISTANCE STATION
RACC	RESCUE ASSISTANCE COMMAND CENTER

ELECTRICAL ABBREVIATIONS

A.F.F	ABOVE FINISHED FLOOR
CB	CIRCUIT BREAKER
CCT	CIRCUIT
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
E	EXISTING
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
G, GRD	GROUNDED
GFI	GROUND FAULT INTERRUPTER
AFI	ARC FAULT INTERRUPTER
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
JB	JUNCTION BOX
KV	KILOVOLT
KW	KILOWATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUG ONLY
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PNL	PANEL
RCP	REFLECTED CEILING PLAN
SPDT	SINGLE POLE DOUBLE THROW
SW	SWITCH
TP	TAMPER PROOF
TYP	TYPICAL
UH	UNIT HEATER
U.N.O	UNLESS NOTED OTHERWISE
XMFR	TRANSFORMER
XP	EXPLOSION PROOF

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GENERAL NOTES, LEGENDS AND DETAILS

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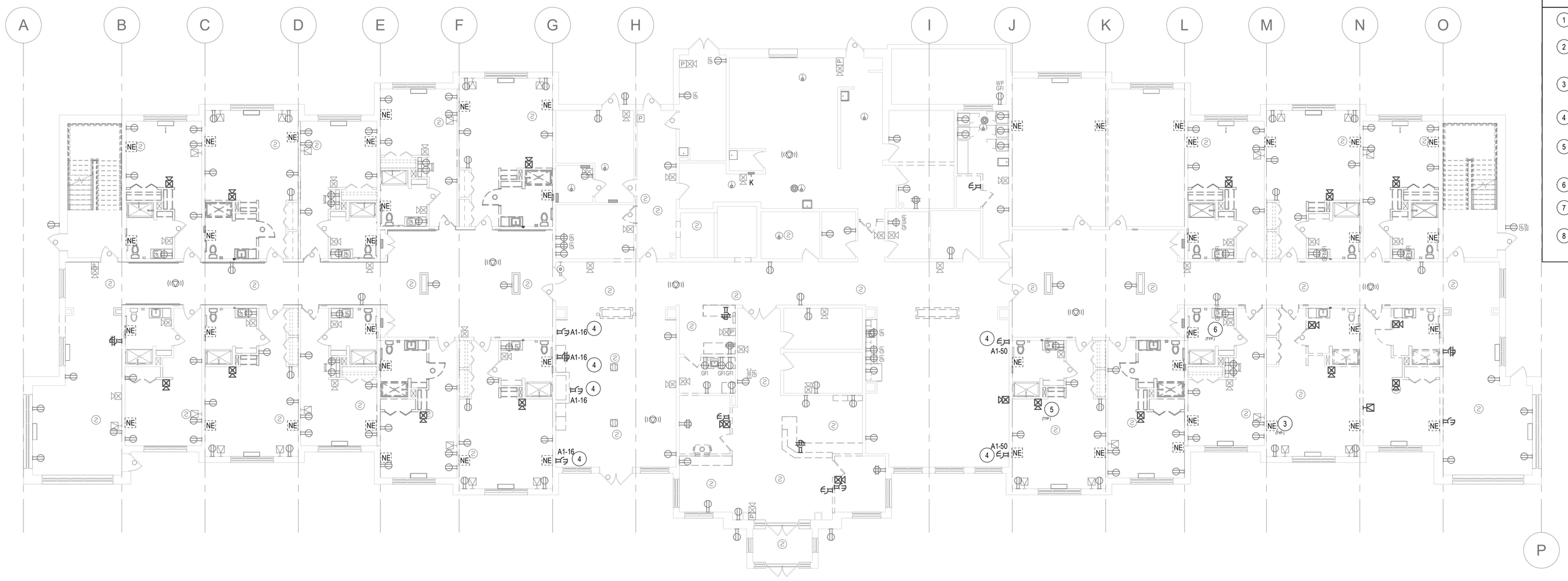
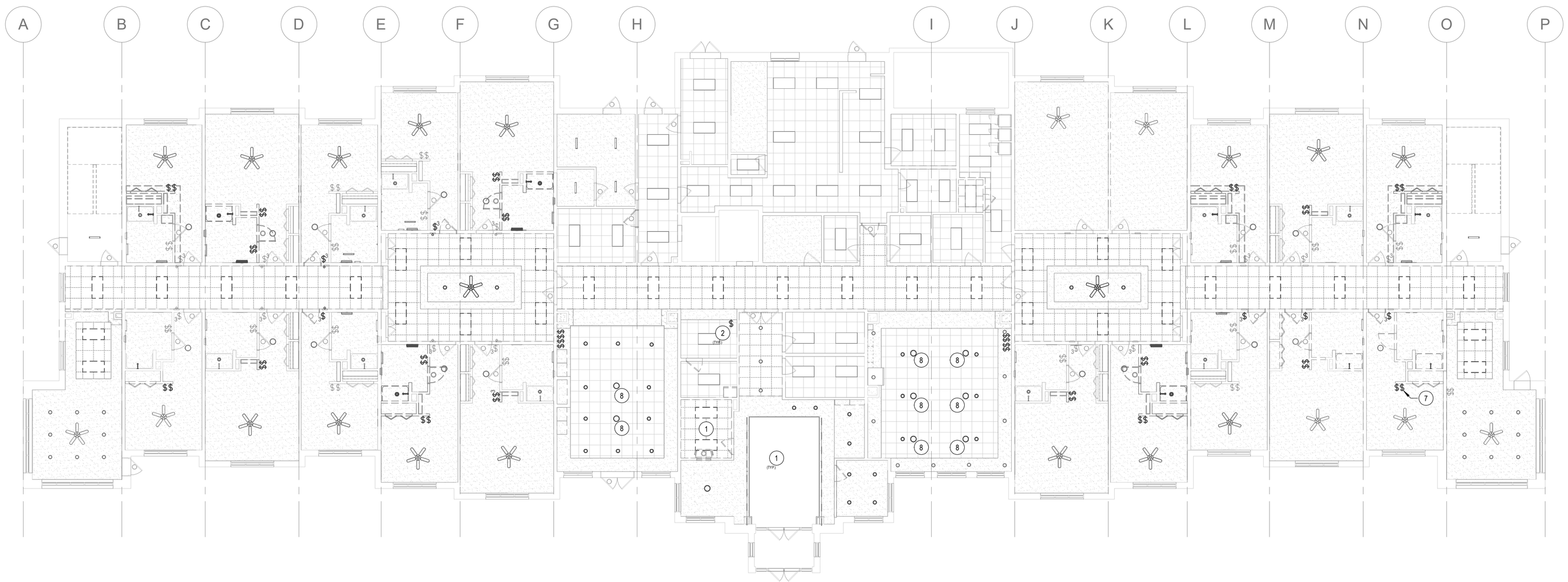


1 FIRST FLOOR ELECTRICAL DEMOLITION PLAN
3/32" = 1'-0"

ELECTRICAL DEMOLITION KEYNOTES

1. DEMOLISH EXISTING LIGHTING FIXTURES AS INDICATED AND SECURE BRANCH CIRCUITS TO ACCOMMODATE NEW LIGHTS.
2. REMOVE EXISTING TOGGLE SWITCHES FOR MAIN CORRIDOR TO ACCOMMODATE NEW OCCUPANCY SENSOR CONTROL OF NEW LIGHTING. EXISTING TOGGLE SWITCHES LOCATED IN EXISTING NURSE RDOM AS INDICATED.
3. DEMOLISH ALL NURSE CALL SYSTEM - CALL STATIONS IN DWELLING UNITS AND PULL WIRING BACK TO SOURCE. DECOMMISSION EXISTING NURSE CALL SYSTEM AND ABANDON EXISTING EQUIPMENT IN PLACE UNLESS NOTED OTHERWISE BY OWNER
4. DEMOLISH INDICATED RECEPTACLES AND SECURE EXISTING WIRING TO ACCOMMODATE NEW WORK
5. SALVAGE FIRE ALARM NOTIFICATION DEVICES AND SECURE EXISTING FIRE ALARM NOTIFICATION CIRCUIT WIRING FOR REINSTALLATION. SEE NEW PLANS FOR RELOCATION.
6. FA NOTIFICATION DEVICES EXISTING TO REMAIN AS INDICATED IN PLANS.
7. SALVAGE FAN CONTROLLER SWITCH FOR REINSTALLATION. SEE SHEET E2.1A FOR NEW LOCATION.
8. REMOVE LAMP FROM FIXTURES AS INDICATED IN PLANS FOR RE-LAMPING. SEE NEW PLANS AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C TO VERIFY NUMBER OF LAMPS REQUIRED BY EACH FIXTURE IN FIELD PRIOR TO ORDERING.



2 FIRST FLOOR LIGHTING DEMOLITION PLAN
3/32" = 1'-0"

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FIRST FLOOR ELECTRICAL DEMOLITION PLAN

JOB NUMBER 252012

DATE 09.15.2025

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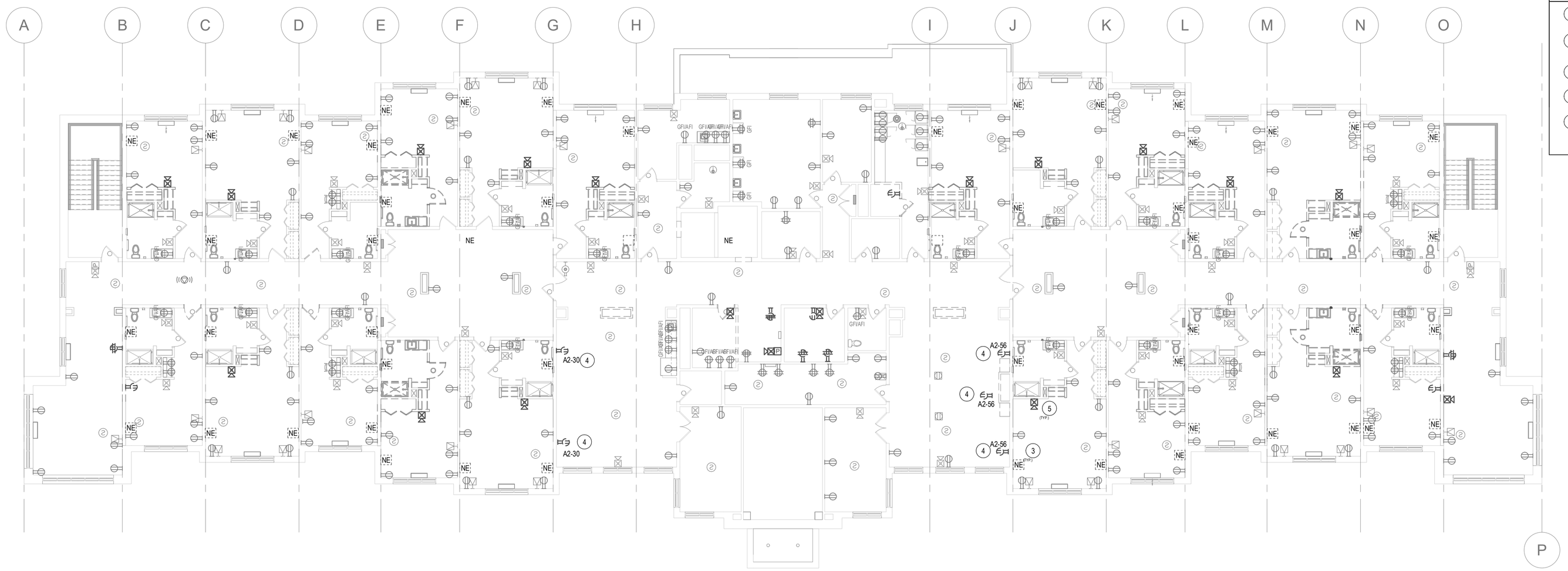
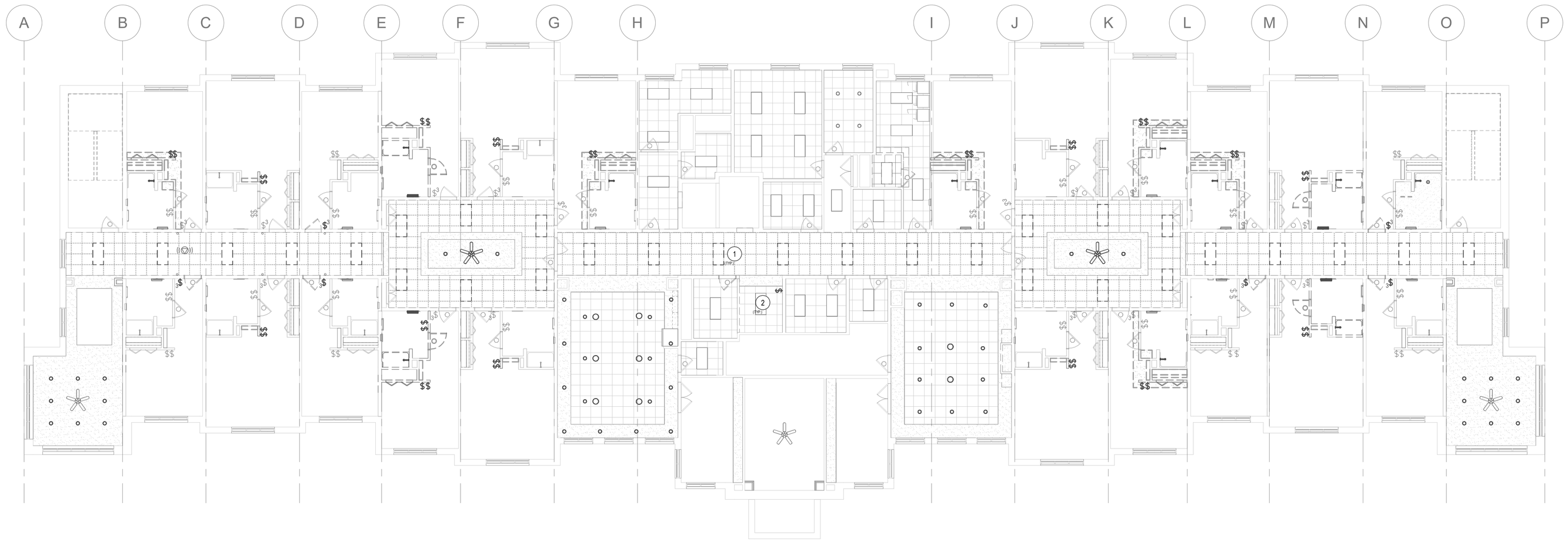
ELECTRICAL DEMOLITION KEYNOTES

1. DEMOLISH EXISTING LIGHTING FIXTURES AS INDICATED AND SECURE BRANCH CIRCUITS TO ACCOMMODATE NEW LIGHTS.
2. REMOVE EXISTING TOGGLE SWITCHES FOR MAIN CORRIDOR TO ACCOMMODATE NEW OCCUPANCY SENSOR CONTROL OF NEW LIGHTING. EXISTING TOGGLE SWITCHES LOCATED IN EXISTING NURSE ROOM AS INDICATED.
3. DEMOLISH ALL NURSE CALL - CALL STATIONS IN UNITS AND PULL WIRING BACK TO SOURCE.
4. DEMOLISH INDICATED RECEPTACLES AND SECURE EXISTING WIRING TO ACCOMMODATE NEW WORK
5. SALVAGE FIRE ALARM NOTIFICATION DEVICES AND SECURE EXISTING FIRE ALARM NOTIFICATION CIRCUIT WIRING FOR REINSTALLATION. SEE NEW PLANS FOR RELOCATION.



NORTH
1 SECOND FLOOR ELECTRICAL DEMOLITION PLAN
3/32" = 1'-0"



NORTH
2 SECOND FLOOR LIGHTING DEMOLITION PLAN
3/32" = 1'-0"

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SECOND FLOOR ELECTRICAL DEMOLITION PLAN

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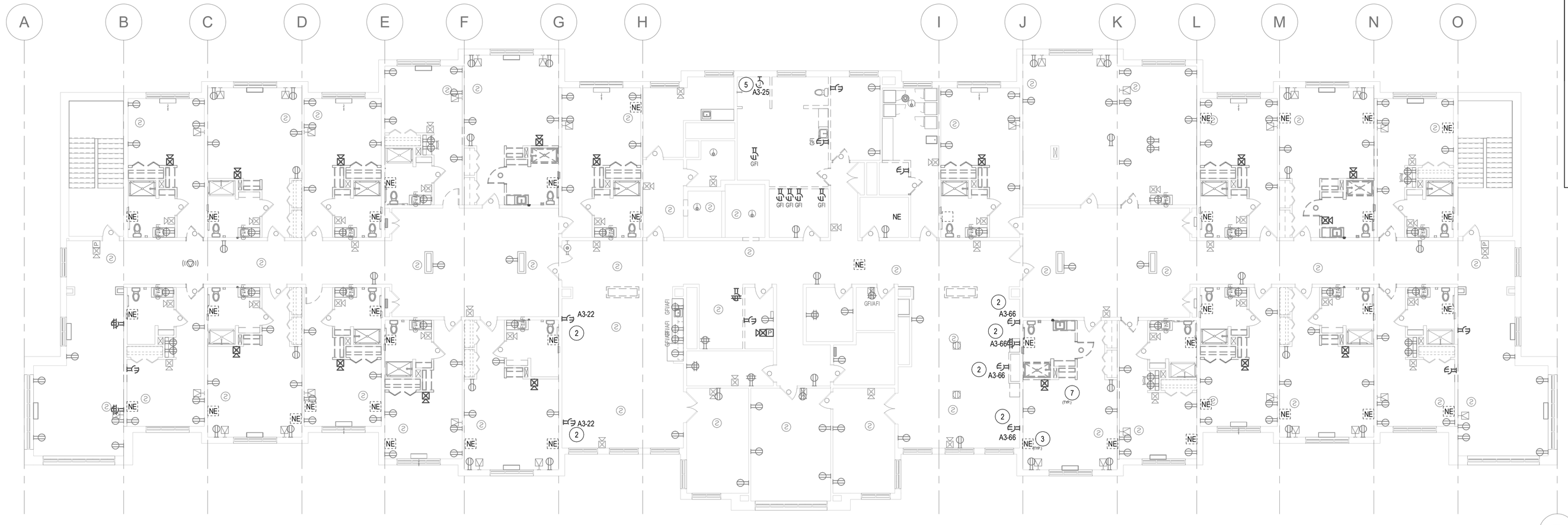
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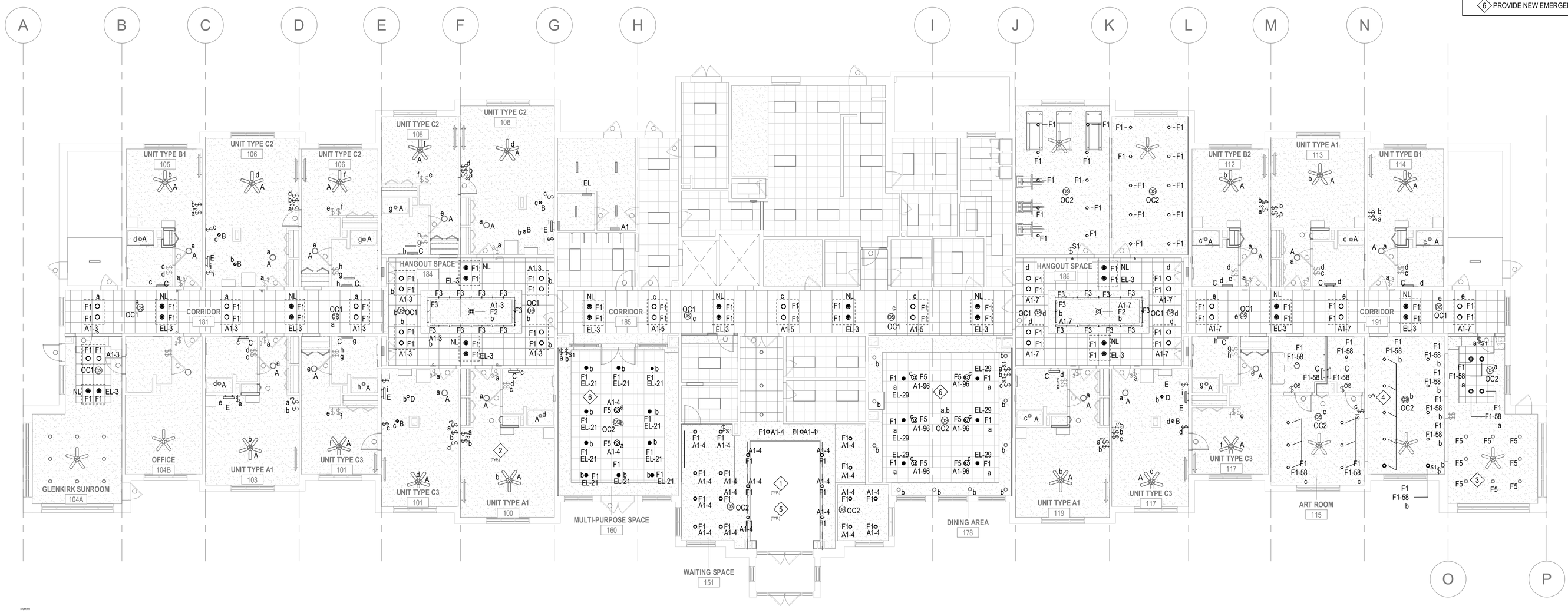
ELECTRICAL LIGHTING KEYNOTES

1. EXTEND EXISTING SECURED WIRING TO ACCOMMODATE NEW LIGHTING FIXTURES.
2. RE-LAMP LIGHT FIXTURES WITH "A" LAMPS IN ALL DWELLING UNITS AND SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C TO VERIFY NUMBER OF BULBS REQUIRED IN ALL DWELLING UNIT FIXTURES PRIOR TO ORDERING.
3. RE-LAMP PENDANT LIGHT FIXTURES.
4. REINSTALL SALVAGED FAN CONTROLLER SWITCH AS INDICATED IN PLANS
5. REVISE EXISTING LIGHTING BRANCH CIRCUIT WIRING TO ACCOMMODATE NEW LIGHTING CONTROLS AS INDICATED.
6. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING.



1 FIRST FLOOR LIGHTING PLAN
3/32" = 1'-0"

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E1.1

FIRST FLOOR ELECTRICAL LIGHTING PLAN

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1 SECOND FLOOR LIGHTING PLAN
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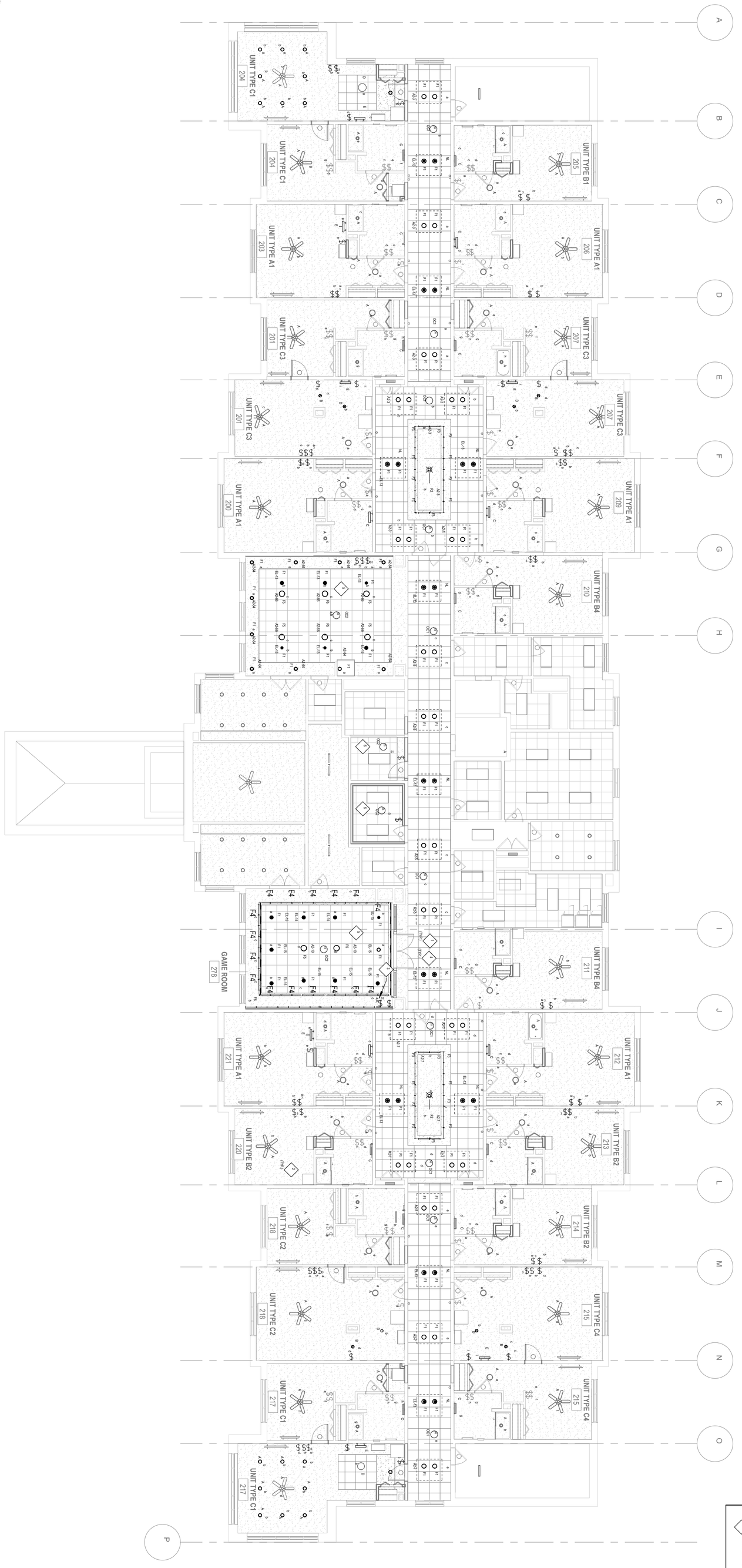

ELECTRICAL LIGHTING KEYNOTES

1. EXTEND EXISTING SECURED WIRING TO ACCOMMODATE NEW LIGHTING FIXTURES AS INDICATED IN PLANS
2. RELAMP LIGHT FIXTURES WITH "X" LAMPS IN ALL DWELLING UNITS AND SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C.TO VERIFY NUMBER OF BULBS REQUIRED IN ALL DWELLING UNIT FIXTURES PRIOR TO ORDERING.
3. INSTALL SWITCH LEG FOR FIXTURE & SWITCH, SEE SHEET E1.1 FOR SWITCH DETAILS. SEE ARCHITECTURAL PLANS FOR MOUNTING DETAILS AND LOCATIONS.
4. REUSE EXISTING LIGHTING BRANCH CIRCUIT WIRING TO ACCOMMODATE NEW LIGHTING CONTROLS AS NEEDED
5. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING
6. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING.

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SECOND FLOOR ELECTRICAL LIGHTING PLAN

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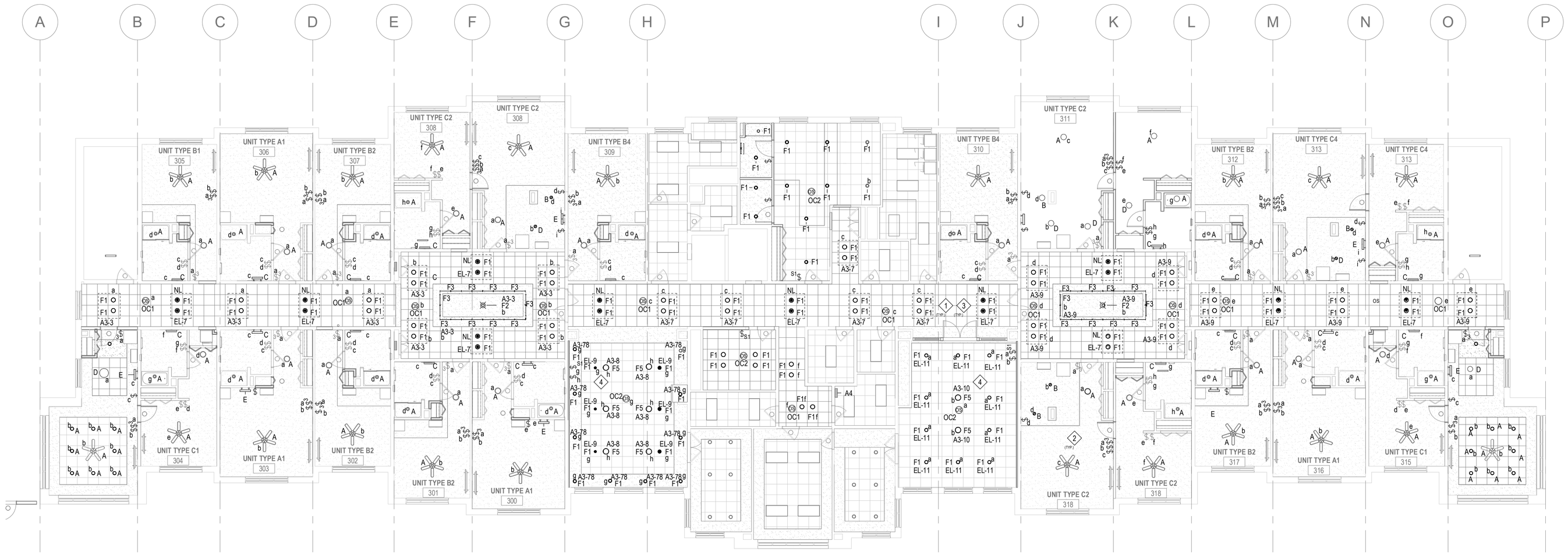
ELECTRICAL LIGHTING KEYNOTES

1. EXTEND EXISTING SECURED WIRING TO ACCOMMODATE NEW LIGHTING FIXTURES.
2. RE-LAMP LIGHT FIXTURES WITH "A" LAMPS IN ALL DWELLING UNITS AND SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C TO VERIFY NUMBER OF BULBS REQUIRED IN ALL DWELLING UNIT FIXTURES PRIOR TO ORDERING.
3. REVISE EXISTING LIGHTING BRANCH CIRCUIT WIRING TO ACCOMMODATE NEW LIGHTING CONTROLS AS INDICATED.
4. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING.



1 THIRD FLOOR LIGHTING PLAN
3/32" = 1'-0"

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THIRD FLOOR ELECTRICAL LIGHTING PLAN

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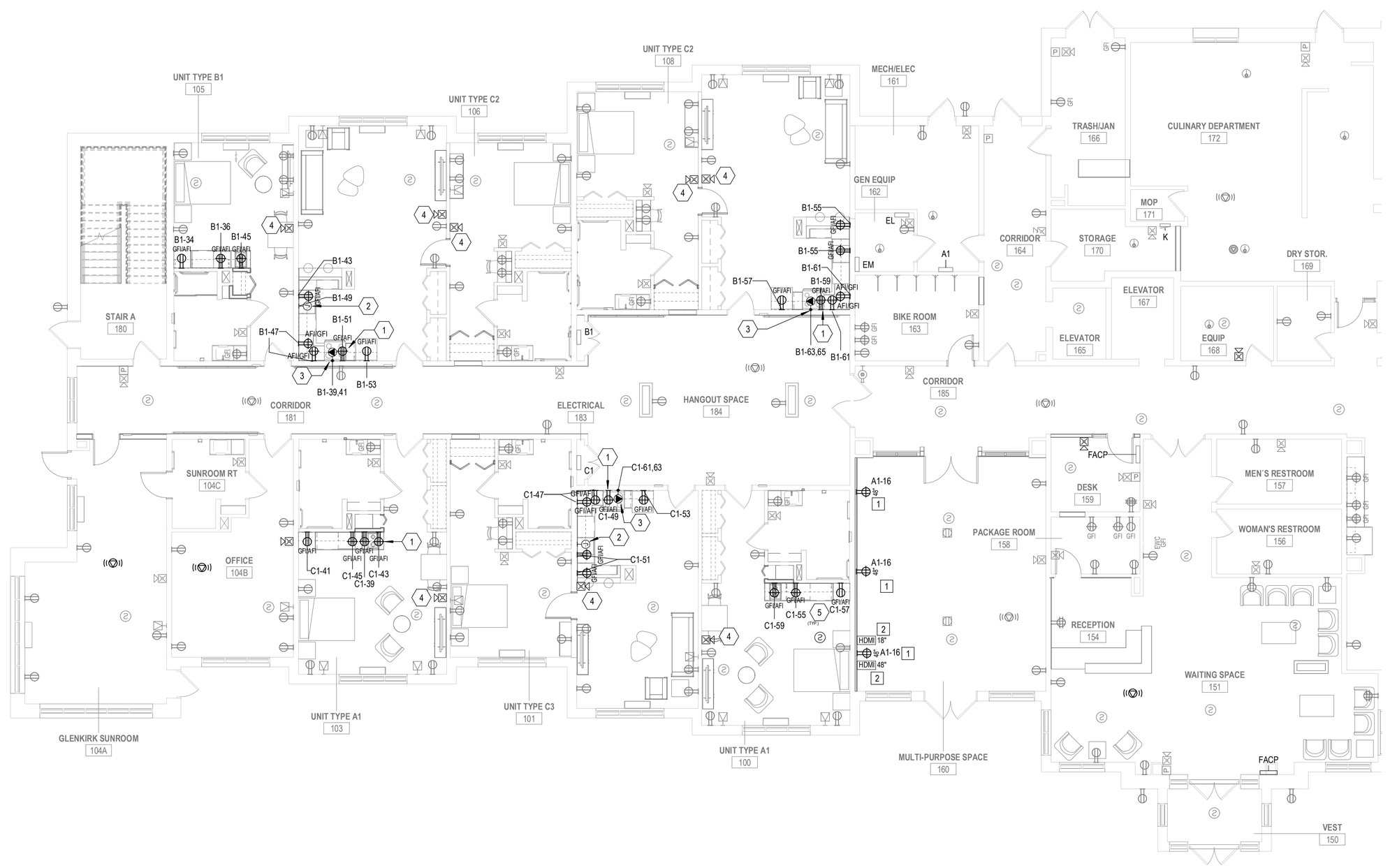

1 FIRST FLOOR POWER & SYSTEMS PLAN - AREA A
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE; ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL DEEP FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES.
2. HDMI OUTLET AND STUB UP 1 1/4"C TO ACCESSIBLE CEILING AT INDICATED HEIGHTS VIA SURFACE STEEL WIREMOLD.

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FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A

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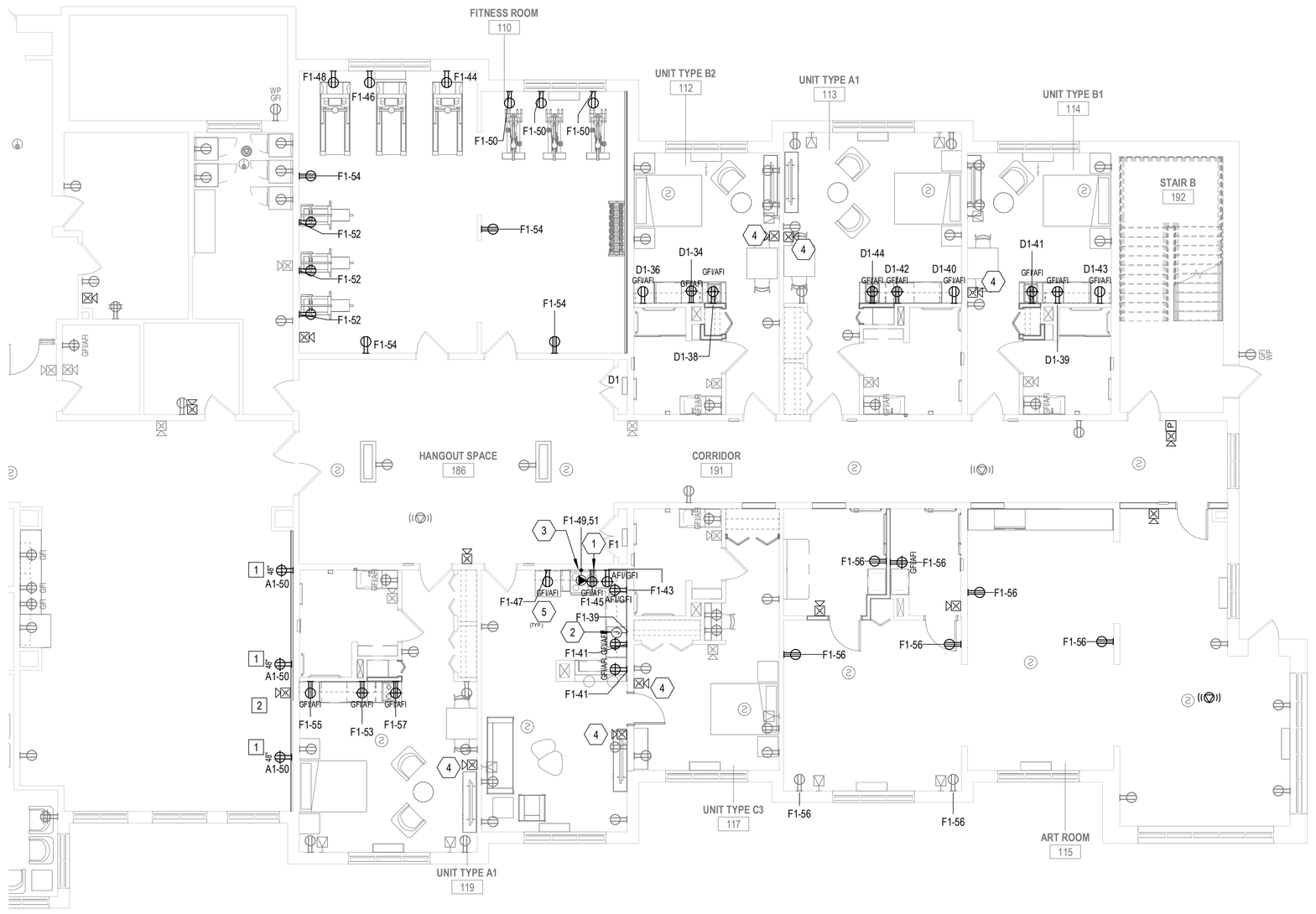

NORTH 1 FIRST FLOOR POWER & SYSTEMS PLAN - AREA B
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE. ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES.
2. EXTEND EXISTING CONTROL WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICE

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CCHI Collaborative Community Housing Initiative

AUBERGE-HIGHLAND PARK
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HIGHLAND PARK, IL 60035

FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B

JOB NUMBER 252012
DATE 09.15.2025
REVISIONS

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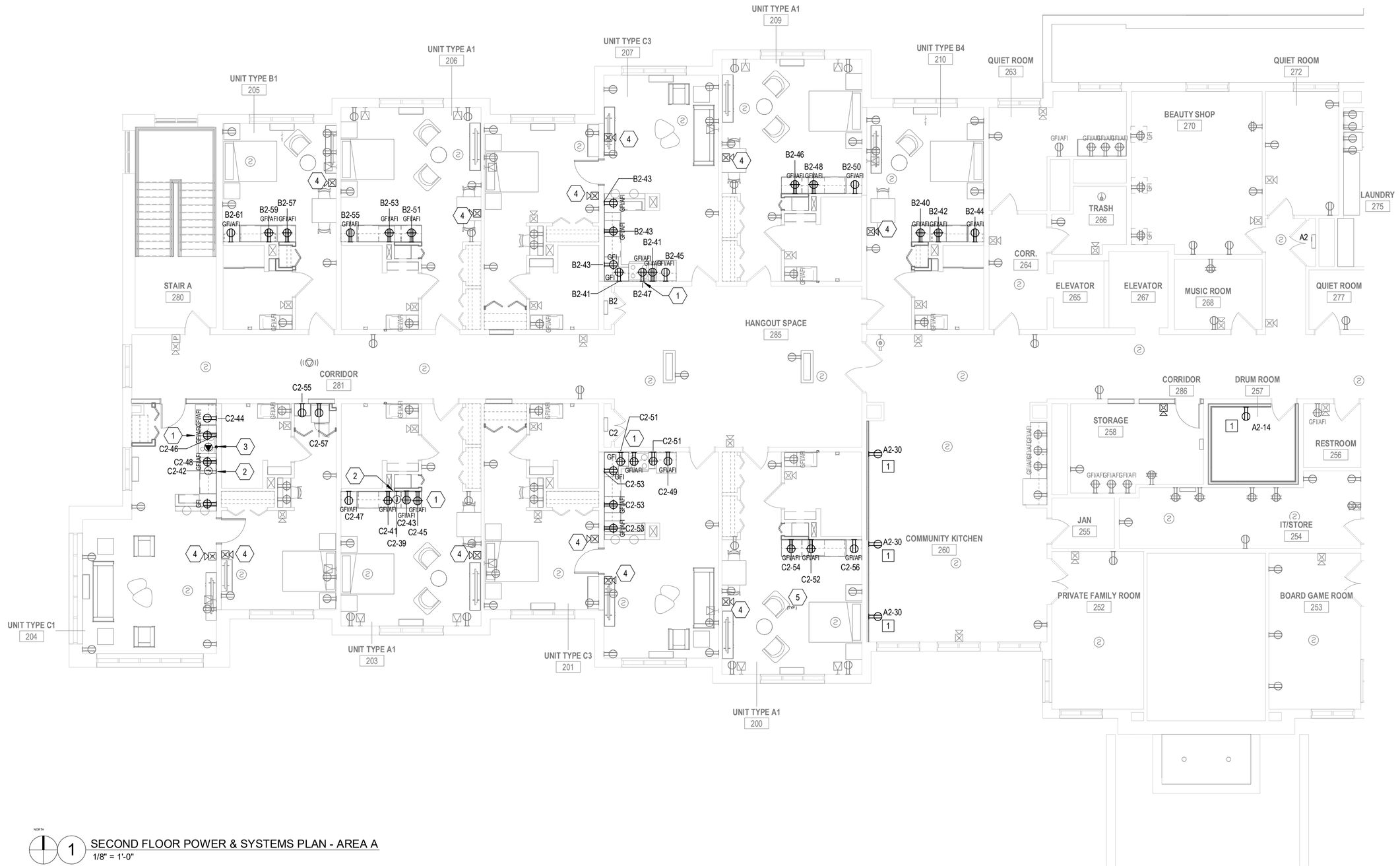

1 SECOND FLOOR POWER & SYSTEMS PLAN - AREA A
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE. ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES VIA SURFACE STEEL WIREMOLD.

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SECOND FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A

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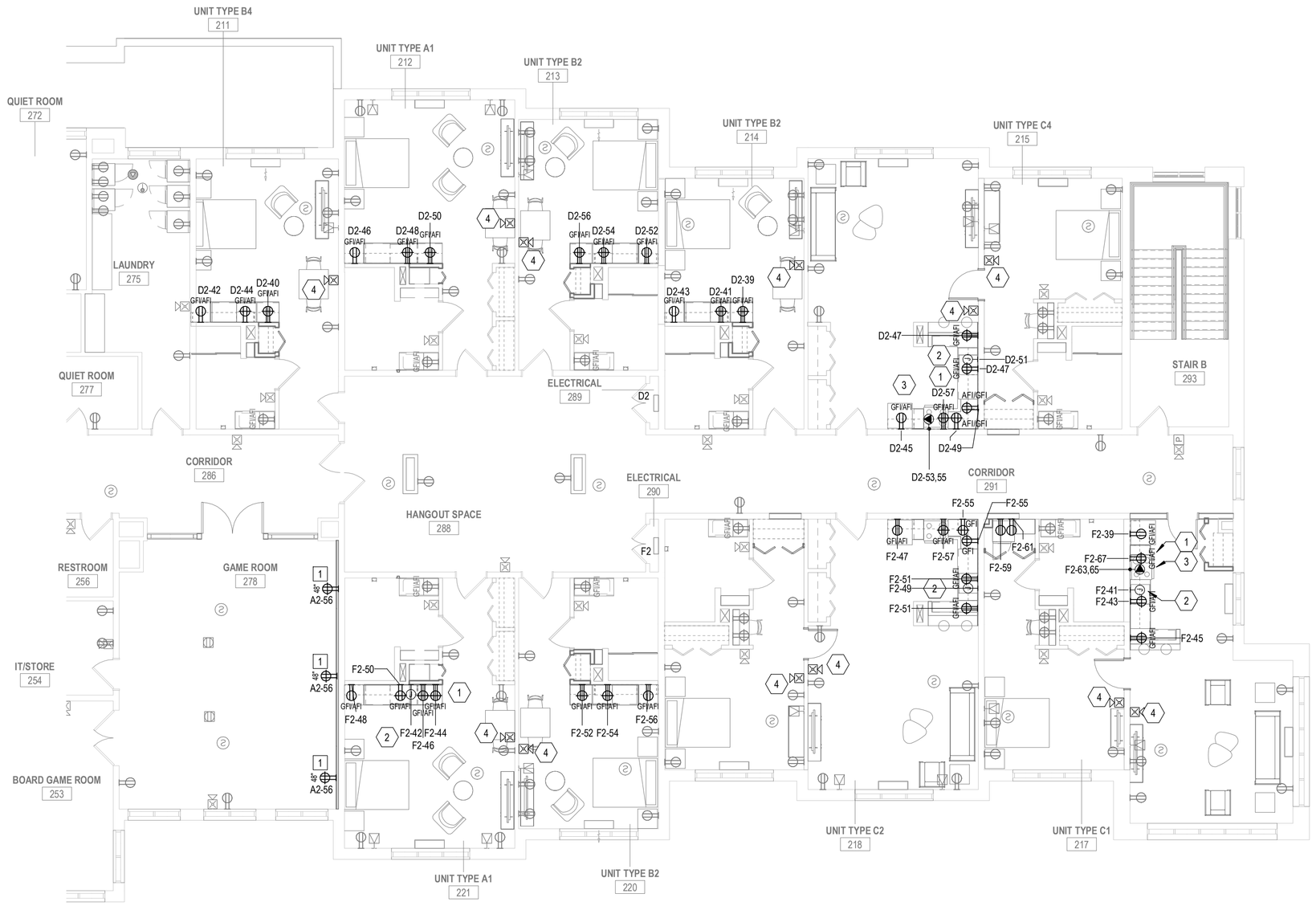

MATCH 1 SECOND FLOOR POWER & SYSTEMS PLAN - AREA B
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE; ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT RO ACCOMMODATE NEW RECEPTACLES.

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FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN

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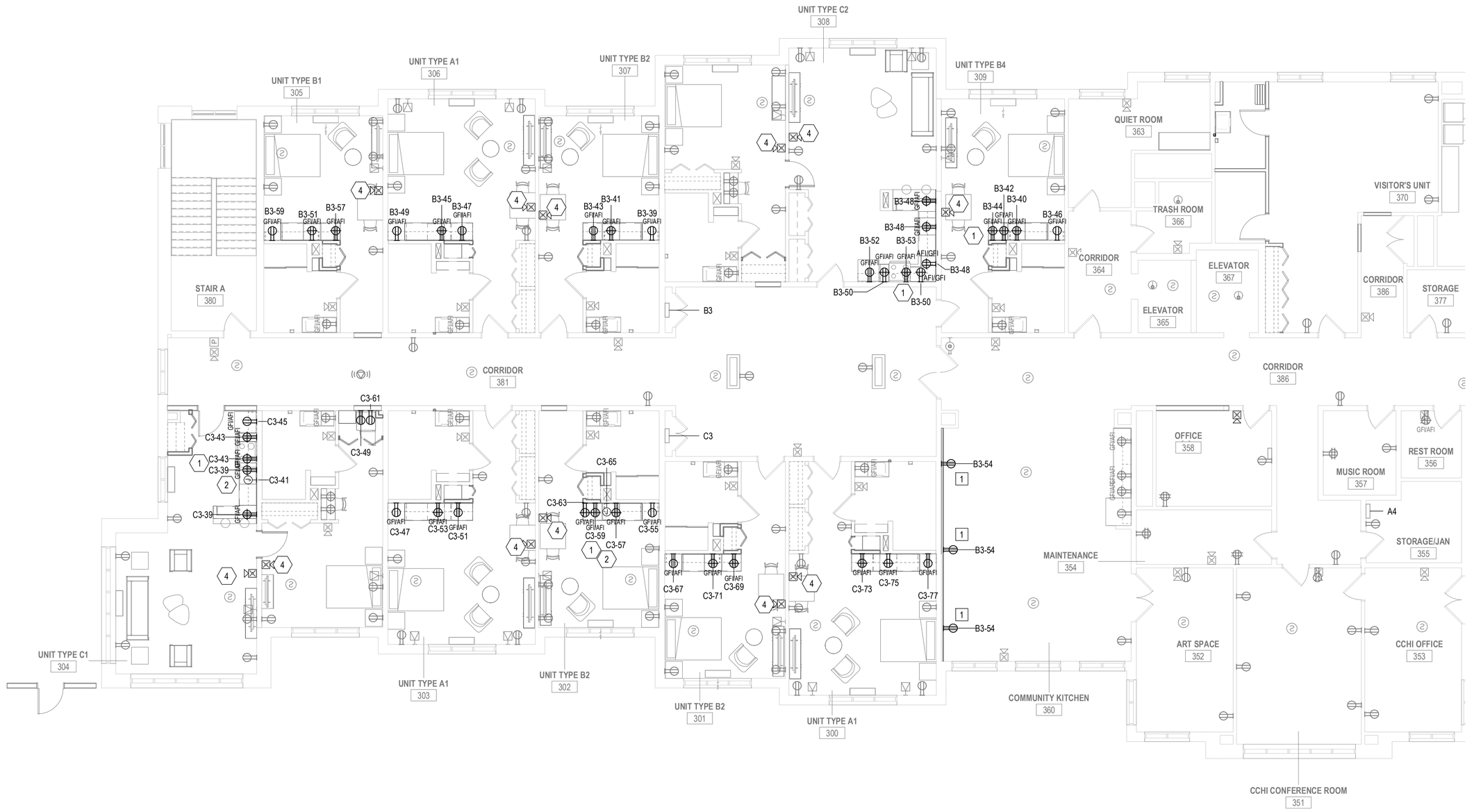

NORTH

1 THIRD FLOOR POWER & SYSTEMS PLAN - AREA A

1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE. ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL POWER KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES.

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THIRD FOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A

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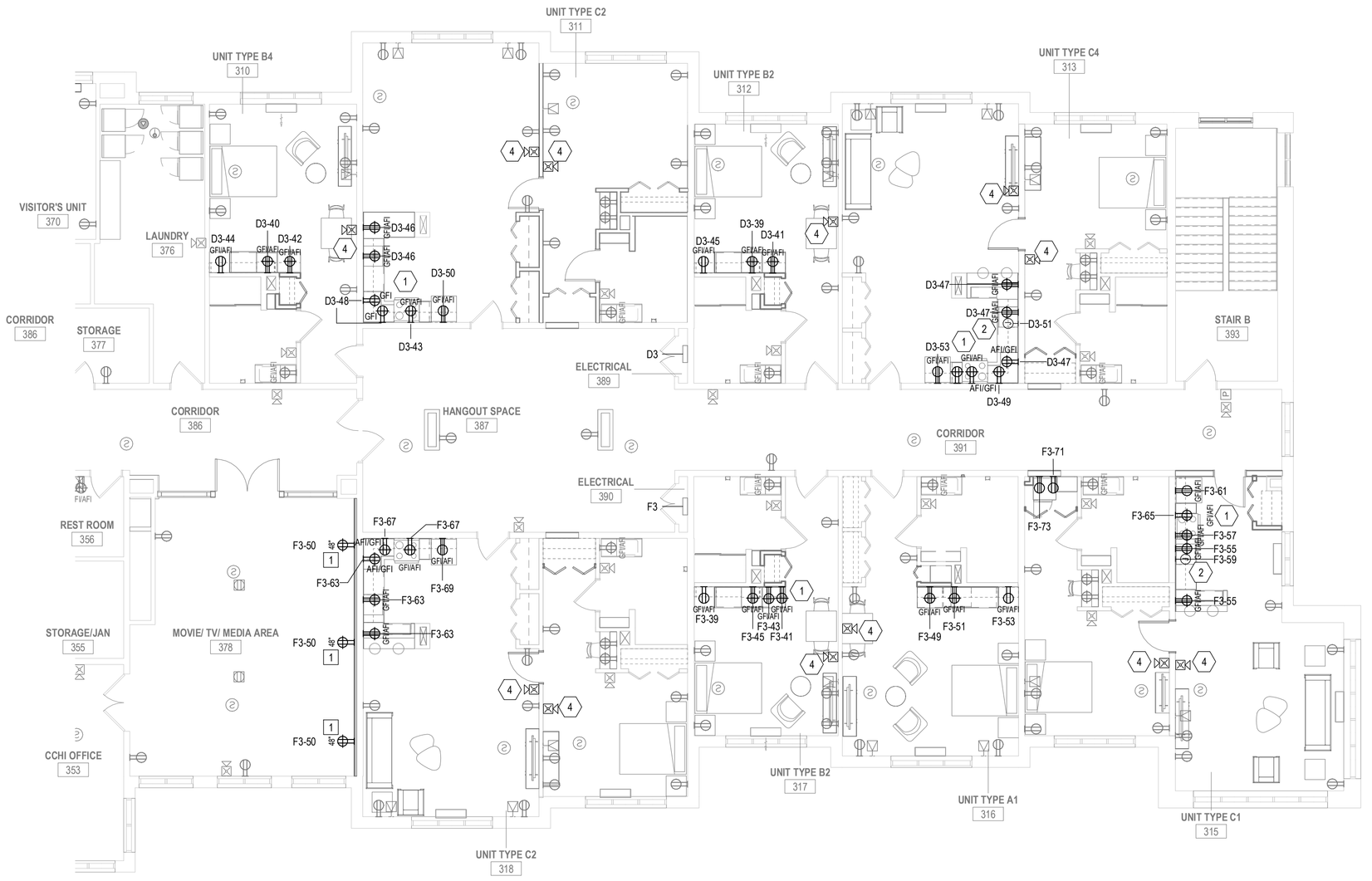

1 THIRD FLOOR POWER PLAN - AREA A
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE; ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL DEEP FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEELMOLD SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES.

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THIRD FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B

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LIGHTING FIXTURE SCHEDULE - INTERIOR

TAG	LAMP	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	TRIM FINISH	WATTS	LPW	VOLT	NOTES
F1	LED, 2000LM, 3500K	DOWNLIGHT	RECESSED	GOTHAM	IVO4S D 20LM 35K 80CRI WD MIN10 MVOLT P F		25 VA	86	MVOLT	
F2	LED, 6071LM, 3500K	PENDANT LIGHT	SUSPENDED	BROWNLEE	2608 24 WH WH R49 CC1 35K		54 VA	124	MVOLT	
F3	LED, 2483, 3500K	COVE LIGHT	SUIRFACE	LUMENPULSE	LCVA UL 120_277 48 35K 80 90X90 NO MWH WHNH		31 VA	89	MVOLT	
F4	LED, 1142, 3500K	COVE LIGHT	SURFACE	LUMENPULSE	LCV UL 120_277 48 7W RGB FR BK		31 VA	41	MVOLT	
F5	LED, 1150LM, 3500K	LAMP	RE-LAMP	GREEN CREATIVE	11A19DIM9CCTS		12 VA		120	LAMP FOR EXISTING FIXTURES
F6	LED, 1175LM, RGB	COVE LIGHT	SURFACE	LUMINII	LLR GB42 SO 27 - CHANNEL: K45V		135 VA	41	MVOLT	ORDINATE WITH MANUFACTURE FOR POWER SUPPLY SIZING

UNIT LUMINAIRE SCHEDULE

TAG	LAMP	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	WATTS	LPW	VOLT	COMMENTS
A	LED, 1150LM, 3000K	LAMP	RE-LAMP	GREEN CREATIVE	11A19DIM9CCTS	12 VA		120	LAMP FOR EXISTING FIXTURES
B	LED, 1300LM, 3000K	RECESSED LIGHT	RECESSED	JUNO	WF6 ALO20 SWW5 90CRI MW	18 VA	86	120	
C	LED, 2038LM, 3000K	24" VANITY LIGHT	SURFACE WALL HORIZONTAL	BROWNLEE	5178 24 BN H21 30K ES	17 VA	97	120	
D	LED, 3685LM, 3000K	CEILING	SURFACE	BROWNLEE	2062 24 BN R34 30K ES	38 VA	108	120	
E	LED, 1161LM, 3000K	UNDERCABINET TASK LIGHT	UNDERCABINET	JUNO	UCES 24IN SWW6 90CRI WL MW M6	18 VA	97	120	

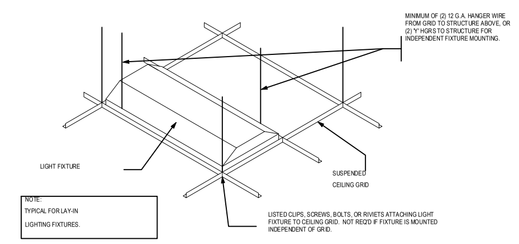
LIGHT FIXTURE SCHEDULE GENERAL NOTES

1. MANUFACTURER'S CATALOG NUMBERS ARE INTENTIONALLY INCOMPLETE. VERIFY AND COORDINATE REQUIRED TRIM KITS, MOUNTING BRACKETS, LAMPS, FINISHES, ETC. WITH CONTRACT DOCUMENTS, SPECIFICATIONS.
2. PROVIDE ALL NECESSARY ACCESSORIES FOR FIXTURES AND SENSORS IN ORDER TO ENSURE A COMPLETE AND PROPER OPERATION. F IXTURES SHALL INCLUDE ACCESSORIES FOR INSTALLATION ACCORDING TO LOCAL AND NATIONAL CODES.
3. ALL FIXTURES SHALL HAVE THE SAME COLOR TEMPERATURE PER SPECIFICATIONS.
4. PRIOR TO ORDERING LIGHTING EQUIPMENT, THE CONTRACTOR SHALL VERIFY LOCATIONS AND RECESS DEPTHS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ISSUES/PROBLEMS/CONFLICTS
5. LIGHTING FIXTURE'S MOUNTING HEIGHT IS TO THE BOTTOM OF THE FIXTURE UNLESS INDICATED OTHERWISE.
6. LIFE SAFETY AND EXIT SIGN CIRCUIT AND NEUTRAL TO BE ROUTED INDEPENDENTLY OF ALL OTHER WIRING. WIRING SHALL BE MINIMUM 10# AWG.

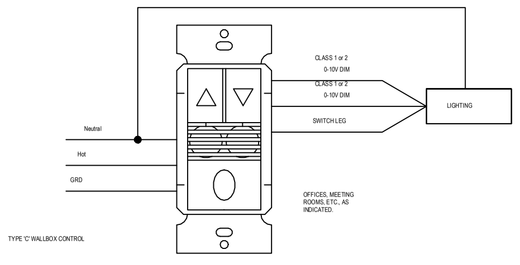
LIGHTING CONTROL DEVICE SCHEDULE

EQUAL TO WATTSTOPPER, COOPER, CURRENT LIGHTING, ACUITY BRANDS
WHITE FINISH COLOR UNLESS NOTED

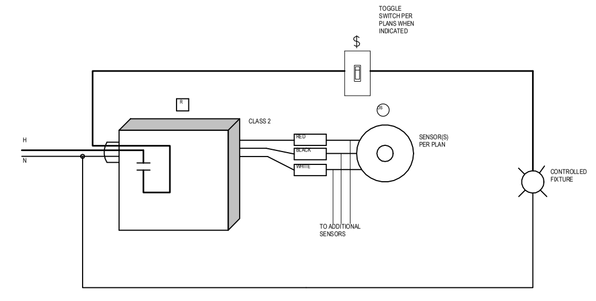
S1	ON/OFF/RAISE/LOWER LOW VOLTAGE SWITCH	nLIGHT RPD MICRO SERIES
S2	4-BUTTON SCENE SELECTOR SWITCH LOW VOLTAGE SWITCH	nLIGHT nPODM 4S SERIES
S3	ON/OFF LOW VOLTAGE SWITCH	nLIGHT RPODBA WH G2 SERIES
S4	TOUCH SCREEN DISPLAY	FRESCO CONTROL SYSTEM 7TSN X DBL OR EASYL SERIES EZTOUCH MVOLT BK
OC1	LOW VOLTAGE CEILING OCCUPANCY SENSOR; FOR HALLWAYS; ON TO 100%/AUTO OFF.	nCM10-PDT RJB SERIES
OC2	LOW VOLTAGE CEILING OCCUPANCY SENSOR; ON TO 100%/AUTO OFF.	RCMS PS150 PDT 9 SERIES
R1	DIMMING POWER/RELAY PACK	nLIGHT nPP16-D SERIES
R2	DIMMING POWER/RELAY PACK	nLIGHT rPP8 SERIES
R2	POWER/RELAY PACK - PHASE ADAPTIVE DIMMING	nLIGHT nPP PCD SERIES



1 MOUNT LAY-IN FIXTURES PER NEC Art. 410.36(B)



2 DIMMING WALLBOX OCC SENSOR



3 TYPICAL POWER PACK SENSOR WIRING - CORRIDORS/LARGE RESTROOMS

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LIGHTING CONTROL SCHEDULE AND DETAILS

JOB NUMBER
252012

DATE
09.15.2025

BY/WORK

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Notes:

Circuit Breaker Legend(CBL):

NB - NEW BREAKER EX - EXISTING CIRCUIT

Branch Panel: B1

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208V/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 105	20.0 A	1	700	540	180	1	20.0 A	LTG UNIT 108	2	EX
EX	3	REC UNIT 105	20.0 A	1				1	20.0 A	REC UNIT 108	4	EX
EX	5	REC UNIT 105	20.0 A	1				1	20.0 A	REC UNIT 108	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 105	20.0 A	2	1660	1660		2	20.0 A	PTAC-1 UNIT 108	10	EX
EX	11						1660				12	EX
EX	13	LTG UNIT 106	20.0 A	1	700	700		1	20.0 A	LTG UNIT 109	14	EX
EX	15	REC UNIT 106	20.0 A	1		900	540	1	20.0 A	REC UNIT 109	16	EX
EX	17	REC UNIT 106	20.0 A	1			720	1	20.0 A	REC UNIT 109	18	EX
EX	19	REC UNIT 106	20.0 A	1	180	180		1	20.0 A	REC UNIT 109	20	EX
EX	21	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 106	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 109	24	EX
EX	25						2330				26	EX
EX	27	LTG UNIT 107	20.0 A	1		700	400				28	EX
EX	29	REC UNIT 107	20.0 A	1			540	3	60.0 A	ECH-1	30	EX
EX	31	REC UNIT 107	20.0 A	1	180	4000					32	EX
EX	33	HEAT/FAN	20.0 A	1		1540	900	1	20.0 A	RCPT UNIT 105 KITCHEN	34	NB
EX	35	PTAC-2 UNIT 107	20.0 A	2	1660	1660	180	1	20.0 A	RCPT UNIT 105 KITCHEN	36	NB
EX	37										38	
NB	39	ELECTRIC RANGE UNIT 106	60.0 A	2		4000						
NB	41						4000			40	42	
NB	43	RCPT UNIT 106 KITCHEN	20.0 A	1	180						44	
NB	45	RCPT UNIT 106 KITCHEN	20.0 A	1		1800					46	
NB	47	RCPT UNIT 106 KITCHEN	20.0 A	1			360				48	
NB	49	RCPT UNIT 106 KITCHEN	20.0 A	1	1300						50	
NB	51	RCPT UNIT 106 KITCHEN	20.0 A	1		800					52	
NB	53	RCPT UNIT 106 KITCHEN	20.0 A	1			900				54	
NB	55	RCPT UNIT 106 KITCHEN	20.0 A	1	360						56	
NB	57	RCPT UNIT 106 KITCHEN	20.0 A	1		900					58	
NB	59	RCPT UNIT 106 KITCHEN	20.0 A	1			800				60	
NB	61	RCPT UNIT 106 KITCHEN	20.0 A	1	360						62	
NB	63	ELEC RANGE UNIT 108	60.0 A	2		4000				64		
NB	65						4000				66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

	Total Load:	18745 VA	26869 VA	25588 VA
	Total Amps:	156.2 A	232.7 A	222.0 A

Notes:

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Branch Panel: B2

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208V/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 205	20.0 A	1	700	700		1	20.0 A	LTG UNIT 208	2	EX
EX	3	REC UNIT 205	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 208	4	EX
EX	5	REC UNIT 205	20.0 A	1			180	1	20.0 A	REC UNIT 208	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 205	20.0 A	2		1660	1660	2	20.0 A	PTAC-1 UNIT 208	10	EX
EX	11				1660	1660					12	EX
EX	13	LTG UNIT 206	20.0 A	1	700	700		1	20.0 A	LTG UNIT 209	14	EX
EX	15	REC UNIT 206	20.0 A	1		1040	1040	1	20.0 A	REC UNIT 209	16	EX
EX	17	REC UNIT 206	20.0 A	1			360	1	20.0 A	REC UNIT 209	18	EX
EX	19	REC UNIT 206	20.0 A	1	180	180		1	20.0 A	REC UNIT 209	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 206	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 209	24	EX
EX	25						2330				26	EX
EX	27	LTG UNIT 207	20.0 A	1		700	700	1	20.0 A	LTG UNIT 210	28	EX
EX	29	REC UNIT 207	20.0 A	1			1080	1	20.0 A	REC UNIT 210	30	EX
EX	31	REC UNIT 207	20.0 A	1	180	180		1	20.0 A	REC UNIT 210	32	EX
EX	33	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	34	EX
EX	35	PTAC-2 UNIT 207	20.0 A	2	1660	1660	1660	2	20.0 A	PTAC-2 UNIT 210	36	EX
EX	37										38	
NB	39					1800		1	20.0 A	RCPT UNIT 210 KITCHEN	40	NB
NB	41	RCPT UNIT 207 KITCHEN	20.0 A	1			1980	1	20.0 A	RCPT UNIT 210 KITCHEN	42	NB
NB	43	RCPT UNIT 207 KITCHEN	20.0 A	1	540	900		1	20.0 A	RCPT UNIT 210 REFRIGERATOR	44	NB
NB	45	RCPT UNIT 207 REFRIGERATOR	20.0 A	1		900	1800	1	20.0 A	RCPT UNIT 209 KITCHEN	46	NB
NB	47	RCPT UNIT 207 MICROWAVE	20.0 A	1			800	2500	1	20.0 A	RCPT UNIT 209 KITCHEN	48	NB
NB	49	RCPT UNIT 206 BEDROOM	20.0 A	1	1080	900						
NB	51	RCPT UNIT 206 KITCHEN	20.0 A	1		1800					52	
NB	53	RCPT UNIT 206 KITCHEN	20.0 A	1			180				54	
NB	55	RCPT UNIT 206 REFRIGERATOR	20.0 A	1	900						56	
NB	57	RCPT UNIT 206 KITCHEN	20.0 A	1		1800					58	
NB	59	RCPT UNIT 205 KITCHEN	20.0 A	1			180				60	
NB	61	RCPT UNIT 205 REFRIGERATOR	20.0 A	1	900						62	
NB	63	UNIT 204 ELEC RANGE	60.0 A	2		4000					64	
NB	65						4000				66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

	Total Load:	19412 VA	26539 VA	23767 VA
	Total Amps:	161.8 A	226.7 A	203.6 A

Notes:

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PANEL SCHEDULE

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

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Branch Panel: B3

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 305	20.0 A	1	700			1	20.0 A	LTG UNIT 308	2	EX
EX	3	REC UNIT 305	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 308	4	EX
EX	5	REC UNIT 305	20.0 A	1				1	20.0 A	REC UNIT 308	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 305	20.0 A	2		1660	1660	2	20.0 A	PTAC-1 UNIT 308	10	
	11										12	EX
EX	13	LTG UNIT 306	20.0 A	1	700	700		1	20.0 A	LTG UNIT 309	14	EX
EX	15	REC UNIT 306	20.0 A	1			1080	1	20.0 A	REC UNIT 309	16	EX
EX	17	REC UNIT 306	20.0 A	1		1080		1	20.0 A	REC UNIT 309	18	EX
EX	19	REC UNIT 306	20.0 A	1	180	180	540	1	20.0 A	REC UNIT 309	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 306	30.0 A	2	2330		2330	2	30.0 A	PTAC-4 UNIT 309	24	EX
	25					2330	2330				26	
EX	27	LTG UNIT 307	20.0 A	1		700	700	1	20.0 A	LTG UNIT 310	28	EX
EX	29	REC UNIT 307	20.0 A	1			1080	1	20.0 A	REC UNIT 310	30	EX
EX	31	REC UNIT 307	20.0 A	1	180	180	1080	1	20.0 A	REC UNIT 310	32	EX
EX	33	HEAT/FAN	20.0 A	1		1540	2330	1	20.0 A	HEAT/FAN	34	EX
EX	35	PTAC-2 UNIT 307	20.0 A	2	1660	2330	2330	2	30.0 A	PTAC-4	36	EX
	37										38	
NB	39	RCPT UNIT 307 REFRIGERATOR	20.0 A	1	1660	1660	1660	2	30.0 A	PTAC-4	40	EX
NB	41	RCPT UNIT 307 KITCHEN	20.0 A	1		900	900				42	
NB	43	RCPT UNIT 307 KITCHEN	20.0 A	1	800	800	900				44	
NB	45	RCPT UNIT 306 KITCHEN	20.0 A	1			800				46	
NB	47	RCPT UNIT 306 KITCHEN	20.0 A	1		900	900				48	
NB	49	RCPT UNIT 306 REFRIGERATOR	20.0 A	1	900	360					50	
NB	51	RCPT UNIT 305 KITCHEN	20.0 A	1			180				52	
NB	53	RCPT UNIT 308 MICROWAVE	20.0 A	1			900				54	
	55										56	
	57	RCPT UNIT 305 MICROWAVE	20.0 A	1							58	
	59	RCPT UNIT 305 REFRIGERATOR	20.0 A	1		800					60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

	A	B	C
Total Load:	17199 VA	19142 VA	22901 VA
Total Amps:	143.3 A	162.0 A	193.3 A

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

Branch Panel: C1

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 104	20.0 A	1				1	20.0 A	LTG UNIT 101	2	EX
EX	3	REC UNIT 104	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 101	4	EX
EX	5	REC UNIT 104	20.0 A	1			180	1	20.0 A	REC UNIT 101	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1660	180	1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 104	20.0 A	2			1660	2	20.0 A	PTAC-2 UNIT 101	10	
	11					1660					12	EX
EX	13	LTG UNIT 103	20.0 A	1	700		1660	1	20.0 A	LTG UNIT 100	14	EX
EX	15	REC UNIT 103	20.0 A	1		1080		1	20.0 A	REC UNIT 100	16	EX
EX	17	REC UNIT 103	20.0 A	1	700	720		1	20.0 A	REC UNIT 100	18	EX
EX	19	REC UNIT 103	20.0 A	1			540	1	20.0 A	REC UNIT 100	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-4 UNIT 103	30.0 A	2	2330		2330	2	30.0 A	PTAC-4 UNIT 100	24	EX
	25					2330	2330				26	
EX	27	LTG UNIT 102	20.0 A	1		700	700	1	20.0 A	LTG	28	EX
EX	29	REC UNIT 102	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC UNIT 102	20.0 A	1	180	180	1080	1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1		1540	2330	2	30.0 A	PTAC-4	34	EX
EX	35	PTAC-2 UNIT 102	20.0 A	2	1660	2330	2330				36	
	37							2	30.0 A	PTAC-4	38	EX
NB	39	RCPT UNIT 103 KITCHEN	20.0 A	1	1660	1660	1660				40	
NB	41	RCPT UNIT 103 KITCHEN	20.0 A	1		900	900				42	
NB	43	RCPT UNIT 103 KITCHEN	20.0 A	1	800	800	900				44	
NB	45	RCPT UNIT 103 KITCHEN	20.0 A	1			800				46	
NB	47	RCPT UNIT 101 KITCHEN	20.0 A	1		900	900				48	
NB	49	RCPT UNIT 101 KITCHEN	20.0 A	1			1800				50	
NB	51	RCPT UNIT 101 KITCHEN	20.0 A	1			1800				52	
NB	53	RCPT UNIT 101 KITCHEN	20.0 A	1			540				54	
NB	55	RCPT UNIT 100 KITCHEN	20.0 A	1			1800				56	
NB	57	RCPT UNIT 100 KITCHEN	20.0 A	1							58	
NB	59	RCPT UNIT 100 KITCHEN	20.0 A	1			900				60	
	61										62	
	63	ELEC RANGE UNIT 101	20.0 A	2							64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

	A	B	C
Total Load:	20607 VA	25036 VA	19212 VA
Total Amps:	173.5 A	210.4 A	160.1 A

Circuit Breaker Legend(CBL):
NB - NEW BREAKER EX - EXISTING CIRCUIT

Notes:

100% PERMIT SET

E4.2B

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

PANEL SCHEDULES

AUBERGE-HIGHLAND PARK
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Branch Panel: C2

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 204	20.0 A	1	700			1	20.0 A	LTG UNIT 301	2	EX
EX	3	REC UNIT 204	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 301	4	EX
EX	5	REC UNIT 204	20.0 A	1				1	20.0 A	REC UNIT 301	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540	180	1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 204	20.0 A	2							10	EX
	11					1660	1660	2	20.0 A	PTAC-2 UNIT 304	12	EX
EX	13	LTG UNIT 203	20.0 A	1	700			1	20.0 A	LTG UNIT 303	14	EX
EX	15	REC UNIT 203	20.0 A	1		1080	1660	1	20.0 A	REC UNIT 303	16	EX
EX	17	REC UNIT 203	20.0 A	1	700			1	20.0 A	REC UNIT 303	18	EX
EX	19	REC UNIT 203	20.0 A	1		720	540	1	20.0 A	REC UNIT 303	20	EX
EX	21	HEAT/FAN	20.0 A	1	180			1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 203	30.0 A	2		1540	540	1	20.0 A	REC UNIT 303	24	EX
	25				2330			1	20.0 A	REC UNIT 303	26	EX
EX	27	LTG UNIT 202	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	28	EX
EX	29	REC UNIT 202	20.0 A	1				2	30.0 A	PTAC-3 UNIT 303	30	EX
EX	31	REC UNIT 202	20.0 A	1	180						32	EX
EX	33	HEAT/FAN	20.0 A	1		2330	2330				34	EX
EX	35	PTAC-2 UNIT 202	20.0 A	2				2	20.0 A	PTAC-3 UNIT 300	36	EX
	37				1660	2330	2330				38	EX
NB	39	UNIT 203 DISHWASHER	20.0 A	1				2	30.0 A	PTAC-4	40	EX
NB	41	RCPT UNIT 203 KITCHEN	20.0 A	1		2330	2330				42	NB
NB	43	RCPT UNIT 203 KITCHEN	20.0 A	1	1800			1	20.0 A	LTG	44	NB
NB	45	RCPT UNIT 203 MICROWAVE	20.0 A	1		900	720	1	20.0 A	REC	46	NB
NB	47	RCPT UNIT 203 REF	20.0 A	1				1	20.0 A	REC	48	NB
NB	49	RCPT UNIT 201 REFRIGERATOR	20.0 A	1	900	180	1080				50	NB
NB	51	RCPT UNIT 201 KITCHEN	20.0 A	1		1980	180				52	NB
NB	53	RCPT UNIT 201 KITCHEN	20.0 A	1							54	NB
NB	55	RCPT UNIT 204 LAUNDRY	20.0 A	1	1800	900	180				56	NB
NB	57	RCPT UNIT 204 LAUNDRY	20.0 A	1							58	NB
	59					1800	540				60	
	61						1800				62	
	63										64	
	65						1080				66	
	67						900				68	
	69						180				70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
		Total Load:			21984 VA	23842 VA	20416 VA					
		Total Amps:			185.2 A	200.7 A	170.1 A					

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 201	20.0 A	1	700			1	20.0 A	LTG UNIT 300	2	EX
EX	3	REC UNIT 201	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 300	4	EX
EX	5	REC UNIT 201	20.0 A	1				1	20.0 A	REC UNIT 300	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540	180	1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-1 UNIT 201	20.0 A	2							10	EX
	11					1660	2330	2	20.0 A	PTAC-4 UNIT 300	12	EX
EX	13	LTG UNIT 200	20.0 A	1	700			1	20.0 A	LTG UNIT 300	14	EX
EX	15	REC UNIT 200	20.0 A	1		1080	720	1	20.0 A	REC UNIT 300	16	EX
EX	17	REC UNIT 200	20.0 A	1	700			1	20.0 A	REC UNIT 300	18	EX
EX	19	REC UNIT 200	20.0 A	1		720	540	1	20.0 A	REC UNIT 300	20	EX
EX	21	HEAT/FAN	20.0 A	1	180			1	20.0 A	REC UNIT 300	22	EX
EX	23	PTAC-3 UNIT 200	30.0 A	2		1540	540	1	20.0 A	HEAT/FAN	24	EX
	25				2330			2	20.0 A	PTAC-3 UNIT 300	26	EX
EX	27	LTG	20.0 A	1		1540	1540				28	EX
EX	29	REC	20.0 A	1				2	30.0 A	PTAC-4	30	EX
EX	31	REC	20.0 A	1	180						32	EX
	33					2330	2330				34	EX
EX	35	PTAC-4	30.0 A	2				2	30.0 A	PTAC-3	36	EX
	37				2330						38	EX
NB	39	UNIT 204 KITCHEN	20.0 A	1		2330	2330				40	EX
NB	41	RCPT UNIT 204 REF	20.0 A	1							42	NB
NB	43	RCPT UNIT 204 KITCHEN	20.0 A	1	900			1	20.0 A	LTG	44	NB
NB	45	RCPT UNIT 204 KITCHEN	20.0 A	1		900	720	1	20.0 A	REC	46	NB
NB	47	RCPT UNIT 204 KITCHEN	20.0 A	1				1	20.0 A	REC	48	NB
NB	49	RCPT UNIT 200 KITCHEN	20.0 A	1	180						50	NB
NB	51	RCPT UNIT 200 KITCHEN	20.0 A	1		1800	180				52	NB
NB	53	RCPT UNIT 200 KITCHEN	20.0 A	1							54	NB
NB	55	RCPT UNIT 200 LAUNDRY	20.0 A	1	900		180				56	NB
NB	57	RCPT UNIT 200 REFRIGERATOR	20.0 A	1		180					58	NB
	59						1800				60	
	61					1800					62	
	63						1300				64	
	65										66	
	67						180				68	
	69					180					70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
		Total Load:			18874 VA	24649 VA	21971 VA					
		Total Amps:			157.3 A	209.4 A	187.1 A					

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

100% PERMIT SET

E4.2C

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

PANEL SCHEDULE

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HIGHLAND PARK, IL 60035

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Notes:

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Branch Panel: D1

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: M.L.O
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 116	20.0 A	1	700	700		1	20.0 A	LTG UNIT 113	2	EX
EX	3	REC UNIT 116	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 113	4	EX
EX	5	REC UNIT 116	20.0 A	1	180		180	1	20.0 A	REC UNIT 113	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 116	20.0 A	2			1660	1	20.0 A	PTAC-2 UNIT 113	10	EX
EX	11				1660	1660					12	
EX	13	LTG UNIT 115	20.0 A	1	700	700		1	20.0 A	LTG UNIT 112	14	EX
EX	15	REC UNIT 115	20.0 A	1		1080	720	1	20.0 A	REC UNIT 112	16	EX
EX	17	REC UNIT 115	20.0 A	1			540	1	20.0 A	REC UNIT 112	18	EX
EX	19	REC UNIT 115	20.0 A	1	180	180		1	20.0 A	REC UNIT 112	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-4 UNIT 115	30.0 A	2	2330	2330		2	30.0 A	PTAC-4 UNIT 112	24	EX
EX	25						2330				26	
EX	27	LTG UNIT 114	20.0 A	1		700	400				28	
EX	29	REC UNIT 114	20.0 A	1				3	60.0 A	ECH-2	30	EX
EX	31	REC UNIT 114	20.0 A	1	180	4000					32	
EX	33	HEAT/FAN	20.0 A	1			180	1	20.0 A	RCPT UNIT 112 KITCHEN	34	NB
EX	35	PTAC-2 UNIT 114	20.0 A	2	1540	180		1	20.0 A	RCPT UNIT 112 KITCHEN	36	NB
EX	37						1540	1	20.0 A	RCPT UNIT 112 KITCHEN	38	NB
NB	39	RCPT UNIT 114 KITCHEN	20.0 A	1		180	900	1	20.0 A	RCPT UNIT 113 KITCHEN	40	NB
NB	41	RCPT UNIT 114 STOVE TOP	20.0 A	1				1	20.0 A	RCPT UNIT 113 KITCHEN	42	NB
NB	43	RCPT UNIT 114 KITCHEN	20.0 A	1	900	1800		1	20.0 A	RCPT UNIT 113 KITCHEN	44	NB
NB	45						1600	1	20.0 A	RCPT UNIT 113 KITCHEN	46	NB
	47										48	
	49										50	
	51										52	
	53										54	
	55										56	
	57										58	
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

Total Load: 19253 VA 17743 VA 18674 VA
Total Amps: 161.6 A 147.9 A 156.8 A

Notes:

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Branch Panel: D2

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208V/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: M.L.O
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 216	20.0 A	1	700	700		1	20.0 A	LTG UNIT 213	2	EX
EX	3	REC UNIT 216	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 213	4	EX
EX	5	REC UNIT 216	20.0 A	1	180		180	1	20.0 A	REC UNIT 213	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 216	20.0 A	2			1660	1	20.0 A	PTAC-1 UNIT 213	10	EX
EX	11				1660	1660					12	
EX	13	LTG UNIT 215	20.0 A	1	700	700		1	20.0 A	LTG UNIT 212	14	EX
EX	15	REC UNIT 215	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 212	16	EX
EX	17	REC UNIT 215	20.0 A	1			540	1	20.0 A	REC UNIT 212	18	EX
EX	19	REC UNIT 215	20.0 A	1	180	180		1	20.0 A	REC UNIT 212	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 215	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 212	24	EX
EX	25						2330				26	
EX	27	LTG UNIT 214	20.0 A	1		700	700				28	
EX	29	REC UNIT 214	20.0 A	1				1	20.0 A	REC UNIT 211	30	EX
EX	31	REC UNIT 214	20.0 A	1	180	180		1	20.0 A	REC UNIT 211	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540	1	20.0 A	HEAT/FAN	34	EX
EX	35	PTAC-2 UNIT 214	20.0 A	2	1660	1660		2	20.0 A	PTAC-2 UNIT 211	36	EX
EX	37						1660				38	
NB	39	RCPT UNIT 214 KITCHEN	20.0 A	1		1800	1800	1	20.0 A	RCPT UNIT 211 KITCHEN	40	NB
NB	41	RCPT UNIT 214 KITCHEN	20.0 A	1				1	20.0 A	RCPT UNIT 211 REFRIGERATOR	42	NB
NB	43	RCPT UNIT 214 REFRIGERATOR	20.0 A	1	900	180	900	1	20.0 A	RCPT UNIT 211 KITCHEN	44	NB
NB	45	RCPT UNIT 215 REFRIGERATOR	20.0 A	1				1	20.0 A	RCPT UNIT 212 REFRIGERATOR	46	NB
NB	47	RCPT UNIT 215 KITCHEN	20.0 A	1	360	180	360	1	20.0 A	RCPT UNIT 212 KITCHEN	48	NB
NB	49	RCPT UNIT 215 KITCHEN	20.0 A	1	360	1800		1	20.0 A	RCPT UNIT 212 KITCHEN	50	NB
NB	51	UNIT 215 DISHWASHER	20.0 A	1		1300	900	1	20.0 A	RCPT UNIT 213 REFRIGERATOR	52	NB
NB	53	UNIT 215 ELEC RANGE	60.0 A	2	4000	1800		1	20.0 A	RCPT UNIT 213 KITCHEN	54	NB
	55						4000	180				
NB	57	RCPT UNIT 215 MICROWAVE	20.0 A	1		800		1	20.0 A	RCPT UNIT 213 KITCHEN	56	NB
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

Total Load: 23055 VA 23053 VA 20278 VA
Total Amps: 192.1 A 192.1 A 169.0 A

Notes:

Circuit Breaker Legend(CBL):

NB - NEW BREAKER EX - EXISTING CIRCUIT

Notes:

Circuit Breaker Legend(CBL):

NB - NEW BREAKER EX - EXISTING CIRCUIT

PANEL SCHEDULE

JOB NUMBER	252012
DATE	09.15.2025
REVISIONS	

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AUBERGE-HIGHLAND PARK
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Collaborative Community Housing Initiative

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Branch Panel: D3

Location: 10,000 AMPS SYMMETRICAL
Supply From: **Volts:** 208V/120 **A.I.C. Rating:** 10,000 AMPS SYMMETRICAL
Mounting: **Phases:** 3 **Mains Type:** MLO
Enclosure: NEMA1 **Wires:** 4 **Mains:** 225.0 A
Mfr/Model:

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 316	20.0 A	1	700			1	20.0 A	LTG UNIT 313	2	EX
EX	3	REC UNIT 316	20.0 A	1		1080		1	20.0 A	REC UNIT 313	4	EX
EX	5	REC UNIT 316	20.0 A	1			180	1	20.0 A	REC UNIT 313	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540			1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 313	20.0 A	2		1660		1	20.0 A	PTAC-1 UNIT 311	10	EX
	11				1660		1660				12	
EX	13	LTG UNIT 315	20.0 A	1	700			1	20.0 A	LTG UNIT 312	14	EX
EX	15	REC UNIT 315	20.0 A	1		1080	720	1	20.0 A	REC UNIT 312	16	EX
EX	17	REC UNIT 315	20.0 A	1			540	1	20.0 A	REC UNIT 312	18	EX
EX	19	REC UNIT 315	20.0 A	1				1	20.0 A	REC UNIT 312	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 313	30.0 A	2				2	20.0 A	PTAC-3 UNIT 311	24	EX
	25				2330	2330	2330				26	
EX	27	LTG UNIT 314	20.0 A	1				1	20.0 A	LTG UNIT 311	28	EX
EX	29	REC UNIT 314	20.0 A	1			700	1	20.0 A	REC UNIT 311	30	EX
EX	31	REC UNIT 314	20.0 A	1	180	900		1	20.0 A	REC UNIT 311	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540	1	20.0 A	HEAT/FAN	34	EX
EX	35	PTAC-2 UNIT 312	20.0 A	2	1660	1660		2	20.0 A	PTAC-2 UNIT 310	36	EX
	37						1660				38	
NB	39	RCPT UNIT 312 KITCHEN	20.0 A	1			180	1	20.0 A	RCPT UNIT 310 KITCHEN	40	NB
NB	41	RCPT UNIT 312 KITCHEN	20.0 A	1	1800	1800		1	20.0 A	RCPT UNIT 310 KITCHEN	42	NB
NB	43	RCPT UNIT 311 KITCHEN	20.0 A	1				1	20.0 A	RCPT UNIT 310 REFRIGERATOR	44	NB
NB	45	RCPT UNIT 312 REFRIGERATOR	20.0 A	1		900	360	1	20.0 A	RCPT UNIT 311 KITCHEN	46	NB
NB	47	RCPT UNIT 313 KITCHEN	20.0 A	1				1	20.0 A	RCPT UNIT 311 KITCHEN	48	NB
NB	49	RCPT UNIT 313 KITCHEN	20.0 A	1	180	900		1	20.0 A	RCPT UNIT 311 REFRIGERATOR	50	NB
NB	51	UNIT 313 DISHWASHER	20.0 A	1			1300				52	
NB	53	RCPT UNIT 313 REFRIGERATOR	20.0 A	1				1	20.0 A	RCPT UNIT 311 REFRIGERATOR	54	NB
	55						900				56	
NB	57	RCPT UNIT 119 KITCHEN	20.0 A	1				1	20.0 A	LITES ART ROOM 115	58	NB
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

Total Load: 18057 VA 17514 VA 19900 VA
Total Amps: 151.2 A 146.0 A 166.5 A

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

Branch Panel: F1

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208V/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 117	20.0 A	1	700	700		1	20.0 A	LTG UNIT 120	2	EX
EX	3	REC UNIT 117	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 120	4	EX
EX	5	REC UNIT 117	20.0 A	1			180	1	20.0 A	REC UNIT 120	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 117	20.0 A	2		1660	1660	1	20.0 A	PTAC-2 UNIT 120	10	EX
	11				1660						12	
EX	13	LTG UNIT 118	20.0 A	1	700	700		1	20.0 A	LTG UNIT 121	14	EX
EX	15	REC UNIT 118	20.0 A	1		1080	720	1	20.0 A	REC UNIT 121	16	EX
EX	17	REC UNIT 118	20.0 A	1			540	1	20.0 A	REC UNIT 121	18	EX
EX	19	REC UNIT 118	20.0 A	1	180	180		1	20.0 A	REC UNIT 121	20	EX
EX	21	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-4 UNIT 118	30.0 A	2	2330	2330	2330	2	30.0 A	PTAC-4 UNIT 121	24	EX
	25										26	
EX	27	LTG UNIT 119	20.0 A	1			700	1	20.0 A	LTG UNIT	28	EX
EX	29	REC UNIT 119	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC UNIT 119	20.0 A	1	180	900		1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540				34	EX
EX	35	PTAC-2 UNIT 119	20.0 A	2	1660	2330		2	30.0 A	PTAC-4	36	EX
	37						1660				38	
NB	39	UNIT 117 DISHWASHER	20.0 A	1			1300	2330			40	EX
NB	41	RCPT UNIT 117 KITCHEN	20.0 A	1				360			42	
NB	43	RCPT UNIT 117 KITCHEN	20.0 A	1	360	800					44	NB
NB	45	RCPT UNIT 117 KITCHEN	20.0 A	1			800	800			46	NB
NB	47	RCPT UNIT 117 KITCHEN	20.0 A	1				900	800	RCPT TREADMILL FITNESS 110	48	NB
NB	49	ELECTRIC RANGE UNIT 117	60.0 A	2	4000	540					50	NB
	51						4000	540		RCPT FITNESS 110	52	NB
NB	53	RCPT UNIT 119 KITCHEN	20.0 A	1				180	720	RCPT FITNESS 110	54	NB
NB	55	RCPT UNIT 119 KITCHEN	20.0 A	1	900	1632				RCPT ART ROOM 115	56	NB
NB	57	RCPT UNIT 119 KITCHEN	20.0 A	1			1800	581			58	NB
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

Total Load: 2659 VA 26665 VA 17921 VA
Total Amps: 204.5 A 229.6 A 149.3 A

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

100% PERMIT SET

E4.2E

REVISIONS	
DATE	09.15.2025
JOB NUMBER	252012

PANEL SCHEDULE

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

CCH
Collaborative Community Housing Initiative

CORDOGAN CLARK

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Branch Panel: F2

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 217	20.0 A	1	700	700		1	20.0 A	LTG UNIT 317	2	EX
EX	3	REC UNIT 217	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 317	4	EX
EX	5	REC UNIT 217	20.0 A	1			180	1	20.0 A	REC UNIT 317	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 217	20.0 A	2		1660	1660	2	20.0 A	PTAC-2 UNIT 315	10	EX
EX	11						1660				12	EX
EX	13	LTG UNIT 218	20.0 A	1	700	700		1	20.0 A	LTG UNIT 318	14	EX
EX	15	REC UNIT 218	20.0 A	1		1080	540	1	20.0 A	REC UNIT 318	16	EX
EX	17	REC UNIT 218	20.0 A	1			540	1	20.0 A	REC UNIT 318	18	EX
EX	19	REC UNIT 218	20.0 A	1	180	180		1	20.0 A	REC UNIT 321	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 218	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 321	24	EX
	25						2330				26	
EX	27	LTG UNIT 119	20.0 A	1		700	700	1	20.0 A	LTG	28	EX
EX	29	REC UNIT 119	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC UNIT 119	20.0 A	1	180	900		1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540				34	
EX	35	PTAC-2 UNIT 119	20.0 A	2	1660	2330		2	30.0 A	PTAC-4	36	EX
	37						1660				38	
NB	39	RCPT UNIT 217 REFRIGERATOR	20.0 A	1		900	2330	2	30.0 A	PTAC-3	40	EX
NB	41	UNIT 217 DISHWASHER	20.0 A	1	180	800	200	1	20.0 A	ATTIC REC	42	NB
NB	43	RCPT UNIT 217 KITCHEN	20.0 A	1				1	20.0 A	ATTIC REC	44	NB
NB	45	RCPT UNIT 217 KITCHEN	20.0 A	1		180	200	1	20.0 A	ATTIC REC	46	NB
NB	47	RCPT UNIT 218 REFRIGERATOR	20.0 A	1	1300	180					48	NB
NB	49	UNIT 218 DISHWASHER	20.0 A	1			540	1	20.0 A	RCPT MEDIA AREA 378	50	NB
NB	51	RCPT UNIT 218 KITCHEN	20.0 A	1		360	1800				52	
NB	53	RCPT UNIT 218 LIVING ROOM	20.0 A	1	360	900					54	NB
NB	55	RCPT UNIT 218 KITCHEN	20.0 A	1			720				56	
NB	57	RCPT UNIT 218 KITCHEN	20.0 A	1		1800	180				58	NB
NB	59	RCPT UNIT 217 WASHER	20.0 A	1			1500				60	
NB	61	RCPT UNIT 217 DRYER	20.0 A	1	1500						62	
NB	63	ELECTRIC RANGE UNIT 217	20.0 A	2		4000					64	
	65						4000				66	
NB	67	RCPT UNIT 217 MICROWAVE	20.0 A	1	800						68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79	SPACE	--	1	--						80	
	81	SPACE	--	1							82	
	83	SPACE		1							84	
			Total Load:		21548 VA	27938 VA	25371 VA					
			Total Amps:		179.6 A	237.7 A	216.3 A					

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

Branch Panel: F3

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 220	20.0 A	1	700			1	20.0 A	LTG UNIT 320	2	EX
EX	3	REC UNIT 220	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 320	4	EX
EX	5	REC UNIT 220	20.0 A	1			180	1	20.0 A	REC UNIT 320	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-1 UNIT 220	20.0 A	2		1660	1660	2	20.0 A	PTAC-2 UNIT 320	10	EX
EX	11						1660				12	EX
EX	13	LTG UNIT 221	20.0 A	1	700	700		1	20.0 A	LTG UNIT 321	14	EX
EX	15	REC UNIT 221	20.0 A	1		1080	720	1	20.0 A	REC UNIT 321	16	EX
EX	17	REC UNIT 221	20.0 A	1			540	1	20.0 A	REC UNIT 321	18	EX
EX	19	REC UNIT 221	20.0 A	1	180	180		1	20.0 A	REC UNIT 321	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 221	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 321	24	EX
	25						2330				26	
EX	27	LTG	20.0 A	1		700	700	1	20.0 A	LTG	28	EX
EX	29	REC	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC	20.0 A	1	180	900		1	20.0 A	REC	32	EX
EX	33	PTAC-4	20.0 A	1			1540	2	30.0 A	PTAC-4	34	EX
	35						1660				36	
NB	37	UNIT 221 DISHWASHER	20.0 A	1	1660	2330		2	30.0 A	PTAC-4	38	EX
	39						2330				40	
NB	41	RCPT MICROWAVE UNIT 221	20.0 A	1		900	2330	2	30.0 A	PTAC-3	42	NB
NB	43	RCPT UNIT 221 KITCHEN	20.0 A	1	1800	200		1	20.0 A	ATTIC REC	44	NB
NB	45	RCPT UNIT 221 REFRIGERATOR	20.0 A	1				1	20.0 A	ATTIC REC	46	NB
NB	47	RCPT UNIT 221 KITCHEN	20.0 A	1	2500	540					48	NB
NB	49	RCPT UNIT 220 KITCHEN	20.0 A	1			180	1	20.0 A	RCPT MEDIA AREA 378	50	NB
NB	51	RCPT UNIT 220 KITCHEN	20.0 A	1							52	
NB	53	RCPT UNIT 220 KITCHEN	20.0 A	1	360						54	NB
NB	55	RCPT UNIT 220 REFRIGERATOR	20.0 A	1			900				56	
	57					1800					58	NB
NB	59	UNIT 315 DISHWASHER	20.0 A	1			1300				60	
NB	61	RCPT UNIT 315 REFRIGERATOR	20.0 A	1	900						62	
NB	63	RCPT UNIT 318 KITCHEN	20.0 A	1		540					64	
NB	65	RCPT UNIT 315 MICROWAVE	20.0 A	1			800				66	
NB	67	RCPT UNIT 318 KITCHEN	20.0 A	1	1980						68	
NB	69	RCPT UNIT 318 REFRIGERATOR	20.0 A	1		900					70	
NB	71	RCPT UNIT 315 LAUNDRY	20.0 A	1			1800				72	
NB	73	RCPT UNIT 315 LAUNDRY	20.0 A	1	1800						74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
			Total Load:		25429 VA	22296 VA	21106 VA					
			Total Amps:		213.4 A	187.3 A	175.9 A					

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

100% PERMIT SET

E4.2F

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

PANEL SCHEDULE

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

Collaborative Community Housing Initiative

CORDOGAN CLARK
Aurora
960 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987
Chicago
710 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: An Ordinance Waiving Enforcement of Chapter 160 of "the Highland Park City Code of 1968," as Amended (1651 Richfield Ave.)

Recommendation:
Staff recommend City Council consideration and approval of an Ordinance waiving impact fees related to a development for individuals with development disabilities.

Policy Consideration:
Impact Fee Waiver Request.
As previously stated during the Planned Development Consideration for 1651 Richfield Ave., a Community Living Facility for individuals with developmental disabilities. This development is not considered a Residential Use because it is in Table S (Edu. & Support Services) of Sec. 150.490 instead of Table A (Residential) of Sec. 150.490. Therefore, Community Living Facilities do not require inclusionary affordable housing units.

However, in terms of Chapter 160 Impact Fees: This Community Living Facility is considered a Residential Development as defined per Sec. 160.201 because it is used for residential purposes, and it introduces new dwelling units as defined in Sec. 150.202 of the Zoning Code. Therefore, per Sec 160.301(D) impact fees are owed. The Applicant requests impact fees ($209,853) be waived for all units proposed (47). Please note that impact fees will be owed if there is a change in use from Community Living Facility to another use that requires impact fees be paid.

The Applicant asks for the impact fees to be waived, stating the following (Richard Koenig, Laurie Williams, and Michael Weiss, Oct. 16, 2025, 2:45 pm email to Zubin Coleman and Karl Burhop, Senior Planners):

> "We respectfully believe that the City's impact fees should not apply to our renovation project at the former senior housing facility[2].
>
> The property remains zoned B4-BGand continues to comply with the previously approved Development Agreement and PUD from 2012. Our team applied for and

received approval for a Special Use Permit to operate as a Community Living Facility—an allowed use under the existing zoning classification.

This project is fundamentally different from a market-rate multifamily development. The Commons at Highland Park will serve as a nonprofit community residence for young adults with disabilities, with no profit motive or return to investors. Our operating budget is structured solely to cover the property's ongoing expenses, ensuring long-term sustainability rather than financial gain.

Additionally, the project will result in reduced site density compared to the prior senior housing use: the former facility had 62 suites, while our plan includes just 47.

Given these factors—the nonprofit nature of the project, its lower intensity of use, and consistency with existing zoning and approvals—we respectfully request that the City waive or exempt this project from impact fees.

Thank you for your consideration and continued support of our effort to bring much-needed housing options to this underserved community."

[2] The prior use was a long-term care facility.

Core Priorities:

Vibrancy

This development occupies a vacant building and brings housing opportunities to the City for individuals with developmental disabilities.

Attachments:

None

City of Highland Park

Ordinance No.

An Ordinance Waiving Enforcement of Chapter 160 of "the Highland Park City Code of 1968," as Amended (1651 Richfield Ave.)

WHEREAS, CCHI 1651 Richfield Building Corporation ("***Owner***") is the record owner of that certain parcel of real property located at the address commonly known as 1651 Richfield Road, Highland Park, Illinois ("***Property***"); and

WHEREAS, on September 12, 2011, the City Council adopted Ordinance No. 68-11 ("***2011 Special Use Ordinance***"), granting special use permits for: (i) a planned development and for the development and (ii) maintenance of the Property as a long-term care facility ("***Approved Planned Development***"); and

WHEREAS, on July 14, 2025, the City Council adopted Ordinance No. O42-2025, amending the 2011 Special Use Ordinance to: (i) terminate the long-term care facility use on the Property and (ii) grant a special use permit to allow the operation of a community living facility on the Property (collectively with the 2011 Special Use Ordinance, the "***Special Use Ordinance***"); and

WHEREAS, the Owner intends to operate a community living facility for individuals with developmental disabilities on the Property (***"Proposed Development"***); and

WHEREAS, the City and CRL Services LLC, the previous developer of the Property, entered into that certain Development Agreement dated October 10, 2011, which governs the use and development of the Property in accordance with the Special Use Ordinance ("***Development Agreement***"); and

WHEREAS, the Owner is the successor in interest to CRL Services LLC; and

WHEREAS, on _____ __, 2025, the City Council adopted: (i) Resolution No. R_____, approving a first amendment to the Development Agreement, and (ii) Resolution No. R _____, ratifying a minor amendment to the planned development for the Proposed Development of the Property (collectively, the "***Final Approvals***"); and

WHEREAS, in order to facilitate the use of the Property in accordance with the Proposed Development and the Final Approvals, the City Council has determined that it will serve and be in the best interests of the City and its residents to waive the development impact fees set forth in Chapter 160 of "the Highland Park City Code of 1968," as amended ("***City Code***"), as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

SECTION TWO: WAIVER. The City Council hereby waives the enforcement of Chapter 160 of the City Code with respect to the development impact fees ordinarily required for the Proposed Development; provided, however, the Owner must pay all development impact fees in accordance with Chapter 160 of the City Code if the Property is used for any residential purpose other than for a community living facility for individuals with developmental disabilities.

SECTION THREE: PUBLICATION. The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by law:

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Resolution Approving a First Amendment to a Development Agreement (1651 Richfield)

Recommendation:
Staff recommend approval of a Resolution amending a development agreement related to 1651 Richfield Ave.

Policy Consideration:
This amendment includes items outlined in the staff report related to the Resolution Ratifying a Minor Amendment for a Planned Development at 1651 Richfield Ave, CCHI.

Core Priorities:
See the staff report for the Resolution Ratifying a Minor Amendment for a Planned Development at 1651 Richfield Ave.

Attachments:
1. Resolution Exhibit A - HP Resolution Approving First Amendment to Development Agreement (1651 Richfield)

4923-1607-0228, v. 1

4923-1607-0228, v. 1

City of Highland Park

Resolution No.

