City of Highland Park

City Council Meeting
Regular Rescheduled
City Hall
1707 St Johns Avenue,
Highland Park, Il 60035
December 15, 2025
8:00 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 Regular Meeting of the City Council Held on November 24, 2025

B. Approval of the Minutes of the Closed Session of the Regular Meeting of the City Council on November 24, 2025

V. Approval of Warrant List

A. Warrant List and Wire Transfers from November 14, 2025 to December 03, 2025.

VI. Report of Mayor

A. Appointments

B. Other Business

VII. Business from the Council

VIII. Business from City Staff

A. 2025 Major Projects Year-End Report

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 a Third Amendment to the Professional Services Agreement with Scott Levenfeld

2. An Ordinance Amending Section 38.005 of "The Highland Park Code of 1968", as Amended, Regarding Hearing Officers

3. A Resolution entering into an Exterior Improvement Grant for Matchmaker Bookshop LLC (1891 Second St)

4. A Resolution entering into an Exterior Improvement Grant for CRG Ravinia LLC (565 Roger Williams Ave)

5. A Resolution entering into a Food & Beverage Interior Improvement Grant for Bandido Inc. d/b/a Tamales Mexican Joint (493 Central Ave)

6. A Resolution entering into a Food & Beverage Interior Improvement Grant for CRG RAVINIA LLC (565 Roger Williams)

7. An Ordinance Approving the Compensation Plan for City Employees During the Periods of January 1, 2025 – December 31, 2025 and January 1, 2026 – December 31, 2026

8. An Ordinance Waiving Enforcement of Sections 33.001 and 33.005 of "The Highland Park Code of 1968," as amended, Concerning Appointments to Various Boards, Commissions, and Advisory Groups

9. City Advisory Group, Board, and Commission Appointments, Reappointments for Scheduled Vacancies and Appointments to Chair and Vice Chair with Terms beginning in 2026

10. A Resolution Approving an Addendum to the Agreement with Special Project Staffing by Salem, Inc. d/b/a The Salem Group, of Chicago, Illinois, for Temporary Personnel Services

11. A Resolution Repealing Resolution No. R121-2025 and Approving the Regular Committee of the Whole and City Council Meeting Schedule for 2026

Finance

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

12. An Ordinance 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

13. A Resolution Approving the City's Liability, Property, and Workers Compensation Insurance Package for the Policy Period of January 1, 2026 to December 31, 2026

14. A Resolution Adopting and Approving Amended Agreements Related to 457(b) Deferred Compensation Plans with Consultants

15. An Ordinance Amending Various Sections of "The Highland Park Code of 1968," as amended, Regarding Low- and Moderate-Income Rates

Public Works

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

16. A Resolution Approving the Municipal Partner Initiative (MPI) Contract for Custodial Services to Advanced Cleaning Systems, Co. of East Dundee, Illinois.

17. A Resolution Approving Award of the 2026 Unit Price Water Treatment Chemicals Purchase Contracts to Carus LLC., of Peru, Illinois; Hawkins Inc., of Roseville, Minnesota; and Univar Solutions USA, LLC., of Tempe, Arizona

18. A Resolution Approving the City's General Liability, Automobile, and Umbrella Insurance for Vendor-owned Buses Used for Public Transit within the City for the Policy Period of January 1, 2026 to January 1, 2027

19. A Resolution Approving the Purchase of a Model 900 Sewer Freightliner through the Sourcewell Purchasing Cooperative

Community Development

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

20. An Ordinance Granting a Special Use Permit for a Planned Development (250 Skokie Valley Road)

21. A Resolution Approving a Development Agreement (250 Skokie Valley Road)

22. An Ordinance Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Approving a Renewal of an Agreement for the Provision of Elevator Plan Review and Inspection Services

23. A Resolution Approving an Elevator Safety Program Agreement with the Office of the Illinois State Fire Marshal

24. A Resolution Authorizing A Professional Services Agreement for Structural Plan Review and Inspection Services

25. A Resolution Approving a Plat of Consolidation (932 and 942 Deerfield Road)

26. An Ordinance Granting a Special Use Permit for a Planned Development (932 and 942 Deerfield Road)

Public Safety

27. A Resolution Approving the Purchase of Vehicles from Sutton Ford, of Matteson, Illinois

28. A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Ratifying the Procurement of Vehicle Repair Services for a Fire Engine

XI. Items Removed From Omnibus Vote Consideration

XII. Other Business

A. Resolution Approving Plat of Resubdivision (1632, 1640, and 1646 Second Street)

B. An Ordinance Granting a Special Use Permit for a Planned Development and Approving an Inclusionary Housing Plan (1632-1646 Secont St PUD)

C. Resolution Approving Development Agreement (1632,1640, and 1646 Second Street)

D. A Resolution Ratifying a Minor Amendment to Planned Development for 1950 and 1964 Sheridan Road

XIII. Closed Session

XIV. Adjournment

Staff Report

Meeting Date: December 15, 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 24, 2025

Recommendation:
For the City Council's approval are the minutes of the Regular Meeting of the City Council held on November 24, 2025.

Attachments:
1. MIN CC 11-24-2025

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK

MEETING DATE: November 24, 2025

MEETING LOCATION: City Hall
1707 St Johns Avenue, Highland Park, IL 60035

I. Call to Order

At 7:31 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, Finance Director McCaulou, Fire Chief Schrage, Assistant City Manager Taub, Commander Curran, Communications Manager Bennett, Assistant to the City Manager Palbitska

Also Present: Deputy Corporation Counsel Passman

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

Councilmember Lidawer moved to approve the Minutes of the Special Meeting of the City Council Held on October 30, 2025. Councilmember Bruckman seconded the motion. Upon a voice vote, the Mayor declared the motion Passed (7 - 0).

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

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

Councilmember Blumberg moved to approve the Minutes of the Closed Session of the Regular Meeting of the City Council on November 10, 2025. Councilmember Lidawer seconded the motion. Upon a voice vote, the Mayor declared the motion Passed (7 - 0).

MOVER:	Councilmember Blumberg
SECONDER:	Councilmember Lidawer
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 31, 2025 to November 13, 2025. Councilmember Tapia moved to approve the Warrant List. Councilmember Lidawer seconded the motion. Upon a roll call vote, the Mayor declared the motion (7 - 0).

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

VI. Report of Mayor

A. Proclamations

Mayor Rotering proclaimed November as Native American Heritage Month.

Ashbey Beasley provided comments on Native American heritage and culture.

B. Other Business

Mayor Rotering requested a moment of Silence for Dr. Gerald M. Eisenberg. She recognized Dr. Eisenberg for his volunteer work with the City and the Cultural Arts Advisory Group.

Mayor Rotering acknowledged the grand reopening of the Highland Park Senior Center and highlighted information from the day's events.

VII. Business from the Council

There was none

VIII. Business from City Staff

City Manager Neukirch provided information on the December meeting schedule. She highlighted items on the omnibus agenda.

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.

X. Omnibus

Mayor Rotering noted that items 4 and 6 would be removed from omnibus vote consideration.