A Resolution Approving a First Amendment to a Development Agreement (1651 Richfield)

WHEREAS, CCHI 1651 Richfield Building Corporation, an Illinois corporation ("***Owner***"), is the record owner of property totaling approximately 1.73 acres, located within the B4-BG Briergate Commercial District ("***B4-BG District***"), and commonly known as 1651 Richfield Road, Highland Park, Illinois ("***Property***"); and

WHEREAS, the Property is improved with a three-story commercial structure ("***Structure***") and an accessory off-street parking lot; and

WHEREAS, on September 12, 2011, the City Council adopted Ordinance No. 68-11 ("***Special Use Ordinance***"), granting special use permits for a planned development and for the development and maintenance of the Property as a long-term care facility; and

WHEREAS, the City and the original developer of the Property, CRL Services LLC, entered into that certain Development Agreement dated October 10, 2011, which governs the use and development of the Property in accordance with the Special Use Ordinance ("***Development Agreement***"); and

WHEREAS, the Owner is the successor in interest to CRL Services LLC; and

WHEREAS, the Owner now desires to redevelop the Structure with a different floor plan than the floor plan set forth in Exhibit G of the Development Agreement ("***Proposed Development***"); and

WHEREAS, the City and the Owner now desire to amend the Development Agreement, in accordance with Section 15.L of the Development Agreement, to provide for the construction of the Proposed Development (*"**First Amendment to the Development Agreement**"*); and

WHEREAS, the City Council has determined that entering into the First Amendment to the Development Agreement with the Owner will serve and be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

4923-1607-0228, v. 1

SECTION TWO: APPROVAL OF First Amendment to the Development Agreement. The First Amendment to the Development Agreement by and between the City and the Owner is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the City Manager and the Corporation Counsel.

SECTION THREE: EXECUTION OF First Amendment to the Development Agreement. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, the First Amendment to the Development Agreement upon receipt by the City Clerk of at least one original copy of the First Amendment to the Development Agreement executed by the Owner; provided, however, that if the executed copy of the First Amendment to the Development Agreement is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the City Council, be null and void.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

4923-1607-0228, v. 1

EXHIBIT A

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

City of Highland Park
Department of Community Development
1150 Half Day Road
Highland Park, IL 60035

Above Space For Recorder's Use Only

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK,

AND CCHI 1651 RICHFIELD BUILDING CORPORATION

(1651 RICHFIELD ROAD)

DATED AS OF _____, 2025

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HIGHLAND PARK AND CCHI 1651 RICHFIELD BUILDING CORPORATION

(1651 Richfield Avenue)

THIS IS A FIRST AMENDMENT (***"First Amendment"***), dated as of _____, 2025 (***"Effective Date"***), to a Development Agreement dated October 10, 2011 (***"Development Agreement"***), by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***), and **CCHI 1651 RICHFIELD BUILDING CORPORATION,** an Illinois corporation (***"Owner"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this First Amendment, and pursuant to the City's home rule powers, the City and Owner hereto agree as follows:

SECTION 1. RECITALS.

A. On September 12, 2011, the City Council adopted Ordinance No. 63-11 (***"2011 Special Use Ordinance"***), granting special use permits for a planned development for the Property (***"Approved Planned Development"***) and a conditional use for the operation of a long-term care facility for that certain parcel of real property consisting of approximately 1.73 acres, located at the address commonly known as 1651 Richfield Road, Highland Park, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this First Amendment (***"Property"***).

B. Pursuant to the 2011 Special Use Ordinance, the Property was developed by HCRI Illinois Properties, LLC, a Delaware limited liability company, and CRL Services, LLC, an Illinois limited liability company (collectively, the ***"Previous Owners"***) with a long-term care facility.

C. On October 10, 2011, pursuant to Section 5.A of the 2011 Special Use Ordinance, the City and the Previous Owners entered into the Development Agreement, which governs the use and development of the Property and incorporates the conditions set forth in the Special Use Ordinance.

D. On July 14, 2025, the City Council adopted Ordinance No. O42-2025, amending the 2011 Special Use Ordinance to: (i) terminate the long-term care facility use on the Property and (ii) allow the operation of a community living facility on the Property (collectively with the 2011 Special Use Ordinance, the "***Special Use Ordinance***").

E. Owner is the successor in interest to the Previous Owners and is the record title owner of the Property.

F. Owner desires to amend the Special Use Ordinance, the Approved Planned Development, and the Development Agreement in order to amend the Approved Final Development Plan (as that term is defined in the 2011 Special Use Ordinance) to replace the floor plans for the Approved Planned Development ("***Proposed Amendment***").

G. Pursuant to Section 150.545(B) of the Zoning Code, the Proposed Amendment constitutes a "minor change" to the Approved Planned Development.

H. In order to allow the Proposed Amendment and pursuant to Articles V and XIV of the Zoning Code, Owner has filed an application with the City to amend the Approved Planned Development for the Property to allow for the Proposed Amendment..

I. On _____, 2025, the City Manager determined that the Proposed Amendment does not involve substantial changes to the approved planned development for the Property, and approved the Proposed Amendment as a minor amendment to the Approved Planned Development (***"Minor Amendment"***).

J. On _____, 2025, the Corporate Authorities approved Resolution No. _____, ratifying the Minor Amendment.

K. As provided in, and as a condition of, the Minor Amendment, Owner has agreed to execute this First Amendment so as to provide that the Property be redeveloped and used only in compliance with the Development Agreement, as amended by this First Amendment, and the Special Use Ordinance, as amended by the Minor Amendment.

L. The City and Owner now desire to amend the Development Agreement, in accordance with Section 15.L of the Development Agreement, to allow for the development of the Property in accordance with the Proposed Amendments.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. All capitalized words and phrases used throughout this First Amendment have the meanings set forth in the various provisions of the Development Agreement. If a word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the Development Agreement.

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Development Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Development Agreement and the text of this First Amendment, the text of this First Amendment controls.

SECTION 3. COMPLIANCE WITH THE FIRST AMENDMENT AND WITH THE AMENDED FINAL DEVELOPMENT PLAN.

A. General Use and Development Restrictions. The redevelopment and use of, and the construction on, the Property must, except for minor alterations due to final engineering and site work approved by the City Engineer or the Director of Community Development, as appropriate, comply, and be in accordance, with all documents identified in Section 3 of the Development Agreement, as amended by this First Amendment.

B. Amendment of Final Development Plan. The City and Owner acknowledge and agree that, in accordance with Section 2.A of the Development Agreement, the Final Development Plan is amended to replace the existing Floor Plan with that certain floor plan consisting of 86 sheets and prepared by Cordogan Clark, with a latest revision date of September 15, 2025, a copy of which is attached to and made a part of this First Amendment as **Exhibit B** (***"Amended Final Development Plan Documents"***).

C. In the event that the Amended Final Development Plan Documents conflict with

the Final Development Plan documents attached to the Development Agreement, the Amended Final Development Plan Documents control.

SECTION 4. AMENDMENTS.

Section 6 of the of the Development Agreement is hereby amended to read as follows (deletions are ~~stricken through~~, additions are in **bold** and double-underlined):

"SECTION 6. PAYMENT OF CITY FEES AND COSTS.

A. Negotiation and Review Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required but this Agreement or by the Requirements of Law, Developer shall pay to the City, contemporaneous with the execution of this Agreement by the City Manager, all third party legal, engineering, and other consulting or other administrative fees, costs, and expenses incurred or accrued in connection with: (1) the redevelopment of the Property, including, without limitation, the review and processing of plans therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement. Payment of all fees, costs, and expenses shall be made by a certified or cashier's check. Developer acknowledges and agrees that it will continue to be liable for and to pay, promptly after presentation of a written demand or demands for payment, sch third-party fees, costs, and expenses incurred in connection with any applications, documents, proposals, or requests for interpretations or amendments of this Agreement, whether formal or informal, of whatever kind, submitted by Developer during the term of this Agreement in connection with the use and redevelopment of the Property. Further, Developer acknowledges and agrees that it shall be liable for and will pay after demand all fees, costs, and expenses incurred by the City for publications and recordings required in connection with the above matters.

B. Other City Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, Developer shall pay to the City all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, and contributions pursuant to the Requirements of Law. **Notwithstanding the foregoing, Developer is not required to pay any development impact fees, as set forth in Chapter 160 of the City Code, provided that the Property is not used for any residential purpose except as a community living facility, as defined in Section 150.202 of the Zoning Ordinance**."

SECTION 5. ASSUMPTION OF OBLIGATIONS. Owner acknowledges and agrees that all obligations of the Previous Owners in the Development Agreement are the responsibility of Owner, except as expressly provided in this First Amendment.

SECTION 6. RECORDING; BINDING EFFECT. A copy of this First Amendment will be recorded in the Office of the Lake County Recorder of Deeds against the Property. This First Amendment and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are and will be binding upon, Owner and its personal representatives, successors, and assigns.

SECTION 7. REPRESENTATIONS.

A. By the City. The City hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by the Corporate Authorities; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the City enforceable in accordance with its terms.

B. By Owner. Owner hereby represents and warrants that: (1) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (2) this First Amendment constitutes a legal, valid and binding obligation of Owner enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

_____
Ashley Palbitska, Deputy City Clerk

By: _____
Ghida S. Neukirch
Its: City Manager

ATTEST:

CCHI 1651 RICHFIELD BUILDING CORPORATION,
an Illinois corporation

By: _____

Its: _____

By: _____

Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2025, by Ghida S. Neukirch, the City Manager of the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation, and by Ashley Palbitska, the Deputy City Clerk of said municipal corporation.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2025, by _____, the _____ of **CCHI 1651 RICHFIELD BUILDING CORPORATION**, an Illinois corporation.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission expires:_____

SEAL

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The subject property, commonly known as 1651 Richfield Avenue, is legally described as:

That part of the South 233.0 feet, (measured along the West line), of the Southeast ¼ of the Northwest ¼ of Section 27, Township 43 North, Range 12 East of the Third Principal Meridian, lying Westerly of the Westerly line of Deerfield Road, (Excepting therefrom the South 33 feet thereof taken for Richfield Avenue and expecting therefrom that part thereof which lies West of a line described as follows:

Beginning at a point on the North line of said South 223 feet which is 90 feet East of the West Line of said Southeast ¼ of the Northwest 1/4; thence South along a line parallel with and 90 feet East of the West line of said Southeast ¼ of the Northwest ¼ a distance of 139.39 feet to a point of tangency with the arc of a circle having a radius of 60 feet convex Southwesterly, which arc is also tangent to the North line of Richfield Avenue; thence Southeasterly along said arc a distance of 94.85 feet to said point of tangency on the North line of Richfield Avenue, which point of tangency is 150.61 feet East of the West line of said Southeast ¼ of the Northwest ¼ of said Section 27), in Lake County, Illinois.

PIN: 16-37-100-009-0000

EXHIBIT B

AMENDED FINAL DEVELOPMENT PLAN DOCUMENTS

THE COMMONS

1651 RICHFIELD AVENUE HIGHLAND PARK, IL 60035

THE COMMONS
Collaborative Community Housing Initiative
An Inspired Community for Adults with Disabilities
thecchi.org

CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

PROJECT INFORMATION:

PROJECT ADDRESS:	1651 RICHFIELD AVENUE
PROJECT DESCRIPTION:	THREE STORY BUILDING RENOVATION
SITE ZONING:	SPECIAL USE PERMIT FROM NURSING HOME TO COMMUNITY LIVING FACILITY
LOT COVERAGE:	67.2%
BUILDING COVERAGE:	27.9%
LOT SIZE:	75,252 SF
BUILDING FOOTPRINT:	20,962 SF
FLOOR AREA RATIO (FAR) :	.84

CODE REQUIREMENTS:

2018 INTERNATIONAL BUILDING CODE (IBC), WITH AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC), WITH AMENDMENTS
2014 ILLINOIS PLUMBING CODE (IPC), WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE (NEC), WITH AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE (IMC), WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC), WITH AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE (IFGC), WITH AMENDMENTS
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), WITH AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), WITH AMENDMENTS
2018 ILLINOIS ACCESSIBILITY CODE

OCCUPANCY:	I-1
CONSTRUCTION TYPE:	TYPE IIA
ALLOWABLE BUILDING AREA:	19,000 S.F. /FLR PER TABLE 506.2
TOTAL BUILDING AREA:	FIRST FLOOR LEVEL 18,845 SF SECOND FLOOR LEVEL 18,845 SF THIRD FLOOR LEVEL 18,845 SF TOTAL 56,535 SF
BUILDING HEIGHT LIMITATION:	3 STORIES / 60 FT
BUILDING HEIGHT ACTUAL:	3 STORIES / 45 FT

EXIT WIDTH:

	REQ'D	PROVIDED
CORRIDOR:	44"	60"
EXIT DOOR:	32"	32"

MAX. TRAVEL DISTANCE:	250 LF
FIRE SPRINKLER DESIGN:	NFPA 13R

VICINITY MAP:

1651 RICHFIELD AVENUE, HIGHLAND PARK, IL 60035

N

CERTIFICATION

STATEMENT OF COMPLIANCE

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25) and the Illinois Accessibility Code (71 Ill. Adm. Code 400)."

☒ ILLINOIS DESIGN FIRM'S REGISTRATION NO.: 184.000 595-0007

LICENSED ARCHITECT JOHN W CLARK 001-010515 STATE OF ILLINOIS

Signed:

ILLINOIS LICENSE NO.: 001-010515 EXPIRES: 11/30/26

ILLINOIS REGISTRATION NO.: 184.000595-0007

EXPIRATION DATE: 04/30/2027

"I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my professional knowledge and belief that the plans for

Address: 1651 RICHFIELD AVENUE, HIGHLAND PARK, IL 60035

Fully comply with the requirements of the 2021 IECC

Signed: Date: 09/15/25

(Arch., S.E., or P.E.)
Illinois License Number: 001-010515 Expires: 11/30/26

LICENSED ARCHITECT JOHN W CLARK 001-010515 STATE OF ILLINOIS

SEAL

"I hereby certify these drawings have been prepared under my direct supervision and to the best of my knowledge comply with all applicable codes of the State of Illinois"

SHEET LIST:

1 - GENERAL

T1.0	COVER SHEET
T1.1	GENERAL NOTES, ABBREVIATIONS & SYMBOLS LEGEND
T2.1	EGRESS PLANS AND ACCESSIBILITY MATRIX

2 - ARCHITECTURAL

A1.1	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	WALL TYPES AND DETAILS
A3.1	FIRST FLOOR REFLECTED CEILING PLAN
A3.2	SECOND FLOOR REFLECTED CEILING PLAN
A3.3	THIRD FLOOR REFLECTED CEILING PLAN
A4.1	ROOF PLAN
A7.1	UNIT PLAN - UNIT TYPE A1
A7.2	UNIT PLAN - UNIT TYPE B1, B2, B4
A7.3	UNIT PLAN - UNIT TYPE C1
A7.4	UNIT PLAN - UNIT TYPE C2
A7.5	UNIT PLAN - UNIT TYPE C3
A7.6	UNIT PLAN - UNIT TYPE C4
A7.7	ENLARGED PLAN - ART ROOM
A7.8	ENLARGED PLAN - GLENKIRK SUNROOM
A7.9	ENLARGED PLAN - VISITOR'S UNIT
A7.10	ENLARGED PLAN - ENTRANCE
A7.11	ENLARGED PLAN - COMMON SPACES
A7.12	ENLARGED PLAN - COMMON SPACES
A8.1	DOOR SCHEDULE & DETAILS
A8.3	SIGNAGE PLANS
D1.1	FIRST FLOOR DEMOLITION PLAN & RCP
D1.2	SECOND FLOOR DEMOLITION PLAN & RCP
D1.3	THIRD FLOOR DEMOLITION PLAN & RCP
A8.2	INTERIOR DETAILS

3 - STRUCTURAL

S1.1	STRUCTURAL GENERAL NOTES AND DETAILS

4 - FIRE PROTECTION

FP2.1A	FIRST FLOOR FIRE PROTECTION PLAN - AREA A
FP2.1B	FIRST FLOOR FIRE PROTECTION PLAN - AREA B
FP2.2A	SECOND FLOOR FIRE PROTECTION PLAN - AREA A
FP2.2B	SECOND FLOOR FIRE PROTECTION PLAN - AREA B
FP2.3A	THIRD FLOOR FIRE PROTECTION PLAN - AREA A
FP2.3B	THIRD FLOOR FIRE PROTECTION PLAN - AREA B

5 - MECHANICAL

M1.1A	FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA A
M1.1B	FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA B
M1.2A	SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA A
M1.2B	SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA B
M1.3A	THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA A
M1.3B	THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA B
M2.1A	FIRST FLOOR MECHANICAL PLAN - AREA A
M2.1B	FIRST FLOOR MECHANICAL PLAN - AREA B
M2.2A	SECOND FLOOR MECHANICAL PLAN - AREA A
M2.2B	SECOND FLOOR MECHANICAL PLAN - AREA B
M2.3A	THIRD FLOOR MECHANICAL PLAN - AREA A
M2.3B	THIRD FLOOR MECHANICAL PLAN - AREA B
M2.4	ROOF MECHANICAL PLAN
MP000	MECHANICAL TITLE SHEET

6 - PLUMBING

P1.1A	FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA A
P1.1B	FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B
P1.2A	SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA A
P1.2B	SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA B
P1.3A	THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA A
P1.3B	THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA B
P2.0A	UNDERFLOOR PLUMBING PLAN - AREA A
P2.0B	UNDERFLOOR PLUMBING PLAN - AREA B
P2.1A	FIRST FLOOR PLUMBING PLAN - AREA A
P2.1B	FIRST FLOOR PLUMBING PLAN - AREA B
P2.2A	SECOND FLOOR PLUMBING PLAN - AREA A
P2.2B	SECOND FLOOR PLUMBING PLAN - AREA B
P2.3A	THIRD FLOOR PLUMBING PLAN - AREA A
P2.3B	THIRD FLOOR PLUMBING PLAN - AREA B
P3.0	WASTE & VENT RISER DIAGRAM

7 - ELECTRICAL

E000	GENERAL NOTES, LEGENDS AND DETAILS
E0.1	FIRST FLOOR ELECTRICAL DEMOLITION PLAN
E0.2	SECOND FLOOR ELECTRICAL DEMOLITION PLAN
E0.3	THIRD FLOOR ELECTRICAL DEMOLITION PLAN
E1.1	FIRST FLOOR ELECTRICAL LIGHTING PLAN
E1.2	SECOND FLOOR ELECTRICAL LIGHTING PLAN
E1.3	THIRD FLOOR ELECTRICAL LIGHTING PLAN
E2.1A	FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A
E2.1B	FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B
E2.2A	SECOND FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A
E2.2B	SECOND FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B
E2.3A	THIRD FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A
E2.3B	THIRD FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B
E4.1	LIGHTING CONTROL SCHEDULE AND DETAILS
E4.2A	PANEL SCHEDULE
E4.2B	PANEL SCHEDULE, EQUIPMENT HOOKUP SCHEDULE, AND DETAILS
E4.2C	PANEL SCHEDULE
E4.2D	PANEL SCHEDULE
E4.2E	PANEL SCHEDULE
E4.2F	PANEL SCHEDULE
E4.3	FIRE ALARM RISER

CORDOGAN CLARK
Chicago
710 North Wells Street, Chicago, IL 60654
Tel 312.943.7500 Fax 312.943.4771
Aurora
600 Broadway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4687

CCHI Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

COVER SHEET

JOB NUMBER 252012
DATE 09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

T1.0

9/15/2025 10:14:38 PM
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ABBREVIATIONS:

ACC	ACCESSIBLE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AL/ALUM	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
ACT	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AWB	AIR & WATER BARRIER
AWP	ACOUSTICAL WALL PANEL
BC	BASE CABINET
BD	BOARD
BL	BORROW LITE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM OR BENCH MARK
BTWN	BETWEEN
BMD	BOTTOM OF METAL DECK
BOF	BOTTOM OF FOOTING
B/O	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CEM	CEMENT
CCONC	COLORED CONCRETE
CG	CORNER GUARD
CH	COAT HOOK
CHAN	CHANNEL
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CL	CENTER LINE
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	BROADLOOM CARPET
CRTN	CURTAIN
CCRTN	CUBICLE CURTAIN
CS	CAST STONE
CT	CERAMIC TILE
CTR	CENTER
CW	CURTAIN WALL
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DP	DAMP PROOFING
DR	DOOR
DRP	DRAPERY
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EF	EXHAUST FAN
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATOR
EP	ELECTRICAL PANEL BOARD
EPC	EPOXY COATING
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPP	EPOXY PAINT
ER	EPOXY RESIN FLOOR
ERS	EPOXY RESIN SURFACE
ES	EXPOSED STRUCTURE
ETR	EXISTING TO REMAIN
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EYE WASH
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
FACP	FIRE ALARM CONTROL PANEL
FB	FOIL BACK
FC	FIBER CEMENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLT	FULL LITE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FP	FIREPROOF
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT
FS	FLOOR SINK OR FULL SIZE
FT	FEET OR FOOT
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONCRETE MASONRY UNIT
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GMB	GLASS MARKER BOARD
GR	GRILLE OR GRADE
GRAN	GRANULAR
GRG	GLASS REINFORCED GYPSUM
GRND	GROUND
GYP	GYPSUM
H	HIGH
HB	HOSE BIBB
HC	HANDICAPPED
HCWD	HOLLOW CORE WOOD
HDW	HARDWARE
HGT	HEIGHT
HL	HALF LITE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ID	INSIDE DIAMETER
I.M.P.	INSULATED METAL PANEL
INSUL	INSULATE OR INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
JT BKR	JOINT BACKER
KO	KNOCK OUT
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE OR LAMINATED
LATF	LATERAL FILE
LAV	LAVATORY
LB	POUND
LH	LEFT HAND
LINO	LINOLEUM
LP	LOW POINT
LT	LIGHT
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MCP	METAL CEILING PANEL
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MTL	METAL
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MCPT	MODULAR CARPET
N	NORTH
NIC	NOT IN CONTRACT
NL	NARROW LITE
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCG	OVERHEAD COILING GRILLE
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED/OWNER INSTALLED
OHD	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
O.H.	OPPOSITE HAND
OTS	OPEN TO STRUCTURE
P	PANTRY
PAV	PRECAST CONCRETE PAVER
PC	PRECAST CONCRETE
PBD	PARTICLE BOARD
PL	PLASTIC/PLATE/PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER POLE
PPT	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PRBD	PROTECTIVE BOARD
PREFIN	PRE-FINISHED
PREFAB	PREFABRICATED
PRTN	PARTITION
PSCONC	POLISHED & STAINED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
QS	QUARTZ SURFACE
QT	QUARRY TILE

R	RADIUS/RISER
RB	RESILIENT BASE
RD	ROOF DRAIN
RDD	ROLL DOWN DOOR
RDG	ROLL DOWN GRILLE
RDS	ROLL DOWN SHUTTER
REF	REFERENCE
REINF	REINFORCEMENT OR REINFORCE
REQD	REQUIRED
RES	RESILIENT
REV	REVISED, REVISION
RFLR	RESILIENT FLOORING
RH	RIGHT HAND
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RT	RESILIENT TILE
RTR	RUBBER TREAD (STAIRS)
RU	RUBBER FLOORING
RTU	ROOF TOP UNIT
S	SOUTH
SAFB	SAFING FIRE BATT INSULATION
SAB	SOUND ABSORPTION BATT INSULATION
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCWD	SOLID CORE WOOD
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT
SGL	SINGLE
SHT	SHEET
SHTHG	SHEATHING
SHR	SHOWER
SIM	SIMILAR
SP	START POINT
SPEC	SPECIFICATION
SPF	SPECIALTY FINISH
SPFL	SPORTS FLOOR
SQ	SQUARE
SS	STAINLESS STEEL
SSF	SOLID SURFACE
SSK	SERVICE SINK
ST	STONE
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STCT	STAIN CONCRETE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE, STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
STCT	STAIN CONCRETE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE, STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
TB	TACK BOARD
TDC	TELECOMM DISTRIBUTION CABINET
TEL	TELEPHONE
TEMP	TEMPORARY
TERR	TERRAZZO
THK	THICK
THRESH	THRESHOLD
THRU	THROUGH
TLT	TOILET
TLTP	TOILET PARTITION
T/O	TOP OF
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TACK PANEL
TPO	THERMOPLASTIC POLYOLEFIN
TR	TRANSOM
TS	TACK STRIP
TV	TELEVISION
TYP	TYPICAL
U	UP
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	VINYL
VAN	VANITY
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VCB	VENTED COVE BASE
VIF	VERIFY IN FIELD
VERT	VERTICAL
VB	VERTICAL BRACE
VEST	VESTIBULE
VR	VAPOR RETARDER
VIN	VINYL BASE
W	WEST OR WIDE
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WC	WALL CABINET
WCPT	WALK-OFF CARPET
WD	WOOD
WDW	WINDOW
WDWT	WINDOW TREATMENT
WF	WIDE FLANGE
WFLR	WOOD FLOORING
WLC	WALL COVERING
WM	WIRE MESH
WCPT	WATERPROOF OR WATERPROOFING
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD DRAIN

NOTES:

GENERAL CONDITIONS:

1. ALL CONTRACTORS SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION THAT WILL PROTECT AT ALL TIMES, PROPERTY AND PREVENT BODILY INJURY AND/ OR DEATH. SPECIAL ATTENTION AND PRECAUTION SHALL BE PAID BY THE CONTRACTORS IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.

2. THE ARCHITECT/ ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND SHALL NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

3. ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.

4. ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE FINAL BID. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ARCHITECT AT ONCE.

5. ALL CONTRACTORS SHALL CAREFULLY REVIEW THE DRAWINGS AND OTHER CONTRACT DOCUMENTS PRIOR TO SUBMITTING THE FINAL BID. IF THERE ARE ANY DISCREPANCIES, EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE.

6. ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATION. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER. CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN THEIR WORKMANSHIP AND/ OR MATERIAL. CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY THEIR WORK.

7. NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. THE GENERAL TRADES CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

8. PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL OUTLETS, SWITCHES, LIGHT LOCATIONS FOR ROUTING ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR.

9. DO NOT SCALE DRAWINGS.

GENERAL CONSTRUCTION NOTES:

1. EACH CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

2. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR UNLOADING, STORING, INSPECTION FOR DAMAGE WHEN RECEIVED AND LOSS FROM SITE AND/ OR DAMAGE AFTER RECEIPT FOR ALL MATERIALS FURNISHED BY OWNER.

3. NO PRODUCT SUBSTITUTION WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.

4. ALL WORK TO BE NEW EXCEPT WHERE INDICATED AS EXISTING.

5. EACH CONTRACTOR SHALL INSURE THAT ALL BUILDING WORK WILL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES GOVERNING AUTHORITIES AND UNDERWRITER REGULATIONS.

6. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, FIRE PROTECTION, ELECTRICAL OR OWNER'S APPARATUS AND EQUIPMENT, MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED AND WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC., REQUIRED.

7. ALL CONTRACTORS MUST EXERCISE EXTREME CARE SO AS NOT TO DAMAGE EXISTING CONSTRUCTION ITEMS AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

8. ALL NEW PARTITIONS WHICH ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION ABOVE, ARE TO BE CUT TO FIT AROUND BEAMS, JOISTS, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE AND STRAIGHT AND BE SEALED WITH MORTAR OR TAPE AND COMPOUND AND MADE AIRTIGHT. REFER TO DETAILS -- & -/A-.-- FOR GWB TRANSITION DETAILS AND DETAIL 15/A7.12 FOR MASONRY TRANSITION DETAIL

9. AT ALL LOCATIONS WHERE FLOOR SLAB IS TO BE CUT TO PROVIDE FOR NEW FLOOR POWER OR PLUMBING, SLAB IS TO BE REPAIRED FLUSH WITH AND TO MATCH EXISTING ADJACENT FLOOR SLAB CONSTRUCTION.

GENERAL DEMOLITION NOTES (REMOVE IF ALL NEW CONSTRUCTION):

1. INTERFERENCE OF DEMOLITION

ALL CONTRACTORS: IF THE DEMOLITION CANNOT PROCEED BECAUSE OF UNFORESEEN EXISTING STRUCTURAL OR MECHANICAL, ETC. CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE CONDITION TO THE ARCHITECT.

2. FIRE PROTECTION DURING DEMOLITION AND NEW CONSTRUCTION

ALL CONTRACTORS: THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FIRE PROTECTION MEASURES AND EQUIPMENT DURING DEMOLITION AND NEW CONSTRUCTION AT THE DIRECTION OF THE FIRE PREVENTION OFFICER AT THE SUGAR GROVE FIRE PROTECTION DISTRICT OFFICE.

3. COORDINATION OF DEMOLITION

ALL CONTRACTORS SHALL PROCEED WITH THE DEMOLITION IN A LOGICAL ORDER AND SHALL COORDINATE THE DEMOLITION WITH OTHER TRADES. EACH PHASE OF THE DEMOLITION SHALL BE PRECEDED BY INVESTIGATION OF THE AREA FOR REMOVAL, RELOCATION, DISCONNECTION OR REROUTING OF EXISTING ELEMENTS. PRIORITY OF DEMOLITION SHOULD BE:

A. GENERAL TRADES CONTRACTOR: ARCHITECTURAL

B. HEATING, A/C AND VENTILATION CONTRACTORS: MECHANICAL WORK

C. FIRE PROTECTION CONTRACTOR: FIRE PROTECTION WORK

D. ELECTRICAL CONTRACTOR: ELECTRICAL WORK

E. PLUMBING CONTRACTOR: PLUMBING WORK

GENERAL DEMOLITION NOTES (CONTINUED- REMOVE IF ALL NEW CONSTRUCTION):

4. SALVAGED ITEMS

WHERE INDICATED ON THE DRAWINGS, "SALVAGE", ITEMS MUST BE CAREFULLY REMOVED, CLEANED AND STORED IN SUCH A WAY AS TO PREVENT DAMAGE. TRANSPORT AND STORE ITEMS OFF SITE OR WITHIN THE AREA OF WORK IN A LEGAL MANNER, UNLESS DIRECTED BY OWNER TO TRANSPORT SAID MATERIALS TO OWNER'S STORAGE AREA.

5. REMOVAL OF EXISTING DOORS AND FRAMES

A. GENERAL TRADES CONTRACTOR: DOORS AND FRAMES THAT ARE TO BE REMOVED ARE INDICATED BY DASHED LINES ON THE DRAWINGS.

B. GENERAL TRADES CONTRACTOR: ANY EXISTING DOORS & FRAMES TO BE REMOVED, TO ALLOW THE OPENING TO BE FILLED AS PER THE NEW CONSTRUCTION DRAWINGS, SHALL BE REMOVED WITH THE ENTIRE FRAME, ANCHORS AND SILLS.

6. EXISTING WALL OR PARTITION DEMOLITION

A. GENERAL TRADES CONTRACTOR: WHEN REMOVING PORTIONS OR COMPLETE INTERIOR WALLS, INVESTIGATION MUST BE MADE TO DETERMINE IF THE WALL IS BEARING STRUCTURAL LOADS. IF IT IS DETERMINED THAT THE WALL IS BEARING, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION. IF THE WALL IS NON-BEARING, PROCEED WITH DEMOLITION TAKING CARE THAT INTERACTING WALLS OR REMAINING WALLS ARE CUT CLEAN TO MINIMIZE FILLING AND PATCHING OF THE REMAINING PARTITION.

B. GENERAL TRADES CONTRACTOR: IF THE REMOVAL OF AN INTERIOR PARTITION DISTURBS THE EXISTING CEILING THAT IS TO REMAIN, CARE MUST BE TAKEN TO REMOVE AS LITTLE OF THE CEILING AS POSSIBLE AND PROTECT THE ADJACENT CEILING FROM DAMAGE. (UNLESS NOTED OTHERWISE)

C. GENERAL TRADES CONTRACTOR: IF THE PARTITION DEMOLITION INVOLVES DEMOLITION OF THE FLOORING IN THE AREA, CARE IS TO BE TAKEN TO MINIMIZE DAMAGE TO THE EXISTING FLOORING.

D. ELECTRICAL CONTRACTOR: INVESTIGATE ALL EXISTING WIRING IN THE AREAS OF DEMOLITION TO DETERMINE WHICH CIRCUITS CAN BE ABANDONED, AND IF ANY CIRCUITS MUST BE MAINTAINED TO SUPPLY OTHER AREAS. REMOVE ALL WIRING AND CONDUITS TO BE ABANDONED. RELOCATE ALL CIRCUITS TO BE MAINTAINED OR CLEAR NEW CONSTRUCTION.

E. ALL CONTRACTORS: ALL FINISHES SHALL BE PATCHED TO MATCH FROM IMPLEMENTATION OF WORK.

7. PARTIAL REMOVAL OF EXISTING WALLS OR PARTITIONS

A. GENERAL TRADES CONTRACTOR: WHEN REMOVING PART OF A MASONRY WALL OR PARTITION TO ALLOW FOR THE INSTALLATION OF A NEW DOOR, CUTTING OF THE NEW MASONRY OPENING SHOULD BE ACCOMPLISHED IN A MANNER THAT RESULTS IN AS SMOOTH AN OPENING AS POSSIBLE.

B. GENERAL TRADES CONTRACTOR: PROVIDE TEMPORARY SHORING, BRACING AND OTHER SUPPORT NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE OR OTHER DAMAGE TO THE STRUCTURE OR ADJACENT WALLS.

8. DEMOLITION OF MECHANICAL/ PLUMBING/ ELECTRICAL SYSTEMS

A. IT WILL BE THE ASSOCIATED CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONDITION OF ALL REMAINING PIPING, CONDUIT, EQUIPMENT, ETC. WITHIN THEIR SCOPE OF WORK DURING DEMOLITION.

B. ALL CONTRACTORS: NOTIFY OWNER PRIOR TO ANY DEMOLITION OF UTILITIES OR SERVICES WHICH MAY AFFECT REMAINING OCCUPIED AREAS.

C. ALL CONTRACTORS: MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS AND EQUIPMENT, BOTH NEW AND EXISTING, AS MAY BE REQUIRED BY THESE ALTERATIONS AND ADDITIONS.

D. PLUMBING CONTRACTOR: CAP ALL PLUMBING ABANDONED DURING DEMOLITION EITHER BELOW FINISH FLOOR LEVEL, ABOVE CEILING OR BEHIND FINISH WALL SURFACE. REROUTE PLUMBING THAT IS TO REMAIN IN SERVICE, AS REQUIRED, TO CLEAR NEW CONSTRUCTION.

E. HEATING & A/C, VENTILATION, ELECTRICAL, PLUMBING, AND FIRE PROTECTION CONTRACTORS: DISCONNECT AT SOURCE AND REMOVE EXISTING ELECTRICAL MATERIALS AND EQUIPMENT AND ALL OTHER MECHANICAL/PLUMBING ITEMS WHICH ARE RENDERED OBSOLETE BY THESE ALTERATIONS AND ADDITIONS. THESE ARE THE PROPERTY OF THE OWNER AND SHALL EITHER BE REMOVED FROM THE SITE OR RETURNED TO THE OWNER'S STOCK AT THE DISCRETION OF THE OWNER.

F. HEATING & A/C AND VENTILATION CONTRACTORS: DISCONNECT, REMOVE AND RELOCATE EXISTING MECHANICAL MATERIALS AND EQUIPMENT, AND ALL OTHER MECHANICAL ITEMS WHICH INTERFERE OR ARE INTERFERED WITH, OBSTRUCT OR ARE OBSTRUCTED BY THESE LOCATIONS AS DIRECTED. RECONNECT SUCH ITEMS IN PROPER OPERATING CONDITION AT NEW LOCATIONS.

G. ALL CONTRACTORS: ALL CUTTING AND PATCHING AS REQUIRED FOR WORK IS TO BE INCLUDED IN ASSOCIATED SCOPE OF WORK. FINISH WORK SHALL BE BY FINISHING CONTRACTOR BUT UNDER THE GENERAL CONTRACTORS CONTRACT.

9. GENERAL ALL CONTRACTORS

A. ALL CONTRACTORS ARE RESPONSIBLE TO VISIT THE SITE TO DETERMINE THE EXTENT OF DEMOLITION AND PATCHING AS REQUIRED TO INSTALL THEIR PORTION OF WORK.

B. REFER TO ALL DRAWINGS FOR FULL EXTENT OF DEMOLITION WORK. GENERAL TRADES CONTRACTOR TO INSURE ALL WALL OR FLOOR MOUNTED OBJECTS TO BE REMOVED AND EXISTING TO BE PREPARED FOR NEW FINISHES.

C. ALL CONTRACTORS SHALL VISIT AND INSPECT THE EXISTING BUILDING AND SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ACTUAL JOB CONDITIONS BEFORE SIGNING CONTRACTS. NO EXTRAS WILL BE ALLOWED FOR WORK WHICH MIGHT HAVE BEEN REASONABLY FORESEEN BY AN INSPECTION OF THESE PREMISES.

D. WHILE THE SIZE AND LOCATION OF NEW WORK AND EQUIPMENT IN THE EXISTING BUILDING HAS BEEN INDICATED ON THE DRAWINGS AS ACCURATELY AS POSSIBLE, ALL PRIME CONTRACTORS SHALL ADJUST THEIR WORK AS REQUIRED TO AVOID EXISTING DUCTS, PIPES, CONDUITS AND BEAMS NOT SHOWN ON PLANS. ALL CONTRACTORS SHALL ADAPT THEIR WORK TO MEET ALL ACTUAL CONDITIONS ON THE EXISTING PREMISES.

E. ALL CONTRACTORS SHALL INSPECT THE PREMISES AND MAKE A DETAILED EXAMINATION OF ALL LOCATIONS WHERE NEW WORK IS TO BE INSTALLED AND SHALL EXAMINE EXISTING PIPING, CONDUITS, STRUCTURAL SUPPORTING BEAMS, ETC.

F. ALL CONTRACTORS AFTER INSPECTING THE PREMISES AND THE DRAWINGS SHALL CALL TO THE ATTENTION OF THE ARCHITECT ANY LACK OF ANY NECESSARY SPACE OR CLEARANCE REQUIRED BY THE VARIOUS EQUIPMENT BEFORE CONTRACT IS SIGNED. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF THEY NEGLECT TO DO SO.

G. ALL CONTRACTORS ARE TO PROVIDE TEMPORARY MEANS TO KEEP EXISTING BUILDING WEATHER TIGHT DURING DEMOLITION AND CONSTRUCTION.

H. IF ASBESTOS OR HAZARDOUS MATERIALS ARE FOUND AT THE SITE, CONTACT THE OWNER AND ARCHITECT IMMEDIATELY.

SYMBOLS LEGEND:

A2.1A — SHEET NUMBER
- SUB-DRAWING OR ENLARGED AREA
- DRAWING OR FLOOR
- SERIES
- DISCIPLINE

Room name / 101 — ROOM NAME (TOP) / ROOM NUMBER (BOTTOM)

1 / A101 — INTERIOR ELEVATION / ELEVATION No. (OUTSIDE), SHEET No. (CENTER)

SIM 1 / A101 — DETAIL REFERENCE / DETAIL No. (TOP), SHEET No. (BOTTOM)

SIM 1 / A101 — SECTION REFERENCE / SECTION No. (TOP), SHEET No. (BOTTOM)

SIM 1 / A101 — WALL SECTION REFERENCE / SECTION No. (TOP), SHEET No. (BOTTOM)

0 — BUILDING COLUMN GRID LINE

C1 — KEYED DEMOLITION NOTE (SEE PLAN SHEET)

101 — DOOR TAG

1t — WINDOW TAG

1i — PARTITION TYPE

ELEVATION MARKER

REVISION CLOUD AND TAG

N — NORTH ARROW

NORTH 1 View Name 1/8" = 1'-0" — PLAN / ELEVATION / DETAIL / SECTION TITLE

DIMENSION STRING

1-HOUR RATED WALL

2-HOUR RATED WALL

2-HOUR RATED & SMOKE WALL

CORDOGAN CLARK
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Aurora
53 West Galena Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4687

CCHI Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

GENERAL NOTES, ABBREVIATIONS & SYMBOLS LEGEND

JOB NUMBER 252012
DATE 09.15.2025

REVISIONS:

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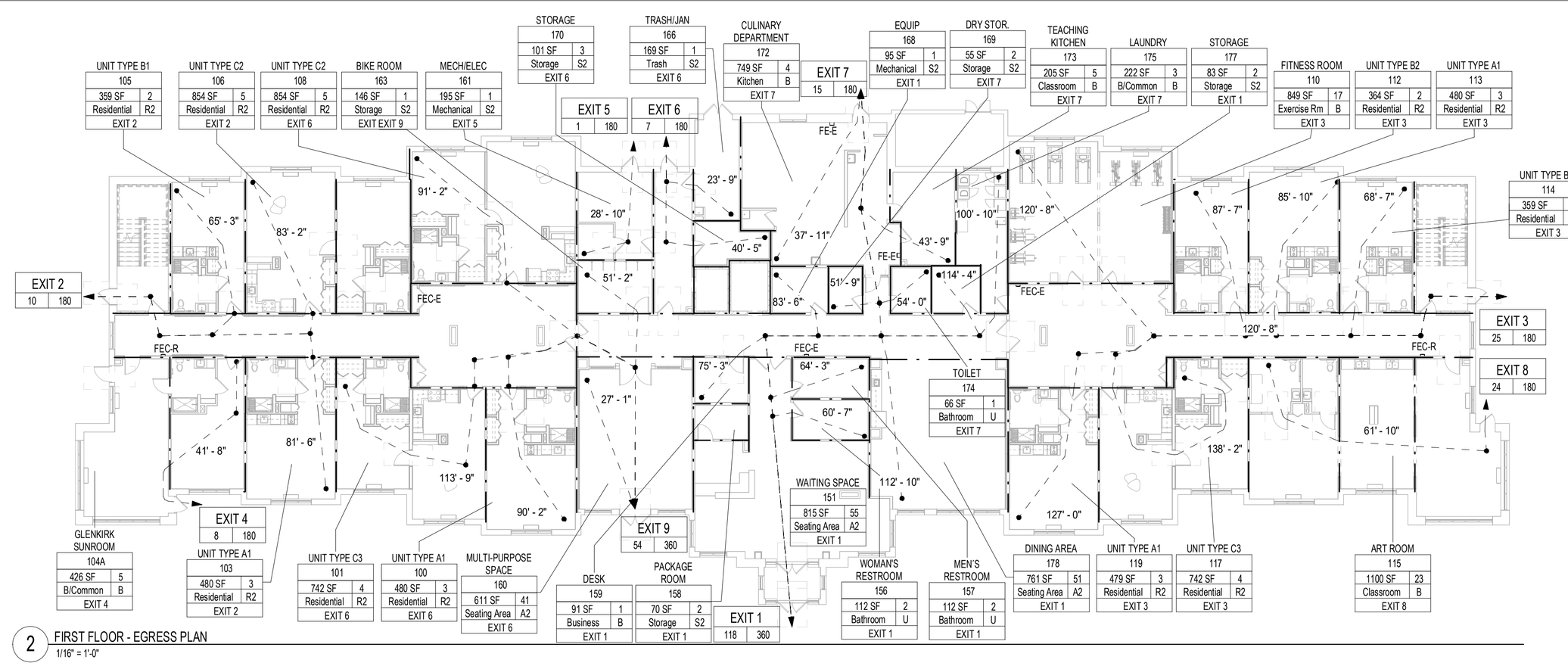
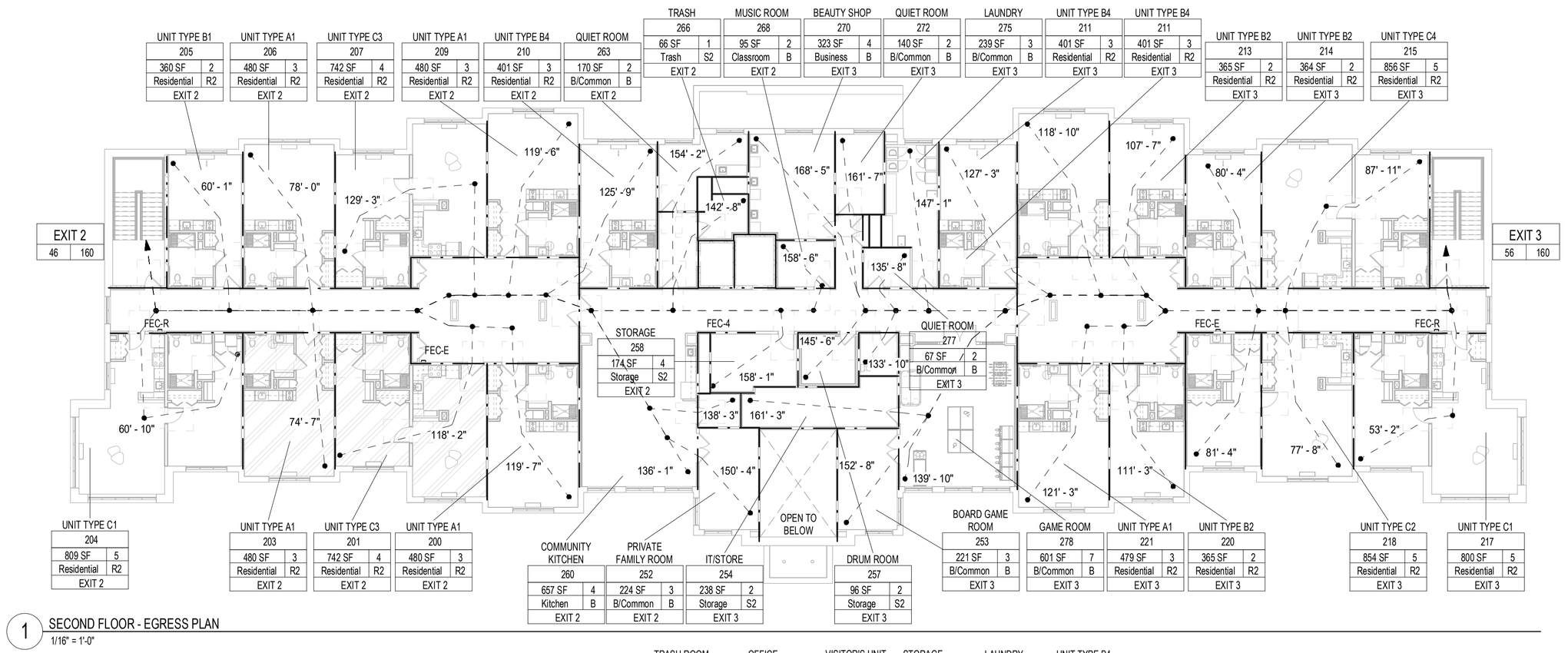
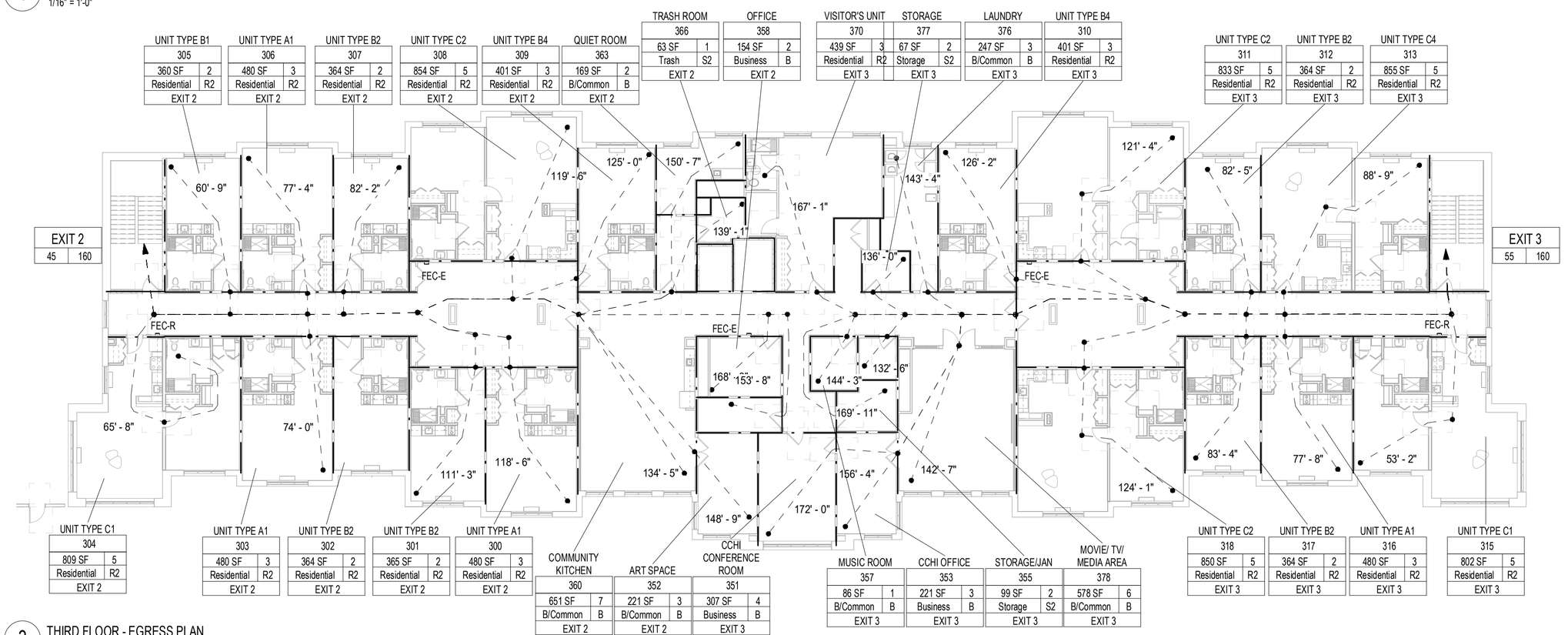


2 FIRST FLOOR - EGRESS PLAN
1/16" = 1'-0"



1 SECOND FLOOR - EGRESS PLAN
1/16" = 1'-0"



3 THIRD FLOOR - EGRESS PLAN
1/16" = 1'-0"

OCCUPANCY LEGEND

TAG	OCCUPANCY TYPE	AREA/ OCCUPANT
A2 A3	Assembly group - Seating area with chairs and table - Standing space	 15 S.F. 5 S.F.
B	- Kitchen, commercial - Business/Common Area - Private/Group Classroom - Exercise room	200 S.F. 100 S.F. 50 S.F. 50 S.F.
S2	Low-hazard storage group Storage/Mechanical Equipment/Sprinkle Locker Rooms	 300 S.F. 50 S.F.
R2	Residential Unit	200 S.F.
U	Bathroom**	
	*Occupancy load is equal to number of fixed seats **Occupancy load is equal to number of fixtures	

SYMBOL LEGEND

NOTE: ALL WALLS 1/2 HR RATED - U419 - U.N.O. AS BELOW

1 HOUR RATED FIRE WALL
U305, U311, U425

2 HOUR RATED FIRE WALL
U902,U906 + PERLITE OR VERMICULITE

EGRESS TRAVEL DISTANCES IN FEET

EXIT # | ACT | MAX
EXIT NUMBER
MAXIMUM CAPACITY TO EXIT
ACTUAL NUMBER OF OCCUPANTS EXITING

Name | 101 | 500 SF | 25 | BUSINESS | B | EXIT 1
AREA IN SQUARE FEET
ROOM NUMBER
TOTAL NUMBER OF OCCUPANTS
OCCUPANCY
EXIT NUMBER TO EXIT FROM SPACE
OCCUPANCY

FE-E EXISTING FIRE EXTINGUISHER - SURFACE BRACKET MOUNTED (BY OWNER)

FEC-E EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER (BY OWNER)

FEC-R EXISTING RELOCATED SEMI-RECESSED FIRE EXTINGUISHER CABINET (BY GENERAL PRIME) WITH FIRE EXTINGUISHER (BY OWNER)

UNIT TYPE MATRIX

UNIT TYPES	NET AREA (SQ. FT)	LEVEL 01	LEVEL 02	LEVEL 03
STUDIO (31)				
UNIT TYPE A1 (100, 103, 113, 119, 200, 203, 206, 209, 212, 221, 300, 303, 306, 316)	**477**	**4** (100, 103, 113, 119)	**6** (200, 203, 206, 209, 212, 221)	**4** (300, 303, 306, 316)
UNIT TYPE B1,B2 (105,112, 114, 205, 213, 214, 220, 301, 302, 305, 307, 312, 317)	**360, 365**	**3** (105,112, 114)	**4** (205, 213, 214,220)	**6** (301, 302, 305, 307,312, 317)
UNIT TYPE B4 (210, 211, 309, 310)	**401**	**0**	**2** (210, 211)	**2** (309, 310)
1 BEDROOM (16)				
UNIT TYPE C1 (204, 217, 304, 315)	**808**	**0**	**2** (204, 217)	**2** (304, 315)
UNIT TYPE C2 (106, 108, 218, 308, 311, 318)	**854**	**2** (106,108)	**1** (218)	**3** (308, 311, 318)
UNIT TYPE C3 (101, 117, 201, 207)	**742**	**2** (101, 117)	**2** (201, 207)	**0**
UNIT TYPE C4 (215, 313)	**855**		**1** (215)	**1** (313)
UNIT TOTALS (47)		**11**	**18**	**18**

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CCHI
Collaborative Community Housing Initiative

THE COMMONS
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EGRESS PLANS AND ACCESSIBILITY MATRIX

JOB NUMBER 252012
DATE 09.15.2025

REVISIONS:

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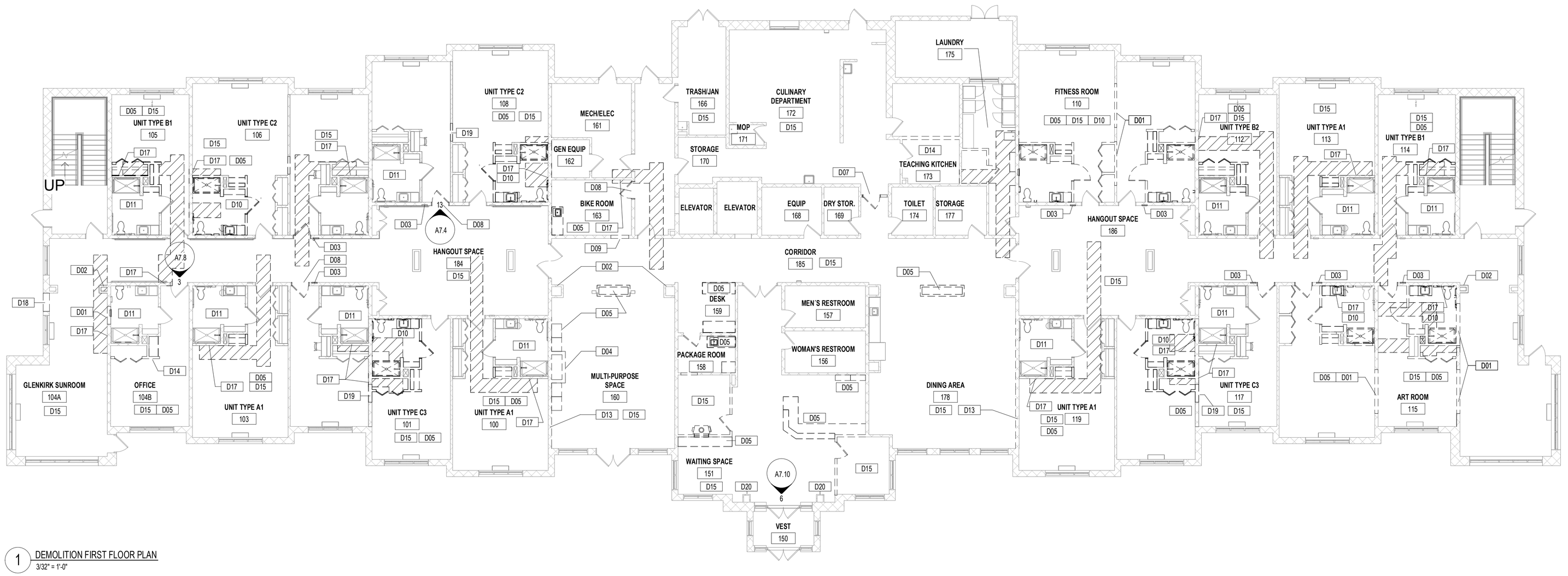
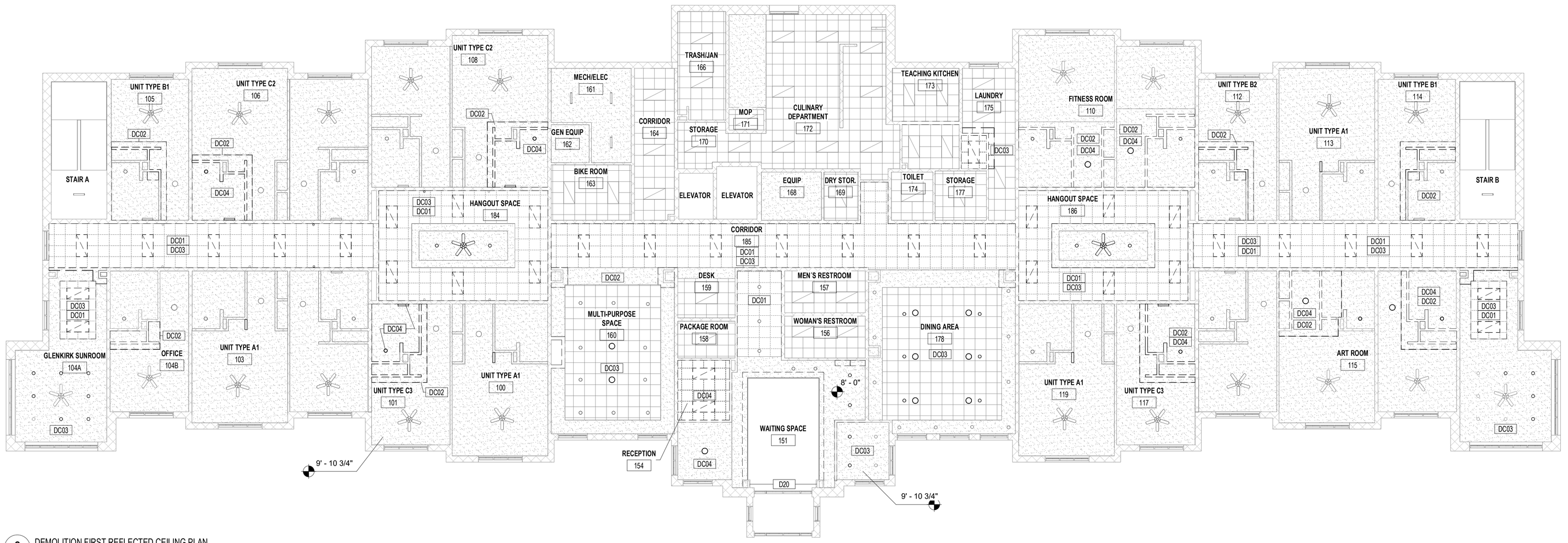


1 DEMOLITION FIRST FLOOR PLAN
3/32" = 1'-0"



2 DEMOLITION FIRST REFLECTED CEILING PLAN
3/32" = 1'-0"

GENERAL DEMOLITION NOTES

1. REFER TO DRAWING T1.1 FOR FULL GENERAL DEMOLITION NOTES.
2. REFER TO SPECIFICATION SECTION 024119 FOR ADDITIONAL REQUIREMENTS REGARDING SELECTIVE STRUCTURAL DEMOLITION.
3. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR FULL MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION SCOPE OF WORK.
4. IN AREAS WHERE EXISTING WALLS, PARTITIONS, ETC. ARE TO BE REMOVED, IT SHALL BE NECESSARY TO REPAIR EXISTING CEILINGS, ADJUST AND RELOCATE OR REWIRE LIGHTING FIXTURES, AND REMOVE OR RELOCATE ELECTRICAL AND MECHANICAL COMPONENTS AS REQUIRED OR DIRECTED. REFER TO MEP DRAWINGS.
5. WASH AND CLEAN ALL EXISTING INTERIOR HVAC GRILLES AND DIFFUSERS WHICH ARE TO REMAIN (CEILING AND WALL-MOUNTED, AND FREESTANDING AT EXPOSED CONSTRUCTION).
6. EXISTING WALLS, FLOORS, AND CEILINGS WHICH ARE DAMAGED AND ARE TO REMAIN SHALL BE PATCHED AND REBUILT AS REQUIRED TO MATCH SURROUNDING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
7. ACTIVE PIPES, CONDUITS, AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE CONSTRUCTION DOCUMENTS OR NOT, MUST BE PROTECTED AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. WHERE DAMAGE OCCURS, CONTRACTOR CAUSING THE DAMAGE SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT AND OWNER, AND AT NO CHANGE IN THE CONTRACT PRICES OF CONTRACTOR.

DEMOLITION PLAN KEYNOTES	
D01	PARTIALLY DEMOLISH EXISTING WALL TO CREATE NEW OPENING PER STRUCTURAL DRAWINGS. EXTEND AS SHOWN. PATCH AND PREPARE REMAINING WALLS/PARTITIONS TO RECEIVE NEW FINISHES. COORDINATE TO AVOID CONFLICTS WITH EXISTING PIPES TO REMAIN.
D02	DEMOLISH EXISTING DECORATIVE COLUMNS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
D03	CAREFULLY REMOVE AND SALVAGE EXISTING MEMORY BOX AND WALL-MOUNTED LIGHT FIXTURES FOR RELOCATION. COORDINATE WITH CLIENT FOR STORAGE OR DISPOSAL OF SURPLUS ITEMS. LOCATE, IDENTIFY, AND SECURE EXISTING BRANCH CIRCUITS.
D04	DEMOLISH FIREPLACE IN ITS ENTIRETY. PATCH & REPAIR AS NEEDED FOR NEW FINISH.SAVAGE TV AND IDENTIFY AND SECURE EXISTING BRANCH CIRCUIT.
D05	REMOVE EXISTING CASEWORK. PATCH AND REPAIR AS REQUIRED FOR NEW INSTALLATION.
D07	CAREFULLY REMOVE EXISTING DOOR AND PREPARE OPENING FOR NEW DOOR.
D08	DEMOLISH EXISTING DOOR. PATCH SURROUNDING AREA AND PREPARE FOR NEW WORK.
D09	PARTIALLY DEMOLISH WALL AND PREPARE OPENING FOR NEW DOOR.
D10	REMOVE ALL EXISTING TOILET PARTITIONS AND ACCESORIES, AND ALL TOILET FIXTURES AND ACCESORIES.
D11	REMOVE PLUMBING FIXTURES AND ACCESSORIES INCLUDINGWTER CLOSET, FAUCETS, SHOWERHEADS, AND OTHER COMPONENTS NOTED ON UNIT ELEVATIONS OR IN THE BATHROOM SCHEDULE.
D13	REMOVE EXISTING GYPSUM LAYER AND REPLACE WITH RESILIENT CHANNEL AND TWO NEW GYPSUM LAYERS. SEE WALL TYPE S2.
D14	REMOVE EXISTING PARTITION.
D15	REMOVE ALL EXISTING APPLIED FLOORING – CARPET, VCT, SHEET VINYL, ETC.
D16	REMOVE EXISTING SLAB ON GRADE AS REQUIRED FOR NEW CONSTRUCTION.
D17	REMOVE EXISTING GYPSUM UNDERLAYMENT AND SAWCUT CONCRETE SLAB AS REQUIRED TO INSTALL NEW PIPING CONNECTIONS. COORDINATE SAWCUT LOCATIONS WITH PLUMBING DRAWINGS AND EXISTING STRUCTURAL ELEMENTS. PATCH AND RESTORE SLAB AND FLOOR FINISHES TO MATCH ADJACENT CONDITIONS AFTER WORK IS COMPLETE.
D18	DEMOLISH THE WALL FOR A NEW EXIT DOOR INSTALLATION.
D19	PARTIALLY DEMOLISH EXISTING WALL TO CREATE NEW DOOR OPENING PER STRUCTURAL DRAWINGS. PATCH AND PREPARE REMAINING WALLS/PARTITIONS TO RECEIVE NEW FINISHES. COORDINATE TO AVOID CONFLICTS WITH EXISTING PIPES TO REMAIN.
D20	PARTIALLY DEMOLISH EXISTING DECORATIVE COLUMNS. SEE ELEVATIONS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
DC01	REMOVE EXISTING ACT AND REMOVE AND REPLACE DAMAGED SUSPENDED SYSTEM AS REQUIRED.
DC02	REMOVE EXISTING GYPSUM CEILING AS REQUIRED FOR ROOM PARTITION WALL DEMO.
DC03	EXISTING LIGHT FIXTURE ENCLOSURE BOX TO REMAIN. REMOVE EXISTING LIGHT FIXTURE AND PREPARE FOR NEW LIGHT FIXTURE. REF. TO ELECTRICAL DRAWINGS, TYP.
DC04	REMOVE EXISTING LIGHT FIXTURE AND PREPARE FOR NEW WORK. REF. TO ELECTRICAL DRAWINGS, TYP.

DEMOLITION LEGEND

- EXIST'G EXTERIOR WALLS TO REMAIN
- EXIST'G ORIGINAL INTERIOR WALLS TO REMAIN
- EXISTING WALLS/ PARTITIONS TO BE REMOVED
- EXISTING CONCRETE SLAB & FINISH FLOORING TO BE REMOVED FOR A NEW PLUMBING WORK. PLEASE REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING DOOR & FRAME TO BE REMOVED\
- EXISTING DORMER OVERHEAD LINE

DEMOLITION PLAN GENERAL NOTES

REMOVE ALL EXIST'G MECHANICAL EQUIPMENT, DUCT, LOUVER AND GRILLS, PLUMBING EQUIPMENT, FIXTURES AND PIPES. ELECTRICAL EQUIPMENT, LIGHT FIXTURES, CONDUIT, SWITCHES AND RECEPTACLES.

DEMOLITION CEILING LEGEND

- 2'x4' LIGHT FIXTURE TO BE DEMOLISHED
- LIGHT FIXTURE TO BE DEMOLISHED
- SURFACE-MOUNTED LINEAR LIGHT FIXTURE TO BE DEMOLISHED
- MECHANICAL SUPPLY, RETURN GRILLS TO BE DEMOLISHED. SHOWN FOR REFERENCE ONLY. REF. MECHANICAL DWGS.
- 2'x2' ACOUSTICAL CEILING TO BE DEMOLISHED
- GYPSUM BOARD CEILING TO BE DEMOLISHED
- 2'x2' ACOUSTICAL CEILING TILES TO BE REPLACED

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FIRST FLOOR DEMOLITION PLAN & RCP

JOB NUMBER 252012
DATE 09.15.2025

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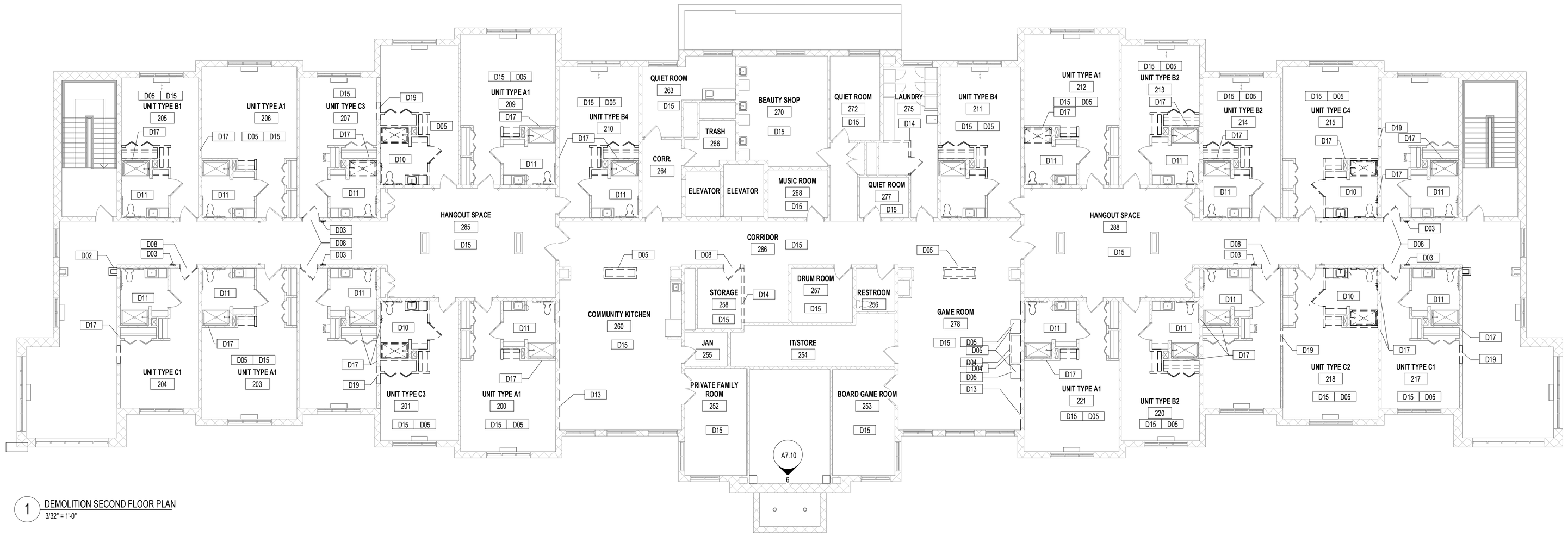
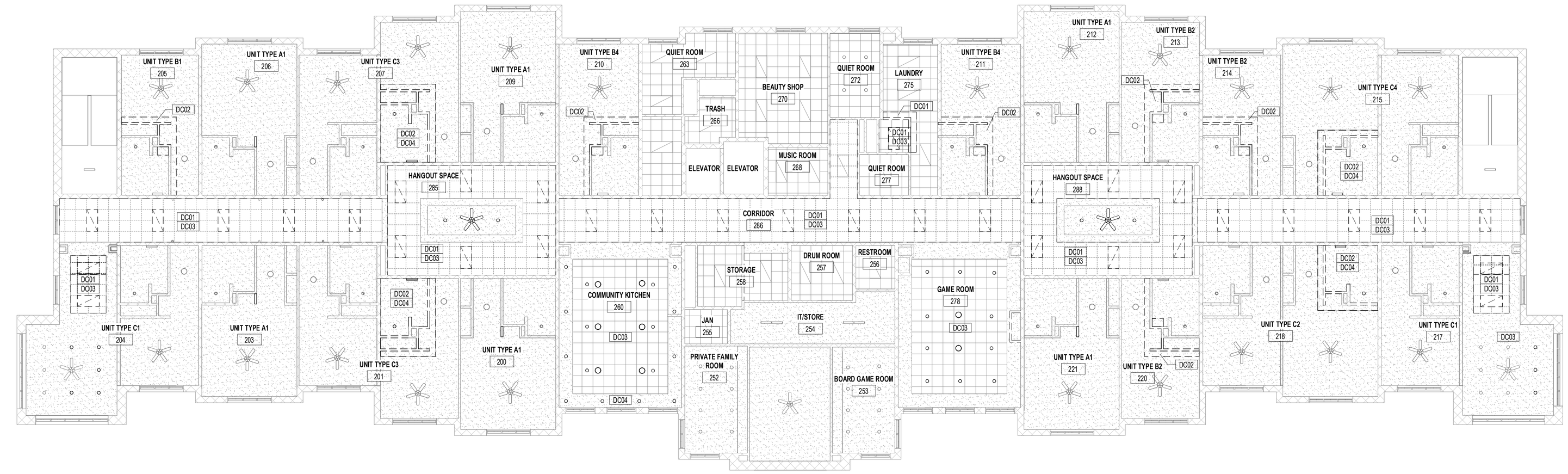


1 DEMOLITION SECOND FLOOR PLAN
3/32" = 1'-0"



2 DEMOLITION SECOND REFLECTED CEILING PLAN
3/32" = 1'-0"

GENERAL DEMOLITION NOTES

1. REFER TO DRAWING T1.1 FOR FULL GENERAL DEMOLITION NOTES.
2. REFER TO SPECIFICATION SECTION 024119 FOR ADDITIONAL REQUIREMENTS REGARDING SELECTIVE STRUCTURAL DEMOLITION.
3. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR FULL MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION SCOPE OF WORK.
4. IN AREAS WHERE EXISTING WALLS, PARTITIONS, ETC. ARE TO BE REMOVED, IT SHALL BE NECESSARY TO REPAIR EXISTING CEILINGS, ADJUST AND RELOCATE OR REWIRE LIGHTING FIXTURES, AND REMOVE OR RELOCATE ELECTRICAL AND MECHANICAL COMPONENTS AS REQUIRED OR DIRECTED. REFER TO MEP DRAWINGS.
5. WASH AND CLEAN ALL EXISTING INTERIOR HVAC GRILLES AND DIFFUSERS WHICH ARE TO REMAIN (CEILING AND WALL-MOUNTED, AND FREESTANDING AT EXPOSED CONSTRUCTION).
6. EXISTING WALLS, FLOORS, AND CEILINGS WHICH ARE DAMAGED AND ARE TO REMAIN SHALL BE PATCHED AND REBUILT AS REQUIRED TO MATCH SURROUNDING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
7. ACTIVE PIPES, CONDUITS, AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE CONSTRUCTION DOCUMENTS OR NOT, MUST BE PROTECTED AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. WHERE DAMAGE OCCURS, CONTRACTOR CAUSING THE DAMAGE SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT AND OWNER, AND AT NO CHANGE IN THE CONTRACT PRICES OF CONTRACTOR.

DEMOLITION PLAN KEYNOTES	
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D02	DEMOLISH EXISTING DECORATIVE COLUMNS. PATCH SURFACES AND PREPARE FLOOR FOR NEW WORK.
D03	CAREFULLY REMOVE AND SALVAGE EXISTING MEMORY BOX AND WALL-MOUNTED LIGHT FIXTURES FOR RELOCATION. COORDINATE WITH CLIENT FOR STORAGE OR DISPOSAL OF SURPLUS ITEMS. LOCATE, IDENTIFY, AND SECURE EXISTING BRANCH CIRCUITS.
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DEMOLITION LEGEND

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- EXISTING DORMER OVERHEAD LINE

DEMOLITION PLAN GENERAL NOTES

REMOVE ALL EXIST'G MECHANICAL EQUIPMENT, DUCT, LOUVER AND GRILLS, PLUMBING EQUIPMENT, FIXTURES AND PIPES, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, CONDUIT, SWITCHES AND RECEPTACLES.

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CCHI Collaborative Community Housing Initiative

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SECOND FLOOR DEMOLITION PLAN & RCP

JOB NUMBER 252012
DATE 09.15.2025

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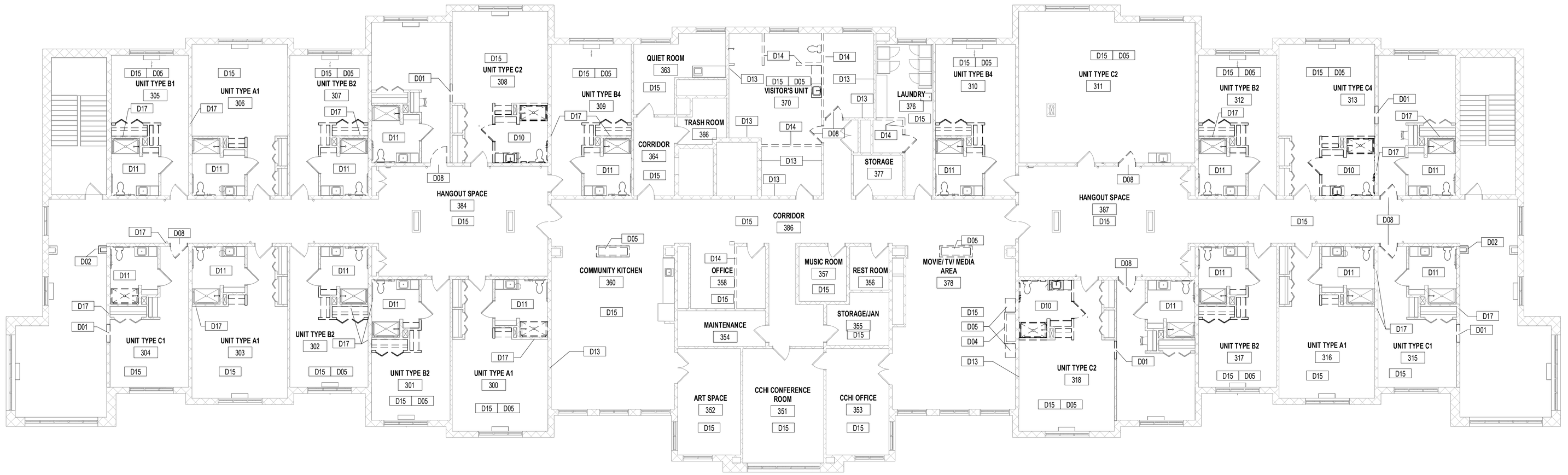
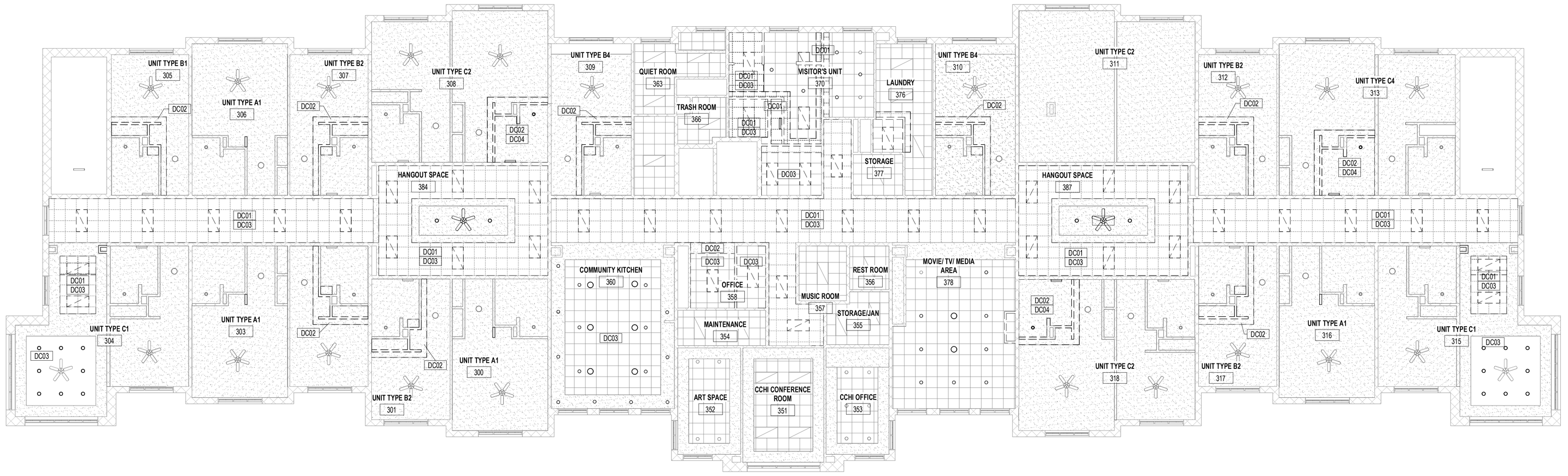


1 DEMOLITION THIRD FLOOR PLAN
3/32" = 1'-0"



2 DEMOLITION THIRD REFLECTED CEILING PLAN
3/32" = 1'-0"

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THIRD FLOOR DEMOLITION PLAN & RCP

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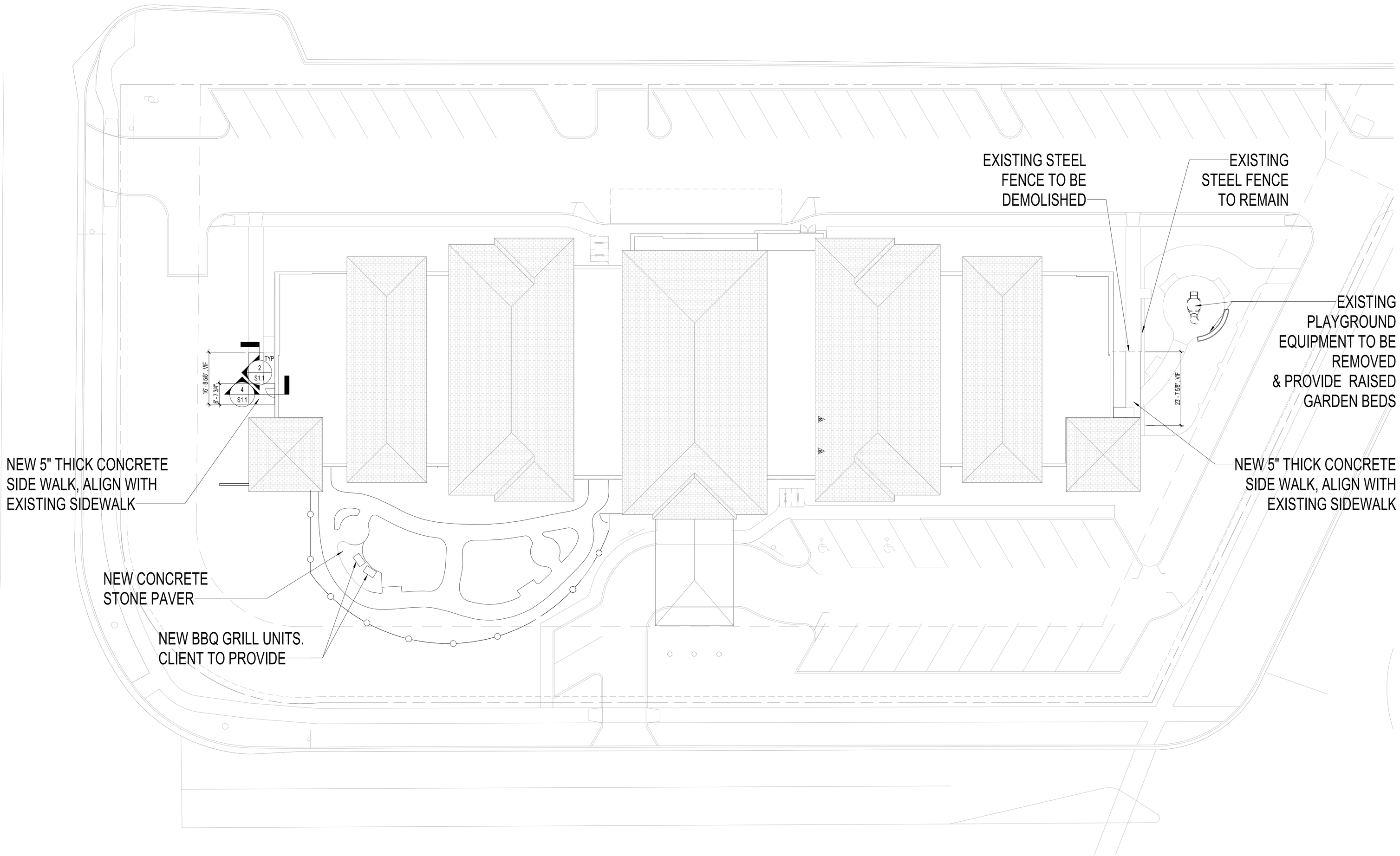

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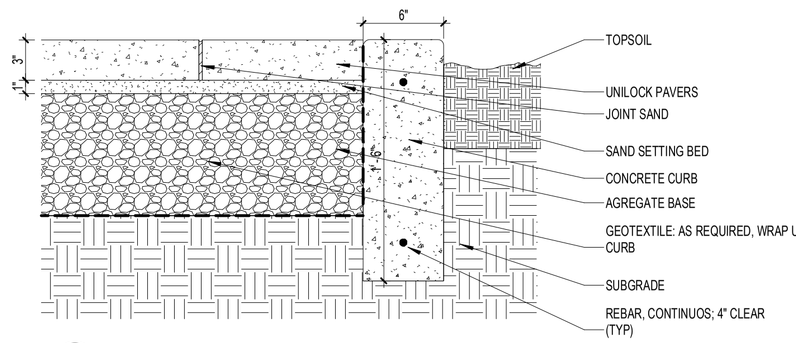
1 SITE PLAN
1/16" = 1'-0"



2 SIDEWALK DETAIL
1 1/2" = 1'-0"

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SITE PLAN

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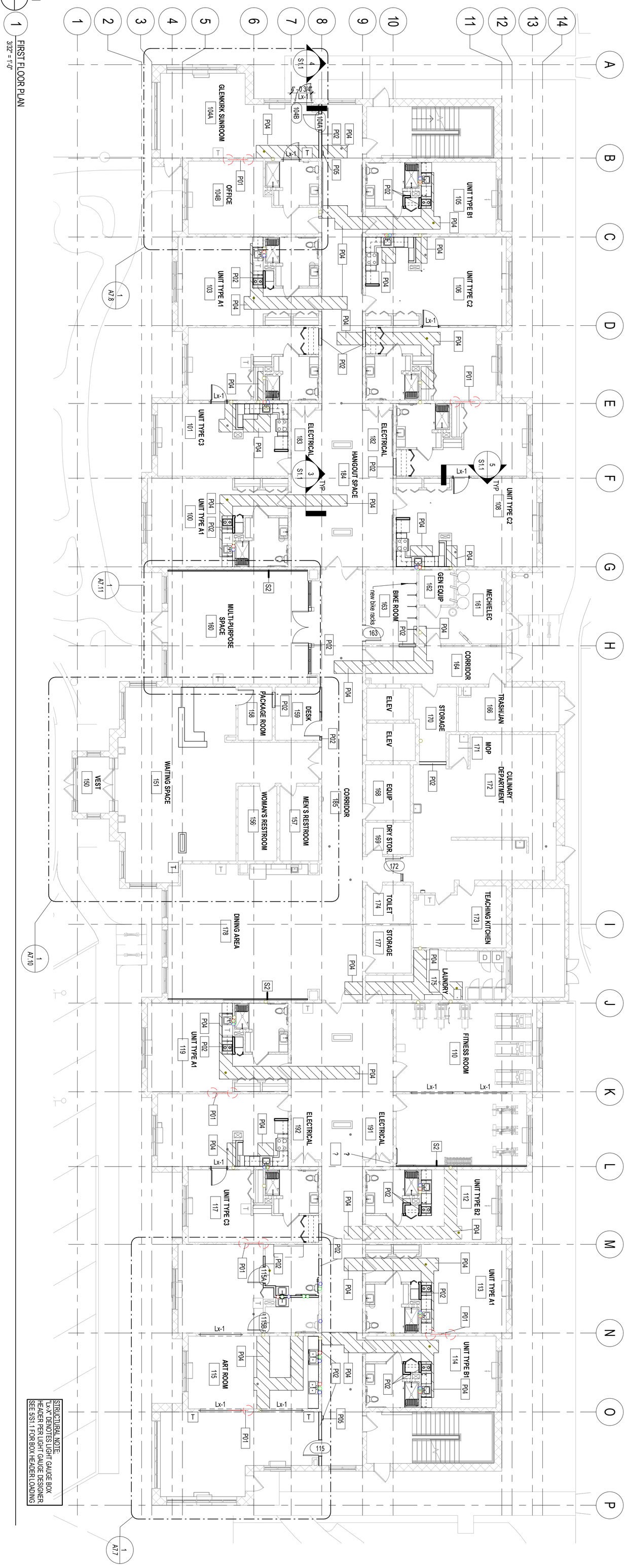

ROOM FINISH SCHEDULE -FIRST FLOOR COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	MAT	FIN
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN			
104A	GLENKIRK SUNROOM	LVT/VIN	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	EX+PT CLG		
104B	OFFICE	MCPT/VIN	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT			
110	FITNESS ROOM	RT	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	EX	PT			
115	ART ROOM	LVT	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG		
151	WAITING SPACE	CT/CT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT			
154	RECEPTION	CT/CT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT			
156	WOMAN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
157	MEN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
158	PACKAGE ROOM	EX	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
159	DESK	MCPT/VIN	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	EX	-			
160	MULTI-PURPOSE SPACE	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	EX	-			
161	MECH/ELEC	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
162	GEN EQUIP	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
163	BIKE ROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT			
164	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
166	TRASH/JAN	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
168	EQUIP	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT			
169	DRY STOR.	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
170	STORAGE	EX	EX	EX	PT	EX	PT	EX	PT	GYP	PT	EX	-			
171	MOP	EX	EX	p	EX	EX	PT	EX	PT	EX	PT	EX	-			
172	CULINARY DEPARTMENT	EP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
173	TEACHING KITCHEN	EP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
174	TOILET	LVT	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
175	LAUNDRY	LVT	EX	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-			
177	STORAGE	LVT	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
178	DINING AREA	LVT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-			
184	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT	GYP+PT CLG		
185	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	GYP+PT CLG		
186	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG		

LEGEND

RT: RUBBER TILE
GYP: GYPSUM BOARD
CT: CERAMIC TILE
PT: PAINT
VCT: VINYL COMPOSITION TILE
EP: EPOXY FLOORING
VIN: VINYL BASE
MCPT: MODULAR CARPET TILE
LVT: LUXURY VINYL TILE
EX: EXISTING

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLAN KEYNOTES

P01	LIGHT GAUGE HEADER POST CONTINUATION, TYP. REFER TO DETAIL 6/S1.1.
P02	NEW FINISHES TO MATCH EXISTING ADJACENT WALLS AND ACCESSORIES AS RAILING TRIM, WALL BASE, ETC.
P04	NEW CONCRETE INFILL FOR THE NEW PLUMBING WORK. REFER TO DETAIL 3/S1.1.
P05	EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINET TO BE RELOCATED.

NEW WORK LEGEND

EXIST'G WALLS
NEW WALLS
NEW CONCRETE SLAB
EXISTING DOOR & FRAME
NEW DOOR & FRAME

SYMBOL LEGEND

DETAIL REFERENCE/ENLARGED PLAN — 1/A101 SIM
DETAIL No. (TOP), SHEET No. (BOTTOM)
SECTION REFERENCE — 1/A101 SIM
SECTION No. (TOP), SHEET No. (BOTTOM)
WALL SECTION REFERENCE — 1/A101 SIM
SECTION No. (TOP), SHEET No. (BOTTOM)
BUILDING COLUMN GRID LINE — o
BUILDING PERIMETER COLUMN GRID LINE — ◇o
DOOR TAG — 101
WINDOW TAG — 1t
PARTITION TYPE — 1i

FIRST FLOOR ELEVATION - 0'-0" = XXX.0 USGS
AVERAGE GRADE = XXX.5 USGS
ROOF HEIGHT POINT - 35'-9" = XXX.0 USGS

1"=10'-0"
10 0 5 10 20

STRUCTURAL NOTE:
"Lx-x" DENOTES LIGHT GAUGE BOX HEADER PER LIGHT GAUGE DESIGNER. SEE 5/S1.1 FOR BOX HEADER LOADING

100% PERMIT SET ISSUE

A2.1

REVISIONS:

JOB NUMBER 252012
DATE 09.15.2025

FIRST FLOOR PLAN

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

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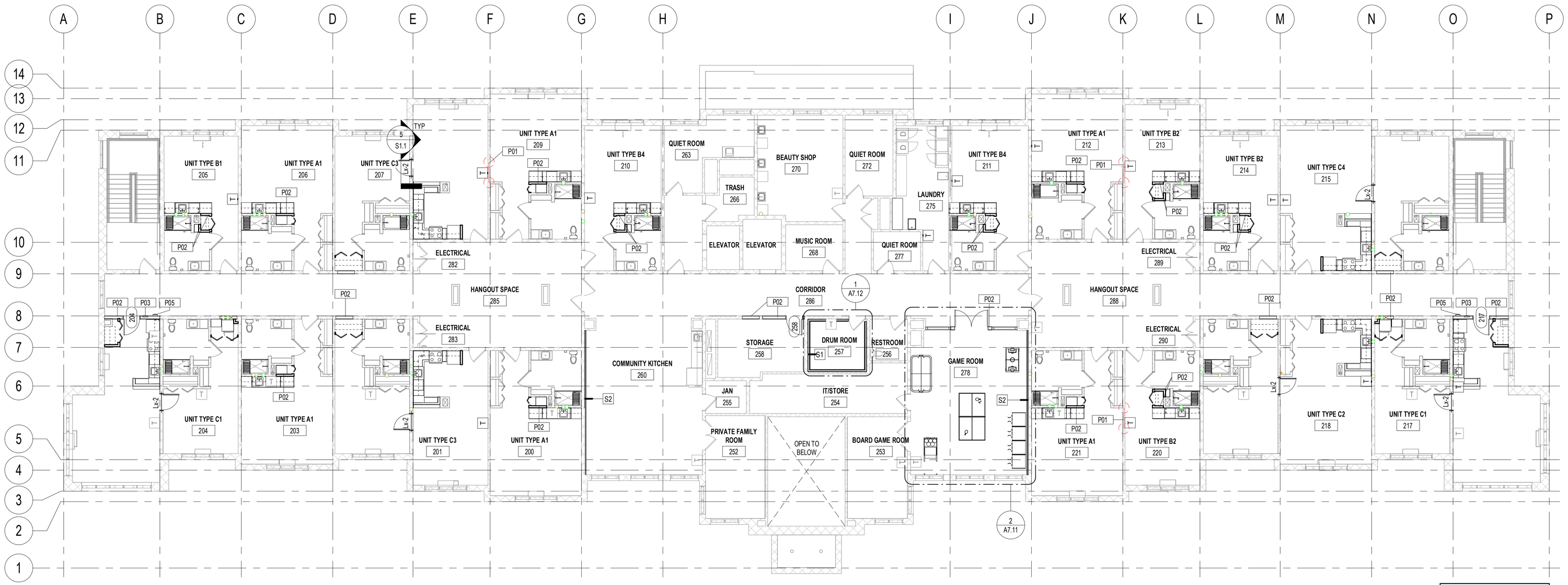

N

1 SECOND FLOOR PLAN

3/32" = 1'-0"

ROOM FINISH SCHEDULE -SECOND FLOOR COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT FIN
252	PRIVATE FAMILY ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
253	BOARD GAME ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
254	IT/STORE	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
255	JAN	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
256	RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
257	DRUM ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
258	STORAGE	VCT/VIN	EX	GYP	PT	EX	PT	EX	PT	EX	PT	EX	PT	
260	COMMUNITY KITCHEN	LVT	VIN	-	-	EX	PT	EX	PT	GYP	PT	ACT	-	
263	QUIET ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
266	TRASH	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
268	MUSIC ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
270	BEAUTY SHOP	VCT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
272	QUIET ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
275	LAUNDRY	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	ACT	PT	
277	QUIET ROOM	VCT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
278	GAME ROOM	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	ACT	-	
285	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
286	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	
288	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLAN KEYNOTES

P01	LIGHT GAUGE HEADER POST CONTINUATION, TYP. REFER TO DETAIL 6/S1.1.
P02	NEW FINISHES TO MATCH EXISTING ADJACENT WALLS AND ACCESSORIES AS RAILING TRIM, WALL BASE, ETC.
P03	SAVAGED MEMORY BOX TO BE REINSTALLED.
P05	EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINET TO BE RELOCATED.

NEW WORK LEGEND

- EXIST'G WALLS
- NEW WALLS
- NEW CONCRETE SLAB
- EXISTING DOOR & FRAME
- NEW DOOR & FRAME

SYMBOL LEGEND

- SIM 1/A101 — DETAIL REFERENCE/ ENLARGED PLAN; DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1/A101 — SECTION REFERENCE; SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1/A101 — WALL SECTION REFERENCE; SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — BUILDING COLUMN GRID LINE
- 0 — BUILDING PERIMETER COLUMN GRID LINE
- 101 — DOOR TAG
- 1t — WINDOW TAG
- 1i — PARTITION TYPE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

10 0 5 10 20

1"=10'-0"

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CCHI Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

SECOND FLOOR PLAN

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:

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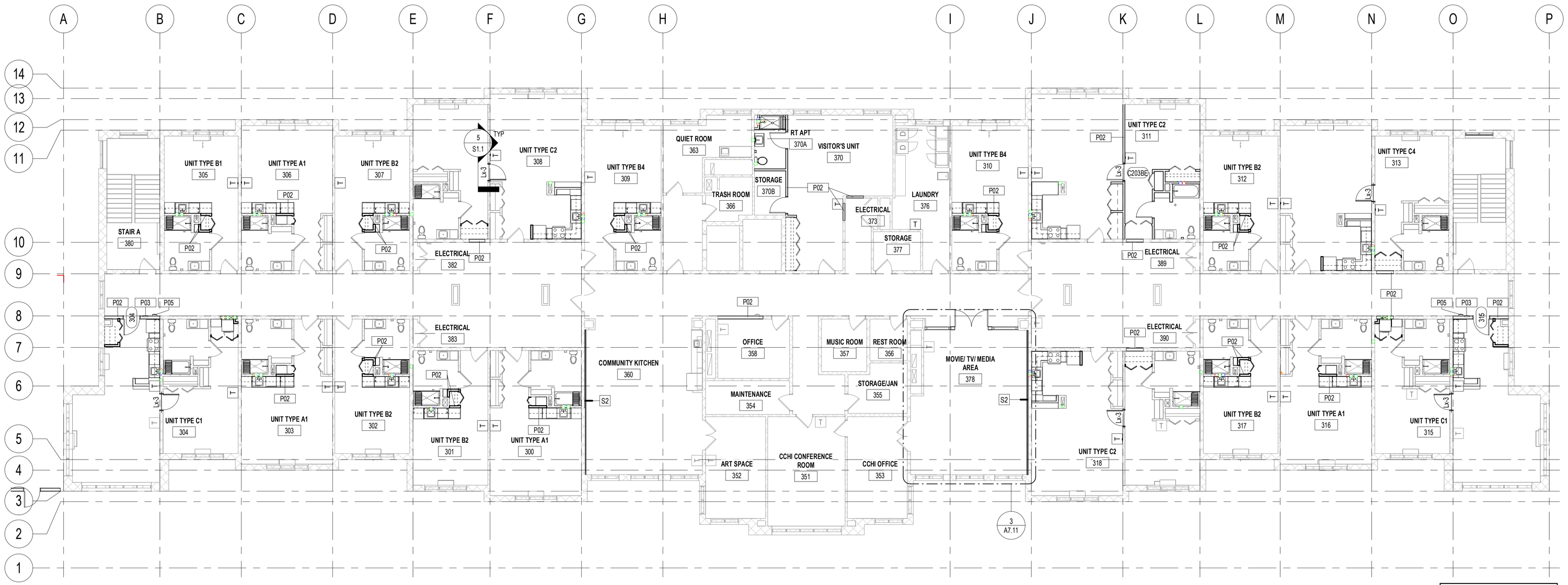

STRUCTURAL NOTE:
"Lx-X" DENOTES LIGHT GAUGE BOX HEADER PER LIGHT GAUGE DESIGNER. SEE STRUCT FOR BOX HEADER LOADING

N

1 THIRD FLOOR PLAN
3/32" = 1'-0"

ROOM FINISH SCHEDULE -THIRD FLOOR COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
351	CCHI CONFERENCE ROOM	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
352	ART SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
353	CCHI OFFICE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
354	MAINTENANCE	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
355	STORAGE/JAN	VCT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
356	REST ROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
357	MUSIC ROOM	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
358	OFFICE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	
360	COMMUNITY KITCHEN	LVT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	EX	-	
363	QUIET ROOM	LVT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
366	TRASH ROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
370	VISITOR'S UNIT	LVP	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	ACT	-	GYP+PT CLG BATHROOM AND STOR
376	LAUNDRY	VCT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	
377	STORAGE	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-	
378	MOVIE/ TV/ MEDIA AREA	MCPT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT	-	
384	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
386	CORRIDOR	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
387	HANGOUT SPACE	MCPT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLAN KEYNOTES

P02	NEW FINISHES TO MATCH EXISTING ADJACENT WALLS AND ACCESSORIES AS RAILING TRIM, WALL BASE, ETC.
P03	SAVAGED MEMORY BOX TO BE REINSTALLED.
P05	EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINET TO BE RELOCATED.

NEW WORK LEGEND

- EXIST'G WALLS
- NEW WALLS
- NEW CONCRETE SLAB
- EXISTING DOOR & FRAME
- NEW DOOR & FRAME

SYMBOL LEGEND

- SIM 1/A101 — DETAIL REFERENCE/ ENLARGED PLAN; DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1/A101 — SECTION REFERENCE; SECTION No. (TOP), SHEET No. (BOTTOM)
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FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
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10 0 5 10 20
1"=10'-0"

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CCHI Collaborative Community Housing Initiative

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HIGHLAND PARK, IL 60035

THIRD FLOOR PLAN

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

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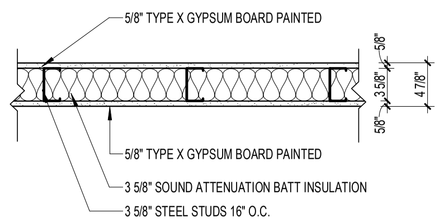
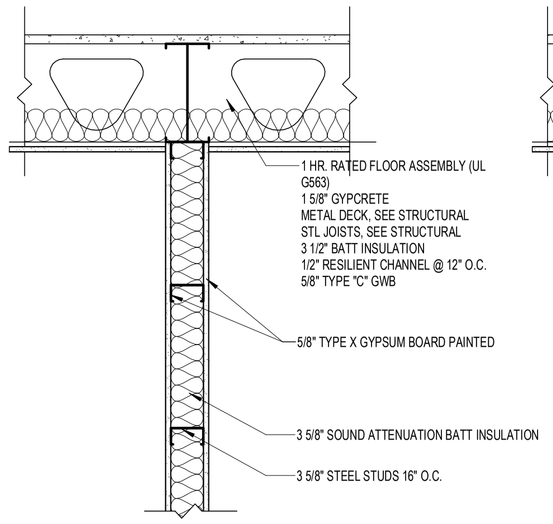
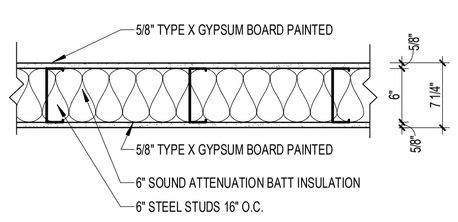
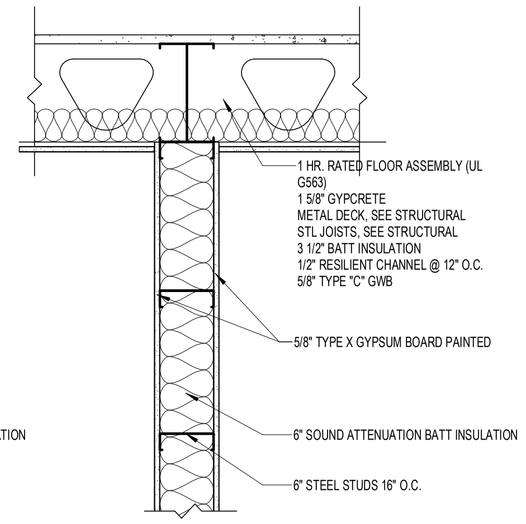
A — 1-HOUR DEMISING WALL, UL U425.