Mayor Rotering thanked staff for their work on the budget.

Councilmember Tapia moved to approve items 1-3, 5, and 7-19 by omnibus vote consideration. Councilmember Lidawer seconded the motion. Upon a roll call vote, the Mayor declared the motion passed unanimously.

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

Administration

1. Adoption of a Resolution (R137-2025) by omnibus vote consideration titled, "A Resolution Approving an Agreement with Miand, Inc d/b/a Mad Bomber Fireworks Productions, of Kingsbury, Indiana, for Independence Day Fireworks Services".

2. Adoption of a Resolution (R138-2025) by omnibus vote consideration titled, "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. Adoption of an Ordinance (O58-2025) by omnibus vote consideration titled, "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

5. Adoption of an Ordinance (O60-2025) by omnibus vote consideration titled, "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".

7. Adoption of an Ordinance (O61-2025) by omnibus vote consideration titled, "An Ordinance Approving the Compensation Plan and Policy for City Employees Effective January 1, 2026".

8. Adoption of a Resolution (R140-2025) by omnibus vote consideration titled, "A Resolution Approving the Purchase of New Microsoft Windows Licenses from

CDW Government LLC, of Vernon Hills, Illinois".

Public Works

9. Adoption of a Resolution (R141-2025) by omnibus vote consideration titled, "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. Adoption of a Resolution (R142-2025) by omnibus vote consideration titled, "A Resolution Approving Agreements with the Illinois Department of Transportation for Sidewalk and Bridge Projects".

11. Adoption of a Resolution (R143-2025) by omnibus vote consideration titled, "A Resolution Approving Award of the 2026 Uninterruptable Power Supply (UPS) Maintenance Services Agreement to Facility Gateway Corporation of Madison, Wisconsin".

12. Adoption of a Resolution (R144-2025) by omnibus vote consideration titled, "A Resolution Approving Award of the 2026 Generator Maintenance Services Agreement to Midwest Power Industry of McHenry, Illinois".

Community Development

13. Adoption of a Resolution (R145-2025) by omnibus vote consideration titled, "A Resolution Ratifying a Minor Amendment for a Planned Development (1651 Richfield Ave.)".

14. Adoption of an Ordinance (O62-2025) by omnibus vote consideration titled, "An Ordinance Waiving Enforcement of Chapter 160 of "the Highland Park City Code of 1968," as Amended (1651 Richfield Ave.)".

15. Adoption of a Resolution (R146-2025) by omnibus vote consideration titled, "A Resolution Approving a First Amendment to a Development Agreement (1651 Richfield)".

16. Adoption of an Ordinance (O63-2025) by omnibus vote consideration titled, "An Ordinance Granting Variances from Article XX of the Zoning Code (259 Waukegan Avenue)".

17. Adoption of a Resolution (R147-2025) by omnibus vote consideration titled, "A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with B&F Construction Code Services, Inc.".

18. Adoption of a Resolution (R148-2025) by omnibus vote consideration titled, "A Resolution Authorizing Renewal No. 3 of Professional Services Agreement with Fire Safety Consultants, Inc.".

Public Safety

19. Adoption of a Resolution (R149-2025) by omnibus vote consideration titled, "A

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

XI. Items Removed From Omnibus Vote Consideration

4. Adoption of an Ordinance (O59-2025) titled "An Ordinance Amending Section 71.360 of "The Highland Park Code of 1968," as amended, Regarding Motor Driven Vehicles".

Councilmember Lidawer thanked staff for the clarification. She asked if the penalties had been increased based on the past conversations had by the Council.

City Manager Neukirch noted that the penalty information had been updated in the annual fee resolution, which is item 6 on the agenda.

Councilmember Lidawer voiced her appreciation but noted that she still has concerns in relation to access by these devices on the trails

The Council, Deputy Corporation Counsel Passman and City Manager Neukirch discussed certain phrases that remained in the amendment and definition of bicycles. They discussed how certain sections that coincide with this amendment will be updated accordingly to reflect the changes.

The Council voiced their appreciation for all the work that has been conducted on this topic. They voiced concerns about allowing access of these devices on the Green Bay Trail. They discussed the need for continued monitoring of this subject matter as it continues to be an ever changing environment. They noted the importance of continuing to educate the community and continued work with sister governments.

Mayor Rotering and City Manager Neukirch noted that there is a regional working group that is meeting to discuss this topic and policy considerations. They explained that the working group will be developing policy to propose to the State.

City Manager Neukirch noted that the City will review and update communication and then provide that updated information to the school districts, Park District, library and other sister government agencies.

Councilmember Tapia moved to approve an Ordinance Amending Section 71.360 of "The Highland Park Code of 1968", as Amended, Regarding Motor Driven Vehicles, as amended. Councilmember Center seconded the motion. Upon a roll call vote, the Mayor declared the motion passed (6 - 1).

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

A. Adoption of a Resolution (R139-2025) titled, "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".
Councilmember Center voiced his appreciation for the fee review and increase based on previous conversations. He requested more information regarding multiple offenses.

City Manager Neukirch noted that the fine is not less than $1,000. She provided information on the Administrative Hearing process.

Councilmember Center moved to approve 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. Councilmember Blumberg seconded the motion. Upon a roll call vote, the Mayor declared the motion Passed (7 - 0).

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

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

At 8:10 PM, Mayor Rotering called to order the 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 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.

Finance Director McCaulou presented information as it relates to Providing for the Levy of Taxes for the City of Highland Park, a Home Rule Municipality, County of Lake, State of Illinois.

Councilmember Blumberg moved to close the public hearing. Councilmember Tapia seconded the motion. Upon a voice vote, Mayor Rotering declared the motion passed unanimously.

The public hearing closed at 8:14 PM.

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) personnel (5 ILCS 120/2(C)(1)). Councilmember Lidawer seconded the motion. On a roll call vote, the Mayor declared the motion passed unanimously.

At 8:15 PM, the Council recessed the public portion of the meeting to meet in Closed Session.

At 10:25 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

XIV. Adjournment

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

The City Council adjourned its meeting at 10:25 PM

Respectfully Submitted,

Ashley Palbitska
Assistant to the City Manager/Deputy City Clerk

Staff Report

Meeting Date: December 15, 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 24, 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 24, 2025.

Attachments:
1. MIN CCCS 11-24-2025

Staff Report

Meeting Date: December 15, 2025

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

Department: Finance Department

Title: Warrant List and Wire Transfers from November 14, 2025 to December 03, 2025.

Recommendation:
Staff recommends approval of the warrant list and wire transfers for November 14, 2025 to December 03, 2025 in the amounts of $4,199,819.99 and $9,204,157.47 respectively, for total disbursement of $13,403,977.46.

	Dates	Amount
Warrants:		
Warrant List 1 (Detail Attached)	November 14, 2025 - November 20, 2025	$1,013,051.63
Warrant List 2 (Detail Attached)	November 21, 2025 - November 25, 2025	$484,854.92
Warrant List 3 (Detail Attached)	November 26, 2025 - December 03, 2025	$450,577.80
Subtotal Warrants (Detail Attached)		**$1,948,484.35**
SSA19 Tax Receipts to CBD Alliance	November 24, 2025	$595.38
Total Warrants		**$1,949,079.73**
Payroll	Pay Periods: October 27 - November 23, 2025 Check Dates: November 14 & 26, 2025	**$2,250,740.26**
Total Warrants & Payroll		**$4,199,819.99**
IMRF Retirement Fund	December 1, 2025	$114,990.72
CCMSI Workers Comp Claims	November 17, 2025	$1,057.13
CCMSI Workers Comp Claims	November 24, 2025	$999.13
CCMSI Workers Comp Claims	December 1, 2025	$999.13
Amalgamated Debt Service Payment	December 2, 2025	$475.00
Amalgamated Debt Service Payment	December 3, 2025	$5,872,434.44
HP Fire Pension Fund	December 2, 2025	$1,240,700.00
HP Police Pension Fund	December 2, 2025	$1,231,100.00
Amazon Capital Services	November 20, 2025	$12,911.35
IPBC Medical/Dental Premium	December 1, 2025	$605,826.07
Arthur J. Gallagher Risk Mgmt	December 2, 2025	$10,675.00
William Architects	November 25, 2025	$4,191.41

Elrod Friedman LLP - Legal Services	November 25, 2025	$92,632.50
Williams Scotsman	November 20, 2025	$168.00
Williams Scotsman	December 3, 2025	$336.00
Univar Solutions USA	November 25, 2025	$1,131.99
J.P. Morgan Chase Commercial Card	December 3, 2025	$13,529.60
Total Wires		**$9,204,157.47**
Total Submitted for Approval		**$13,403,977.46**

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 November 14, 2025 to December 03, 2025. PDF

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420118	11/20/25	6066	ABC PRINTING	41844	20252906	BUSINESS CARDS	FLEET	$54.50
							Total	**$54.50**
420119	11/20/25	38352	ADVANCED CLEANING	41922	20250798	JANITORIAL SERVICES	FACIL	$13,733.16
							Total	**$13,733.16**
420120	11/20/25	35455	ADVANCED TREE CARE	41961	20253225	HAZEL TREE REMOVAL	ENG	$2,446.50
							Total	**$2,446.50**
420121	11/20/25	38327	AEP ENERGY	1853112		SRVS @ 632 ROGER WILLIAMS AVE	FIN	$34.25
				1901731		SRVS @ 0 OLD MILL SKOKIE	FIN	$19,888.00
							Total	**$19,922.25**
420122	11/20/25	40175	AETNA TRUCK PARTS	41934	20253185	PARTS	FLEET	$311.59
							Total	**$311.59**
420123	11/20/25	14419	AIR ONE EQUIPMENT	41942	20252905	SUPPLIES	FD	$505.00
							Total	**$505.00**
420124	11/20/25	39880	AJIT KALRA	41805	20253172	R - VENDOR DEPOSIT REFUND	CMO	$200.00
							Total	**$200.00**
420125	11/20/25	17669	AMERICAN RED CROSS CHICAGO	41907	20252962	AED CHALLENGE COURSE	PD	$148.00
							Total	**$148.00**
420126	11/20/25	26996	ANDERSON LOCK	41852	20251465	LOCKSMITH	FACIL	$182.00
				41853	20250364	LOCKSMITH	FACIL	$848.06
				41856	20251465	LOCKSMITH	FACIL	$171.07
				41857	20252944	LOCKSMITH	FACIL	$1,427.01
				41858	20251465	LOCKSMITH	FACIL	$902.49
				41925	20251465	LOCKSMITH	FACIL	$8,678.20
				41929	20251465	LOCKSMITH	FACIL	$3,463.74
				41931	20252944	LOCKSMITH	FACIL	$171.07
							Total	**$15,843.64**
420127	11/20/25	45	RENTOKIL NORTH	41848	20250752	PEST CONTROL	FACIL	$395.03
				41850	20250747	PEST CONTROL	FACIL	$1,456.75
				41851	20252965	PEST CONTROL	FACIL	$218.25
							Total	**$2,070.03**
420128	11/20/25	38917	ANTARCTIC MECHANICAL	41779	20252262	LIFE SAFETY INSPECTION	FACIL	$2,971.00

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				41780	20251446	LIFE SAFETY INSPECTION	FACIL	$384.00
				41782	20252262	LIFE SAFETY REPAIRS	FACIL	$1,516.00
				41783	20252263	LIFE SAFETY REPAIRS	FACIL	$364.00
				41784	20251402	LIFE SAFETY REPAIRS	FACIL	$965.00
				41785	20250820	LIFE SAFETY REPAIRS	FACIL	$80.00
				41786	20250820	ALARM MONITORING	FACIL	$555.00
				41787	20250820	ALARM MONITORING	FACIL	$410.00
				41788	20250820	ALARM MONITORING	FACIL	$850.00
				41789	20250820	ALARM MONITORING	FACIL	$855.00
				41790	20250820	ALARM MONITORING	FACIL	$875.00
							Total	**$9,825.00**
420129	11/20/25	40246	ANTHONY ORTIZ	41845	20253186	R - CDL RENEWAL REIMBURSEMENT	STR	$61.35
							Total	**$61.35**
420130	11/20/25	40182	B&B HOLIDAY DECOR	41958	20253007	EVENT HOLIDAY DECOR PORT CLINTON	CMO	$6,065.76
							Total	**$6,065.76**
420131	11/20/25	36994	BRIAN BONEV	41966	20253164	R - MEAL REIMBURSEMENT	PD	$20.00
							Total	**$20.00**
420132	11/20/25	39085	CHC WELLNESS	41820	20252391	WELLNESS PROGRAM MANAGEMENT FEE	HLTH	$520.00
							Total	**$520.00**
420133	11/20/25	9926	CHICAGO COMMUNICATION	41943	20253214	EQUIPMENT	FD	$110.00
				41944	20253214	EQUIPMENT	FD	$110.00
							Total	**$220.00**
420134	11/20/25	33433	CHRISTOPHER B. BURKE ENGINEERING	41776	20252753	ENG SERVICE	FACIL	$6,412.50
							Total	**$6,412.50**
420135	11/20/25	23349	CINTAS #22	41792	20252841	UNIFORM RENTAL	WP	$61.62
							Total	**$61.62**
420136	11/20/25	23349		41768	20252822	UNIFORM RENTAL	FLEET	$123.77
				41769	20250251	UNIFORM RENTAL	TRNST	$15.97
				41770	20250385	UNIFORM RENTAL	FACIL	$27.69
				41771	20250396	UNIFORM RENTAL	SEWER	$83.56
				41772	20250248	UNIFORM RENTAL	STR	$56.74