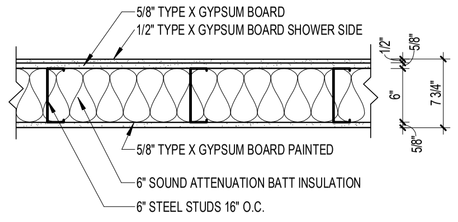


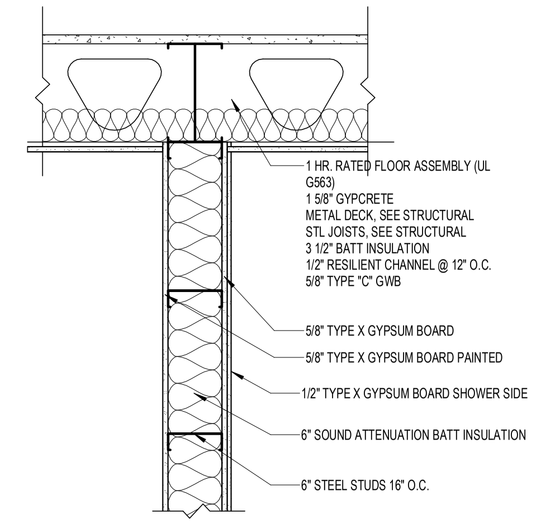
B — 1-HOUR, UL U425



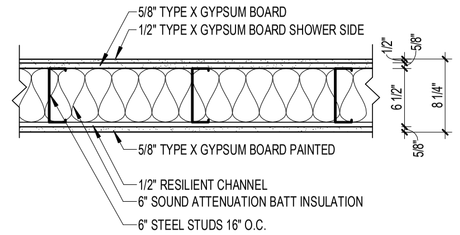


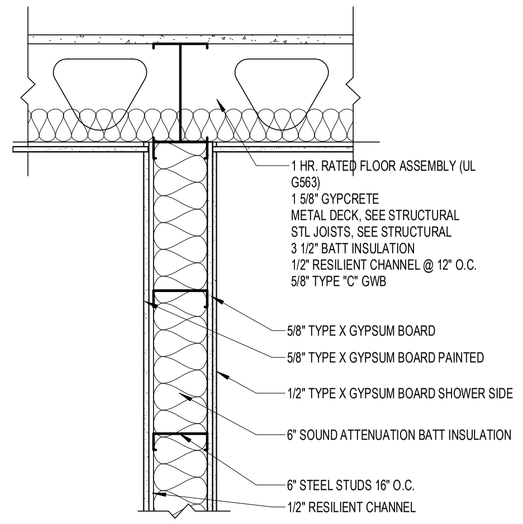
G — 1-HOUR, UL U425



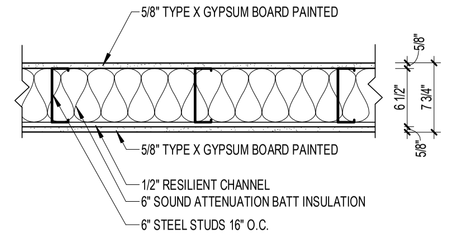


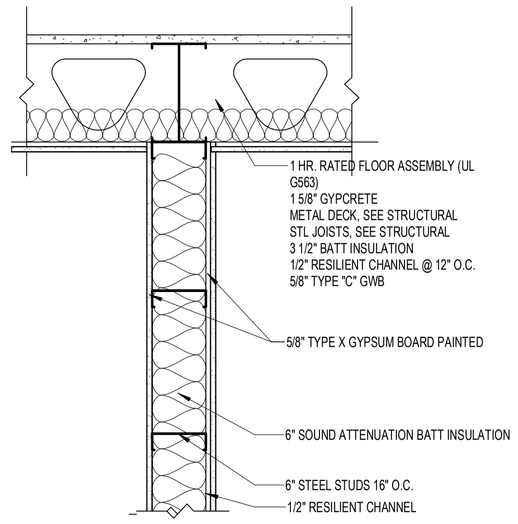
J — 1-HOUR, UL U425



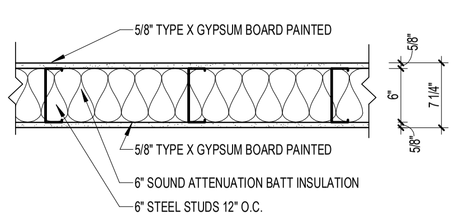


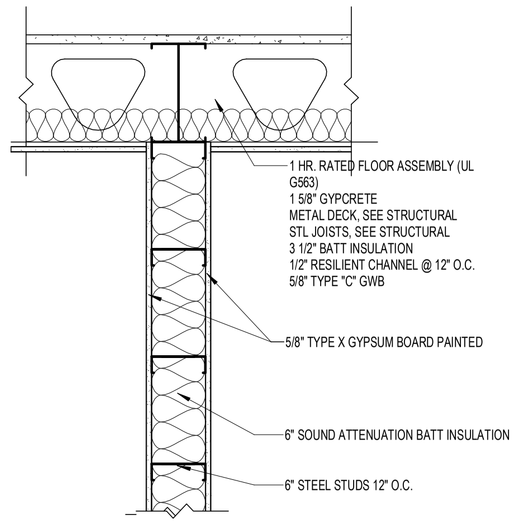
K — 1-HOUR, UL U425





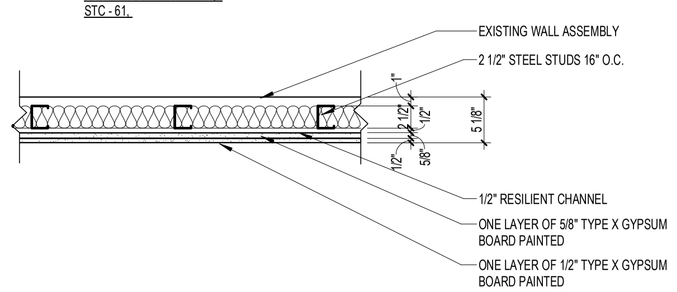
P — 1-HOUR, UL U425



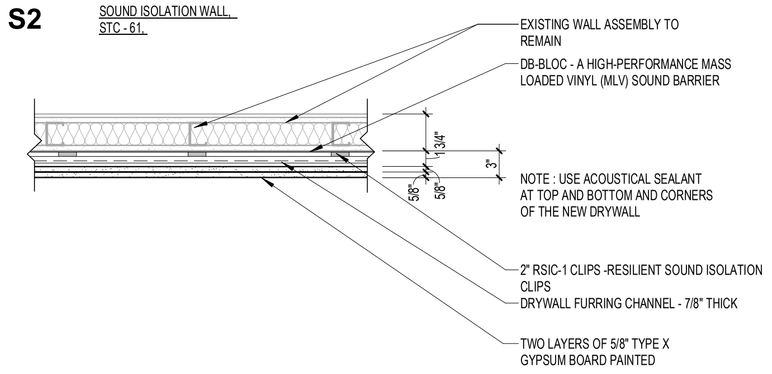


A1 : GYPSUM BOARD ON ONE SIDE ONLY

S1 — SOUND ISOLATION WALL, STC - 61.



S2 — SOUND ISOLATION WALL, STC - 61.



PARTITION TYPES NOTES

1. DELEGATED DESIGN - INTERIOR LIGHT GAUGE FRAMING

   HORIZONTAL DEFLECTION:
   PROVIDE NECESSARY FRAMING, BRACING, GAUGE, STEEL STRENGTH, DIMPLING, FASTENERS, ETC. TO ACHIEVE THE FOLLOWING PERFORMANCE REQUIREMENTS:

   A. MAXIMUM DEFLECTION: L/360
   B. MAXIMUM SPACING: 24"

   VERTICAL DEFLECTION:
   PROVIDE NECESSARY HEADERS, FRAMING, BRACING, GAUGE, STEEL STRENGTH, DIMPLING, FASTENERS, ETC. TO ACHIEVE THE FOLLOWING PERFORMANCE REQUIREMENT:

   A. MAXIMUM DEFLECTION: L/360

   FOR WALL TYPE C8, PROVIDE NECESSARY FRAMING, BRACING, GAUGE, STEEL STRENGTH DIMPLING, FASTENERS, ETC. TO ACHIEVE THE FOLLOWING PERFORMANCE REQUIREMENTS:

   A. MAXIMUM DEFLECTION: L/240
   B. MAXIMUM LATERAL LOAD: 7.5 PSF.
   C. MAXIMUM SPACING: 16 INCHES O.C.

IN CASE OF CONFLICT W/ STRUCTURAL DRAWINGS, STRUCTURAL DRAWINGS SHALL PREVAIL. STUD SIZE AND SPACE REFERENCED ARE MINIMUMS REQUIRED FOR FIRE RATING. SEE STRUCTURAL DRAWINGS FOR WOOD FRAMING REQUIREMENTS AT LOAD-BEARING WALLS.

PARTITION NUMBERING REFERS TO AN OFFICE STANDARD MASTER LIST.
GAPS IN NUMBERING ARE INTENTIONAL.

ALL PRODUCTS ARE LISTED AS A "BASIS OF DESIGN". REFER TO SPECIFICATIONS FOR EQUIVALENT PRODUCTS AND MANUFACTURERS AND FOR ADDITIONAL PRODUCT AND INSTALLATION INFORMATION.

REFER RO PLAN DETAILS FOR HORIZONTAL AND BUILDING SECTIONS FOR VERTICAL VARIATIONS IN PARTITION TYPES.

PROVIDE BRACING AS REQUIRES TO MAINTAIN AN L/360 MAXIMUM DEFLECTION IN ALL WOOD STUD WALLS. BRACING MUST BE KEPT ABOVE CEILING LINE.

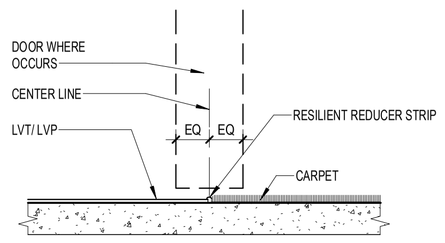
WHERE WALLS ARE SHOWN TO UNDERSIDE OF ROOF OR FLOOR SHEATHING, EXTEND GYP BOARD THROUGH TRUSS WEBBING AND SEAL @ WEB MEMBER PENETRATIONS.

SEE SPECIFICATIONS SECTIONS 078413 AND 078446 FOR FIRE RESISTIVE JOINT SYSTEM AND PENETRATION FIRESTOPPING SPECIFICATIONS AND UL DESIGN REFERENCES.

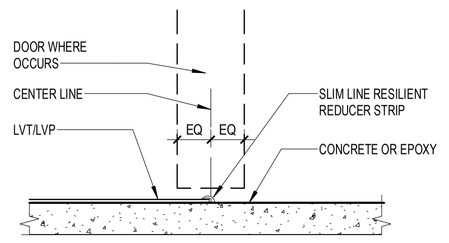
INSTALL ALL INSULATION TO RESNET GRADE 1

PARTITION NOTES FOR PARTITIONS OCCURRING AT PLUMBING LOCATIONS:

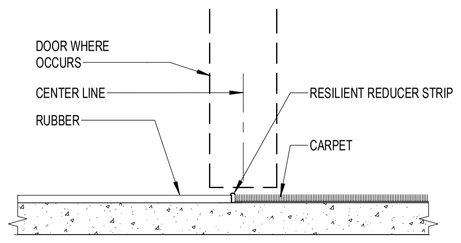
1. WHERE BATHTUB AND SHOWERS ARE TO BE INSTALLED WITH PREFABRICATED SURROUNDS, PROVIDE WATER RESISTANT TYPE X 5/8" GYPSUM BOARD IN LIEU OF GYPSUM BOARD, TYPICAL
2. WHERE BATHTUB AND SHOWERS ARE TO BE INSTALLED WITH CERAMIC TILE SURROUNDS, PROVIDE 5/8" TILE BACKER BOARD IN LIEU OF GYPSUM BOARD, TYPICAL
3. AT ALL OTHER WET LOCATIONS WHERE CERAMIC TILES ARE TO BE INSTALLED ON PARTITION WALLS, PROVIDE 5/8" TILE BACKER BOARD IN LIEU OF GYPSUM BOARD, TYPICAL.



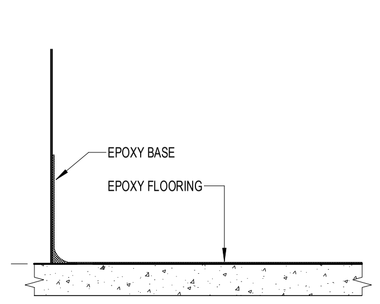
1 TRANSITION DETAIL - LVT TO CARPET
3" = 1'-0"



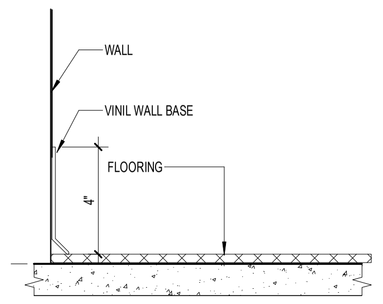
2 TRANSITION DETAIL - LVT TO CONCRETE/EPOXY
3" = 1'-0"



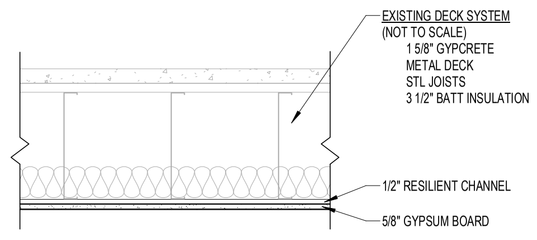
3 TRANSITION DETAIL - RUBBER TO CARPET
3" = 1'-0"



4 TRANSITION DETAIL - EPOXY BASE AT EPOXY FLOOR
3" = 1'-0"



5 TRANSITION DETAIL - WALL BASE
3" = 1'-0"



6 DECK - NEW CEILING DETAIL
1" = 1'-0"

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THE COMMONS
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HIGHLAND PARK, IL 60035

WALL TYPES AND DETAILS

JOB NUMBER
252012

DATE
09.15.2025

REVISIONS:

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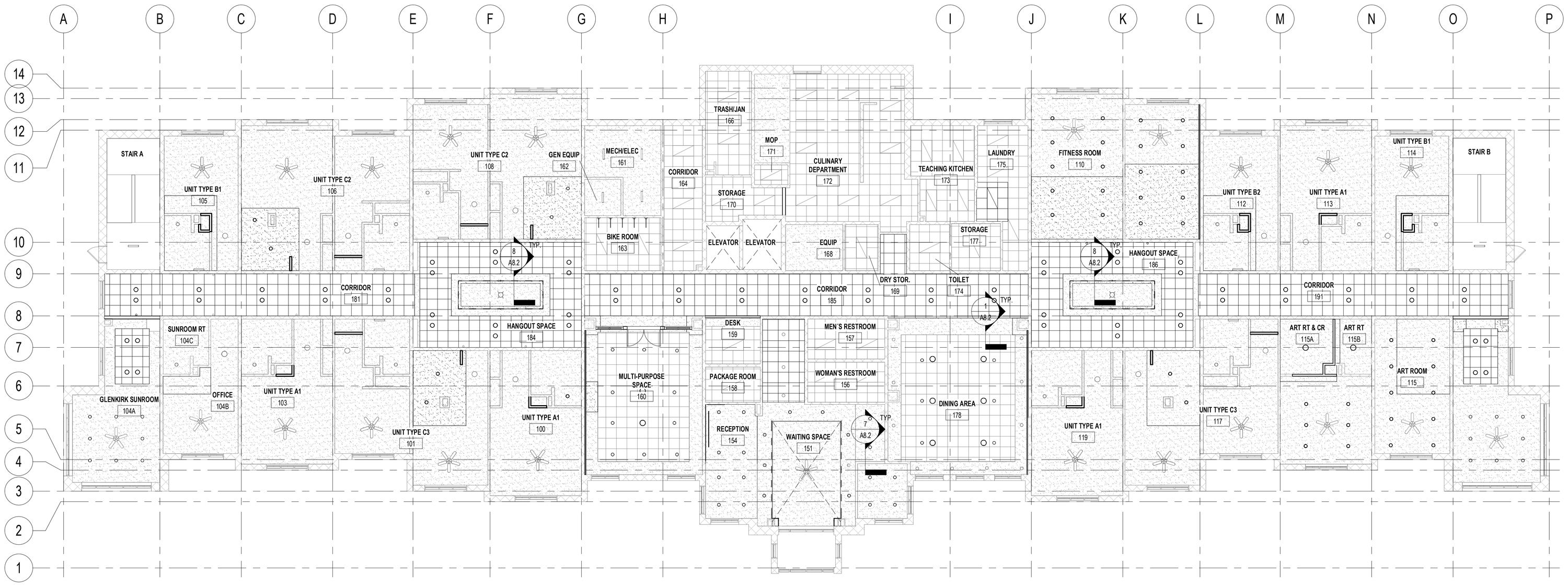
A2.4



1 FIRST REFLECTED CEILING PLAN
3/32" = 1'-0"

REFLECTED CEILING LEGEND

- NEW DOWNLIGHT FIXTURE
- SURFACE MOUNTED 2'x4' LIGHT FIXTURE
- NEW DOUBLE RECESSED DOWNLIGHTS FIXTURE ON ACT
- NEW RECESSED 2'x2' LIGHT FIXTURE
- COVE LIGHTS
- 2X2 ACOUSTICAL CEILING PANELS
  BASIS OF DESIGN- ARMSTRONG CIRRUS
  ALTERNATE- ARMSTRONG SAHARA
- GYPSUM BOARD CEILING
- 5/8" EXT. GYP. SHEATHING
- OTS — OPEN TO STRUCTURE
- 20" X 30" CLEAR OPENING ATTIC ACCESS PANEL - 1- HOUR FIRE-RESISTANCE RATED

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FIRST FLOOR REFLECTED CEILING PLAN

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:

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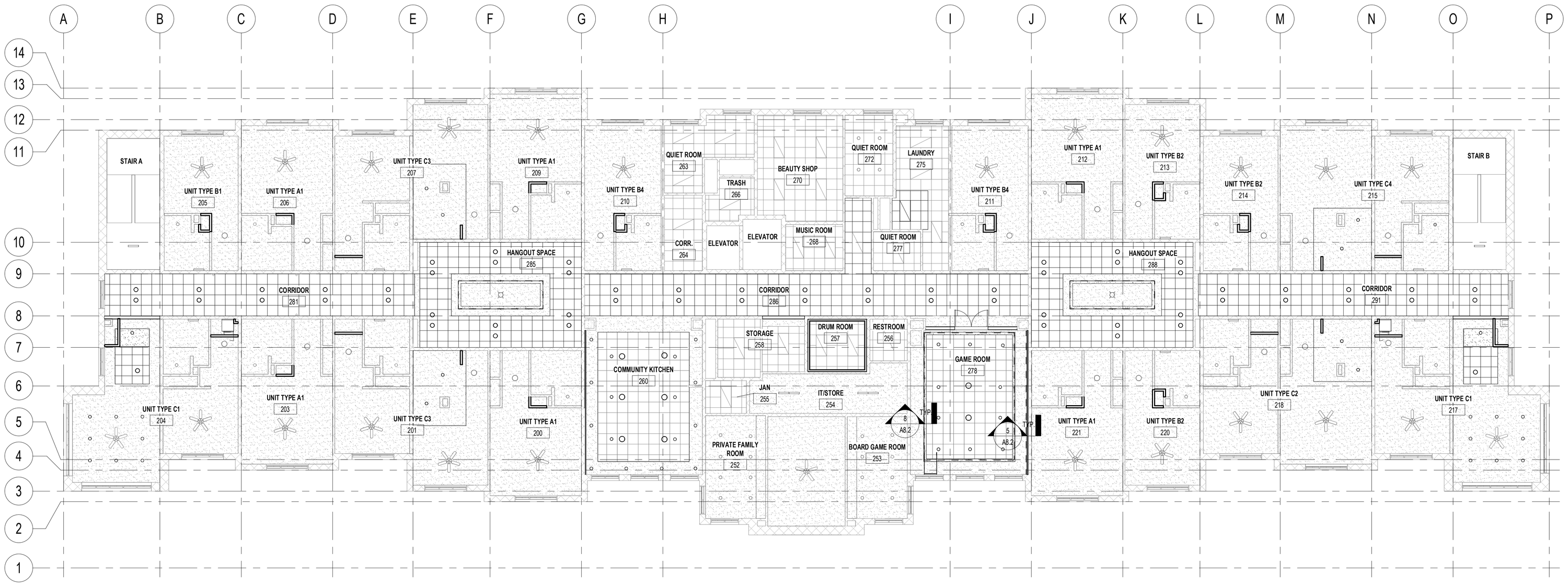
A3.1



1 SECOND REFLECTED CEILING PLAN
3/32" = 1'-0"

REFLECTED CEILING LEGEND

- NEW DOWNLIGHT FIXTURE
- SURFACE MOUNTED 2'x4' LIGHT FIXTURE
- NEW DOUBLE RECESSED DOWNLIGHTS FIXTURE ON ACT
- NEW RECESSED 2'x2' LIGHT FIXTURE
- COVE LIGHTS
- 2X2 ACOUSTICAL CEILING PANELS
  BASIS OF DESIGN- ARMSTRONG CIRRUS
  ALTERNATE- ARMSTRONG SAHARA
- GYPSUM BOARD CEILING
- 5/8" EXT. GYP. SHEATHING
- OTS — OPEN TO STRUCTURE
- 20" X 30" CLEAR OPENING ATTIC ACCESS PANEL - 1- HOUR FIRE-RESISTANCE RATED

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SECOND FLOOR REFLECTED CEILING PLAN

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A3.2

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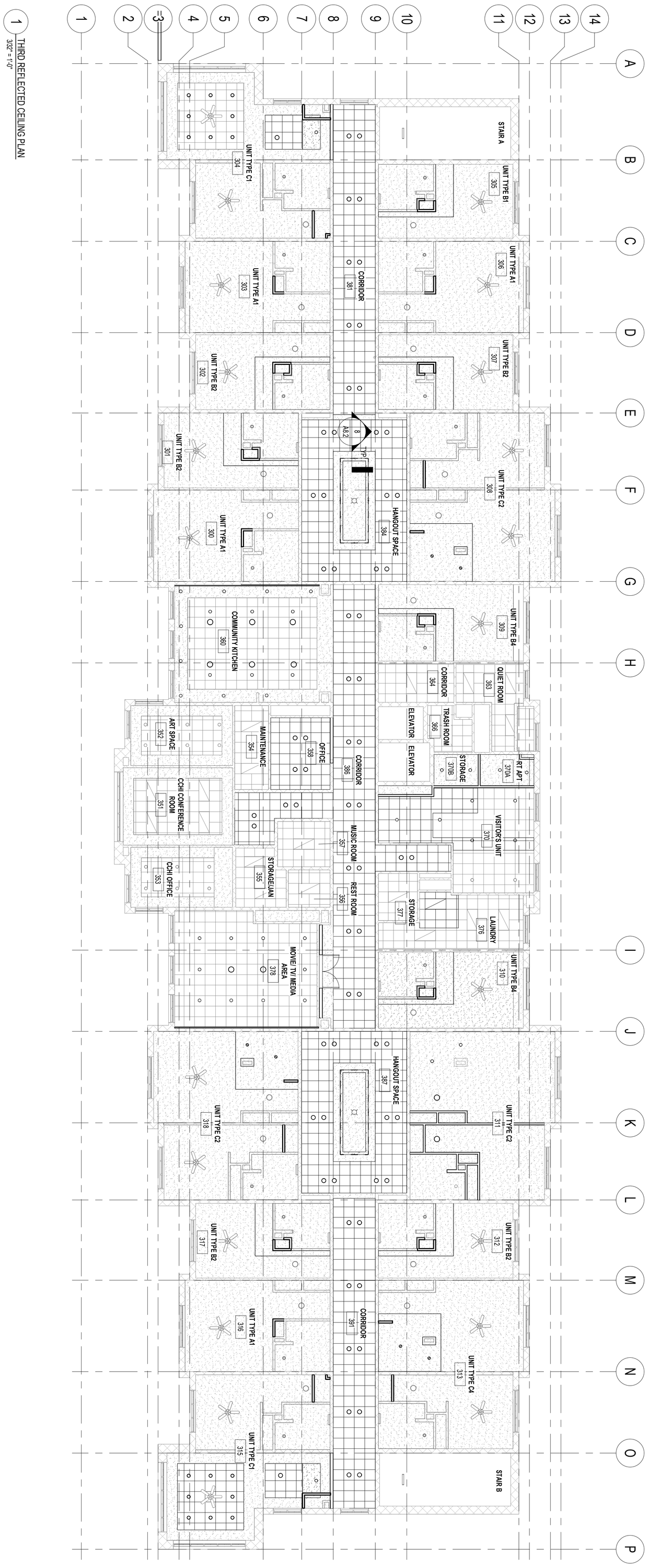

1 THIRD REFLECTED CEILING PLAN
3/32" = 1'-0"

REFLECTED CEILING LEGEND

	NEW DOWNLIGHT FIXTURE
	SURFACE MOUNTED 2'x4' LIGHT FIXTURE
	NEW DOUBLE RECESSED DOWNLIGHTS FIXTURE ON ACT
	NEW RECESSED 2'x2' LIGHT FIXTURE
	COVE LIGHTS
	2X2 ACOUSTICAL CEILING PANELS BASIS OF DESIGN- ARMSTRONG CIRRUS ALTERNATE- ARMSTRONG SAHARA
	GYPSUM BOARD CEILING
	5/8" EXT. GYP. SHEATHING
OTS	OPEN TO STRUCTURE
	20" X 30" CLEAR OPENING ATTIC ACCESS PANEL - 1- HOUR FIRE-RESISTANCE RATED

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A3.3

JOB NUMBER 252012

DATE 09.15.2025

THIRD FLOOR REFLECTED CEILING PLAN

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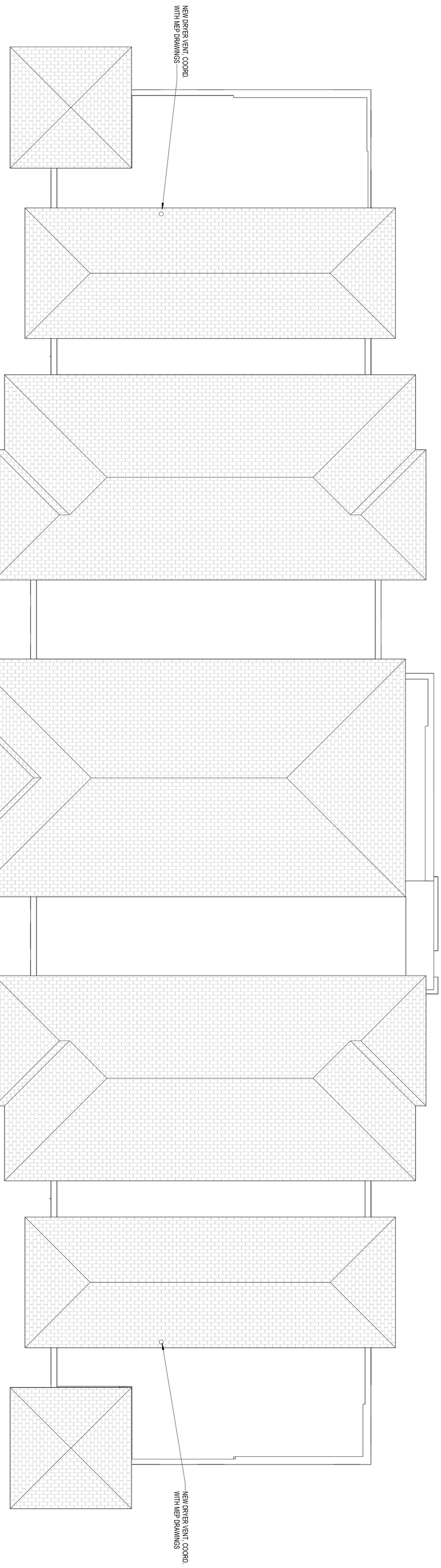
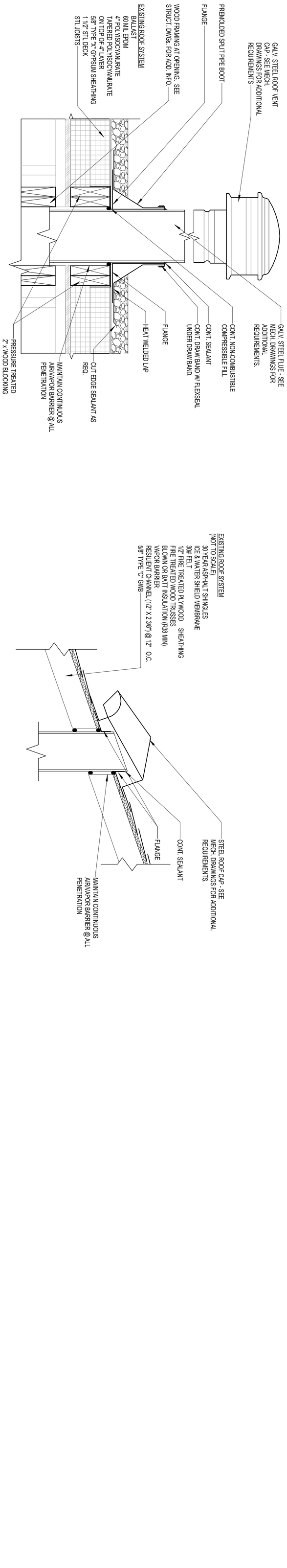


1 ROOF PLAN
3/32" = 1'-0"



2 SECTION DETAIL AT EXISTING ROOF PENETRATION
1 1/2" = 1'-0"

3 SECTION DETAIL AT EXISTING SLOPED ROOF VENT CAP
1 1/2" = 1'-0"

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A4.1

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JOB NUMBER 252012

ROOF PLAN

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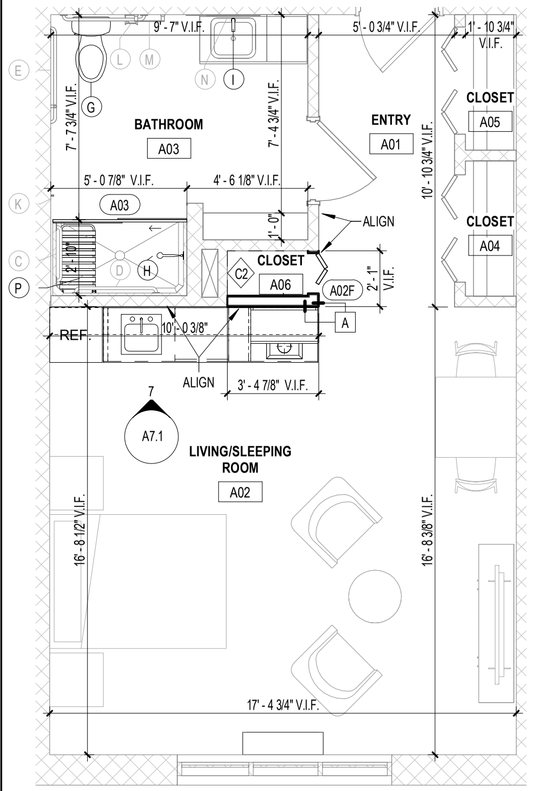
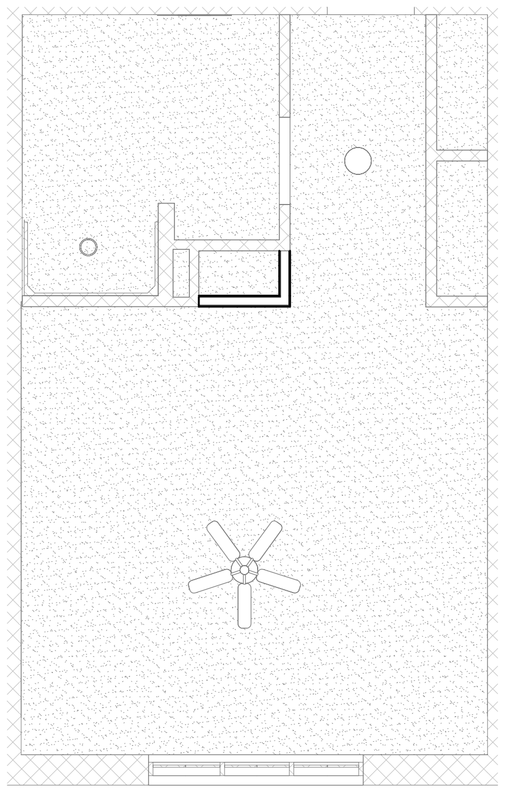
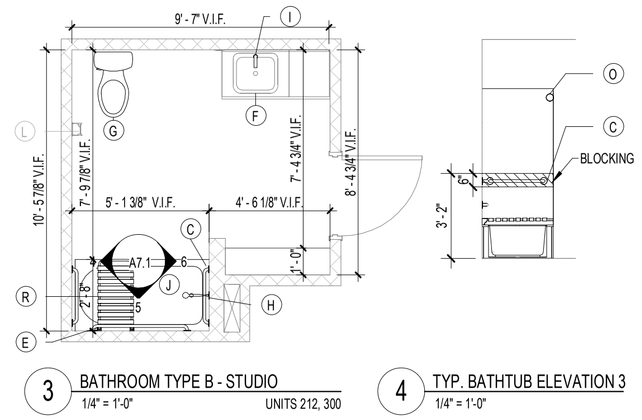


1 UNIT PLAN UNIT TYPE A1
1/4" = 1'-0" 477 sf
UNITS 103, 113, 119, 203, 209, 212, 303
UNITS 100, 200, 206, 221, 300, 306, 316 (OPPOSITE HAND)

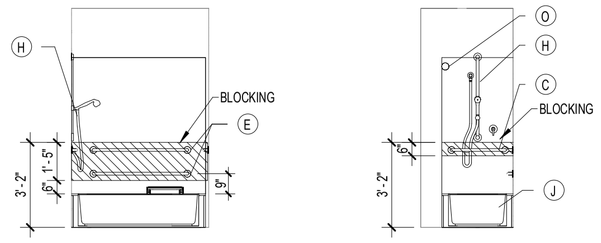


2 UNIT RCP UNIT TYPE A1
1/4" = 1'-0"



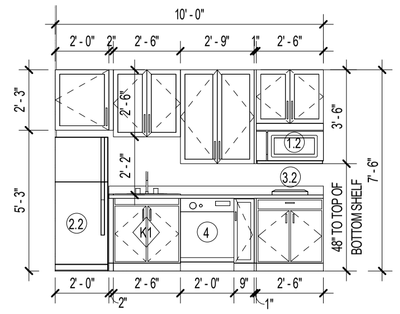
3 BATHROOM TYPE B - STUDIO
1/4" = 1'-0" UNITS 212, 300

4 TYP. BATHTUB ELEVATION 3
1/4" = 1'-0"

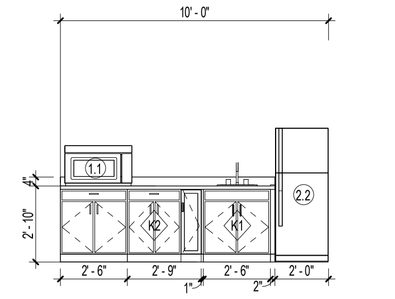


5 TYP. BATHTUB ELEVATION 1
1/4" = 1'-0"

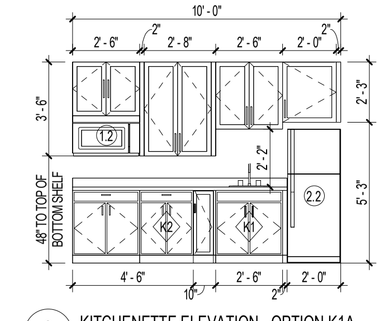
6 TYP. BATHTUB ELEVATION 2
1/4" = 1'-0"



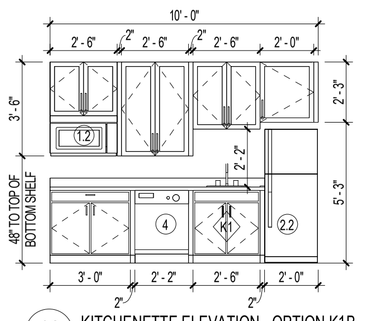
7 KITCHEN ELEVATION
1/4" = 1'-0" FULLY EQUIPPED KITCHEN



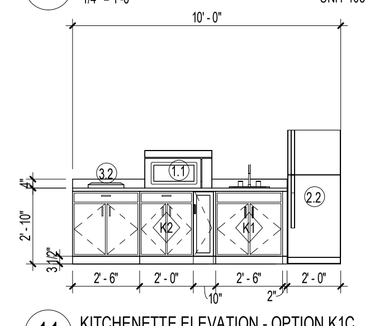
8 TYPICAL KITCHENETTE ELEVATION -K1
1/4" = 1'-0" UNITS 100,119,200,206,209,303,316



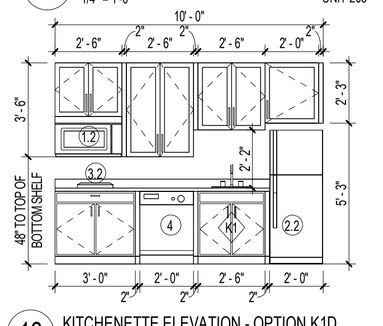
9 KITCHENETTE ELEVATION - OPTION K1A
1/4" = 1'-0" UNIT 103



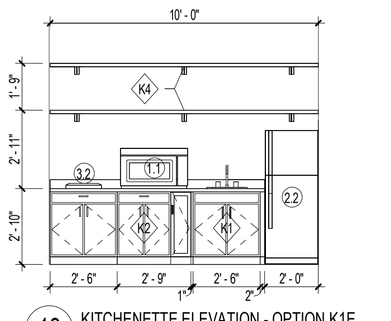
10 KITCHENETTE ELEVATION - OPTION K1B
1/4" = 1'-0" UNIT 203



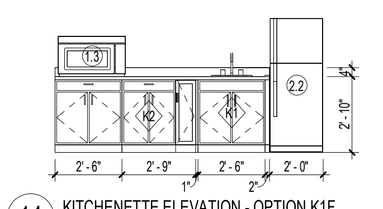
11 KITCHENETTE ELEVATION - OPTION K1C
1/4" = 1'-0" UNIT 212



12 KITCHENETTE ELEVATION - OPTION K1D
1/4" = 1'-0" UNIT 221



13 KITCHENETTE ELEVATION - OPTION K1E
1/4" = 1'-0" UNIT 306



14 KITCHENETTE ELEVATION - OPTION K1F
1/4" = 1'-0" UNIT 113

UNIT A KITCHEN TYPES

NOTE:
- CONFIRM TYPES PRIOR CONSTRUCTION WITH CLIENT.

ROOM NUMBER	TYPE
FIRST FLOOR	
100	K1
103	K1A
113	K1F
119	K1
FIRST FLOOR: 4	
SECOND FLOOR	
200	K1
203	K1B
206	K1
209	K1
212	K1C
221	K1D
SECOND FLOOR: 6	
THIRD FLOOR	
300	K1
303	K1
306	K1E
316	K1
THIRD FLOOR: 4	

UNIT A BATHROOM TYPE

ROOM NUMBER	TYPE
FIRST FLOOR	
100	SHOWER
103	SHOWER
113	SHOWER
119	SHOWER
FIRST FLOOR: 4	
SECOND FLOOR	
200	SHOWER
203	SHOWER
206	SHOWER
209	SHOWER
212	BATHTUB
221	SHOWER
SECOND FLOOR: 6	
THIRD FLOOR	
300	BATHTUB
303	SHOWER
306	SHOWER
316	SHOWER
THIRD FLOOR: 4	

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE A

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
A01	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A02	LIVING/SLEEPING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A03	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A04	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A05	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
A06	CLOSET	LVP	VIN	EX	PT	GYP	PT	GYP	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE A

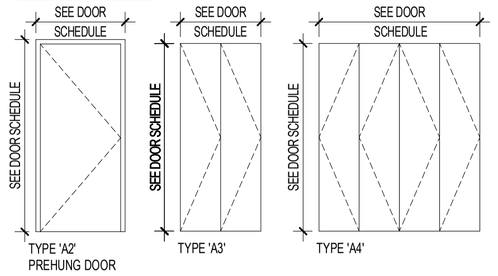
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
A02F	1' - 6"	7' - 0"	1 1/2"	WD	PT	WD	PT	4	-	
A02G	5' - 0"	6' - 8"	2"	G	-	SS	-		-	
A03	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.

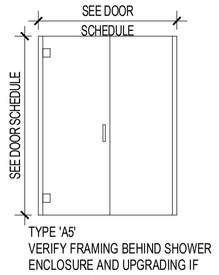
DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES

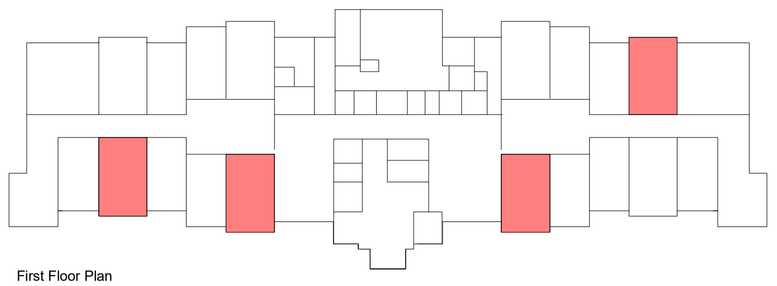




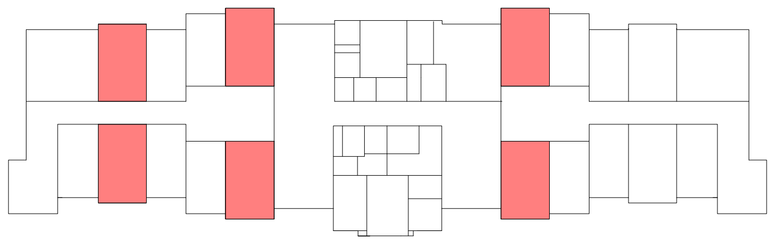
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

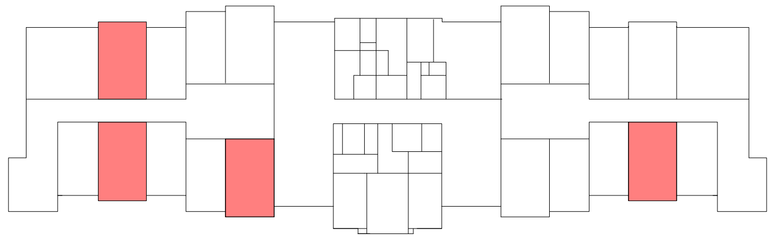
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' – 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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Collaborative Community Housing Initiative

THE COMMONS
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HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE A1

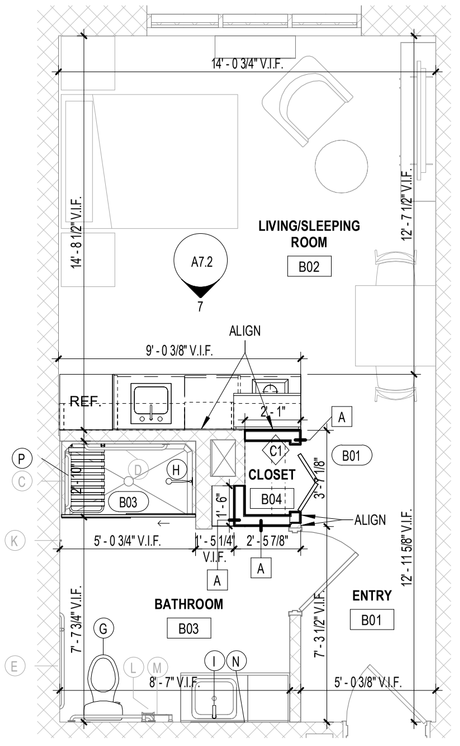
JOB NUMBER
252012

DATE
09.15.2025

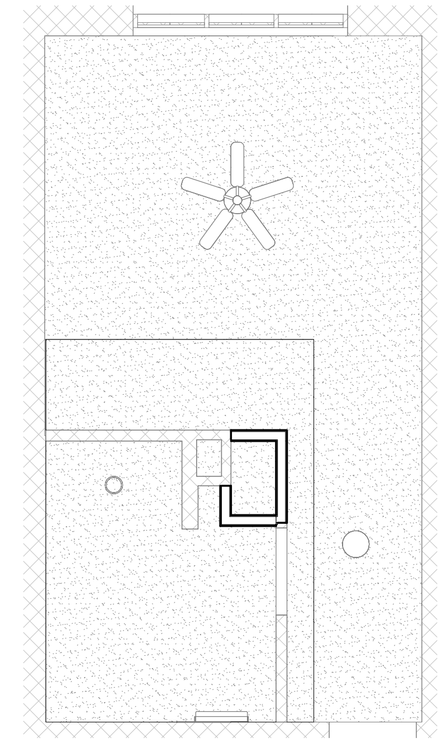
REVISIONS:

100% PERMIT SET ISSUE

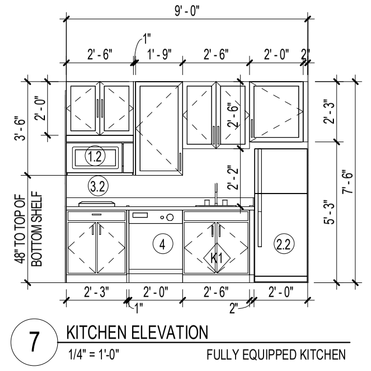
A7.1



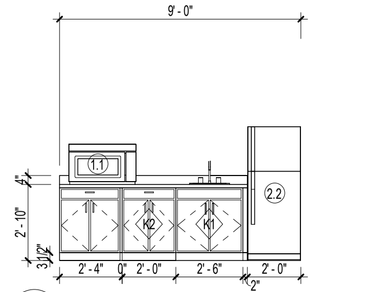
1 UNIT PLAN UNIT TYPE B1
1/4" = 1'-0" 360 sf



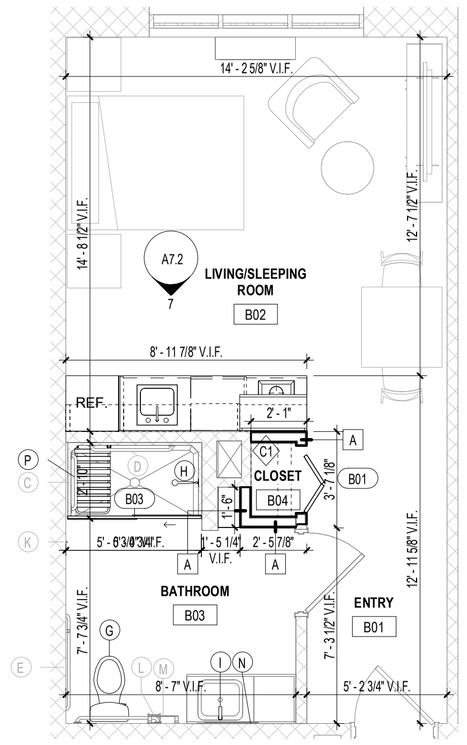
2 UNIT RCP UNIT TYPE B1
1/4" = 1'-0"



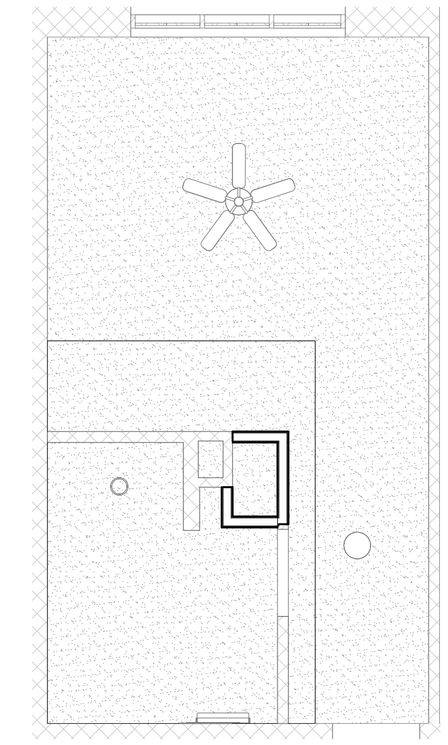
7 KITCHEN ELEVATION
1/4" = 1'-0" FULLY EQUIPPED KITCHEN



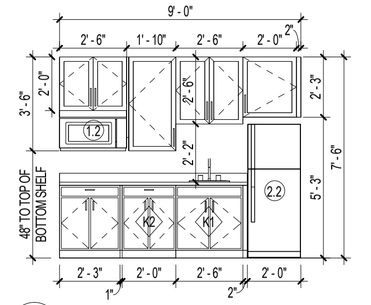
8 TYPICAL KITCHENETTE ELEVATION - K2
1/4" = 1'-0" UNITS 105,108,110,205,208,210,213,214, 217,302,306,308,310,311,313



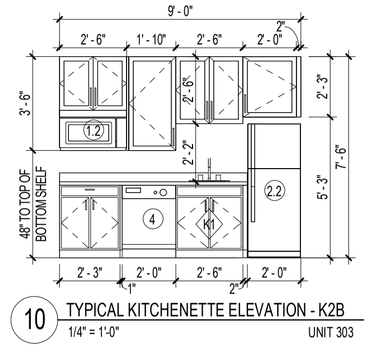
3 UNIT PLAN UNIT TYPE B2
1/4" = 1'-0" 365 sf



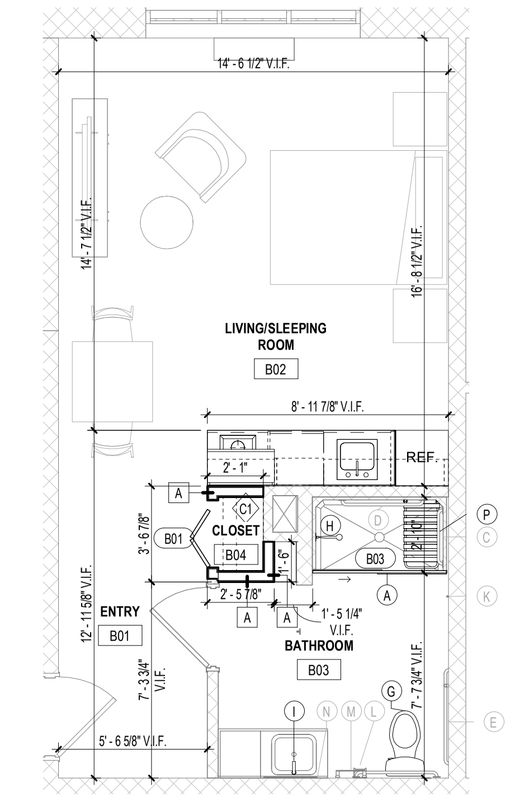
4 UNIT RCP UNIT TYPE B2
1/4" = 1'-0"



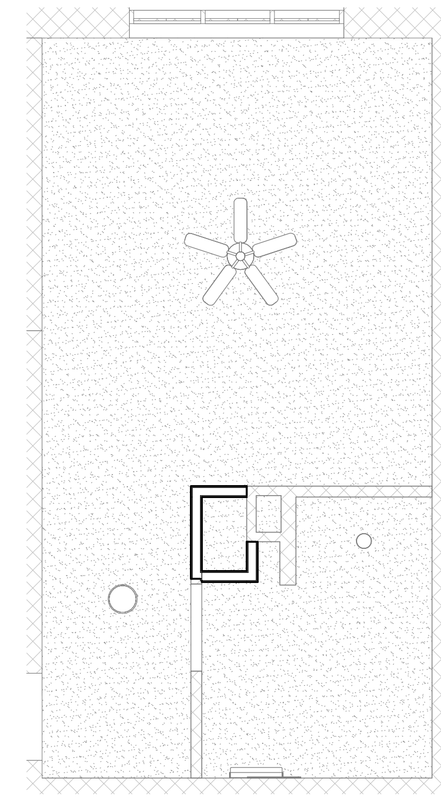
9 TYPICAL KITCHENETTE ELEVATION - K2A
1/4" = 1'-0" UNIT 317



10 TYPICAL KITCHENETTE ELEVATION - K2B
1/4" = 1'-0" UNIT 303



5 UNIT PLAN UNIT TYPE B4
1/4" = 1'-0" 401 sf



6 UNIT RCP UNIT TYPE B4
1/4" = 1'-0"

UNIT B KITCHEN TYPES

NOTES:
- CONFIRM KITCHENTYPES WITH CLIENT PRIOR CONSTRUCTION
- THE "+" SYMBOL SIGNIFIES WITH LAUNDRY

ROOM NUMBER	TYPE
FIRST FLOOR	
105	K2
112	K2
114	K2
FIRST FLOOR: 3	
SECOND FLOOR	
205	K2
210	K2
211	K2
213	K2
214	K2
220	K2
SECOND FLOOR: 6	
THIRD FLOOR	
301	K2
302	K2B
305	K2
307	K2
309	K2
310	K2
312	K2
317	K2A
THIRD FLOOR: 8	

UNIT B BATHROOM TYPE

ROOM NUMBER	TYPE
FIRST FLOOR	
105	SHOWER
112	SHOWER
114	SHOWER
FIRST FLOOR: 3	
SECOND FLOOR	
205	SHOWER
210	SHOWER
211	SHOWER
213	SHOWER
214	SHOWER
220	SHOWER
SECOND FLOOR: 6	
THIRD FLOOR	
301	SHOWER
302	SHOWER
305	SHOWER
307	SHOWER
309	SHOWER
310	SHOWER
312	SHOWER
317	SHOWER
THIRD FLOOR: 8	

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE B

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
B01	ENTRY	LVP		EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
B02	LIVING/SLEEPING ROOM	LVP		EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
B03	BATHROOM	LVP		EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
B04	CLOSET	LVP		GYP	PT	GYP	PT	GYP	PT	GYP	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE B

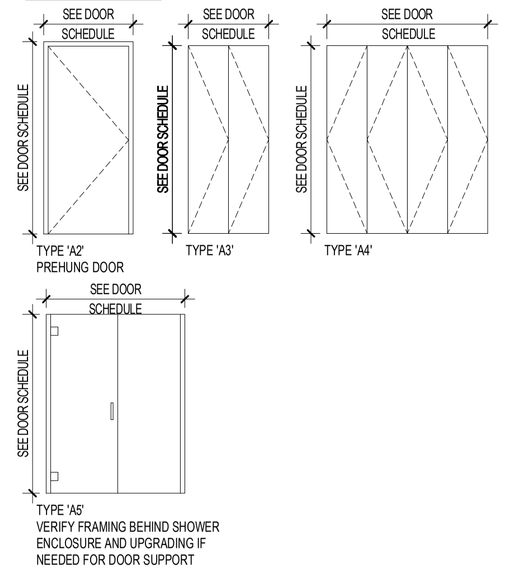
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
B01	2' - 6"	6' - 8"	1 1/2"	SP	PT	WD	PT	4		
B03	5' - 0"	6' - 8"	2"	G	-	SS	-			V.I.F.

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

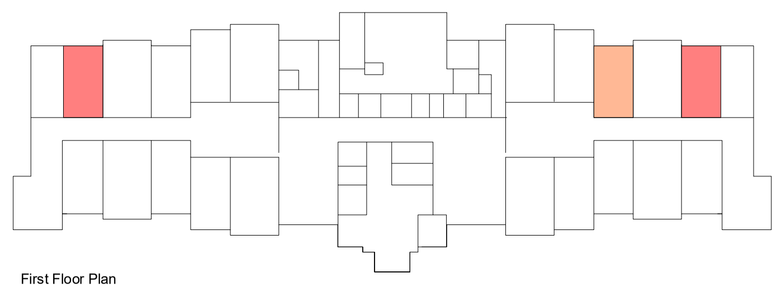
DOOR TYPES



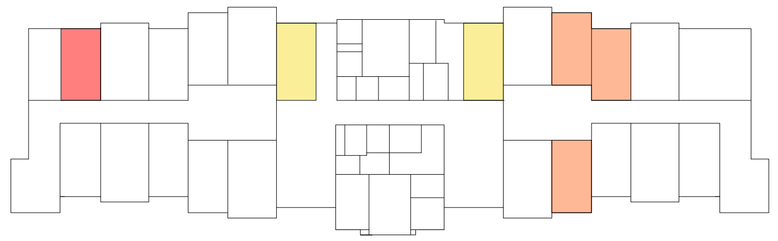
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

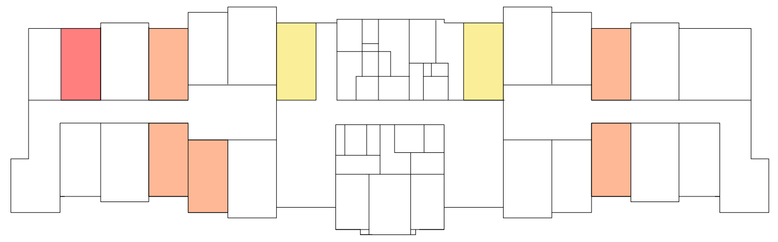
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

B1
B2
B4

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6" = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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CCH
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE B1, B2, B4

JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE

REVISIONS:

A7.2

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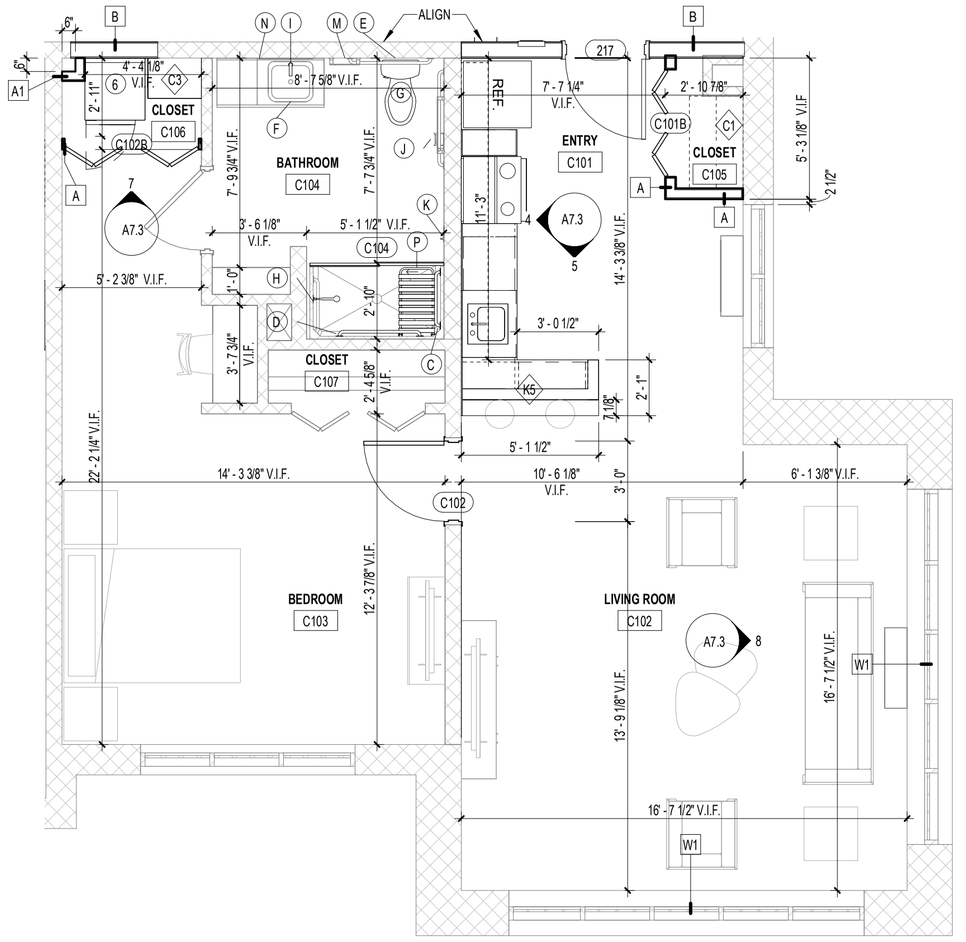
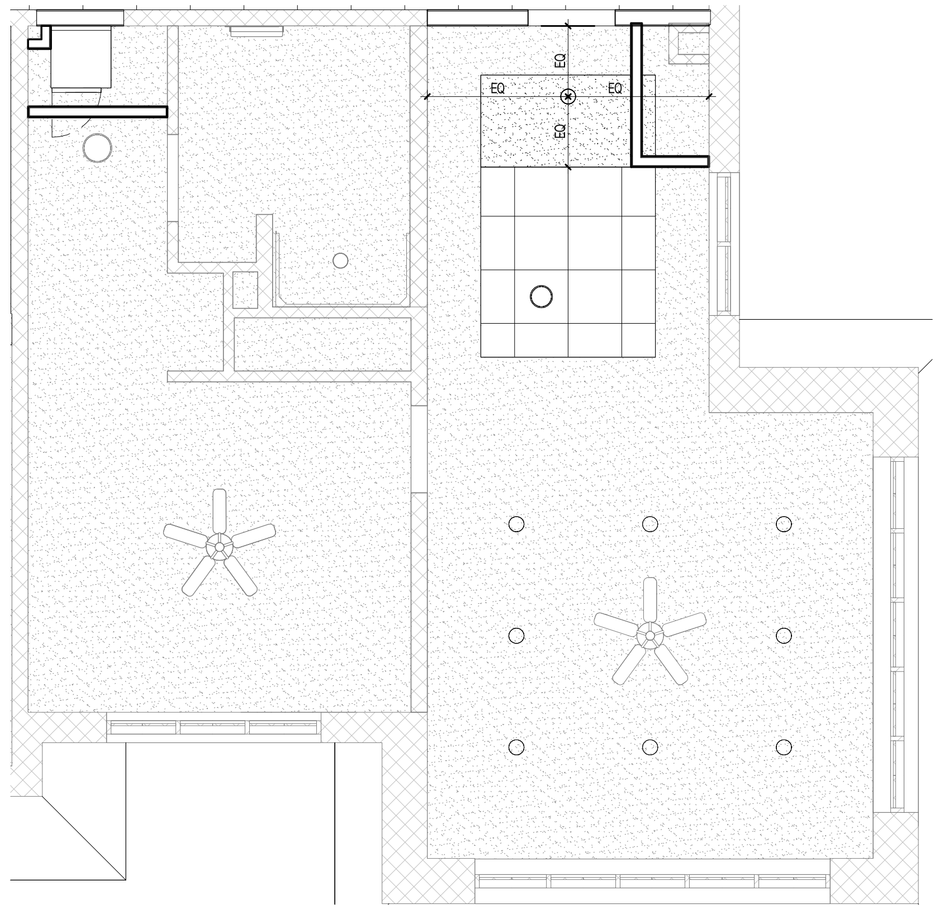
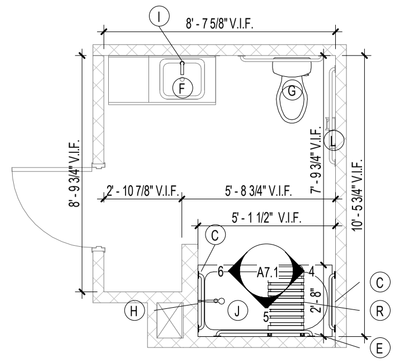


1 UNIT PLAN UNIT TYPE C1
1/4" = 1'-0"

808 sf

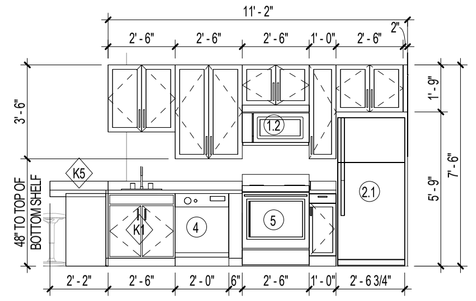


2 UNIT RCP UNIT TYPE C1
1/4" = 1'-0"

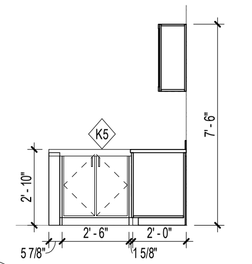


UNIT C1 BATHROOM TYPE	
ROOM NUMBER	TYPE
SECOND FLOOR	
204	SHOWER
217	SHOWER
SECOND FLOOR: 2	
THIRD FLOOR	
304	BATHTUB
315	SHOWER
THIRD FLOOR: 2	

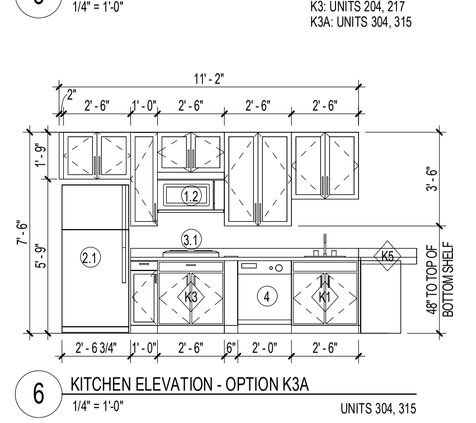
3 BATHROOM TYPE B - 1 BEDROOM UNIT C1
1/4" = 1'-0" UNIT 304



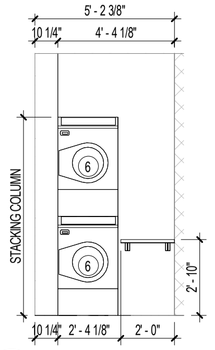
4 TYPICAL KITCHEN ELEVATION K3
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNITS 204, 217



5 TYPICAL KITCHEN ELEVATION K3 & K3A - PENINSULA
1/4" = 1'-0" K3: UNITS 204, 217
K3A: UNITS 304, 315

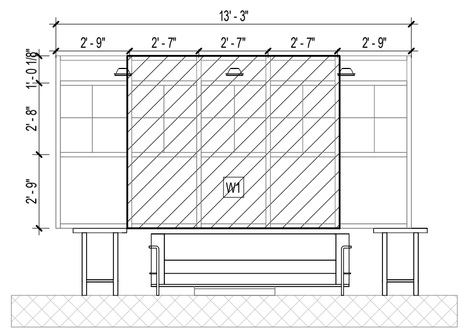


6 KITCHEN ELEVATION - OPTION K3A
1/4" = 1'-0" UNITS 304, 315



UNIT C1 KITCHEN TYPES	
NOTES: - CONFIRM KITCHENTYPES WITH CLIENT PRIOR CONSTRUCTION	
ROOM NUMBER	TYPE
SECOND FLOOR	
204	K3
217	K3
SECOND FLOOR: 2	
THIRD FLOOR	
304	K3A
315	K3A
THIRD FLOOR: 2	

7 IN-UNIT LAUNDRY ELEVATION
1/4" = 1'-0"



8 WINDOW ELEVATION
1/4" = 1'-0"

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C1

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
C101	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP + PT CLG
C102	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C103	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C104	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C105	CLOSET	LVP	VIN	EX	PT	EX	PT	GYP	PT	GYP	PT	EX	PT	
C106	CLOSET	LVP	VIN	EX	PT	EX	PT	GYP	PT	EX	PT	EX	PT	
C107	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C1

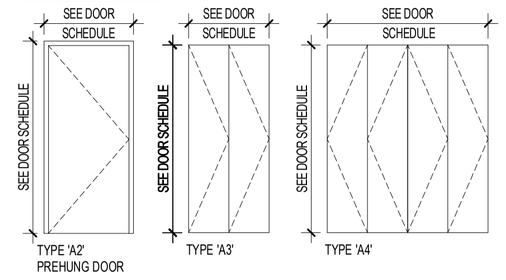
Mark	DOOR W	H	T	MATERIAL	FINISH	FRAME MATERIAL	FINISH	HARDWARE SET	FIRE RATING	REMARKS
C101B	4' - 0"	6' - 8"	1 1/8"	SP	PT	WD	PT	4	-	
C102	3' - 0"	7' - 0"	1 3/4"	WD	PT	WD	PT	2	-	
C102B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C104	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.

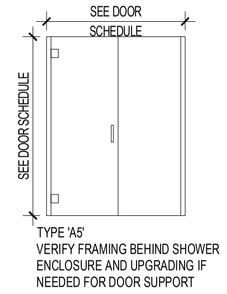
DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES



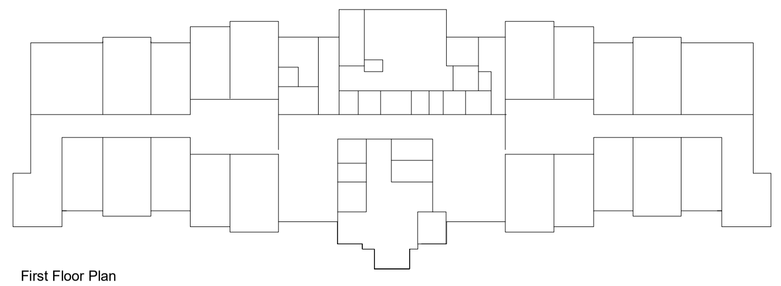


TYPE 'A5'
VERIFY FRAMING BEHIND SHOWER ENCLOSURE AND UPGRADING IF NEEDED FOR DOOR SUPPORT

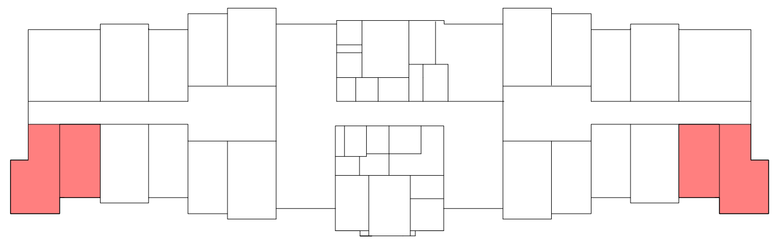
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

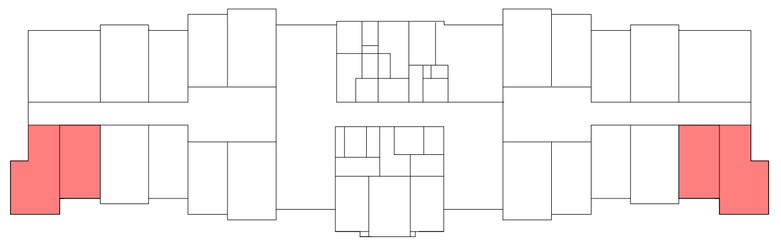
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6" = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

CORDOGAN CLARK
Aurora
Architecture | Interiors | Planning
2600 Ogden Avenue, Aurora, IL 60504
Tel: (630) 896-4678 Fax (630) 896-4687
Chicago
Architecture | Interiors | Planning
715 North Wells Street, Chicago, IL 60654
Tel: 312.943.7300 Fax 312.943.4771

CCH
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C1

JOB NUMBER 252012
DATE 09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

A7.3

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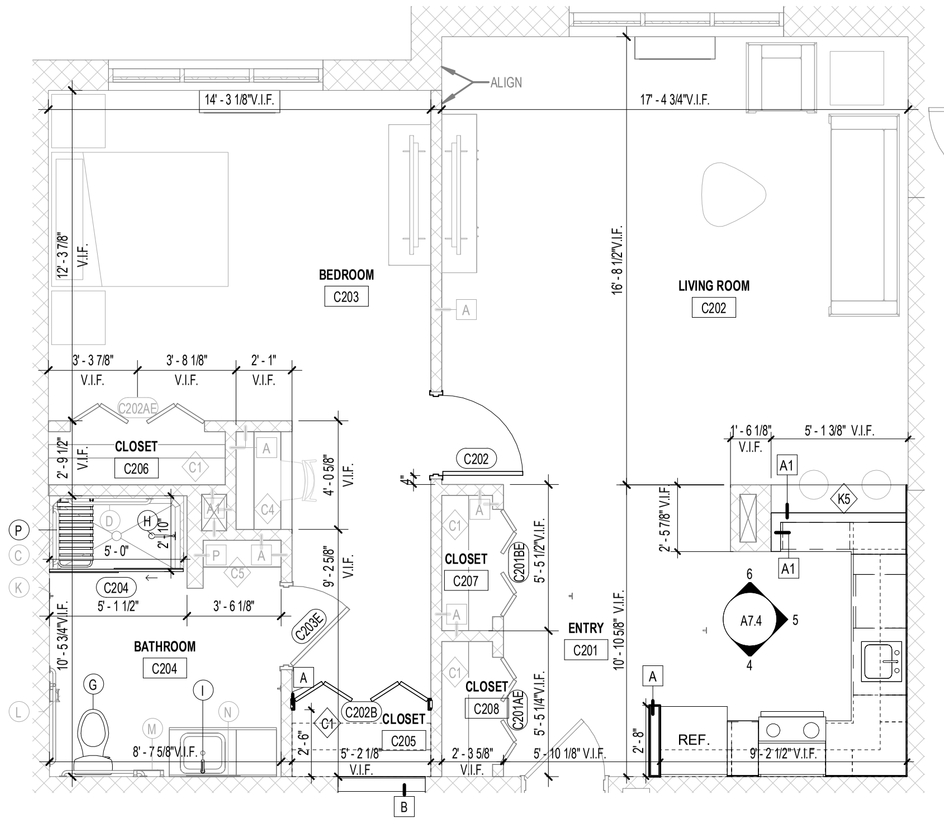
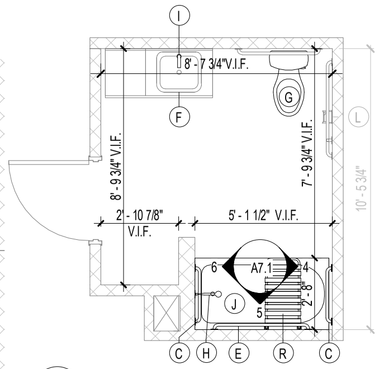


ALL EXISTING CONDITIONS, (AS WALLS, DOORS, CASEWORK OR ACCESORIES) ARE TO BE BUILT NEW IN UNIT 311

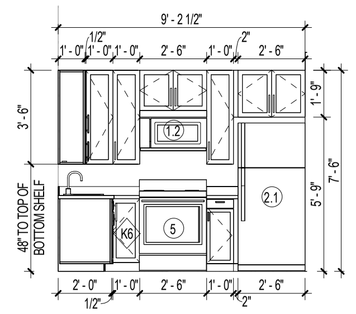
1 UNIT PLAN UNIT TYPE C2
1/4" = 1'-0" 854 sf



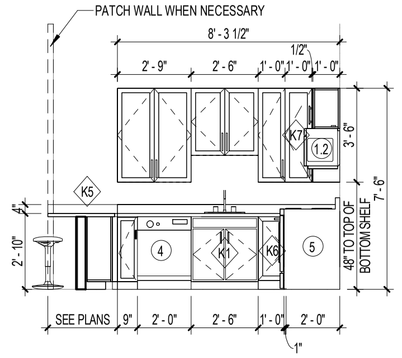
3 BATHROOM TYPE B - 1 BEDROOM UNIT C2
1/4" = 1'-0" UNIT 311

UNIT C2 KITCHEN TYPES	
NOTES: - CONFIRM KITCHENTYPES WITH CLIEN...	
ROOM NUMBER	TYPE
FIRST FLOOR	
106	K4
108	K4
FIRST FLOOR: 2	
SECOND FLOOR	
218	K4C
SECOND FLOOR: 1	
THIRD FLOOR	
308	K4A
311	K4A
318	K4D
THIRD FLOOR: 3	

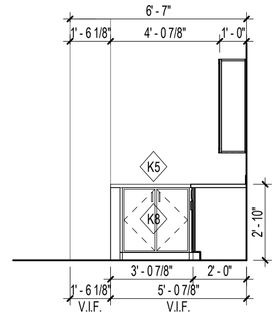
UNIT C2 BATHROOM TYPE	
ROOM NUMBER	TYPE
FIRST FLOOR	
106	SHOWER
108	SHOWER
FIRST FLOOR: 2	
SECOND FLOOR	
218	SHOWER
SECOND FLOOR: 1	
THIRD FLOOR	
308	SHOWER
311	BATHTUB
318	SHOWER
THIRD FLOOR: 3	



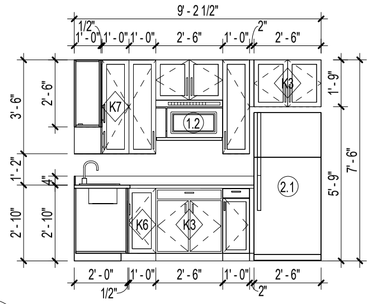
4 TYPICAL KITCHEN ELEVATION K4
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNIT 106, 108



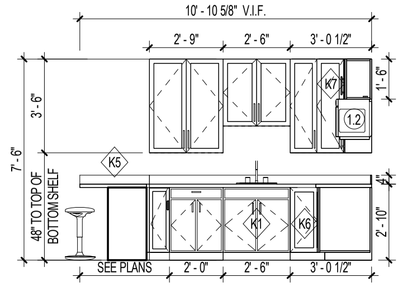
5 TYPICAL KITCHEN ELEVATION K4
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNIT 106, 108



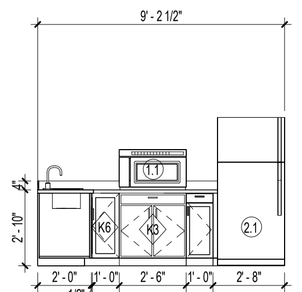
6 KITCHEN ELEVATION - OPTION K4 & K4A
1/4" = 1'-0" FULLY EQUIPPED KITCHEN
K4 : UNITS 106, 108
K4A: UNITS 308,311



7 KITCHEN ELEVATION - OPTION K4A
1/4" = 1'-0" UNITS 308,311

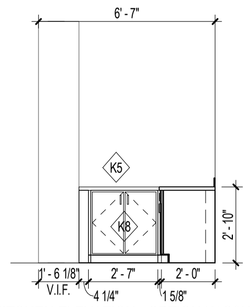


8 KITCHEN ELEVATION - OPTION K4A
1/4" = 1'-0" UNITS 308,311

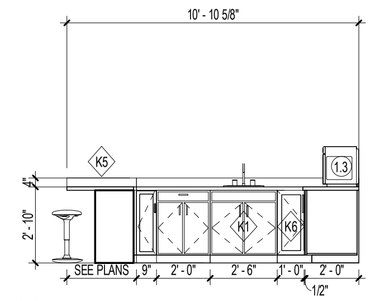


9 KITCHEN ELEVATION - OPTION K4C&K4D
1/4" = 1'-0" K4C: UNIT 218
K4D: UNIT 318

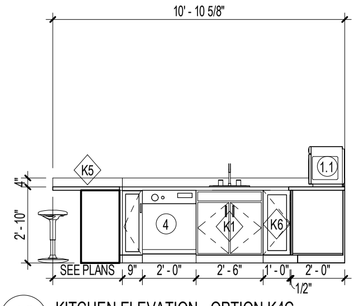
2 UNIT RCP UNIT TYPE C2
1/4" = 1'-0"



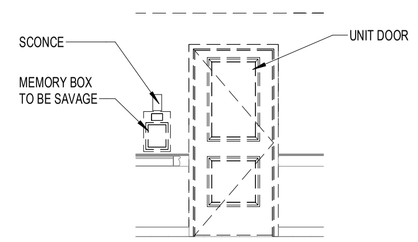
10 KITCHEN ELEVATION - OPTION K4C&K4D
1/4" = 1'-0" K4C: UNIT 218
K4D: UNIT 318



11 KITCHEN ELEVATION - OPTION K4D
1/4" = 1'-0" UNIT 318



12 KITCHEN ELEVATION - OPTION K4C
1/4" = 1'-0" UNIT 218



13 TYP. UNIT DOOR DEMOLITION
1/4" = 1'-0"

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C2

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
C201	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C202	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C203	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C204	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C205	CLOSET	LVP	VIN	GYP	PT	EX	PT	GYP	PT	EX	PT	EX	PT	
C206	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C207	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C208	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C2

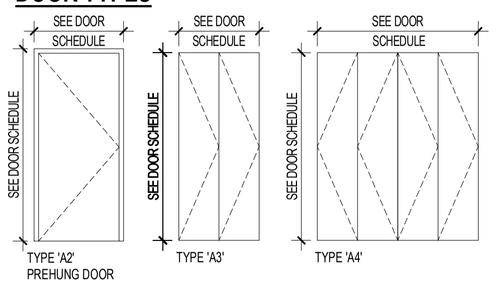
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
C202	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT	2	-	
C202B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C204	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.
C201AE	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	ONLY 311 UNIT
C201BE	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT		-	ONLY 311 UNIT
C202AE	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT		-	ONLY 311 UNIT
C203BE	3' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT		-	ONLY 311 UNIT - SEE OVERALL PLAN
C203E	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT		-	ONLY 311 UNIT

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES

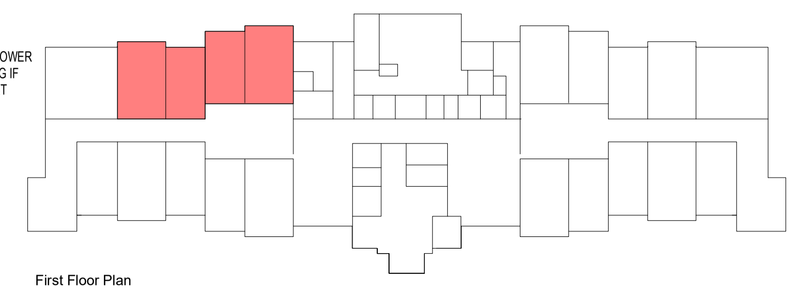


TYPE 'A2' PREHUNG DOOR
TYPE 'A3'
TYPE 'A4'
TYPE 'A5' VERIFY FRAMING BEHIND SHOWER ENCLOSURE AND UPGRADING IF NEEDED FOR DOOR SUPPORT

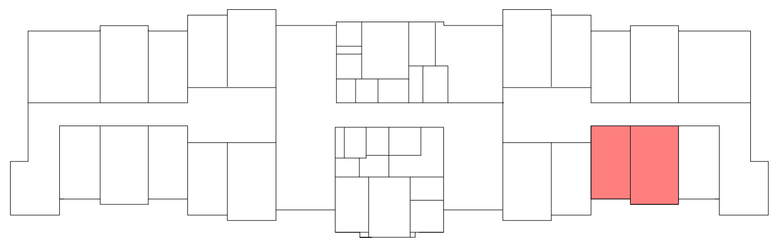
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

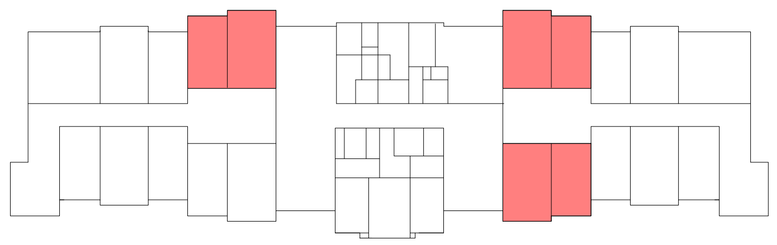
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6" = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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CCHI
Collaborative Community Housing Initiative

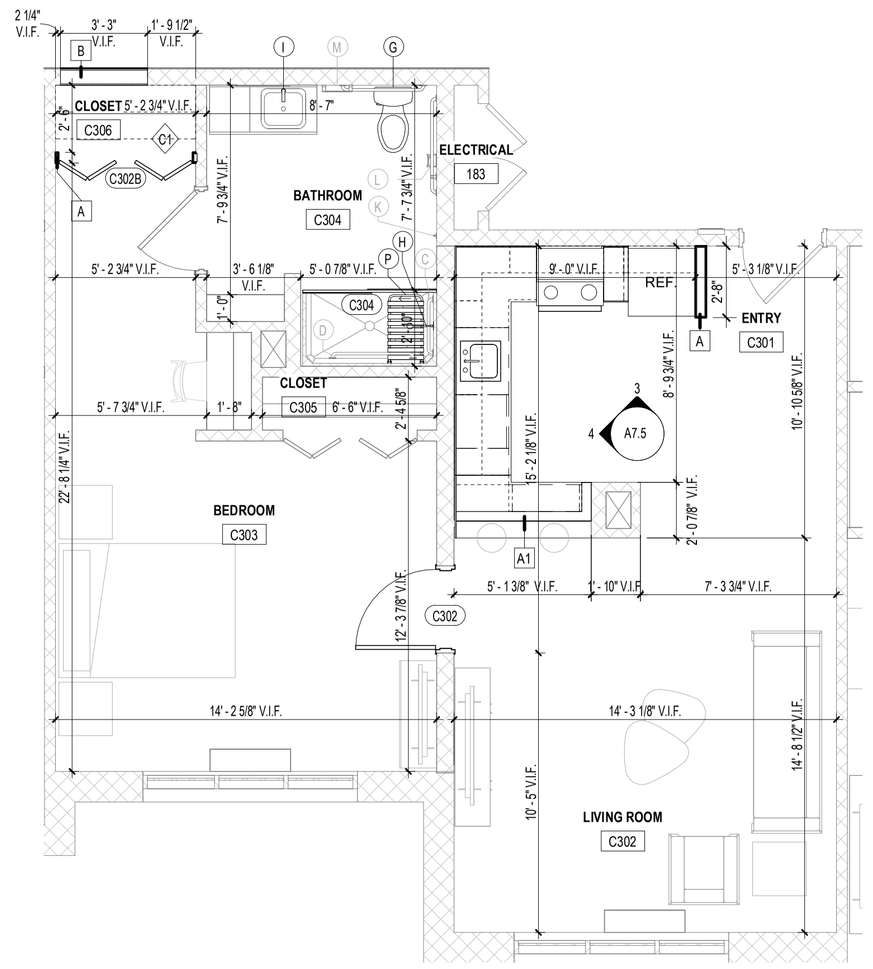
THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C2

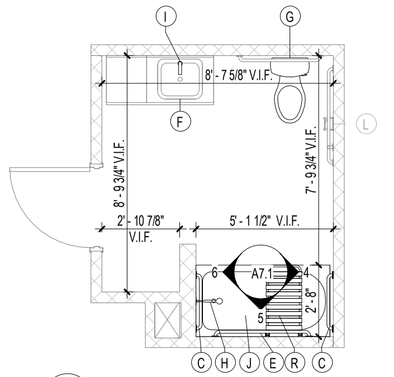
JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE
REVISIONS:

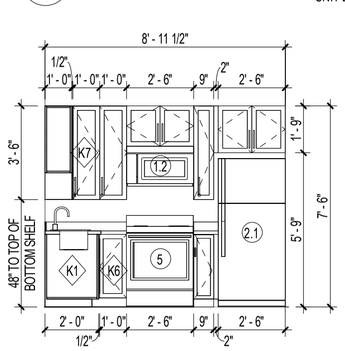
A7.4



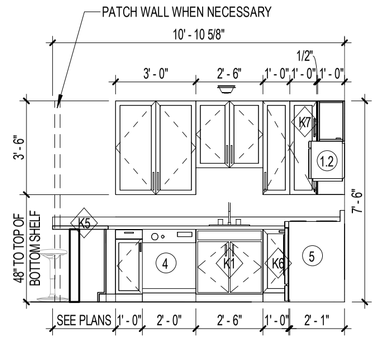
1 UNIT PLAN UNIT TYPE C3
1/4" = 1'-0" 742 sf



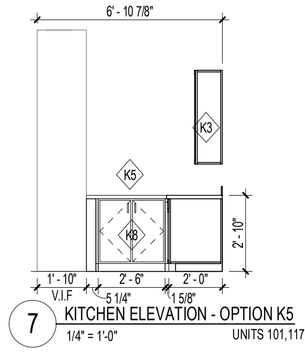
14 BATHROOM TYPE B - 1 BEDROOM UNIT C3
1/4" = 1'-0" UNIT 207



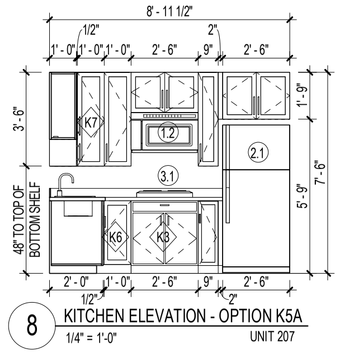
3 TYPICAL KITCHEN ELEVATION - K5
1/4" = 1'-0"



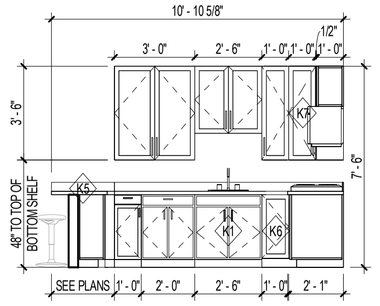
4 TYPICAL KITCHEN ELEVATION - K5
1/4" = 1'-0" FULLY EQUIPPED KITCHEN UNITS 101,117



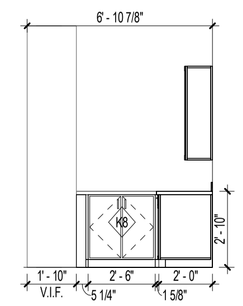
7 KITCHEN ELEVATION - OPTION K5
1/4" = 1'-0" UNITS 101,117



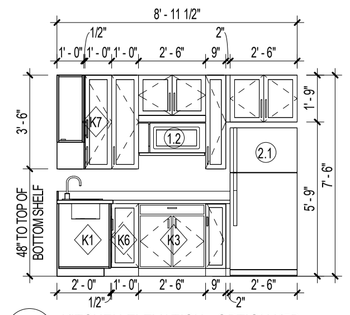
8 KITCHEN ELEVATION - OPTION K5A
1/4" = 1'-0" UNIT 207



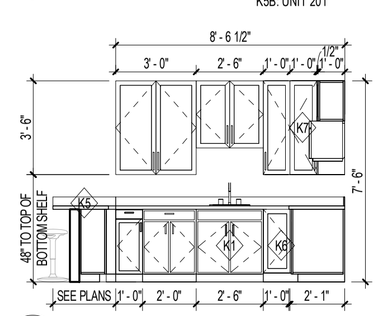
5 KITCHEN ELEVATION - OPTION K5A
1/4" = 1'-0" UNIT 207



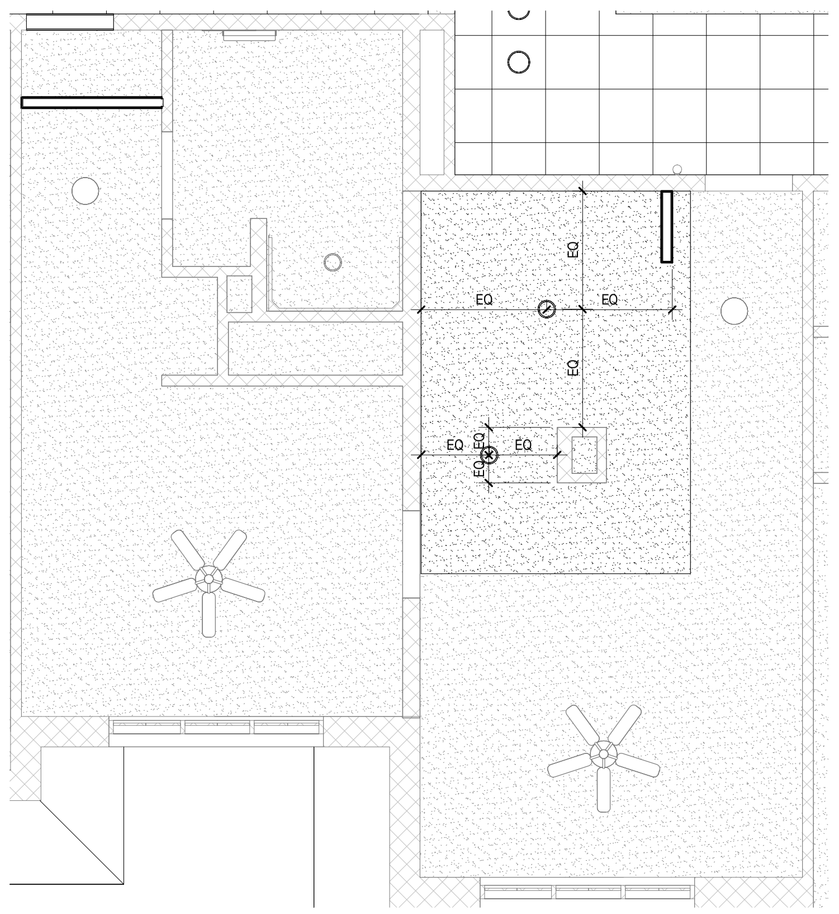
10 KITCHEN ELEVATION - OPTION K5A&KB
1/4" = 1'-0" K5A: UNIT 207 K5B: UNIT 201



11 KITCHEN ELEVATION - OPTION K5B
1/4" = 1'-0" UNIT 201



6 KITCHEN ELEVATION - OPTION K5B
1/4" = 1'-0" UNIT 201



2 UNIT RCP UNIT TYPE C3 Copy 1
1/4" = 1'-0"

UNIT C3 KITCHEN TYPES

NOTES:
- CONFIRM KITCHENTYPES WITH CLIEN...

ROOM NUMBER	TYPE
FIRST FLOOR	
101	K5
117	K5
FIRST FLOOR: 2	
SECOND FLOOR	
201	K5B
207	K5A
SECOND FLOOR: 2	

UNIT C3 BATHROOM TYPE

ROOM NUMBER	TYPE
FIRST FLOOR	
101	SHOWER
117	SHOWER
FIRST FLOOR: 2	
SECOND FLOOR	
201	SHOWER
207	BATHTUB
SECOND FLOOR: 2	

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C3

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL MAT	NORTH WALL FIN	EAST WALL MAT	EAST WALL FIN	SOUTH WALL MAT	SOUTH WALL FIN	WEST WALL MAT	WEST WALL FIN	CEILING MAT	CEILING FIN	REMARKS
C301	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C302	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C303	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C304	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C305	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C306	CLOSET	LVP	VIN	GYP	PT	EX	PT	GYP	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C3

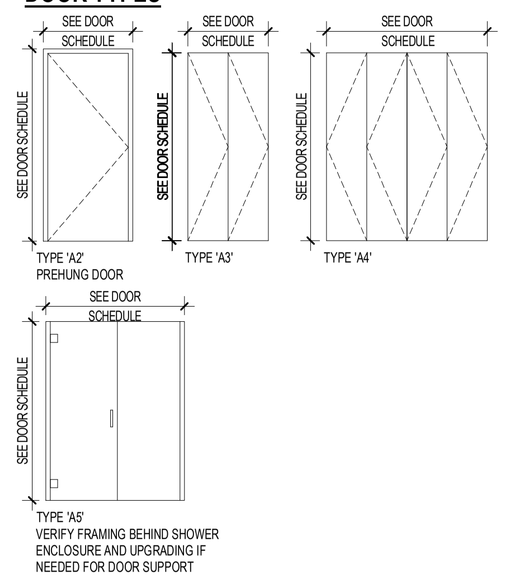
DOOR NO.	DOOR W	DOOR H	DOOR T	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	REMARKS
C302	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT	2	-	
C302B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C304	5' - 0"	6' - 8"	2"	G	-	SS	-		-	V.I.F.

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

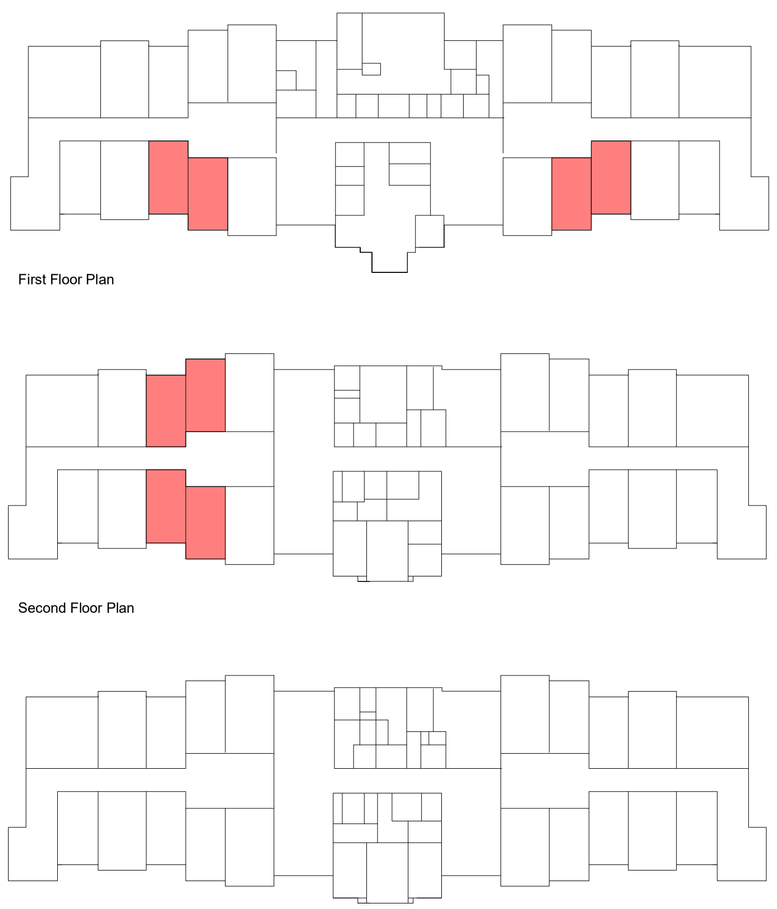
DOOR TYPES



DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



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K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
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4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C3

JOB NUMBER 252012
DATE 09.15.2025

100% PERMIT SET ISSUE
REVISIONS:

A7.5

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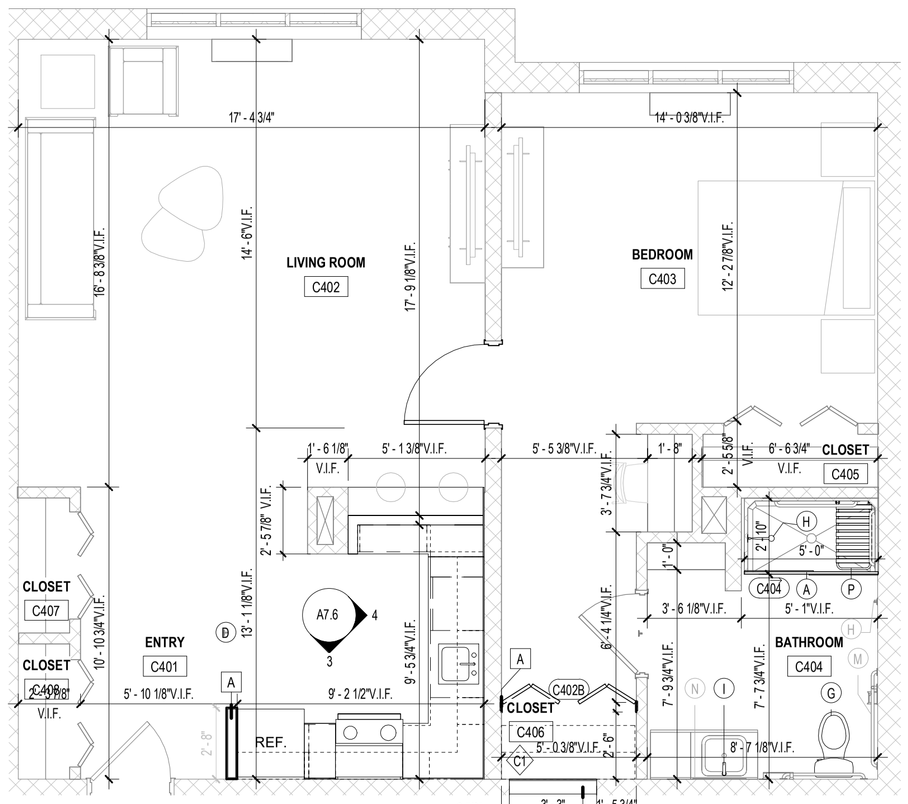
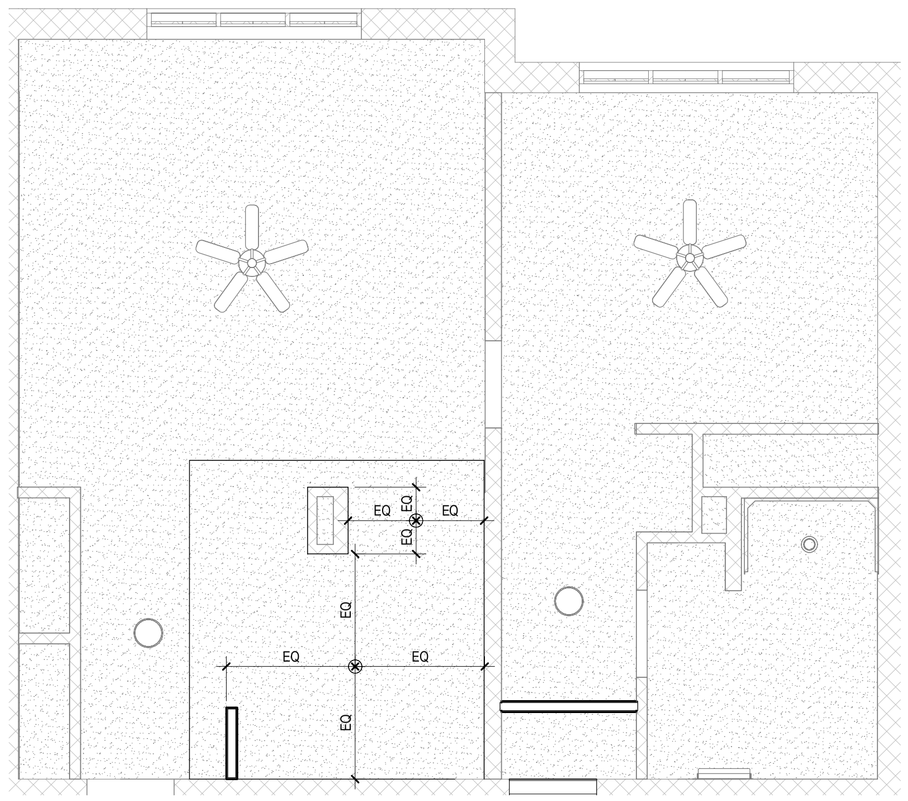
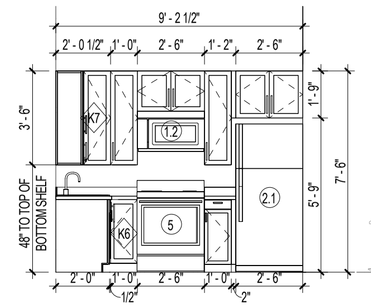


1 UNIT PLAN UNIT TYPE C4
1/4" = 1'-0"

855 sf

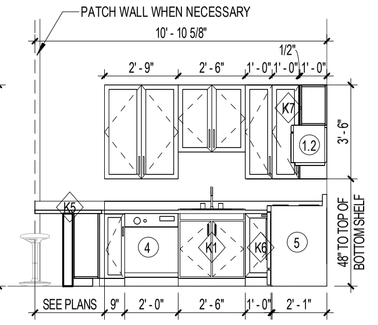


2 UNIT RCP UNIT TYPE C4
1/4" = 1'-0"



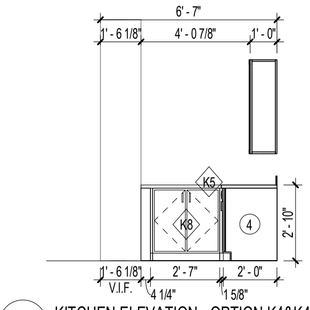
3 TYPICAL KITCHEN ELEVATION - K4
1/4" = 1'-0"

FULLY EQUIPPED KITCHEN
UNIT 215



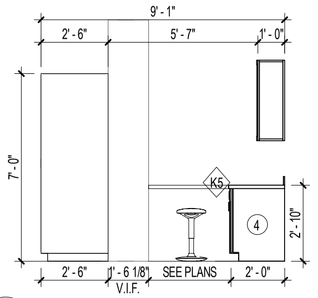
4 TYPICAL KITCHEN ELEVATION - K4&K4B
1/4" = 1'-0"

FULLY EQUIPPED KITCHEN
K4: UNIT 215
K4B: UNIT 313



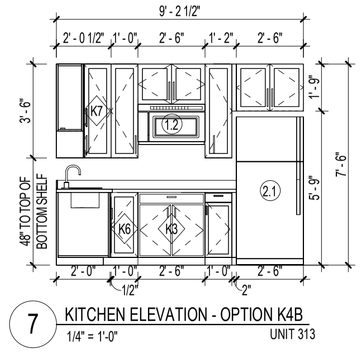
5 KITCHEN ELEVATION - OPTION K4&K4B
1/4" = 1'-0"

K4: UNIT 215
K4B: UNIT 313



6 KITCHEN ELEVATION - OPTION K4
1/4" = 1'-0"

K4: UNIT 215



7 KITCHEN ELEVATION - OPTION K4B
1/4" = 1'-0"

UNIT 313

UNIT C4 KITCHEN TYPES	
NOTES: - CONFIRM KITCHENTYPES WITH CLIEN...	
ROOM NUMBER	TYPE
SECOND FLOOR	
215	K4
SECOND FLOOR: 1	
THIRD FLOOR	
313	K4B
THIRD FLOOR: 1	

UNIT C4 BATHROOM TYPE	
ROOM NUMBER	TYPE
SECOND FLOOR	
215	SHOWER
SECOND FLOOR: 1	
THIRD FLOOR	
313	SHOWER
THIRD FLOOR: 1	

IN UNIT ROOM FINISH SCHEDULE - UNIT TYPE C4

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
C401	ENTRY	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C402	LIVING ROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT	GYP CLG IN THE KITCHEN
C403	BEDROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C404	BATHROOM	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C405	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C406	CLOSET	LVP	VIN	GYP	PT	EX	PT	GYP	PT	EX	PT	EX	PT	
C407	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
C408	CLOSET	LVP	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - UNIT TYPE C4

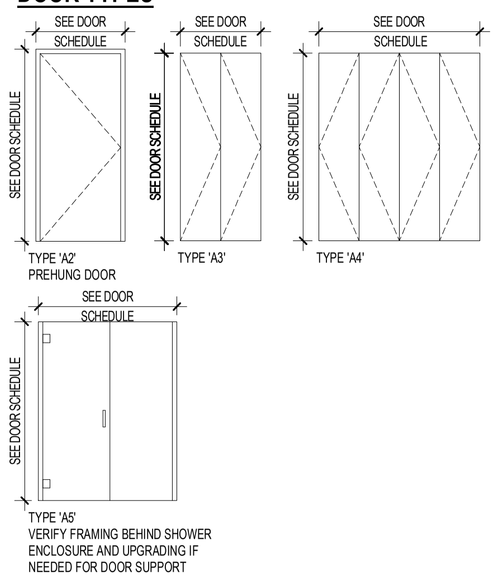
DOOR NO.	DOOR					FRAME		HARDWARE SET	FIRE RATING	REMARKS
	W	H	T	MATERIAL	FINISH	MATERIAL	FINISH			
C402	3' - 0"	7' - 0"	1 3/4"	SP	PT	WD	PT	2	-	
C402B	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
C404	5' - 0"	6' - 8"	2"	G	-	SS	-			V.I.F.

DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

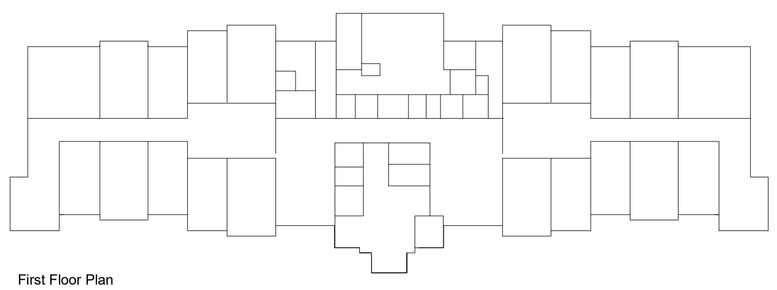
DOOR TYPES



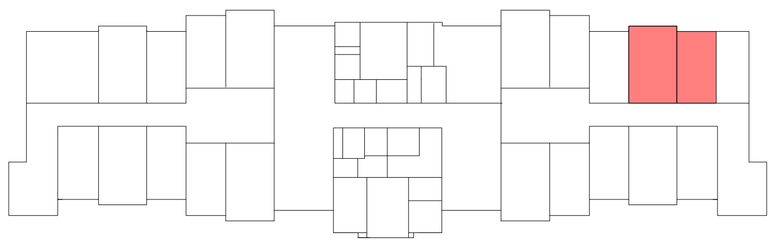
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

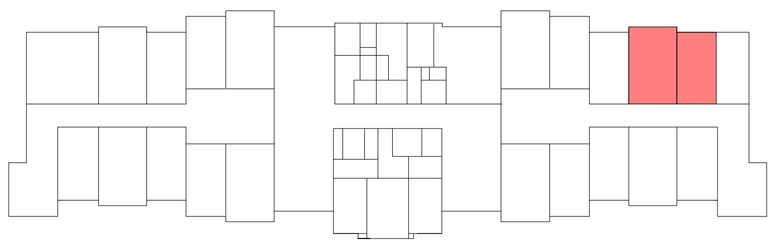
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' – 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2. WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3. CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4. PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

CORDOGAN CLARK
Chicago
Suite 3300
Chicago, IL 60654
715 North Wells Street
Tel 312.943.4771
Fax 312.943.4771
Aurora
Suite 200
Aurora, IL 60506
Tel 630.896.4678
Fax 630.896.4687

CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

UNIT PLAN - UNIT TYPE C4

JOB NUMBER
252012

DATE
09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

A7.6

9/15/2025 10:16:51 PM
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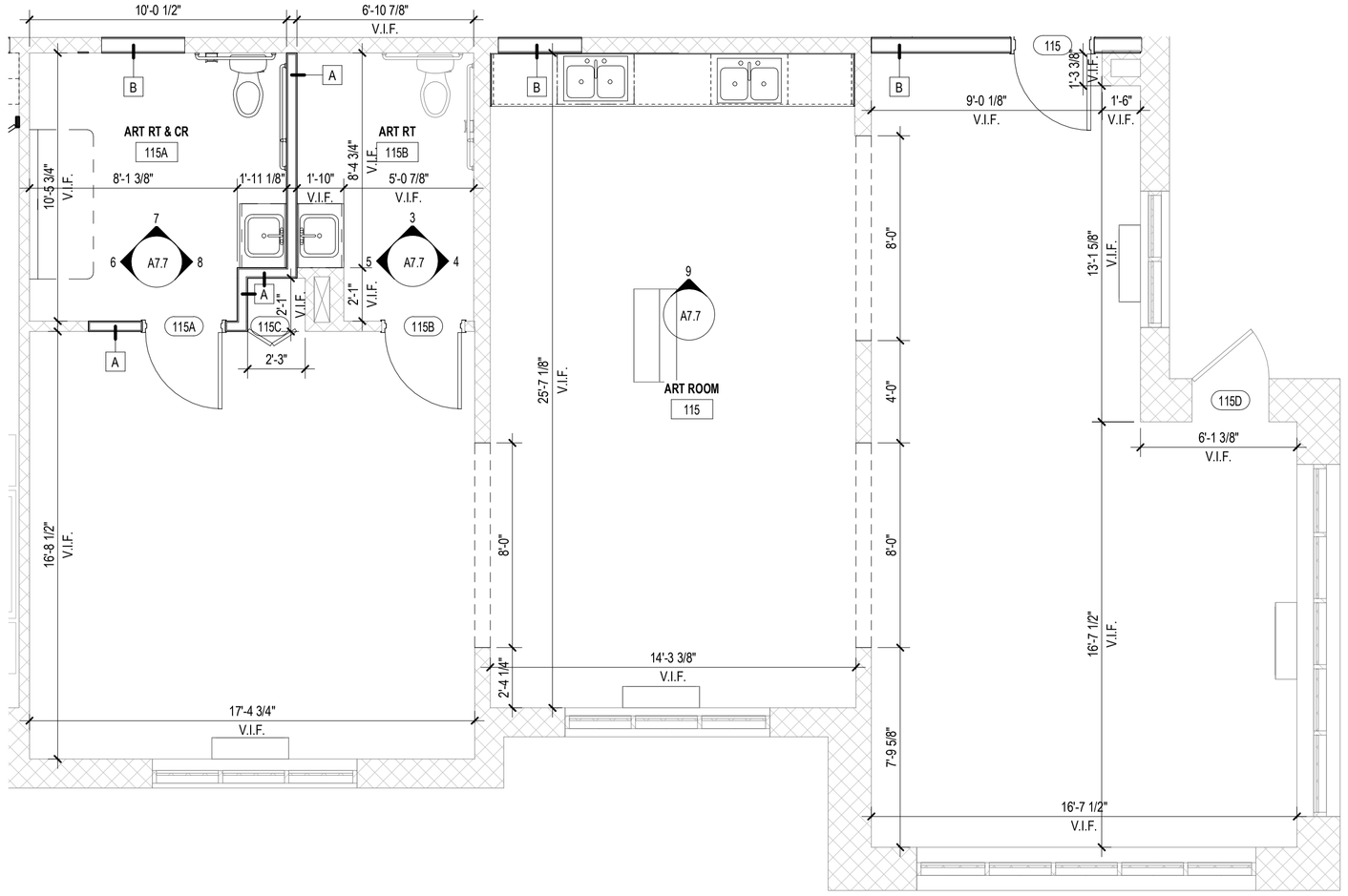
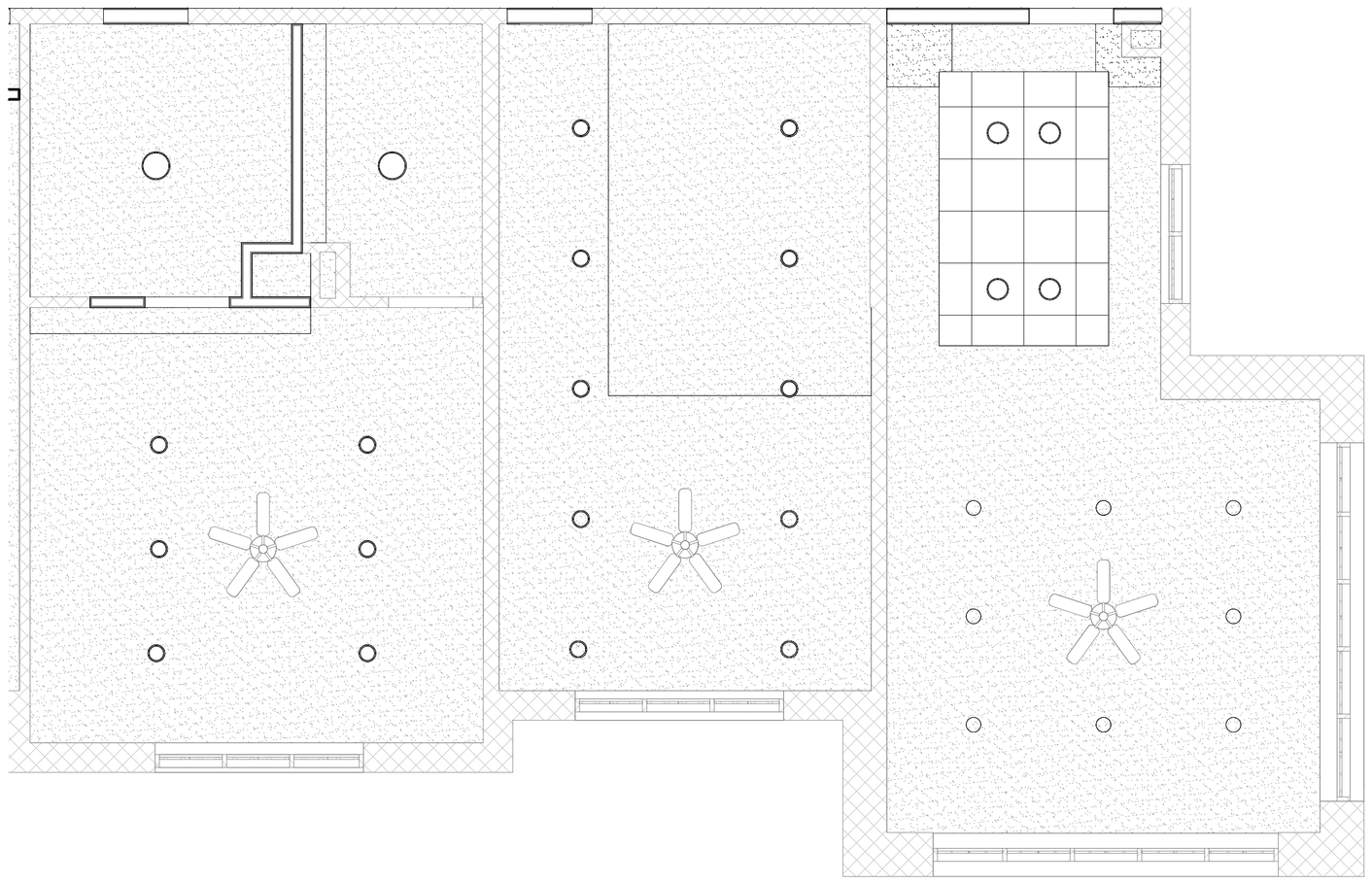
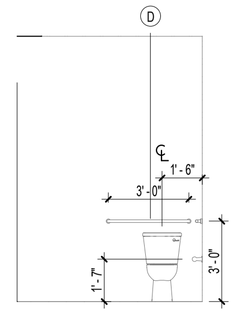


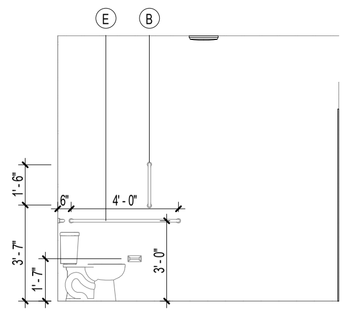
1 UNIT PLAN ARTROOM
1/4" = 1'-0"



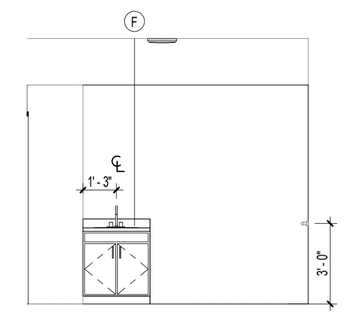
2 UNIT RCP UNIT ART ROOM
1/4" = 1'-0"



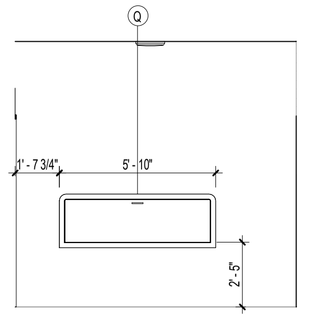
3 ART RT NORTH ELEVATION
1/4" = 1'-0"



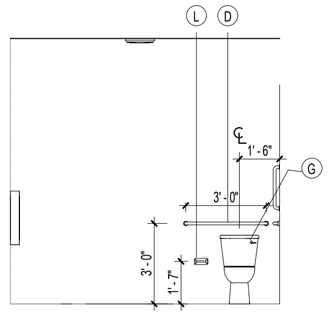
4 ART RT EAST ELEVATION
1/4" = 1'-0"



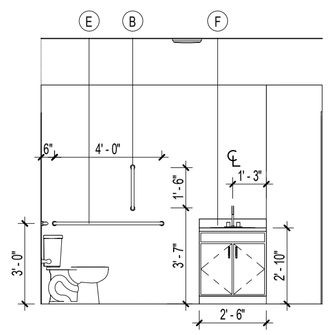
5 ART RT WEST ELEVATION
1/4" = 1'-0"



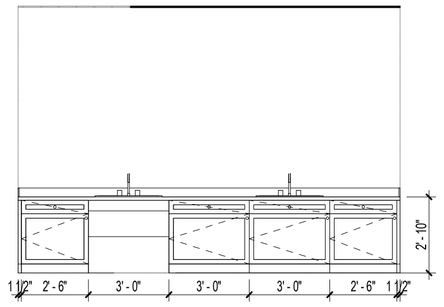
6 ART RT & CR WEST ELEVATION
1/4" = 1'-0"



7 RT RT & CR NORTH ELEVATION
1/4" = 1'-0"



8 RT RT & CR EAST ELEVATION
1/4" = 1'-0"



9 KITCHEN ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE - ART ROOM

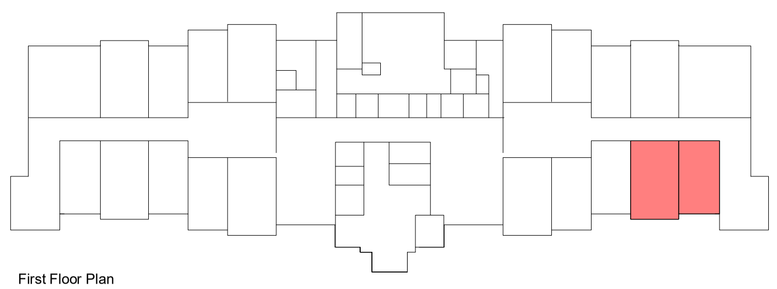
ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
115	ART ROOM	LVT	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	GYP+PT CLG
115A	ART RT & CR	LVP	VIN	GYP	PT	GYP	PT	GYP	PT	EX	PT	EX	PT	
115B	ART RT	LVP	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	EX	PT	

LEGEND

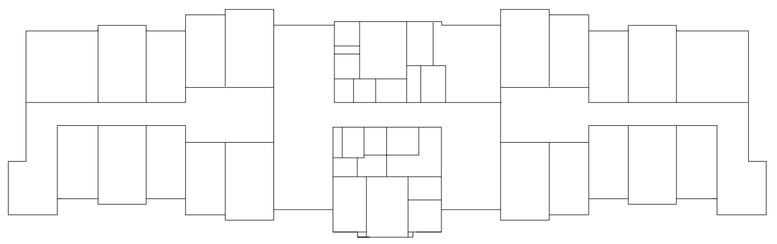
RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

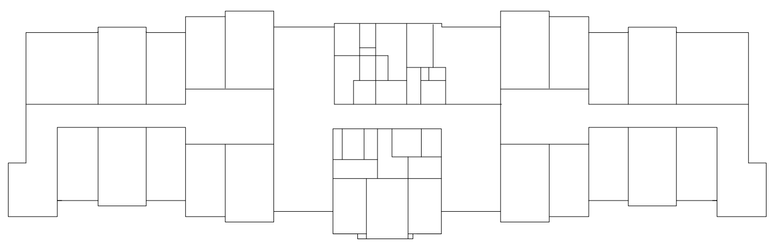
NOTE:
1. REFER TO SHEET A8.1 FOR DOOR DIMENSIONS AND DETAILS.



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' – 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - ART ROOM

JOB NUMBER
252012

DATE
09.15.2025

100% PERMIT SET ISSUE

REVISIONS:

A7.7

9/15/2025 10:17:07 PM
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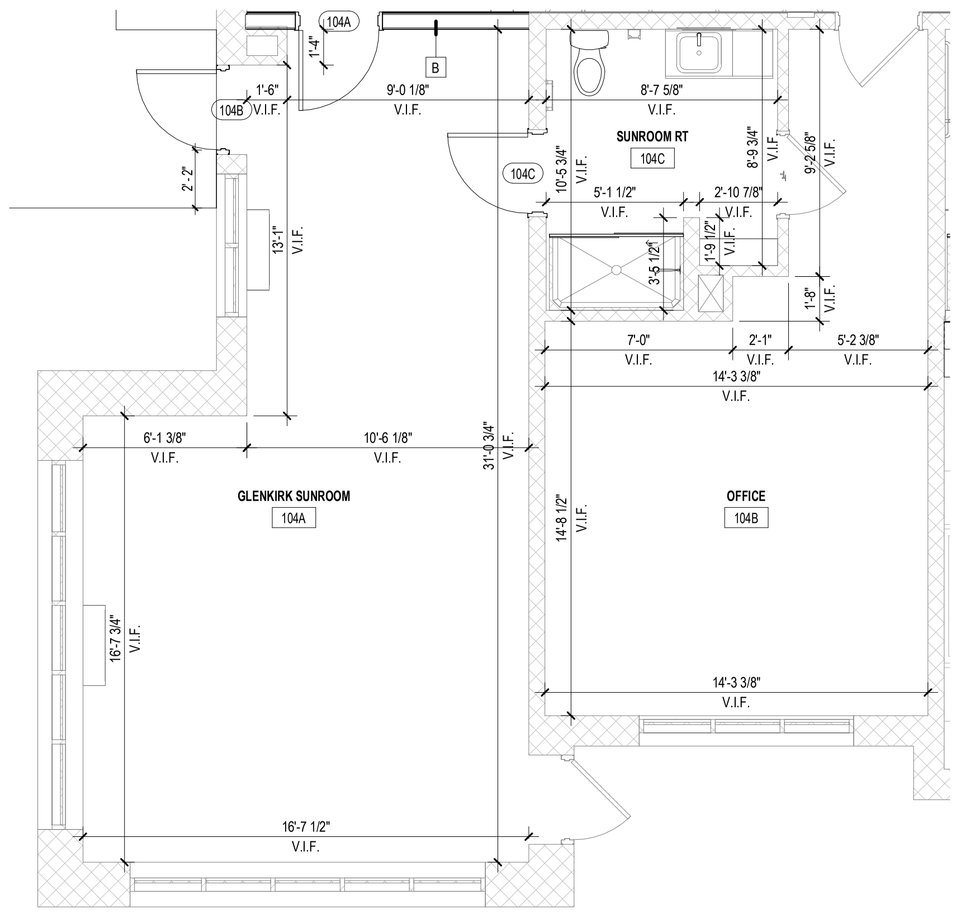
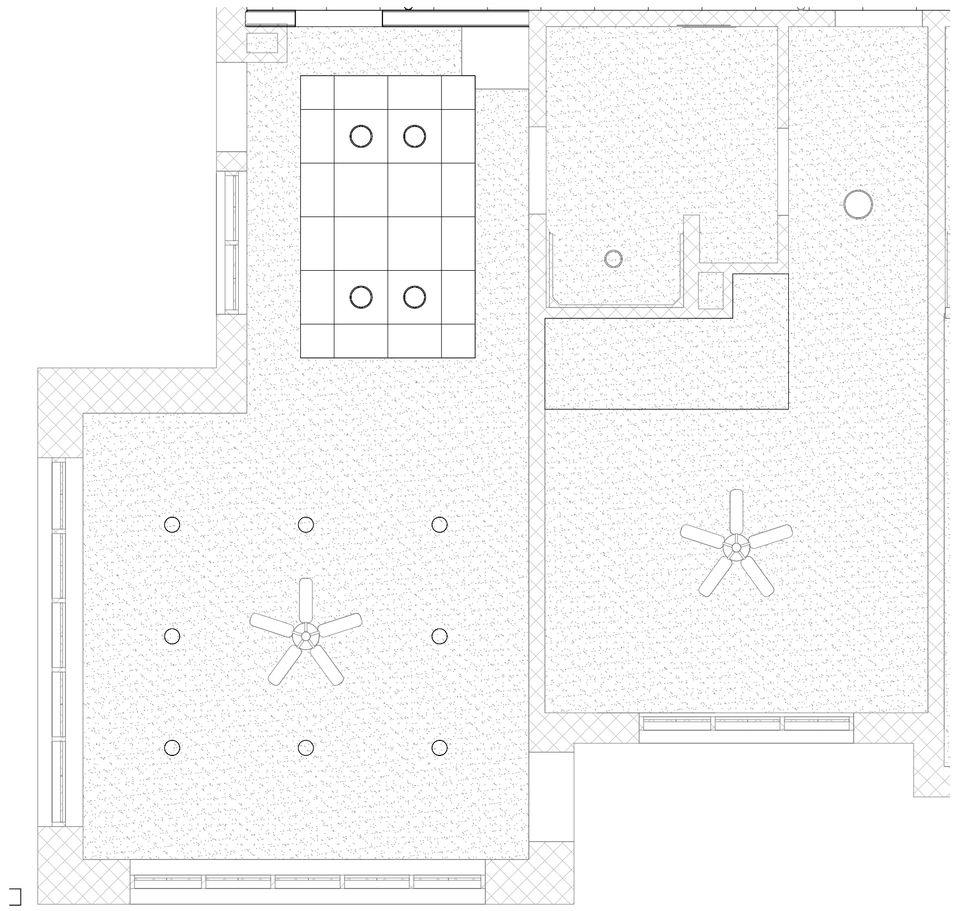
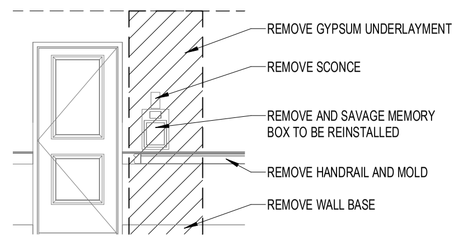


1 UNIT PLAN GLENKIRK SUNROOM
1/4" = 1'-0"



2 UNIT RCP GLENKIRK SUNROOM
1/4" = 1'-0"

PARTIALLY REMOVE EXISTING CONSTRUCTION IN MARKED AREA AS REQUIRED FOR NEW PIPING. COORDINATE SAWCUTS WITH PLUMBING AND STRUCTURE. PATCH AND RESTORE TO MATCH ADJACENT CONDITIONS.



3 CORRIDOR DOOR UNIT WALL DEMOLITION
1/4" = 1'-0"

ROOM FINISH SCHEDULE - GLENKIRK SUNROOM

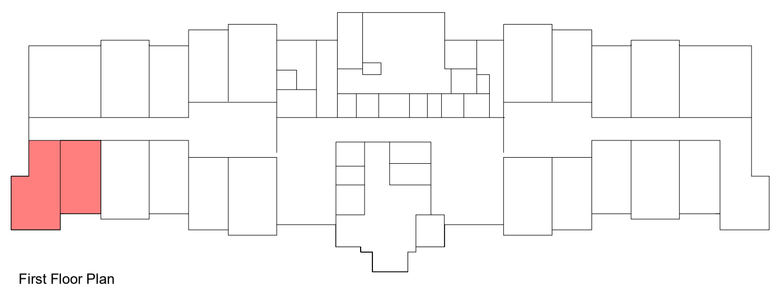
ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
104A	GLENKIRK SUNROOM	LVT/VIN	VIN	GYP	PT	EX	PT	EX	PT	EX	PT	ACT	-	EX+PT CLG
104B	OFFICE	MCPT/VIN	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	
104C	SUNROOM RT	CT	VIN	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

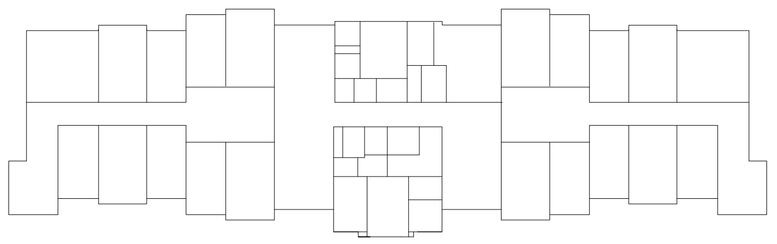
RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

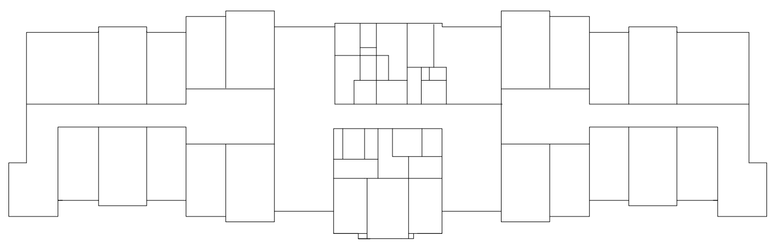
NOTE:
1. REFER TO SHEET A8.1 FOR DOOR DIMENSIONS AND DETAILS.



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
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K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
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CCH
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - GLENKIRK SUNROOM

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

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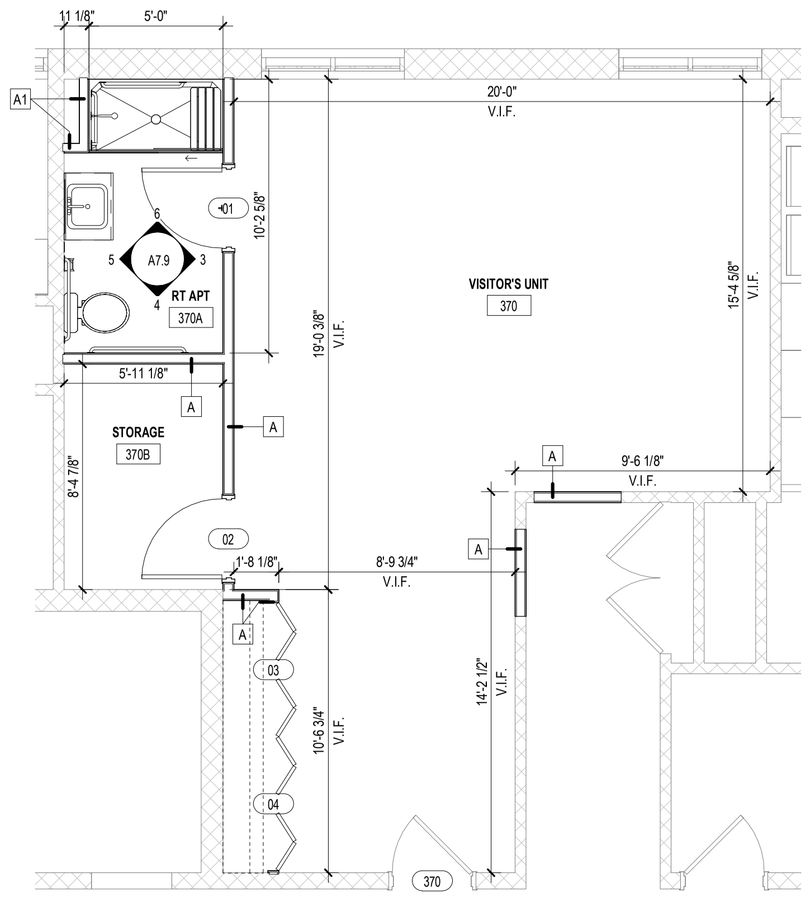
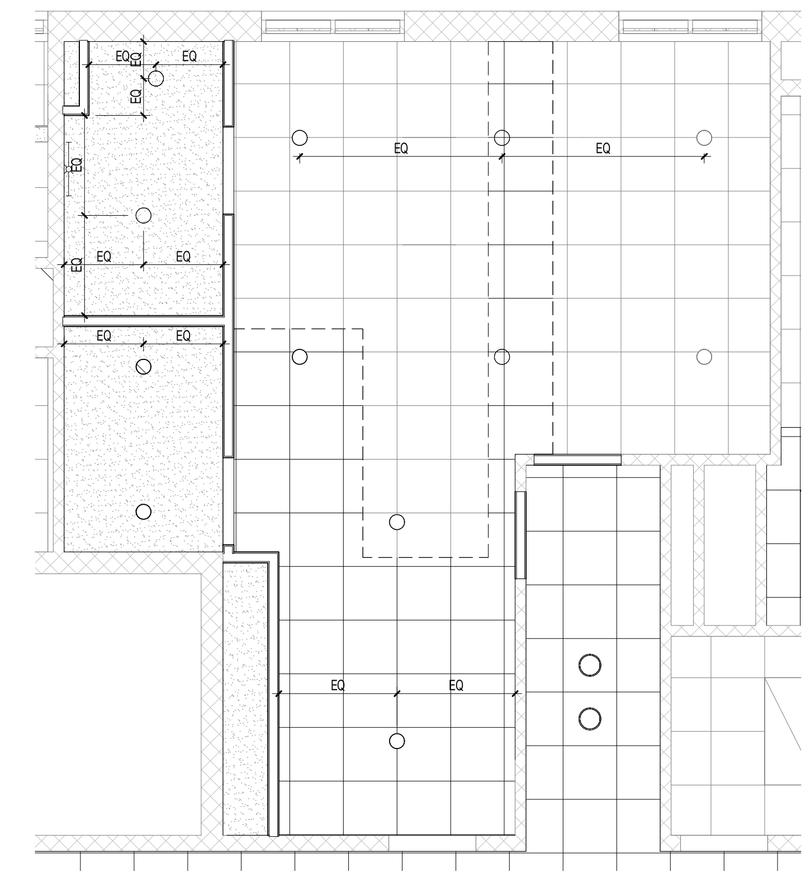
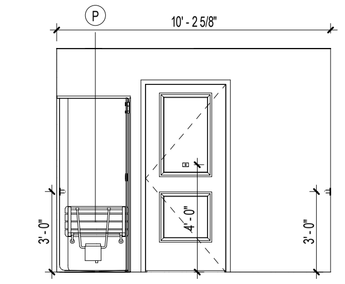


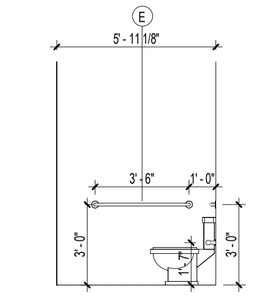
1 UNIT PLAN EXTRA APT FOR VISITING
1/4" = 1'-0"



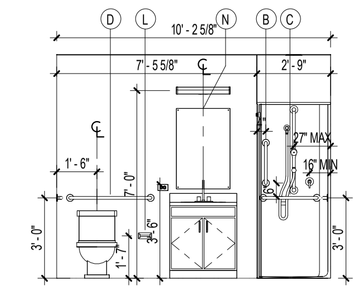
2 UNIT RCP UNIT EXTRA APARTMENT FOR VISITING
1/4" = 1'-0"



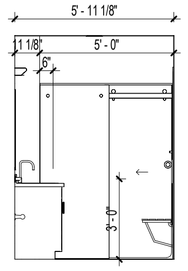
3 BATHROOM ELEVATION
1/4" = 1'-0"



4 BATHROOM ELEVATION
1/4" = 1'-0"



5 BATHROOM ELEVATION
1/4" = 1'-0"



6 BATHROOM ELEVATION
1/4" = 1'-0"

IN UNIT ROOM FINISH SCHEDULE - VISITING APARTMENT

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
370	VISITOR'S UNIT	LVP	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	ACT	-	GYP+PT CLG BATHROOM AND STOR
370A	RT APT	LVP	VIN	EX	PT	GYP	PT	GYP	PT	EX	PT	GYP	PT	
370B	STORAGE	LVP	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	GYP	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
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2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

IN UNIT DOOR AND FRAME SCHEDULE - VISITING APARTMENT

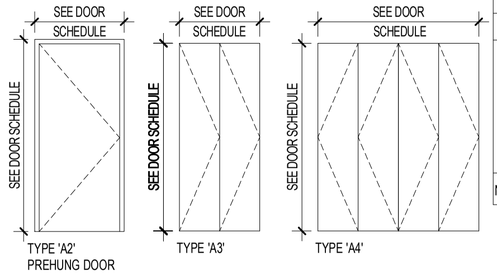
DOOR NO.	DOOR					FRAME		HARDWARE SET	FIRE RATING	REMARKS
	W	H	T	MATERIAL	FINISH	MATERIAL	FINISH			
01	3' - 0"	7' - 0"	1 3/4"	SP	PT	HM	PT	2	45 MIN	
02	3' - 0"	7' - 0"	1 3/4"	SP	PT	HM	PT	2	45 MIN	
03	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	
04	5' - 0"	6' - 8"	1 1/2"	SP	PT	WD	PT	4	-	

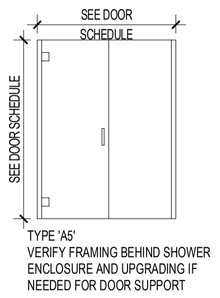
DOOR & FRAME LEGEND

WD - SOLID CORE WOOD	SP - SOLID PARTICLE BOARD	G - SOLID GLAZING	SS - STAINLESS STEEL
PT - PAINT			

NOTES: SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS
PROVIDE THE ENTRANCE LOCKSET AND UNIT HARDWARE SET FOR UNIT ENTRANCE PER THE OWNER'S REQUIREMENT.

DOOR TYPES

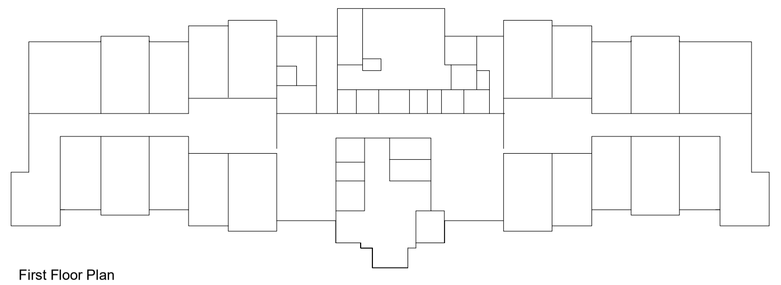




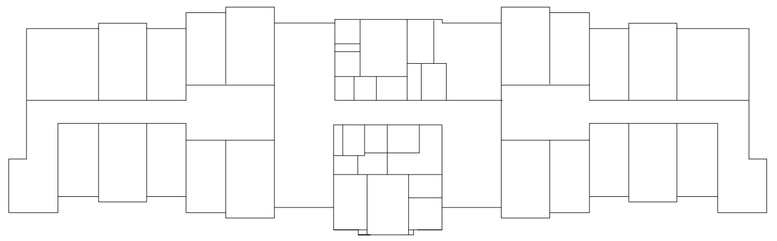
DOOR HARDWARE SCHEDULE

SET	DESCRIPTION	SET	DESCRIPTION
1	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - STRAIGHT ROLLER STOP	3	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - HINGE LIMITER
2	- 1 1/2 PR BUTT HINGES - PRIVACY LOCKSET - WALL STOP	4	- BI-FOLD TRACK - PR 5" WIRE PULLS

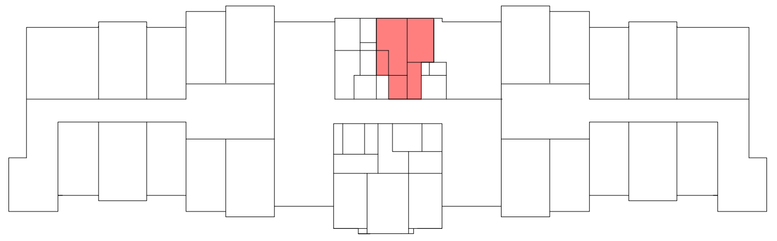
NOTE: ALL SWING DOORS TO HAVE ADA COMPLIANT LEVER TRIM



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
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J	BATHTUB	REFER TO SPEC
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P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
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KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
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2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

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K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6" = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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CCHI
Collaborative Community Housing Initiative

THE COMMONS
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HIGHLAND PARK, IL 60035

ENLARGED PLAN - VISITOR'S UNIT

JOB NUMBER 252012
DATE 09.15.2025

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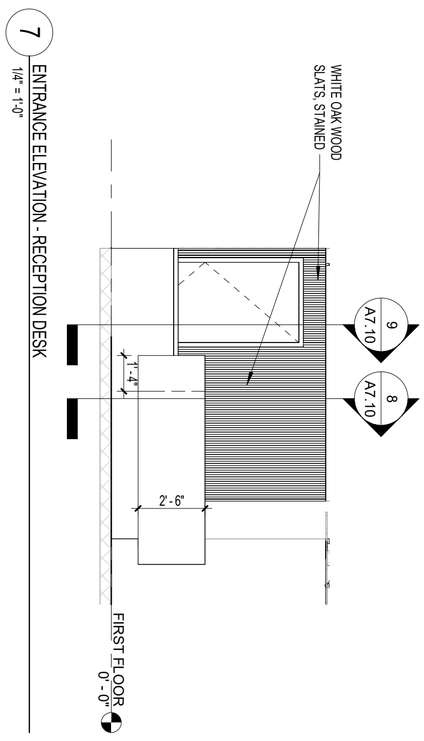
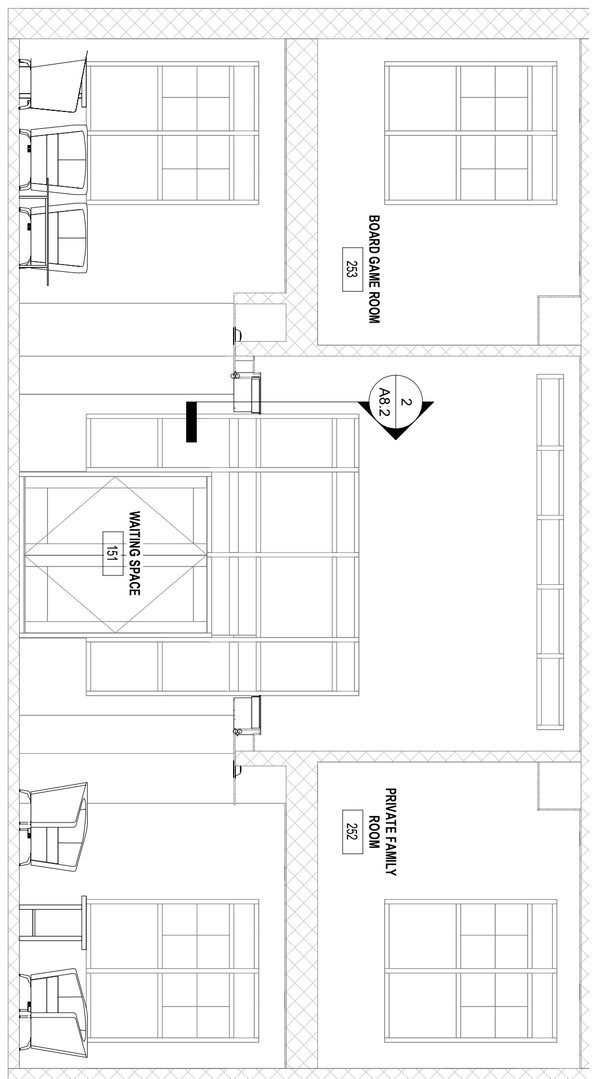
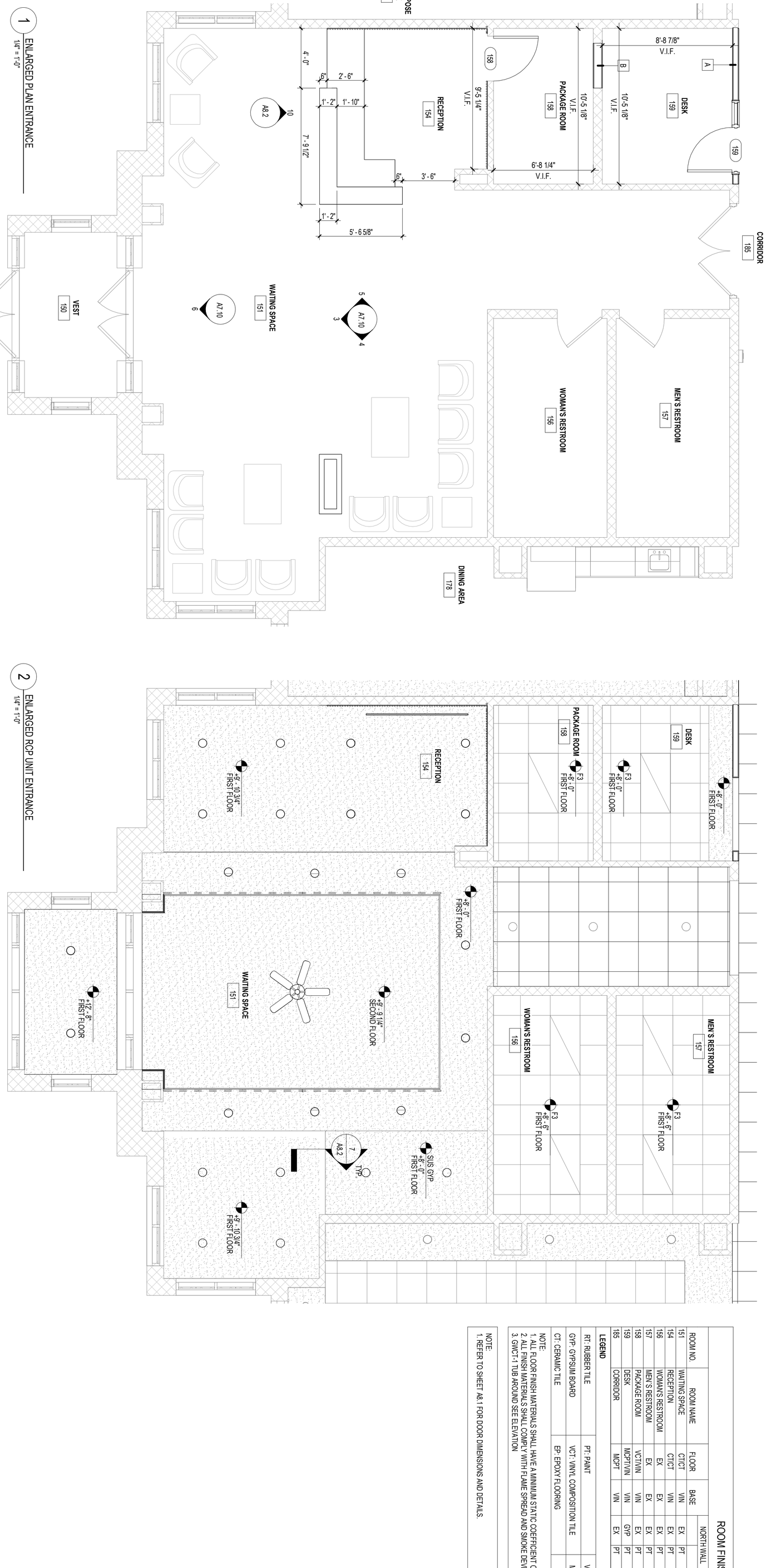


7 ENTRANCE ELEVATION - RECEPTION DESK
1/4" = 1'-0"

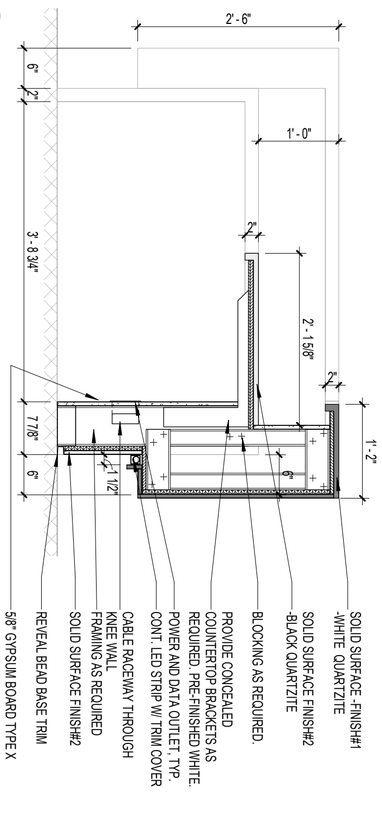


3 ENTRANCE ELEVATION
1/4" = 1'-0"

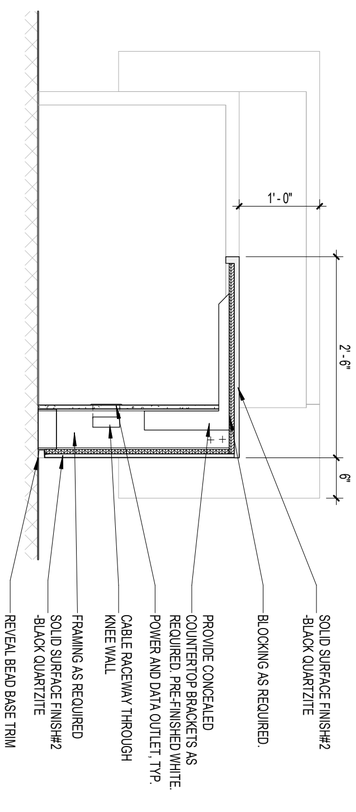


2 ENLARGED RCP UNIT ENTRANCE
1/4" = 1'-0"

5 ENTRANCE ELEVATION
1/4" = 1'-0"



8 ENTRANCE DETAIL - RECEPTION DESK
3/4" = 1'-0"



9 ENTRANCE DETAIL - RECEPTION DESK1
3/4" = 1'-0"

6 DEMOLITION RECEPTION ENTRY ELEVATION
1/4" = 1'-0"

ROOM FINISH SCHEDULE - ENTRANCE

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN		MAT
151	WAITING SPACE	CT/CT	V/N	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
154	RECEPTION	CT/CT	V/N	EX	PT	EX	PT	EX	PT	EX	PT	GYP	PT		
156	WOMAN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
157	MEN'S RESTROOM	EX	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
158	PACKAGE ROOM	VCT/V/N	V/N	EX	PT	EX	PT	EX	PT	EX	PT	EX	-		
159	DESK	MCPT/V/N	V/N	EX	PT	GYP	PT	EX	PT	EX	PT	EX	-		
185	CORRIDOR	MCPT	V/N	EX	PT	EX	PT	EX	PT	EX	PT	ACT	-		

LEGEND

RT: RUBBER TILE
GYP: GYPSUM BOARD
CT: CERAMIC TILE
PT: PAINT
VCT: VINYL COMPOSITION TILE
EP: EPOXY FLOORING
V/N: VINYL BASE
MCPT: MODULAR CARPET TILE
LVT: LUXURY VINYL TILE
EX: EXISTING

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

NOTE:
1. REFER TO SHEET A8.1 FOR DOOR DIMENSIONS AND DETAILS.

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REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

ENLARGED PLAN - ENTRANCE

THE COMMONS
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HIGHLAND PARK, IL 60035

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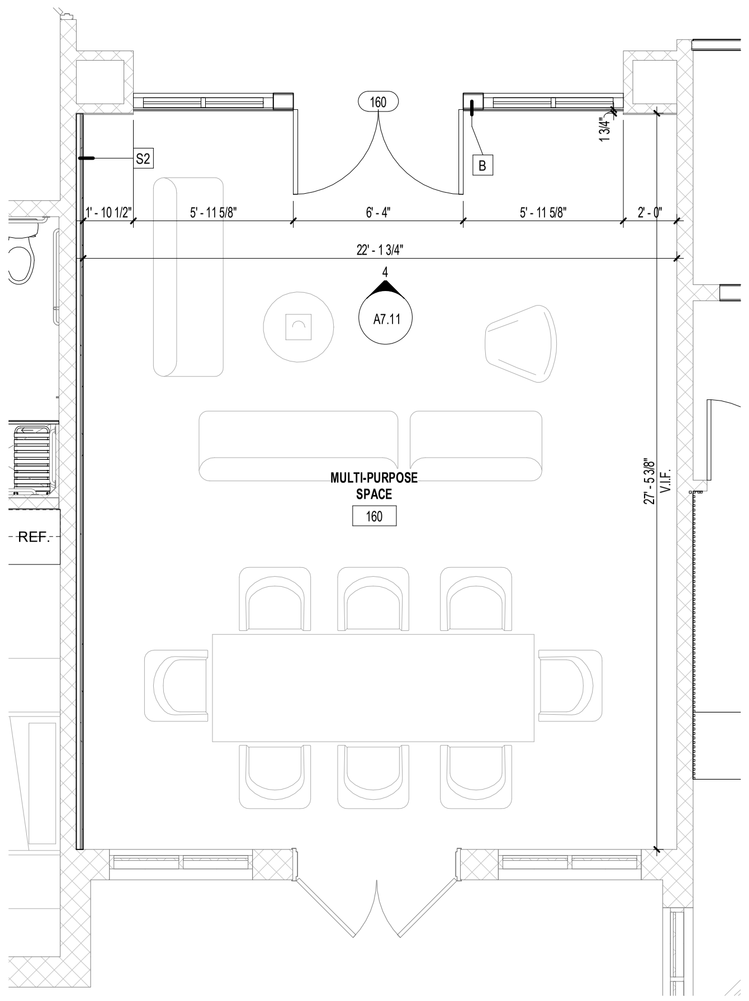
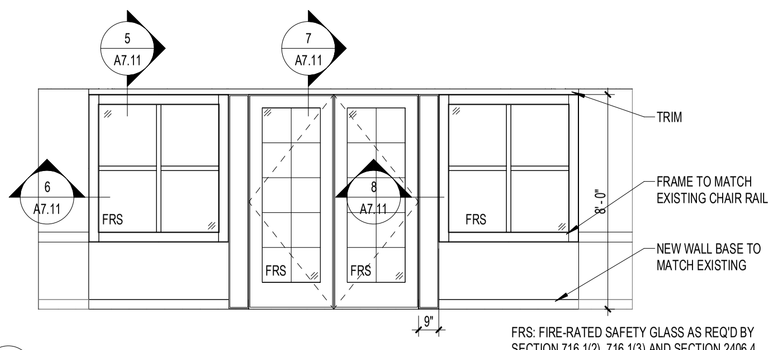
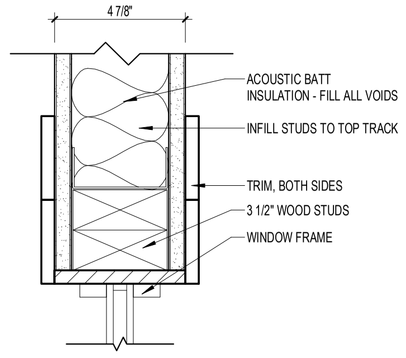


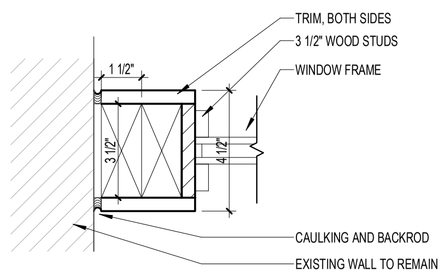
1 MULTI-PURPOSE SPACE
1/4" = 1'-0"



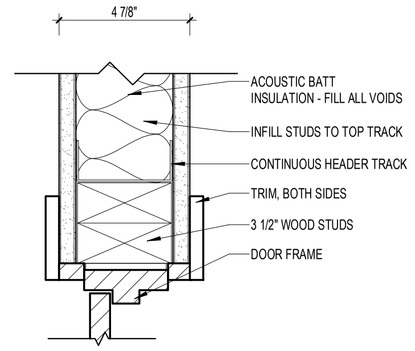
4 TYP. COMMON SPACES ELEVATION
1/4" = 1'-0"



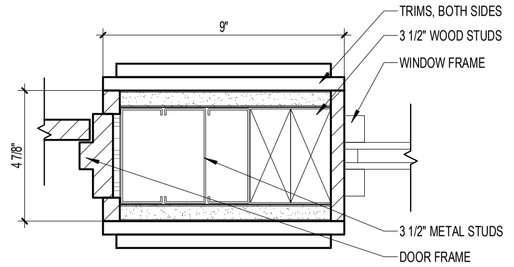
5 HEAD DETAIL @ WINDOW
3" = 1'-0"



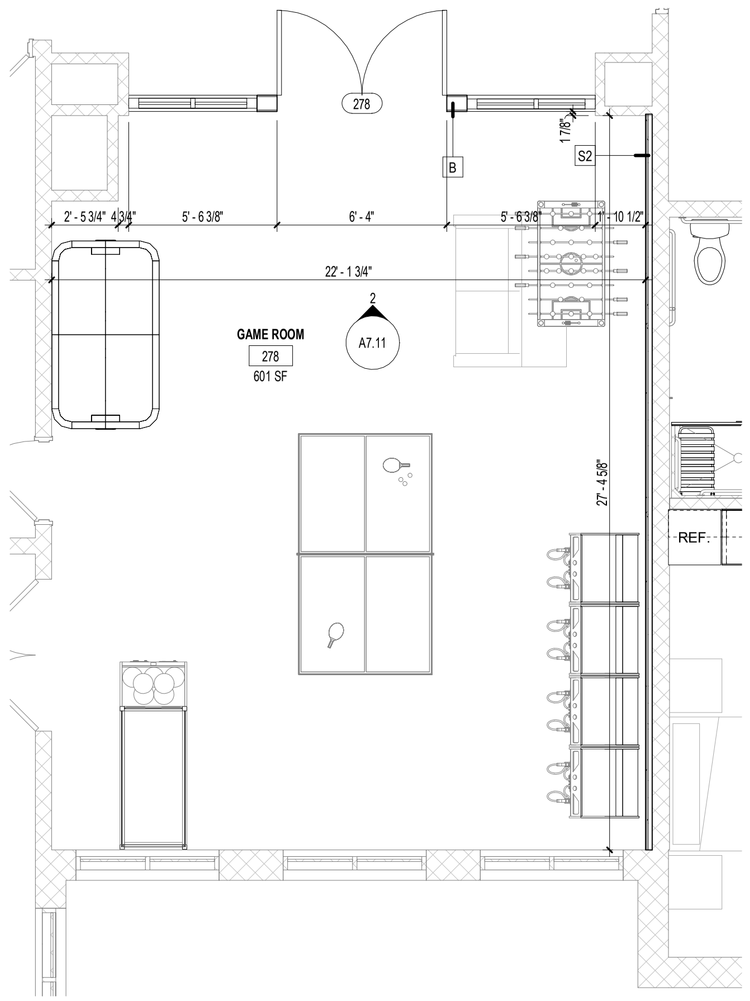
6 JAMB DETAIL @ WINDOW/EXISTING WALL
3" = 1'-0"



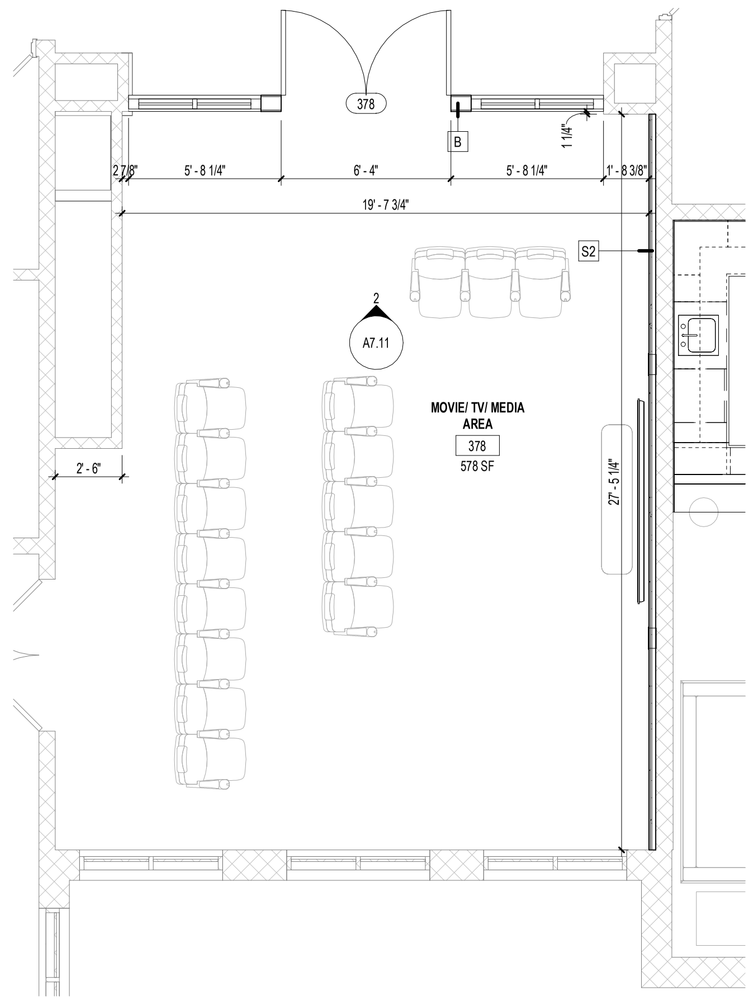
7 HEAD DETAIL @ WOOD DOOR
3" = 1'-0"



8 JAMB DETAIL @ WOOD DOOR AND WINDOW
3" = 1'-0"



2 GAME ROOM
1/4" = 1'-0"



3 MOVIE/ TV/ MEDIA AREA
1/4" = 1'-0"

ROOM FINISH SCHEDULE -COMMON SPACES

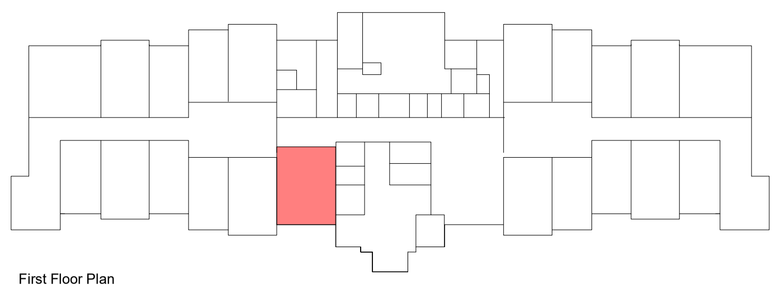
ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
160	MULTI-PURPOSE SPACE	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	EX	-	
260	COMMUNITY KITCHEN	LVT	VIN	-	-	EX	PT	EX	PT	GYP	PT	ACT	-	
276	GAME ROOM	MCPT	VIN	GYP	PT	GYP	PT	EX	PT	EX	PT	ACT	-	
360	COMMUNITY KITCHEN	LVT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	EX	-	
378	MOVIE/ TV/ MEDIA AREA	MCPT	VIN	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT	-	

LEGEND

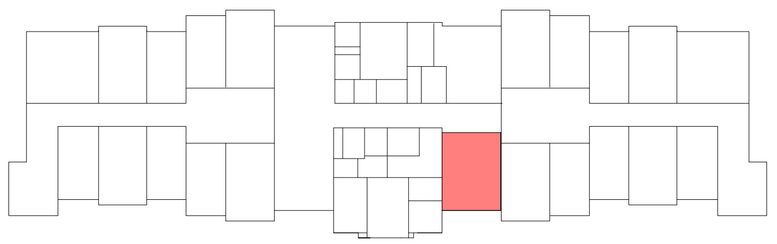
RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
CT: CERAMIC TILE	EP: EPOXY FLOORING		

NOTE:
1. ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

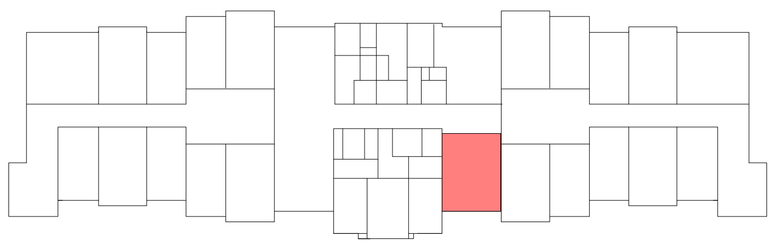
NOTE:
1. REFER TO SHEET A8.1 FOR DOOR DIMENSIONS AND DETAILS.



First Floor Plan



Second Floor Plan



Third Floor Plan

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
B	18" STAINLESS STEEL GRAB BAR	REFER TO SPEC
C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

KITCHEN APPLIANCE SCHEDULE

	APPLIANCE	MANUF. MODEL #
1.1	COUNTER TOP MICROWAVE	REFER TO SPEC
1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
2.1	REFRIGERATOR-FREEZER 30" WIDTH	REFER TO SPEC
2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6' = 3 BRACKETS. CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 68" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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HIGHLAND PARK, IL 60035

ENLARGED PLAN - COMMON SPACES

JOB NUMBER 252012
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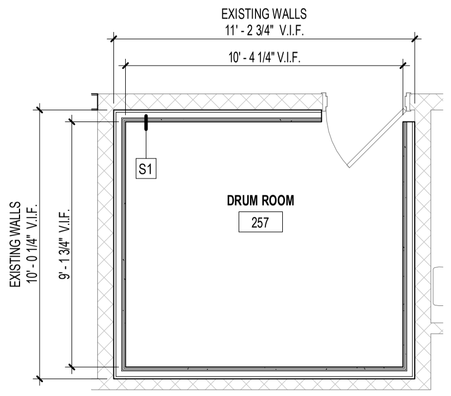
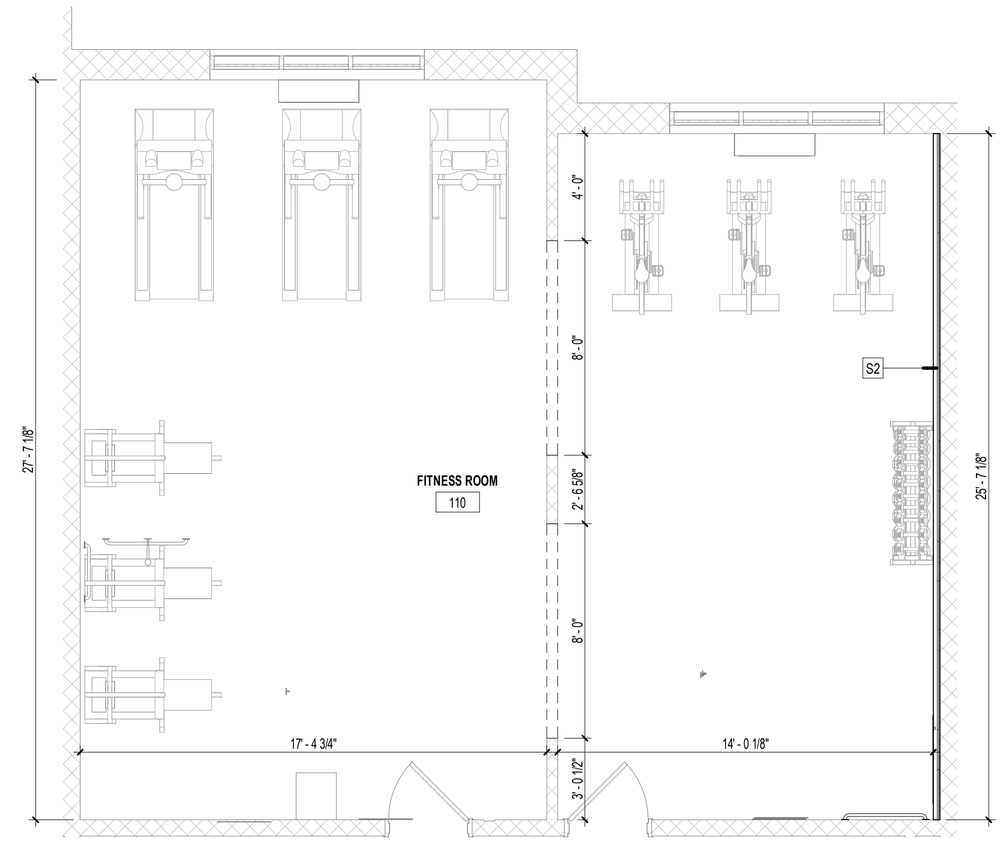


1 DRUM ROOM
1/4" = 1'-0"



2 FITNESS ROOM
1/4" = 1'-0"

ROOM FINISH SCHEDULE - COMMON SPACES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	
110	FITNESS ROOM	RT	VIN	EX	PT	EX	PT	EX	PT	GYP	PT	EX	PT	
257	DRUM ROOM	MCPT/VIN	EX	EX	PT	EX	PT	EX	PT	EX	PT	EX	PT	

LEGEND

RT: RUBBER TILE	PT: PAINT	VIN: VINYL BASE	LVT: LUXURY VINYL TILE
GYP: GYPSUM BOARD	VCT: VINYL COMPOSITION TILE	MCPT: MODULAR CARPET TILE	EX: EXISTING
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NOTE:
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2. ALL FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS.
3. GWCT-1 TUB AROUND SEE ELEVATION

PLUMBING ACCESSORY SCHEDULE

	ACCESSORY	MANUF. MODEL #
A	SHOWER DOORS - SEE DOOR SCHEDULE	REFER TO SPEC
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C	24" STAINLESS STEEL GRAB BAR	REFER TO SPEC
D	36" STAINLESS STEEL GRAB BAR	REFER TO SPEC
E	42" STAINLESS STEEL GRAB BAR	REFER TO SPEC
F	QUARTZITE COUNTERTOP VANITY TOP & SINK BOWL W REAR DRAIN	REFER TO SPEC
G	WATER CLOSET	REFER TO SPEC
H	SHOWER HEAD	REFER TO SPEC
I	FAUCET	REFER TO SPEC
J	BATHTUB	REFER TO SPEC
K	ACCESIBLE ROBE HOOK	REFER TO SPEC
L	ACCESIBLE TOILER PAPER HOLDER	REFER TO SPEC
M	ACCESIBLE TOWEL BAR	REFER TO SPEC
N	MIRROR	REFER TO SPEC
O	CURTAIN ROD	REFER TO SPEC
P	SHOWER SEAT	REFER TO SPEC
Q	CHANGING STATION	REFER TO SPEC
R	BATHTUB REMOVABLE SEAT	REFER TO SPEC

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	APPLIANCE	MANUF. MODEL #
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1.2	MOUNTED-WALL MICROWAVE	REFER TO SPEC
1.3	COUNTERTOP OVEN	REFER TO SPEC
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2.2	REFRIGERATOR-FREEZER 24" WIDTH	REFER TO SPEC
3.1	PORTABLE INDUCTION COOKTOP - 4 BURNERS	REFER TO SPEC
3.2	PORTABLE INDUCTION COOKTOP - 2 BURNERS	REFER TO SPEC
4	DISHWASHER	REFER TO SPEC
5	ELECTRIC RANGE	REFER TO SPEC
6	STACKED LAUNDRY (WASHER & DRYER)	REFER TO SPEC

NOTE 1: REFER TO SPECIFICATIONS FOR REQUIREMENTS RELATING TO SUBSTITUTIONS SUBJECT TO APPROVAL OF OWNER/ARCHITECT

NOTE 2: SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.

NOTE 3: PROVIDE FIRE-RATED BLOCKING IN ALL WALL PARTITIONS AS REQUIRED TO ACCOMMODATE MECHANICAL FASTENING OF ALL PLUMBING ACCESSORIES. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS

NOTE 4: PROVIDE BLOCKING AT LOCATIONS FOR GRAB BARS & WALL MTD. ITEMS TYP

NOTE 5: PROVIDE UPPER AND LOWER FILLER PANELS AS REQUIRED. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS. VERIFY SIZES IN FIELD.

NOTE 6: IN ACCESSIBLE & ADAPTABLE UNITS, UPPER CABINETS TO BE MOUNTED @ 48" A.F.F. TO TOP OF BOTTOM SHELF. SEE 1/A8.3 & SPECS FOR ADD. INFO.

NOTE 7: MOUNTED WALL MICROWAVE HAS A RECIRCULATING FUNCTION.

KITCHEN AND BATH KEYNOTES

K1	ROLL-UNDER SINK WITH REMOVABLE BASE CABINET. SINGLE HANDLE LEVER FAUCET. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. SIDES OF CASEWORK ADJACENT TO SINK BASE TO BE FINISHED SAME AS FRONTS. PROVIDE BLOCKING IN WALL AS REQUIRED. SEE DETAIL FOR ADD. INFO.
K2	REMOVABLE 24" (W) BASE CABINET FOR FUTURE DISHWASHER INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K3	REMOVABLE 30" (W) BASE CABINET FOR FUTURE RANGE INSTALLATION. EXTEND FLOORING UNDER COUNTER. FINISH WALL BEHIND COUNTER AND PROVIDE WALL BASE. PROVIDE BLOCKING IN WALL AS REQUIRED.
K4	SHELF WITH BRACKETS. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS. PROVIDE BLOCKING IN WALL AS REQUIRED.
K5	PENINSULA WIDTH AS PER PLAN DIMENSIONS
K6	CORNER BASE CABINET
K7	CORNER WALL CABINET, 36" HIGH.
K8	BASE CABINET UNDER PENINSULA, 12" DEEP.
C1	ALL COAT AND BEDROOM CLOSETS: PROVIDE BRACKET-MOUNTED 16" DEEP COATED WIRE SHELF & HANGING ROD. CLOSET 3' OR LESS IN WIDTH = 2 BRACKETS; CLOSETS 3' - 6' = 3 BRACKETS; CLOSETS WIDER THAN 6' = 4 BRACKETS. CLOSET MAID OR EQUAL. SHELVES & HANGING ROD TO BE INSTALLED AT MAX. 48" AFF. FOR TYPE A AND ADAPTABLE UNITS, 66" AFF. AT TYPE B UNITS.
C2	PANTRY CLOSET WITH SHELVES
C3	STACKED LAUNDRY WARDROBE WITH TABLE AT 2'-10", SUPPORTED WITH BRACKETS
C4	20" DEEP PLAM COUNTERTOP W/ BLACK GROMMET AT 2' 6" AND 1X8 WOOD SHELF AT 4'6". BOTH SUPPORTED WITH BRACKETS
C5	(5) 12" LINEN SHELVES @ 1'-0" O.C., START 1'-6" AFF
W1	SOUNDPROOF - STORM WINDOW. BASIS OF DESIGN: CITIQUIET SOUNDPROOF WINDOW OR EQUAL. SEE WINDOW ELEVATION FOR SIZE INFO. SHOWN AS A HATCHED AREA ON THE ELEVATION

NOTE: ADDITIVE ALTERNATE – ALL BATHROOM LAVATORIES WITH VANITIES

ACCESSIBILITY NOTES

1	DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM.
2	WINDOW AT ALL UNITS TO BE ON AN ACCESSIBLE ROUTE HARDWARE FOR OPERABLE WINDOWS TO BE ACCESSIBLE OPERATING & LOCKING HARDWARE COMPLYING WITH ICC/ANSI A117.1-2009 506 AND 309
3	CIRCUIT BREAKER CONTROLS AND OPERATING MECHANISMS WITHIN ACCESSIBLE, ADAPTABLE, TYPE A, TYPE B UNITS OR SECTION 504 UNITS TO BE WITHIN REACH RANGE OF 15" TO 48" MAX A.F.F., PER ICC/ANSI A117.1-2009 308 AND 309.
4	PROVIDE DUAL WALL SWITCH TO RANGE HOOD FOR TYPE A & TYPE ADAPTABLE UNITS TO BE ACCESSIBLE WITHIN OBSTRUCTED REACH RANGE OF 44" MAX. A.F.F.

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Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

ENLARGED PLAN - COMMON SPACES

JOB NUMBER
252012

DATE
09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

A7.12

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COMMON AREAS DOOR AND FRAME SCHEDULE

DOOR AND HARDWARE NOTES:

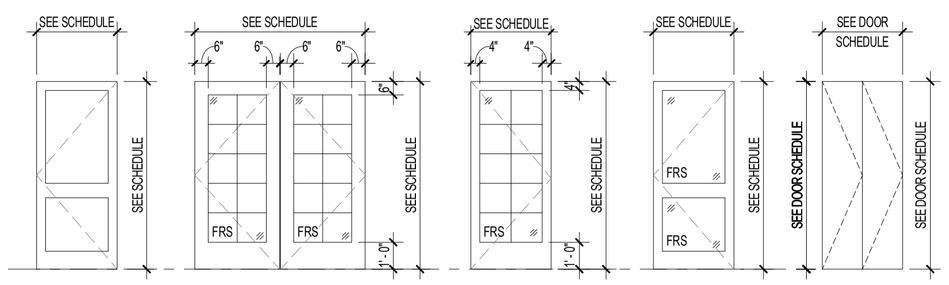
1. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. JANITOR CLOSETS, MECHANICAL ROOMS, ELECTRICAL ROOMS SHALL BE IDENTIFIED IN ACCORDANCE WITH ANSI 4273, WITH KNURLED LEVERS.
3. ALL DOOR HARDWARE SHALL COMPLY WITH ALL APPLICABLE BUILDING AND ACCESSIBILITY CODES.
4. ACCESSIBILITY SIGNAGE AT ACCESSIBLE ENTRANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND ANSI A171.1. SIGN SHALL BE INSTALLED ON LATCH SIDE OF THE DOOR PER DETAIL.
5. DOOR HARDWARE SHALL HAVE A BRUSHED METAL FINISH - CHROME, STAINLESS STEEL OR ALUMINUM AS APPROPRIATE.
6. CONTRACTOR SHALL VERIFY ALL HARDWARE SETS WITH OWNER PRIOR TO ORDERING.
7. ALL GLAZING IN FIRE-RATED DOORS TO BE FIRELITE OR EQ. ALL GLAZING IN BORROWED LITES IN FIRE-RATED PARTITIONS TO BE FIRELITE NT OR EQ.

NOTE:
SEE A8.1 FOR JAMB, HEAD AND SILL DETAILS

LEGEND:
MATERIAL:
AL: ALUMINUM
WD: SOLID CORE WOOD
HM: HOLLOW METAL

FINISH:
PRE: PREFINISHED
PT: PAINT
ST: STAIN

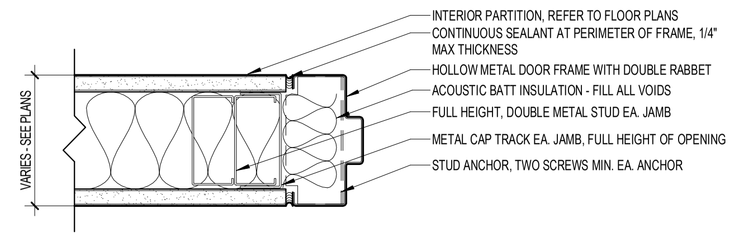
	DOOR						FRAME			DETAILS					DOOR HARDWARE																	
DOOR NO.	W	H	T	TYPE	MAT	FIN	TYPE	MAT	FIN	HEAD	JAMB	SILL	FIRE RATING	Remarks	1 BIFOLD HARDWARE	2 KEYED CYLINDER	3 CLOSER	4 STORAGEROOM LOCKET	5 PRIVACY LOCKSET	6 OFFICE LOCKSET	7 PASSAGE LOCKSET	8 ENTRANCE LOCKSET	9 HINGE LIMITER	10 WALL STOP	11 EXIT DEVICE	12 WEATHERSTRIP	13 THRESHOLD	14 SWEEPS	15 KICK PLATE	16 ELECTRONIC STRIKE	17 PUSH PLATE DOOR OPERATOR
104A	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14			
104B	3' - 0"	7' - 0"	1 3/4"	D4	AL	PRE	F2	AL	PRE	8/A8.1	7/A8.1		-			2	3					8		10		12	13	14			
104C	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2			5					10		12	13	14			
115	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14			
115A	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		-			2			5					10		12	13	14			
115B	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		-			2			5					10		12	13	14			
115C	2' - 3"	7' - 0"	1 1/2"	A3	SP	PT	-	-	-	-	-		-		1																
115D	3' - 0"	7' - 0"	1 3/4"	-	-	-	-	-	-					EXISTING DOOR																	
158	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3			6				10		12	13	14			
159	3' - 0"	7' - 0"	1 3/4"	D2	WD	ST	F3	HM	PT	2-12/A8.1	1-11/A8.1		45 MIN			2	3	4						10		12	13	14			
160	6' - 4"	8' - 0"	2"	D3	WD	ST	F1	WD	ST	7/A7.11	8/A7.11		45 MIN			2	3							10		12	13	14			
163	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3	4						10		12	13	14			
172	3' - 0"	7' - 0"	1 3/4"	D5	HM	PT	F3	HM	PT	2-12/A8.1	1-11/A8.1		90 MIN			2	3			6				10		12	13	14			
204	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14			
217	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14			
258	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3	4						10		12	13	14			
278	6' - 4"	8' - 0"	2"	D3	WD	ST	F1	WD	ST	7/A7.11	8/A7.11		45 MIN			2	3							10		12	13	14			
304	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14			
315	3' - 0"	7' - 0"	1 3/4"	D2	HM	PT	F1	HM	PT	2/A8.1	1/A8.1		45 MIN			2	3					8		10		12	13	14			
370	3' - 0"	7' - 0"	1 3/4"	D2	-	-	-	-	-	-	-		45 MIN	EXISTING DOOR																		
378	6' - 4"	8' - 0"	2"	D3	WD	ST	F1	WD	ST	7/A7.11	8/A7.11		45 MIN			2	3							10		12	13	14			



TYPE D2 SINGLE WOOD DOOR | TYPE D3 DOUBLE WOOD GLAZED DOOR | TYPE D4 ALUMINUM DOOR | TYPE D5 SINGLE GLAZED STEEL DOOR | TYPE A3 | TYPE F1 | TYPE F2 | TYPE F3

FRS: FIRE-RATED SAFETY GLASS AS REQ'D BY SECTION 716.1(2), 716.1(3) AND SECTION 2406.4

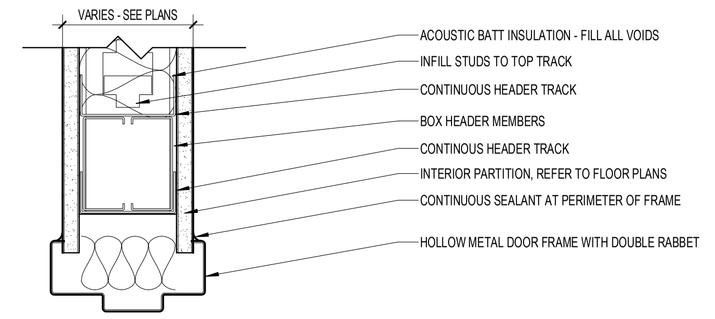
DOOR TYPE LEGEND



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

FRAME TYPE LEGEND



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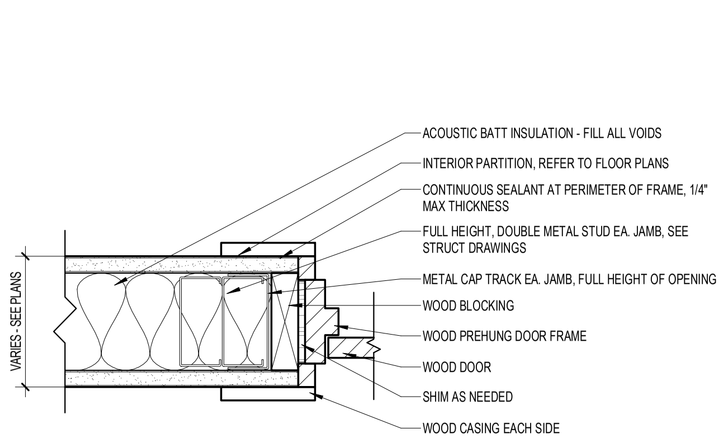
DOOR & FRAME GENERAL NOTES

1. REFER TO DRAWING ON THIS SHEET AND A9.1 FOR FRAME ELEVATIONS AND TYPES.
2. ALL DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST IN ACCORDANCE WITH SECTION 309.4 AND SECTION 404.2.7 OF THE ILLINOIS ACCESSIBILITY CODE



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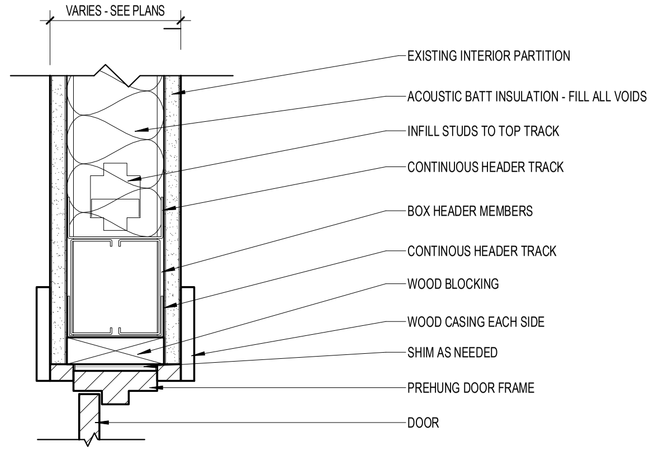
3 JAMB OF PREHUNG DOOR IN LIGHT GAUGE BEARING WALL
3" = 1'-0"



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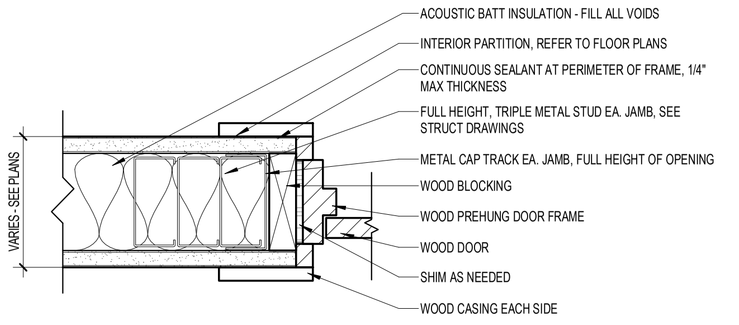
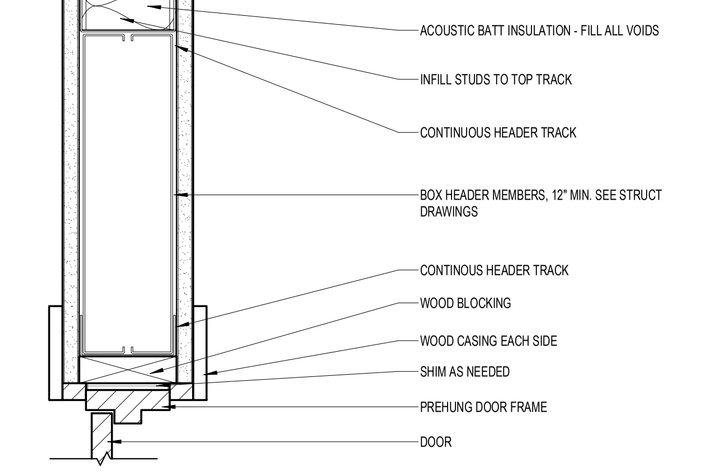
4 HEAD OF PREHUNG DOOR IN METAL STUD PARTITION
3" = 1'-0"



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

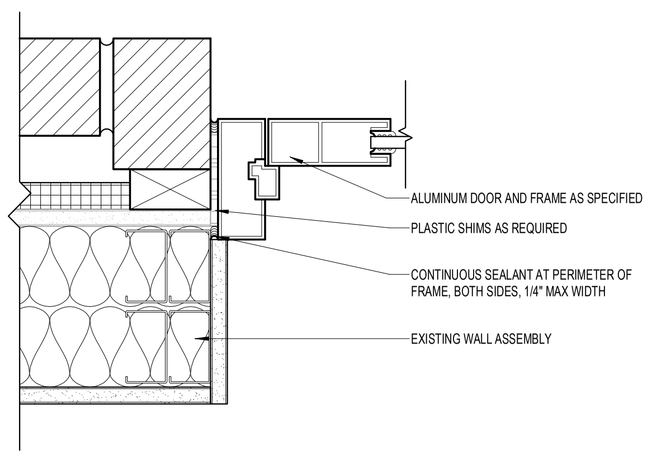
5 JAMB OF PREHUNG DOOR IN LIGHT GAUGE BEARING WALL
3" = 1'-0"



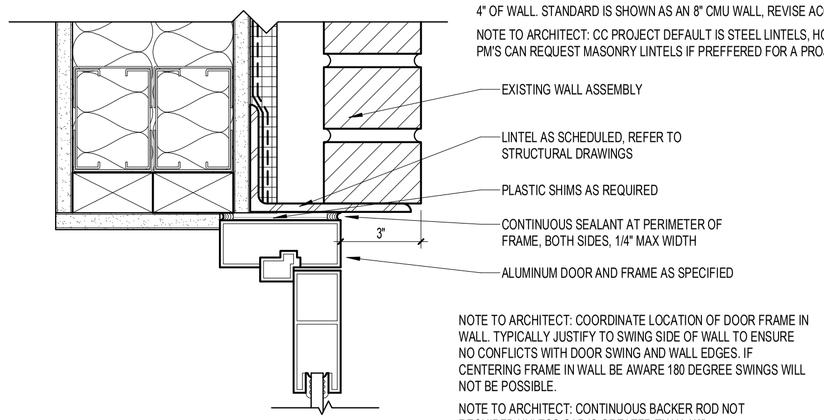
ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

6 HEAD OF PREHUNG DOOR IN LIGHT GAUGE BEARING WALL
3" = 1'-0"



7 JAMB OF ALUM FRAME IN EXISTING EXTERIOR WALL
3" = 1'-0"



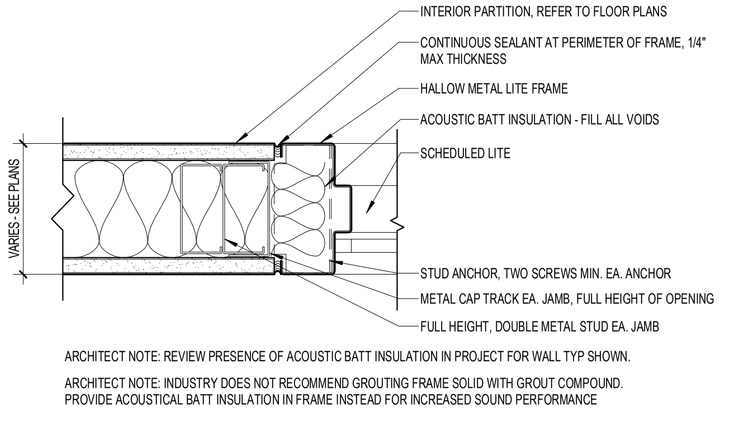
NOTE TO ARCHITECT: STEEL LINTEL TO BE DRAWN TO BE L4x3 1/2x5/16 LLV PER 4" OF WALL. STANDARD IS SHOWN AS AN 8" CMU WALL, REVISE ACCORDINGLY

NOTE TO ARCHITECT: CC PROJECT DEFAULT IS STEEL LINTELS, HOWEVER PM'S CAN REQUEST MASONRY LINTELS IF PREFFERED FOR A PROJECT.

NOTE TO ARCHITECT: COORDINATE LOCATION OF DOOR FRAME IN WALL. TYPICALLY JUSTIFY TO SWING SIDE OF WALL TO ENSURE NO CONFLICTS WITH DOOR SWING AND WALL EDGES. IF CENTERING FRAME IN WALL BE AWARE 180 DEGREE SWINGS WILL NOT BE POSSIBLE.

NOTE TO ARCHITECT: CONTINUOUS BACKER ROD NOT REQUIRED UNLESS GAP IS GREATER THAN 1/4"

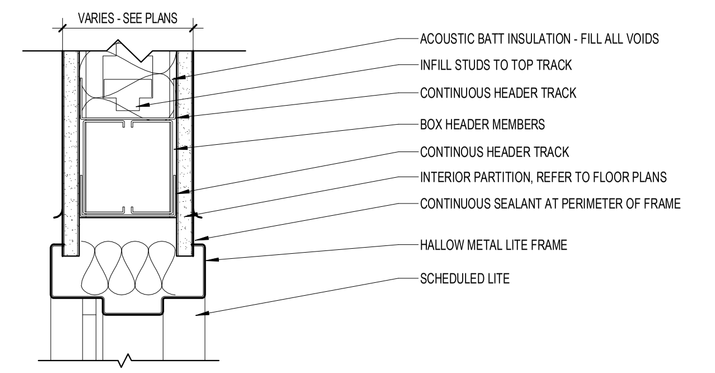
8 HEAD OF ALUM FRAME IN EXISTING EXTERIOR WALL
3" = 1'-0"



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

11 JAMB OF LITE FRAME IN METAL STUD PARTITION
3" = 1'-0"



ARCHITECT NOTE: REVIEW PRESENCE OF ACOUSTIC BATT INSULATION IN PROJECT FOR WALL TYP SHOWN.