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				41773	20252823	UNIFORM RENTAL	STR	$37.11
				41774	20252821	UNIFORM RENTAL	WTRDS	$78.72
				41813	20250114	UNIFORM RENTAL	FD	$11.89
							Total	**$435.45**
420137	11/20/25	2020	CIORBA GROUP	41939	20252633	RT 41 WM LINING	ENG	$25,375.53
				41940	20250862	PED BRIDGE OVER 41	ENG	$9,791.87
				41941	20251304	MISC SERVICE	ENG	$50,751.94
							Total	**$85,919.34**
420138	11/20/25	26496	COMCAST CABLE	41902	20253190	INTERNET CITYWIDE SERVICE	CS	$2,039.58
							Total	**$2,039.58**
420139	11/20/25	26496		41903	20250947	INTERNET CMO	CS	$141.99
							Total	**$141.99**
420140	11/20/25	35430	COMMONWEALTH EDISON	1840229		SRVS @ CENTRAL AVE SHERIDAN	FIN	$17.68
				1840427		SRVS @ SECOND ST CENTRAL	FIN	$17.68
				1840629		SRVS @ 500 HAZEL AVE	FIN	$5.74
				1840831		SRVS @ 777 N ST JOHNS AVE	FIN	$0.09
				220635		SRVS @ 1 E SHERIDAN	FIN	$41.24
							Total	**$82.43**
420141	11/20/25	35430		1840018		SRVS @ 0 BEVERLY DEERFIELD	FIN	$46.09
							Total	**$46.09**
420142	11/20/25	28796	COPENHAVER CONSTRUCTION	41810	20252256	LINDEN WM	ENG	$269,022.69
							Total	**$269,022.69**
420143	11/20/25	233	CRAFTWOOD LUMBER	41859	20250418	SUPPLIES	FACIL	$17.99
				41860	20250418	SUPPLIES	FACIL	$43.36
				41861	20250418	SUPPLIES	FACIL	$75.09
				41862	20250418	SUPPLIES	FACIL	$8.49
				41863	20250418	SUPPLIES	FACIL	$34.99
				41864	20250418	SUPPLIES	FACIL	$36.57
				41865	20250418	SUPPLIES	FACIL	$9.98
				41866	20250418	SUPPLIES	FACIL	$12.99
				41867	20250418	SUPPLIES	FACIL	$10.00

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				41868	20250418	SUPPLIES	FACIL	$3.39
				41945	20253215	TOOLS	FD	$251.80
							Total	**$504.65**
420144	11/20/25	36267	CROWN TROPHY	41895	20253167	STREET FURNITURE DONATION BENCH PLAQUE	CMO	$261.62
							Total	**$261.62**
420145	11/20/25	28703	DAN HEUSER	41821	20253183	FD RECRUITMENT FILM PRODUCTION	HLTH	$1,200.00
							Total	**$1,200.00**
420146	11/20/25	39628	OH ALA CAKES	41899	20253193	R - VENDOR DEPOSIT REFUND	CMO	$200.00
							Total	**$200.00**
420147	11/20/25	11789	DENNY'S	41847	20253187	EMEGENCY CREW MEAL	WTRDS	$143.04
							Total	**$143.04**
420148	11/20/25	39716	DIANE LARSON	41804	20253173	R - REIMBURSEMENT SENIOR POSTERS	CMO	$450.00
				41896	20253192	R - REIMBURSEMENT REFUND SUPPLIES	CMO	$186.00
							Total	**$636.00**
420149	11/20/25	40248	DIGMATTIX	41723		REFUND - EXTR-2025-02336	BLDG	$250.00
							Total	**$250.00**
420150	11/20/25	38347	RJS UNITED	41807	20253041	HOLIDAY LIGHTING PRINT MATERIALS	CMO	$160.00
							Total	**$160.00**
420151	11/20/25	21495	EDUARDO VEGA	41960	20253221	R - CDL REIMBURSEMENT	SEWER	$60.00
							Total	**$60.00**
420152	11/20/25	40240	EILEEN SHANLEY ROBERTS	41564		REFUND - EXTR-2025-02250	BLDG	$250.00
							Total	**$250.00**
420153	11/20/25	34351	EUROFINS EATON ANALYTICAL	41757	20252876	LAB SERVICES	WP	$345.00
							Total	**$345.00**
420154	11/20/25	40256	FLUFFY BUNNY	41936	20253216	R - EVENT REFUND FLUFFY BUNNY	CMO	$200.00
							Total	**$200.00**
420155	11/20/25	2034	G & O THERMAL	41869	20250363	SUPPLIES	FACIL	$340.86
							Total	**$340.86**
420156	11/20/25	23546	GALE CERABONA	41803	20250498	MINUTE TAKER	PLAN	$257.50
				41894	20250495	HPC PROFESSIONAL SERVICES MINUTE TAKER	PLAN	$257.50

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							Total	**$515.00**
420157	11/20/25	11877	GALLS	41906	20253130	FIREARM CLEARING TUBE	PD	$407.71
							Total	**$407.71**
420158	11/20/25	40019	GENUINE PARTS	41763	20253110	PARTS	FLEET	$18.64
				41764	20251876	R - PARTS	TRNST	$26.80
				41765	20251876	R - PARTS	TRNST	$26.80
				41947	20252043	SUPPLIES	FD	$21.62
				41948	20253150	SUPPLIES	FD	$957.30
							Total	**$1,051.16**
420159	11/20/25	35076	GO PAINTERS	41870	20253072	PAINTING SERVICES	FACIL	$2,800.00
				41871	20252594	PAINTING SERVICES	FACIL	$1,214.00
				41872	20252315	PAINTING SERVICES	FACIL	$354.00
							Total	**$4,368.00**
420160	11/20/25	13888	GORDON FLESCH	41904	20251039	MULTI FUNCTION COPIERS	CS	$1,456.00
							Total	**$1,456.00**
420161	11/20/25	22533	GRAINGER	41873	20250420	SUPPLIES	FACIL	$496.56
							Total	**$496.56**
420162	11/20/25	2699	GUY SCOPELLITI	41812	20253000	HOURLY GROUNDS	FORST	$2,640.00
							Total	**$2,640.00**
420163	11/20/25	39202	HARTWIG PLUMBING	41797	20250751	PLUMBING REPAIRS	FACIL	$1,755.01
				41798	20252730	PLUMBING SERVICES	FACIL	$931.28
				41874	20252730	PLUMBING REPAIRS	FACIL	$300.00
							Total	**$2,986.29**
420164	11/20/25	1326	HIGHLAND PARK FORD	41761	20252166	PARTS	FLEET	$261.80
							Total	**$261.80**
420165	11/20/25	3692	HIGHLAND PARK PD PETTY	41952	20253131	PETTY CASH PD	PD	$27.89
							Total	**$27.89**
420166	11/20/25	18478	IDLEWOOD ELECTRIC	41875	20250422	SUPPLIES	FACIL	$170.53
							Total	**$170.53**
420167	11/20/25	1430	IRELAND HEATING	41876	20251951	HVAC REPAIRS	FACIL	$2,382.53
				41877	20252406	HVAC REPAIRS	FACIL	$892.97

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				41878	20251951	HVAC REPAIRS	FACIL	$150.00
				41879	20251951	HVAC REPAIRS	FACIL	$300.00
							Total	**$3,725.50**
420168	11/20/25	31870	J.G. UNIFORMS	41822	20252321	SUPPLIES UNIFORM	PD	$452.55
							Total	**$452.55**
420169	11/20/25	40243	JOEL FRIEDMAN	41811	20253158	OLD BRIAR RECAPTURE AGREEMENT	ENG	$21,273.93
							Total	**$21,273.93**
420170	11/20/25	37139	KAPLAN PAVING	41724		REFUND - EXTR-2025-02443	BLDG	$500.00
							Total	**$500.00**
420171	11/20/25	39743	KAPLAN PAVING	41690		REFUND - EXTR-2025-02418	BLDG	$250.00
							Total	**$250.00**
420172	11/20/25	3032	KRUGEL COBBLES	41725		REFUND - EXTR-2025-02289	BLDG	$250.00
							Total	**$250.00**
420173	11/20/25	23289	LAKE FOREST BANK	41778	20250716	PRK LOT LEASE	FACIL	$3,163.79
							Total	**$3,163.79**
420174	11/20/25	35352	LAKESHORE RECYCLING	41854	20250123	R - REFUSE STICKERS	FIN	$1,415.00
							Total	**$1,415.00**
420175	11/20/25	38916	ACER TREE SERVICE	41777	20252713	TREE MAINTENANCE	FORST	$102.48
							Total	**$102.48**
420176	11/20/25	26539	LOGSDON OFFICE	41954	20250502	OFFICE SUPPLIES	PLAN	$142.28
				41955	20250502	OFFICE SUPPLIES	PLAN	$46.95
				41956	20250502	OFFICE SUPPLIES	PLAN	$632.59
				41957	20250502	OFFICE SUPPLIES	PLAN	$51.11
							Total	**$872.93**
420177	11/20/25	18809	MA ROUS	41806	20253178	PROPERTY APPRAISAL SERVICES	CMO	$7,000.00
							Total	**$7,000.00**
420178	11/20/25	38854	MATTHEW SHAUGHNESSY	41963	20253194	R - MEAL REIMBURSEMENT	PD	$30.00
							Total	**$30.00**
420179	11/20/25	39888	MELTWATER NEWS	41937	20253076	MEDIA MONITORING SERVICES	CMO	$11,000.00
							Total	**$11,000.00**
420180	11/20/25	13379	MENARDS	41880	20250361	SUPPLIES	FACIL	$7.45

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							Total	**$7.45**
420181	11/20/25	38616	MIDWEST POWER	41881	20250892	GENERATOR REPAIRS	FACIL	$660.00
							Total	**$660.00**
420182	11/20/25	20572	MITY-LITE	41968	20251041	FURNITURE 1201 PAW	CMO	$62,049.58
							Total	**$62,049.58**
420183	11/20/25	749	MUTUAL ACE HARDWARE	41795	20250362	SUPPLIES	FACIL	$410.40
				41796	20250362	APPLY CREDIT 661666	FACIL	($64.98)
				41882	20252769	SUPPLIES	FACIL	$17.98
				41883	20252769	SUPPLIES	FACIL	$80.03
				41884	20250362	SUPPLIES	FACIL	$51.04
				41885	20252769	SUPPLIES	FACIL	$8.98
				41886	20252769	SUPPLIES	FACIL	$6.29
				41887	20252769	SUPPLIES	FACIL	$98.99
				41888	20252769	SUPPLIES	FACIL	$8.99
				41889	20252769	SUPPLIES	FACIL	$32.66
				41915	20250084	SUPPLIES	STR	$43.17
				41916	20250084	SUPPLIES	STR	$8.00
				41917	20250084	SUPPLIES	STR	$27.79
				41919	20250085	SUPPLIES	WTRDS	$13.12
							Total	**$742.46**
420184	11/20/25	15041	NCC-PETERSON	41794	20253008	SUPPLIES	FACIL	$5,451.25
				41890	20250824	SUPPLIES	FACIL	$45.68
				41891	20253008	SUPPLIES	FACIL	$94.96
				41892	20253008	SUPPLIES	FACIL	$625.60
							Total	**$6,217.49**
420185	11/20/25	4218	NORTH SHORE GAS	1901226		SRVS @ 1707 ST JOHNS AVE	FIN	$91.29
				1901325		SRVS @ 50 LOGAN LOOP	FIN	$18.29
				2206213		SRVS @ 1088 HALF DAY RD	FIN	$31.00
							Total	**$140.58**
420186	11/20/25	1396	NORTH SHORE WATER RECLAMATION DISTRICT	41791	20250270	WASTE DISPOSAL	WP	$158.00
							Total	**$158.00**

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420187	11/20/25	2	PETER BAKER	41901	20252662	ADDITIONAL STREETS	ENG	$410,945.38
				41913	20252634	ASPHALT	STR	$937.60
							Total	**$411,882.98**
420188	11/20/25	39927	PREMIER PAVING	41692		REFUND - EXTR-2025-02269	BLDG	$250.00
							Total	**$250.00**
420189	11/20/25	38339	RAVINIA BREWING	41946	20253217	R - REFUND STEEP RAVINE	CMO	$200.00
							Total	**$200.00**
420190	11/20/25	16691	RECORD-A-HIT	41900	20252882	EVENT ENTERTAINERS HOLIDAY LIGHTING	CMO	$1,192.50
							Total	**$1,192.50**
420191	11/20/25	34792	ROBINSON ENGINEERING	41967	20252632	MISC SERVICE	WTRDS	$3,693.75
							Total	**$3,693.75**
420192	11/20/25	25207	RUSH TRUCK CENTER	41949	20253128	SUPPLIES	FD	$79.50
							Total	**$79.50**
420193	11/20/25	36796	SCHELL SEALCOATING	41614		REFUND - EXTR-2025-02190	BLDG	$250.00
							Total	**$250.00**
420194	11/20/25	11611	SDS HOLDINGS	41846	20250393	UNIFORM SUPPLIES	SEWER	$50.00
							Total	**$50.00**
420195	11/20/25	20161	SKOKIE VALLEY LAUNDRY	41969	20251793	SUPPLIES LAUNDRY UNIFORM	SNR	$395.30
							Total	**$395.30**
420196	11/20/25	1389	SPRING ALIGN	41935	20253169	PARTS	FLEET	$2,030.46
							Total	**$2,030.46**
420197	11/20/25	26883	STAPLES	41793	20252595	SUPPLIES	FACIL	$964.49
							Total	**$964.49**
420198	11/20/25	1010	SUNSET FOODS	41959	20253223	SUPPLIES	FACIL	$20.33
							Total	**$20.33**
420199	11/20/25	39889	THE HOLLAND DESIGN	41898	20253113	FACILTY SIGN 1201 PAW	CMO	$2,673.39
							Total	**$2,673.39**
420200	11/20/25	583	THE KNOX	41950	20252778	EQUIPMENT	FD	$721.00
							Total	**$721.00**
420201	11/20/25	39994	TOTAL PAVING	41566		REFUND - EXTR-2025-02390	BLDG	$500.00