ARCHITECT NOTE: INDUSTRY DOES NOT RECOMMEND GROUTING FRAME SOLID WITH GROUT COMPOUND. PROVIDE ACOUSTICAL BATT INSULATION IN FRAME INSTEAD FOR INCREASED SOUND PERFORMANCE

12 HEAD OF LITE FRAME IN METAL STUD PARTITION
3" = 1'-0"

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CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

DOOR SCHEDULE & DETAILS

JOB NUMBER
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DATE
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REVISIONS:

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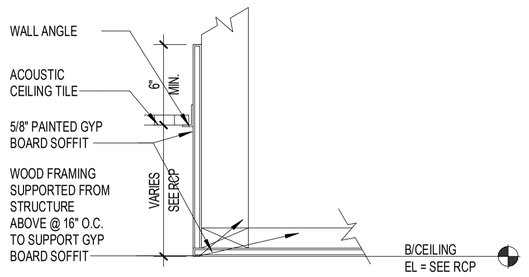
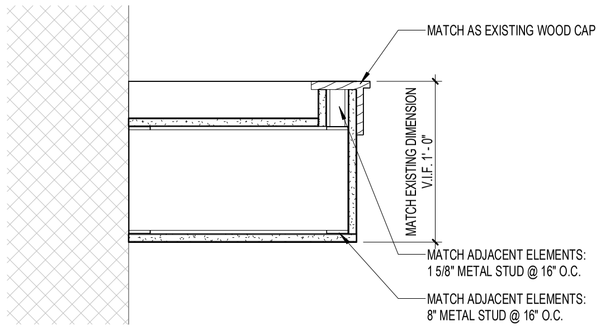
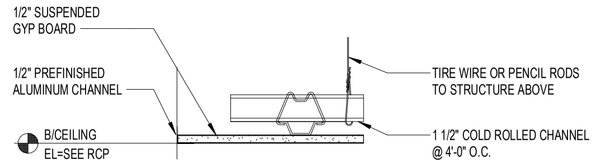


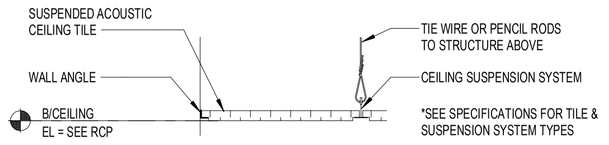
1 DETAIL VIEW @ ACT TO GYP BOARD DETAIL
1 1/2" = 1'-0"



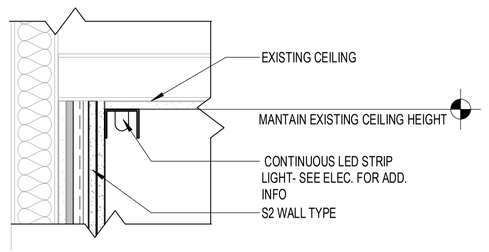
2 ENTRY COVELIGHT EXTENSION
1 1/2" = 1'-0"



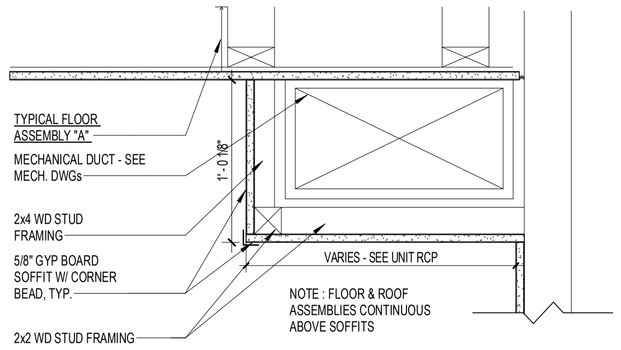
3 DETAIL VIEW @ GYP BOARD TO WALL DETAIL
1 1/2" = 1'-0"



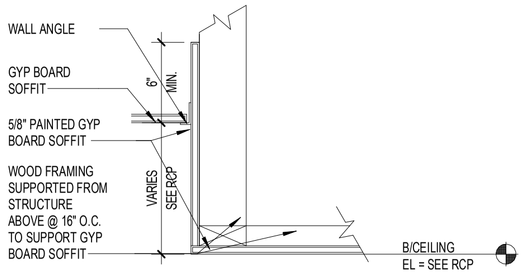
4 DETAIL VIEW @ ACT TO WALL DETAIL
1 1/2" = 1'-0"



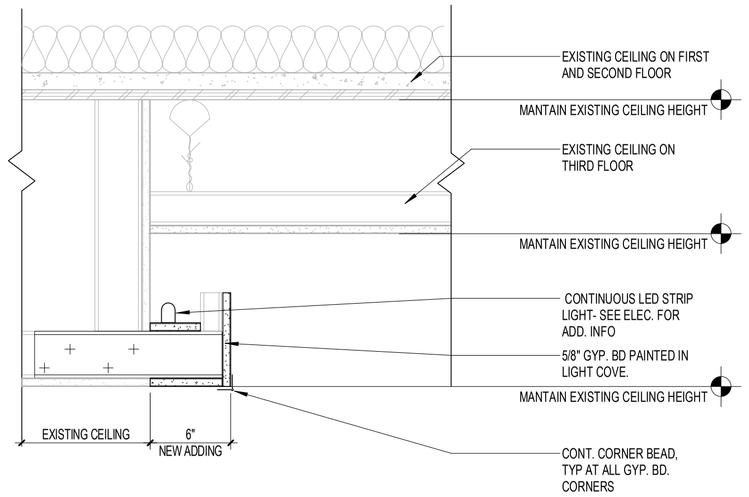
5 WALL LIGHT
1 1/2" = 1'-0"



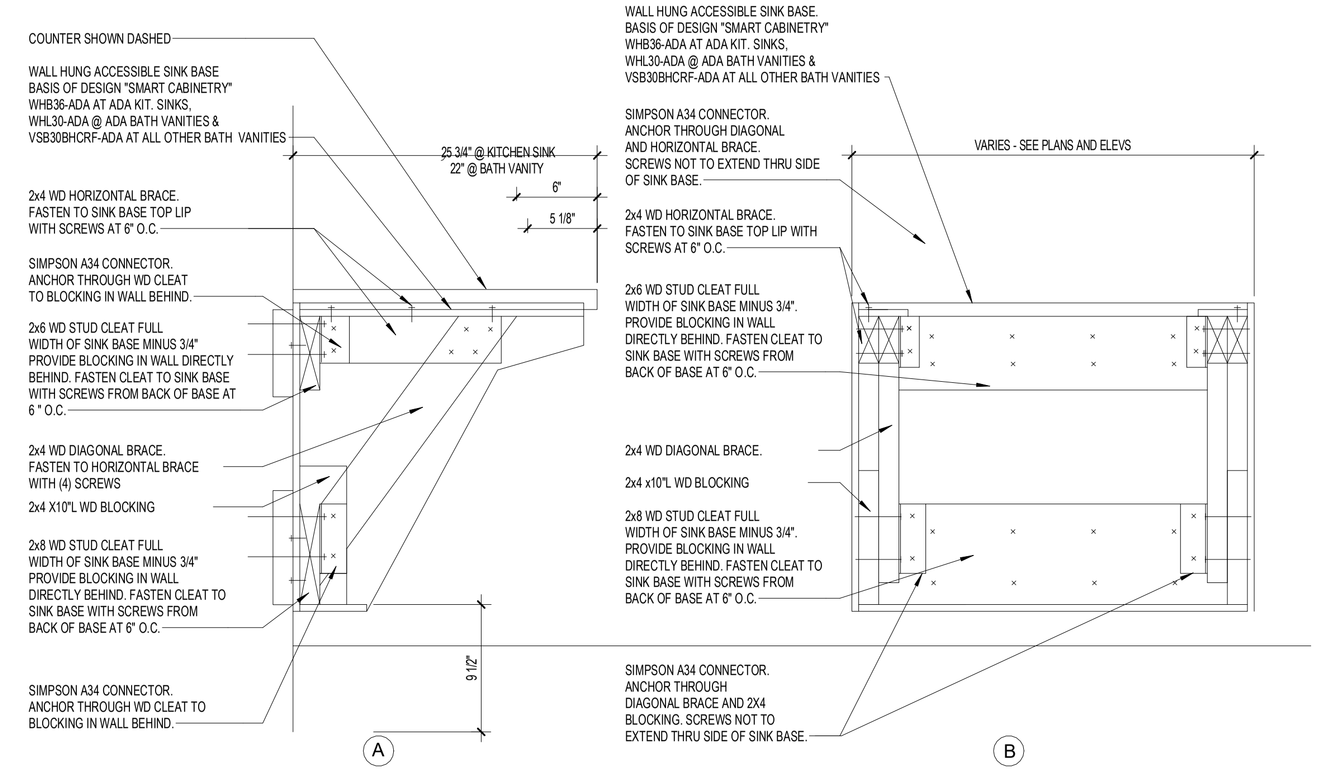
6 DETAIL VIEW @ MECHANICAL SOFFIT
1 1/2" = 1'-0"



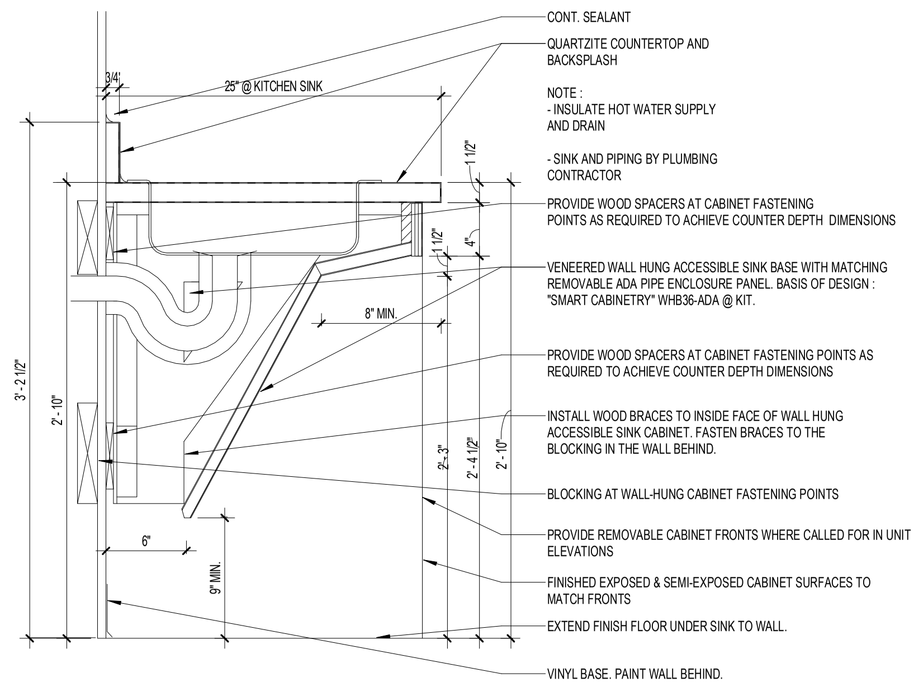
7 DETAIL VIEW @ GYP TO GYP BOARD DETAIL
1 1/2" = 1'-0"



8 TYPICAL COVE LIGHT DETAIL
1 1/2" = 1'-0"

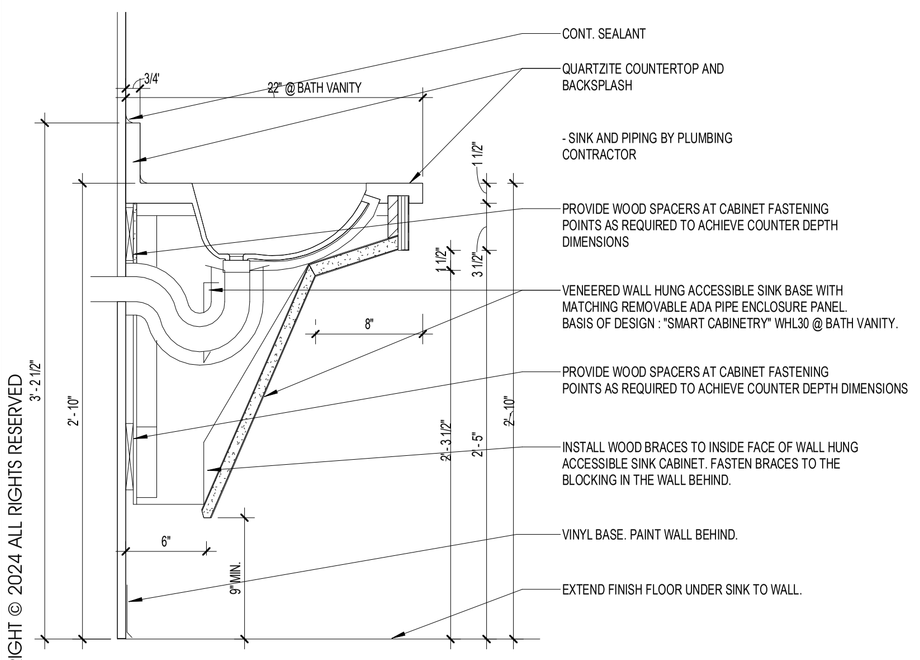


9 DETAIL VIEW @ WALL HUNG VANITY BRACING DETAIL
1 1/2" = 1'-0"

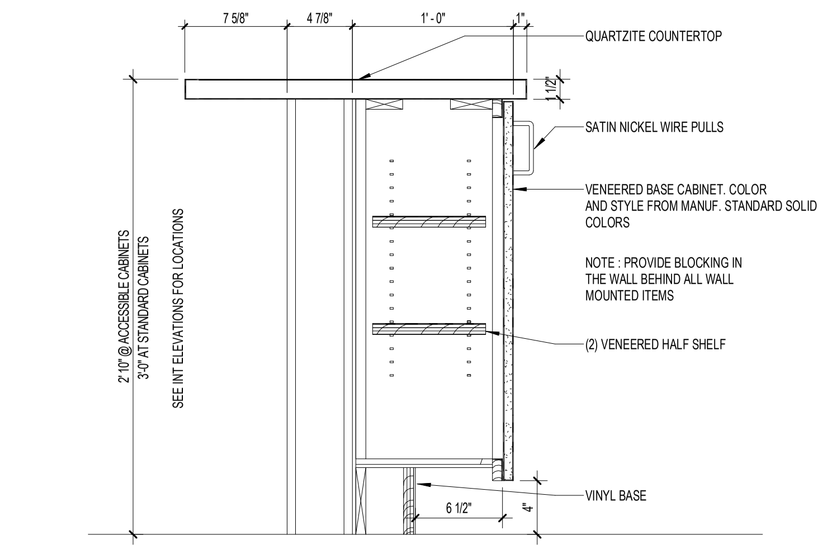


10 DETAIL VIEW @ ACCESSIBLE SINK
1 1/2" = 1'-0"

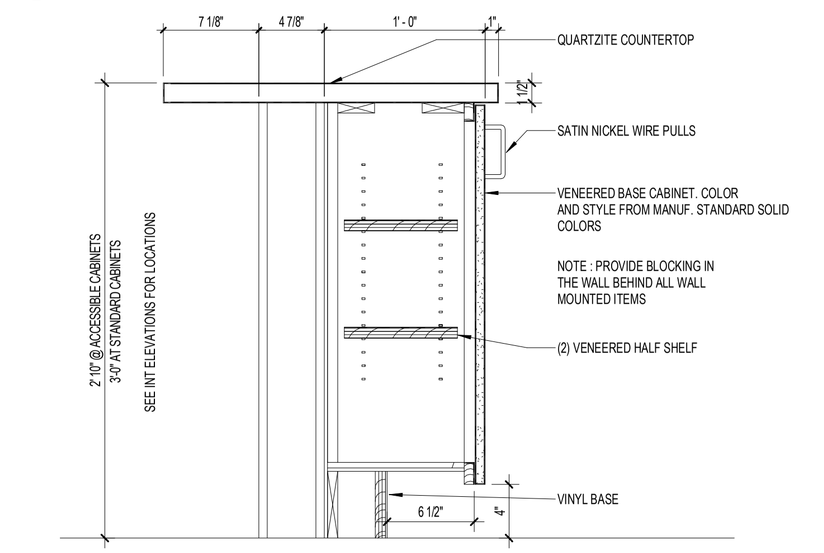
12 DETAIL VIEW @ UPPER & LOWER CABINETS
1 1/2" = 1'-0"



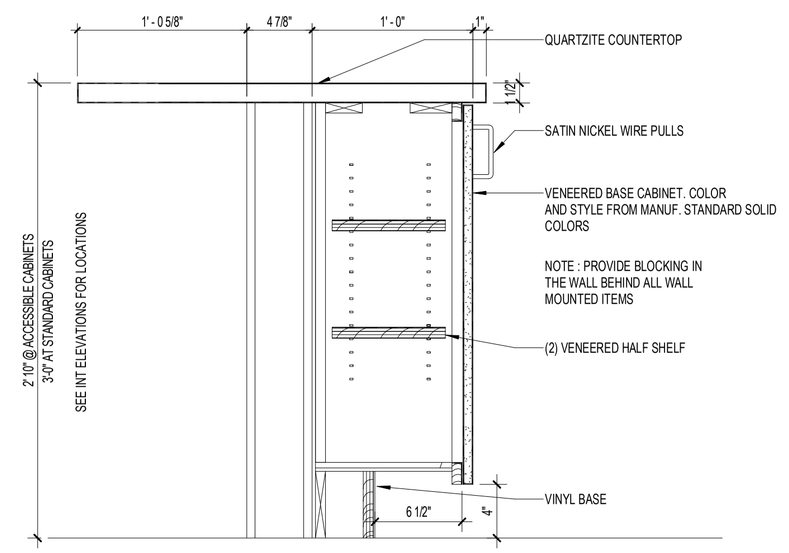
11 DETAIL @ VANITY - ALTERNATE
1 1/2" = 1'-0"



13 DETAIL VIEW @ PENINSULA - UNIT C3
1 1/2" = 1'-0"



14 DETAIL VIEW @ PENINSULA - UNIT C1
1 1/2" = 1'-0"



15 DETAIL VIEW @ PENINSULA - UNIT C2/C4
1 1/2" = 1'-0"

CORDOGAN CLARK
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HODC
HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

INTERIOR DETAILS

JOB NUMBER 252012
DATE 09.15.2025
REVISIONS:

100% PERMIT SET ISSUE

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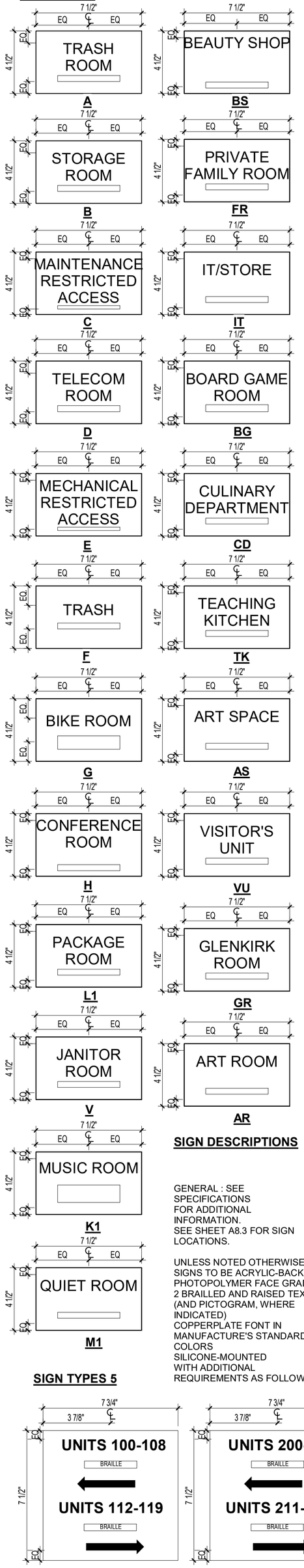
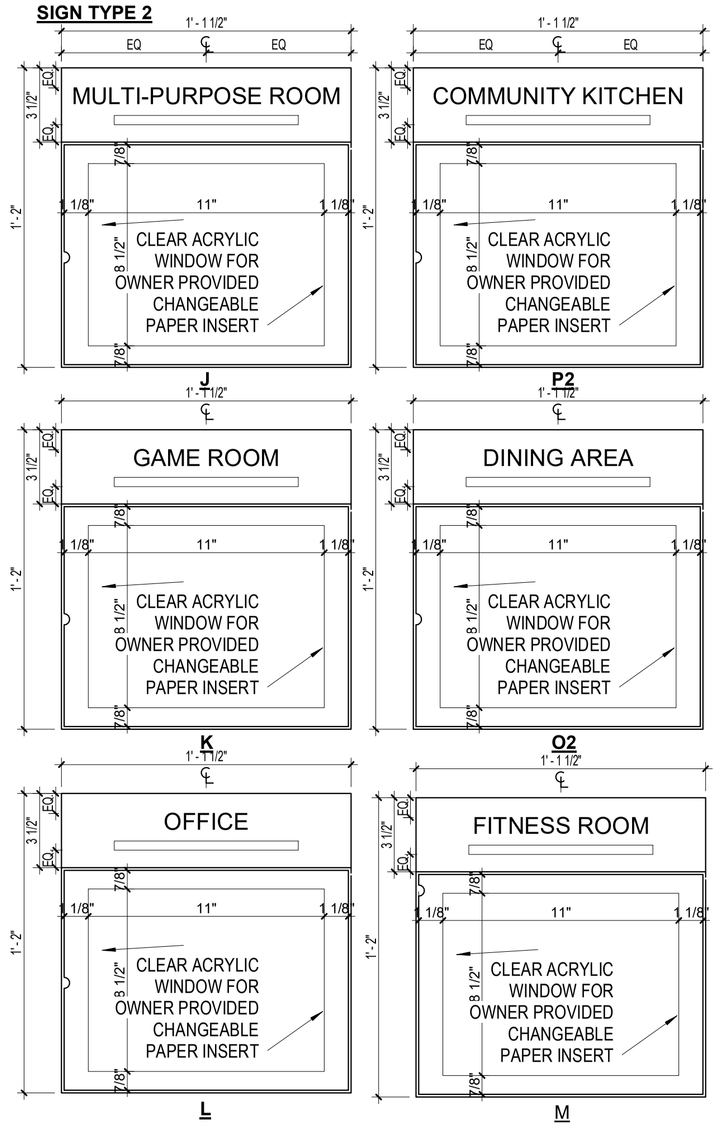
SIGN TYPE 1

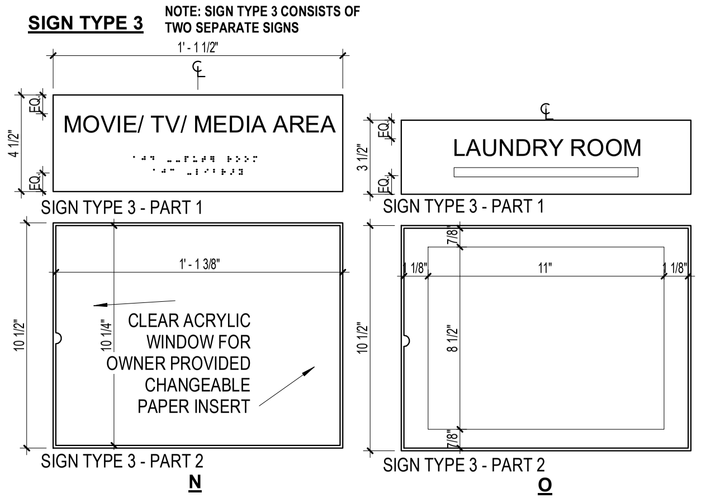


SIGN TYPE 2

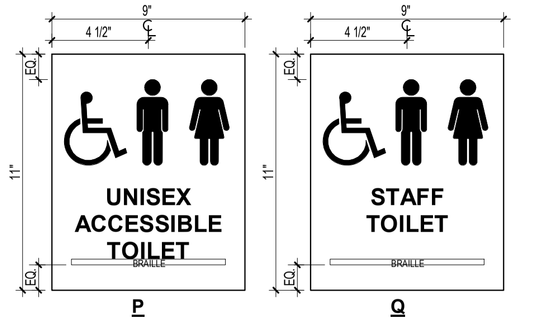


SIGN TYPE 3

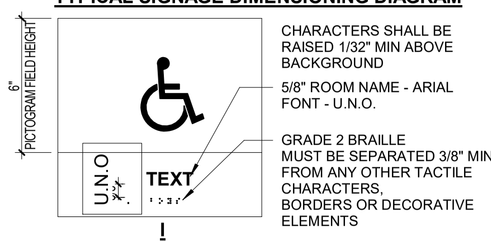
NOTE: SIGN TYPE 3 CONSISTS OF TWO SEPARATE SIGNS



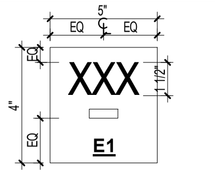
SIGN TYPES 4



TYPICAL SIGNAGE DIMENSIONING DIAGRAM



SIGN TYPE 6 - UNIT NUMBERS

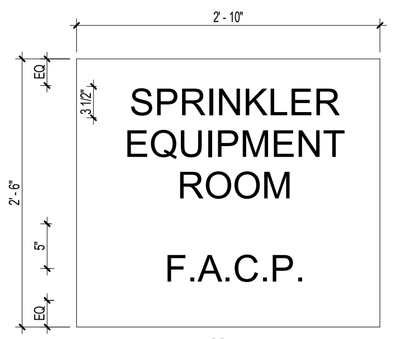


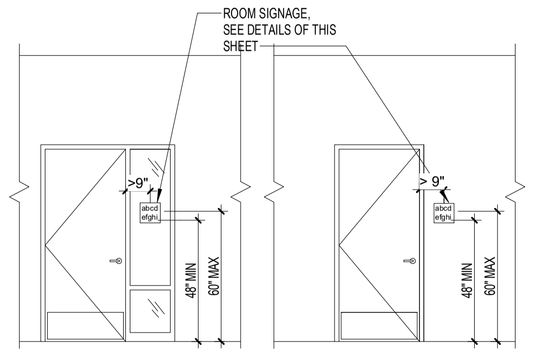
NOTE : SEE SIGNAGE PLANS FOR UNIT NUMBERS

PANELS J, K, L, M, N, O : CLEAR ACRYLIC WINDOW FOR OWNER-PROVIDED CHANGEABLE PAPER INSERT

PANELS J, K, L, M, A1 : PROVIDE MATCHING BLANK PANEL FOR OTHER SIDE OF GLASS

SIGN TYPE 7 - INDIVIDUAL NUMBER SIGN



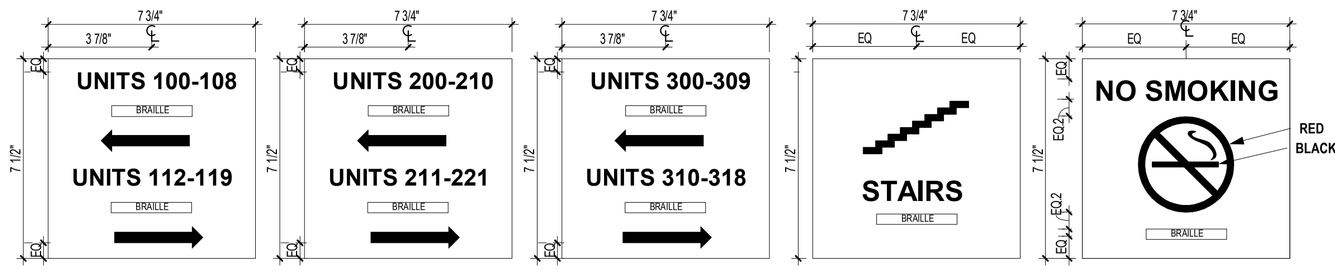


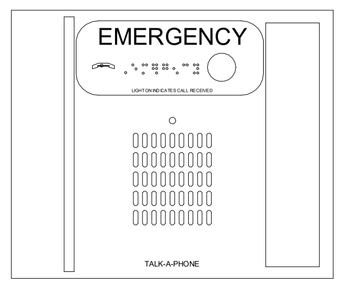
SIGN DESCRIPTIONS

GENERAL : SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. SEE SHEET A8.3 FOR SIGN LOCATIONS.

UNLESS NOTED OTHERWISE, SIGNS TO BE ACRYLIC-BACKED PHOTOPOLYMER FACE GRADE 2 BRAILLED AND RAISED TEXT (AND PICTOGRAM, WHERE INDICATED) COPPERPLATE FONT IN MANUFACTURE'S STANDARD COLORS SILICONE-MOUNTED WITH ADDITIONAL REQUIREMENTS AS FOLLOWS :

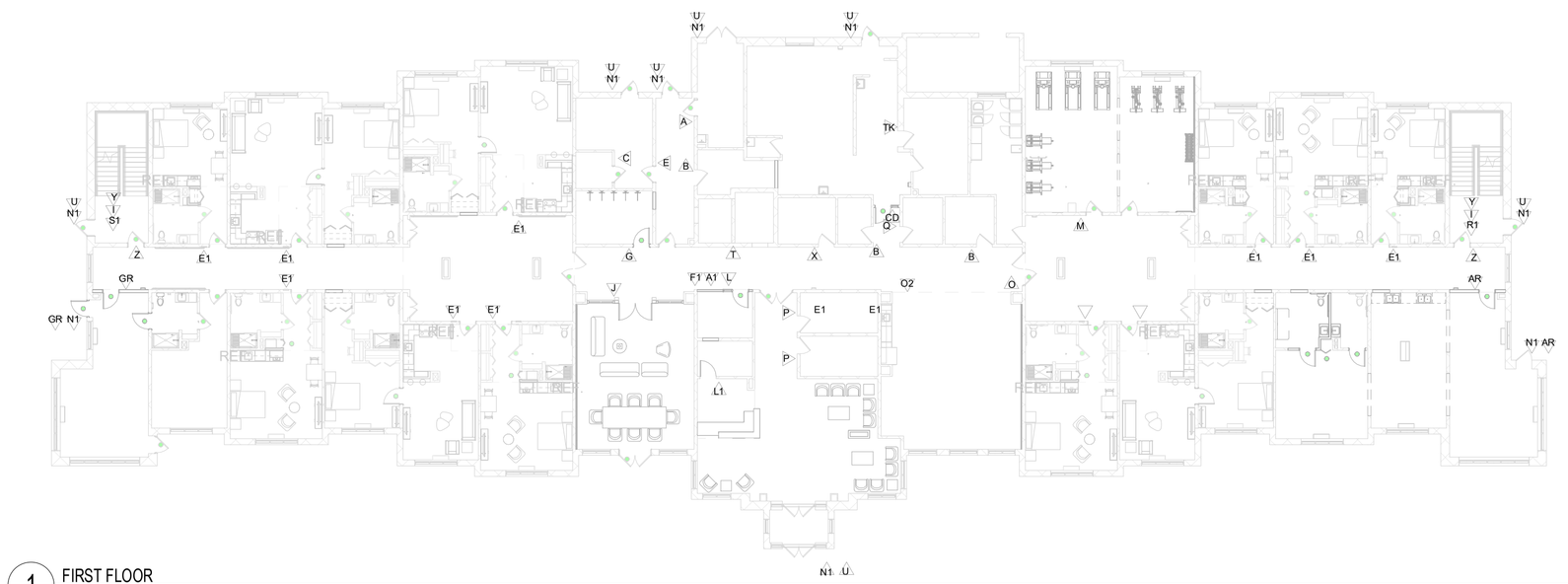
SIGN TYPES 5



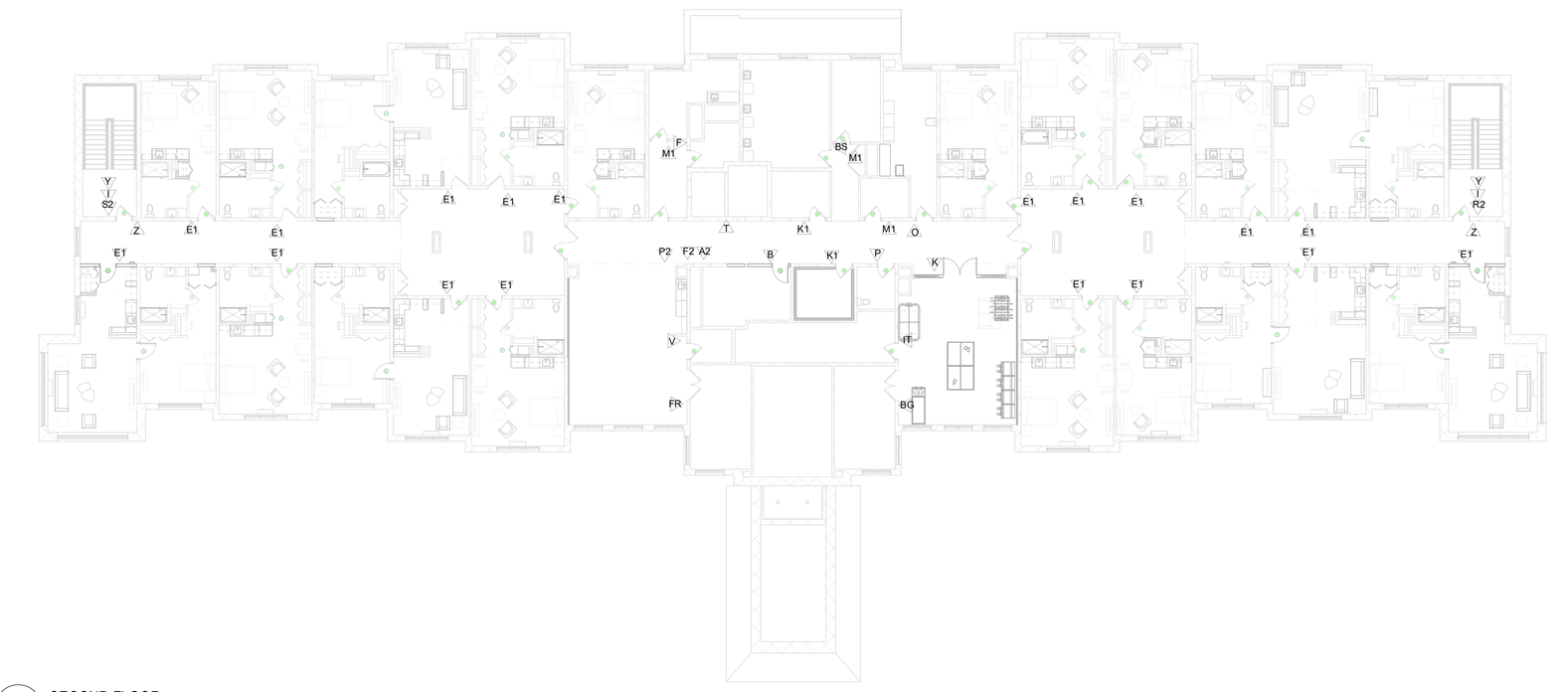


AREA OF REFUGE INSTRUCTIONS TO INCLUDE THE FOLLOWING:

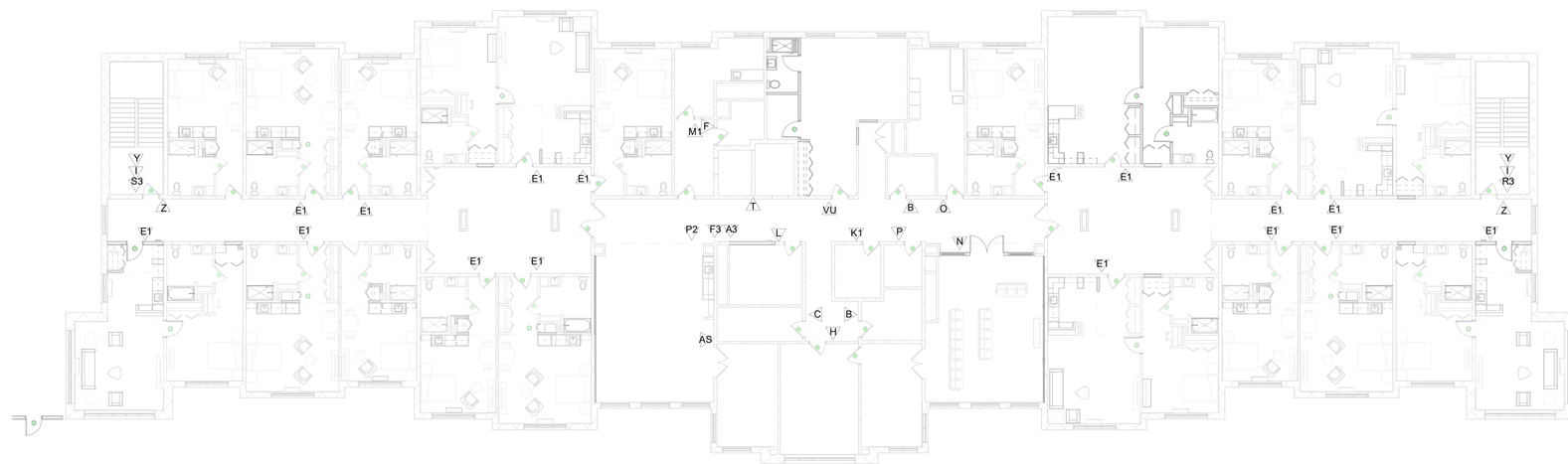
1. DIRECTIONS TO FIND OTHER MEANS OF EGRESS
2. PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS THEY ARE ASSISTING OTHERS
3. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF STAIRS OR SUPERVISED OPERATION OF ELEVATORS AND HOW TO SUMMON SUCH ASSISTANCE
4. DIRECTIONS FOR USE OF THE EMERGENCY COMMUNICATIONS SYSTEM



1 FIRST FLOOR
1" = 20'-0"

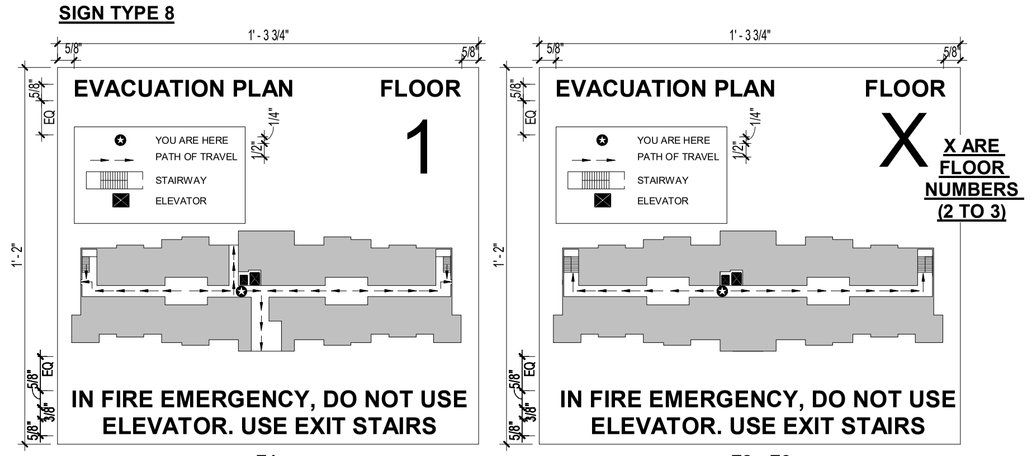


2 SECOND FLOOR
1" = 20'-0"



3 THIRD FLOOR
1" = 20'-0"

SIGN TYPE 8



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CCHI
Collaborative Community Housing Initiative

THE COMMONS
1651 RICHFIELD AVENUE
HIGHLAND PARK, IL 60035

SIGNAGE PLANS

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:

100% PERMIT SET ISSUE

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DESIGN CRITERIA

1. BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2018 PER CITY OF HIGHLAND PARK
2. LIVE LOADS:

PUBLIC AREAS/CORRIDORS	100 PSF
PUBLIC STAIR WAYS	100 PSF
DWELLING UNITS	40 PSF
STORAGE	125 PSF
ROOF	20 PSF

3. SNOW LOADS

GROUND SNOW LOAD, P	25 PSF
IMPORTANCE FACTOR, Is	1.0
EXPOSURE FACTOR, Ce	1.0
THERMAL FACTOR, Ct	1.0
FLAT ROOF SNOW LOAD, Pf	20 PSF
SNOW DRIFT	VARIES

4. CONSTRUCTION LOADS SHALL CONFORM TO ASCE 37. AFTER STRUCTURE HAS ACHIEVED FULL STRENGTH (BOTH GRAVITY AND LATERAL), CONSTRUCTION LOADS MAY BE APPLIED NOT TO EXCEED THE DESIGN LIVE LOADS AS INDICATED ABOVE. IF CONSTRUCTION LOADS HIGHER THAN THE DESIGN LIVE LOADS ARE REQUIRED, CONTRACTOR TO PROVIDE DOCUMENTATION OF APPROVAL PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS
5. REFERENCES TO STANDARDS ARE IN ACCORDANCE WITH INFO INDICATED IN SPECIFICATIONS AND APPLICABLE BUILDING CODE
6. PRINCIPAL OPENINGS ARE INDICATED ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SLEEVES, BLOCKOUTS, CURBS, INSERTS, ETC.
7. CONTRACTOR SHALL SUBMIT DRAWINGS AND/OR CALCULATIONS PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS FOR ALL PRE-FABRICATED, PRE-ENGINEERED OR PROPRIETARY ELEMENTS AND THEIR CONNECTIONS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL STEEL CONNECTIONS, COLD-FORMED LIGHT-GAGE STEEL FRAMING, ETC.

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED IN FIELD OR FROM ELECTRONIC FILES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. VERIFY ALL DISCREPANCIES AND CONFLICTING INFORMATION ON DRAWINGS AND/OR SURVEY WITH ARCHITECT
2. STRUCTURAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENT AND SHALL BE USED IN CONJUNCTION WITH THE REMAINING PARTS OF THE DOCUMENT. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS AND VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION. THE ARCHITECT SHALL BE NOTIFIED FOR ANY DISCREPANCIES
3. DESIGN REQUIREMENTS AS INDICATED ON BOTH THE SPECIFICATION AND DRAWINGS, OR ON EITHER ONE ONLY, SHALL BE FOLLOWED ENTIRELY. WHERE COMPLIANCE WITH TWO OR MORE STANDARDS WITH CONFLICTING REQUIREMENTS IS SPECIFIED, NOTIFY THE ARCHITECT AND ENFORCE THE MOST STRINGENT REQUIREMENT
4. SHOP DRAWINGS PREPARED BY CONTRACTORS, SUPPLIERS, ETC., SHALL BE PROVIDED TO ARCHITECT AND ENGINEER FOR REVIEW. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER
5. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE SIZES, LOCATIONS AND QUANTITIES OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, FLOOR DEPRESSIONS, CONCRETE PADS, CURBS, ETC., FROM ALL DISCIPLINES PRIOR TO FABRICATION OF STEEL OR PLACEMENT OF CONCRETE
6. CONTRACTOR IS RESPONSIBLE, UNRELIEVED BY THE REVIEW OF SHOP DRAWINGS OR FIELD OBSERVATIONS BY OTHERS, FOR THE COMPLIANCE OF THE CONTRACT DOCUMENTS, DIMENSIONS BETWEEN INDIVIDUALS OR SETS OF DRAWINGS, JOBSITE SAFETY AND CONSTRUCTION PROCEDURES, MEANS, METHODS, TECHNIQUES AND SEQUENCES
7. STRUCTURAL STABILITY OF THE BUILDING RELIES ON THE FINISHED CONSTRUCTION WITH COMPLETED FRAMING, CONNECTIONS, WALLS AND FLOORS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR AND ITS LICENSED ENGINEER TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION
8. TEMPORARY BRACING, SHORING, EARTH RETENTION SYSTEM, UNDERPINNING OR ANY WORK THAT MAY BE REQUIRED TO PROTECT THE EXISTING SURROUNDING PROPERTIES, BUILDINGS, UTILITIES, ETC., SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR AND ITS LICENSED ENGINEER
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFECTS ON SURROUNDING EXISTING STRUCTURES FROM VIBRATIONS AND NOISES INDUCED BY THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL DETERMINE THE NEED TO PROVIDE PRE-CONSTRUCTION SURVEY, PROTECTION AND/OR MONITORING OF VIBRATIONS AND NOISES
10. LOCATION OF ALL CONSTRUCTION AND/OR CONTROL JOINTS TO BE REVIEWED BY THE ARCHITECT
11. DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE APPLIED TO SIMILAR CONDITIONS ELSEWHERE UNLESS NOTED OTHERWISE
12. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE STRUCTURAL FRAMING HAS BEEN ANALYZED TO ACCOMMODATE A UNIFORM DEAD LOAD OF 10 PSF FOR MECHANICAL EQUIPMENT. NOTIFY THE ARCHITECT OR ENGINEER FOR ANY CONCENTRATED OR DISTRIBUTED MECHANICAL LOADS THAT SHALL EXCEED THE CRITERIA
13. CENTERLINES OF COLUMNS AND THEIR FOUNDATIONS SHALL BE ALIGNED WITH THE GRID LINE INTERSECTIONS UNLESS NOTED OTHERWISE
14. STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATORY LOADS. VIBRATORY EQUIPMENT SHALL BE PLACED ON VIBRATION ISOLATORS
15. PENETRATIONS THROUGH STRUCTURAL MEMBERS, IF ANY, SHALL BE PROVIDED PER PLANS AND/OR SCHEDULES ON THE DRAWINGS. NOTIFY ARCHITECT AND ENGINEER FOR DISCREPANCIES
16. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL, CONCRETE, WOOD, MASONRY, ETC., THAT MAY BE REQUIRED FOR ERECTION PURPOSES. CONTRACTOR SHALL REMOVE ALL THESE MISCELLANEOUS ITEMS AFTER CONSTRUCTION UNLESS APPROVED BY THE OWNER

BACKFILL

1. UNLESS ADEQUATE TEMPORARY BRACING ARE IN PLACE, BACKFILLING AND COMPACTION OF SOIL AGAINST FOUNDATION WALLS SHALL NOT BE PERFORMED UNTIL THE FLOORS THAT PROVIDE LATERAL STABILITY TO THE WALLS HAVE DEVELOPED THE DESIGN STRENGTH
2. IN AREAS WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A WALL OR GRADE BEAM, BACKFILLING SHALL BE PERFORMED ON BOTH SIDES SIMULTANEOUSLY AT SIMILAR HEIGHTS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF THE STRUCTURE
3. FILL MATERIALS, PLACEMENTS, LIFT THICKNESS AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND INSPECTED BY A QUALIFIED TESTING AGENCY RETAINED BY THE CONTRACTOR
4. FOUNDATION SHALL BE BACKFILLED AS SOON AS PRACTICALLY POSSIBLE TO PREVENT EXCESSIVE MOISTURE INFILTRATION, SOIL EROSION AND/OR FROST-HEAVE ACTION

EXCAVATION AND FOUNDATION

1. CONTRACTOR SHALL EMPLOY APPROVED DEWATERING METHODS TO MAINTAIN THE SITE AT AN APPROPRIATE CONDITION FOR CONSTRUCTION
2. EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPALITY REQUIREMENTS
3. CONTRACTOR SHALL PROVIDE PROTECTION TO NEW AND EXISTING UTILITIES DURING EXCAVATION TO PREVENT SETTLEMENT, DISPLACEMENT AND/OR DISRUPTION TO THE SERVICE
4. ALL FOUNDATION EXCAVATION SHALL BE CLEAN, DRY AND FREE OF ICE, FROST AND STANDING WATER PRIOR TO CONCRETE PLACEMENT. RE-APPROVAL OF THE SUBGRADE BY GEOTECHNICAL ENGINEER WILL BE REQUIRED IF THE EXCAVATED AREA HAS EXPERIENCED SATURATION OR FLOODING AFTER APPROVAL

REINFORCING STEEL REBAR

1. REINFORCING STEEL SHALL BE DEFORMED #3 THROUGH #18 REBAR CONFORMING TO ASTM A615 GR. 60
2. ELECTRICALLY WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 AND A1064. STRUCTURAL FIBERS MAY BE ADDED TO OR REPLACE WWF WITH APPROVAL FROM THE ENGINEER
3. WWF SHALL OVERLAP 2 FULL MESH PANELS AND MECHANICALLY TIED IN AREAS WHERE LAPPING IS REQUIRED
4. DETAILING OF ALL REINFORCING STEEL REBAR AND ACCESSORIES SHALL CONFORM TO ACI 315
5. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS THAT ENTAIL THE LOCATIONS OF ALL CONCRETE CONSTRUCTION JOINTS, CURBS, PADS, SLAB DEPRESSIONS, SLEEVES, ETC., WITH CORRESPONDING REINFORCING STEEL REBAR SIZES, SPACING, DETAILS, ETC. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER FOR REVIEW
6. DOWELS SHALL MATCH THE SIZE, SPACING AND QUANTITY OF THE MAIN REINFORCING STEEL REBAR UNLESS NOTED OTHERWISE
7. ALL REBAR (INCLUDING TOP, BOTTOM AND SIDES IN SLABS AND BEAMS) EXPOSED TO ELEMENTS SUCH AS PRECIPITATION, DE-ICING SALT, PLANTING SOIL OR AS NOTED ON DRAWINGS SHALL BE EPOXY COATED CONFORMING TO ASTM A775
8. WELDING OF REBAR IS NOT PERMITTED UNLESS SPECIFICALLY INDICATED ON DRAWINGS. REBAR WELDING SHALL CONFORM TO ASTM A706 AND AWS D1.4
9. REBAR SPLICES SHALL CONFORM TO ACI 318. SPLICE REBAR ONLY AS INDICATED ON DRAWINGS EXCEPT FOR REBAR NOTED AS CONTINUOUS. CONTINUOUS REBAR SHALL BE SPLICED WITH CLASS A LAP SPLICE AT SUPPORT FOR BOTTOM REBAR AND AT MID-SPAN FOR TOP AND SIDE REBAR

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE APPLICABLE EDITION OF ACI 301 AND ACI 318
2. CAST-IN-PLACE CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES WITH MAX. W/C RATIO OF 0.45 TO 0.50. CONCRETE SHALL BE THE FOLLOWING TYPES AND MIN. 28-DAY COMPRESSIVE STRENGTHS UNLESS NOTED OTHERWISE:

SLAB-ON-GRADE	NORMAL WEIGHT	3,500 PSI
OTHER	NORMAL WEIGHT	4,000 PSI

ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE 4.5% TO 7.5% AIR-ENTRAINED (3% FOR TROWEL-FINISHED SURFACE)

3. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS INDICATED BELOW UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH WITHOUT FORM	3"	
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2"	
SLABS-ON-GRADE	1 1/2"	TOP

REFER TO ACI 318 FOR CONDITIONS NOT INDICATED

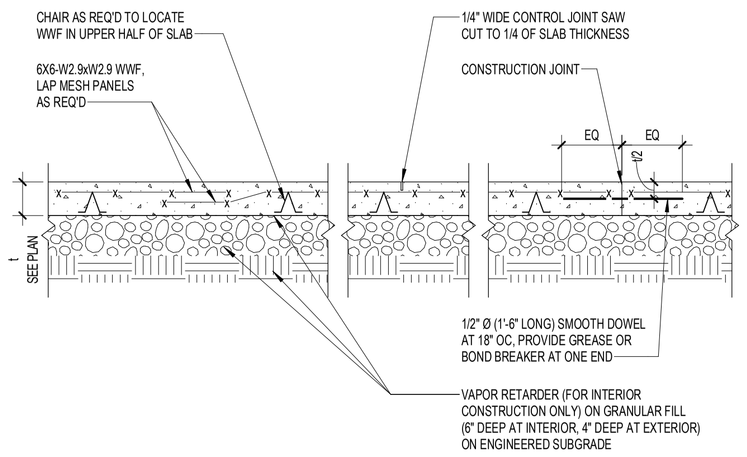
4. PROVIDE CONSTRUCTION, CONTROL AND ISOLATION JOINTS AS INDICATED ON DRAWINGS. FOR JOINTS NOT INDICATED ON DRAWINGS, LOCATIONS TO BE REVIEWED BY THE ARCHITECT AND ENGINEER
5. CONSTRUCTION JOINTS SHALL CONFORM TO ACI 318. THE JOINTS SHALL BE MOISTENED AND CLEANED OF LOOSE DEBRIS PRIOR TO PLACING NEW CONCRETE
6. INTERIOR SLAB-ON-GRADE SHALL BE OF THICKNESS AND REINFORCED AS INDICATED ON DRAWINGS. POUR SLAB IN STRIPS OF MAXIMUM 60'-0" WIDTH OVER VAPOR RETARDER ON PREPARED GRANULAR SUBGRADE UNLESS NOTED OTHERWISE. FLATNESS AND LEVELNESS OF SLABS SHALL BE INSPECTED PER ASTM E1155 WITHIN 24 HOURS OF FINISHING
7. CONTROL OR CONSTRUCTION JOINTS IN SLAB-ON-GRADE SHALL BE SPACED AT 15'-0" MAXIMUM WHILE MAINTAINING A LONG TO SHORT SIDE RATIO OF 1.25 MAXIMUM
8. WWF MAY BE SUBSTITUTED WITH STRUCTURAL FIBERS WITH APPROVAL FROM THE ARCHITECT AND ENGINEER, DOSAGE OF FIBERS SHALL BE SPECIFIED BY THE MANUFACTURER TO ACHIEVE EQUIVALENT PERFORMANCE TO THE SPECIFIED WWF AND MAINTAIN THE SPECIFIED W/C RATIO
9. CONCRETE PADS OF 4" THICK OR LESS SHALL BE REINFORCED WITH 6x6-W2.9xW2.9 WWF UNLESS NOTED OTHERWISE
10. USE OF ADMIXTURES CONTAINING CHLORIDE OR CALCIUM CHLORIDE IN CONCRETE IS NOT PERMITTED
11. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW
12. REINFORCING STEEL REBAR SHALL NOT BE CUT, MOVED OR INTERRUPTED FOR ANY SLEEVES, PENETRATIONS OR BLOCKOUTS IN THE CONCRETE WALLS OR ELEVATED SLABS UNLESS NOTED OTHERWISE
13. CONTRACTOR SHALL VERIFY ALL FLOOR FINISHES, CURBS, PADS, DEPRESSIONS, ETC., IN CONCRETE SLABS WITH ARCHITECTURAL DRAWINGS
14. CONTRACTOR SHALL SURVEY ALL CONCRETE ELEVATIONS AFTER THE REMOVAL OF THE FORMS AND TEMPORARY SUPPORTS. NOTIFY ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS
15. ALL CONCRETE WORK PERFORMED DURING HOT OR COLD WEATHER SHALL CONFORM TO ACI 305 AND ACI 306
16. REMOVAL OF FORMWORK AND RESHORING OF STRUCTURE SHALL CONFORM TO ACI 301 AND ACI 347
17. ANCHOR RODS OR DOWELS SHALL BE PLACED PRIOR TO CONCRETE POURING. INSERTION OF SUCH ITEMS INTO WET CONCRETE IS NOT PERMITTED
18. ALL EMBEDMENTS SUCH AS CONDUITS, PIPES, SLEEVES, ETC., IN CONCRETE SHALL CONFORM TO ACI 318
19. PROVIDE CHAMFERS AS INDICATED ON ARCHITECTURAL DRAWINGS

STRUCTURAL COLD FORMED (LIGHT GAGE) STEEL

1. ALL LIGHT GAGE STEEL PRODUCTS SHALL CONFORM TO ASTM A653 AND THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY AMERICAN IRON AND STEEL INSTITUTE (AISI)
2. ALL MEMBERS SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI FOR 18 GAGE AND LIGHTER AND 50 KSI FOR 16 GAGE AND HEAVIER
3. ALL MEMBERS SHALL BE ZINC COATED PER ASTM A924. ANY COATING REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE TOUCHED UP IN FIELD
4. LIGHT GAGE MEMBER SIZES SHOWN ON DRAWINGS ARE REQUIRED MINIMUM. ALL MEMBERS, ACCESSORIES AND THEIR CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR LOADS INDICATED ON DRAWINGS INCLUDING A MINIMUM NET UPLIFT FORCE OF 20 PSF FOR ROOF MEMBERS. CALCULATIONS PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS SHALL BE SUBMITTED FOR REVIEW
5. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS THAT ENTAIL ERECTION PLANS, DESIGN LOADS, MEMBER SIZES, SPAN CONDITION, CONNECTIONS, ETC. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER FOR REVIEW
6. ALL CONNECTIONS SHALL UTILIZE SELF-DRILLING SCREWS OR WELDS CONFORMING TO AWS D1.3
7. FABRICATION, ERECTION AND ASSEMBLY SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
8. CONNECTIONS AT TOP OF ALL NON-LOADING BEARING WALLS SHALL BE VERTICALLY SLIPPED TO ALLOW DEFLECTION OF THE STRUCTURAL FRAMING ABOVE
9. DEFLECTION FOR EXTERIOR STUDS WITH BRICK VENEER UNDER LATERAL LOAD SHALL BE LIMITED TO L/600
10. DEFLECTION FOR JOISTS UNDER LIVE AND TOTAL LOAD SHALL BE LIMITED TO L/360 AND L/240, RESPECTIVELY

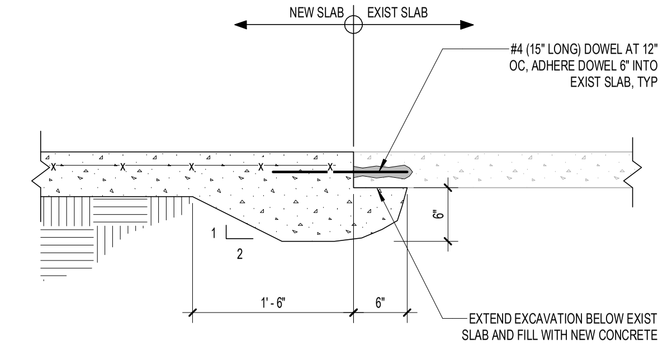
DELEGATED DESIGN

1. PRE-FABRICATED, PRE-ENGINEERED OR PROPRIETARY ELEMENTS AND THEIR CONNECTIONS INCLUDING, BUT NOT LIMITED TO, PRECAST CONCRETE PRODUCTS, STRUCTURAL STEEL CONNECTIONS, WOOD TRUSSES, COLD FORMED (LIGHT GAGE) STEEL, ETC., SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS FOR THE LOADS INDICATED ON STRUCTURAL GENERAL NOTES
2. DELEGATED DESIGN ON SUCH ITEMS SHALL BE WITHIN THE SCOPE OF THE CONTRACTORS WITH NO ADDITIONAL COSTS TO THE OWNER OR EXTENSION TO THE PROJECT SCHEDULE
3. CALCULATIONS PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS SHALL BE SUBMITTED PRIOR TO OR ALONG WITH THE SHOP DRAWINGS FOR REVIEW, ANY ITEMS REQUIRING EOR REVIEW SHALL BE PRESENTED IN A SUMMARY DOCUMENT OR TABLE PREPARED BY THE DELEGATED DESIGNER, EOR WILL NOT REVIEW ANY CALCULATION PERFORMED BY HAND OR PRINTOUTS FROM ANY ANALYSIS PROGRAMS OWNED AND UTILIZED BY THE DELEGATED DESIGNER
4. ANY CONCENTRATED REACTIONS INDUCED TO THE MAIN STRUCTURE OR FOUNDATION SHALL BE COMMUNICATED IMMEDIATELY TO THE EOR, SUCH REACTIONS SHALL BE PROVIDED IN A SUMMARY DOCUMENT OR TABLE FORM, PRINTOUTS OF THE INDIVIDUAL DESIGN ELEMENT FROM THE ANALYSIS PROGRAMS OWNED AND UTILIZED BY THE DELEGATED DESIGNER ARE NOT ACCEPTABLE
5. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE DESIGN SHOWN IN THE CALCULATIONS INTO FABRICATION AND CONSTRUCTION, ANY DISCREPANCIES SHALL RESULT IN REJECTION OF WORK UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND ENGINEER
6. DELEGATED DESIGN SHALL BE PERFORMED WITHIN THE CONSTRAINTS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. IF THE DESIGN REQUIRES ALTERATION TO THE CONSTRAINTS SUCH AS DEEPER MEMBERS, ADDITIONAL BRACINGS, KICKERS, ETC., NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY PRIOR TO CALCULATION OR SHOP DRAWING SUBMITTAL

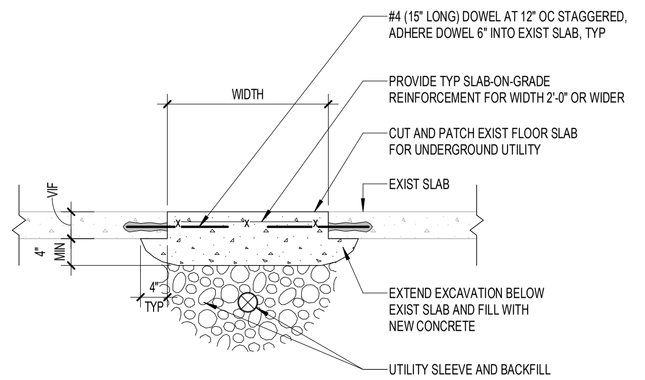


NOTE:
1. SPACE CONTROL OR CONSTRUCTION JOINTS AT 15'-0" MAX PER GENERAL NOTES UNO
2. MESH PANELS SHALL NOT BE LAPPED MORE THAN (3) LAYERS
3. DO NOT USE BRICK OR CONCRETE ELEMENTS AS CHAIRS

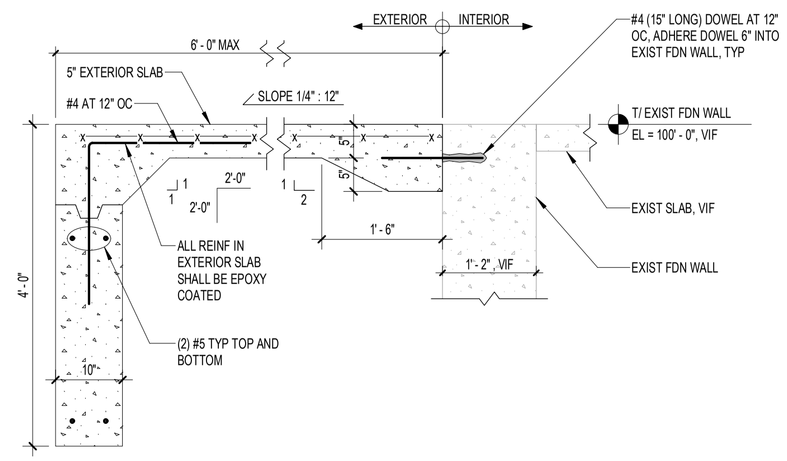
1 TYPICAL SLAB-ON-GRADE CONSTRUCTION
3/4" = 1'-0"



2 TYPICAL NEW/EXISTING SLAB CONNECTION
1" = 1'-0"



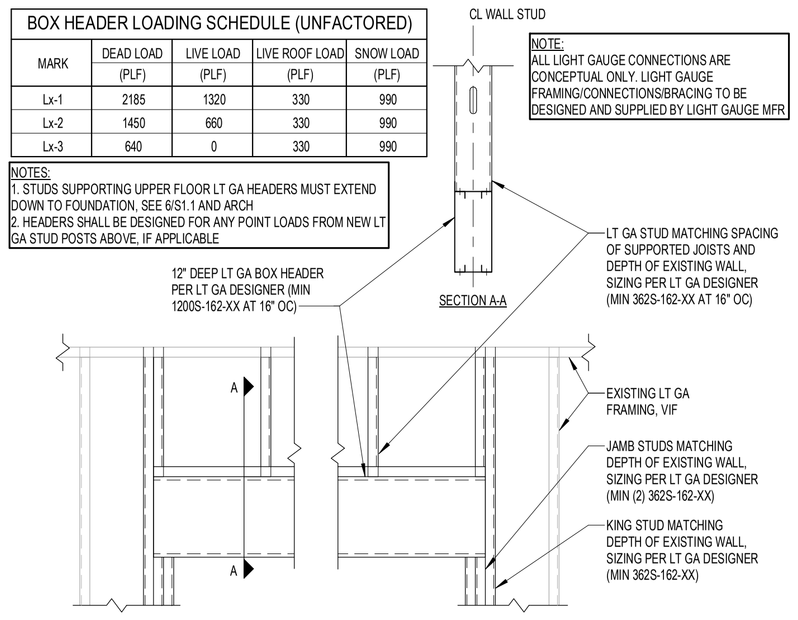
NOTE:
SEE ARCH FOR ANY MOISTURE OR VAPOR BARRIER REQUIREMENTS



3 TYPICAL FLOOR SLAB INFILL
3/4" = 1'-0"

BOX HEADER LOADING SCHEDULE (UNFACTORED)				
MARK	DEAD LOAD (PLF)	LIVE LOAD (PLF)	LIVE ROOF LOAD (PLF)	SNOW LOAD (PLF)
Lx-1	2185	1320	330	990
Lx-2	1450	660	330	990
Lx-3	640	0	330	990

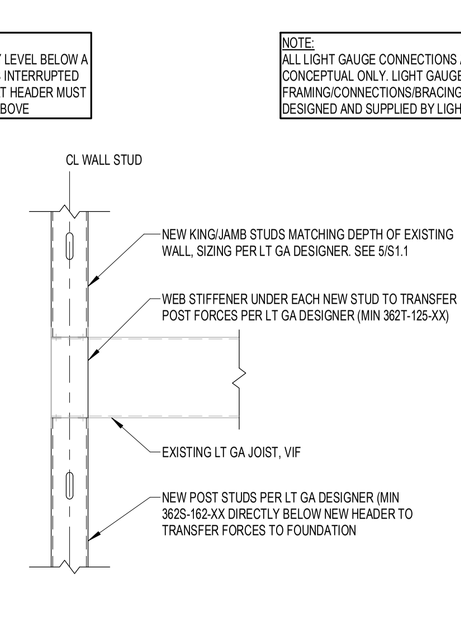
NOTES:
1. STUDS SUPPORTING UPPER FLOOR LT GA HEADERS MUST EXTEND DOWN TO FOUNDATION, SEE 6/S1.1 AND ARCH
2. HEADERS SHALL BE DESIGNED FOR ANY POINT LOADS FROM NEW LT GA STUD POSTS ABOVE, IF APPLICABLE



5 TYPICAL LIGHT GAUGE BEARING WALL OPENING AND HEADER CONSTRUCTION
3/4" = 1'-0"

4 FOUNDATION WALL/SIDEWALK CONNECTION
3/4" = 1'-0"

NOTE:
THIS DETAIL APPLIES TO EVERY LEVEL BELOW A NEW HEADER. WHEN A POST IS INTERRUPTED BY A NEW HEADER BELOW, THAT HEADER MUST SUPPORT THE FORCES FROM ABOVE



NOTE:
ALL LIGHT GAUGE CONNECTIONS ARE CONCEPTUAL ONLY. LIGHT GAUGE FRAMING/CONNECTIONS/BRACING TO BE DESIGNED AND SUPPLIED BY LIGHT GAUGE MFR

6 LIGHT GAUGE HEADER POST CONTINUATION
3/4" = 1'-0"

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THE COMMONS
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STRUCTURAL GENERAL NOTES AND DETAILS

JOB NUMBER 252012

DATE 09.15.2025

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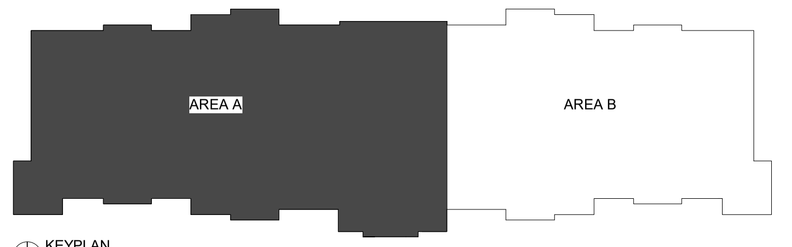
KEYNOTES

1 ALTER EXISING SPRINKLER SYSTEM AS REQUIRED TO FULLY SPRINKLER INDICATED AREA PER NFPA 13.

NORTH

1 FIRST FLOOR FIRE PROTECTION PLAN - AREA A
1/8" = 1'-0"



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FIRST FLOOR FIRE PROTECTION PLAN - AREA A

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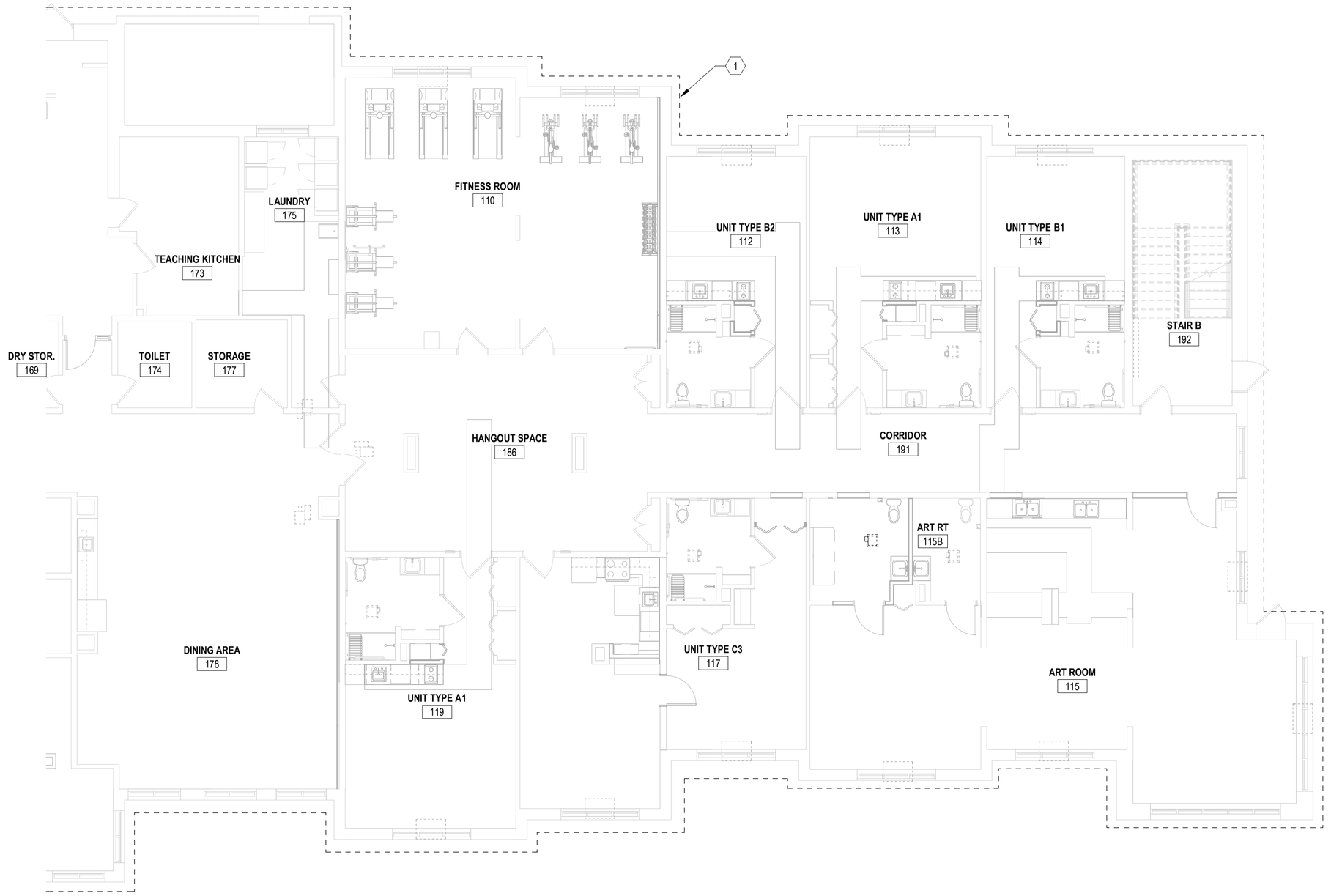
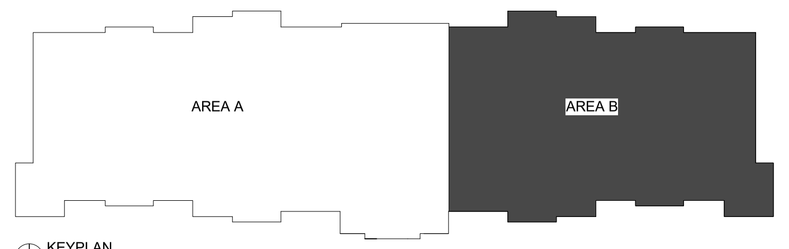


NORTH 1 FIRST FLOOR FIRE PROTECTION PLAN - AREA B
1/8" = 1'-0"



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FIRST FLOOR FIRE PROTECTION PLAN - AREA B

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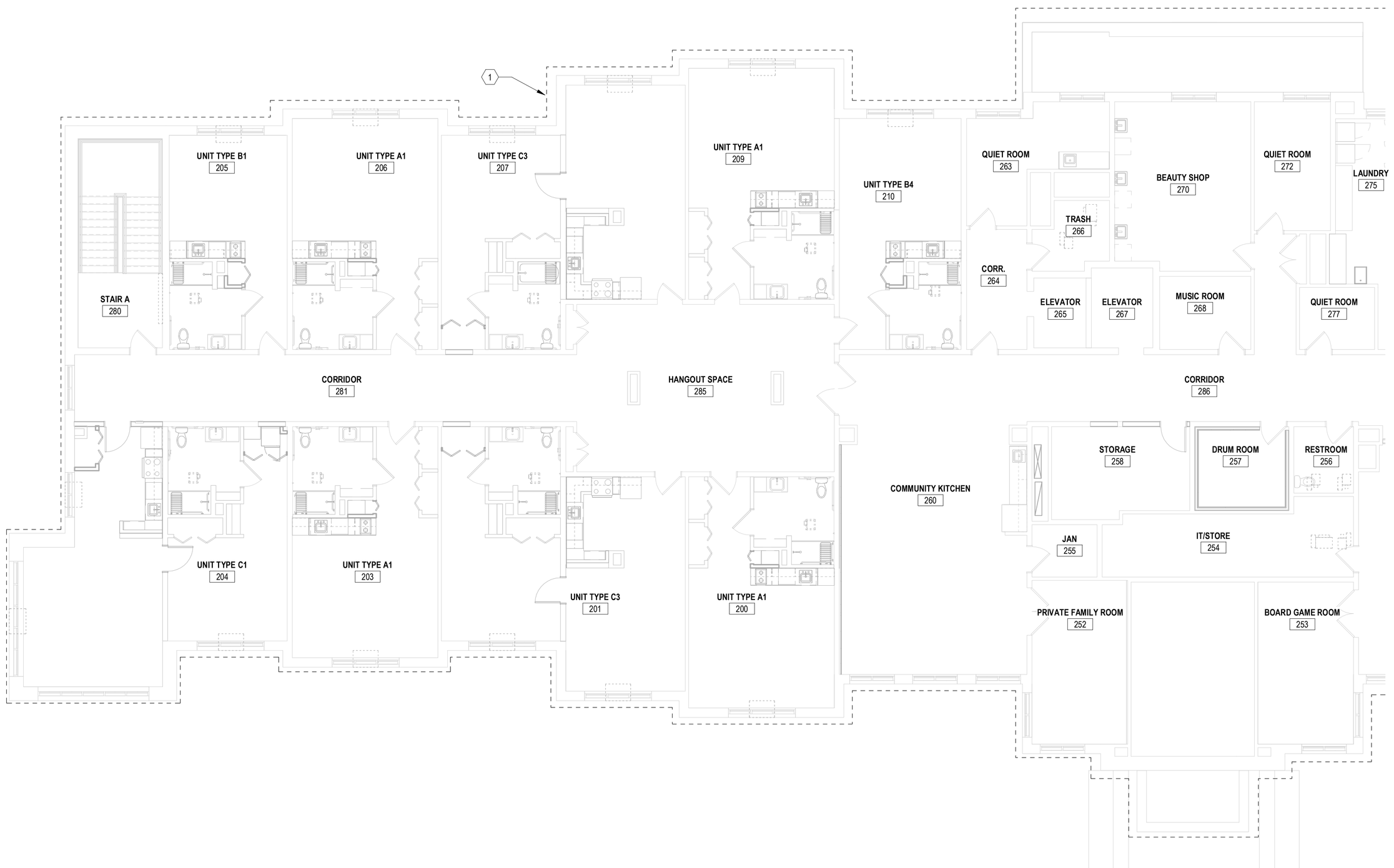


NORTH

1 SECOND FLOOR FIRE PROTECTION PLAN - AREA A
1/8" = 1'-0"

KEYNOTES

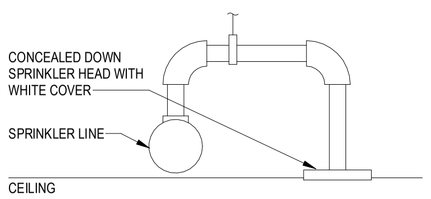
1 ALTER EXISING SPRINKLER SYSTEM AS REQUIRED TO FULLY SPRINKLER INDICATED AREA PER NFPA 13.

SPRINKLER NOTES

1. DRAWING IS INTENDED TO PROVIDE SCOPE ONLY. DESIGN AND CALCULATION OF THE SYSTEM IS TO BE BY SPRINKLER CONTRACTOR IN ACCORDANCE WITH NFPA AND THE LOCAL FIRE PREVENTION DEPT. LOCATION AND NUMBER OF HEADS MUST BE VERIFIED BY THE SPRINKLER CONTRACTOR.
2. SPRINKLER CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE LOCAL FIRE PREVENTION DEPARTMENT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, MANUFACTURING AND INSTALLING ANY PORTION OF THE SPRINKLER SYSTEM. PROVIDE NICET IV/PE STAMP.
3. ALL PIPING AND SPRINKLER HEADS SHALL BE INSTALLED AS PER NFPA-13, LOCAL CODES, AND ASTM-A120 STANDARDS, REGULATIONS, RECOMMENDATIONS AND RULES.
4. ALL MATERIALS, WHERE APPLICABLE, SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED FOR USE IN AUTOMATIC SPRINKLER SYSTEMS.
5. ALL PIPES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE UTILIZING HANGERS, MATERIALS, AND METHODS PER NFPA 13. PIPING SUPPORT SHALL BE IN ACCORDANCE WITH NFPA 13.
6. REDUCERS, UNION, VALVES, HANGERS, SLEEVES THROUGH WALLS AND FLOORS, SPECIALTIES AND OTHER MISCELLANEOUS ITEMS NOT SHOWN ON DRAWINGS SHALL BE FURNISHED BY SPRINKLER CONTRACTOR AS REQUIRED.
7. ELECTRIC ALARM DEVICES AND SUPERVISORY DEVICES FOR THE MONITORING OF THE SPRINKLER SYSTEM SHALL BE INSTALLED BY THE FIRE PROTECTION CONTRACTOR. ALL WIRING OF THE DEVICES IS THE RESPONSIBILITY OF OTHERS.
8. CHECK AND CONSULT ALL TIMES THE LATEST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND EQUIPMENT DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, LIGHTING FIXTURES, CEILING AIR DIFFUSERS, DUCTWORK, ETC. RE-ROUTE ANY PORTION OF SPRINKLER PIPING AS REQUIRED IN FIELD TO AVOID INTERFERENCES.
9. CONTRACTOR TO BE LICENSED.
10. ALL UNDERGROUND LINES MUST HAVE 10' HEAD TEST AND BE INSPECTED BY CITY.

FIRE PROTECTION NOTES

1. CONTRACTOR TO DETERMINE HAZARD CLASSIFICATION.
2. FIELD-FIT PENDANT HEADS TO CENTER OF CEILING TILES.
3. MAIN PIPING: SCHEDULE 10 BLACK STEEL, ASTM A135, TYPE E, GRADE A, GROOVED FITTINGS AND JOINTS.
4. GROOVED FITTINGS: ASTM A536, DUCTILE IRON, PAINTED.
5. GROOVED COUPLINGS: ASTM A536, DUCTILE IRON, PAINTED, GRADE E EPDM GASKET, 175 PSI MINIMUM.
6. FLANGED FITTINGS: STEEL, ASME B16.5, CLASS 150.
7. BRANCH PIPING: SCHEDULE 40 BLACK STEEL, ASTM A795, TYPE E, GRADE A OR ASTM A53, TYPE E, GRADE B.
8. THREADED FITTINGS: ANSI B16.3, DUCTILE IRON, CLASS 150.
9. RISER NIPPLES AND STARTER PIECES: ASTM A733, MADE OF ASTM A53/A53M STANDARD WEIGHT SEAMLESS STEEL PIPE WITH THREADED ENDS.
10. HANGERS: 3/8" THREADED ROD, CLAMP TO STRUCTURE, UNISTRUT TRAPEZE AS REQUIRED.
11. SLEEVES: PROVIDE SCHEDULE 40 SLEEVES AT WALL PENETRATIONS.
12. PROVIDE FIRE CAULK AT PENETRATIONS THROUGH RATED WALLS.
13. TEST COMPLETED SYSTEM AT 200 PSI FOR 2 HOURS.
14. FLOW AND TAMPER SWITCHES TO BE 120V.



2 FP2.2A SPRINKLER ARM-OVER DETAIL
NOT TO SCALE

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SECOND FLOOR FIRE PROTECTION PLAN - AREA A

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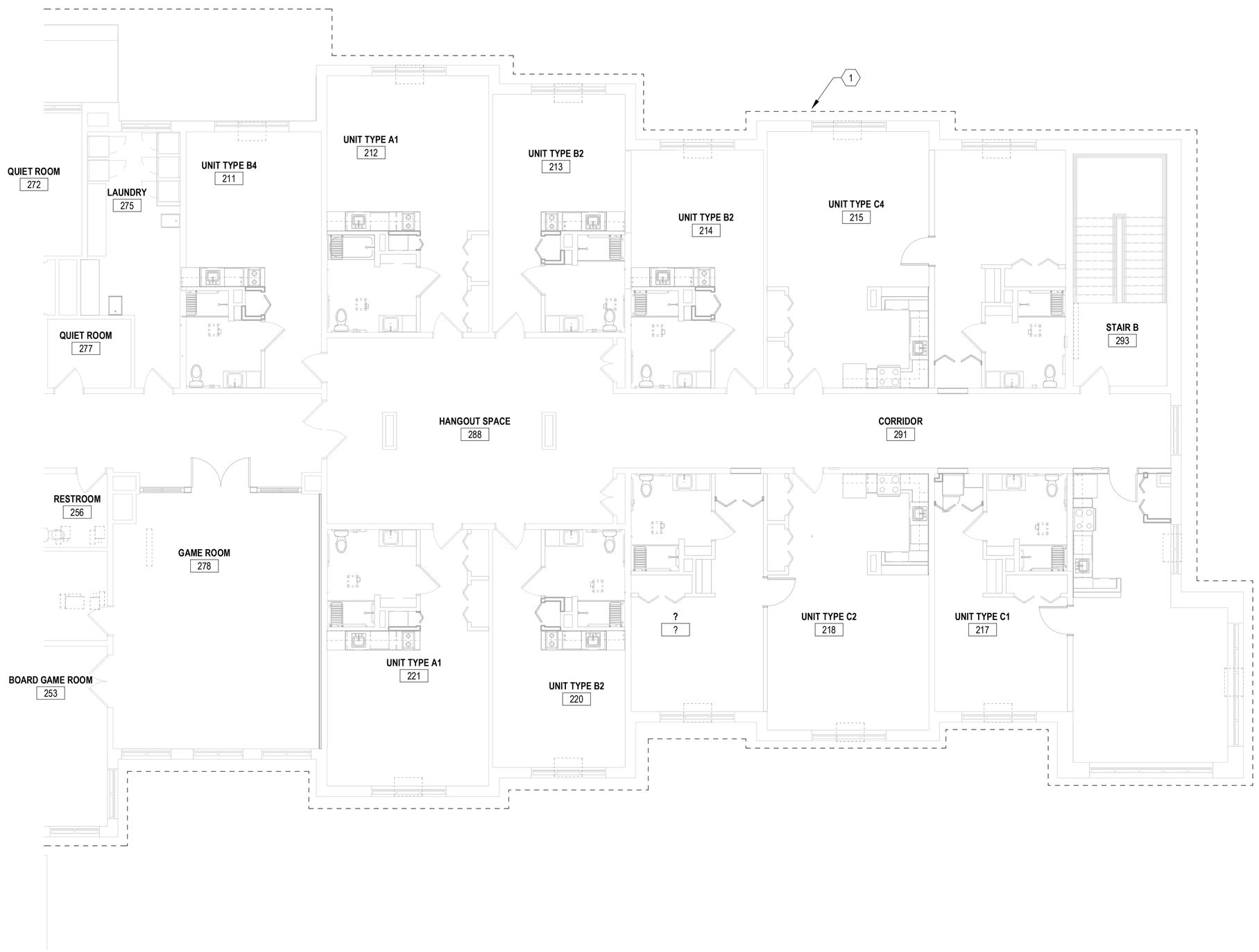
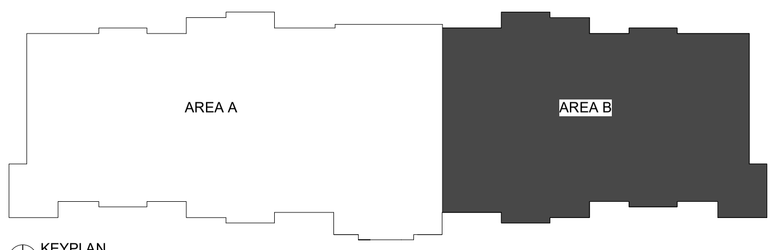


NORTH

1 SECOND FLOOR FIRE PROTECTION PLAN - AREA B
1/8" = 1'-0"



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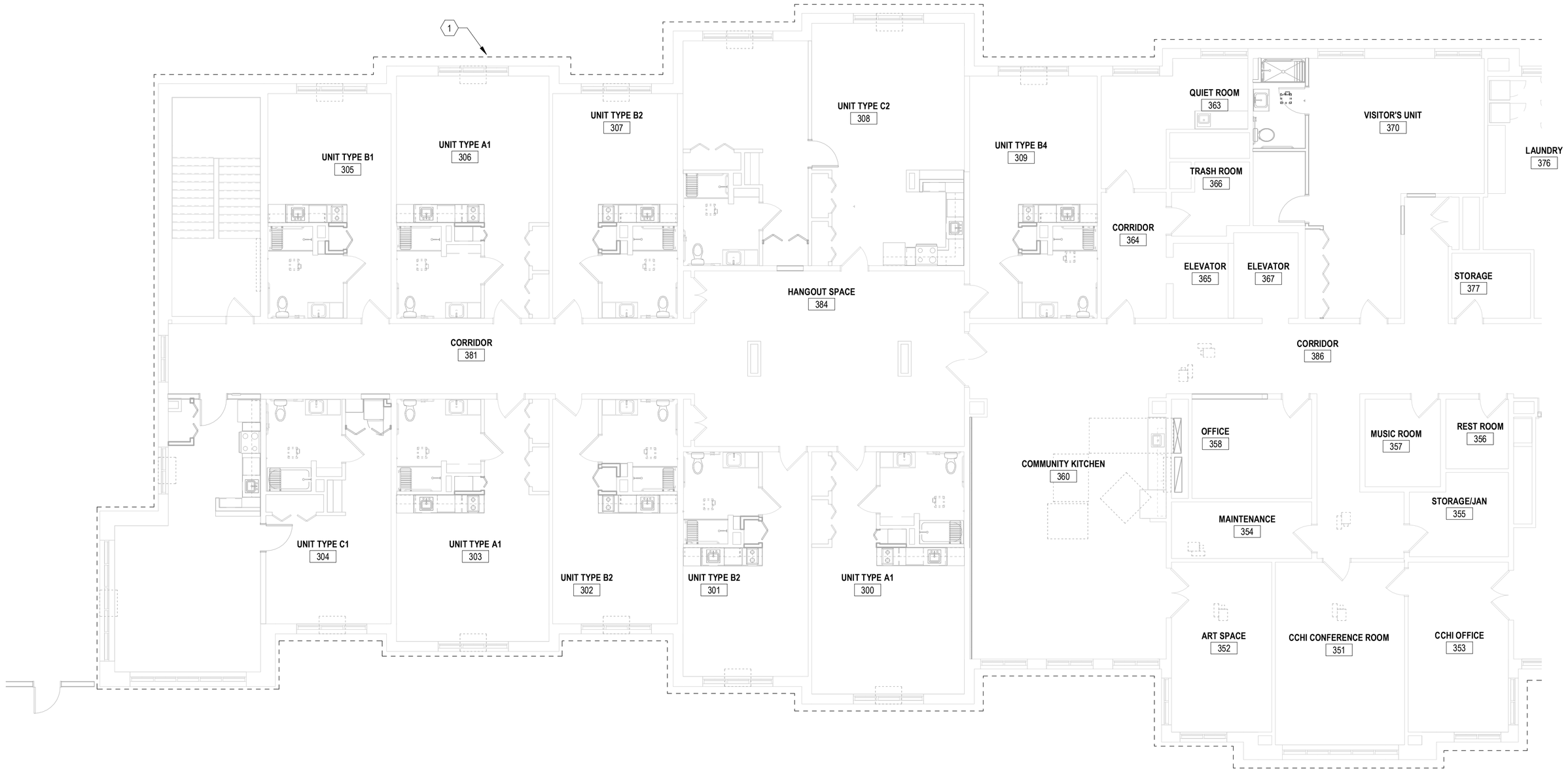
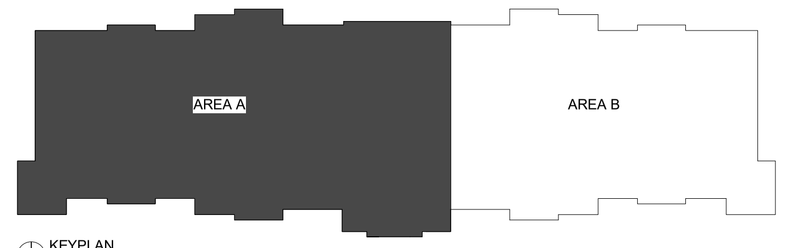


NORTH 1 THIRD FLOOR FIRE PROTECTION PLAN - AREA A
1/8" = 1'-0"



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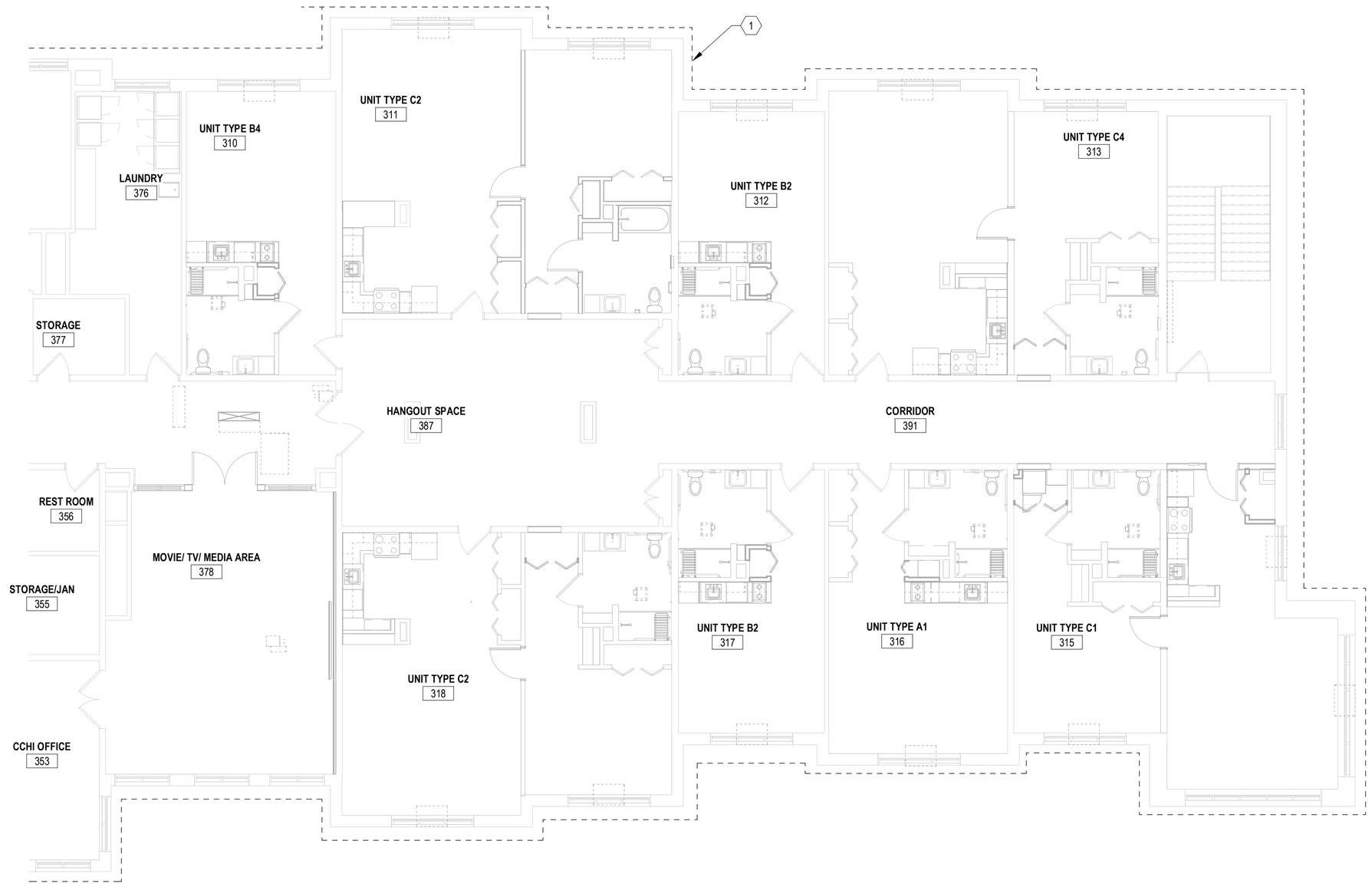

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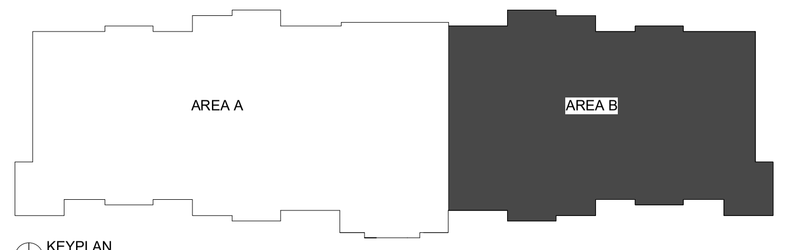
1 THIRD FLOOR FIRE PROTECTION PLAN - AREA B

1/8" = 1'-0"



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1 FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA A

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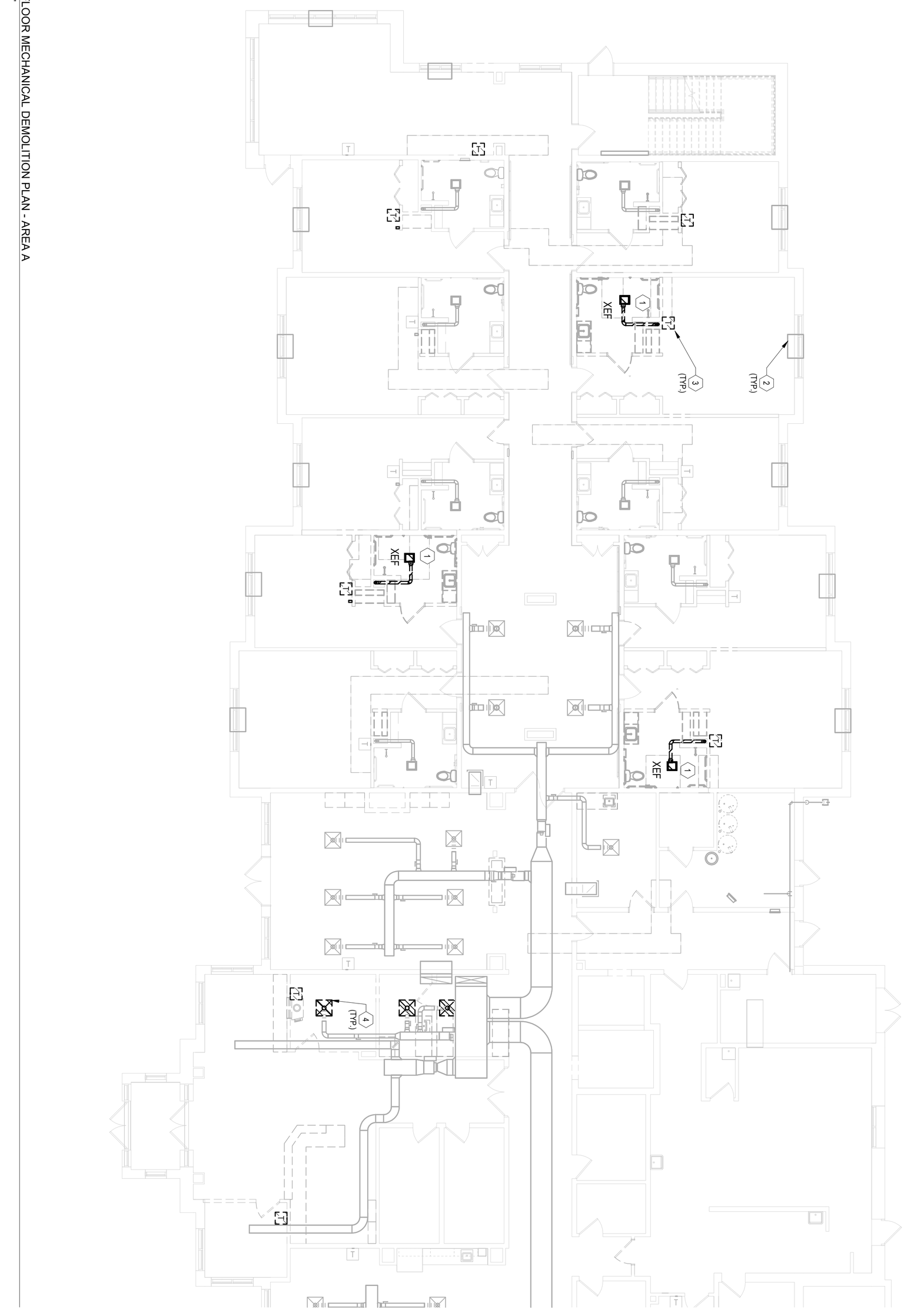

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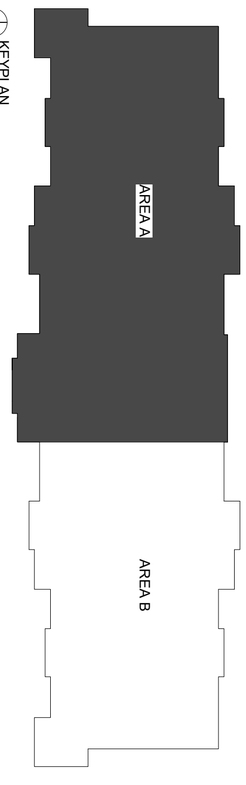

KEYNOTES

1 DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2 EXISTING TO REMAIN.
3 DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.
4 DISCONNECT AND SALVAGE THE EXISTING DIFFUSER AS REQUIRED.

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FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA A

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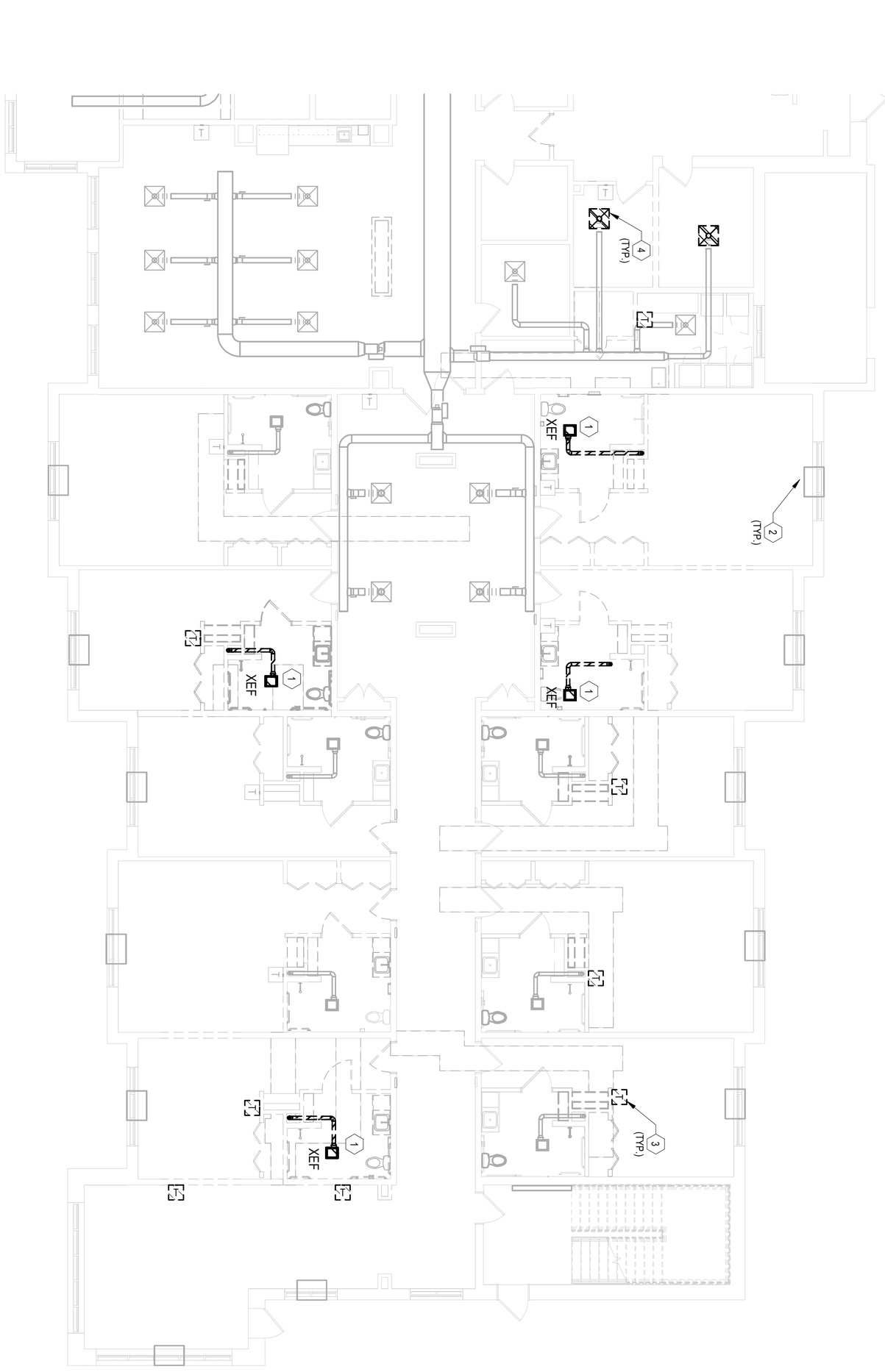

1 FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA B
1/8" = 1'-0"

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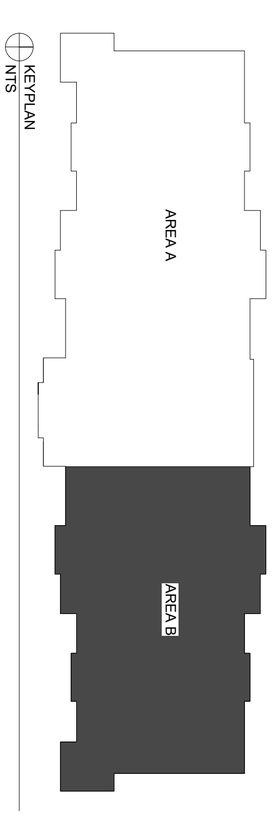

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FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA B

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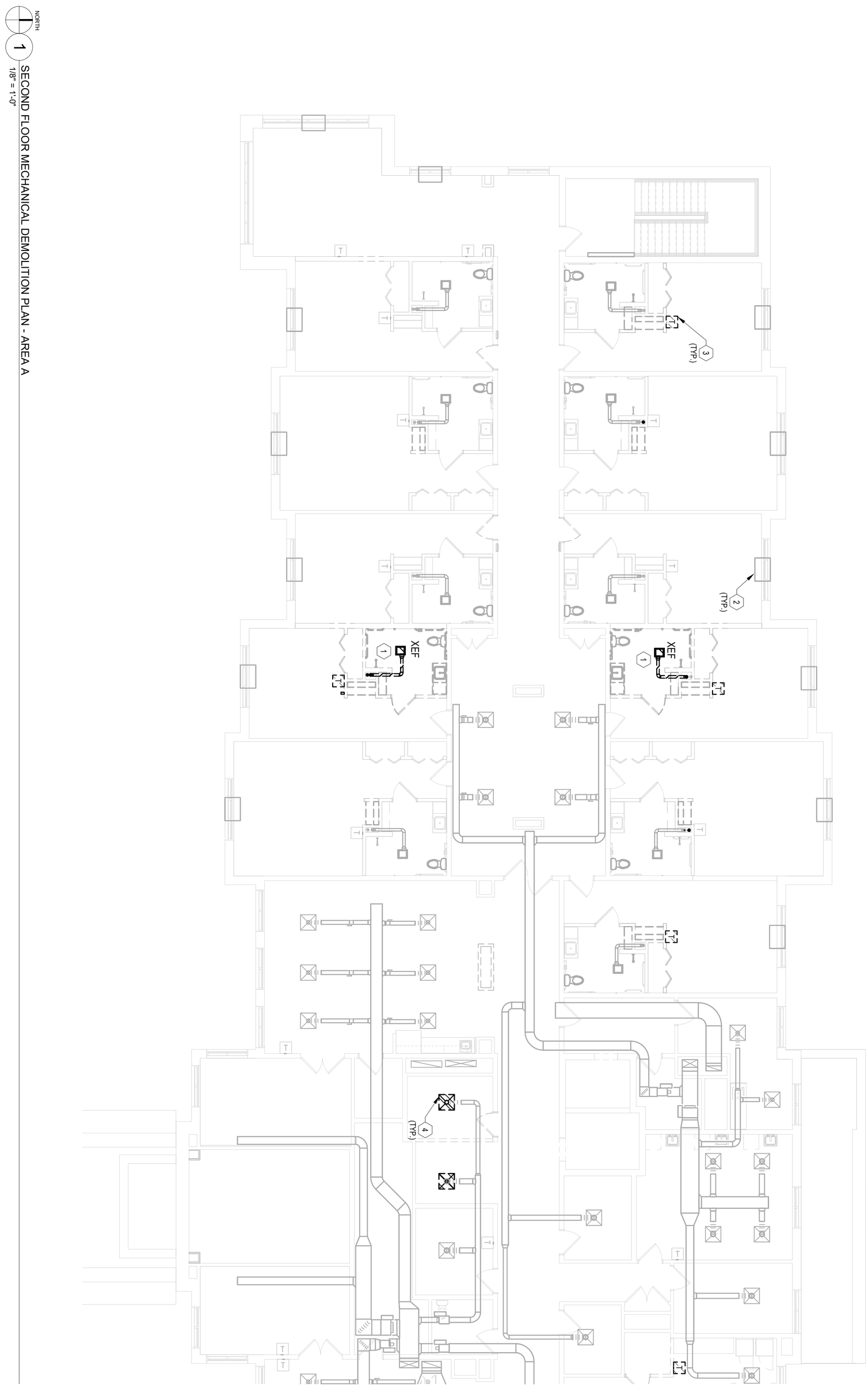
NORTH

1

1/8" = 1'-0"

SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA A



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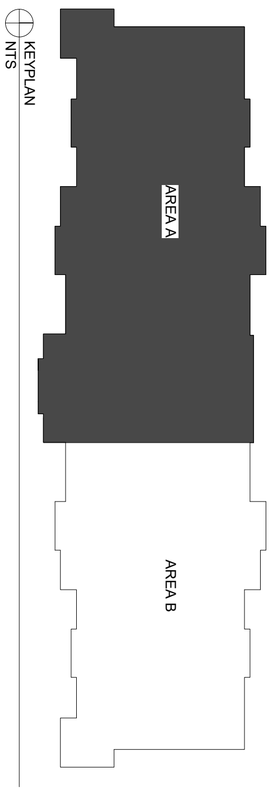

KEYNOTES

1 DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2 EXISTING TO REMAIN.
3 DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.
4 DISCONNECT AND SALVAGE THE EXISTING DIFFUSER AS REQUIRED.

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REVISIONS:

DATE 09.15.2025

JOB NUMBER 25012

SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA A

AUBERGE - HIGHLAND PARK

1651 RICHFIELD AVE

HIGHLAND PARK, IL 60035

CCHI Collaborative Community Housing Initiative

CORDOGAN CLARK

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Tel 630.896.4678 Fax 630.896.4987

Chicago
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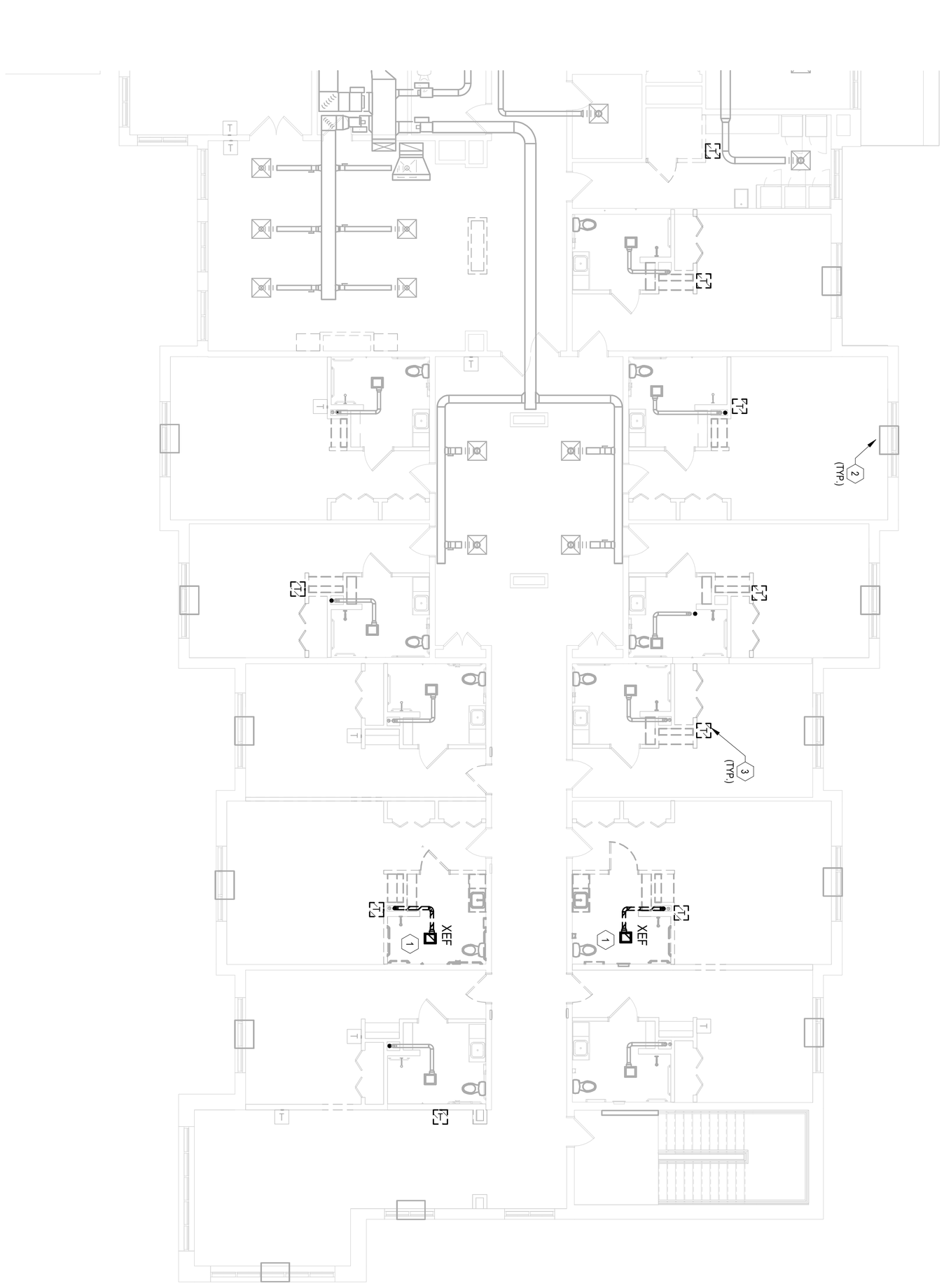
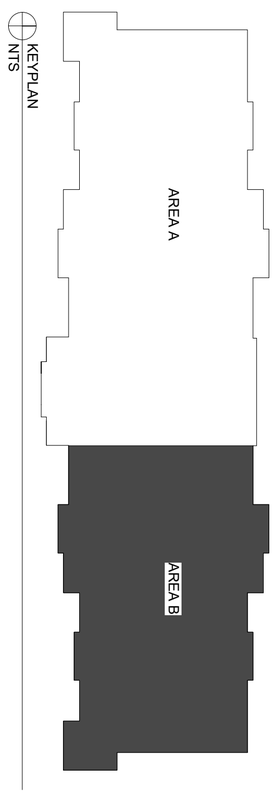


NORTH
1
1/8" = 1'-0"

SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA B



KEYNOTES

1 DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2 EXISTING TO REMAIN.
3 DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.