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							Total	**$500.00**
420202	11/20/25	39994		41567		REFUND - EXTR-2025-02279	BLDG	$250.00
							Total	**$250.00**
420203	11/20/25	39994		41568		REFUND - EXTR-2025-02184	BLDG	$250.00
							Total	**$250.00**
420204	11/20/25	39994		41569		REFUND - EXTR-2025-02291	BLDG	$250.00
							Total	**$250.00**
420205	11/20/25	39994		41570		REFUND - EXTR-2025-02050	BLDG	$500.00
							Total	**$500.00**
420206	11/20/25	28029	TRAFFIC CONTROL	41914	20253087	SUPPLIES	STR	$2,240.80
							Total	**$2,240.80**
420207	11/20/25	33537	TRANSIT HOLDING	41766	20251219	R - PARTS	TRNST	$186.36
				41767	20253157	R - PARTS	TRNST	$116.64
							Total	**$303.00**
420208	11/20/25	33392	TREVOR HANSEN	41964	20253162	R - MEAL REIMBURSEMENT	PD	$20.00
							Total	**$20.00**
420209	11/20/25	34842	TRIBUNE PUBLISHING	41953	20250136	BUDGET HEARING NOTICE	FIN	$38.02
							Total	**$38.02**
420210	11/20/25	19876	VERIZON WIRELESS	41905	20252674	LINES 911 CALL BOX ELEVATOR	CS	$580.14
							Total	**$580.14**
420211	11/20/25	39435	VISTRA INTERMEDIATE	2197026		SRVS @ 0 ST JOHNS AVE	FIN	$87.09
				2197122		SRVS @ 3430 WESTERN AVE	FIN	$71.68
				2197226		SRVS @ 50 LOGAN LOOP	FIN	$390.61
				2197422		SRVS @ 0 CENTRAL AVE	FIN	$80.41
				2197726		SRVS @ 0 SHERIDAN RD OLD ELM	FIN	$65.88
				2197821		SRVS @ 2W CENTRAL	FIN	$728.82
				2197923		SRVS @ FIRST ST ELM ST	FIN	$94.85
				2198025		SRVS @ 600 CENTRAL	FIN	$3,093.08
				2198122		SRVS @ 1849 GREENBAY	FIN	$308.20
				2198320		SRVS @ 700 ST. JOHNS	FIN	$53.64
				2198422		SRVS @ 700 ST. JOHNS B	FIN	$83.05

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				2198524		SRVS @ 1793 FIRST ST	FIN	$1,614.25
				2198623		SRVS @ SE LAUREL AVE	FIN	$58.58
				2198725		SRVS @ 1377 DEER CREEK PKWY	FIN	$35.52
				2198825		SRVS @ 0 GREENBAY	FIN	$203.70
				2198927		SRVS @ 1769 EASTWOOD	FIN	$70.47
				2199028		SRVS @ OLD DEERFIELD	FIN	$67.82
				2199126		SRVS @ 2888 LEXINGTON	FIN	$71.17
				2199222		SRVS @ 605 LAUREL AVE	FIN	$62.94
				2199318		SRVS @ 0 SE LAUREL FIRST	FIN	$9.78
				2199422		SRVS @ ROGER WILIIAMS	FIN	$470.19
				2206721		SRVS @ 418 SHERIDAN	FIN	$68.97
				2302419		SRVS @ 438 CENTRAL	FIN	$38.18
							Total	**$7,828.88**
420212	11/20/25	40225	JASON SARAH WEIL	41186		REFUND - PLMB-2024-00795	BLDG	$500.00
							Total	**$500.00**
420213	11/20/25	34483	ZORO TOOLS	41893	20252678	SUPPLIES	FACIL	$334.77
							Total	**$334.77**
							Total	**$1,013,051.63**

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615	11/20/25	39182	AMAZON	41814	20252818	SUPPLIES	FD	$49.99
				41815	20252883	BUSINESS EXPENSES	FD	$131.32
				41816	20250120	OFFICE SUPPLIES	FIN	$22.28
				41817	20250120	OFFICE SUPPLIES	FIN	$67.64
				41823	20251986	DEPARTMENT SUPPLIES	SNR	$139.50
				41824	20252935	FURNISHINGS EQUIPMENT	SNR	$45.58
				41825	20253134	PROGRAM SUPPLIES	SNR	$166.87
				41826	20252979	SUPPLIES	WP	$37.96
				41827	20252979	SUPPLIES	WP	$49.40
				41828	20250417	SUPPLIES	FACIL	$89.67
				41829	20252679	OFFICE SUPPLIES	PW	$59.95
				41830	20252877	SUPPLIES	ENG	$284.95
				41832	20252931	SUPPLIES	FACIL	$52.29
				41833	20252931	SUPPLIES	FACIL	$708.33
				41835	20252999	OFFICE SUPPLIES	PW	$66.50
				41836	20253030	SUPPLIES	PW	$77.00
				41837	20250603	OFFICE SUPPLIES	HLTH	$212.07
				41838	20252943	PRESESSION MONITORS SIGNAL EXTENDERS	CMO	$6,461.13
				41839	20252974	IT SUPPLIES	CS	$529.53
				41841	20253010	IT EQUIPMENT	CS	$2,419.74
				41842	20253019	CABLE PROTECTOR	CMO	$62.45
				41912	20252964	SUPPLIES SAFE	PLAN	$398.00
				41920		IT SUPPLIES	CS	($599.00)
				41921	20252983	RAPID DEPLOYMENT EYE PROTECTION	PD	$56.99
				41924	20252978	OFFICE SUPPLIES	TRNST	$806.76
				41926	20253055	TRAFFIC WANDS	PD	$39.00
				41928	20250676	SUPPLIES	PD	$124.60
				41932	20250676	SUPPLIES	PD	$65.90
				41933	20252878	SUPPLIES	ENG	$284.95
							Total	**$12,911.35**
616	11/20/25	38881	WILLIAMS SCOTSMAN	41938	20252516	SUPPLIES STORAGE CONTAINER	CMO	$168.00

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						SCULPTURE		
							Total	**$168.00**
							Total	**$13,079.35**

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420214	11/25/25	6066	ABC PRINTING	42036	20250380	OFFICE SUPPLIES	FIN	$1,247.75
							Total	**$1,247.75**
420215	11/25/25	39964	ACQUA CONTRACTORS	41973	20252137	MASTER METER REPLACEMENT	WP	$166,250.00
							Total	**$166,250.00**
420216	11/25/25	33449	ADVOCATE OCCUPATIONAL HEALTH	42031	20253088	R - MEDICAL SERVICES	TRNST	$288.00
							Total	**$288.00**
420217	11/25/25	39228	ALVAREZ	42076	20252126	LANDSCAPING SERVICES	FORST	$751.90
							Total	**$751.90**
420218	11/25/25	38925	AMERICAN TESTING	41991	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41992	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$190.00
				41993	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41994	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41995	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41997	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$190.00
				41998	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				41999	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				42000	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				42001	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$1,140.00
				42002	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				42003	20250789	R - ELEVATOR INSPECTION SERVICES	PLAN	$75.00
							Total	**$2,355.00**
420219	11/25/25	34391	B & F CONSTRUCTION	42086	20252704	R - INSPECTION SERVICES	BLDG	$1,275.00
							Total	**$1,275.00**
420220	11/25/25	39012	BEC ENTERPRISES	42050	20252175	PARTS	FLEET	$731.54
				42051	20250600	PARTS	FLEET	$447.85
							Total	**$1,179.39**
420221	11/25/25	8286	BIO-TRON	42019	20253101	EQUIPMENT	FD	$1,225.00
							Total	**$1,225.00**
420222	11/25/25	38677	BOWMAN CONSULTING	42013	20250840	MISC SERVICE	ENG	$2,070.09
				42014	20252942	E METRA LOT	ENG	$1,074.00
				42015	20252108	LINDEN AVE	ENG	$43,198.44

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				42016	20250872	MISC SERVICE	ENG	$9,251.04
							Total	**$55,593.57**
420223	11/25/25	39638	CHEMUNG	42047	20252463	PARTS	FLEET	$745.00
							Total	**$745.00**
420224	11/25/25	23349	CINTAS #22	41974	20252841	UNIFORM RENTAL	WP	$63.47
							Total	**$63.47**
420225	11/25/25	23349		41983	20252821	UNIFORM RENTAL	WTRDS	$78.72
				41984	20252823	UNIFORM RENTAL	STR	$93.85
				41985	20250396	UNIFORM RENTAL	SEWER	$83.56
				41986	20250385	UNIFORM RENTAL	FACIL	$27.69
				41987	20252822	UNIFORM RENTAL	FLEET	$123.77
				41988	20250251	UNIFORM RENTAL	TRNST	$15.97
				42020	20250114	UNIFORM RENTAL	FD	$6.19
							Total	**$429.75**
420226	11/25/25	14137	CIVILTECH	42005	20250518	R - PLAN REVIEWS	PLAN	$445.90
							Total	**$445.90**
420227	11/25/25	28703	DAN HEUSER	42041	20253180	SUPPLIES VIDEO PRODUCTION	CMO	$200.00
							Total	**$200.00**
420228	11/25/25	25996	DEBORAH A STERN	42075	20253138	R - CLASSES INNERGIZE 101	SNR	$203.00
							Total	**$203.00**
420229	11/25/25	38347	RJS UNITED	42046	20253137	PRINTING	SNR	$315.00
							Total	**$315.00**
420230	11/25/25	23105	EJ EQUIPMENT	42034	20252773	VAC CON PARTS	SEWER	$4,557.36
							Total	**$4,557.36**
420231	11/25/25	31966	EMILY TAUB	42027	20252898	R - REFUND IPELRA ATC	CMO	$929.58
							Total	**$929.58**
420232	11/25/25	37237	ESO SOLUTIONS	42077	20252803	EQUIPMENT	FD	$15,833.99
							Total	**$15,833.99**
420233	11/25/25	405	FEDEX	42006	20253096	SHIPPING CHARGES	PLAN	$115.27
				42007	20253096	SHIPPING CHARGES	PLAN	$9.49
							Total	**$124.76**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420234	11/25/25	38602	FIRE DEPT TRAINING	42078	20253247	EDUCATION TRAINING	FD	$300.00
							Total	**$300.00**
420235	11/25/25	40019	GENUINE PARTS	42059	20253110	PARTS	FLEET	$23.59
				42060	20253110	CREDIT PARTS	FLEET	($23.59)
				42061	20253252	PARTS	FLEET	$11.73
				42062	20253252	PARTS	FLEET	$453.01
				42063	20253252	CREDIT PARTS	FLEET	($38.88)
				42064	20253110	PARTS	FLEET	$117.72
				42065	20253110	PARTS	FLEET	$198.53
				42066	20253110	CREDIT PARTS	FLEET	($251.00)
				42067	20253252	PARTS	FLEET	$23.59
				42068	20252923	PARTS	FLEET	$11.79
				42069	20253110	PARTS	FLEET	$37.70
				42070	20253110	PARTS	FLEET	$26.08
				42071	20253110	PARTS	FLEET	$205.78
				42072	20253110	PARTS	FLEET	$201.90
							Total	**$997.95**
420236	11/25/25	33127	GHIDA S NEUKIRCH	42009	20253231	R - REIMBURSEMENT CITY MANAGER TRAVEL	CMO	$2,976.95
							Total	**$2,976.95**
420237	11/25/25	35168	GZA GEOENVIRONMENTAL	42043	20251037	MISC SERVICE	ENG	$33,132.64
							Total	**$33,132.64**
420238	11/25/25	39161	HARRIS KAL PRODUCTIONS	42010	20252901	EVENT HOLIDAY LIGHTING ENTERTAINERS	CMO	$900.00
							Total	**$900.00**
420239	11/25/25	1326	HIGHLAND PARK FORD	42048	20253243	REPAIRS	FLEET	$456.80
				42049	20252166	PARTS	FLEET	$54.24
				42087	20252986	PARTS	PD	$112.75
				42088	20252986	PARTS	PD	$49.59
							Total	**$673.38**
420240	11/25/25	33406	HR GREEN	42044	20250446	HR GREEN BEECH STREET BRIDGE	ENG	$480.83
							Total	**$480.83**
420241	11/25/25	130	INTERNATIONAL CODE COUNCIL	41989	20252567	ONLINE CLASS PLUMBING INSPECTOR	BLDG	$69.00

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$69.00**
420242	11/25/25	21102	ILLINOIS DEPT PUBLIC HEALTH	42037		VITAL RECORDS SURCHARGE DISBURSEMENT	FIN	$3,276.00
							Total	**$3,276.00**
420243	11/25/25	6346	ILLINOIS SECRETARY STATE	42079	20253233	CONFIDENTIAL PLATE TRANSFER	PD	$25.00
							Total	**$25.00**
420244	11/25/25	40258	JOE LYZNIAK	42033		REFUND - GCON-008557-2025	BLDG	$200.00
							Total	**$200.00**
420245	11/25/25	40153	JUSTIN PAITICH	41990	20253189	R - PERMIT TECH EXAM FEE	BLDG	$305.00
							Total	**$305.00**
420246	11/25/25	33275	JX ENTERPRISES	42021	20253126	SUPPLIES	FD	$101.60
							Total	**$101.60**
420247	11/25/25	37139	KAPLAN PAVING	42032		REFUND - EXTR-2025-02473	BLDG	$250.00
							Total	**$250.00**
420248	11/25/25	1309	LAKE COUNTY CLERK RECORDING	42008	20250505	R - RECORDING FEES	PLAN	$100.00
							Total	**$100.00**
420249	11/25/25	7917	LEACH ENTERPRISES	42055	20253226	PARTS	FLEET	$500.00
				42057	20252995	PARTS	FLEET	$22.50
				42074	20253226	PARTS	FLEET	($203.76)
							Total	**$318.74**
420250	11/25/25	40253	LIFEVAC	42089	20253196	SUPPLIES 12 LIFEVAC DEVICES	PD	$640.12
							Total	**$640.12**
420251	11/25/25	39858	LINDE GAS	42022	20252178	SUPPLIES OXYGEN	FD	$90.42
							Total	**$90.42**
420252	11/25/25	39858		42052	20250230	SUPPLIES GAS	FLEET	$209.71
							Total	**$209.71**
420253	11/25/25	39949	MATRIX IMAGING SOLUTIONS	42039	20251288	API WEB SERVICE	WTRDS	$2,438.47
							Total	**$2,438.47**
420254	11/25/25	692	MEADE ELECTRIC	42018	20253206	SKOKIE VALLEY	ENG	$11,025.00
							Total	**$11,025.00**
420255	11/25/25	37471	MICHAEL SCHMIDT	42030	20252700	R - TUITION REIMBURSEMENT	HLTH	$785.60