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REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA B

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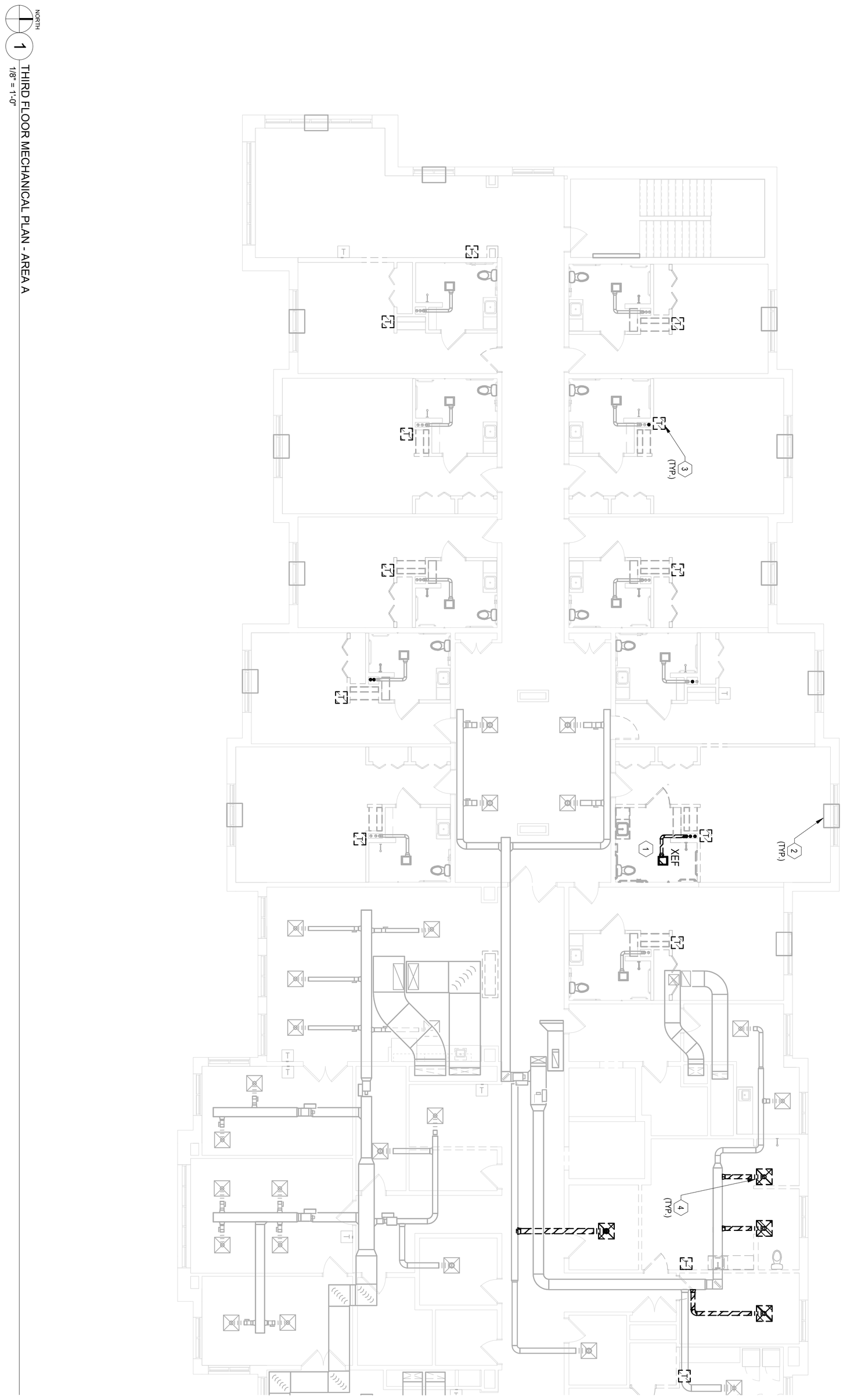

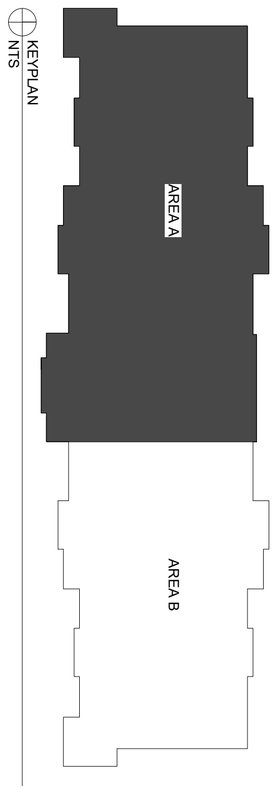

KEYNOTES

1. DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2. EXISTING TO REMAIN.
3. DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.
4. DISCONNECT AND REMOVE THE EXISTING DIFFUSER AND DICTWORK AS REQUIRED. PATCH MAIN DUCTWORK AS REQUIRED.

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THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA A

AUBERGE - HIGHLAND PARK

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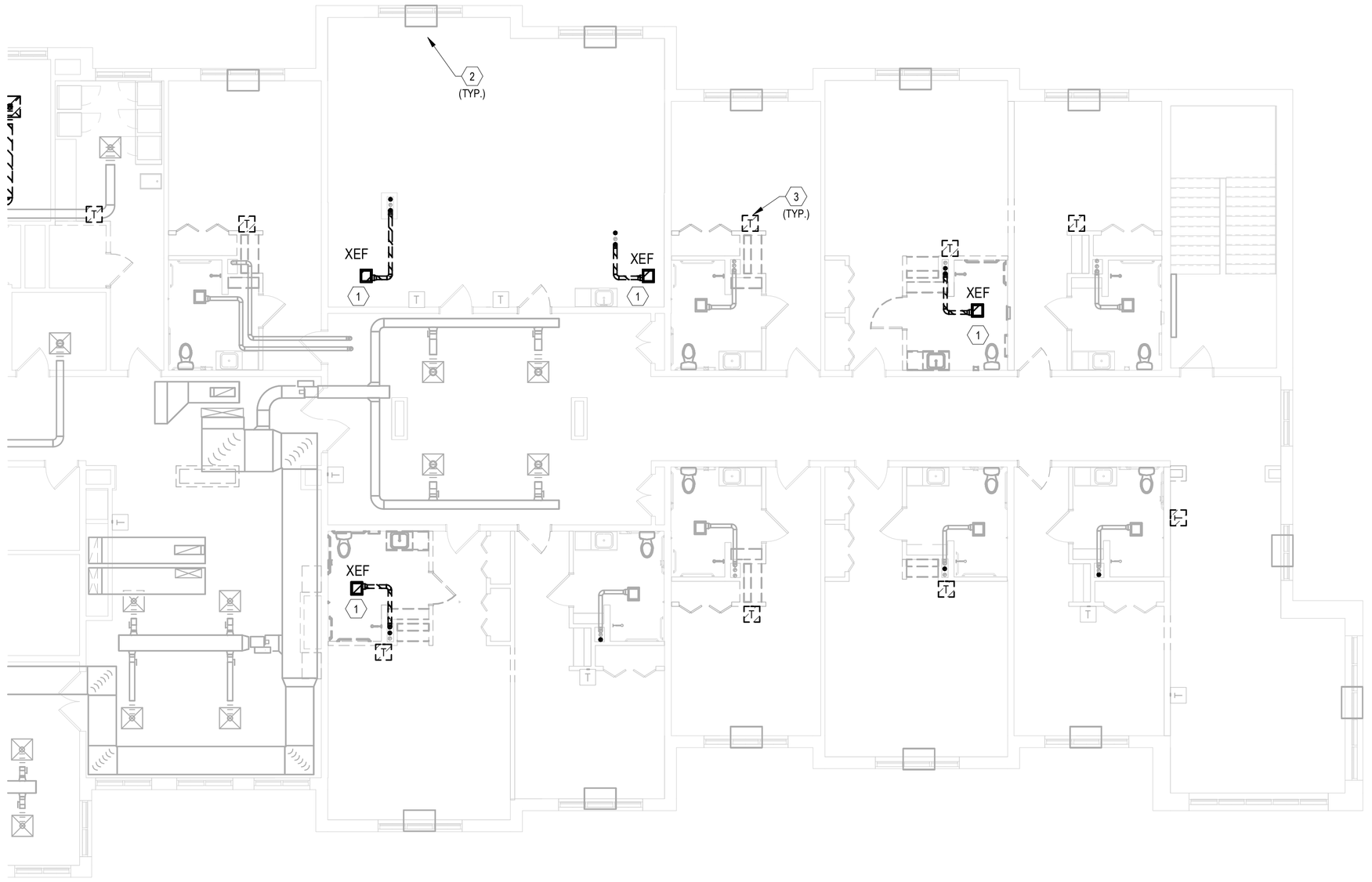
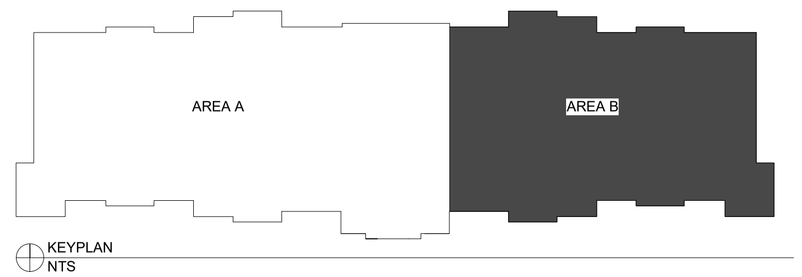
KEYNOTES

1 DISCONECT AND REMOVE THE EXISTING EXHAUST FAN (XEF) AND ASSOCAITED DUCTWORK AS REQUIRED.
2 EXISTING TO REMAIN.
3 DISCONNECT AND SALVAGE THE EXISTING THERMOSTAT AS REQUIRED.



NORTH 1 THIRD FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"



KEYPLAN
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THIRD FLOOR MECHANICAL
DEMOLITION PLAN - AREA B

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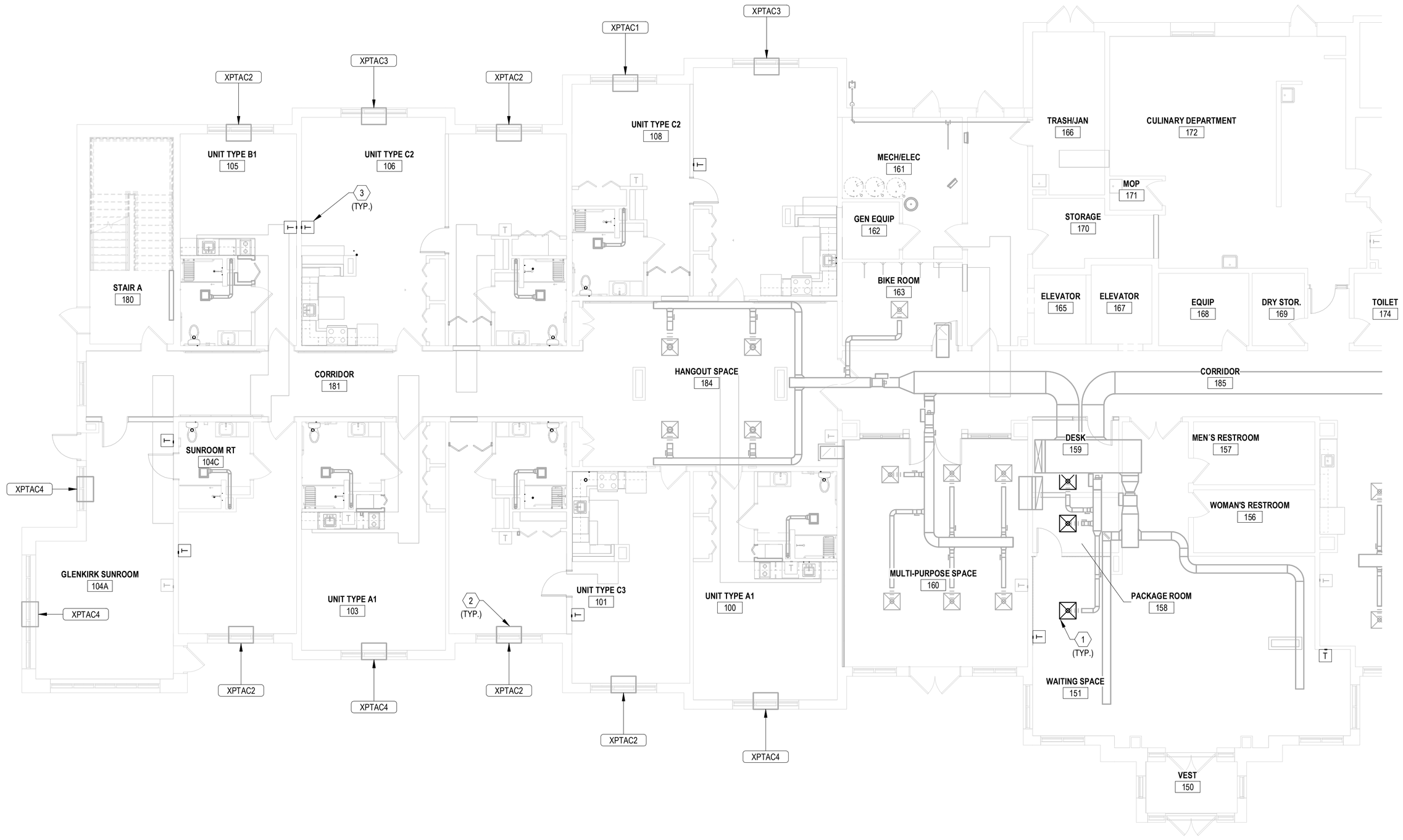
KEYNOTES

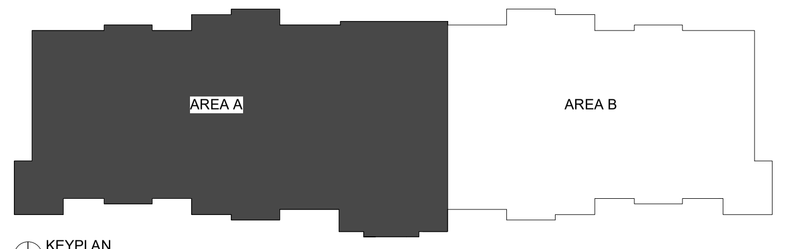
1. RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.
2. EXISTING TO REMAIN.
3. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.



NORTH

1 FIRST FLOOR MECHANICAL PLAN - AREA A

1/8" = 1'-0"



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FIRST FLOOR MECHANICAL PLAN - AREA A

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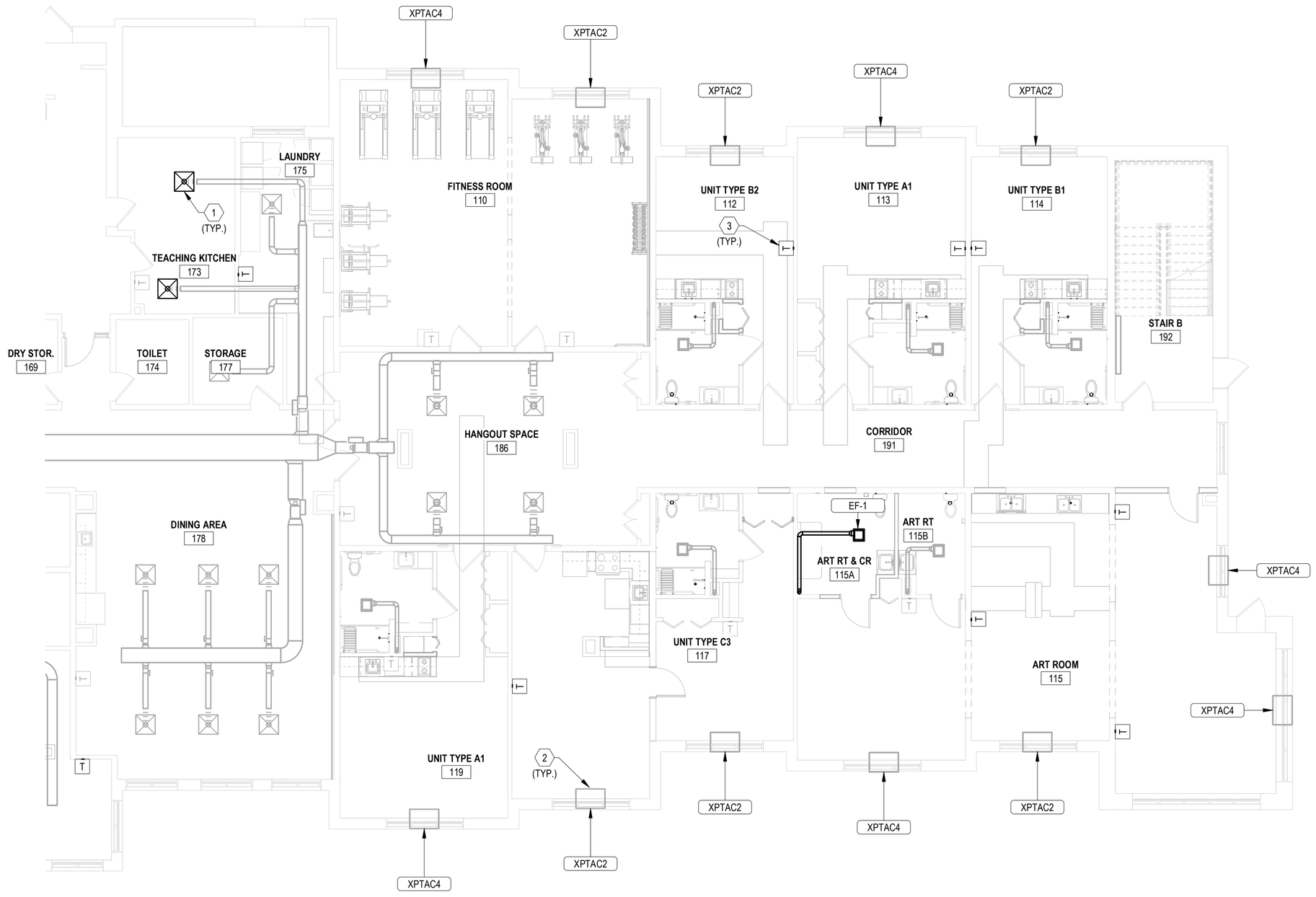
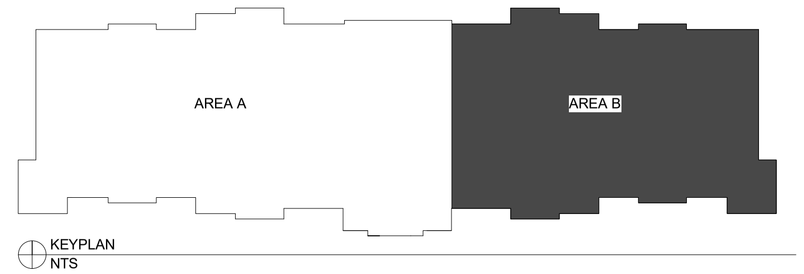
KEYNOTES

1 RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.
2 EXISTING TO REMAIN.
3 RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.



NORTH

1 FIRST FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"



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FIRST FLOOR MECHANICAL PLAN - AREA B

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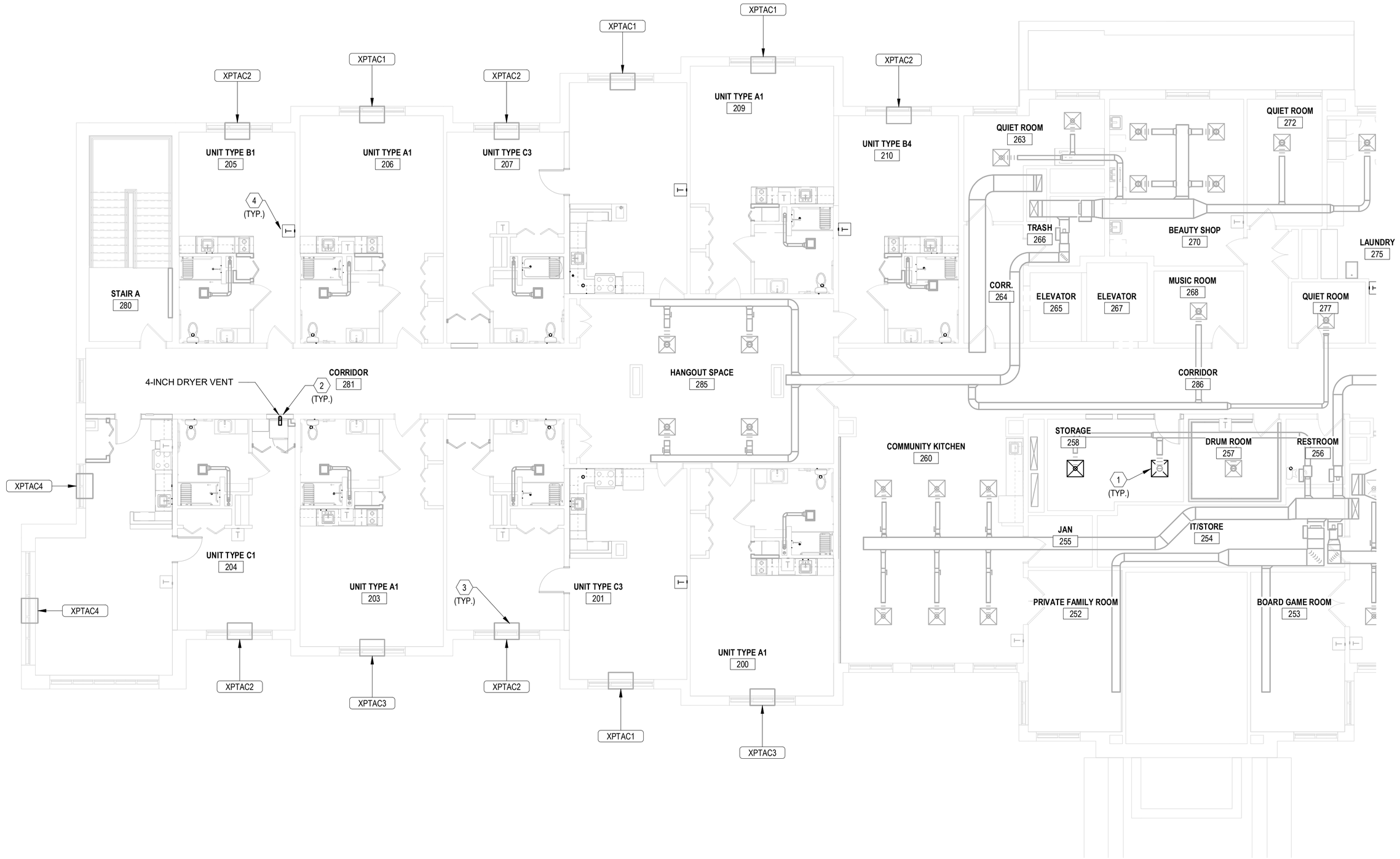
KEYNOTES

1. RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.
2. PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3. EXISTING TO REMAIN.
4. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.



NORTH

1 SECOND FLOOR MECHANICAL PLAN - AREA A
1/8" = 1'-0"

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SECOND FLOOR MECHANICAL PLAN - AREA A

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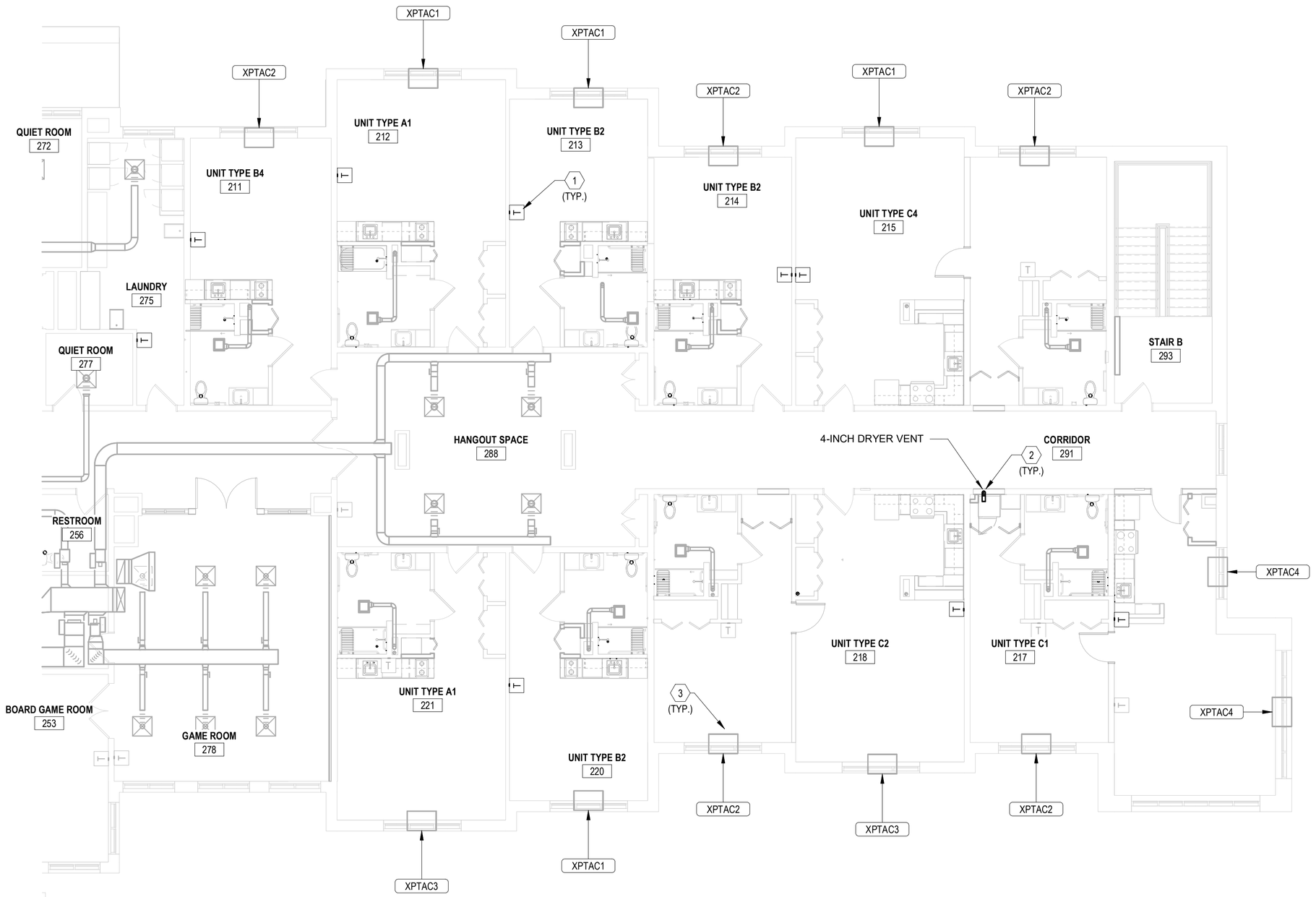
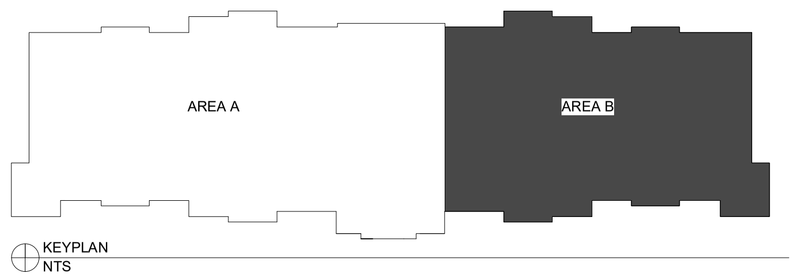
KEYNOTES

1 RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.
2 PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3 EXISTING TO REMAIN.



NORTH
1 SECOND FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"



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SECOND FLOOR MECHANICAL PLAN - AREA B

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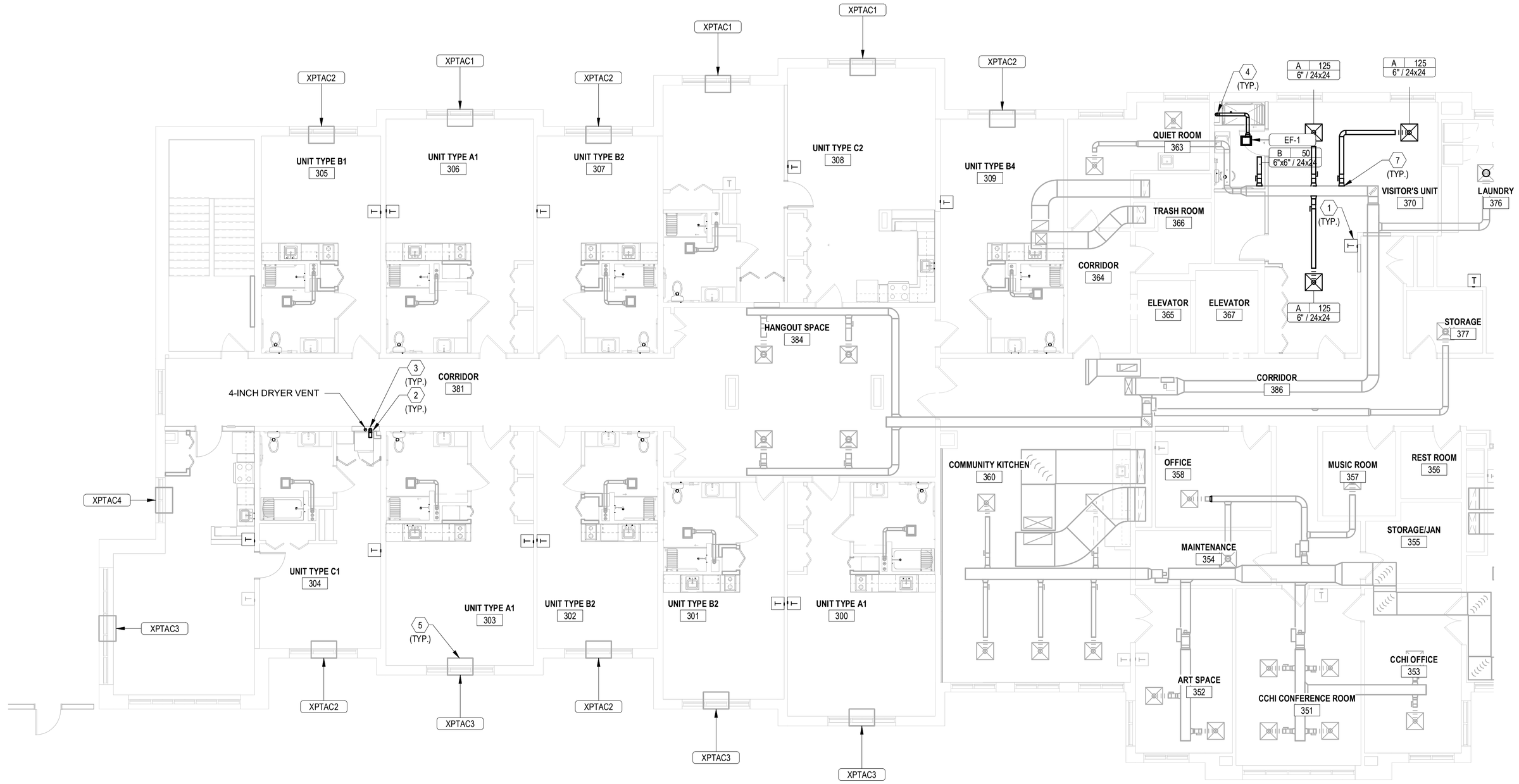
KEYNOTES

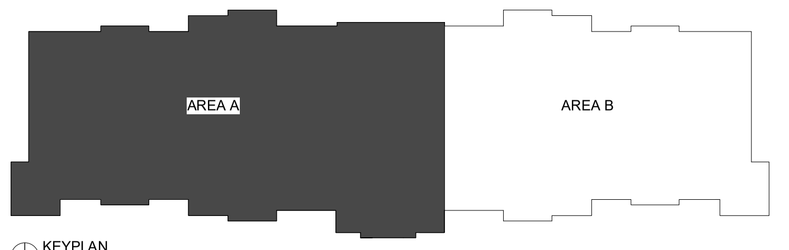
1. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.
2. PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3. PROVIDE AND INSTALL A DRYER VENT TERMINATION BY DRYER JACK MODEL 477.
4. ROUTE 4-INCH DIAMETER EXHAUST DUCT UP THROUGH ROOF. PROVIDE AND INSTALL A ROOF TERMINATION WITH BROAN MODEL 634 VENT CAP.
5. EXISTING TO REMAIN.
7. RE-INSTALL THE SALVAGED DIFFUSER AS REQUIRED. CLEAN THE DIFFUSER AS REQUIRED.



NORTH

1 THIRD FLOOR MECHANICAL PLAN - AREA A

1/8" = 1'-0"



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THIRD FLOOR MECHANICAL PLAN - AREA A

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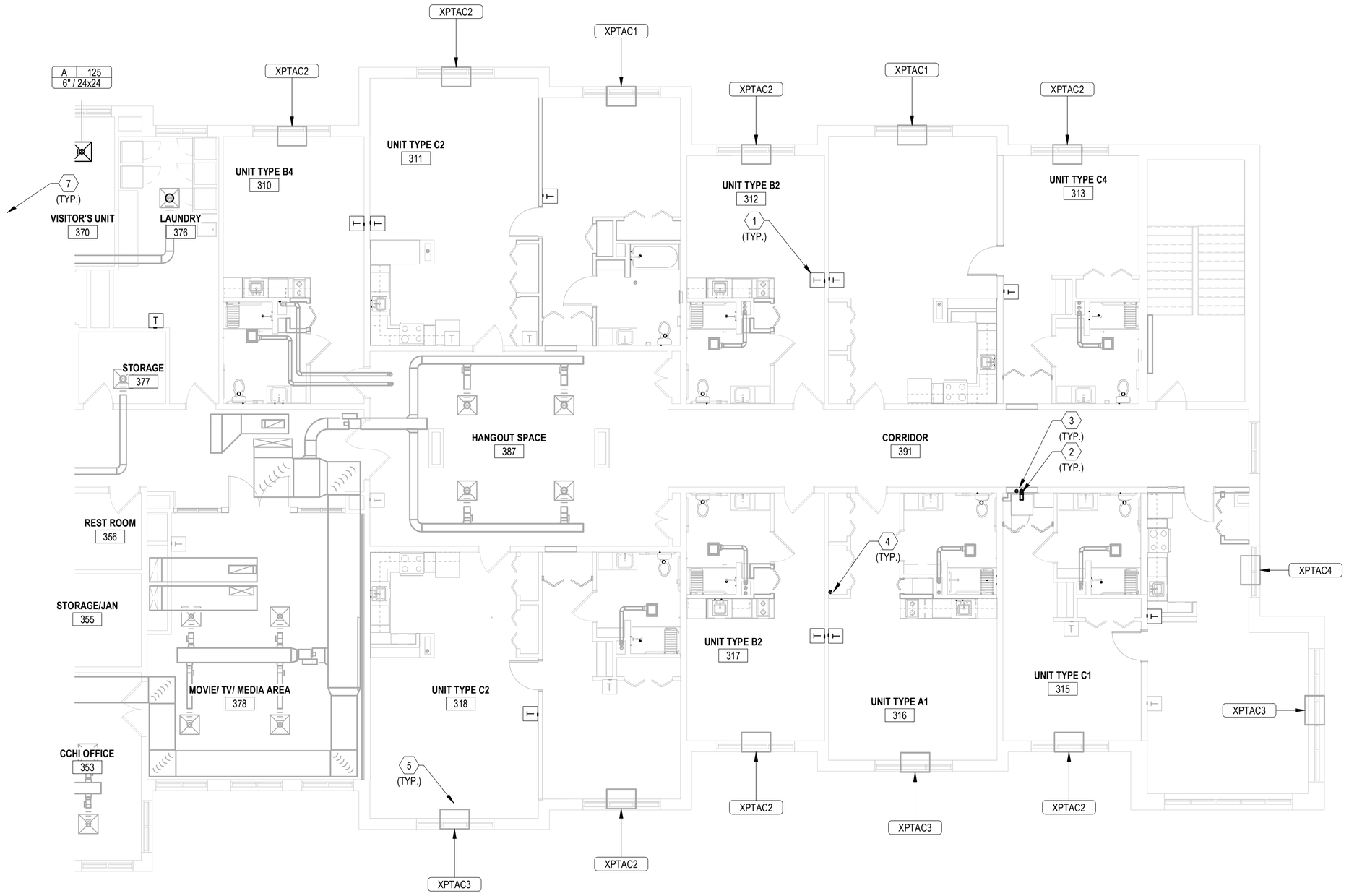
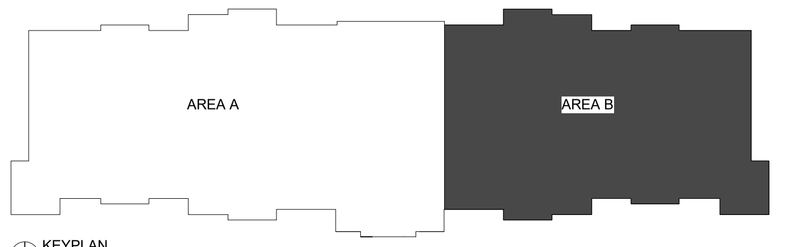
KEYNOTES

1. RE-INSTALL THE SALVAGED THERMOSTAT AS REQUIRED.
2. PROVIDE AND INSTALL A GUY GREY DRYER BOX MODEL DB-350 AND ROUTE THE 4-INCH 316 S.S. DRYER VENT UP AND TERMINATE THROUGH THE ROOF AS REQUIRED.
3. PROVIDE AND INSTALL A DRYER VENT TERMINATION BY DRYER JACK MODEL 477.
4. ROUTE 4-INCH DIAMETER EXHAUST DUCT UP THROUGH ROOF. PROVIDE AND INSTALL A ROOF TERMINATION WITH BROAN MODEL 634 VENT CAP.
5. EXISTING TO REMAIN.



NORTH

1 THIRD FLOOR MECHANICAL PLAN - AREA B
1/8" = 1'-0"



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HIGHLAND PARK, IL 60035

THIRD FLOOR MECHANICAL PLAN - AREA B

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DATE 09.15.2025

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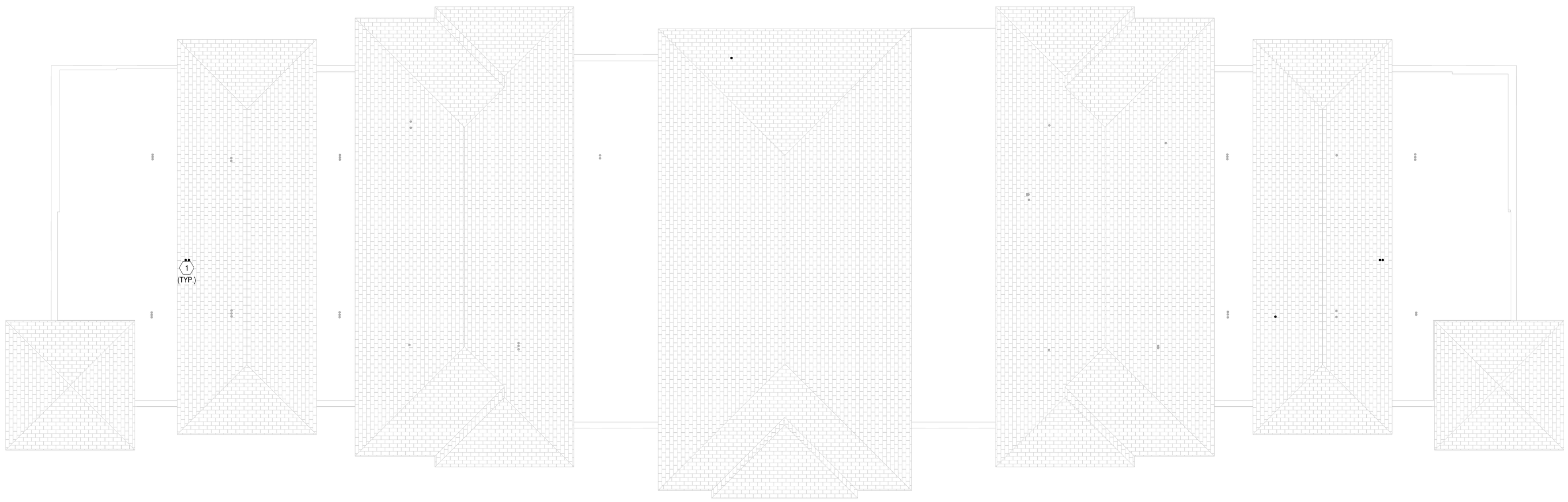
EXHAUST FAN SCHEDULE										
TAG	SERVICE	CFM	E.S.P	HP	DRIVE	SONES	VOLT.	MFR	MODEL #	NOTES
EF-1	TOILETS	45 / 55 / 80	0.1	7.9 W	DIRECT	0.3	115 / 1	BROAN	ZB80ML1	1, 2, & 3
NOTES:										
1. CEILING MOUNTED ENERGY STAR RATED EXHAUST FAN WITH LED LIGHT, BACKDRAFT DAMPER, SPEED CONTROLLER, AND DISCONNECT.										
2. PROVIDE WITH BLACK ROOF CAP BY BROAN MODEL NUMBER 634.										
3. MULTISPEED FAN SHALL BE SET TO 45 CFM (1) BEDROOM UNIT OR 55 CFM (2) BEDROOM UNIT TO PROVIDE CONTINUOUS VENTILATION DURING NORMAL OPERATION. DURING...										

KEYNOTES

1 ROUTE 4-INCH DIAMETER EXHAUST DUCT UP THROUGH ROOF. PROVIDE AND INSTALL A ROOF TERMINATION WITH BROAN MODEL 634 VENT CAP.

GENERAL MECHANICAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS AND ATTACHED ARCHITECTURAL AND MECHANICAL SPECIFICATIONS THAT THE CONTRACTOR SHALL PROVIDE, DELIVER, AND INSTALL ALL HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS, DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, LOUVERS, LINING, INSULATION, EXHAUST AIR SYSTEMS, ACCESSORIES, TEMPERATURE CONTROL SYSTEMS, SPECIALTIES, PIPING AND WIRING, WATER SYSTEMS AND DISTRIBUTION PIPING, TOOLS AND EQUIPMENT FOR COMPLETE INSTALLATION OF ALL H.V.A.C. SYSTEMS, GUARANTEE AND SERVICE.
2. THIS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION METHODS THAT WILL PROTECT AT ALL TIMES PROPERTY AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION AND PRECAUTION SHALL BE PAID BY THE CONTRACTOR IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.
3. THIS ARCHITECT/ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION, OR TO SUPERVISE SAFETY AND DID NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
4. ALL MECHANICAL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES. ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.
5. CONTRACTOR SHALL OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE PROJECT.
6. CONTRACTOR SHALL CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL, ELECTRICAL, PLUMBING AND EQUIPMENT DRAWINGS FOR EXACT LOCATION OF EACH DIFFUSER, REGISTER, GRILLE, LOUVER, DUCT AND EQUIPMENT.
7. AFTER COMPLETION OF THE PROJECT, SUBMIT THREE SETS OF "AS BUILT", SHOP DRAWINGS AND ALL MANUFACTURER'S WARRANTIES, GUARANTIES AND INSTRUCTIONS OF ALL INSTALLED SYSTEMS AND EQUIPMENT PROPERLY BOUND AND LABELED FOR THIS PROJECT. PROVIDE SERVICE CONTACT INFORMATION AND WARRANTY LETTER FROM MECHANICAL INSTALLER ON THE COVER SHEET OF THE MANUALS.
8. CONTRACTOR SHALL NOT ROUTE DUCTWORK OVER ELECTRICAL PANELS.
9. CONTRACTOR SHALL ROUTE ALL DUCTWORK TIGHT TO STRUCTURE ABOVE IN EXPOSED CEILINGS.
10. CONTRACTOR SHALL PROVIDE CAULK AROUND ALL PIPES AND DUCTWORK AT ALL WALL PENETRATIONS.
11. FOR CLARITY, THESE DOCUMENTS DO NOT NECESSARILY SHOW EVERY OFFSET, FITTING, VALVE, ETC..
12. UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS, CONTRACTOR SHALL CUT, PATCH, AND MATCH EXISTING BUILDING CONSTRUCTION TO REMOVE AND INSTALL WORK AS REQUIRED.
13. CONTRACTOR SHALL PROVIDE SIGNAGE IDENTIFYING THE EQUIVALENT LENGTH OF DRYER DUCT PER IMC.



NORTH

1 FOURTH FLOOR MECHANICAL PLAN
3/32" = 1'-0"

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Fax 312.243.4771

CCHI Collaborative Community Housing Initiative

AUBERGE - HIGHLAND PARK
1651 RICHFIELD AVE
HIGHLAND PARK, IL 60035

ROOF MECHANICAL PLAN

JOB NUMBER 252012
DATE 09.15.2025

REVISIONS:

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GENERAL MECHANICAL SYMBOLS

- REVISION NUMBER - SHOWN ON PLANS
- POINT WHERE NEW CONNECTS TO EXISTING
- NUMBER OF DETAIL ON SHEET / NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE (1)
- CONTINUATION SYMBOL
- ROOM NAME AND NUMBER (Room 1)
- ITEM TO BE DEMOLISHED
- AREA NOT IN CONTRACT
- 2" — PIPE SIZE TAG (DIAMETER)
- ABOVE GROUND PIPING
- 1/8" / 12" SLOPE — PIPE SLOPE TAG
- BELOW GROUND PIPING
- INVERT: -10' - 1" — PIPE INVERT ELEVATION TAG
- (E) — EXISTING PIPE TAG
- PIPING BEING DEMOLISHED

FIRE PROTECTION SYMBOLS

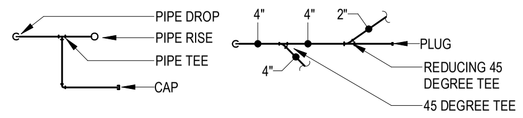
- FP-D — FIRE PROTECTION DRY
- FP-O — FIRE PROTECTION OTHER
- FP-PA — FIRE PROTECTION PRE-ACTION
- FP-W — FIRE PROTECTION WET
- FP-DOM-W — COMBINATION FIRE & DOMESTIC
- UPRIGHT SPRINKLER HEAD
- PENDENT SPRINKLER HEAD
- RECESSED SPRINKLER HEAD
- CONCEALED SPRINKLER HEAD
- D — 'D' REPRESENTS DRY SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD
- EXTENDED COVERAGE SIDEWALL SPRINKLER HEAD
- 48"x18" S/A — OBSTRUCTION FROM DUCTWORK 48" AND GREATER

ABBREVIATIONS

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FD	FIRE DAMPER	RH	RELATIVE HUMIDITY
FDV	FIRE DEPARTMENT VALVE	RL/A	RELIEF AIR
FL	FLOOR	RM	ROOM
FO	FUEL OIL	RPM	REVOLUTIONS PER MINUTE
FOV	FUEL OIL VENT	RW	RAIN WATER
FOR	FUEL OIL RETURN	SF	SQUARE FOOT
FOS	FUEL OIL SUPPLY	S/A	SUPPLY AIR
FPM	FEET PER MINUTE	SAN	SANITARY
FS	FLOOR SINK	SF	SQUARE FOOT
FT	FOOT/FEET	SD	SMOKE DAMPER
FTR	FIN TUBE RADIATION	SM	SURFACE MOUNT
GAL	GALLON	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

PLUMBING AND PIPING SYMBOLS

- CHWR — CHILLED WATER RETURN
- CHWS — CHILLED WATER SUPPLY
- CD — CONDENSATE DRAINAGE
- CWR — CONDENSER WATER RETURN
- CWS — CONDENSER WATER SUPPLY
- HWR — HEATING WATER RETURN
- HWS — HEATING WATER SUPPLY
- G — NATURAL GAS
- PG — PROPANE GAS
- REF-L — REFRIGERANT-LIQUID
- REF-S — REFRIGERANT-SUCTION
- REF-HG — REFRIGERANT-HOT GAS
- STM — STEAM
- CDR — CONDENSATE RETURN
- CWV — COMBINATION WASTE & VENT
- CA — COMPRESSED AIR
- CW — DOMESTIC COLD WATER
- H-CW — HARD COLD WATER
- S-CW — SOFT COLD WATER
- F-CW — FILTERED COLD WATER
- RO — REVERSE OSMOSIS WATER
- HW — HOT WATER
- HW 140° — HOT WATER 140°
- HW-R — HOT WATER RECIRCULATION
- HW-R 140° — HOT WATER RECIRCULATION 140°
- GV — GREASE VENT
- GW — GREASE WASTE
- IW — INDIRECT WASTE
- OV — OIL VENT
- OW — OIL WASTE
- PD — PUMP DISCHARGE
- V — SANITARY VENT
- SS — SANITARY SEWER
- SHWR — SOLAR HOT WATER RETURN
- SHWS — SOLAR HOT WATER SUPPLY
- SD — STORM DRAINAGE
- OSD — OVERFLOW STORM DRAINAGE

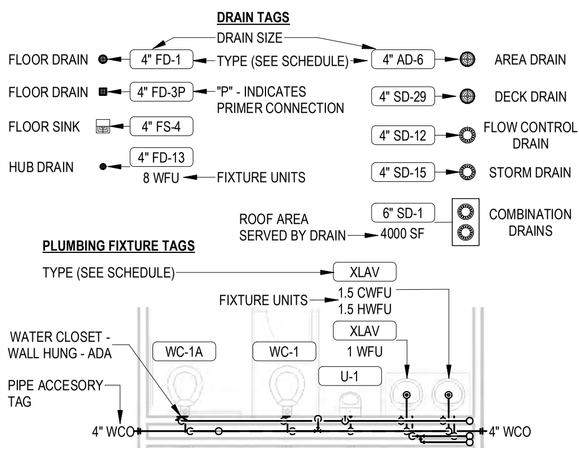


PIPE ACCESSORY TAGS

- 2" DOM. WM — DOMESTIC WATER METER
- 2" BALANCING — BALANCING VALVE
- 2" SHUTOFF — 1/4 TURN BALL VALVE
- 2" CHECK — CHECK VALVE
- 2" TMV — 3-WAY MIXING VALVE
- 2" M-CNTRL — MOTORIZED CONTROL VALVE
- 2" 3-WAY CNTRL — 3 WAY MOTORIZED CONTROL VALVE
- 2" PRV — PRESSURE REDUCING VALVE
- 3/8" SOLENOID — REFRIGERANT SOLENOID VALVE
- 2" BUTTERFLY — BUTTERFLY VALVE

DRAIN TAGS

PLUMBING FIXTURE TAGS



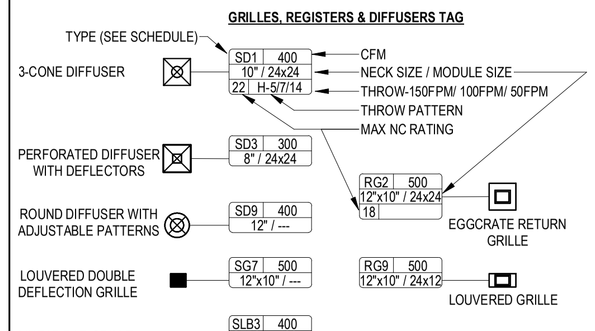
EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT	EWH	ELECTRIC WATER HEATER
ACC	AIR COOLED CONDENSER	FCU	FAN COIL UNIT
ACCU	AIR COOLING CONDENSING UNIT	FP	FIRE PUMP
AHU	AIR HANDLING UNIT	GI	GREASE INTERCEPTOR
AS	AIR SEPARATOR	GRV	GRAVITY ROOF VENTILATOR
B	BOILER	HWP	HEATING WATER PUMP
CH	CHILLER	HX	HEAT EXCHANGER
CT	COOLING TOWER	HRU	HEAT RECOVERY UNIT
CUH	CABINET UNIT HEATER	PRV	POWER ROOF VENTILATOR
CWP	CONDENSER WATER PUMP	RE	RETURN/EXHAUST FAN
CHWP	CHILLED WATER PUMP	RTU	ROOFTOP UNIT
DBP	DOMESTIC WATER BOOSTER PUMP	SEP	SEWAGE EJECTOR PUMP
DC	DUCT MOUNTED COIL	SF	SUPPLY FAN
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER
ET	EXPANSION TANK		

HVAC SYMBOLS

- 16"x8" — SQUARE DUCT SIZE TAG (WIDTH x HEIGHT)
- 16"/8" — OVAL DUCT SIZE TAG (WIDTH / HEIGHT)
- 16"Ø — ROUND DUCT SIZE TAG (DIAMETER)
- (E) — EXISTING DUCT TAG
- DUCT BEING DEMOLISHED
- S/A — SUPPLY AIR
- S-O/A — CONDITIONED OUTSIDE AIR
- O/A — OUTSIDE AIR
- R/A — RETURN AIR
- T/A — TRANSFER AIR
- E/A — EXHAUST AIR
- L/A — RELIEF AIR
- GE/A — GREASE EXHAUST AIR
- SE/A — SMOKE EXHAUST AIR
- FLUE — EXHAUST GAS FLUE
- C/A — COMBUSTION AIR
- DROP — RECTANGULAR SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — ROUND SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — RECTANGULAR RETURN/TRANSFER AIR DUCT RISE
- DROP — ROUND RETURN/TRANSFER AIR DUCT RISE
- DROP — RECTANGULAR EXHAUST/RELIEF AIR DUCT RISE
- DROP — ROUND EXHAUST/RELIEF AIR DUCT RISE

GRILLES, REGISTERS & DIFFUSERS TAG



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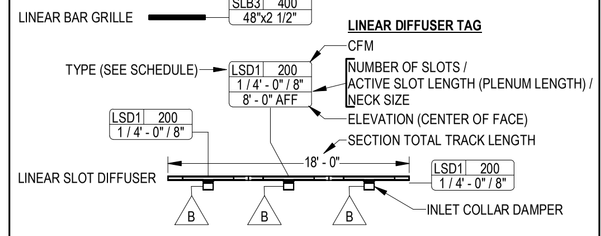
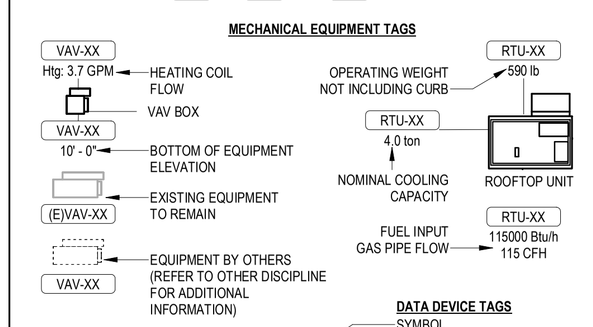


MECHANICAL EQUIPMENT TAGS



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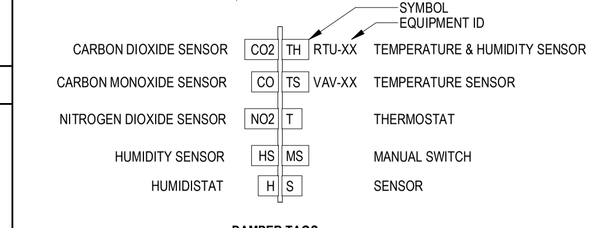

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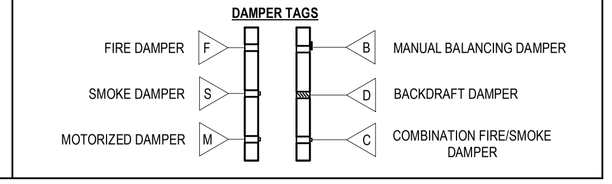

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MECHANICAL TITLE SHEET

JOB NUMBER 252012

DATE 09.15.2025

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Title Sheet Revision

MP000

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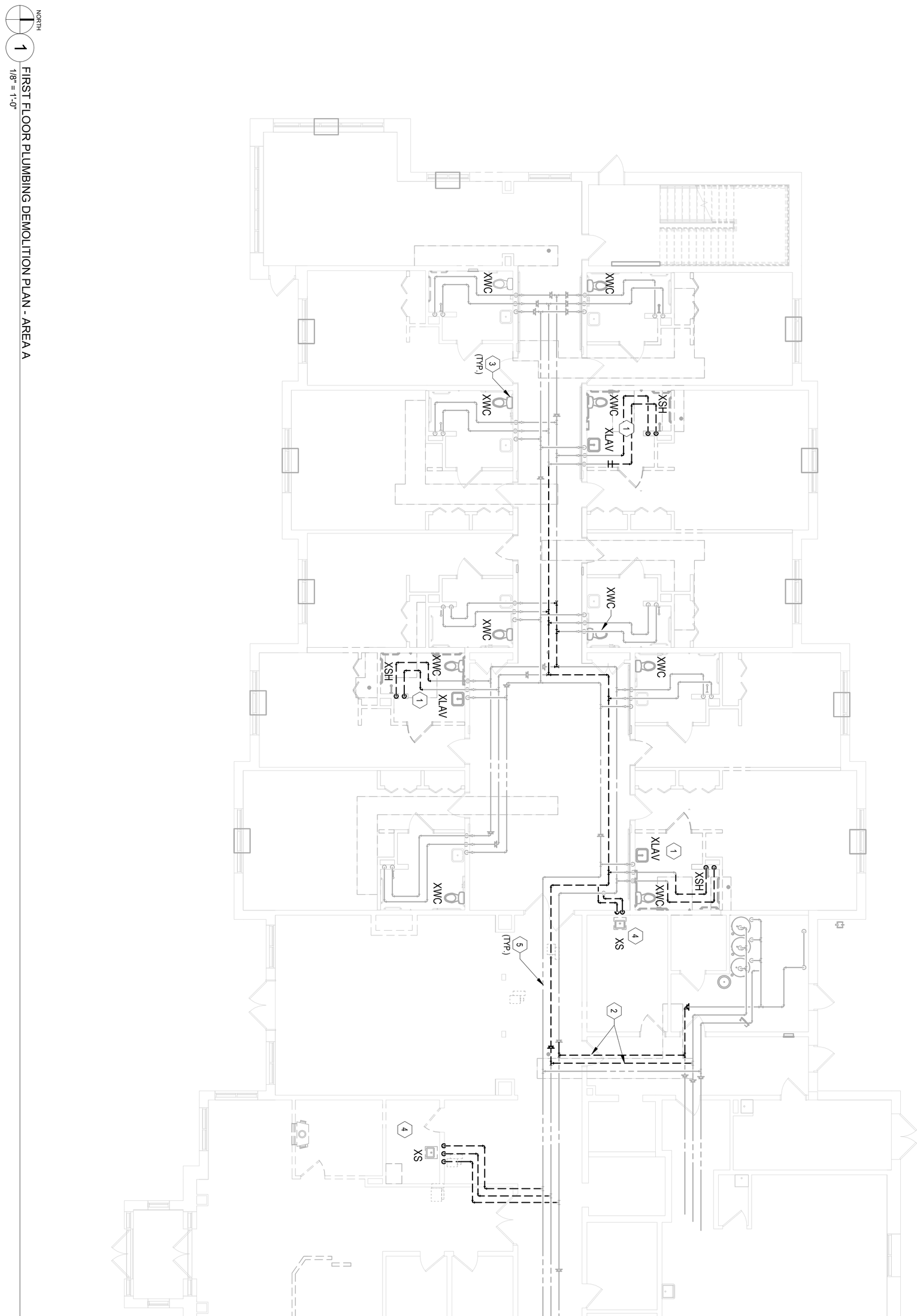

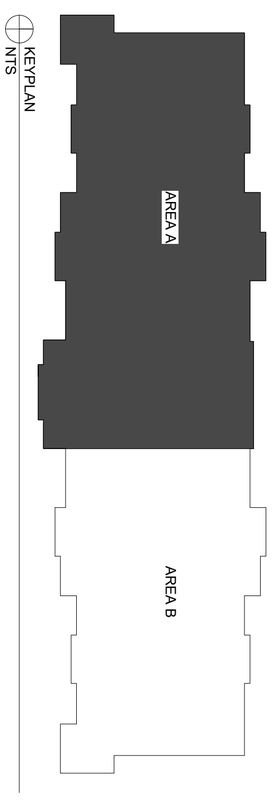

KEYNOTES

1. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC), LAVITORY (XLAV), AND SHOWER (XSH) IN THIER ENTIRETY. DISCONNECT AND REMOVE THE EXISTING WATER LINES AND RISER FROM THE MAIN UP TO THE FLOOR ABOVE. DISCONNECT AND REMOVE THE WASTE LINE AND VENT LINES AS REQUIRED AS TO NOT CREATE A DEAD-END CONDITION. PATCH AND CAP MAIN WASTE, VENT, AND WATER SYSTEMS AS REQUIRED.
2. DISCONNECT AND REMOVE THE EXISITNG MAIN AS INDICATED.
3. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
4. DISCONNECT AND REMOVE THE EXISITNG SINK (XS) IN ITS ENTIRETY. DISCONNECT AND REMOVE THE EXISTING WATER LINES AND RISER FROM THE MAIN UP TO THE FLOOR ABOVE. DISCONNECT AND REMOVE THE WASTE LINE AND VENT LINES AS REQUIRED AS TO NOT CREATE A DEAD-END CONDITION. PATCH AND CAP MAIN WASTE, VENT, AND WATER SYSTEMS AS REQUIRED.
5. EXISTING TO REMAIN.

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P1.1A

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FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA A

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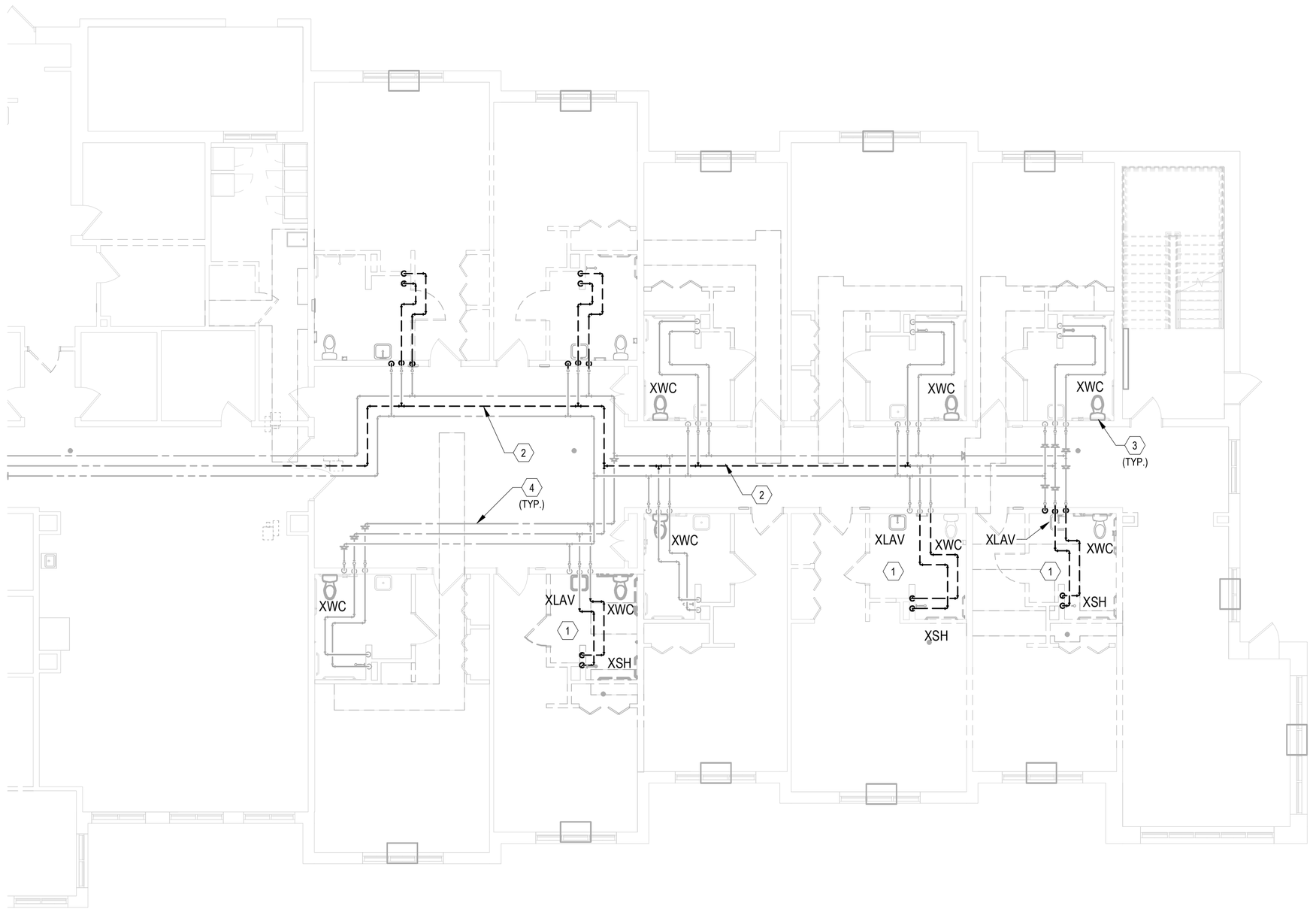
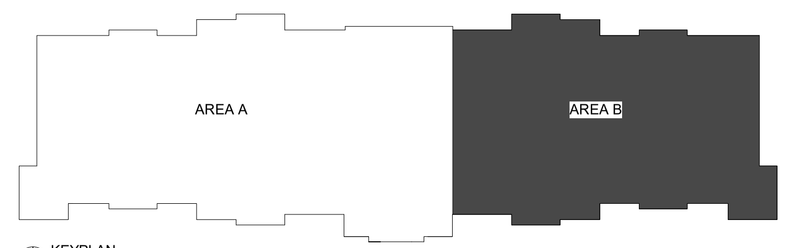
2. DISCONNECT AND REMOVE THE EXISITNG MAIN AS INDICATED.
3. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
4. EXISTING TO REMAIN.



NORTH 1 FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B
1/8" = 1'-0"



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DATE 09.15.2025

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FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B

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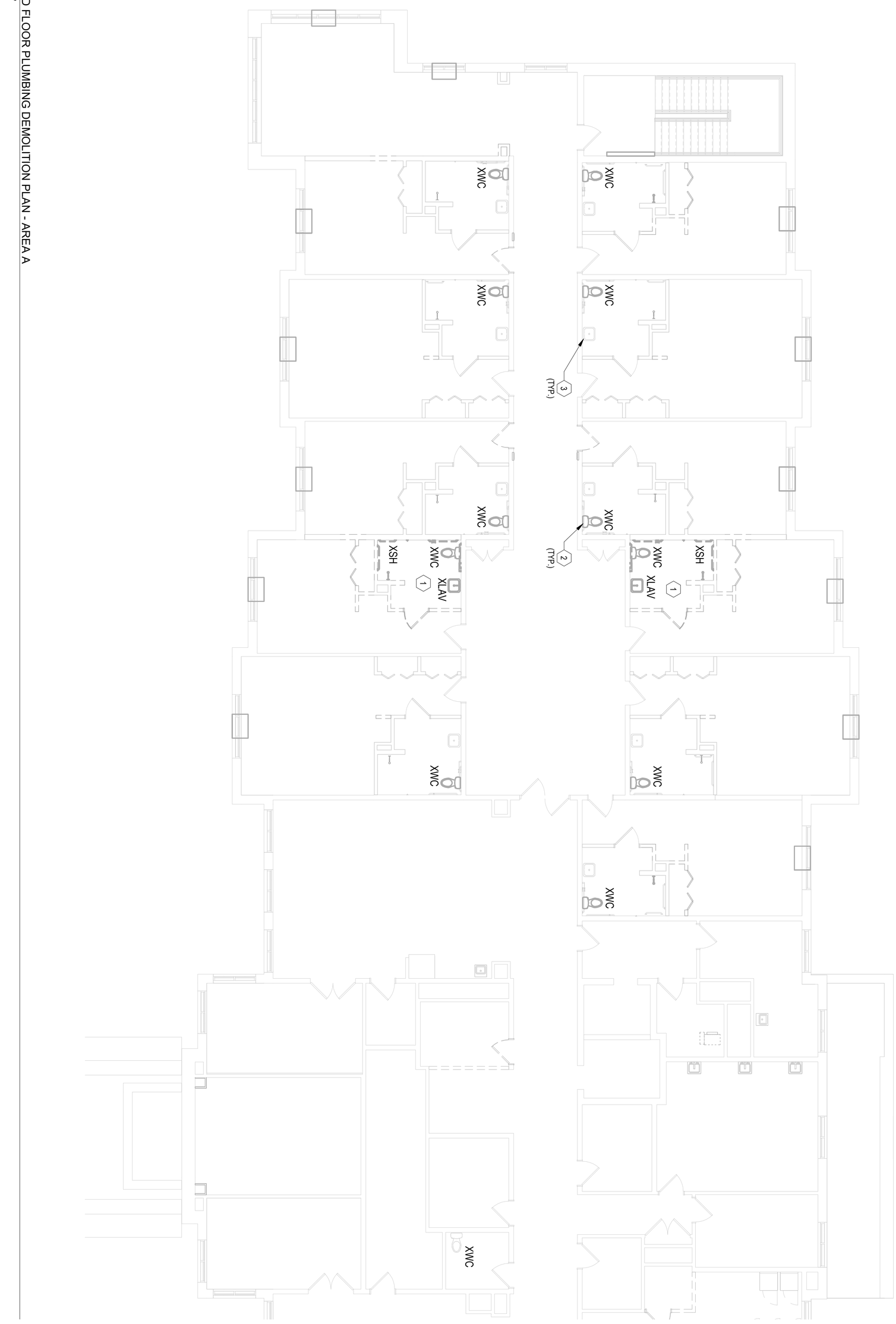
NORTH

1

1/8" = 1'-0"

SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA A



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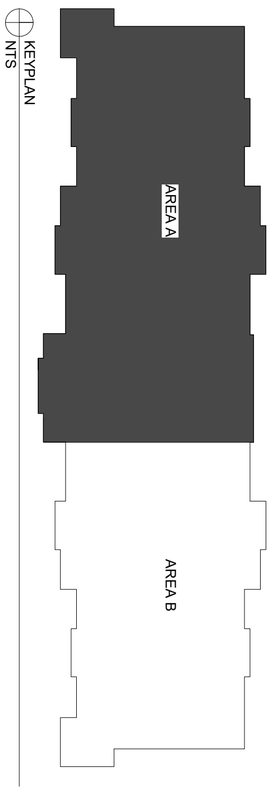

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2. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
3. EXISTING TO REMAIN.

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SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA A

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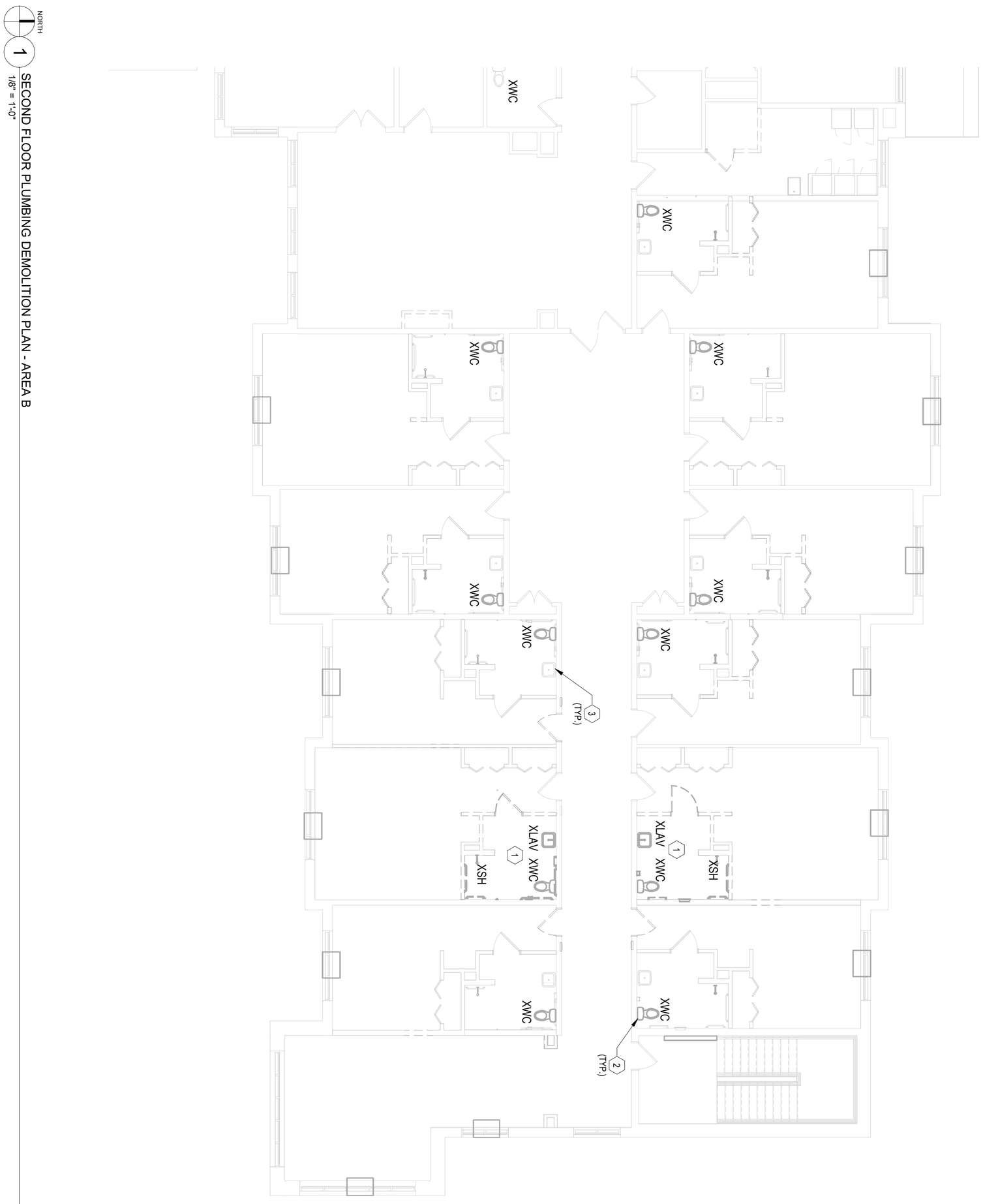
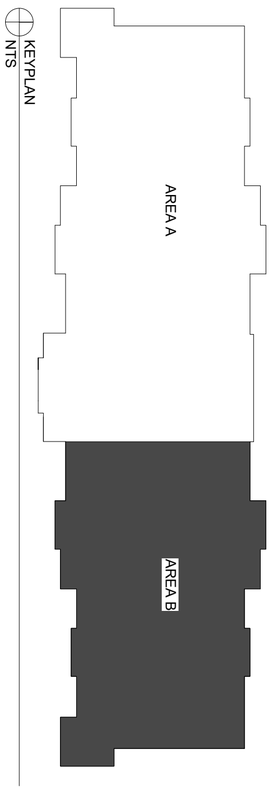


1 SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA B
1/8" = 1'-0"

KEYPLAN
NTS



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2. DISCONNECT AND REMOVE THE WASTE LINE AND VENT LINES A ASSOCIATED STOP.
3. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH EXISTING TO REMAIN.

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SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA B

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NORTH

1

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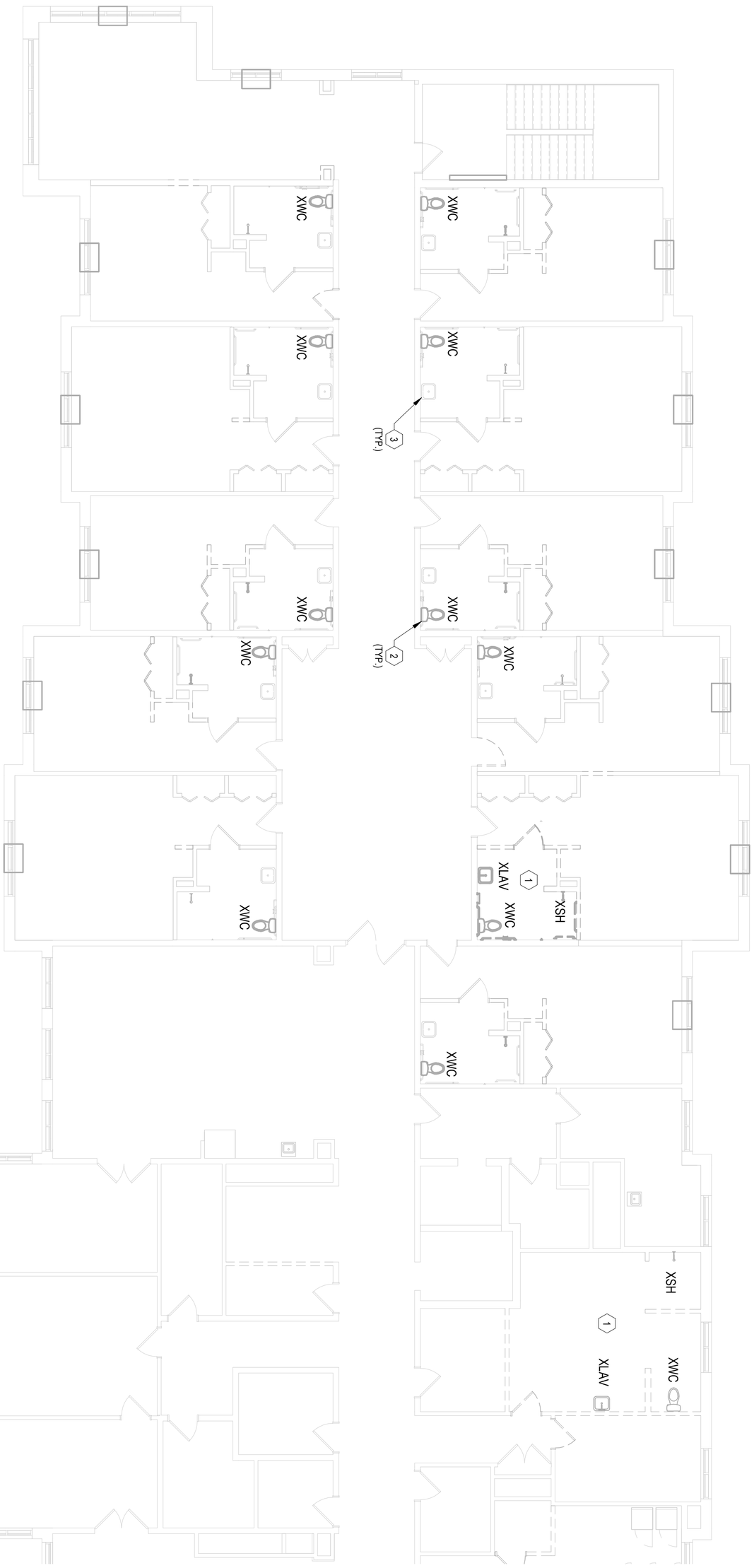
THIRD FLOOR PLUMBING PLAN - AREA A



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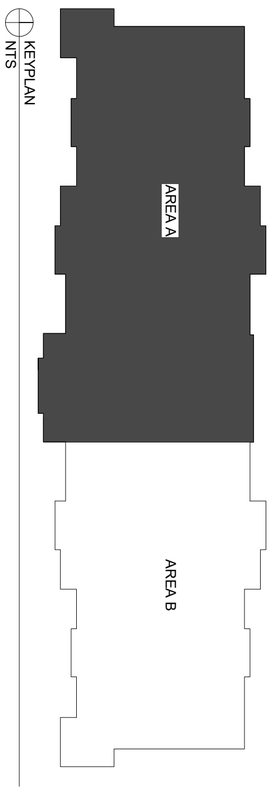

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2 DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.

3 EXISTING TO REMAIN.

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THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA A

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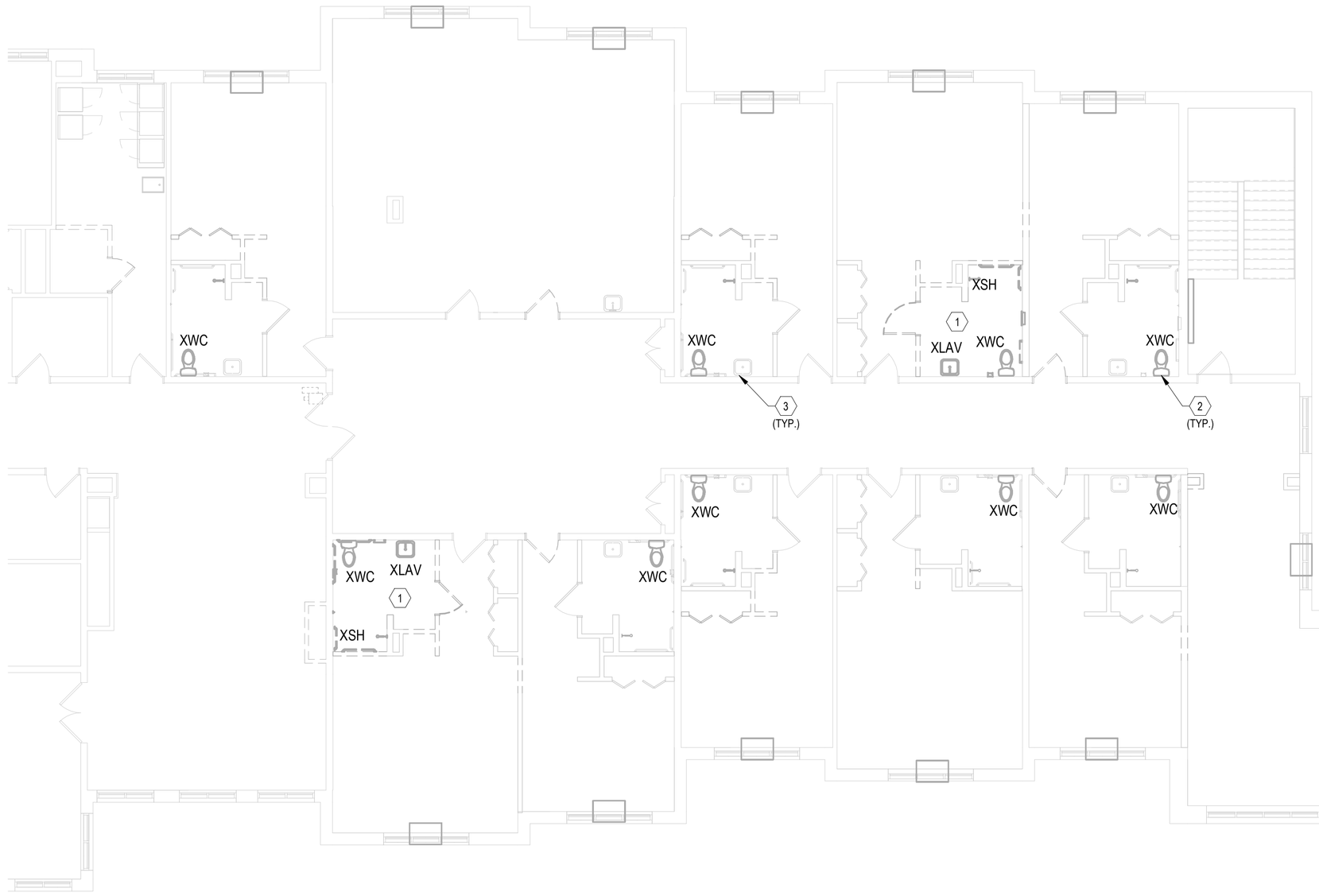
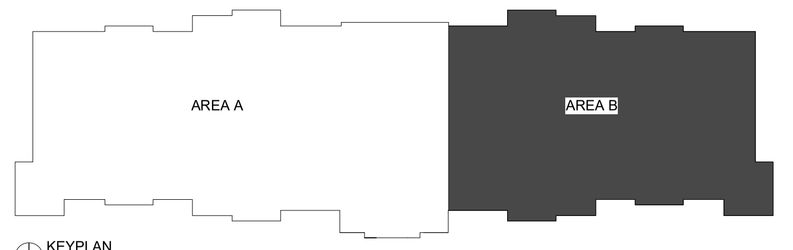
2. DISCONNECT AND REMOVE THE EXISTING WATER CLOSET (XWC) WITH ASSOCIATED STOP.
3. EXISTING TO REMAIN.



NORTH 1 THIRD FLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



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THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA B

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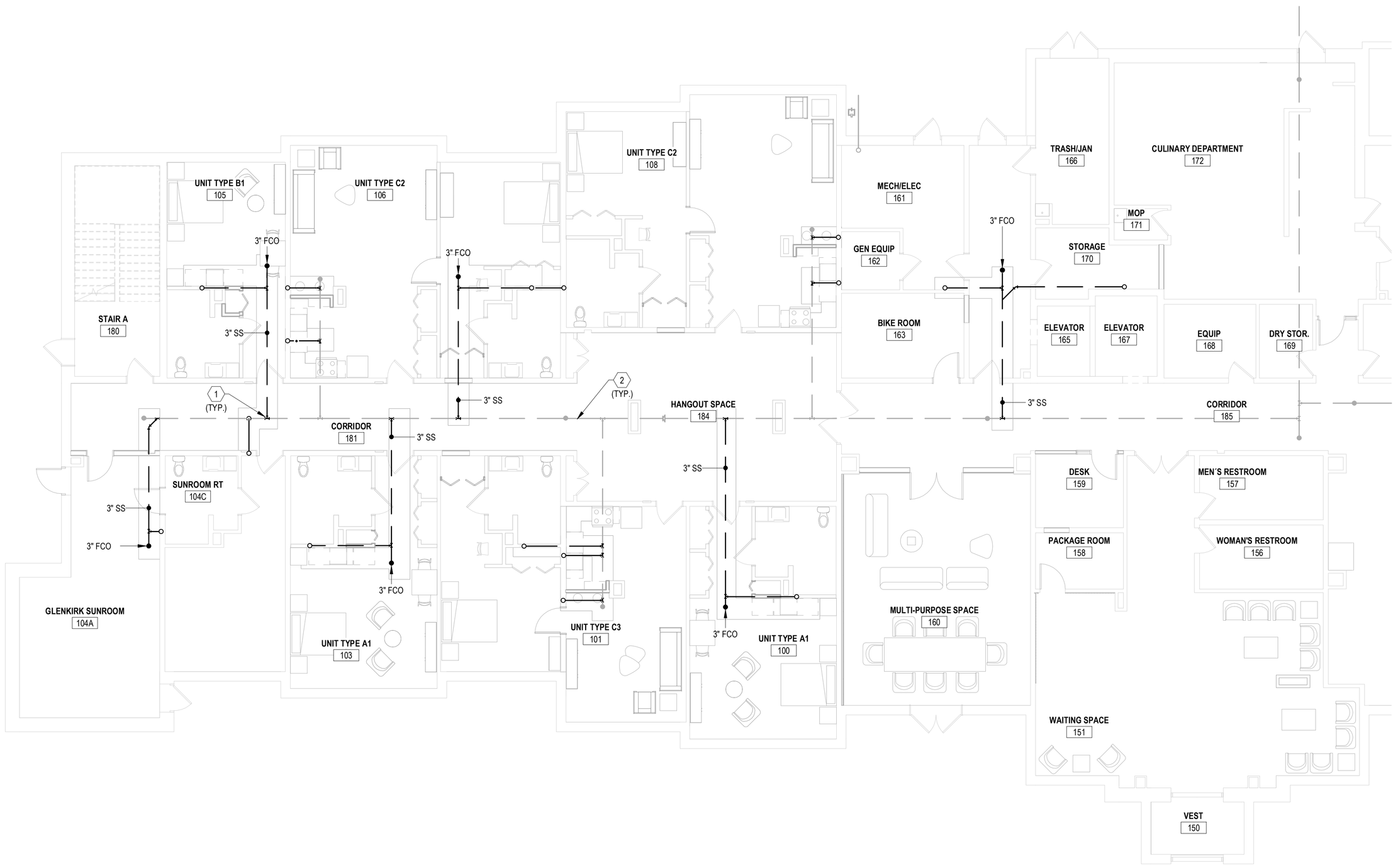
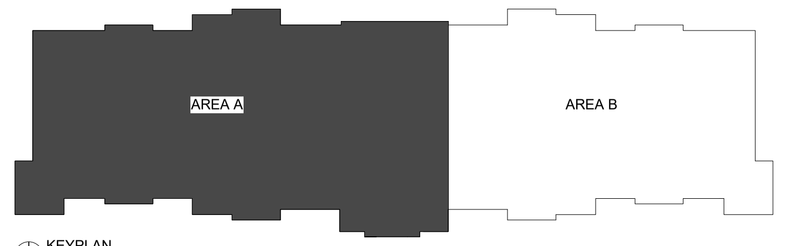
KEYNOTES

1 CONNECT TO THE EXISTING SYSTEM AS REQUIRED.
2 EXISTING TO REMAIN.



NORTH
1 UNDERFLOOR PLUMBING PLAN - AREA A
1/8" = 1'-0"



KEYPLAN
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HIGHLAND PARK, IL 60035

UNDERFLOOR PLUMBING PLAN - AREA A

JOB NUMBER 25201.2
DATE 09.15.2025
REVISIONS:

P2.0A

9/15/2025 4:11:29 PM
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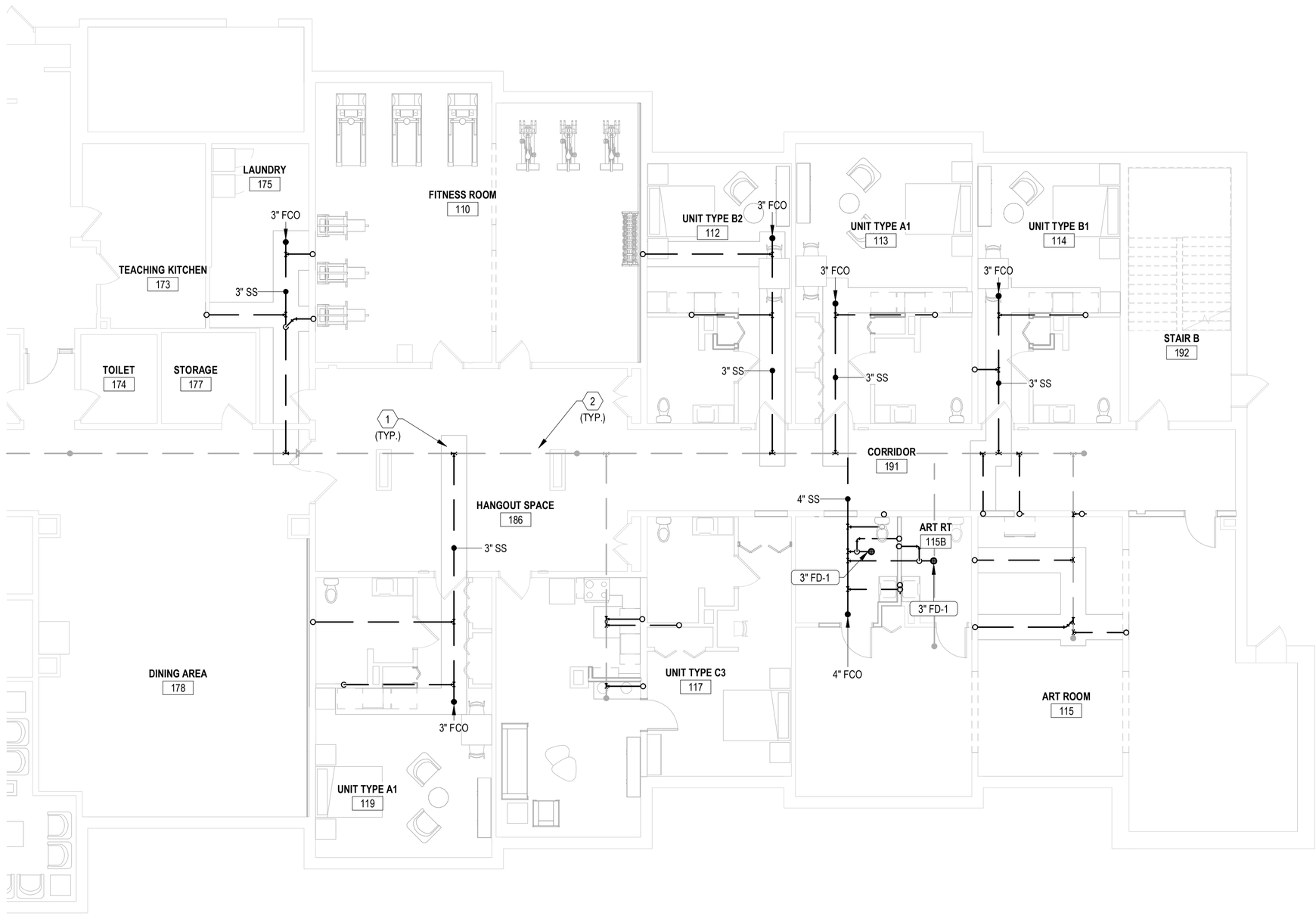
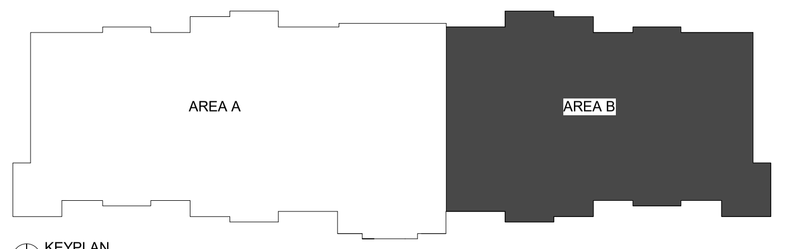
KEYNOTES

1 CONNECT TO THE EXISTING SYSTEM AS REQUIRED.
2 EXISTING TO REMAIN.



NORTH

1 UNDERFLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



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Chicago
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CCH
Collaborative Community Housing Initiative

AUBERGE - HIGHLAND PARK
1651 RICHFIELD AVE
HIGHLAND PARK, IL 60035

UNDERFLOOR PLUMBING PLAN - AREA B

JOB NUMBER 25201.2
DATE 09.15.2025
REVISIONS:

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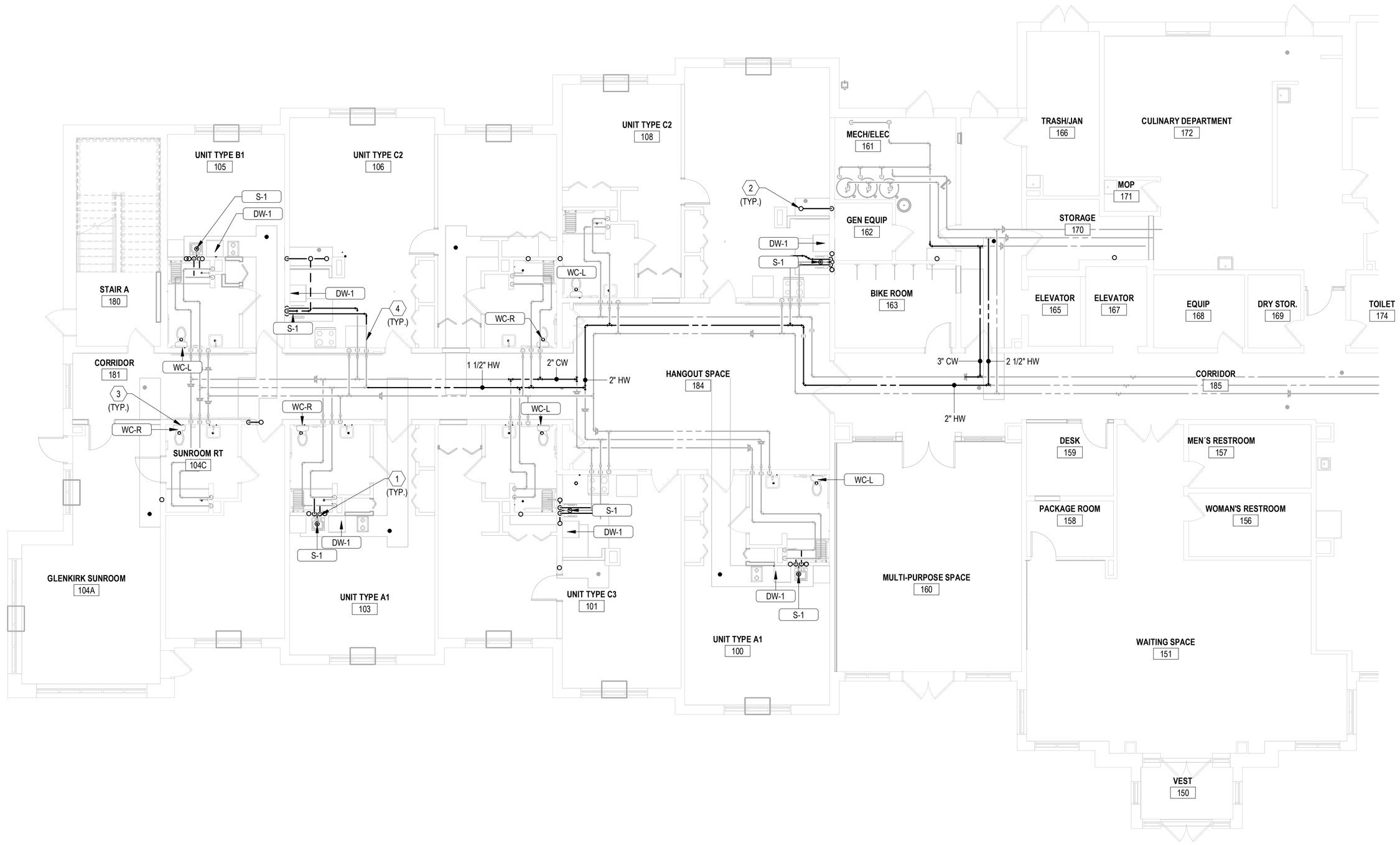
KEYNOTES

1. PROVIDE AND INSTALL KITCHEN SINK (SK-1) AND CONNECT TO THE EXISTING HOT WATER AND COLD WATER LINES AS REQUIRED. ROUTE THE VENT UP TO THE FLOOR ABOVE. CONTRACTOR TO VERIFY IN THE FIELD FINAL CONNECTION LOCATIONS. EXTEND WATER AND WASTE LINES AND CONNECT TO THE DISHWASHER (DW-1) AS REQUIRED. PROVIDE STOPS FOR ALL PLUMBING FIXTURES.
2. WASTE LINE FROM FLOOR ABOVE.
3. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.
4. EXISTING TO REMAIN.



NORTH

1 FIRST FLOOR PLUMBING PLAN - AREA A
1/8" = 1'-0"

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FIRST FLOOR PLUMBING PLAN - AREA A

JOB NUMBER 25201.2

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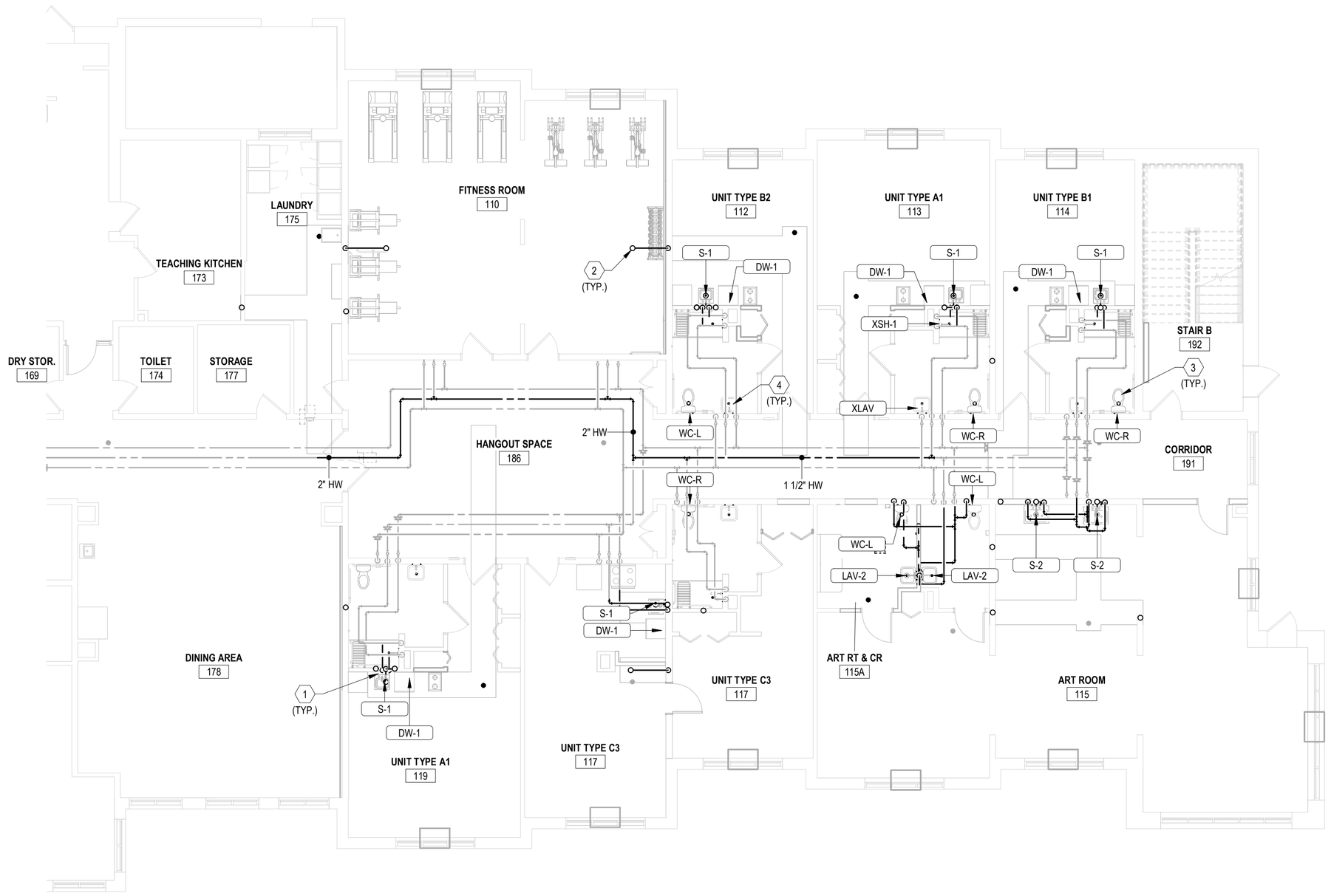
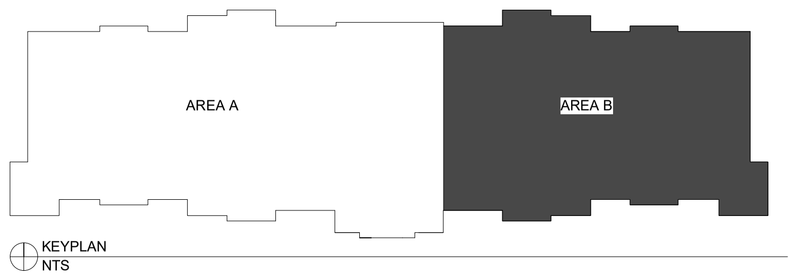
2. WASTE LINE FROM FLOOR ABOVE.
3. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.
4. EXISTING TO REMAIN.



NORTH

1 FIRST FLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



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FIRST FLOOR PLUMBING PLAN - AREA B

JOB NUMBER 25201.2

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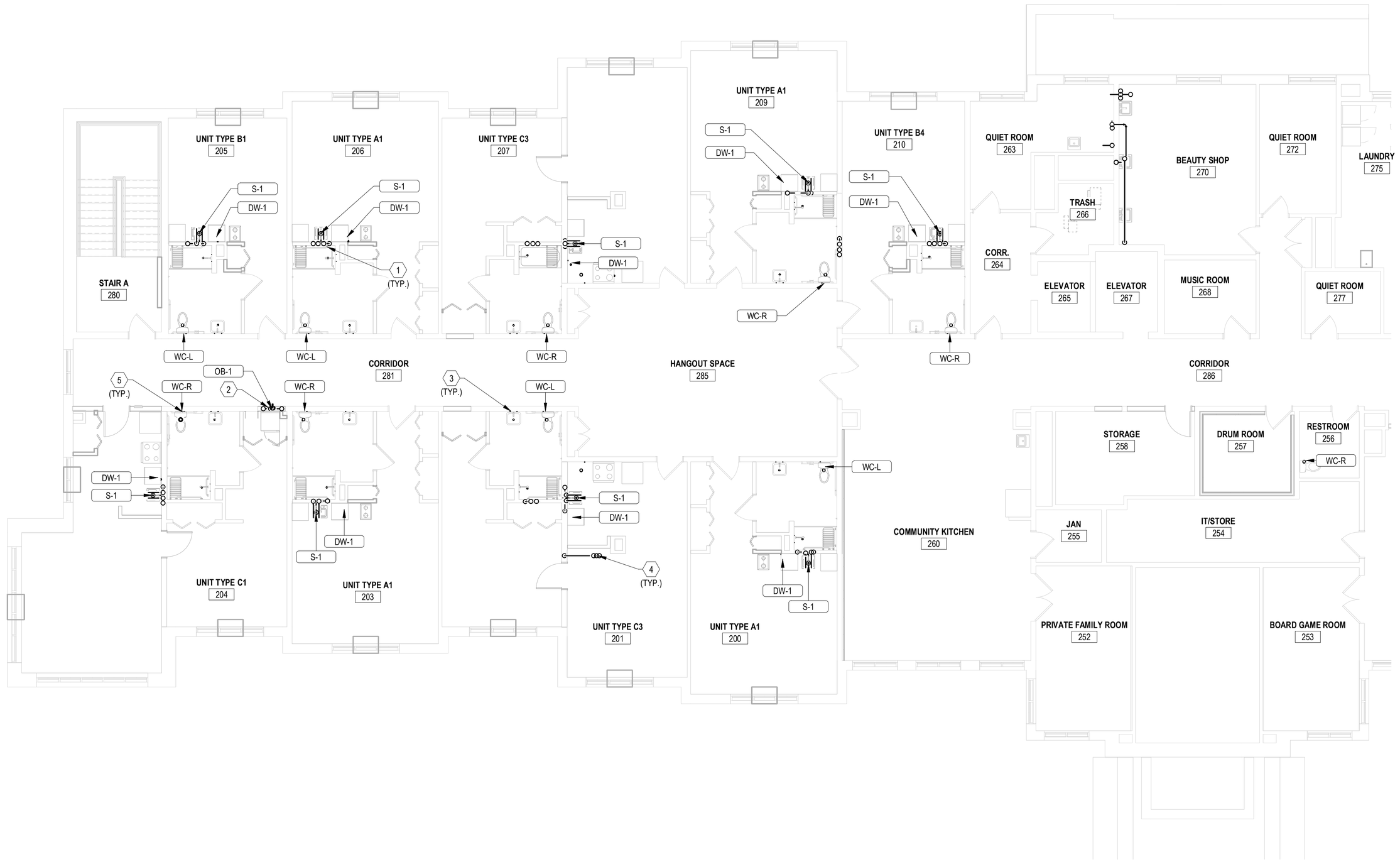
KEYNOTES

1. PROVIDE AND INSTALL KITCHEN SINK (SK-1) AND CONNECT TO THE EXISTING HOT WATER AND COLD WATER LINES AS REQUIRED ON THE SECOND FLOOR. CONNECT TO THE EXISTING VENT STACK AS REQUIRED. CONTRACTOR TO VERIFY IN THE FIELD FINAL CONNECITON LOCATIONS. EXTEND WATER AND WASTE LINES AND CONNECT TO THE DISHWASHER (DW-1) AS REQUIRED. PROVIDE STOPS FOR ALL PLUMBING FIXTURES.
2. PROVIDE AND INSTALL WASHER MACHINE OUTLET BOX (OB-1) AND CONNECT TO THE EXISTING HOT WATER AND COLD WATER LINES AS REQUIRED ON THE SECOND FLOOR. CONTRACTOR TO VERIFY IN THE FIELD FINAL CONNECTION LOCATIONS. ROUTE WASTE AND VENT DOWN TO THE FLOOR BELOW AND UP TO THE FLOOR ABOVE AS REQUIRED. PROVIDE WITH DRAIN PAN.
3. EXISTING TO REMAIN.
4. WASTE LINE AND WATER LINES FROM FLOOR ABOVE.
5. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.



NORTH

1 SECOND FLOOR PLUMBING PLAN - AREA A

1/8" = 1'-0"

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JOB NUMBER
25201.2

DATE
09.15.2025

SECOND FLOOR PLUMBING PLAN - AREA A

AUBERGE - HIGHLAND PARK
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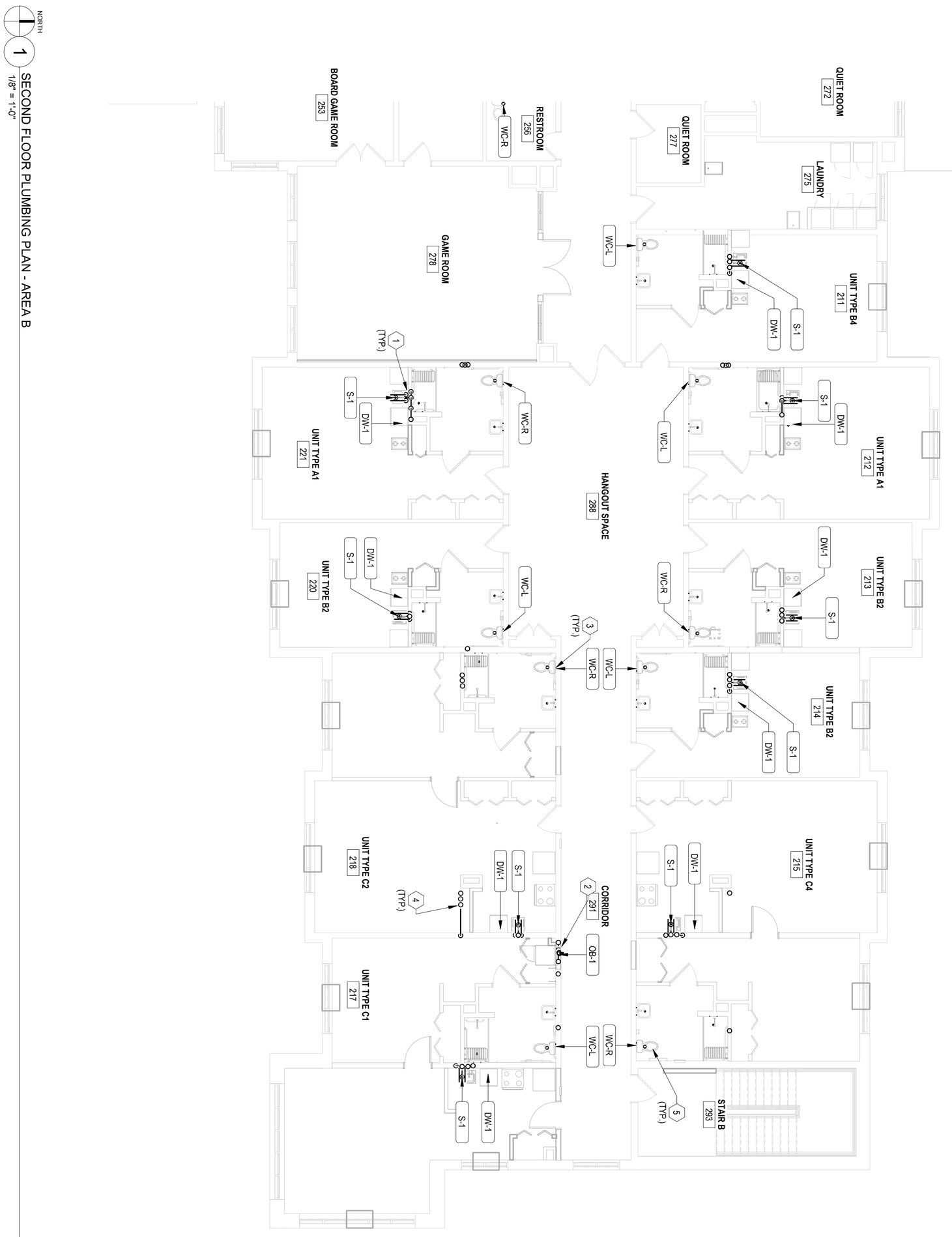

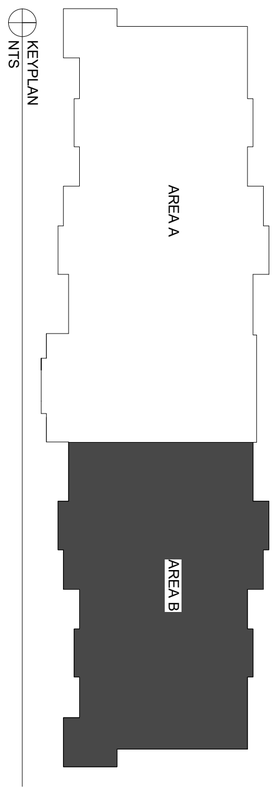

KEYNOTES

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3. EXISTING TO REMAIN.
4. WASTE LINE AND WATER LINES FROM FLOOR ABOVE.
5. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.

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REVISIONS:

DATE 09.15.2025

JOB NUMBER 25201.2

SECOND FLOOR PLUMBING PLAN - AREA B

AUBERGE - HIGHLAND PARK

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KEYNOTES

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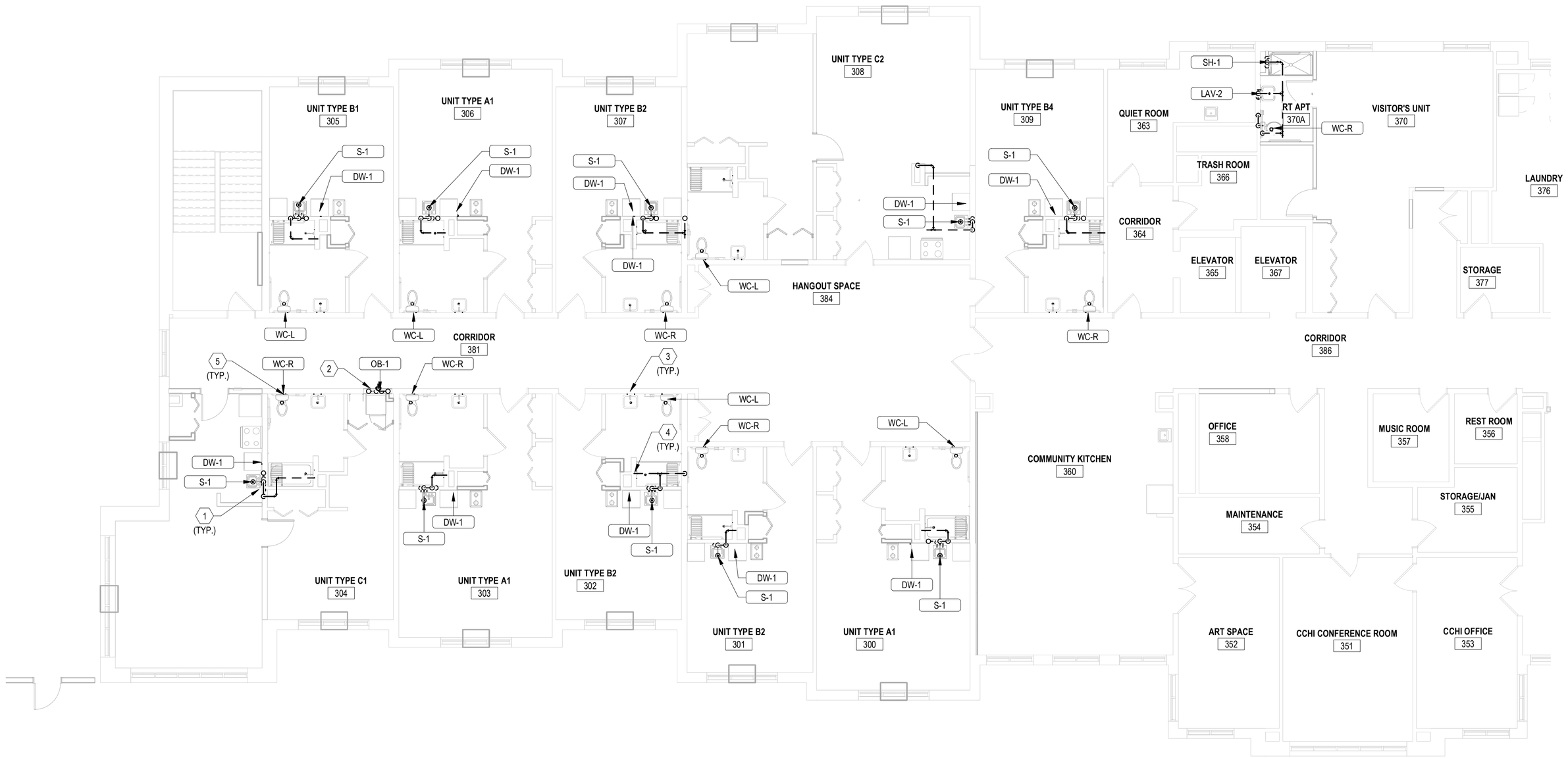
3. EXISTING TO REMAIN.
4. ROUTE AND CONNECT NEW VENT TO THE EXISTING VENT STACK. CONTRACTOR TO VERIFY I THE FIELD THE FINAL LOCATION FOR CONNECTION.
5. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.



NORTH

1 THIRD FLOOR PLUMBING PLAN - AREA A

1/8" = 1'-0"

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AUBERGE - HIGHLAND PARK
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HIGHLAND PARK, IL 60035

THIRD FLOOR PLUMBING PLAN - AREA A

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS:

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P2.3A

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KEYNOTES

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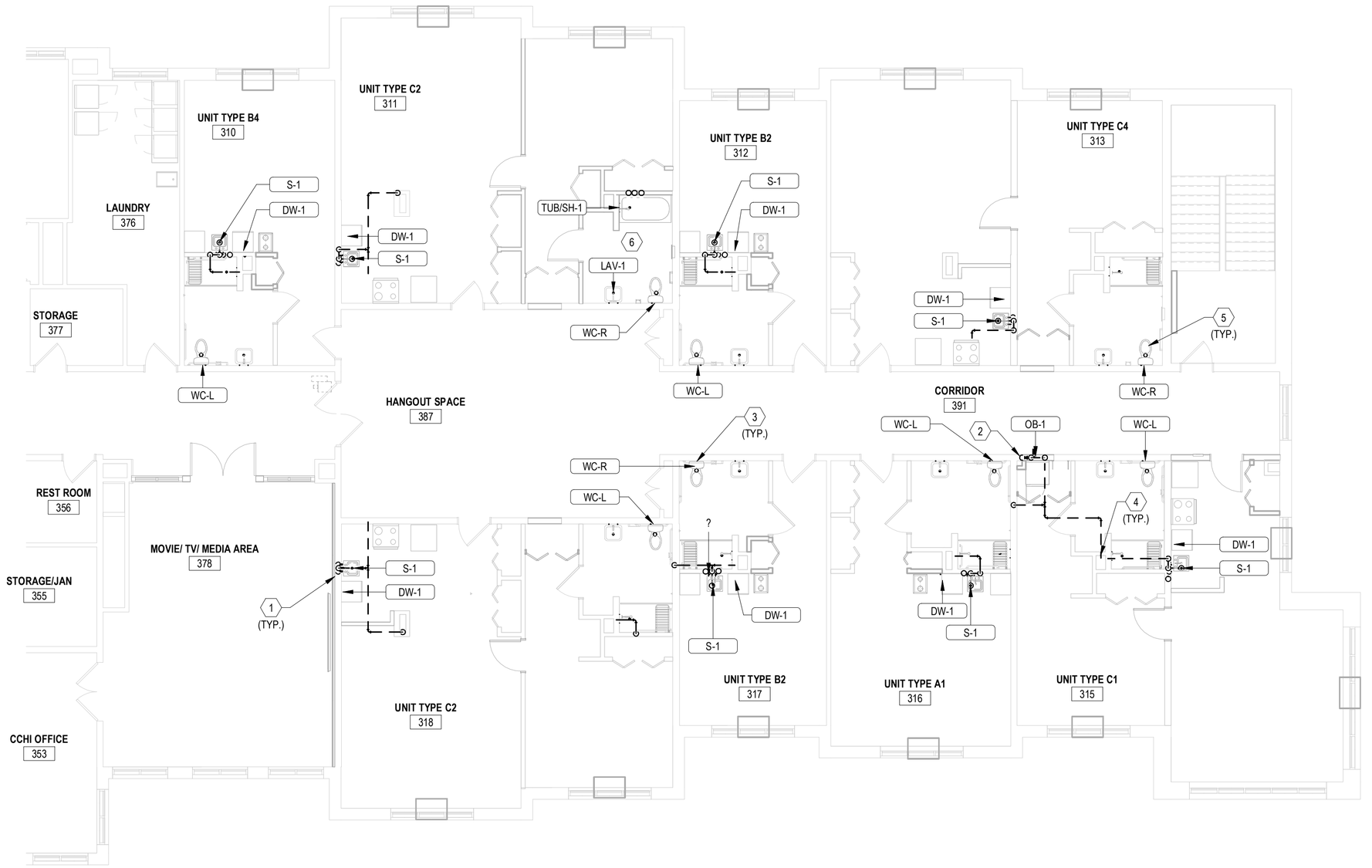
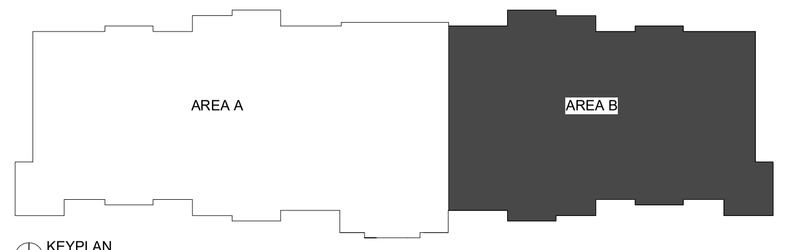
3. EXISTING TO REMAIN.
4. ROUTE AND CONNECT NEW VENT TO THE EXISTING VENT STACK. CONTRACTOR TO VERIFY I THE FIELD THE FINAL LOCATION FOR CONNECTION.
5. PROVIDE AND INSTALL THE WATER CLOSET (WC-R OR WC-L) WITH A NEW WATER STOP AND CONNECT TO THE EXISTING WASTE LINE AS REQUIRED.
6. PROVIDE AND INSTALL THE PLUMBING FIXTURES IN UNIT 311 AND CONNECT TO THE EXISITNG SYSTEM BELOW AS REQUIRED.



NORTH

1 THIRD FLOOR PLUMBING PLAN - AREA B
1/8" = 1'-0"



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1651 RICHFIELD AVE
HIGHLAND PARK, IL 60035

THIRD FLOOR PLUMBING PLAN - AREA B

JOB NUMBER 252012

DATE 09.15.2025

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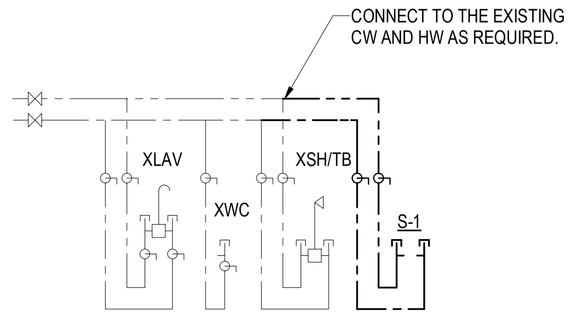
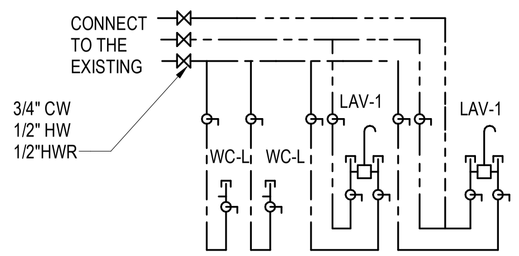
GENERAL PLUMBING NOTES

1. OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION.
2. OSHA RULES, REGULATIONS AND REQUIREMENTS ARE A PART OF THIS PROJECT. CONTRACTOR SHALL FOLLOW THEM ALONG WITH FEDERAL, STATE AND LOCAL REQUIREMENTS FOR THE SAFETY OF WORKERS ON THE JOB AND PASSERS-BY.
3. CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL AND PLUMBING DRAWINGS, WHICH ARE A PART OF THIS CONTRACT, FOR EXACT LOCATION OF EACH PLUMBING FIXTURE, EQUIPMENT AND DRAIN AND WATER REQUIREMENTS.
4. ALL WORK SHALL CONFORM TO ALL LOCAL CODES, AUTHORITIES AND INDUSTRY STANDARDS INCLUDING, BUT NOT LIMITED TO, INTERNATIONAL PLUMBING CODE AND ILLINOIS PLUMBING CODE.
5. COORDINATE ALL EQUIPMENT CONNECTIONS, SIZES AND LOCATIONS WITH ACTUAL EQUIPMENT DELIVERED, INCLUDING EQUIPMENT FURNISHED BY OTHER CONTRACTORS AND/OR THE OWNER. PROVIDE ALL NECESSARY FITTINGS AND ADAPTERS REQUIRED FOR FINAL CONNECTIONS. PROVIDE SHUT-OFF VALVES FOR ALL WATER CONNECTIONS TO EQUIPMENT.
6. FOR CLARITY, THESE DOCUMENTS DO NOT NECESSARILY SHOW EVERY OFFSET, FITTING, VALVE, ETC.
7. THE PLUMBING CONTRACTOR SHALL PROVIDE, DELIVER, AND INSTALL ALL NEW PLUMBING SYSTEMS, PLUMBING FIXTURES, WASTE, VENT, HOT AND COLD WATER DISTRIBUTION PIPING AS SPECIFIED, AS WELL AS ALL ACCESSORIES, AND EQUIPMENT AND SPECIALTIES MATERIALS NOT SPECIFIED BUT NECESSARY FOR COMPLETE INSTALLATION, GUARANTEE AND SERVICE.
8. ALL EXCAVATION AND BACKFILLING FOR THE ENTIRE PLUMBING INSTALLATION SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
9. PLUMBING CONTRACTOR SHALL FILL AND DRAIN EXISTING AND NEW DOMESTIC WATER LINES AS REQUIRED TO INSTALL PLUMBING SYSTEM.
10. ALL HANGERS, RODS, SUPPORTS, SUPPLIES, UNISTRUTS, P-TRAPS, STOPS, VALVES, SLEEVES, AND MISCELLANEOUS ITEMS SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR AS REQUIRED IN FIELD.
11. ROUTE ALL PIPING TIGHT TO STRUCTURE ABOVE IN EXPOSED CEILINGS.
12. DO NOT ROUTE DOMESTIC WATER PIPING OVER ELECTRICAL PANELS.
13. PROVIDE CAULK AROUND ALL PIPES AT ALL WALL PENETRATIONS.
14. PROVIDE P-TRAP ON FIXTURE NOT HAVING AN INTEGRAL PART OF THE SAME INTO WASTE LINE.
15. TEMPERED HOT WATER NOT TO EXCEED 110 DEGREES TO BE SUPPLIED TO ALL PUBLIC LAVATORIES.
16. 100 PSI AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
17. PROVIDE INSULATION WITH FACTORY APPLIED ALL SERVICE JACKET FOR ALL HOT AND COLD WATER PIPING.
18. UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS, THE PLUMBING CONTRACTOR SHALL CUT, PATCH, AND MATCH EXISTING CONDITIONS AS REQUIRED TO REMOVE AND INSTALL WORK.
19. FILL AND DRAIN DOMESTIC WATER SYSTEM AS REQUIRED TO INSTALL NEW WORK.



B TYP. UNIT RISER DIAGRAM
N.T.S.



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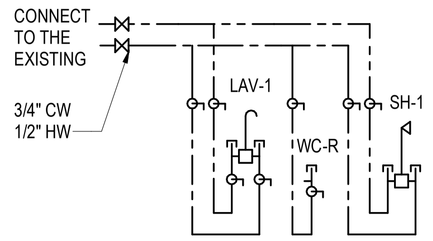

C RT APT 370A
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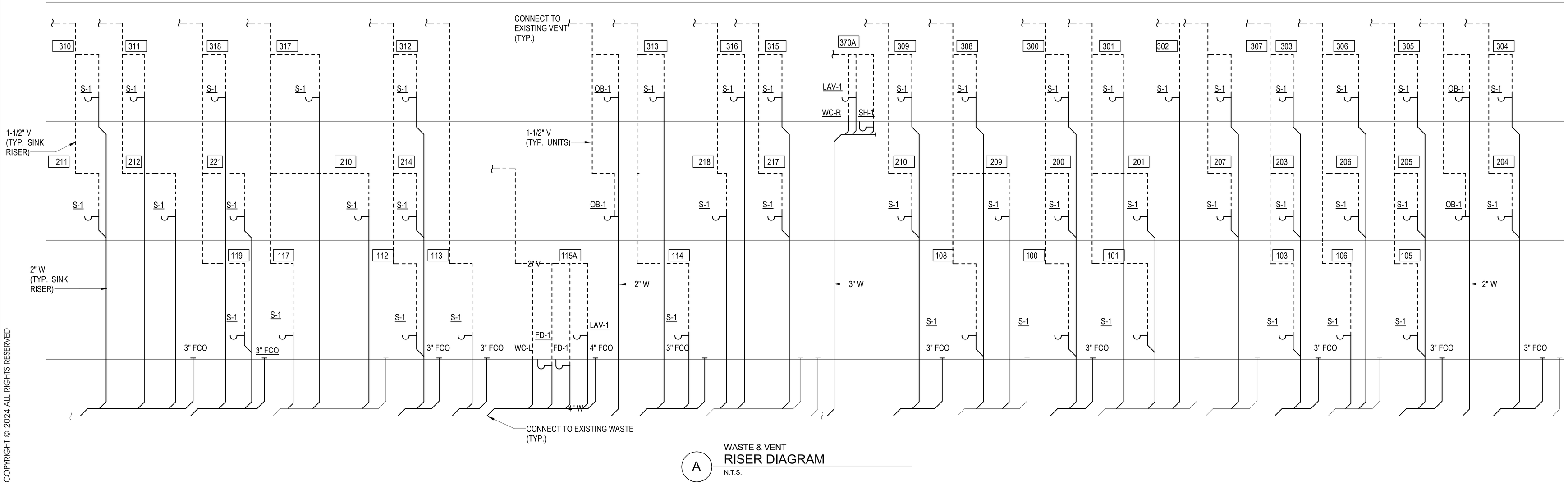
PLUMBING FIXTURE SCHEDULE								
MARK	CW	HW	WASTE	VENT	MFR	MODEL	DESCRIPTION	REMARKS
FCO	-	-	VARIES	-	ZURN	CO1	ADJUSTABLE FLOOR CLEANOUT WITH PVC BODY AND NICKEL BRONZE SQUARE COVER AND INVERTIBLE MEMBRANE CLAMP.	-
FD-1	-	-	VARIES	2"	ZURN	EZ1	ADJUSTABLE FINISHED AREA FLOOR DRAIN, PVC BODY, NICKEL BRONZE SQUARE GRATE, INVERTIBLE MEMBRANE CLAMP WITH SEEPAGE SLOTS.	-
LAV-1	1/2"	1/2"	1-1/4"	1-1/4"	NA	NA	ADA COMPLIANT LAVATORY INTEGRAL TO COUNTERTOP WITH OVERFLOW DRAIN. PROVIDE POPUP DRAIN.	FAUCET: CHICAGO FAUCETS 420-POABCP, DECK MOUNTED, ADA COMPLIANT, 1.5 GPM FLOWRATE, 4" CENTERS, 4.25" LEVER HANDLE, WATERSENSE CERTIFIED, POP-UP DRAIN, CHROME PLATE FINISH. PROVIDE WITH E2805-5JKABCP OUTLET FOR FIEL CONVERSION TO 0.5 GPM.
OB-1	1/2"	1/2"	2"	1-1/2"	OATEY	38470	FIRE RATED WASHER MACHINE OUTLET BOX.	INTERNAL AIR GAP WITH WASHING MACHINE.
S-1	1/2"	1/2"	1-1/2"	1-1/2"	ELKAY	ELUHAD141855PD	ADA COMPLIANT UNDERMOUNT SINGLE BOWL SINK, 18 GAUGE STAINLESS STEEL CONSTRUCTION, 14"X18"X5-3/8" BOWL, AND REAR CENTER DRAIN. PROVIDE STRAINERS AND CHROME PLATED P-TRAPS WITH CLEANOUT PLU AND AND DISHWASHER CONNECITON.	FAUCET: CHICAGO FAUCETS 434-ABCP, DECK MOUNT, ADA COMPLIANT, 1.5 GPM, LEVER HANDLE WITH PULL-DOWN SPOUT, SINGLE HOLE, CHROME FINISH. PROVIDE WITH TMV-2. PROVIDE STOP AND A WATER CONNECTION FOR DISHWASHER.
S-2	1/2"	1/2"	1-1/2"	1-1/2"	ELKAY	ELUHAD311845PD	ADA COMPLIANT UNDERMOUNT DOUBLE BOWL SINK, 18 GAUGE STAINLESS STEEL CONSTRUCTION, 13-1/2"X16"X4-3/8" BOWL, AND REAR CENTER DRAIN. PROVIDE (2) STRAINERS AND P-TRAP WITH CLEANOUT PLUG.	FAUCET: CHICAGO FAUCETS 434-ABCP, DECK MOUNT, ADA COMPLIANT, 1.5 GPM, LEVER HANDLE WITH PULL-DOWN SPOUT, SINGLE HOLE, CHROME FINISH. PROVIDE WITH TMV-2.
SH-1	1/2"	1/2"	2"	2"	CHICAGO FAUCETS	SH-PB1-00-044	PRESSURE BALANCING SHOWER SYSTEM, WALL MOUNTED 36" ADA SLIDE/GRAB BAR, HAND SPRAY WITH 69" HOSE, LEVER HANDLE, 1.5 GPM, WALL ELBOW WITH VACUUM BREAKER, WATERSENSE CERTIFIED.	PROVIDE ADA ROLL-IN SHOWER ENCLOSURE BY BEST BATH LSS26333A75FTB.V2. REFER TO ARCHITECTURAL DRAWINGS FOR ACCESSORIES REQUIRED AND SEAT LOCATION.
TB/SH-1	1/2"	1/2"	2"	2"	CHICAGO FAUCETS	SH-PB1-17-134	PRESSURE BALANCING SHOWER SYSTEM AND TUB SPOUT, ADJUSTABLE SHOWER HEAD, WALL MOUNTED 36" ADA SLIDE/GRAB BAR, HAND SPRAY WITH 59" HOSE, LEVER HANDLE, 1.5 GPM, WALL ELBOW WITH VACUUM BREAKER, 1.5 GPM, WATERSENSE CERTIFIED.	PROVIDE TUB/SHOWER ENCLOSURE BY STERLING NUMBER 71520116. REFER TO ARCHITECTURAL DRAWINGS FOR ACCESSORIES REQUIRED.
WC-L	1"	-	4"	2"	NIAGARA	SKU NUMBER: C33.300.01	ADA COMPLIANT ELONGATED FLOOR MOUNTED TOILET WITH WHITE VITREOUS CHINA CONSTRUCTION, 12" ROUGH-IN, WATERSENSE, LEVER FLUSH, ANTI-MICROBIAL FINISH, AND 0.8 GPF.	LOCATE LEVER ON LEFT SIDE OF FIXTURE
WC-R	1"	-	4"	2"	NIAGARA	SKU NUMBER: C33.301.01	ADA COMPLIANT ELONGATED FLOOR MOUNTED TOILET WITH WHITE VITREOUS CHINA CONSTRUCTION, 12" ROUGH-IN, WATERSENSE, LEVER FLUSH, ANTI-MICROBIAL FINISH, AND 0.8 GPF.	LOCATE LEVER ON RIGHT SIDE OF FIXTURE
WCO	-	-	4"	-	ZURN	Z1441	WALL CLEANOUT WITH GAS AND WATERTIGHT THREADED PLUG AND STAINLESS STEEL ACCESS COVER.	-

PLUMBING PIPING SCHEDULE				
SYSTEM	MATERIAL	JOINTS	INSULATION THICKNESS	INSULATION TYPE
COLD WATER, ALL SIZES	TYPE L COPPER	PRESS / SOLDER	1"	FIBERGLASS
HOT WATER <1.5"	TYPE L COPPER	PRESS / SOLDER	1"	FIBERGLASS
HOT WATER >=1.5"	TYPE L COPPER	PRESS / SOLDER	1.5"	FIBERGLASS
HOT WATER RETURN <1.5"	TYPE L COPPER	PRESS / SOLDER	1"	FIBERGLASS
HOT WATER RETURN >=1.5"	TYPE L COPPER	PRESS / SOLDER	1.5"	FIBERGLASS
WASTE AND VENT - NON PLENUM	DUCTILE IRON	HUBLESS	N/A	N/A
WASTE AND VENT - PLENUM	SCH 40 PVC	SOLVENT WELD	N/A	N/A
STORM - NON PLENUM	SCH 40 PVC	SOLVENT WELD	1"	FIBERGLASS
STORM - PLENUM	DUCTILE IRON	HUBLESS	1"	FIBERGLASS



A WASTE & VENT RISER DIAGRAM
N.T.S.

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WASTE & VENT RISER DIAGRAMS

JOB NUMBER 252012
DATE 09.15.2025

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GENERAL ELECTRICAL DEMOLITION NOTES

1. REFER TO ARCHITECTURAL AND MECHANICAL PLANS AND SPECIFICATIONS FOR FULL DEMOLITION NOTES
2. THE DRAWINGS ARE INTENDED TO INDICATE THE SCOPE OF NEW WORK REQUIRED AND DO NOT NECESSARILY INDICATE ANY EXISTING BOXES, CONDUIT, OR WIRE THAT MUST BE REMOVED TO ACCOMMODATE IT. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND VERIFY EXISTING CONDITIONS.
3. FOR CEILINGS TO BE REMOVED OR MODIFIED:

a) PROTECT AND SECURE ALL EXISTING CEILING MOUNTED DEVICES (SMOKE DETECTORS, SPEAKER, WIRELESS ACCESS POINTS) AS NEEDED TO ACCOMMODATE NEW WORK. REINSTALL TO WORKING ORDER IN NEW CEILINGS; EXTEND WIRING TO NEW LOCATIONS AS NEEDED. NOT ALL DEVICES ARE INDICATED ON PLANS. VERIFY IN FIELD ALL EXISTING CEILING MOUNTED DEVICES.

4. THE E.C. IS RESPONSIBLE FOR ALL TEMPORARY LIGHTING AND POWER IN ALL WORK AREAS. COMPLY WITH NECA 200-2010 OR LATEST ITERATION.

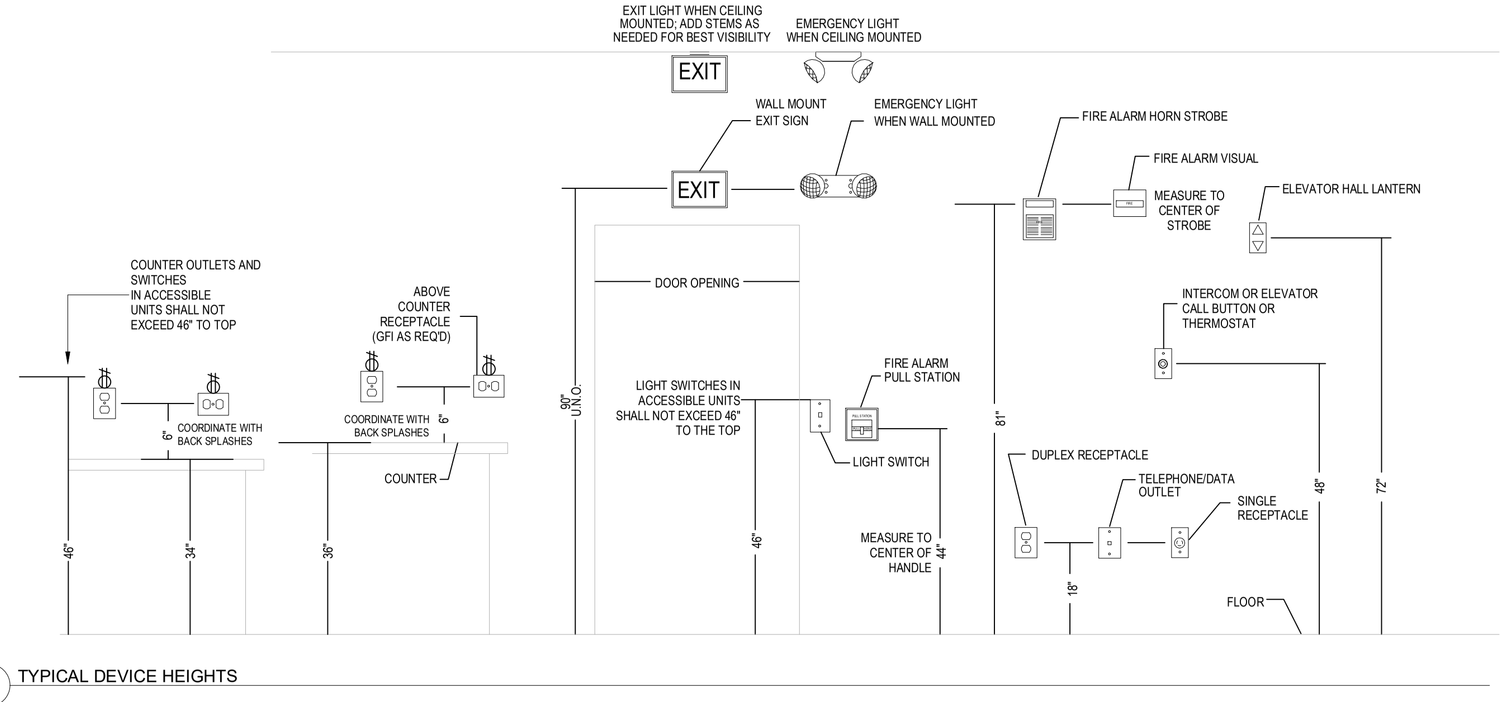
5. REMOVE ALL ABANDONED LOW VOLTAGE WIRING: SUPPORT OR RESUPPORT OPEN WIRING PREVIOUSLY UNSUPPORTED OR SUPPORTED BY DEMOLISHED CEILING ELEMENTS.

GENERAL LIGHTING AND POWER NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING PLANS FOR ADDITIONAL INFORMATION ON EXACT POWER, WIRING, & ROUGH-IN REQUIREMENTS AND LOCATIONS OF DEVICES.
2. MINIMUM NEW CIRCUIT WIRING SHALL CONSIST OF 2#12,1#12G, 1/2"C. WHERE HOME RUNS EXCEED 75' OR CONTINUOUS LOAD EXCEEDS 65% OF CIRCUIT RATING, MINIMUM CIRCUIT SIZE SHALL CONSIST OF 2#10G, 1/2"C. ALL NEW CIRCUITS SHALL INCLUDE A CONTINUOUS EQUIPMENT GROUNDING CONDUCTOR.
3. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO INSTALLATION. VERIFY CEILING CONSTRUCTION WITH ARCHITECT IN ALL AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING FIXTURES WITH CORRECT TRIMS, ETC. TO ASSURE COMPATIBILITY WITH CEILING STRUCTURE.
4. WHERE MORE THAN ONE SWITCH IS INDICATED AT A LOCATION, CONTRACTOR SHALL INSTALL CO-LOCATED LIGHT SWITCHES IN A COMMON FACEPLATE. USE MULTI-GANG BACKBOXES. VERIFY MOUNTING HEIGHT WITH ADA REQUIREMENTS. PROVIDE STEEL BARRIES BETWEEN SWITCHES FOR EACH CIRCUIT WHERE MANDATED BY CODE.
5. COORDINATE INSTALLATION OF LIGHTING FIXTURES IN MECHANICAL AREAS, EQUIPMENT ROOM, ETC; ADJUST FIXTURE HEIGHTS AND LOCATIONS AS NECESSARY TO OFFSET CONFLICTS.
6. EMERGENCY EGRESS AND EXIT SIGN CIRCUITS SHALL BE SERVED FROM GENERATOR BACK-UP CIRCUITS; PROVIDE A LOCK-ON DEVICE FOR ALL CIRCUITS SERVING EMERGENCY CIRCUITS, FIRE ALARM, AND OTHER CRITICAL LOADS.
7. 24-HOUR EGRESS AND EXIT SIGN CIRCUIT AND NEUTRAL SHALL BE ROUTED INDEPENDENTLY OF ALL OTHER WIRING. ALL EMERGENCY WIRING SHALL BE MINIMUM 10# AWG
8. MINIMUM CIRCUIT SHALL CONSIST OF:
   1. FOR COMMON AREA (CORRIDORS, OFFICES, STAIRWELLS, ETC.). MINIMUM 2#12, 1#12G, 1/2"C. WHERE HOME RUNS EXCEED 50' OR CONTINUOUS LOAD EXCEEDS 60% OF CIRCUIT RATING, MINIMUM CIRCUIT SIZE SHALL CONSIST OF 2#10, 1#10G, 1/2"C.
9. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT SWITCHES WITH ARCHITECT PRIOR TO ROUGH-IN. WHERE MORE THAN ONE DEVICE IS INDICATED AT A LOCATION, CONTRACTOR SHALL CO-LOCATE DEVICES IN A COMMON FACEPLATE USING MULTI-GANG BACKBOXES. COORDINATE FACEPLATE CONFIGURATION WITH DEVICES; VERIFY MOUNTING HEIGHT WITH ARCHITECT.
10. PROVIDE ARE-FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC 2017 210.12.
11. DEVICES INSTALLED INTO FIRE RATED WALLS: SHALL BE PROVIDED FIRESTOP PUTTY PADS COVERS TO BOXES SUCH AS METACALK OR OTHERS
12. ALL WIRING TO BE COPPER AND THERMOPLASTIC COVERED IN CONDUIT.
13. ALL CEILING LIGHTS SHALL HAVE A BAR HANGER TO SUPPORT THE POSSIBLE USE FOR A PADDLE FAN (IN LOCATIONS WHERE POSSIBLE USAGE). ALL SUCH INSTALLATIONS SHALL INCLUDE AN APPROVED PADDLE FAN BOX OF THE 8-B TYPE.
14. OUTLETS AND SWITCHES IN TYPE A AND ADAPTABLE KITCHENS SHALL BE LOCATED AS SHOWN, RELATIVE TO APPLIANCE AND CABINETS. GC TO FIELD COORDINATE LOCATIONS.
15. DEVICES INSTALLED INTO UNIT-TO-EXTERIOR WALLS, UNIT-TO-CORRIDOR WALLS, DEMISING WALLS BETWEEN UNITS, AND THIRD FLOOR CEILING SHALL BE SEALED TO PREVENT AIR LEAKAGE. ACCEPTABLE SOLUTIONS INCLUDE PLENUM BOXES, PUTTY PACKS, SEALING COMPOUNDS, ET AL.
16. ALL NEW RECEPTACLES INDICATED TO BE TAMPERPROOF TYPE.
17. MC CABLES IS NOT PERMITTED; FLEXIBLE METAL CONDUIT ONLY PERMITTED FOR EQUIPMENT CONNECTIONS. E.C IS RESPONSIBLE FOR VERIFYING ALL LOCALLY ADOPTED AMENDMENTS FOR WIRING METHODS PRIOR TO WORK.

GENERAL SYSTEM NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING PLANS FOR ADDITIONAL INFORMATION, REQUIREMENTS, AND EQUIPMENT LOCATIONS.
2. MINIMUM SYSTEMS RACEWAY SIZE TO BE 3/4". ALL WIRING IN EXPOSED AREAS SHALL BE IN CONDUIT.
3. ALL LOW VOLTAGE WIRING SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE AS LOCALLY ADOPTED AND AMENDED, INCLUDING ARTICLES 300, 725, 760, 800, 820.
4. WIRING METHODS ABOVE PLENUM CEILINGS MUST BE PLENUM RATED. ALL WIRING METHODS MUST COMPLY WITH ARTICLE 300.22(C)
5. LOW VOLTAGE CABLES ROUTED VIA APPROVED OPEN WIRING METHODS MUST BE INDEPENDENTLY SUPPORTED VIA STRAPS, HANGERS, OR TRAY SPECIFICALLY DESIGNED TO PREVENT DAMAGE TO THE CABLE.
6. ACCESS TO EQUIPMENT SHALL NOT BE DENIED BY AN ACCUMULATION OF CONDUCTORS AND CABLES THAT PREVENT THE REMOVAL OF PANELS, SUCH AS SUSPENDED CEILING PANELS.
7. CEILING MOUNTED DEVICES AND BACKBOXES SHALL BE SOLIDLY SUPPORTED BY BRIDGES OR BAR HANGERS MANUFACTURED FOR THE PURPOSE. SUCH EQUIPMENT SHALL NOT RELAY ON NON-STRUCTURAL ELEMENTS SUCH AS SUSPENDED CEILING PANELS AS ITS SUPPORT.
8. ALL CABLING SHALL BE IDENTIFIED PER SPECIFICATIONS. SYSTEM CABLES MUST BE UNIQUELY IDENTIFIABLE BY COLOR PER SYSTEM. FIRE ALARM CABLE SHALL BE SEGREGATED FROM CABLES OF OTHER SYSTEMS AND USED ONLY FOR THE FIRE ALARM SYSTEM.
9. FIRE SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS AND PARTITIONS PER SPEC'S. PROVIDE ACOUSTICAL SEALANT AT OTHER PENETRATIONS. PROVIDE EXPANSION FITTINGS AT ALL EXPANSION JOINTS.



1 TYPICAL DEVICE HEIGHTS

ELECTRICAL SYMBOLS LISTS

ELECTRICAL POWER SYSTEMS

SYMBOL	DESCRIPTION
	120/208V BRANCH PANEL/ DISTRIBUTION PANEL
	277/480V BRANCH PANEL/ DISTRIBUTION PANEL
J	JUNCTION BOX
FJB	FLOOR JUNCTION BOX
DS	DISCONNECT SWITCH
FDS	FUSED DISCONNECT SWITCH
$MRS	MOTOR RATED SWITCH
T	TRANSFORMER
X-##	EQUIPMENT REQUIRING ELECTRICAL HOOKUP
H.D.	ELECTRIC HAND DRYER
UP/DOWN/STOP	UP/DOWN/STOP OVERHEAD DOOR CONTROL

TELECOM SYSTEMS

SYMBOL	DESCRIPTION
▽	CAT6E DATA PORT
▼	UNIQUELY IDENTIFIED CAT6E PORT FOR SEPARATE APPLICATION FOR OWNER DESIGNATION SUCH AS VOICE PRINTER, AND OTHERS
WAP	WIRELESS ACCESS POINT CEILING OR WALL MOUNTED. (2) CAT6A CABLING
	FLOOR CAT6E DATA PORT
	CATV F-CONNECTOR PORT VIA MINIMUM RG6 COAX CABLE
$CS	INTERCOM SPEAKER CALL SWITCH
S	CEILING/WALL INTERCOM SPEAKER WITH BUILT-IN VOLUME CONTROL; VERIFY FINAL REQUIREMENT WITH EXISTING SCHOOL INTERCOM SYSTEM
NE	NURSE CALL SYSTEM - CALL SWITCH

ACCESS CONTROL/ CCTV/ INTRUSION

SYMBOL	DESCRIPTION
	CEILING MOUNT DOME CAMERA
ES	ELECTRIC STRIKE OR LATCH PER HARDWARE SCHEDULE
DC	DOOR CONTACT
	CARD READER
	APARTMENT DOORBELL STROBE DEVICE
	HANDICAPPED ASSIST DOOR STATION AT ADA HEIGHT. PROVIDE 1/2"C TO DOOR OPERATOR.
	WIRELESS DOORBELL CHIME
	ILLUMINATED PUSH BUTTON
	APARTMENT ENTRY INTERCOM STATION

RECEPTACLES

SYMBOL	DESCRIPTION
	SEE FULL LIST OF ELECTRICAL ABBREVIATIONS FOR OTHER TYPES OF DEVICES NOT LISTED
	DUPLEX CONVENIENCE OUTLET 18" A.F.F (U.N.O.) TO THE CENTER
	INDICATED AT COUNTER HEIGHT 6" ABOVE COUNTERTOP MEASURED TO CENTER. COORDINATE ACTUAL HEIGHT WITH BACKSPLASHES. SEE TYPICAL DEVICE HEIGHT DETAIL
G	" GFI " INDICATES GROUND FAULT INTERRUPT
U	"USB" INDICATES RECEPTACLE WITH USB PORTS; HUBBELL USB820ASW OR EQUAL;
W W	" WP " INDICATES RAIN-TITE
	QUADPLEX CONVENIENCE OUTLET 18" A.F.F (U.N.O.) TO THE CENTER
	INDICATED AT COUNTER HEIGHT 6" ABOVE COUNTERTOP MEASURED TO CENTER. COORDINATE ACTUAL HEIGHT WITH BACKSPLASHES. SEE TYPICAL DEVICE HEIGHT DETAIL
	MOUNTED IN FLOOR BOX: DUPLEX RECEPTACLE
	MOUNTED IN FLOOR BOX: QUADPLEX RECEPTACLE
	COMPLIANT RANGE RECEPTACLE
AFG	"GFI/AFI" INDICATES GROUND FAULT INTERRUPT & ARC FAULT INTERRUPT

LIGHTING FIXTURES

SYMBOL	DESCRIPTION
	LIGHTING FIXTURE SYMBOLS ONLY USED TO CONVEY TYPE AND TO INDICATE LIFE SAFETY. REFER TO LIGHTING FIXTURE SCHEDULE FOR FULL DETAILS ON LIGHTING FIXTURES
	RECESSED/SURFACE LAY-IN FIXTURE
	RECESSED/SURFACE LAY-IN FIXTURE; LIFE SAFETY
	SURFACE/SUSPENDED STRIP/WRAPAROUND FIXTURE
	SURFACE/SUSPENDED STRIP/WRAPAROUND FIXTURE; LIFE SAFETY
	RECESSED DOWNLIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE; LIFE SAFETY
	SURFACE MOUNTED LIGHTING FIXTURE
	WALL MOUNTED LIGHTING FIXTURE
	SELF-POWERED EXIT SIGNAGE PER LOCAL CODE
	COMPLIANT EMERGENCY UNIT LIGHTING EQUIPMENT AS SCHEDULED
F#	FIXTURE TAG
(XX)-#	CIRCUIT

LIGHTING CONTROLS/SWITCHES

SYMBOL	DESCRIPTION
	REFER LIGHTING CONTROL SCHEDULE FOR FULL CONTROL SEQUENCE OF A ROOM. WALL CONTROL DEVICE IS ASSUMED TO CONTROL LOCAL FIXTURE UNLESS INDICATED OTHERWISE
$S, $3, $4	SWITCH TYPE (SINGLE POLE SWITCH, "3" THREE WAY, "OS" OCCUPANCY SENSOR, "D" DIMMER, "T" TIMER, OR INDICATED BY LIGHTING CONTROL SCHEDULE). 48" A.F.F. TO CENTER (U.N.O.). IN BLOCK WALLS, MEASUREMENT IS TO THE TOP
$SW#	INDICATES TAG FOR WALL STATION CONTROL AS INDICATED LIGHTING CONTROL TAG SCHEDULE
OSOC#	CEILING/WALL OCC SENSOR AS INDICATED ON LIGHTING CONTROL TAG SCHEDULE
LSR	CEILING DAYLIGHT SENSOR AS INDICATED ON LIGHTING CONTROL TAG SCHEDULE

ELECTRICAL KEYNOTES

SYMBOL	DESCRIPTION
#	ELECTRICAL LIGHTING KEYNOTE
#	ELECTRICAL POWER KEYNOTE
#	ELECTRICAL LOW VOLTAGE SYSTEMS KEYNOTE
#	ELECTRICAL DEMOLITION KEYNOTE

ELECTRICAL DEMOLITION LEGEND

———	EXISTING TO REMAIN
- - - - -	DEMO OR SALVAGE AS NOTED
REM	EXISTING TO REMAIN
X	DEMOLITION OF DEVICE
SALO	SALVAGE DEVICE TO OWNERS STOCK
SALR	SALVAGE DEVICE TO BE REUSED FOR THE PROJECT

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION
	AUDIBLE ONLY DEVICE
	VISUAL ONLY DEVICE
	AUDIBLE/VISUAL ONLY DEVICE
SP	SPEAKER STROBE DEVICE
P	PULL STATION
	DUCT SMOKE DETECTOR
	SMOKE DETECTOR
	THERMAL HEAT DETECTOR
XP	DETECTOR SMOKE AND CARBON MONXIDE EXTERNALLY POWERED WITH 520HZ SOUNDING BASE. SEE FIRE ALARM RISER
	SPRINKLER WATER FLOW SWITCH
	SPRINKLER VALVE SUPERVISION SWITCH
FIA	FIRE ALARM ANNUNCIATOR PANEL
FCP	FIRE ALARM CONTROL PANEL
CT2	FIRE ALARM DUAL INPUT MODULE
CT1	FIRE ALARM SINGLE INPUT MODULE
DTS	DUCT DETECTOR TEST STATION
RA	RESCUE ASSISTANCE STATION
RACC	RESCUE ASSISTANCE COMMAND CENTER

ELECTRICAL ABBREVIATIONS

A.F.F	ABOVE FINISHED FLOOR
CB	CIRCUIT BREAKER
CCT	CIRCUIT
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
E	EXISTING
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
G, GRD	GROUNDED
GFI	GROUND FAULT INTERRUPTER
AFI	ARC FAULT INTERRUPTER
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
JB	JUNCTION BOX
KV	KILOVOLT
KW	KILOWATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUG ONLY
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PNL	PANEL
RCP	REFLECTED CEILING PLAN
SPDT	SINGLE POLE DOUBLE THROW
SW	SWITCH
TP	TAMPER PROOF
TYP	TYPICAL
UH	UNIT HEATER
U.N.O	UNLESS NOTED OTHERWISE
XMFR	TRANSFORMER
XP	EXPLOSION PROOF

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GENERAL NOTES, LEGENDS AND DETAILS

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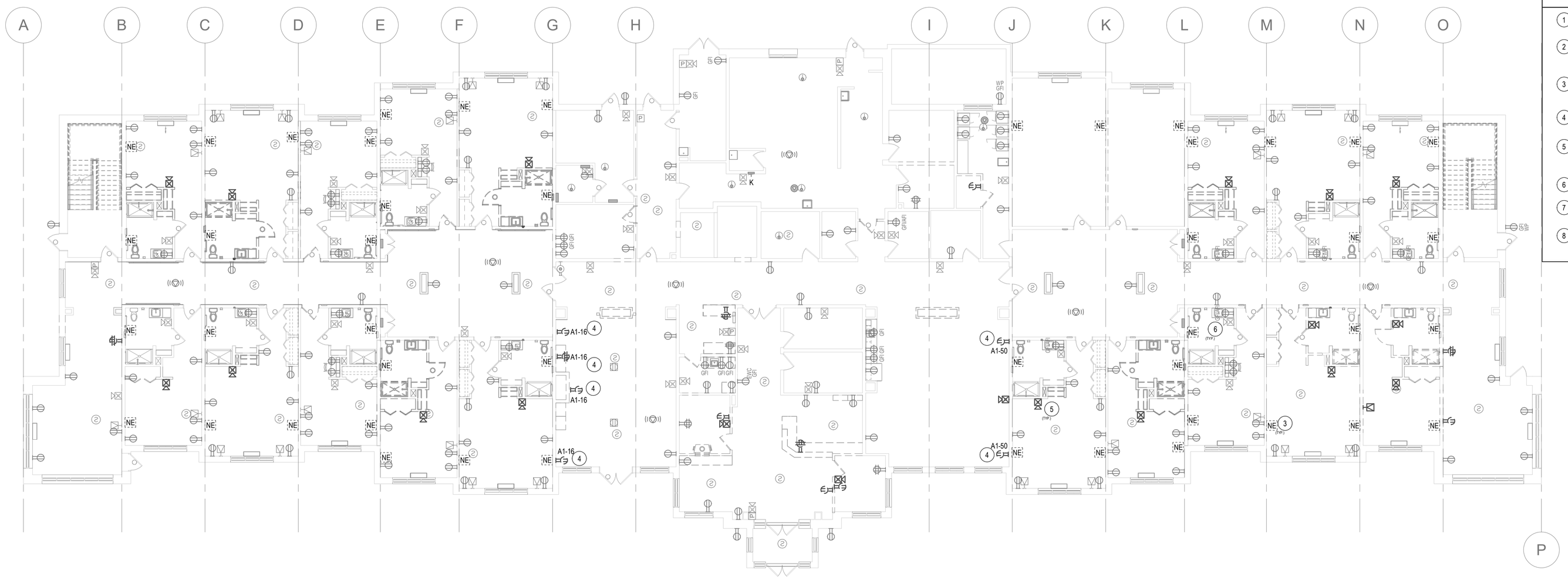
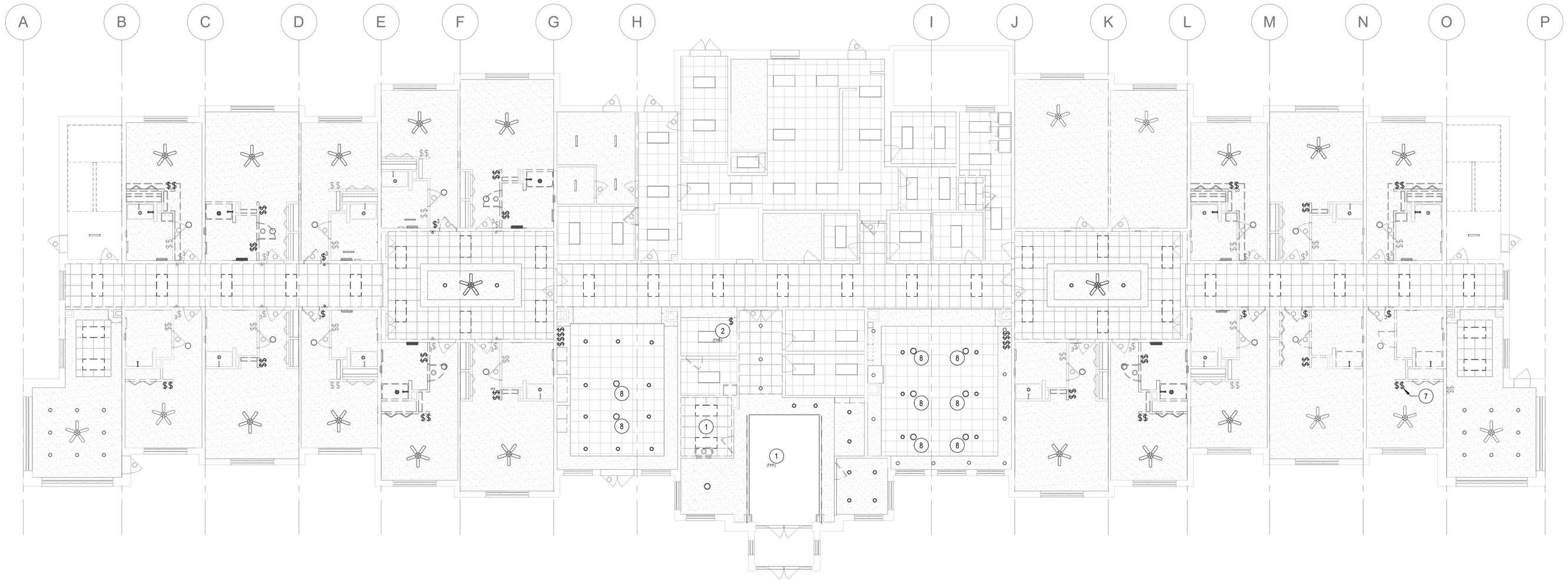


1 FIRST FLOOR ELECTRICAL DEMOLITION PLAN
3/32" = 1'-0"

ELECTRICAL DEMOLITION KEYNOTES

1. DEMOLISH EXISTING LIGHTING FIXTURES AS INDICATED AND SECURE BRANCH CIRCUITS TO ACCOMMODATE NEW LIGHTS.
2. REMOVE EXISTING TOGGLE SWITCHES FOR MAIN CORRIDOR TO ACCOMMODATE NEW OCCUPANCY SENSOR CONTROL OF NEW LIGHTING. EXISTING TOGGLE SWITCHES LOCATED IN EXISTING NURSE RDOM AS INDICATED.
3. DEMOLISH ALL NURSE CALL SYSTEM - CALL STATIONS IN DWELLING UNITS AND PULL WIRING BACK TO SOURCE. DECOMMISSION EXISTING NURSE CALL SYSTEM AND ABANDON EXISTING EQUIPMENT IN PLACE UNLESS NOTED OTHERWISE BY OWNER
4. DEMOLISH INDICATED RECEPTACLES AND SECURE EXISTING WIRING TO ACCOMMODATE NEW WORK
5. SALVAGE FIRE ALARM NOTIFICATION DEVICES AND SECURE EXISTING FIRE ALARM NOTIFICATION CIRCUIT WIRING FOR REINSTALLATION. SEE NEW PLANS FOR RELOCATION.
6. FA NOTIFICATION DEVICES EXISTING TO REMAIN AS INDICATED IN PLANS.
7. SALVAGE FAN CONTROLLER SWITCH FOR REINSTALLATION. SEE SHEET E2.1A FOR NEW LOCATION.
8. REMOVE LAMP FROM FIXTURES AS INDICATED IN PLANS FOR RE-LAMPING. SEE NEW PLANS AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C TO VERIFY NUMBER OF LAMPS REQUIRED BY EACH FIXTURE IN FIELD PRIOR TO ORDERING.



2 FIRST FLOOR LIGHTING DEMOLITION PLAN
3/32" = 1'-0"

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ISSUANCE

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FIRST FLOOR ELECTRICAL DEMOLITION PLAN

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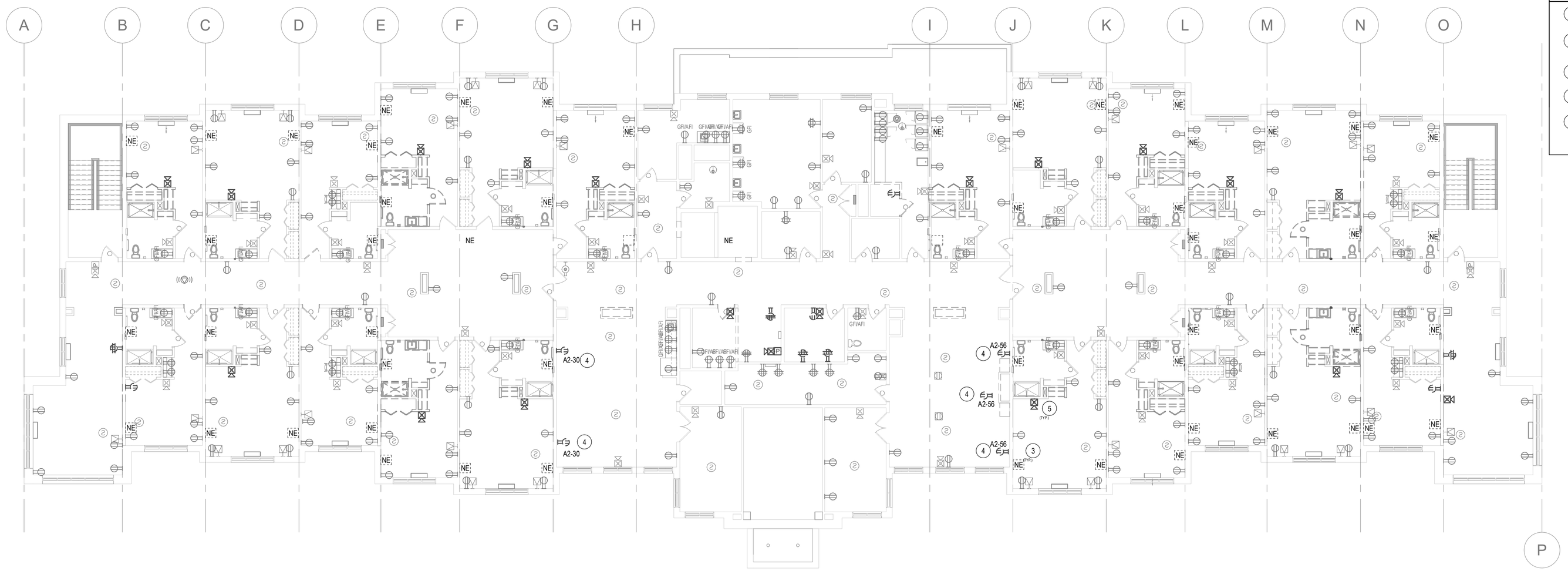
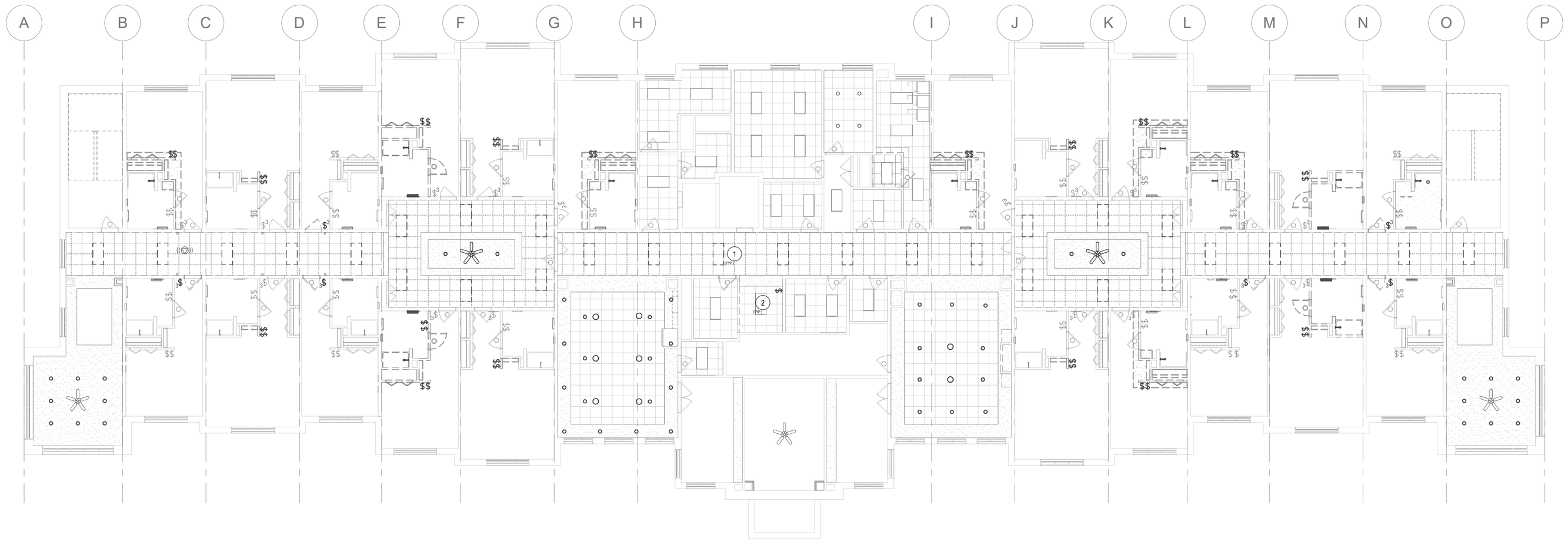
ELECTRICAL DEMOLITION KEYNOTES

1. DEMOLISH EXISTING LIGHTING FIXTURES AS INDICATED AND SECURE BRANCH CIRCUITS TO ACCOMMODATE NEW LIGHTS.
2. REMOVE EXISTING TOGGLE SWITCHES FOR MAIN CORRIDOR TO ACCOMMODATE NEW OCCUPANCY SENSOR CONTROL OF NEW LIGHTING. EXISTING TOGGLE SWITCHES LOCATED IN EXISTING NURSE ROOM AS INDICATED.
3. DEMOLISH ALL NURSE CALL - CALL STATIONS IN UNITS AND PULL WIRING BACK TO SOURCE.
4. DEMOLISH INDICATED RECEPTACLES AND SECURE EXISTING WIRING TO ACCOMMODATE NEW WORK
5. SALVAGE FIRE ALARM NOTIFICATION DEVICES AND SECURE EXISTING FIRE ALARM NOTIFICATION CIRCUIT WIRING FOR REINSTALLATION. SEE NEW PLANS FOR RELOCATION.



NORTH
1 SECOND FLOOR ELECTRICAL DEMOLITION PLAN
3/32" = 1'-0"



NORTH
2 SECOND FLOOR LIGHTING DEMOLITION PLAN
3/32" = 1'-0"

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SECOND FLOOR ELECTRICAL DEMOLITION PLAN

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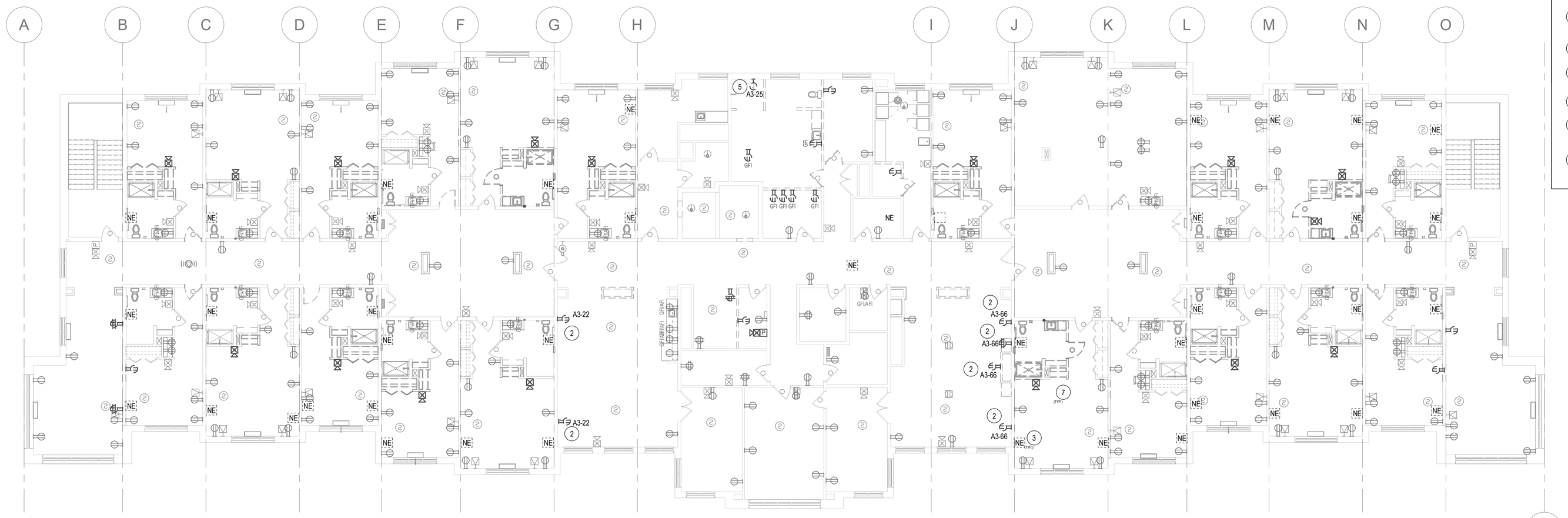
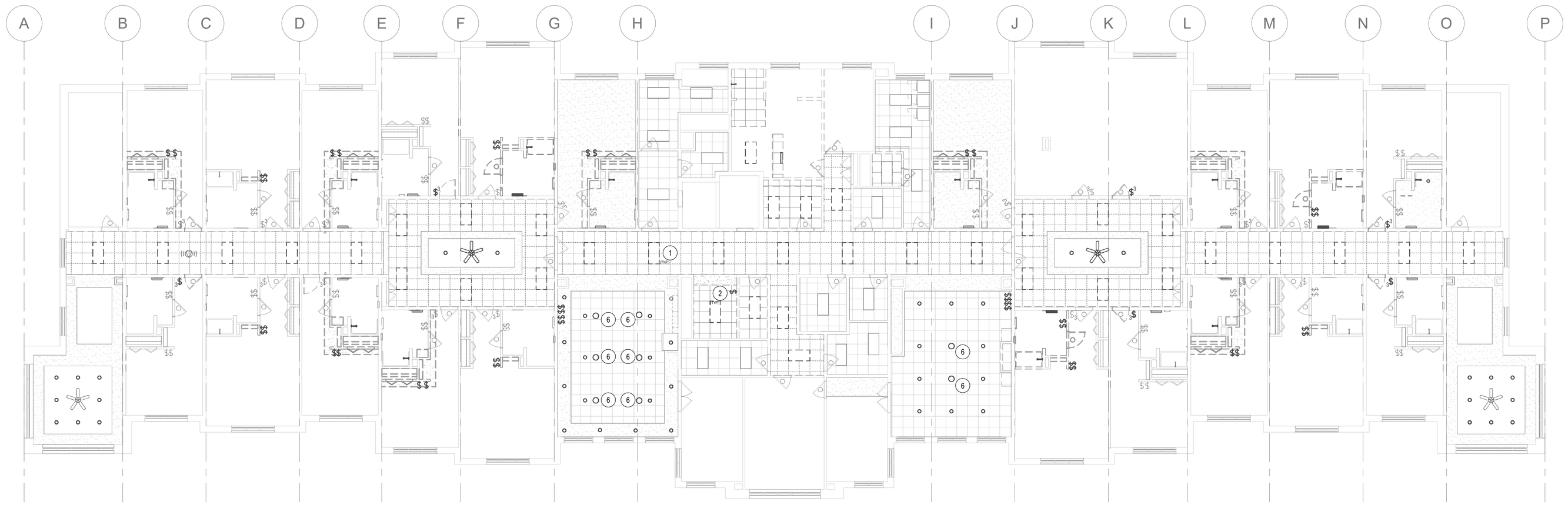


1 THIRD FLOOR ELECTRICAL DEMOLITION PLAN
3/32" = 1'-0"



2 THIRD FLOOR LIGHTING DEMOLITION PLAN
3/32" = 1'-0"

ELECTRICAL DEMOLITION KEYNOTES

1. DEMOLISH EXISTING LIGHTING FIXTURES AS INDICATED AND SECURE BRANCH CIRCUITS TO ACCOMMODATE NEW LIGHTS.
2. REMOVE EXISTING TOGGLE SWITCHES FOR MAIN CORRIDOR TO ACCOMMODATE NEW OCCUPANCY SENSOR CONTROL OF NEW LIGHTING. EXISTING TOGGLE SWITCHES LOCATED IN EXISTING NURSE ROOM AS INDICATED.
3. DEMOLISH ALL NURSING CALL SYSTEM - CALL STATIONS IN UNITS AND PULL WIRING BACK TO SOURCE.
4. DEMOLISH INDICATED RECEPTACLES AND SECURE EXISTING WIRING TO ACCOMMODATE NEW WORK
5. DISCONNECT AND DEMOLISH CONNECTION TO TUB. PULL WIRING BACK TO SOURCE.
6. REMOVE LAMP FROM FIXTURES AS INDICATED IN PLANS FOR RE-LAMPING. SEE NEW PLANS AND LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C TO VERIFY NUMBER OF LAMPS REQUIRED BY EACH FIXTURE IN FIELD PRIOR TO ORDERING.
7. SALVAGE FIRE ALARM NOTIFICATION DEVICES AND SECURE EXISTING FIRE ALARM NOTIFICATION CIRCUIT WIRING FOR REINSTALLATION. SEE NEW PLANS FOR RELOCATION.

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THIRD FLOOR ELECTRICAL DEMOLITION PLAN

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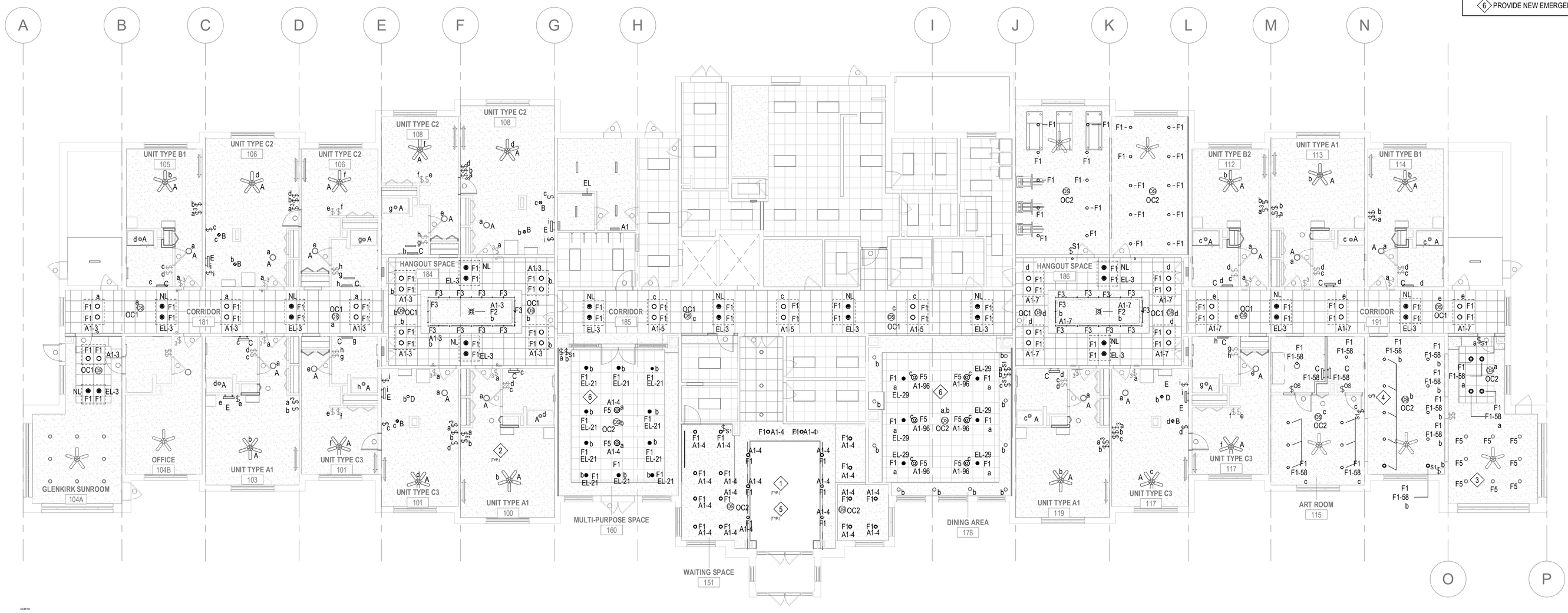
ELECTRICAL LIGHTING KEYNOTES

1. EXTEND EXISTING SECURED WIRING TO ACCOMMODATE NEW LIGHTING FIXTURES.
2. RE-LAMP LIGHT FIXTURES WITH "A" LAMPS IN ALL DWELLING UNITS AND SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C TO VERIFY NUMBER OF BULBS REQUIRED IN ALL DWELLING UNIT FIXTURES PRIOR TO ORDERING.
3. RE-LAMP PENDANT LIGHT FIXTURES.
4. REINSTALL SALVAGED FAN CONTROLLER SWITCH AS INDICATED IN PLANS
5. REVISE EXISTING LIGHTING BRANCH CIRCUIT WIRING TO ACCOMMODATE NEW LIGHTING CONTROLS AS INDICATED.
6. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING.



1 FIRST FLOOR LIGHTING PLAN
3/32" = 1'-0"

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FIRST FLOOR ELECTRICAL LIGHTING PLAN

JOB NUMBER
252012

DATE
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1 SECOND FLOOR LIGHTING PLAN
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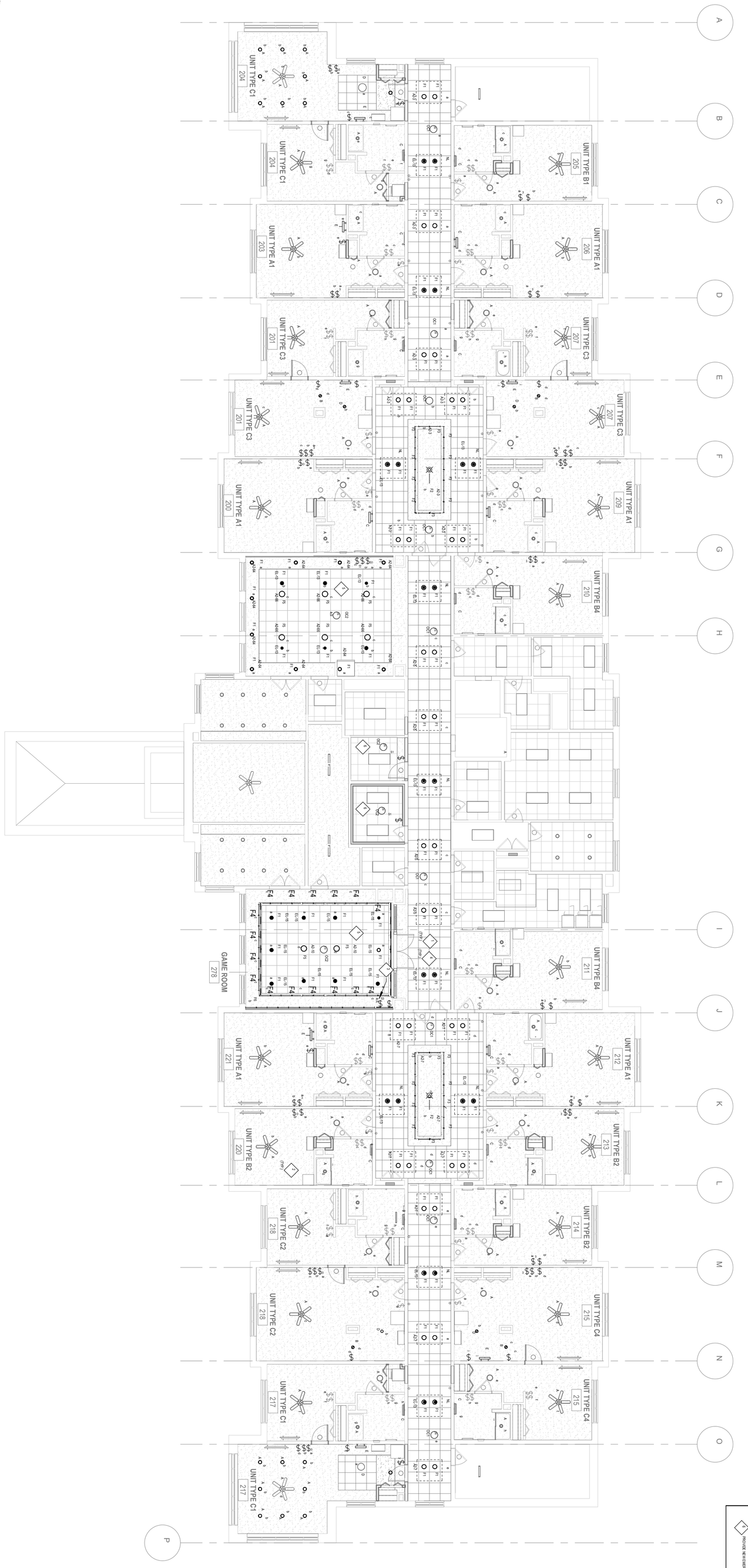


ELECTRICAL LIGHTING KEYNOTES

1. EXTEND EXISTING SECURED WIRING TO ACCOMMODATE NEW LIGHTING FIXTURES AS INDICATED IN PLANS
2. RELAMP LIGHT FIXTURES WITH "X" LAMPS IN ALL DWELLING UNITS AND SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C.TO VERIFY NUMBER OF BULBS REQUIRED IN ALL DWELLING UNIT FIXTURES PRIOR TO ORDERING.
3. INSTALL SWITCH LEG FOR FIXTURE & SWITCH, SEE SHEET E1.1 FOR SWITCH DETAILS. SEE ARCHITECTURAL PLANS FOR MOUNTING DETAILS AND LOCATIONS.
4. REUSE EXISTING LIGHTING BRANCH CIRCUIT WIRING TO ACCOMMODATE NEW LIGHTING CONTROLS AS NEEDED
5. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING
6. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING.

100% PERMIT SET

E1.2

REVISIONS:

DATE 09.15.2025

JOB NUMBER 250012

SECOND FLOOR ELECTRICAL LIGHTING PLAN

AUBERGE-HIGHLAND PARK

P.O. BOX 1371
HIGHLAND PARK, IL 60035

Collaborative Community Housing Initiative

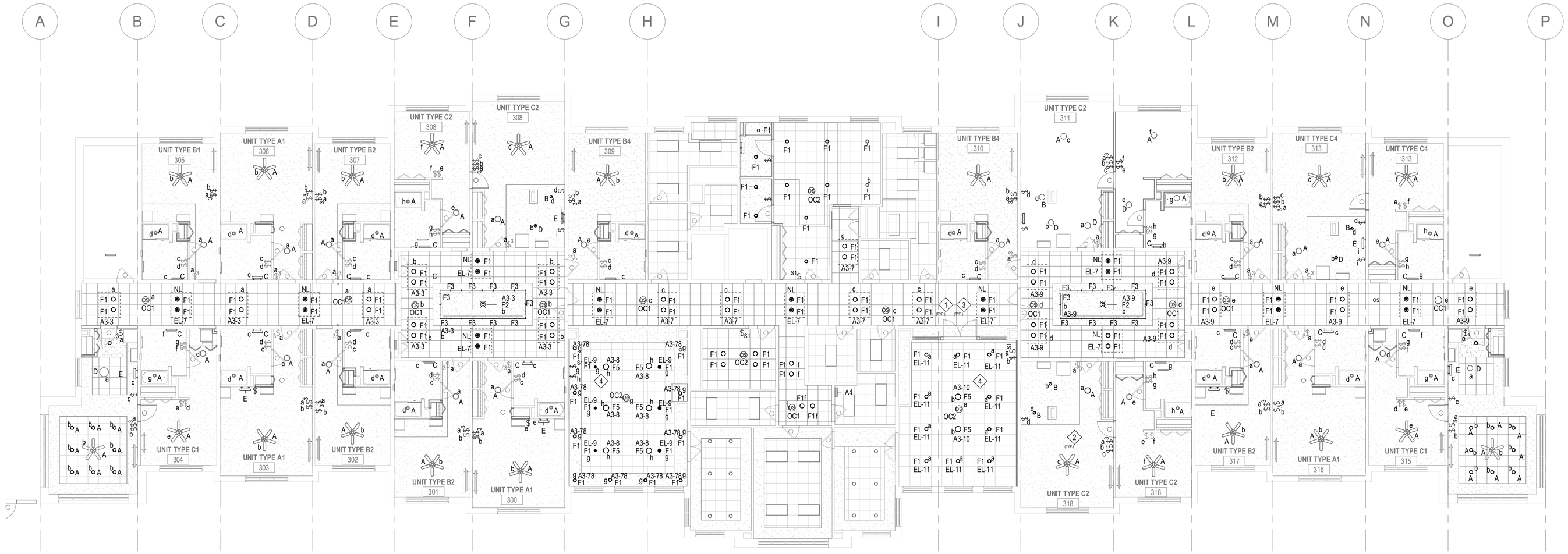
CORDOGAN CLARK

Aurora
1960 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987

Chicago
714 North Wells Street, Chicago, IL 60654
Tel 312.943.7000 Fax 312.943.4771

ELECTRICAL LIGHTING KEYNOTES

1. EXTEND EXISTING SECURED WIRING TO ACCOMMODATE NEW LIGHTING FIXTURES.
2. RE-LAMP LIGHT FIXTURES WITH "A" LAMPS IN ALL DWELLING UNITS AND SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. E.C TO VERIFY NUMBER OF BULBS REQUIRED IN ALL DWELLING UNIT FIXTURES PRIOR TO ORDERING.
3. REVISE EXISTING LIGHTING BRANCH CIRCUIT WIRING TO ACCOMMODATE NEW LIGHTING CONTROLS AS INDICATED.
4. PROVIDE NEW EMERGENCY LIGHTING BYPASS RELAY FOR EMERGENCY LIGHTING.



1 THIRD FLOOR LIGHTING PLAN
3/32" = 1'-0"

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THIRD FLOOR ELECTRICAL LIGHTING PLAN

JOB NUMBER 252012

DATE 09.15.2025

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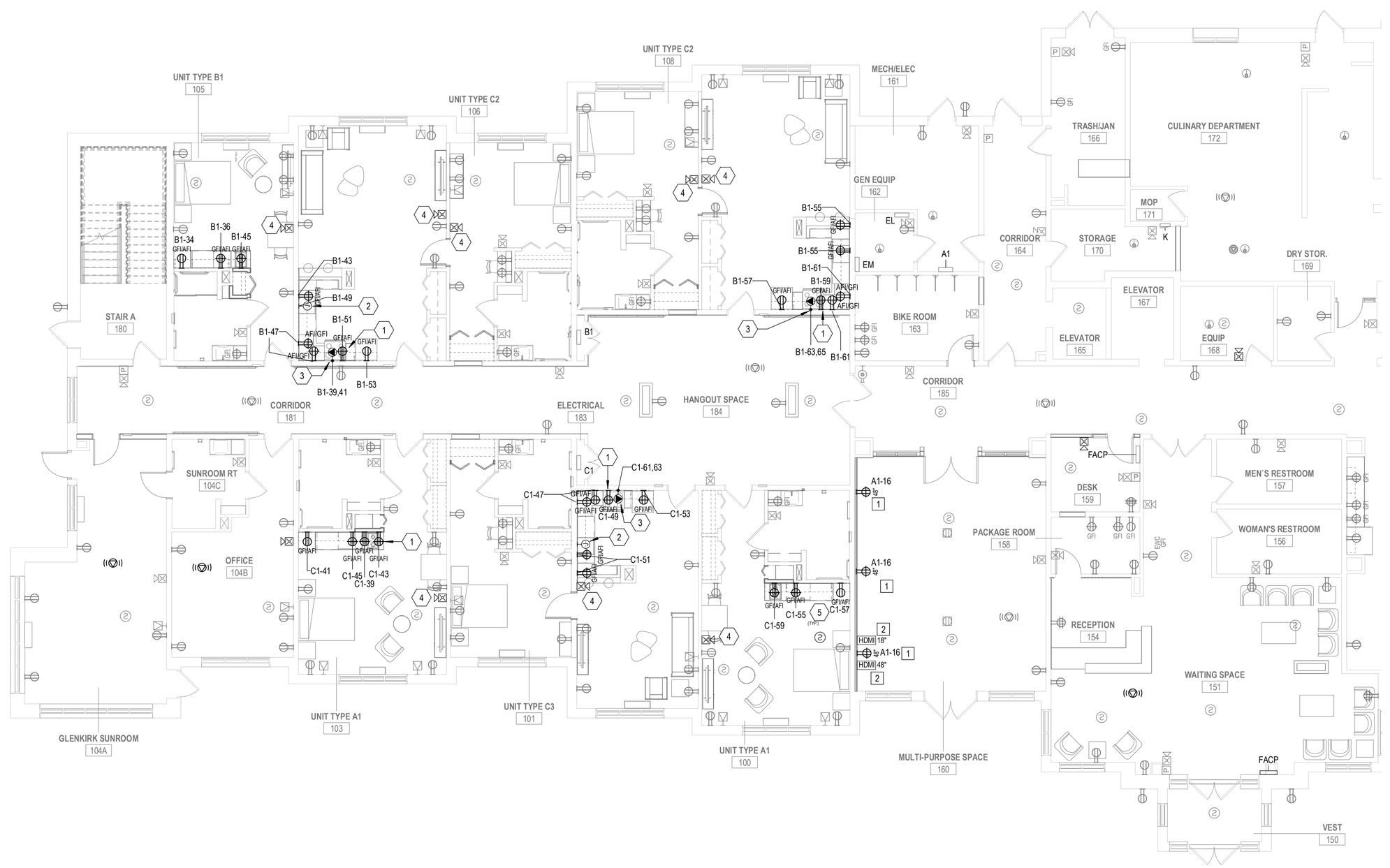
E1.3



1 FIRST FLOOR POWER & SYSTEMS PLAN - AREA A
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE; ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL DEEP FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES.
2. HDMI OUTLET AND STUB UP 1 1/4"C TO ACCESSIBLE CEILING AT INDICATED HEIGHTS VIA SURFACE STEEL WIREMOLD.

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FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A

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E2.1A

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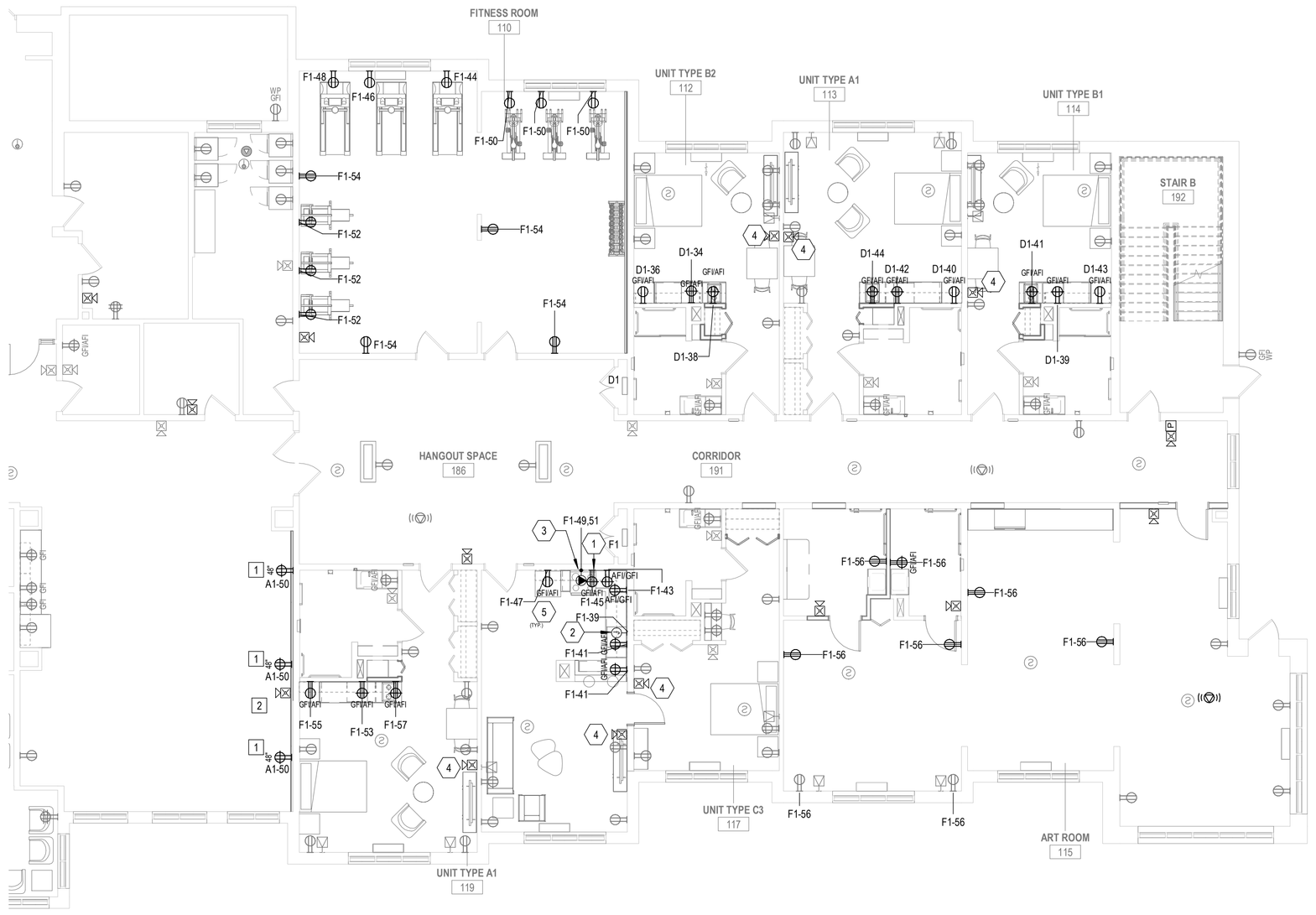
ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE. ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES.
2. EXTEND EXISTING CONTROL WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICE



1 FIRST FLOOR POWER & SYSTEMS PLAN - AREA B
1/8" = 1'-0"

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FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B

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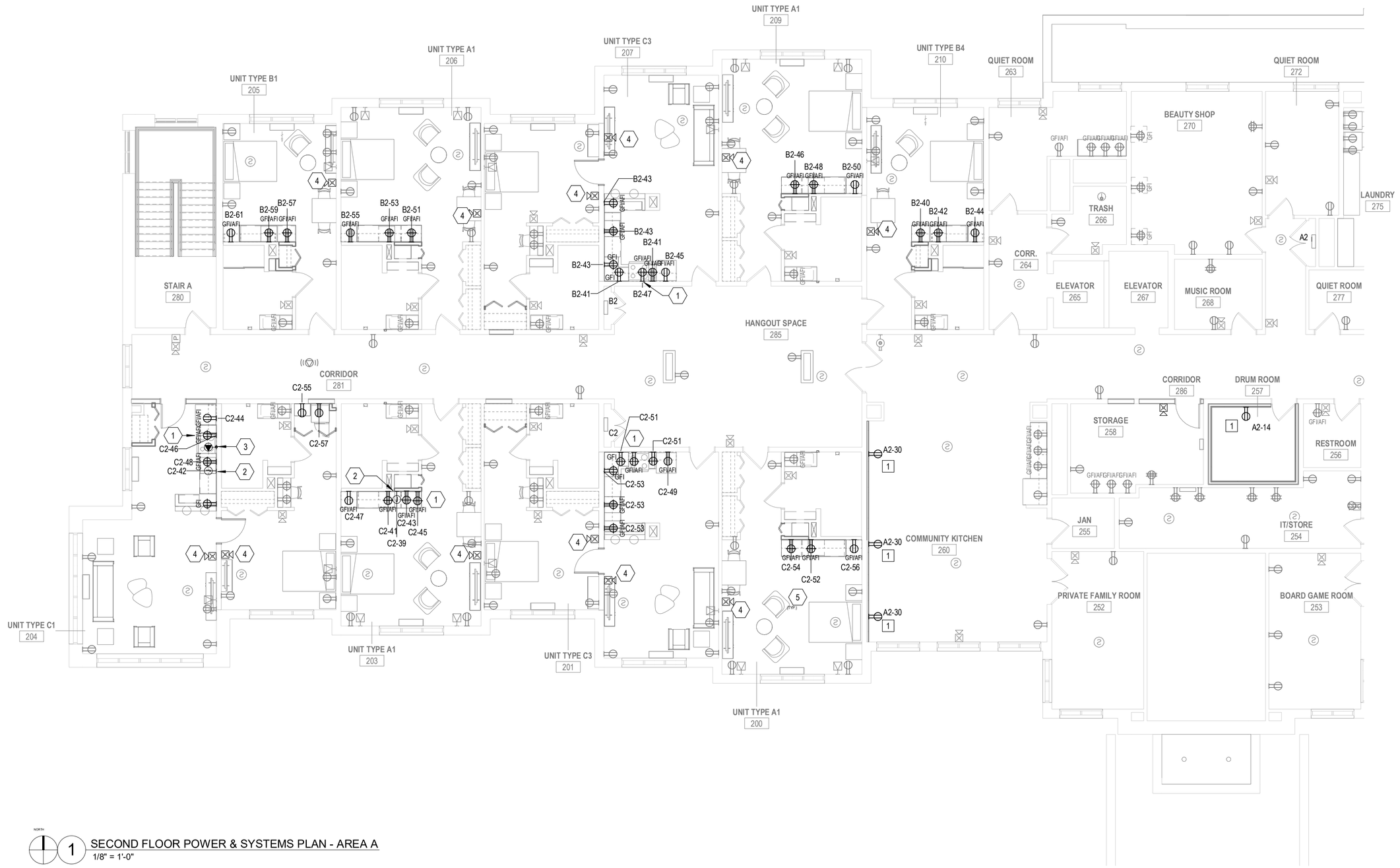
E2.1B



1 SECOND FLOOR POWER & SYSTEMS PLAN - AREA A
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE. ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE COMPLIANT CONNECTION FOR DISHWASHER PER MANUFACTURE'S SPECS
3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES VIA SURFACE STEEL WIREMOLD.

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SECOND FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS

E2.2A

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE; ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
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3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
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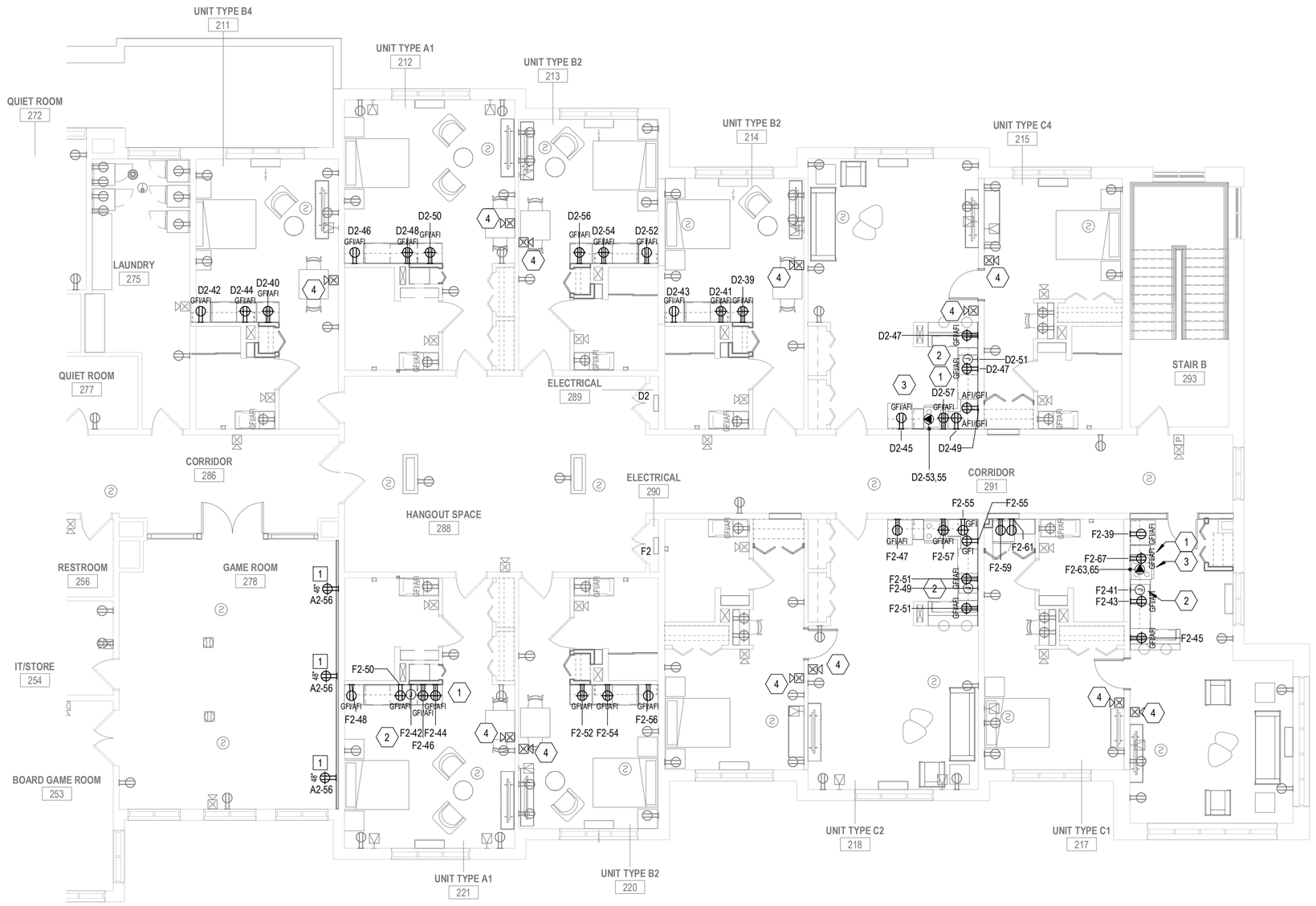
ELECTRICAL KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT RO ACCOMMODATE NEW RECEPTACLES.



MATCH 1 SECOND FLOOR POWER & SYSTEMS PLAN - AREA B
1/8" = 1'-0"

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FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN

JOB NUMBER: 252012

DATE: 09.15.2025

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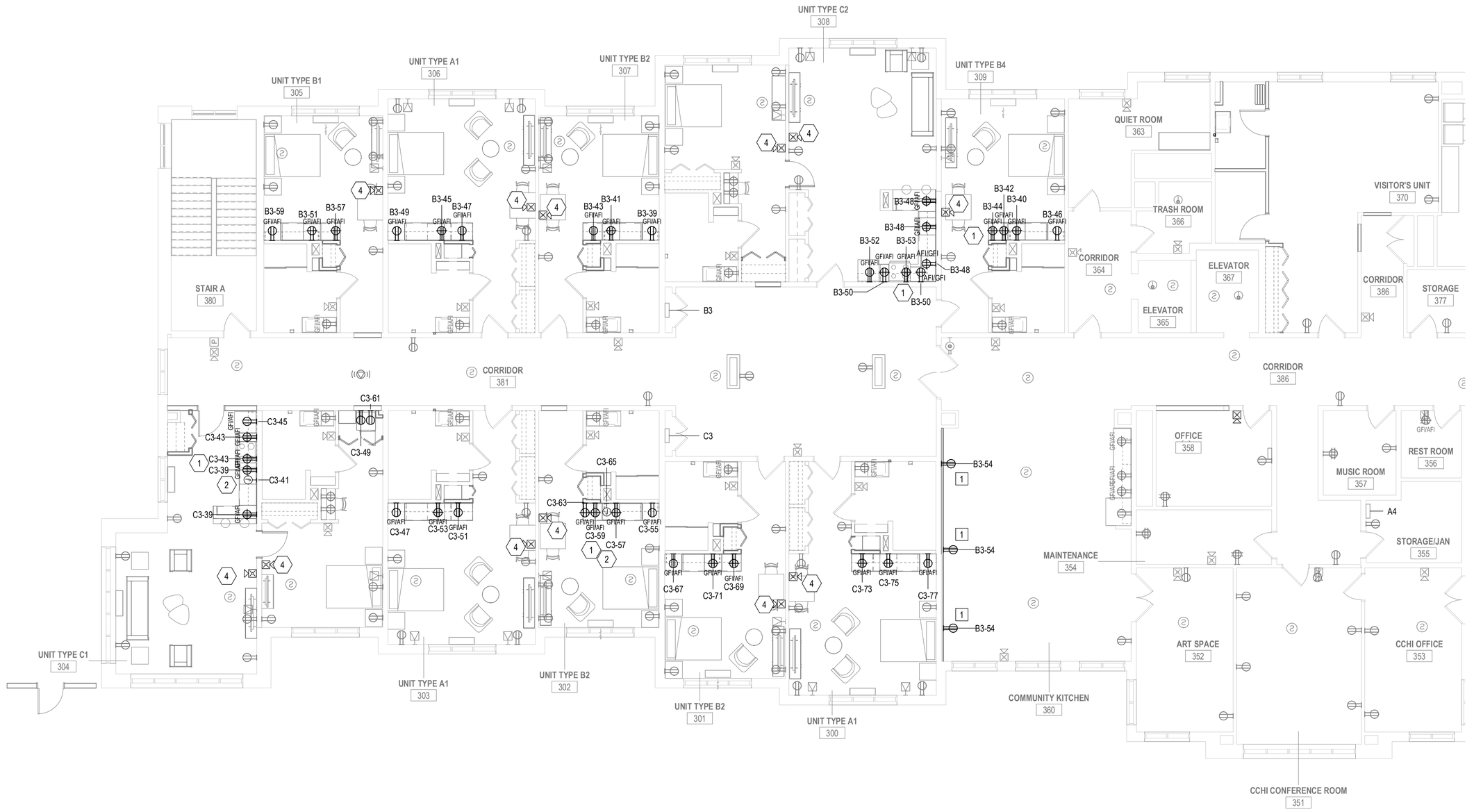

NORTH

1 THIRD FLOOR POWER & SYSTEMS PLAN - AREA A

1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE. ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
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3. PROVIDE COMPLIANT CONNECTION FOR ELECTRIC RANGE.
4. EXTEND SECURED EXISTING FA WIRING AND REINSTALL SALVAGED FIRE ALARM NOTIFICATION DEVICES AS INDICATED IN PLANS.
5. NEW KITCHEN COUNTER RECEPTACLES TO BE INSTALLED VIA SURFACE STEEL WIREMOLD TO NEW DEVICE LOCATIONS. ASSUME 500 SERIES RACEWAY FOR BIDDING PURPOSES.

ELECTRICAL POWER KEYNOTES

1. PROVIDE AND INSTALL FLUSH WIREMOLD EXTENSION ADAPTER FITTING FOR INDICATED RECEPTACLE. EXTEND EXISTING VIA SURFACE STEEL WIREMOLD SECURED CIRCUIT TO ACCOMMODATE NEW RECEPTACLES.

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THIRD FOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA A

JOB NUMBER 252012

DATE 09.15.2025

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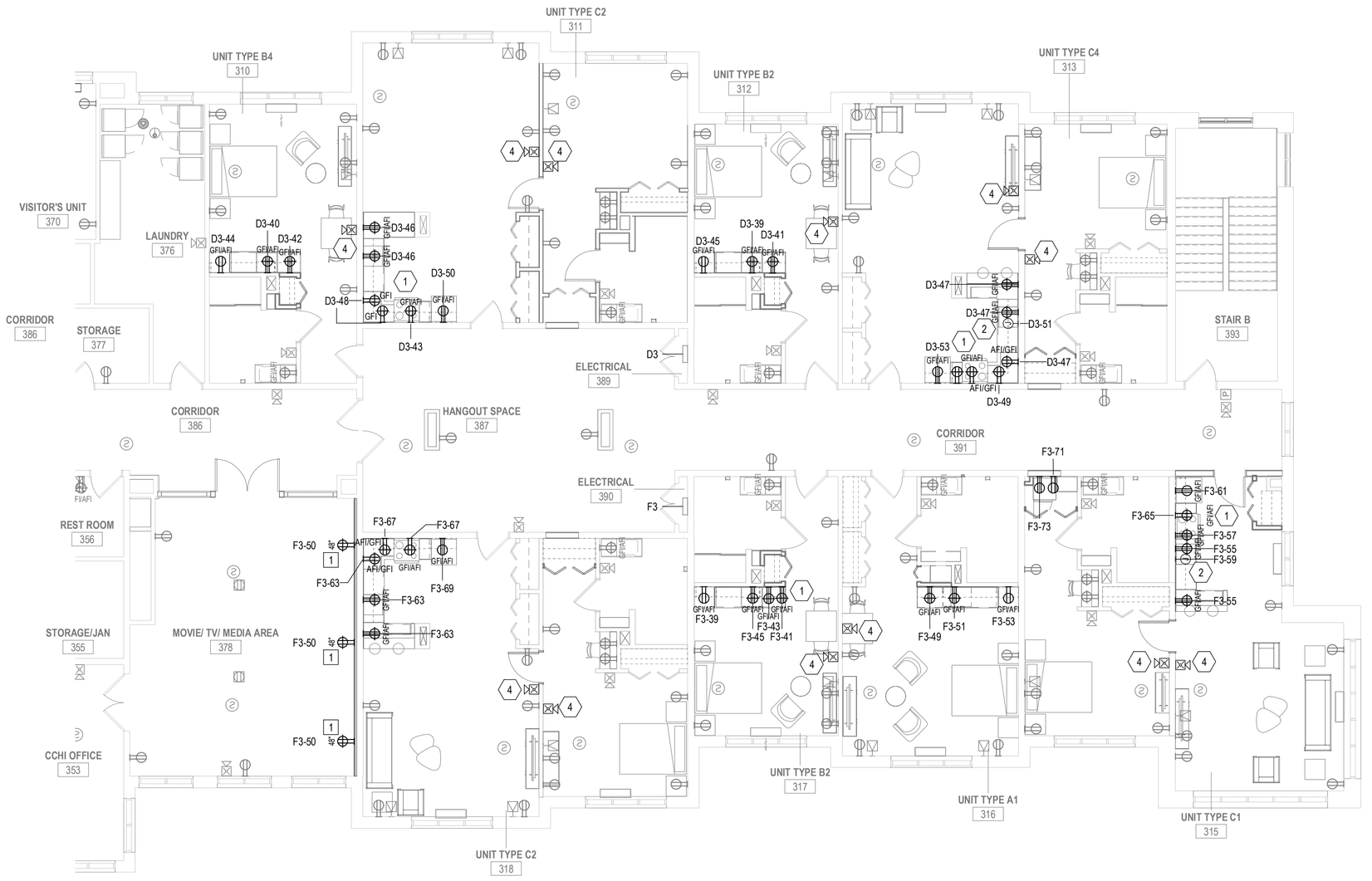

1 THIRD FLOOR POWER PLAN - AREA A
1/8" = 1'-0"

ELECTRICAL UNIT KEYNOTES

1. MICROWAVE ON SHELF IN CASEWORK. PROVIDE AFCI AND GFCI COMBO RECEPTACLE FOR MICROWAVE; ADJUST RECEPTACLE HEIGHT AND LOCATION AS NEEDED TO SERVE THE MICROWAVE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION PRIOR TO ROUGH IN.
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ELECTRICAL KEYNOTES

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HIGHLAND PARK, IL 60035

THIRD FLOOR ELECTRICAL POWER & SYSTEMS PLAN - AREA B

JOB NUMBER 252012

DATE 09.15.2025

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LIGHTING FIXTURE SCHEDULE - INTERIOR

TAG	LAMP	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	TRIM FINISH	WATTS	LPW	VOLT	NOTES
F1	LED, 2000LM, 3500K	DOWNLIGHT	RECESSED	GOTHAM	IVO4S D 20LM 35K 80CRI WD MIN10 MVOLT P F		25 VA	86	MVOLT	
F2	LED, 6071LM, 3500K	PENDANT LIGHT	SUSPENDED	BROWNLEE	2608 24 WH WH R49 CC1 35K		54 VA	124	MVOLT	
F3	LED, 2483, 3500K	COVE LIGHT	SUIRFACE	LUMENPULSE	LCVA UL 120_277 48 35K 80 90X90 NO MWH WHNH		31 VA	89	MVOLT	
F4	LED, 1142, 3500K	COVE LIGHT	SURFACE	LUMENPULSE	LCV UL 120_277 48 7W RGB FR BK		31 VA	41	MVOLT	
F5	LED, 1150LM, 3500K	LAMP	RE-LAMP	GREEN CREATIVE	11A19DIM9CCTS		12 VA		120	LAMP FOR EXISTING FIXTURES
F6	LED, 1175LM, RGB	COVE LIGHT	SURFACE	LUMINII	LLR GB42 SO 27 - CHANNEL: K45V		135 VA	41	MVOLT	ORDINATE WITH MANUFACTURE FOR POWER SUPPLY SIZING

UNIT LUMINAIRE SCHEDULE

TAG	LAMP	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	WATTS	LPW	VOLT	COMMENTS
A	LED, 1150LM, 3000K	LAMP	RE-LAMP	GREEN CREATIVE	11A19DIM9CCTS	12 VA		120	LAMP FOR EXISTING FIXTURES
B	LED, 1300LM, 3000K	RECESSED LIGHT	RECESSED	JUNO	WF6 ALO20 SWW5 90CRI MW	18 VA	86	120	
C	LED, 2038LM, 3000K	24" VANITY LIGHT	SURFACE WALL HORIZONTAL	BROWNLEE	5178 24 BN H21 30K ES	17 VA	97	120	
D	LED, 3685LM, 3000K	CEILING	SURFACE	BROWNLEE	2062 24 BN R34 30K ES	38 VA	108	120	
E	LED, 1161LM, 3000K	UNDERCABINET TASK LIGHT	UNDERCABINET	JUNO	UCES 24IN SWW6 90CRI WL MW M6	18 VA	97	120	

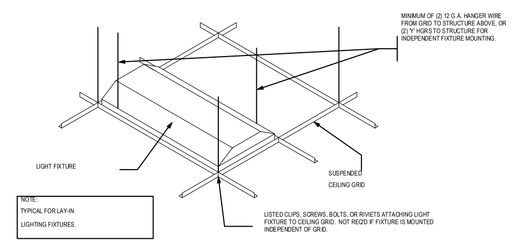
LIGHT FIXTURE SCHEDULE GENERAL NOTES

1. MANUFACTURER'S CATALOG NUMBERS ARE INTENTIONALLY INCOMPLETE. VERIFY AND COORDINATE REQUIRED TRIM KITS, MOUNTING BRACKETS, LAMPS, FINISHES, ETC. WITH CONTRACT DOCUMENTS, SPECIFICATIONS.
2. PROVIDE ALL NECESSARY ACCESSORIES FOR FIXTURES AND SENSORS IN ORDER TO ENSURE A COMPLETE AND PROPER OPERATION. F IXTURES SHALL INCLUDE ACCESSORIES FOR INSTALLATION ACCORDING TO LOCAL AND NATIONAL CODES.
3. ALL FIXTURES SHALL HAVE THE SAME COLOR TEMPERATURE PER SPECIFICATIONS.
4. PRIOR TO ORDERING LIGHTING EQUIPMENT, THE CONTRACTOR SHALL VERIFY LOCATIONS AND RECESS DEPTHS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ISSUES/PROBLEMS/CONFLICTS
5. LIGHTING FIXTURE'S MOUNTING HEIGHT IS TO THE BOTTOM OF THE FIXTURE UNLESS INDICATED OTHERWISE.
6. LIFE SAFETY AND EXIT SIGN CIRCUIT AND NEUTRAL TO BE ROUTED INDEPENDENTLY OF ALL OTHER WIRING. WIRING SHALL BE MINIMUM 10# AWG.

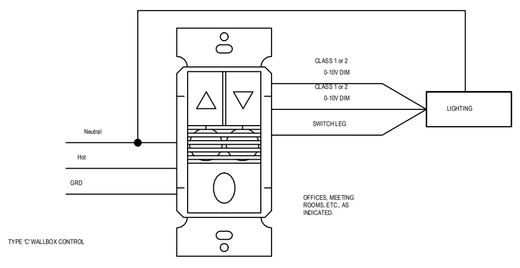
LIGHTING CONTROL DEVICE SCHEDULE

EQUAL TO WATTSTOPPER, COOPER, CURRENT LIGHTING, ACUITY BRANDS
WHITE FINISH COLOR UNLESS NOTED

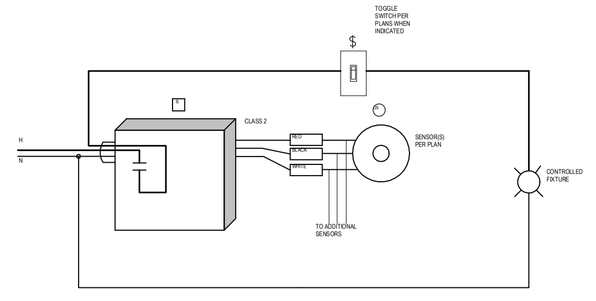
S1	ON/OFF/RAISE/LOWER LOW VOLTAGE SWITCH	nLIGHT RPD MICRO SERIES
S2	4-BUTTON SCENE SELECTOR SWITCH LOW VOLTAGE SWITCH	nLIGHT nPODM 4S SERIES
S3	ON/OFF LOW VOLTAGE SWITCH	nLIGHT RPODBA WH G2 SERIES
S4	TOUCH SCREEN DISPLAY	FRESCO CONTROL SYSTEM 7TSN X DBL OR EASYL SERIES EZTOUCH MVOLT BK
OC1	LOW VOLTAGE CEILING OCCUPANCY SENSOR; FOR HALLWAYS; ON TO 100%/AUTO OFF.	nCM10-PDT RJB SERIES
OC2	LOW VOLTAGE CEILING OCCUPANCY SENSOR; ON TO 100%/AUTO OFF.	RCMS PS150 PDT 9 SERIES
R1	DIMMING POWER/RELAY PACK	nLIGHT nPP16-D SERIES
R2	DIMMING POWER/RELAY PACK	nLIGHT rPP8 SERIES
R2	POWER/RELAY PACK - PHASE ADAPTIVE DIMMING	nLIGHT nPP PCD SERIES



1 MOUNT LAY-IN FIXTURES PER NEC Art. 410.36(B)



2 DIMMING WALLBOX OCC SENSOR



3 TYPICAL POWER PACK SENSOR WIRING - CORRIDORS/LARGE RESTROOMS

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Collaborative Community Housing Initiative

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

LIGHTING CONTROL SCHEDULE AND DETAILS

JOB NUMBER
252012

DATE
09.15.2025

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BY/WORK

E4.1

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Notes:

Circuit Breaker Legend(CBL):

NB - NEW BREAKER EX - EXISTING CIRCUIT

Branch Panel: B1

| Location: | | |

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Notes:

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Branch Panel: B3

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 306	20.0 A	1	700	1080		1	20.0 A	LTG UNIT 308	2	EX
EX	3	REC UNIT 306	20.0 A	1				1	20.0 A	REC UNIT 308	4	EX
EX	5	REC UNIT 306	20.0 A	1			180	1	20.0 A	REC UNIT 308	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 305	20.0 A	2			1660	1	20.0 A	PTAC-1 UNIT 308	10	EX
	11				1660	1660					12	
EX	13	LTG UNIT 306	20.0 A	1	700	700		1	20.0 A	LTG UNIT 309	14	EX
EX	15	REC UNIT 306	20.0 A	1			720	1	20.0 A	REC UNIT 309	16	EX
EX	17	REC UNIT 306	20.0 A	1	1080	720		1	20.0 A	REC UNIT 309	18	EX
EX	19	REC UNIT 306	20.0 A	1	180	180		1	20.0 A	REC UNIT 309	20	EX
EX	21	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 306	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 309	24	EX
	25										26	
EX	27	LTG UNIT 307	20.0 A	1	700	700		1	20.0 A	LTG UNIT 310	28	EX
EX	29	REC UNIT 307	20.0 A	1			1080	1	20.0 A	REC UNIT 310	30	EX
EX	31	REC UNIT 307	20.0 A	1	180	180		1	20.0 A	REC UNIT 310	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540	1	20.0 A	HEAT/FAN	34	EX
	35				1660	1660					36	
EX	37	PTAC-2 UNIT 307	20.0 A	2	1660	1660		2	20.0 A	PTAC-2 UNIT 310	38	EX
NB	39	RCPT UNIT 307 REFRIGERATOR	20.0 A	1				1	20.0 A	RCPT UNIT 309 KITCHEN	40	NB
NB	41	RCPT UNIT 307 KITCHEN	20.0 A	1	600	180	1800	1	20.0 A	RCPT UNIT 309 KITCHEN	42	NB
NB	43	RCPT UNIT 307 KITCHEN	20.0 A	1	600	900		1	20.0 A	RCPT UNIT 309 MICROWAVE	44	NB
NB	45	RCPT UNIT 306 KITCHEN	20.0 A	1	800	900	800	1	20.0 A	RCPT UNIT 309 REFRIGERATOR	46	NB
NB	47	RCPT UNIT 306 KITCHEN	20.0 A	1			1800	540	20.0 A	RCPT UNIT 308 KITCHEN	48	NB
NB	49	RCPT UNIT 306 REFRIGERATOR	20.0 A	1	900	360		1	20.0 A	RCPT UNIT 308 KITCHEN	50	NB
NB	51	RCPT UNIT 306 KITCHEN	20.0 A	1			180	900	20.0 A	RCPT UNIT 308 REFRIGERATOR	52	NB
NB	53	RCPT UNIT 308 MICROWAVE	20.0 A	1			1800	540	20.0 A	RCPT COMMUNITY KITCHEN	54	NB
	55										56	
NB	57	RCPT UNIT 305 MICROWAVE	20.0 A	1		600					56	
NB	59	RCPT UNIT 305 REFRIGERATOR	20.0 A	1			900				60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

Total Amps: 171.99 VA (143.3 A) | 194.2 VA (162.0 A) | 231.61 VA (193.3 A)

Notes:

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Branch Panel: C1

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 104	20.0 A	1	700	700		1	20.0 A	LTG UNIT 101	2	EX
EX	3	REC UNIT 104	20.0 A	1				1	20.0 A	REC UNIT 101	4	EX
EX	5	REC UNIT 104	20.0 A	1			180	1	20.0 A	REC UNIT 101	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 104	20.0 A	2			1660	1	20.0 A	PTAC-2 UNIT 101	10	EX
	11				1660	1660					12	
EX	13	LTG UNIT 104	20.0 A	1	700	700		1	20.0 A	LTG UNIT 100	14	EX
EX	15	REC UNIT 103	20.0 A	1			1080	1	20.0 A	REC UNIT 100	16	EX
EX	17	REC UNIT 103	20.0 A	1	540	540		1	20.0 A	REC UNIT 100	18	EX
EX	19	REC UNIT 103	20.0 A	1	180	180		1	20.0 A	REC UNIT 100	20	EX
EX	21	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-4 UNIT 103	30.0 A	2	2330	2330		2	30.0 A	PTAC-4 UNIT 100	24	EX
	25										26	
EX	27	LTG UNIT 102	20.0 A	1	700	700		1	20.0 A	LTG	28	EX
EX	29	REC UNIT 102	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC UNIT 102	20.0 A	1	180	180		1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540	1	20.0 A	HEAT/FAN	34	EX
	35				1660	1660					36	
EX	37	PTAC-2 UNIT 102	20.0 A	2	1660	2330		2	30.0 A	PTAC-4	38	EX
NB	39	RCPT UNIT 103 KITCHEN	20.0 A	1		1800	2330				40	EX
NB	41	RCPT UNIT 103 KITCHEN	20.0 A	1							42	
NB	43	RCPT UNIT 103 KITCHEN	20.0 A	1	600						44	
NB	45	RCPT UNIT 103 KITCHEN	20.0 A	1		180					46	
NB	47	RCPT UNIT 101 KITCHEN	20.0 A	1			360				48	
NB	49	RCPT UNIT 101 KITCHEN	20.0 A	1	800						50	
NB	51	RCPT UNIT 101 KITCHEN	20.0 A	1		360					52	
NB	53	RCPT UNIT 101 KITCHEN	20.0 A	1			900				54	
NB	55	RCPT UNIT 100 KITCHEN	20.0 A	1	180						56	
NB	57	RCPT UNIT 100 KITCHEN	20.0 A	1		900					56	
NB	59	RCPT UNIT 100 KITCHEN	20.0 A	1			1800				60	
	61				4000						62	
	63	ELEC RANGE UNIT 101	20.0 A	2		4000					64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	

Total Amps: 173.5 A (208.07 VA) | 210.4 A (250.36 VA) | 160.1 A (192.12 VA)

Notes:

CORDOGAN CLARK
Collaborative Community Housing Initiative

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

PANEL SCHEDULES

252012
JOB NUMBER

09.15.2025
DATE

REVISIONS

E4.2B

100% PERMIT SET

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Branch Panel: C2

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

Notes:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 204	20.0 A	1	700			1	20.0 A	LTG UNIT 201	2	EX
	3	REC UNIT 204	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 201	4	EX
EX	5	REC UNIT 204	20.0 A	1				1	20.0 A	REC UNIT 201	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540	180	1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 204	20.0 A	2		1660	1660	2	20.0 A	PTAC-1 UNIT 201	10	EX
	11										12	
EX	13	LTG UNIT 203	20.0 A	1	700	700		1	20.0 A	LTG UNIT 200	14	EX
EX	15	REC UNIT 203	20.0 A	1		1080	720	1	20.0 A	REC UNIT 200	16	EX
EX	17	REC UNIT 203	20.0 A	1				1	20.0 A	REC UNIT 200	18	EX
EX	19	REC UNIT 203	20.0 A	1	180	180	540	1	20.0 A	REC UNIT 200	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 203	30.0 A	2	2330	2330	2330	2	30.0 A	PTAC-3 UNIT 200	24	EX
	25										26	
EX	27	LTG UNIT 202	20.0 A	1		700	210	1	20.0 A	LTG	28	EX
EX	29	REC UNIT 202	20.0 A	1				1	20.0 A	REC	30	EX
EX	31	REC UNIT 202	20.0 A	1	180	1540	1080	1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1	900	2330	720	1	20.0 A	REC	34	EX
EX	35	PTAC-2 UNIT 202	20.0 A	2				2	30.0 A	PTAC-4	36	EX
	37				1660	1540	1660				38	
NB	39	UNIT 203 DISHWASHER	20.0 A	1	2330	2330	2330	2	30.0 A	PTAC-4	40	EX
NB	41	RCPT UNIT 203 KITCHEN	20.0 A	1							42	NB
NB	43	RCPT UNIT 203 KITCHEN	20.0 A	1	1800	900	1300				44	NB
NB	45	RCPT UNIT 203 MICROWAVE	20.0 A	1							46	NB
NB	47	RCPT UNIT 203 REF	20.0 A	1		800	900				48	NB
NB	49	RCPT UNIT 201 REFRIGERATOR	20.0 A	1	900	180					50	NB
NB	51	RCPT UNIT 201 KITCHEN	20.0 A	1		1980	180				52	NB
NB	53	RCPT UNIT 201 KITCHEN	20.0 A	1			540				54	NB
NB	55	RCPT UNIT 204 LAUNDRY	20.0 A	1	1800	900					56	NB
NB	57	RCPT UNIT 204 LAUNDRY	20.0 A	1		1800					58	NB
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
		Total Load:			21984 VA	23842 VA	20416 VA					
		Total Amps:			185.2 A	200.7 A	170.1 A					

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

Branch Panel: C3

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

Notes:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 304	20.0 A	1	700			1	20.0 A	LTG UNIT 301	2	EX
EX	3	REC UNIT 304	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 301	4	EX
EX	5	REC UNIT 304	20.0 A	1				1	20.0 A	REC UNIT 301	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540	180	1	20.0 A	HETA/FAN	8	EX
EX	9	PTAC-2 UNIT 304	20.0 A	2		1660	2330	2	20.0 A	PTAC-3 UNIT 301	10	EX
	11										12	
EX	13	LTG UNIT 303	20.0 A	1	700	700		1	20.0 A	LTG UNIT 300	14	EX
EX	15	REC UNIT 303	20.0 A	1		1080	720	1	20.0 A	REC UNIT 300	16	EX
EX	17	REC UNIT 303	20.0 A	1				1	20.0 A	REC UNIT 300	18	EX
EX	19	REC UNIT 303	20.0 A	1	180	180	540	1	20.0 A	REC UNIT 300	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 303	30.0 A	2	2330	2330	2330	2	20.0 A	PTAC-3 UNIT 300	24	EX
	25										26	
EX	27	LTG UNIT 302	20.0 A	1		700	220				28	EX
EX	29	REC UNIT 302	20.0 A	1							30	EX
EX	31	REC UNIT 302	20.0 A	1	180	900	1080				32	EX
EX	33	HETA/FAN	20.0 A	1		1540	2330				34	EX
EX	35	PTAC-2 UNIT 302	20.0 A	2							36	EX
	37				1660		1660				38	
NB	39	RCPT UNIT 304 KITCHEN	20.0 A	1	2330	1300	2330				40	EX
NB	41	UNIT 304 DISHWASHER	20.0 A	1							42	
NB	43	RCPT UNIT 304 KITCHEN	20.0 A	1			900				44	
NB	45	RCPT UNIT 304 REFRIGERATOR	20.0 A	1							46	
NB	47	RCPT UNIT 303 REFRIGERATOR	20.0 A	1		800	800				48	
NB	49	RCPT UNIT 304 LAUNDRY	20.0 A	1							50	
NB	51	RCPT UNIT 303 KITCHEN	20.0 A	1		1980	180				52	
NB	53	RCPT UNIT 303 KITCHEN	20.0 A	1			540				54	
NB	55	RCPT UNIT 302 REFRIGERATOR	20.0 A	1							56	
NB	57	RCPT UNIT 302 KITCHEN	20.0 A	1							58	
NB	59	RCPT UNIT 302 KITCHEN	20.0 A	1							60	
NB	61	RCPT UNIT 304 LAUNDRY	20.0 A	1							62	
NB	63	RCPT UNIT 302 KITCHEN	20.0 A	1							64	
NB	65	DISHWASHER UNIT 302	20.0 A	1							66	
NB	67	RCPT UNIT 301 REFRIGERATOR	20.0 A	1							68	
NB	69	UNIT 301 KITCHEN	20.0 A	1							70	
NB	71	RCPT UNIT 301 KITCHEN	20.0 A	1							72	
NB	73	RCPT UNIT 300 MICROWAVE	20.0 A	1							74	
NB	75	RCPT UNIT 300 KITCHEN	20.0 A	1							76	
NB	77	RCPT UNIT 300 REFRIGERATOR	20.0 A	1							78	
	79										80	
	81										82	
	83										84	
		Total Load:			18874 VA	24649 VA	21971 VA					
		Total Amps:			157.3 A	209.4 A	187.1 A					

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

100% PERMIT SET

E4.2C

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

PANEL SCHEDULE

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

Collaborative Community Housing Initiative

CORDOGAN CLARK

Aurora
950 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987

Chicago
716 North Wells Street, Chicago, IL 60654
Tel 312.943.7500 Fax 312.943.4771

Branch Panel: D1

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 116	20.0 A	1	700	700		1	20.0 A	LTG UNIT 113	2	EX
EX	3	REC UNIT 116	20.0 A	1			1080 1080	1	20.0 A	REC UNIT 113	4	EX
EX	5	REC UNIT 116	20.0 A	1			180 180	1	20.0 A	REC UNIT 113	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540 1540			1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 116	20.0 A	2			1660 1660	2	20.0 A	PTAC-2 UNIT 113	10	EX
	11						1660 1660				12	
EX	13	LTG UNIT 115	20.0 A	1	700 700			1	20.0 A	LTG UNIT 112	14	EX
EX	15	REC UNIT 115	20.0 A	1			1080 720	1	20.0 A	REC UNIT 112	16	EX
EX	17	REC UNIT 115	20.0 A	1			540 540	1	20.0 A	REC UNIT 112	18	EX
EX	19	REC UNIT 115	20.0 A	1	180 180			1	20.0 A	REC UNIT 112	20	EX
EX	21	HEAT/FAN	20.0 A	1			1540 1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-4 UNIT 115	30.0 A	2			2330 2330	2	30.0 A	PTAC-4 UNIT 112	24	EX
	25				2330 2330						26	
EX	27	LTG UNIT 114	20.0 A	1			700 4000				28	
EX	29	REC UNIT 114	20.0 A	1			1080 4000	3	60.0 A	ECH-2	30	EX
EX	31	REC UNIT 114	20.0 A	1	180 4000						32	
EX	33	HEAT/FAN	20.0 A	1			1540 180	1	20.0 A	RCPT UNIT 112 KITCHEN	34	NB
EX	35	PTAC-2 UNIT 114	20.0 A	2			1540 900	1	20.0 A	RCPT UNIT 112 KITCHEN	36	NB
	37				1540 180			1	20.0 A	RCPT UNIT 112 KITCHEN	38	NB
NB	39	RCPT UNIT 114 KITCHEN	20.0 A	1			180 900	1	20.0 A	RCPT UNIT 113 KITCHEN	40	NB
NB	41	RCPT UNIT 114 STOVE TOP	20.0 A	1			1800 180	1	20.0 A	RCPT UNIT 113 KITCHEN	42	NB
NB	43	RCPT UNIT 114 KITCHEN	20.0 A	1	900 1800			1	20.0 A	RCPT UNIT 113 KITCHEN	44	NB
	45										46	
	47										48	
	49										50	
	51										52	
	53										54	
	55										56	
	57										58	
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
			Total Load:		19253 VA	17743 VA	18674 VA					
			Total Amps:		161.6 A	147.9 A	156.8 A					

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

Branch Panel: D2

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 216	20.0 A	1	700 700			1	20.0 A	LTG UNIT 213	2	EX
EX	3	REC UNIT 216	20.0 A	1			1080 1080	1	20.0 A	REC UNIT 213	4	EX
EX	5	REC UNIT 216	20.0 A	1			180 180	1	20.0 A	REC UNIT 213	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540 1540			1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 216	20.0 A	2			1660 1660	2	20.0 A	PTAC-1 UNIT 213	10	EX
	11						1660 1660				12	
EX	13	LTG UNIT 215	20.0 A	1	700 700			1	20.0 A	LTG UNIT 212	14	EX
EX	15	REC UNIT 215	20.0 A	1			1080 1080	1	20.0 A	REC UNIT 212	16	EX
EX	17	REC UNIT 215	20.0 A	1			540 540	1	20.0 A	REC UNIT 212	18	EX
EX	19	REC UNIT 215	20.0 A	1	180 180			1	20.0 A	REC UNIT 212	20	EX
EX	21	HEAT/FAN	20.0 A	1			1540 1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 215	30.0 A	2			2330 2330	2	30.0 A	PTAC-3 UNIT 212	24	EX
	25				2330 2330						26	
EX	27	LTG UNIT 214	20.0 A	1			700 700	1	20.0 A	LTG UNIT 211	28	EX
EX	29	REC UNIT 214	20.0 A	1			1080 1080	1	20.0 A	REC UNIT 211	30	EX
EX	31	REC UNIT 214	20.0 A	1	180 180			1	20.0 A	REC UNIT 211	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540 1540	1	20.0 A	HEAT/FAN	34	EX
EX	35	PTAC-2 UNIT 214	20.0 A	2			1660 1660	2	20.0 A	PTAC-2 UNIT 211	36	EX
	37				1660 1660						38	
NB	39	RCPT UNIT 214 KITCHEN	20.0 A	1			1800 1800	1	20.0 A	RCPT UNIT 211 KITCHEN	40	NB
NB	41	RCPT UNIT 214 KITCHEN	20.0 A	1			180 900	1	20.0 A	RCPT UNIT 211 REFRIGERATOR	42	NB
NB	43	RCPT UNIT 214 REFRIGERATOR	20.0 A	1	900 180			1	20.0 A	RCPT UNIT 211 KITCHEN	44	NB
NB	45	RCPT UNIT 215 REFRIGERATOR	20.0 A	1			900 900	1	20.0 A	RCPT UNIT 212 REFRIGERATOR	46	NB
NB	47	RCPT UNIT 215 KITCHEN	20.0 A	1			360 180	1	20.0 A	RCPT UNIT 212 KITCHEN	48	NB
NB	49	RCPT UNIT 215 KITCHEN	20.0 A	1	360 1800			1	20.0 A	RCPT UNIT 212 KITCHEN	50	NB
NB	51	UNIT 215 DISHWASHER	20.0 A	1			1300 900	1	20.0 A	RCPT UNIT 213 REFRIGERATOR	52	NB
NB	53	UNIT 215 ELEC RANGE	60.0 A	2			4000 180	1	20.0 A	RCPT UNIT 213 KITCHEN	54	NB
	55				4000 1800			1	20.0 A	RCPT UNIT 213 KITCHEN	56	NB
NB	57	RCPT UNIT 215 MICROWAVE	20.0 A	1		800					58	
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
			Total Load:		23055 VA	23053 VA	20278 VA					
			Total Amps:		195.7 A	195.7 A	169.0 A					

Circuit Breaker Legend(CBL):
NB - NEW BREAKER EX - EXISTING CIRCUIT

Notes:

9/15/2025 3:25:44 PM

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CORDOGAN CLARK

CCHI Collaborative Community Housing Initiative

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

PANEL SCHEDULE

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS

E4.2D

Branch Panel: D3

Location: | **Supply From:** | **Mounting:** | **Enclosure:** NEMA1

Volts: 208Y/120 | **Phases:** 3 | **Wires:** 4 | **Mfr/Model:**

A.I.C. Rating: 10,000 AMPS SYMMETRICAL | **Mains Type:** MLO | **Mains:** 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 316	20.0 A	1	700			1	20.0 A	LTG UNIT 313	2	EX
EX	3	REC UNIT 316	20.0 A	1		1080		1	20.0 A	REC UNIT 313	4	EX
EX	5	REC UNIT 316	20.0 A	1			180	1	20.0 A	REC UNIT 313	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540			1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 313	20.0 A	2		1660		2	20.0 A	PTAC-1 UNIT 311	10	EX
	11						1660				12	
EX	13	LTG UNIT 315	20.0 A	1	700			1	20.0 A	LTG UNIT 312	14	EX
EX	15	REC UNIT 315	20.0 A	1		1080		1	20.0 A	REC UNIT 312	16	EX
EX	17	REC UNIT 315	20.0 A	1			540	1	20.0 A	REC UNIT 312	18	EX
EX	19	REC UNIT 315	20.0 A	1	180	180		1	20.0 A	REC UNIT 312	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540		1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 313	20.0 A	2			2330	2	20.0 A	PTAC-3 UNIT 311	24	EX
	25				2330	2330					26	
EX	27	LTG UNIT 314	20.0 A	1		700		1	20.0 A	LTG UNIT 311	28	EX
EX	29	REC UNIT 314	20.0 A	1			1080	1	20.0 A	REC UNIT 311	30	EX
EX	31	REC UNIT 314	20.0 A	1	180	180		1	20.0 A	REC UNIT 311	32	EX
EX	33	HEAT/FAN	20.0 A	1		1540		1	20.0 A	HEAT/FAN	34	EX
EX	35	PTAC-2 UNIT 312	20.0 A	2			1660	2	20.0 A	PTAC-2 UNIT 310	36	EX
	37				1660	1660					38	
NB	39	RCPT UNIT 312 KITCHEN	20.0 A	1		180		1	20.0 A	RCPT UNIT 310 KITCHEN	40	NB
NB	41	RCPT UNIT 312 KITCHEN	20.0 A	1			1800	1	20.0 A	RCPT UNIT 310 KITCHEN	42	NB
NB	43	RCPT UNIT 311 KITCHEN	20.0 A	1	1800	900		1	20.0 A	RCPT UNIT 310 REFRIGERATOR	44	NB
NB	45	RCPT UNIT 312 REFRIGERATOR	20.0 A	1		900	360	1	20.0 A	RCPT UNIT 311 KITCHEN	46	NB
NB	47	RCPT UNIT 313 KITCHEN	20.0 A	1			540	1	20.0 A	RCPT UNIT 311 KITCHEN	48	NB
NB	49	RCPT UNIT 313 KITCHEN	20.0 A	1	180	900		1	20.0 A	RCPT UNIT 311 REFRIGERATOR	50	NB
NB	51	UNIT 313 DISHWASHER	20.0 A	1		1300					52	
NB	53	RCPT UNIT 313 REFRIGERATOR	20.0 A	1			900				54	
	55										56	
	57										58	
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
			Total Load:		18057 VA	17514 VA	19900 VA					
			Total Amps:		151.2 A	146.0 A	166.5 A					

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

Branch Panel: F1

Location: | **Supply From:** | **Mounting:** | **Enclosure:** NEMA1

Volts: 208Y/120 | **Phases:** 3 | **Wires:** 4 | **Mfr/Model:**

A.I.C. Rating: 10,000 AMPS SYMMETRICAL | **Mains Type:** MLO | **Mains:** 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 117	20.0 A	1	700			1	20.0 A	LTG UNIT 120	2	EX
EX	3	REC UNIT 117	20.0 A	1		1080		1	20.0 A	REC UNIT 120	4	EX
EX	5	REC UNIT 117	20.0 A	1			180	1	20.0 A	REC UNIT 120	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540			1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 117	20.0 A	2		1660		2	20.0 A	PTAC-2 UNIT 120	10	EX
	11						1660				12	
EX	13	LTG UNIT 118	20.0 A	1	700			1	20.0 A	LTG UNIT 121	14	EX
EX	15	REC UNIT 118	20.0 A	1		1080		1	20.0 A	REC UNIT 121	16	EX
EX	17	REC UNIT 118	20.0 A	1			540	1	20.0 A	REC UNIT 121	18	EX
EX	19	REC UNIT 118	20.0 A	1	180	180		1	20.0 A	REC UNIT 121	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540		1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-4 UNIT 118	30.0 A	2			2330	2	30.0 A	PTAC-4 UNIT 121	24	EX
	25				2330	2330					26	
EX	27	LTG UNIT 119	20.0 A	1		700	220	1	20.0 A	LTG	28	EX
EX	29	REC UNIT 119	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC UNIT 119	20.0 A	1	180	900		1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1		1540	2330	2	30.0 A	PTAC-4	34	EX
EX	35	PTAC-2 UNIT 119	20.0 A	2			1660				36	
	37				1660	2330		2	30.0 A	PTAC-4	38	EX
NB	39	UNIT 117 DISHWASHER	20.0 A	1		1300	2330				40	NB
NB	41	RCPT UNIT 117 KITCHEN	20.0 A	1			360				42	
NB	43	RCPT UNIT 117 KITCHEN	20.0 A	1	360	800		1	20.0 A	RCPT TREADMILL FITNESS 110	44	NB
NB	45	RCPT UNIT 117 KITCHEN	20.0 A	1		800	800	1	20.0 A	RCPT TREADMILL FITNESS 110	46	NB
NB	47	RCPT UNIT 117 KITCHEN	20.0 A	1			900	1	20.0 A	RCPT TREADMILL FITNESS 110	48	NB
NB	49	ELECTRIC RANGE UNIT 117	60.0 A	2	4000	540		1	20.0 A	RCPT FITNESS 110	50	NB
	51					4000	540	1	20.0 A	RCPT FITNESS 110	52	NB
NB	53	RCPT UNIT 119 KITCHEN	20.0 A	1			180	1	20.0 A	RCPT FITNESS 110	54	NB
NB	55	RCPT UNIT 119 KITCHEN	20.0 A	1	900	1639		1	20.0 A	RCPT ART ROOM 115	56	NB
NB	57	RCPT UNIT 119 KITCHEN	20.0 A	1		1800	581	1	20.0 A	LITES ART ROOM 115	58	NB
	59										60	
	61										62	
	63										64	
	65										66	
	67										68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
			Total Load:		23659 VA	26665 VA	17921 VA					
			Total Amps:		204.5 A	229.6 A	149.3 A					

Circuit Breaker Legend(CBL):

NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

9/15/2025 3:25:45 PM
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CORDOGAN CLARK
Architects
1 Pearl Street Phone 815/756-3411
Suite Fax 815/756-3420
Sycamore, Illinois 60178

CCHI Collaborative Community Housing Initiative

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

PANEL SCHEDULE

JOB NUMBER 252012

DATE 09.15.2025

REVISIONS

100% PERMIT SET

E4.2E

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Branch Panel: F2

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 217	20.0 A	1	700	700		1	20.0 A	LTG UNIT 220	2	EX
EX	3	REC UNIT 217	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 220	4	EX
EX	5	REC UNIT 217	20.0 A	1			180	1	20.0 A	REC UNIT 220	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 217	20.0 A	2		1660	1660	2	20.0 A	PTAC-1 UNIT 220	10	EX
EX	11				700		1660				12	EX
EX	13	LTG UNIT 218	20.0 A	1	700	700		1	20.0 A	LTG UNIT 221	14	EX
EX	15	REC UNIT 218	20.0 A	1		1080	540	1	20.0 A	REC UNIT 221	16	EX
EX	17	REC UNIT 218	20.0 A	1			540	1	20.0 A	REC UNIT 221	18	EX
EX	19	REC UNIT 218	20.0 A	1	180	180		1	20.0 A	REC UNIT 221	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 218	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 221	24	EX
EX	25						2330				26	EX
EX	27	LTG UNIT 119	20.0 A	1		700	700	1	20.0 A	LTG	28	EX
EX	29	REC UNIT 119	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC UNIT 119	20.0 A	1	180	900		1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540				34	EX
EX	35	PTAC-2 UNIT 119	20.0 A	2	1660	2330		2	30.0 A	PTAC-4	36	EX
EX	37						1660				38	EX
NB	39	RCPT UNIT 217 REFRIGERATOR	20.0 A	1		900	2330	2	30.0 A	PTAC-3	40	EX
NB	41	UNIT 217 DISHWASHER	20.0 A	1	180	800		1	20.0 A	ATTIC REC	42	EX
NB	43	RCPT UNIT 217 KITCHEN	20.0 A	1			800	1	20.0 A	ATTIC REC	44	EX
NB	45	RCPT UNIT 217 KITCHEN	20.0 A	1		180	200	1	20.0 A	ATTIC REC	46	EX
NB	47	RCPT UNIT 218 REFRIGERATOR	20.0 A	1	1300	180		1	20.0 A	RCPT MEDIA AREA 378	48	NB
NB	49	UNIT 218 DISHWASHER	20.0 A	1			180				50	
NB	51	RCPT UNIT 218 KITCHEN	20.0 A	1		360	1800				52	
NB	53	RCPT UNIT 218 LIVING ROOM	20.0 A	1	360	900					54	
NB	55	RCPT UNIT 218 KITCHEN	20.0 A	1			900				56	
NB	57	RCPT UNIT 218 KITCHEN	20.0 A	1		1800					58	
NB	59	RCPT UNIT 217 WASHER	20.0 A	1			1300				60	
NB	61	RCPT UNIT 217 DRYER	20.0 A	1	1500						62	
NB	63	ELECTRIC RANGE UNIT 217	20.0 A	2		4000					64	
NB	65						4000				66	
NB	67	RCPT UNIT 217 MICROWAVE	20.0 A	1	800						68	
	69										70	
	71										72	
	73										74	
	75										76	
	77										78	
	79	SPACE	--	1	--						80	
	81	SPACE	--	1							82	
	83	SPACE		1							84	
			Total Load:		21548 VA	27938 VA	25371 VA					
			Total Amps:		179.6 A	237.7 A	216.3 A					

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

Branch Panel: F3

Location:
Supply From:
Mounting:
Enclosure: NEMA1

Volts: 208Y/120
Phases: 3
Wires: 4
Mfr/Model:

A.I.C. Rating: 10,000 AMPS SYMMETRICAL
Mains Type: MLO
Mains: 225.0 A

Notes:

CBL	CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	CBL
EX	1	LTG UNIT 317	20.0 A	1	700	700		1	20.0 A	LTG UNIT 320	2	EX
EX	3	REC UNIT 317	20.0 A	1		1080	1080	1	20.0 A	REC UNIT 320	4	EX
EX	5	REC UNIT 317	20.0 A	1			180	1	20.0 A	REC UNIT 320	6	EX
EX	7	HEAT/FAN	20.0 A	1	1540	1540		1	20.0 A	HEAT/FAN	8	EX
EX	9	PTAC-2 UNIT 315	20.0 A	2		1660	1660	2	20.0 A	PTAC-2 UNIT 320	10	EX
EX	11				700		1660				12	EX
EX	13	LTG UNIT 318	20.0 A	1	700	700		1	20.0 A	LTG UNIT 321	14	EX
EX	15	REC UNIT 318	20.0 A	1		1080	540	1	20.0 A	REC UNIT 321	16	EX
EX	17	REC UNIT 318	20.0 A	1			540	1	20.0 A	REC UNIT 321	18	EX
EX	19	REC UNIT 318	20.0 A	1	180	180		1	20.0 A	REC UNIT 321	20	EX
EX	21	HEAT/FAN	20.0 A	1		1540	1540	1	20.0 A	HEAT/FAN	22	EX
EX	23	PTAC-3 UNIT 316	30.0 A	2	2330	2330		2	30.0 A	PTAC-3 UNIT 321	24	EX
EX	25						2330				26	EX
EX	27	LTG UNIT 319	20.0 A	1		700	700	1	20.0 A	LTG	28	EX
EX	29	REC UNIT 319	20.0 A	1			1080	1	20.0 A	REC	30	EX
EX	31	REC UNIT 319	20.0 A	1	180	900		1	20.0 A	REC	32	EX
EX	33	HEAT/FAN	20.0 A	1			1540				34	EX
EX	35	PTAC-2 UNIT 317	20.0 A	2	1660	2330		2	30.0 A	PTAC-4	36	EX
EX	37						1660				38	EX
NB	39	RCPT UNIT 317 REFRIGERATOR	20.0 A	1		900	2330	2	30.0 A	PTAC-3	40	EX
NB	41	RCPT UNIT 317 MICROWAVE	20.0 A	1	1800	200		1	20.0 A	ATTIC REC	42	EX
NB	43	RCPT UNIT 317 KITCHEN	20.0 A	1			200	1	20.0 A	ATTIC REC	44	EX
NB	45	RCPT UNIT 317 KITCHEN	20.0 A	1		180	200	1	20.0 A	ATTIC REC	46	EX
NB	47	RCPT UNIT 316 BEDROOM	20.0 A	1	2500	540					48	
NB	49	RCPT UNIT 316 KITCHEN	20.0 A	1			540				50	
NB	51	RCPT UNIT 316 KITCHEN	20.0 A	1		180		1	20.0 A	RCPT MEDIA AREA 378	52	NB
NB	53	RCPT UNIT 316 REFRIGERATOR	20.0 A	1	360		900				54	
NB	55	RCPT UNIT 315 KITCHEN	20.0 A	1							56	
NB	57	RCPT UNIT 315 KITCHEN	20.0 A	1		1800					58	
NB	59	UNIT 315 DISHWASHER	20.0 A	1			1300				60	
NB	61	RCPT UNIT 315 REFRIGERATOR	20.0 A	1	900						62	
NB	63	RCPT UNIT 318 KITCHEN	20.0 A	1		540					64	
NB	65	RCPT UNIT 315 MICROWAVE	20.0 A	1			800				66	
NB	67	RCPT UNIT 318 KITCHEN	20.0 A	1	1980						68	
NB	69	RCPT UNIT 318 REFRIGERATOR	20.0 A	1		900					70	
NB	71	RCPT UNIT 315 LAUNDRY	20.0 A	1			1800				72	
NB	73	RCPT UNIT 315 LAUNDRY	20.0 A	1	1800						74	
	75										76	
	77										78	
	79										80	
	81										82	
	83										84	
			Total Load:		25429 VA	22296 VA	21106 VA					
			Total Amps:		213.4 A	187.3 A	175.9 A					

Circuit Breaker Legend(CBL):
NB - NEW BREAKER RC - RELOCATED CIRCUIT

Notes:

100% PERMIT SET

E4.2F

REVISIONS:

DATE 09.15.2025

JOB NUMBER 252012

PANEL SCHEDULE

AUBERGE-HIGHLAND PARK
P.O. BOX 1371
HIGHLAND PARK, IL 60035

Collaborative Community Housing Initiative

CORDOGAN CLARK

Aurora
960 Ridgeway Avenue, Aurora, IL 60506
Tel 630.896.4678 Fax 630.896.4987

Chicago
710 North Wells Street, Chicago, IL 60654
Tel 312.943.7300 Fax 312.943.4771

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Anthony Mistretta, Planner I

Department: Community Development Department

Title: An Ordinance Granting Variances From Article XX of the Zoning Code (259 Waukegan Avenue)

Recommendation:
Staff recommend approval of an Ordinance granting sign variances.

Policy Consideration:
A.B.L. Decorating & Remodeling, Inc., the Applicant, proposes:

- One 2.13' x 3' halo lit wall sign in between the two second-story windows on the façade above the principal entranceway way; total area of the sign is 6.4 sq. ft.
- Relocate a pre-existing 8.125 sq.ft. projecting (blade) sign from the façade above the principal entryway to the façade along Temple Ave. This projecting sign is 3.25' x 2.5' non-lit and is mounted 1' from the building wall.
- The Applicant's narrative explaining the project is in Attachment 1. The projection sign dimensions and design material exhibits are in Ordinance Exhibit B. The tenant space is zoned B1A. The signs are for a tenant that will occupy the first floor.

Important Note.
The property was within the jurisdiction of the Village of Highwood until November of 2019, then it was annexed into the City of Highland Park. The projecting sign was installed sometime between 2018 to 2019 prior to annexation and is therefore considered pre-existing nonconforming. However, moving the sign requires the projecting sign come into compliance with code, per Sec. 150.2033(C), and therefore, the projecting sign needs a variation to be relocated as proposed. Note that two wall signs are allowed because the tenant space is along two

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frontages (Temple and Waukegan avenues), per Sec. 150.2024(B)(2)(d).

The total area of the two signs is 14.5 sq. ft., and is therefore within the allowed 100 Sq Ft total sign area of the site per Sec. 150.2024(f)(ii).

Public Comment.
None.

Request for Relief.
The applicant requests the following relief to allow one 8.125 sq. ft. (2.5' by 3.25') non-illuminated projecting sign on the north façade at 13'-6" off the ground:

1. To allow installation of a projecting sign.
2. To allow encroachment into or over the right-of-way ("ROW").

The following relief for the wall sign:

1. To allow installation of a wall sign higher than the bottom of the second story windows.

Standards for Relief.
There are two sets of standards related to this matter. The first are general that pertain to all sign and then there are standards particular to projecting signs.

- General Standards per Sec. 150.2031(B): "Standards. No variance from the requirements of this Article XX shall be granted unless the Plan and Design Commission or the City Council, as the case may be, determines that (i) the requested variance is appropriate due to a particular hardship or special unique circumstance, and (ii) the requested variance will not defeat the fundamental purposes and intent of this Article as expressed in Section 150.2002 of this Chapter, and (iii) the requested variation will not be detrimental to the public welfare or injurious to property in the vicinity of the Lot for which a variance is granted."
- Specific Standards per the Sign Code Sec. 150.2031(C)(1)(g): "A Variance is required to permit a Projecting Sign on a Lot, but only when that Sign is pedestrian-oriented, is of an artistic nature, and is part of a Sign package. The mounting brackets of the Projecting Sign shall be an integral part of the Sign and complementary to the design of the Sign."

Core Priorities:
Economic Development
Helps support business development and growth through proper business identification.

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Vibrancy
Helps create a sense of vibrancy in the community through proper signage.

Attachments:
1. Exhibit A - Legal Description
2. Exhibit B - Sign Plans
3. Exhibit C - Unconditional Agreement
4. Attachment 1 - Project Narrative
5. Attachment 2 - Site Plan & Sign Locations
6. Attachment 3 - Facade Measurements

4903-2688-7281, v. 2

City of Highland Park

Ordinance No.

An Ordinance Granting Variances From Article XX of the Zoning Code (259 Waukegan Avenue)

WHEREAS, Saminic Properties, LLC Series 3-Waukegan Building, an Illinois limited liability company (***"Owner"***), is the record title owner of the real property located in the B1A Waukegan-Bloom Neighborhood Commercial District of the City (***"B1A District"***), commonly known as 259 Waukegan Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Property"***); and

WHEREAS, the Property is improved with a two-story commercial structure ("***Building***"); and

WHEREAS, A.B.L. Decorating & Remodeling, Inc., an Illinois corporation (***"Applicant"***), operates a design studio in the Building; and

WHEREAS, the Applicant desires to: (i) install a new illuminated wall sign on the Building (***"Proposed Wall Sign"***); and (ii) relocate an existing wall sign on the Property that will project from the Building and into the Temple Avenue public right-of-way (***"Proposed Projecting Sign"***); and

WHEREAS, pursuant to Section 150.2024(B) of the "City of Highland Park Zoning Ordinance of 1997," as amended (***"Zoning Code"***), only one wall sign is permitted on a lot; and

WHEREAS, pursuant to Section 150.2024(B) of the Zoning Code, wall signs may not be installed higher than the bottom of the bottom of a second story window on the Building; and

WHEREAS, pursuant to Section 150.2027(J) of the Zoning Code, projecting signs are prohibited in the City; and

WHEREAS, Sections 150.2014(A) and 150.2027(G) of the Zoning Code prohibit signs that are located in, or project over, any public right-of-way of the City; and

WHEREAS, the Applicant, with the consent of the Owner, has filed an application for variances from Sections 150.2024(B), 150.2014(A), 150.2027(G), and 150.2027(J) of the Zoning Code to permit the installation of the Proposed Wall Sign and Proposed Projecting Sign (collectively, the ***"Proposed Signs"***) on the Property (collectively, the ***"Requested Variances"***); and

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WHEREAS, pursuant to Section 150.2031(C)(2) of the Zoning Code, the City Council is authorized to consider and grant the Requested Variances; and

WHEREAS, at its regularly scheduled meeting on _____ __, 2025, the City Council heard and considered the Applicant's request for the Requested Variances; and

WHEREAS, the City Council has determined that the Requested Variances meet the required standards for variances from Article XX of the Zoning Code, as set forth in Section 150.2031(B) of the Zoning Code; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to grant the Requested Variances to permit the Proposed Signs, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

SECTION TWO: APPROVAL OF REQUESTED VARIANCES. Pursuant to Section 150.2031(C)(2) of the Zoning Code and the home rule powers of the City, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Three of this Ordinance, the City Council hereby grants the following variances from the Zoning Code to the Applicant to permit the installation of the Proposed Signs:

1. A variance from Section 150.2024(B) of the Zoning Code to permit the Proposed Wall Sign to be installed at a height higher than the bottom of the second story window on the Building; and
2. Variances from Sections 150.2014(A), 150.2027(G), and 150.2027(J) of the Zoning Code to permit the Proposed Projecting Sign to project into the Temple Avenue right-of-way.

SECTION THREE: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approval granted pursuant to Section Two of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Proposed Signs and the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Property and the Proposed Signs must comply with all

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applicable City ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. Compliance with Sign Plans. The development, installation, use, operation, and maintenance of the Proposed Signs must comply with that certain plan prepared by IC Signs & Graphics Inc. and consisting of two sheets, with a latest revision date of March 12, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B** (***"Sign Plan"***).

C. Limitation of Variances. The relief granted in Section Two of this Ordinance apply and is limited only to the Proposed Signs depicted and described in the Sign Plan. No future alterations or modifications may be made to either of the Proposed Signs, causing either sign to be in further nonconformity with the requirements of Article XX of the Zoning Code, without first obtaining City approval in accordance with the applicable provisions of the Zoning Code. All other signs, and portions of signs, on the Property must comply with Article XX of the Zoning Code, and all other applicable provisions of the City's codes and ordinances.

D. Reimbursement of City Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable City codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the City, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, and consideration of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made must be made by a certified or cashier's check. Further, the Applicant is liable for, and must pay upon demand, all costs incurred by the City for publications and recordings required in connection with the aforesaid matters.

SECTION FOUR: FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted pursuant to Section Two of this Ordinance may, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the approvals granted pursuant to Section Two of this Ordinance unless it first provides the Owner and the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of revocation, the development and use of the Property will be governed solely by the applicable provisions of the B5 District and the applicable provisions of the Zoning Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the City Manager and Corporation Counsel are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

4903-2688-7281, v. 2

SECTION FIVE: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Owner, the Applicant, and each of their respective heirs, representatives, successors, and assigns.

SECTION SIX: AMENDMENTS. Any amendment to the variance granted in Section Two of this Ordinance that may be requested by the Owner or the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the City Code.

SECTION SEVEN: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Owner and the Applicant with the City Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Owner or the Applicant do not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance by the City Council, the City Council will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

4903-2688-7281, v. 2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The property commonly known as 259 Waukegan Ave., legally described as follows:

F. CARINGELLA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, IN LAKE COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1986 AS DOCUMENT 2504381.

EXHIBIT B

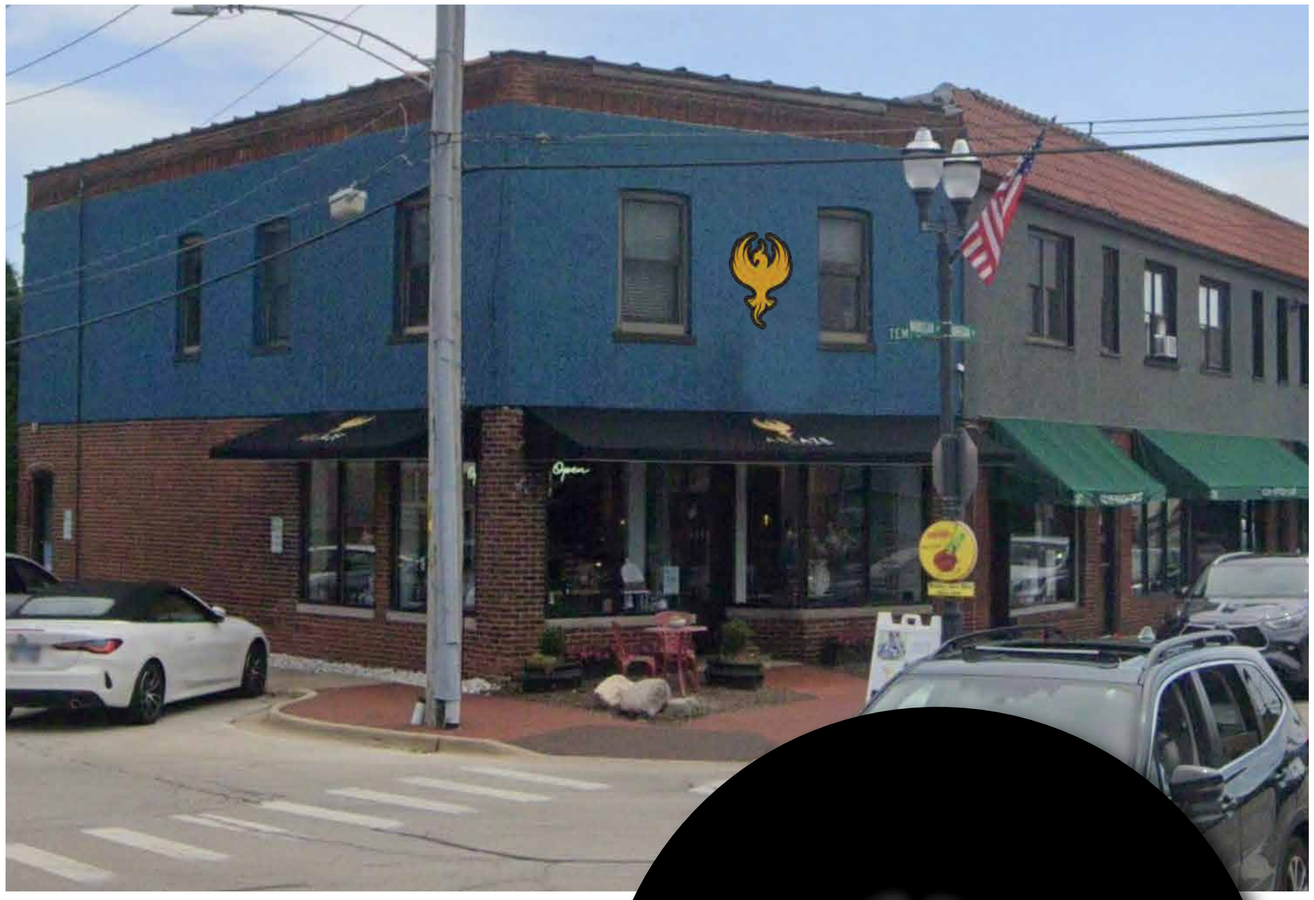
SIGN PLAN

Client Signature Approval | Client Print Name | Date

☐ **Artwork is APPROVED Proceed with order**

☐ **Make Changes & send NEW Proof**

☐ **Make Changes & Proceed with order**



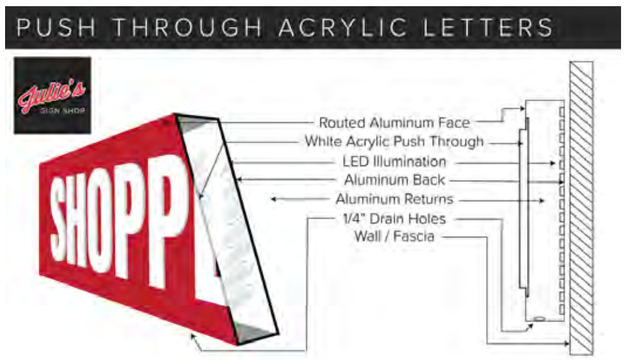
25.6″ x 36″ overall

PUSH THRU
w/ ***Opaqe 3M***
Metallic Vinyl Face

Cabinet painted
IRON ORE - SW

Flush Mount On Wall
- Silohete of bird
- edge lit at night only

6.15 sq ft



iC Signs & Graphics
"Your Eye For Creative Sign Solutions"

417 Sheridan Rd.
Highwood, IL 60040
708.669.7177
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Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

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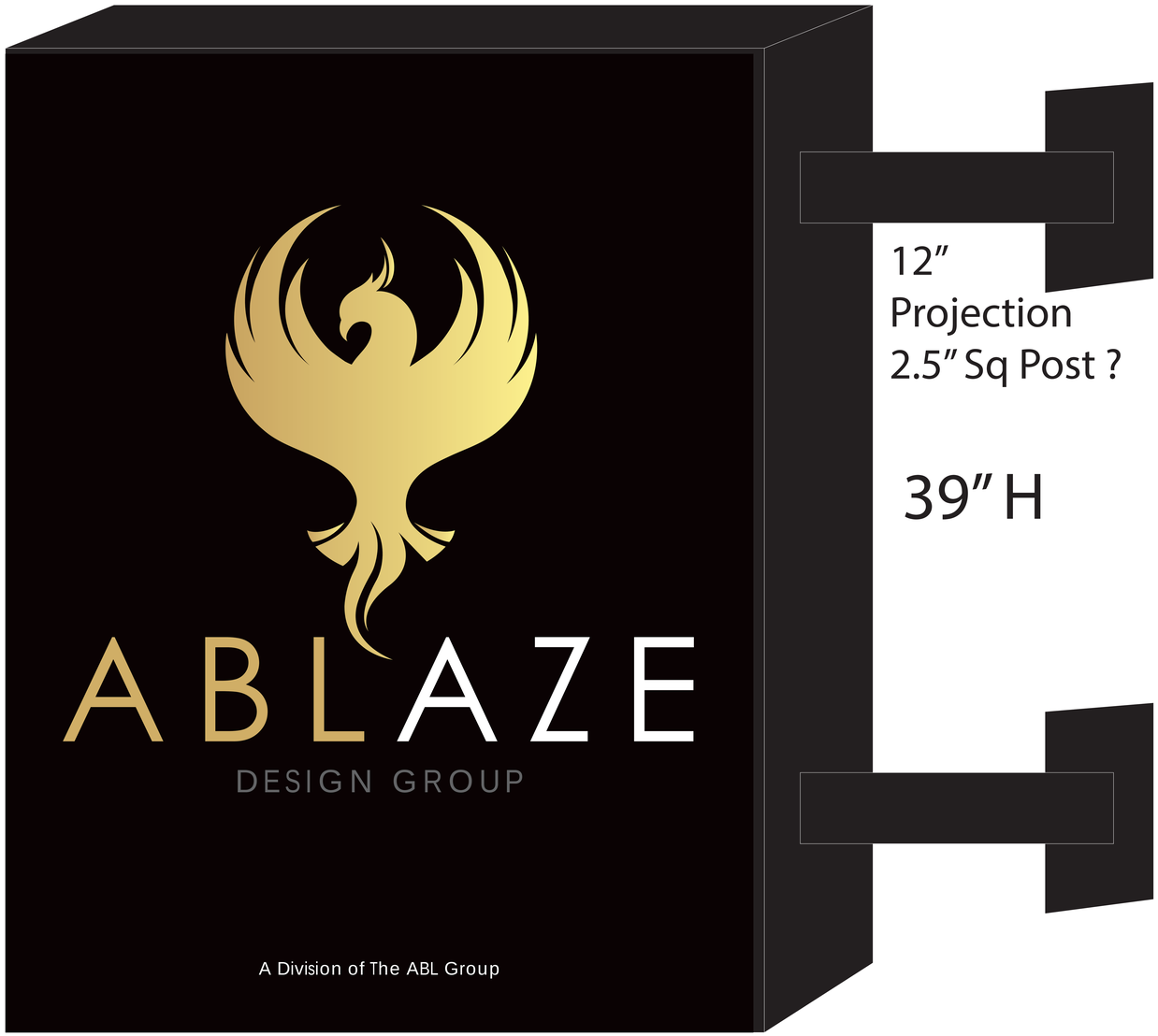
JOB NAME: **ABL Group**		CONTACT: **George Markoutsas**
LOCATION: **Highwood, IL**		
DATE: **3-12-25**	MANUFACTURER: **IC Signs & Graphics Inc.**	SALES PERSON: **CLH**
DESIGN BY: **CLH**	Underwriters Laboratories	DRAWING #: **Final**

Non Lit - Blade Cabinet w/ White Cast Vinyl Applied & Clear Coated over it all. - Both Sides
APPROVED VEr

4”? Deep NON LIT



Matching
Wall Plates
4”x4” ?

12”
Projection
2.5” Sq Post ?

39” H

30”W

Example

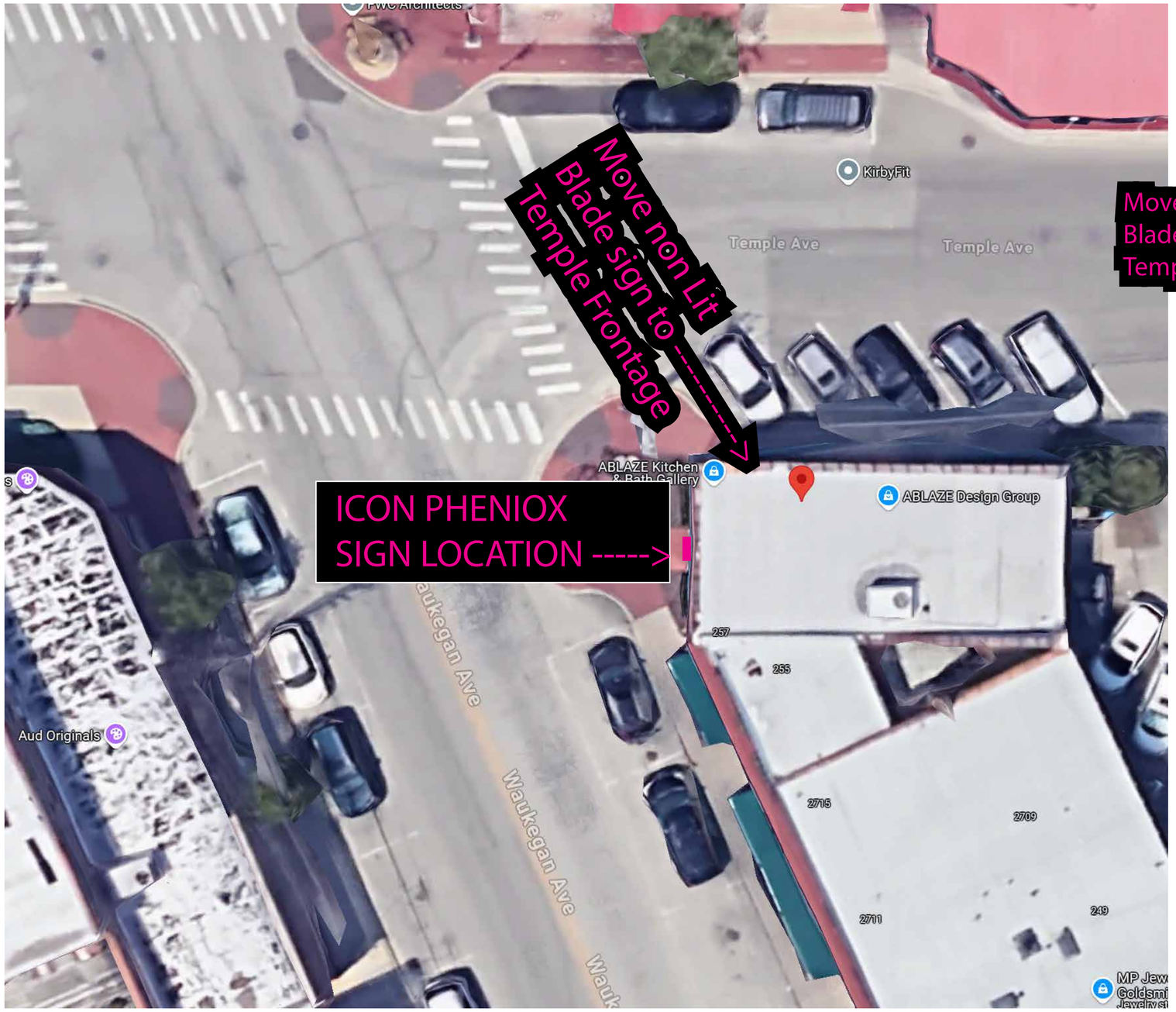
Client Signature Approval | Client Print Name | Date

☐ **Artwork is APPROVED Proceed with order**

☐ **Make Changes & send NEW Proof**

☐ **Make Changes & Proceed with order**

North



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JOB NAME: ABL Group		CONTACT: George Markoutsas
LOCATION: Highwood, IL		
DATE: 10-27-25	MANUFACTURER: IC Signs & Graphics Inc.	SALES PERSON: CLH
DESIGN BY: CLH	UL Underwriters Laboratories	DRAWING #: Final

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Highland Park, Illinois ("***City***"):

WHEREAS, Saminic Properties, LLC Series 3-Waukegan Building, an Illinois limited liability company ("***Owner***"), is the record title owner of that certain real property commonly known as 259 Waukegan Avenue, in the City ("***Property***"); and

WHEREAS, Ordinance No. _____, adopted by the City Council on November 24, 2025 ("***Ordinance***"), grants variances from the "City of Highland Park Zoning Ordinance of 1997," as amended, to A.B.L. Decorating & Remodeling, Inc. ("***Applicant***") to permit the installation of a projecting sign and a wall sign on the building on the Property; and

WHEREAS, Section Seven of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and the Applicant have filed, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner and the Applicant hereby agree and covenant as follows:

1. The Owner and the Applicant hereby unconditionally agree to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and the Applicant acknowledge and agree that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's granting of the variances for the Property or its adoption of the Ordinance, and that the City's approval of the variances does not, and will not, in any way, be deemed to insure the Owner or the Applicant against damage or injury of any kind and at any time.

4. The Owner and the Applicant hereby agree to hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the City's adoption of the Ordinance granting the variances for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 20__

ATTEST:

SAMINIC PROPERTIES, LLC SERIES 3-WAUKEGAN BUILDING

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

A.B.L. DECORATING & REMODELING, INC.

By: _____
Its: _____

By: _____
Its: _____

Narrative for City Council – Signage Request

To the Members of the Highland Park City Council,

On behalf of ABLAZE Design Group, we are submitting our application for approval of a new sign on the façade of our retail store, above the existing awnings.

Our request is rooted in both practical necessity and community value. For many years, we have heard from clients who struggle to find our location. Despite being a long-standing business in Highland Park, many visitors and even event attendees have difficulty identifying our building from the street. A prominently placed sign will serve as a clear and welcoming identifier, improving visibility and accessibility for clients and guests.

The proposed sign is thoughtfully designed to complement the surrounding streetscape. Its style mirrors the aesthetic of nearby businesses, including the art studio across the street, which features a similar push-thru design. By aligning with these existing elements, our sign will contribute to a more cohesive and attractive corner presence, enhancing the overall look of the neighborhood.

Beyond our role as a business, we are deeply engaged with the Highland Park community. We regularly host nonprofit events in our store, and increased visibility will help attendees—many of whom are first-time visitors—locate us more easily. A clear, professional sign ensures that our space continues to be a welcoming venue for both our clients and the wider community.

ABLAZE has proudly been in business for over 50 years, continuing the legacy of our family under our former name, The ABL Group. We were recently honored by the City of Highland Park for our contributions, and this new sign represents not only a step forward in supporting our growth but also in sustaining our long-standing relationship with the city and its residents.

We respectfully request your approval of this signage, which we believe balances functional needs with aesthetic harmony, while furthering our ability to serve the community for many years to come.

Sincerely,
David Lipsky
ABLAZE Design Group

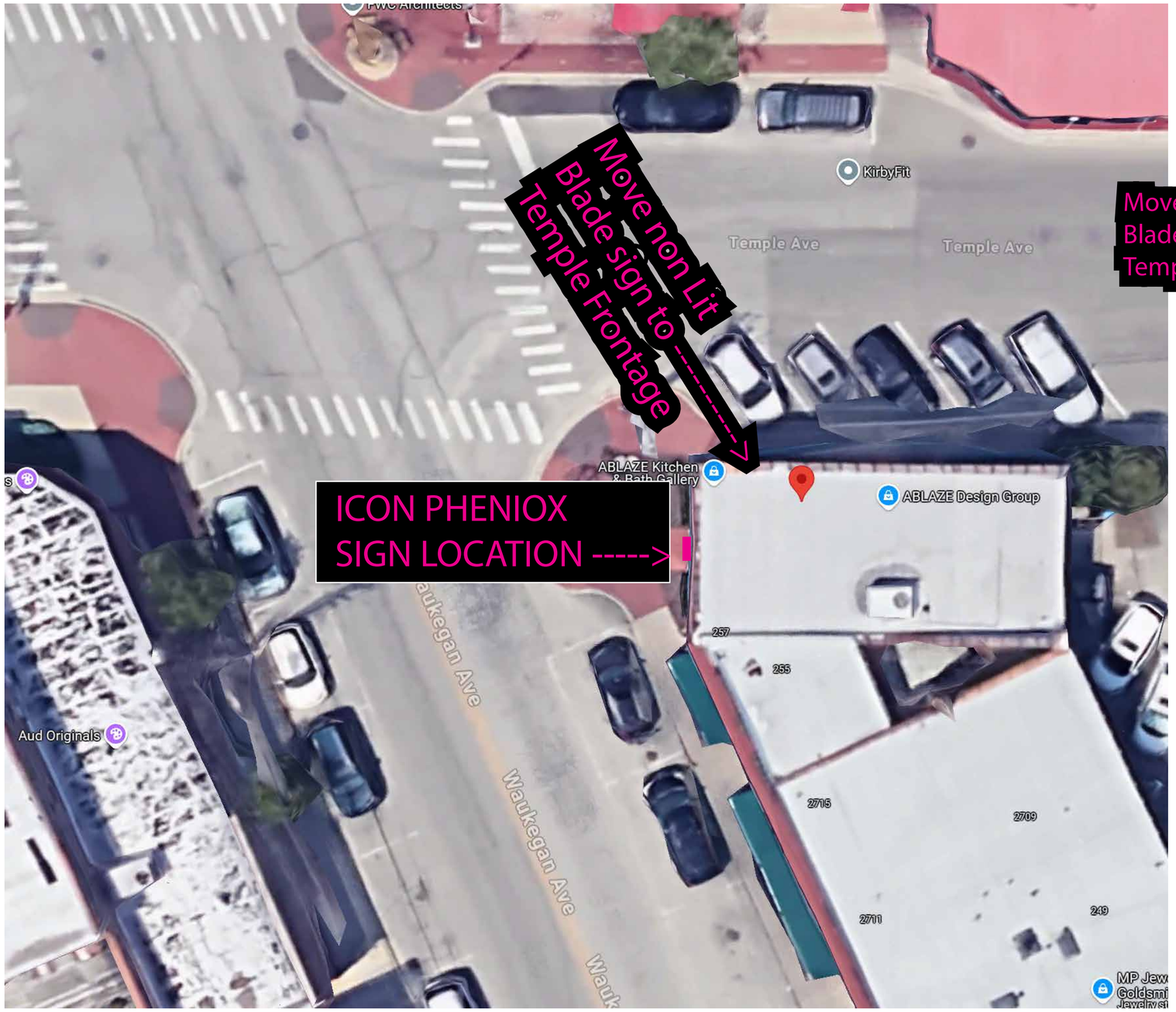
Client Signature Approval | Client Print Name | Date

☐ **Artwork is APPROVED Proceed with order**

☐ **Make Changes & send NEW Proof**

☐ **Make Changes & Proceed with order**

North



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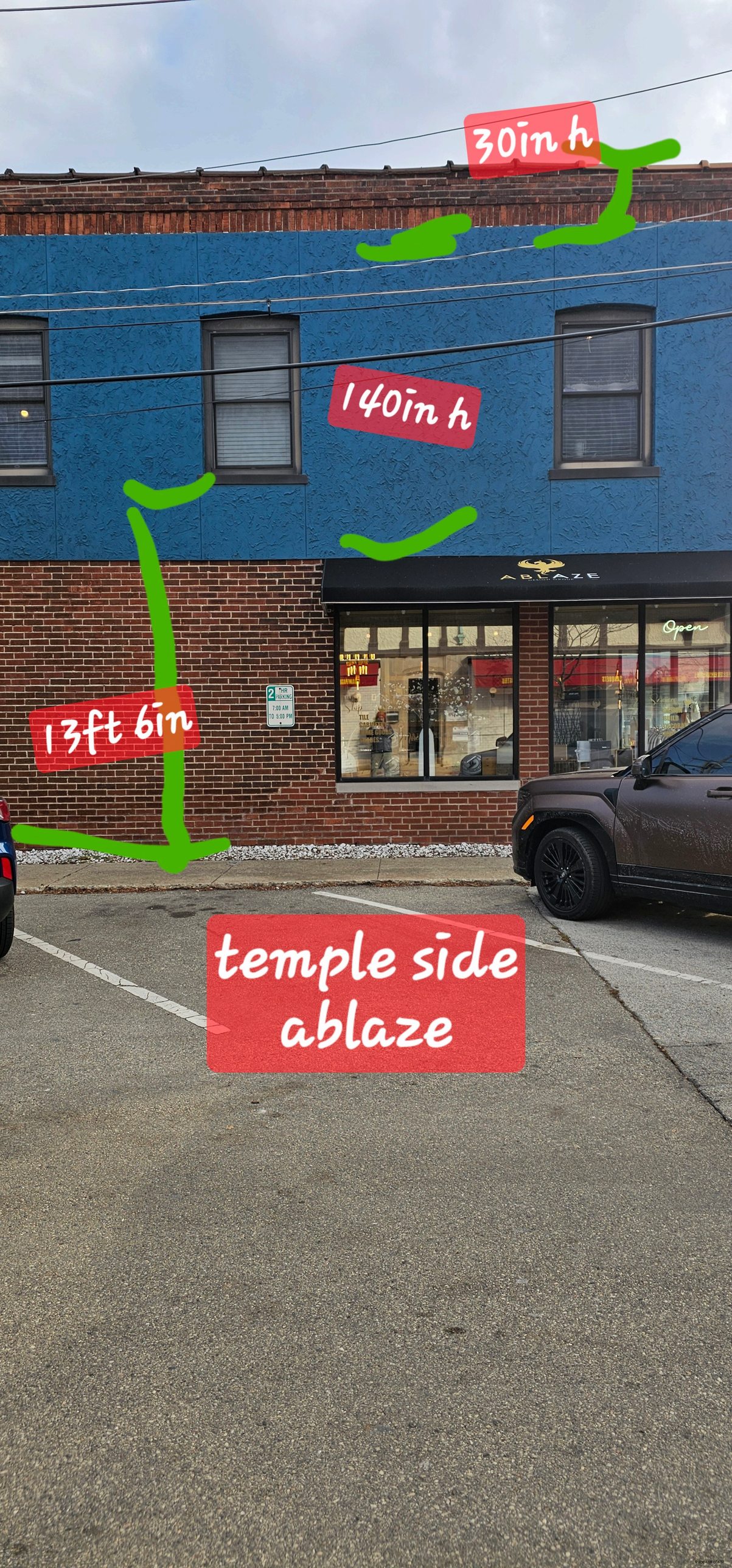
JOB NAME: ABL Group		CONTACT: George Markoutsas
LOCATION: Highwood, IL		
DATE: 10-27-25	MANUFACTURER: IC Signs & Graphics Inc.	SALES PERSON: CLH
DESIGN BY: CLH	UL Underwriters Laboratories	DRAWING #: Final


30in h
140in h
13ft 6in
2 HR PARKING 7:00 AM TO 5:00 PM
ABLAZE
Open
temple side
ablaze

50ft along temple
24ft wide along entry main corner
36ft additional along sheridan rd ablaze space
TEMPLE AVE
ABLAZE
Open
PUBLIC HEARING
SHOP CANDLES
SHOP HOME
HOLLOWAY STUDIOS
MR CLUKR

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Ruby Camacho, Executive Assistant
Archana Mohanchandra, Building Division Manager

Department: Community Development Department

Title: A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with B&F Construction Code Services, Inc.

Recommendation:
Staff Recommends renewal of this Agreement for plan review and inspection professional services as needed in accordance with the terms found in Exhibit A "Renewal"

Policy Consideration:
Background:
The Department of Community Development Building Division uses contract plan review and inspection professional services from various firms to meet the customer service demands of our residents the building community. Further, there are technical elements of plan review and inspections that require expertise and licenses that cannot be maintained in-house in a cost effective manner.

The above referenced consultant was selected through a formal procurement process to provide the services stated. The City executed an Agreement on May 1, 2023 that allows for four one-year renewals. The Consultant has performed its duties in a satisfactory manner and met expectations; therefore, staff recommend renewal of this Agreement.

Financial Impact:
Applicable service costs are billed to permit applicants.
There is no price increase in 2026.

Core Priorities:
Fiscal Stability
Third party services aid the City to address areas that require expertise and licenses that cannot be maintained in-house in a cost effective manner. Applicable service costs are billed to permit applicants. There is no price increase in 2026.

Public Safety
Building Code plan review and Inspection Services helps ensure safe buildings.

Attachments:
1. Exhibit A - Contract Renewal Number 3

City of Highland Park

Resolution No.

A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with B&F Construction Code Services, Inc.

WHEREAS, on May 1, 2023, the City entered into an agreement with B&F Construction Code Services, Inc. of Elgin, Illinois (***"Consultant"***) for the provision of plan review services and inspection services (***"Agreement"***); and

WHEREAS, the Agreement allows the City and the Consultant to renew the Agreement for four additional one-year terms; and

WHEREAS, the City Council has determined that renewing the Agreement with the Consultant will serve and be in the best interest of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF RENEWAL. The City Council hereby approves the renewal of the Agreement, in substantially the form attached to this Resolution as **Exhibit A** (***"Renewal"***).

SECTION THREE: EXECUTION OF RENEWAL. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest the Renewal upon receipt by the City Clerk of at least one original copy of the Renewal executed by the Consultant; provided, however, that if an executed copy of the Renewal is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest the Renewal will, at the option of the City Council, be null and void.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

CITY OF HIGHLAND PARK

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035
(847) 432-0808 • FAX (847) 926-8885

CONTRACT RENEWAL: **NUMBER 3**

DATE OF ISSUANCE: October 27, 2025

PROJECT: Residential, Commercial/Multi-Family, Fire & Life Safety Plan Review, Code Consultant and Inspection Services

CONTRACTOR: B&F Construction Code Services, Inc.

Description: Renewal of the Residential, Commercial/Multi-Family, Fire & Life Safety Plan Review, Code Consultant and Inspection Services Agreement

Change in Contract Price: None

Change in Contract Time: Additional One-year term, commencing on January 1, 2026 and ending on December 31, 2026.

APPROVED:	**ACCEPTED:**
City of Highland Park	**Company name**
	Richard A. Piccolo
City Manager	**Signature**
	9-25-25
Date	**Date**
	Richard A. Piccolo
Print Name	**Print Name**

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Ruby Camacho, Executive Assistant
Archana Mohanchandra, Building Division Manager

Department: Community Development Department

Title: A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with Fire Safety Consultants, Inc.

Recommendation:
Staff recommends renewal of this Agreement for plan review and inspection professional services as needed in accordance with the terms found in Exhibit A "Renewal"

Policy Consideration:
The Department of Community Development Building Division uses contract plan review and inspection professional services from various firms to meet the customer service demands of our residents the building community. Further, there are technical elements of plan review and inspections that require expertise and licenses that cannot be maintained in-house in a cost effective manner.

The above referenced consultant was selected through a formal procurement process to provide the services stated. The City executed an Agreement on May 1, 2023 that allows for four one-year renewals. The Consultant has performed its duties in a satisfactory manner and met expectations; therefore, staff recommend renewal of this Agreement.

Financial Impact:
Applicable service costs are billed to permit applicants.
There is no price increase in 2026.

Core Priorities:
Fiscal Stability
Third party services aid the City to address areas that require expertise and licenses that cannot be maintained in-house in a cost effective manner. Applicable service costs are billed to permit applicants. There is no price increase in 2026.

Public Safety

Building Code plan review and Inspection Services helps ensure safe buildings.

Attachments:

1. Exhibit A - Renewal of Agreement with FSCI

City of Highland Park

Resolution No.

A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with Fire Safety Consultants, Inc.

WHEREAS, on May 1, 2023, the City entered into an agreement with Fire Safety Consultants, Inc. of Elgin, Illinois (***"Consultant"***) for the provision of plan review services and inspection services (***"Agreement"***); and

WHEREAS, the Agreement allows the City and the Consultant to renew the Agreement for four additional one-year terms; and

WHEREAS, the City Council has determined that renewing the Agreement with the Consultant will serve and be in the best interest of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF RENEWAL. The City Council hereby approves the renewal of the Agreement, in substantially the form attached to this Resolution as **Exhibit A** (***"Renewal"***).

SECTION THREE: EXECUTION OF RENEWAL. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest the Renewal upon receipt by the City Clerk of at least one original copy of the Renewal executed by the Consultant; provided, however, that if an executed copy of the Renewal is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest the Renewal will, at the option of the City Council, be null and void.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

CITY OF HIGHLAND PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035
(847) 432-0808 • FAX (847) 926-8885

CONTRACT RENEWAL: **NUMBER 3**

DATE OF ISSUANCE: October 27, 2025

PROJECT: Residential, Commercial/Multi-Family, Fire & Life Safety Plan Review, Code Consultant and Inspection Services

CONTRACTOR: Fire Safety Consultants Inc.

Description: Renewal of the Residential, Commercial/Multi-Family, Fire & Life Safety Plan Review, Code Consultant and Inspection Services Agreement

Change in Contract Price: None

Change in Contract Time: Additional One-year term, commencing on January 1, 2026 and ending on December 31, 2026.

APPROVED:

City of Highland Park

_____
City Manager

_____
Date

_____
Print Name

ACCEPTED:

Company name
Fire Safety Consultants, Inc.

Brent Gooden
Signature

9/25/25
Date

Brent Gooden
Print Name

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Brian Soldano, Police Sergeant

Department: Police Department

Title: A Resolution Authorizing Changes to the Parking Restrictions in the Ravinia North Parking Lot

Recommendation:
City Staff recommends changes to the parking restrictions in the Ravinia North Train Lot (760 St. Johns Avenue) and establishing the following parking regulations. The modifications require an amendment to City Code Section 72.020 to specifically.
1. From June 1 through September 15, the fine for three-hour parking violations shall be $50.00 (increased from the current $25.00).
2. From June 1 through September 15, there shall be no free parking after 5:00 p.m. on weekdays and weekends.

Policy Consideration:
The City has seasonal restrictions in place around the Ravinia Business District and Ravinia Festival. Within that area, from June 1 through September 15, Ravinia permit parking violations carry a $100.00 fine, and affected residents receive four "Ravinia East" or "Ravinia West" permits annually. In other areas of the City where there tends to be more parking opportunities, the overtime parking violation fine of $25.00. It is recommended that the fine for three hour parking violations be increased from $25 to $50 in the Ravinia District. As it pertains to this agenda item, the restriction is limited to the Ravinia North Train Lot, although the Annual Fee Resolution also included on the November 24th agenda, will have the new fine of $50 applied consistently to the Ravinia East and West lot as well.

Recently, the Police Department has received an increasing number of complaints regarding parking conditions at the Ravinia North Train Lot (760 St. Johns Avenue). This lot contains 72 parking spaces, consisting of a mix of three-hour spaces, permit spaces (E, C, O, or daily), and three accessible spaces. After 5:00 p.m., parking in this lot is currently free.

During the Ravinia season (June–September), residents and nearby business owners have reported that the lot is routinely filled by Ravinia Festival patrons and attendees of "Food Truck Thursdays," leaving few, if any, available spaces for residents, commuters, or local customers.

Compounding this issue, the current $25.00 fine for overtime violations matches the parking cost at the Ravinia Festival paid lot, making the Ravinia Train North Lot an attractive and cost-equivalent alternative for festival attendees who are willing to risk a ticket.

The proposed changes would align this lot's enforcement and fines with the existing Ravinia neighborhood restrictions, ensuring consistency and helping to preserve parking availability for residents and businesses.

Subject to approval, staff will communicate the change through signage, direct communication with area businesses and residents, include information in the renews and social media, and use other modalities to share the parking changes. The proposed changes will support residents in the area, commuters and guests of the business district.

Core Priorities:

Fiscal Stability

There are no anticipated financial expenditures.

Public Safety

The impact on public safety would be the consistent enforcement of the new parking signage.

Attachments:

None

City of Highland Park

Resolution No.

A Resolution Authorizing Changes to the Parking Restrictions in the Ravinia North Parking Lot

WHEREAS, the City maintains a public parking lot located at 760 St. Johns Avenue and commonly known as the Ravinia Train Station North Lot (*"Ravinia North Lot"*); and

WHEREAS, in order to improve parking options for residents, employees, and customers of the City's Ravinia Business District, the City Council has determined that it will serve and be in the best interest of the City and its residents to update the parking restrictions applicable in the Ravinia North Lot;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL AND AUTHORIZATION. In accordance with Section 72.001 of "The Highland Park Code of 1968," as amended, the City Manager is hereby directed and authorized to take the following actions in the Ravinia North Lot:

1. Southern Parking Spaces. Installation and enforcement of signs restricting parking in the southern half of the Ravinia North Lot for: (1) three-hour parking, without permit, between 8:00 a.m. and 5:00 p.m., Mondays through Fridays, but only between September 16 and the following May 31; (2) three-hour parking, without permit, between 8:00 a.m. and 11:00 p.m., Mondays through Fridays, but only between June 1 and September 15; (3) unrestricted parking on weeknights, between 5:00 p.m. and 2:00 a.m., and on weekends and holidays (except between 2:00 a.m. and 6:00 a.m.), but only between September 16 and the following May 31; and (4) vehicles displaying either an all-night parking permit or a C&O (Commuter and Overnight) parking permit, at any time.
2. Northern Parking Spaces. Installation and enforcement of signs restricting parking in the northern half of the Ravinia North Lot for: (1) three-hour parking, without permit, between 8:00 a.m. and 5:00 p.m., Mondays through Fridays, but only between September 16 and the following May 31; (2) three-hour parking, without permit, between 8:00 a.m. and 11:00 p.m., Mondays through Fridays, but only between June 1 and September 15; (3) unrestricted parking on weeknights, between 5:00 p.m. and 2:00 a.m., and on weekends and holidays (except between 2:00 a.m. and 6:00 a.m.), but only between September 16 and the following May 31; (4) vehicles displaying either a C (Commuter) or an E (Employee) parking

permit, at any time other than between 2:00 a.m. and 6:00 p.m.; and (5) vehicles displaying either an all-night parking permit or a C&O parking permit, at any time.

3. Removal of Signage. Removal of all existing signage inconsistent with the restrictions set forth in Sections 2.A and 2.B of this Resolution.

SECTION THREE: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

Staff Report

Meeting Date: November 24, 2025

Staff Contact: Kristi McCaulou, Finance Director

Department: Finance Department

Title: A Public Hearing Related to Providing for the Levy of Taxes for the City of Highland Park, a Home Rule Municipality, County of Lake, State of Illinois, for Tax Year 2025 and Collected in Fiscal Year 2026

Recommendation:
Conduct a public hearing for the proposed tax year (TY) 2025 property tax levy in advance of the City Council formally considering the tax levy on December 15, 2025.

Policy Consideration:
Staff recommends that the total tax year (TY) 2025 combined City and Library property tax levy ("levy") increase by $2,007,025 or 8.3% from the prior year extended levy. The amount of revenue estimated to be necessary to be raised from the TY 2025 levy, for collection in fiscal year (FY) 2026, is $26,152,825. This includes a City levy of $19,750,900, which is 7.9% higher than last year's tax extension, and a Library levy of $6,401,925, which is 9.5% higher than last year's tax extension. Individual levies to be adjusted within the total tax levy of $26,152,825 include $20,719,225 for the combined City and Library aggregate levy, which is 2.2% lower than last year's tax extension, and $5,433,600 for the combined City and Library debt service levy, which is 84.0% higher than last year's tax extension.

According to the Truth in Taxation Law, a municipality is required to hold a public hearing, when a proposed tax levy is greater than 5% higher versus the prior year extended levy. The total combined levy and the debt service levy increases each exceed 105% of the prior year's tax extension so the City is required to publish for and hold a Truth in Taxation hearing. Therefore a public hearing is being held on November 24, 2025. Pursuant to Statute and Ordinance, notice of this public hearing was published November 13, 2025 in the Highland Park News. Notice was also available on the City's website, posted publicly at City Hall, announced during the City's budget public hearing on November 10, 2025 and mentioned during the City's publicly held budget workshops or in the City's publicly available staff reports.

A copy of the public hearing presentation is attached and will also be available on the City's website and at City Hall by appointment as of November 25, 2025.

Core Priorities:

Fiscal Stability

The total combined increase is approximately a $138 impact to a City taxpayer, based on an average $500,000 equalized assessed value for the taxpayer's property.

Attachments:

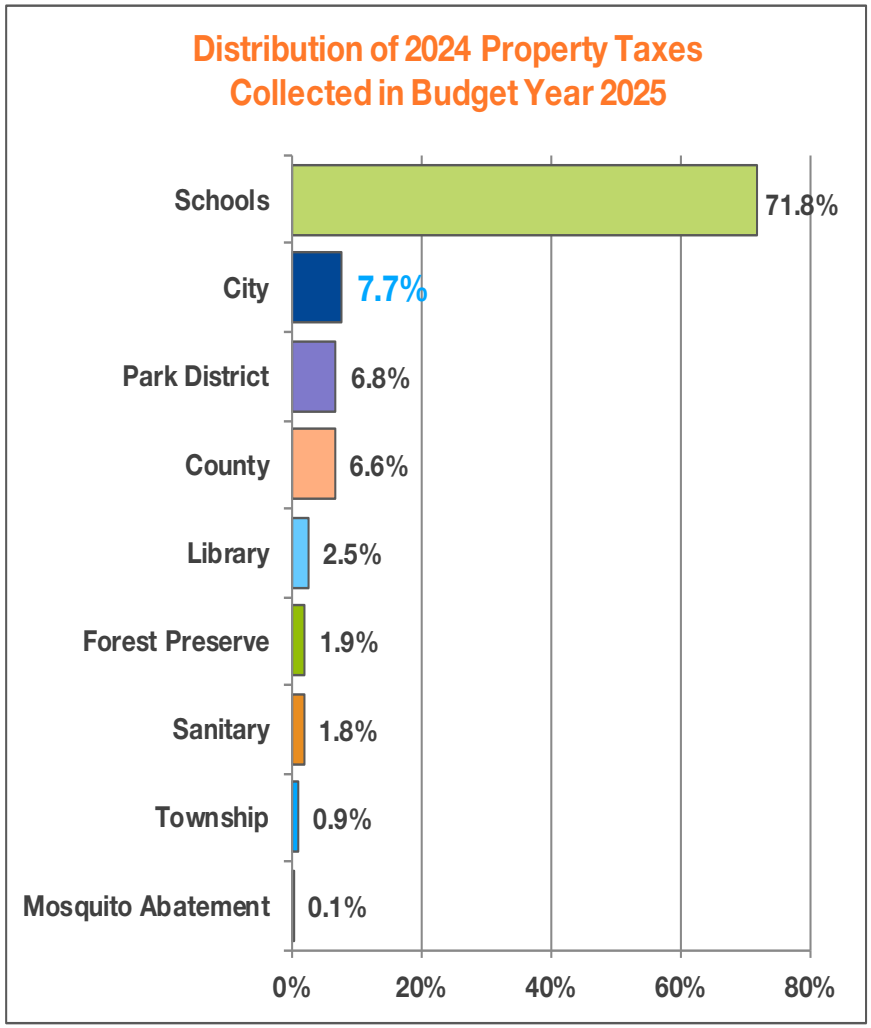
1. Tax Levy 2025 Public Hearing 2025-1124

2026 Budget Workshop
Proposed 2025 Tax Levy Public Hearing

City Council Meeting

November 24 2025

2025 Property Tax Levy Proposal



	2025 Tax Levy 2026 Budget	
Pensions	7,876,900	30%
FICA/Medicare/Genl.	2,610,600	10%
Roads (Capital)	3,829,800	15%
Debt	5,433,600	21%
City Levy	**19,750,900**	**76%**
Library Levy	6,401,900	24%
City & Library Levy	**26,152,800**	**100%**
YTY Change	*8%*	

PROPOSED

The tax levy results in a change of $138 for a City tax payer, based on an average $500,000 equalized assessed value for the tax payer's property

Next Steps

- **Dec. 15** - Tax Levy Adopted

QUESTIONS?