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$785.60**
420256	11/25/25	37438	MILLENNIA PROFESSIONAL	42058	20252247	ROAD PROGRAM	ENG	$50,423.36
							Total	**$50,423.36**
420257	11/25/25	39000	MORENO LANDSCAPE	41971	20252024	HOLIDAY LIGHTING INSTALLATION	FORST	$4,750.00
				41975	20250101	HARDSCAPE SERVICES	FORST	$18,216.00
				41976	20250101	ROUTINE GROUNDS	FORST	$765.50
				41977	20252802	ROUTINE GROUNDS	FORST	$859.00
				41978	20252024	ROUTINE GROUNDS	FORST	$23.50
				41979	20250101	ROUTINE GROUNDS	FORST	$6,130.00
				41980	20252802	HOLIDAY LIGHTING INSTALLATION	FORST	$16,997.00
				41981	20251947	ROUTINE GROUNDS	FORST	$5,115.85
				41982	20250101	ROUTINE GROUNDS	FORST	$6,791.15
							Total	**$59,648.00**
420258	11/25/25	38922	MUNICIPAL EMERGENCY	42023	20252835	EQUIPMENT	FD	$1,632.86
							Total	**$1,632.86**
420259	11/25/25	749	MUTUAL ACE HARDWARE	42053	20250218	PARTS	FLEET	$31.41
				42054	20250218	PARTS	FLEET	$44.05
							Total	**$75.46**
420260	11/25/25	31665	NORTH SHORE COLLISION	42026	20253240	PD SQUAD REPAIR	FIN	$1,813.15
							Total	**$1,813.15**
420261	11/25/25	34698	NORTHWOODS WREATHS	42035	20253140	HOLIDAY WREATHS	FORST	$1,550.00
							Total	**$1,550.00**
420262	11/25/25	4739	PARENT PETROLEUM	42045	20252565	SUPPLIES	FD	$244.46
							Total	**$244.46**
420263	11/25/25	39927	PREMIER PAVING	41908		REFUND - EXTR-2024-02485	BLDG	$500.00
							Total	**$500.00**
420264	11/25/25	34396	RIPPLE PUBLIC RELATIONS	42011	20253229	SUPPLIES STEWS BREWS	CMO	$163.31
							Total	**$163.31**
420265	11/25/25	8729	SECURITY ILLINOIS	42028	20250640	UNEMPLOYMENT CLAIMS	CMO	$43.49
				42029	20250640	UNEMPLOYMENT CLAIMS	CMO	$7,865.00
							Total	**$7,908.49**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420266	11/25/25	24595	SPECIAL PROJECT STAFFING	42081	20252390	TEMPORARY CLERICAL HELP	PLAN	$676.00
				42082	20252390	TEMPORARY CLERICAL HELP	PLAN	$1,081.60
				42083	20252390	TEMPORARY CLERICAL HELP	PLAN	$865.28
				42084	20252390	TEMPORARY CLERICAL HELP	PLAN	$689.52
				42085	20252390	TEMPORARY CLERICAL HELP	PLAN	$1,081.60
							Total	**$4,394.00**
420267	11/25/25	24595		42080	20252390	TEMPORARY CLERICAL HELP	PLAN	$1,081.60
							Total	**$1,081.60**
420268	11/25/25	1010	SUNSET FOODS	42012	20252913	COUNCIL DINNER SUPPLIES	CMO	$19.47
							Total	**$19.47**
420269	11/25/25	1005	THE ART CENTER - HIGHLAND PARK	42056	20251046	R - CLASSES ART	SNR	$1,902.60
							Total	**$1,902.60**
420270	11/25/25	34842	TRIBUNE PUBLISHING	42004	20250497	HPC ADVERTISING	PLAN	$481.72
							Total	**$481.72**
420271	11/25/25	15751	UNION PACIFIC RAILROAD	42038	20250488	2025 UP LOT LEASE	FIN	$410.37
							Total	**$410.37**
420272	11/25/25	39672	VIRSCO HOMES	41909		REFUND - PLMB-2023-00101	BLDG	$1,000.00
							Total	**$1,000.00**
420273	11/25/25	39435	VISTRA INTERMEDIATE	42042	20252249	ELECTRICITY	WP	$38,296.24
							Total	**$38,296.24**
							Total	**$484,854.92**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
618	11/25/25	37940	ELROD FRIEDMAN	42040	20250288	LEGAL SERVICES	LEGL	$92,632.50
							Total	**$92,632.50**
619	11/25/25	36864	UNIVAR SOLUTIONS	41972	20250098	CHEMICAL SUPPLIES	WP	$1,131.99
							Total	**$1,131.99**
620	11/25/25	15441	WILLIAMS ASSOCIATES	42024	20252914	ARCHITECTURAL ENGINEERING SERVICES	FD	$4,191.41
							Total	**$4,191.41**
							Total	**$97,955.90**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420274	12/03/25	24515	4IMPRINT	42258	20253154	SHERIFF BADGE STICKERS	PD	$456.75
							Total	**$456.75**
420275	12/03/25	6066	ABC PRINTING	42274	20250380	OFFICE SUPPLIES	FIN	$259.14
							Total	**$259.14**
420276	12/03/25	33449	ADVOCATE OCCUPATIONAL	42242	20250088	MEDICAL SERVICES	PW	$184.00
							Total	**$184.00**
420277	12/03/25	1762	ALLIANCE CONTRACTORS	42293	20252798	HAZEL AVE PED BRIDGE	ENG	$52,642.00
							Total	**$52,642.00**
420278	12/03/25	17669	AMERICAN RED CROSS	42260	20252962	CPR AED CHALLENGE COURSE	PD	$357.00
							Total	**$357.00**
420279	12/03/25	38917	ANTARCTIC MECHANICAL	42200	20252659	MAIN TRUNK LINE REPLACEMENT	FACIL	$41,960.00
				42201	20252262	BACKFLOW REPAIRS	FACIL	$1,110.00
				42202	20252262	BACKFLOW REPAIRS	FACIL	$970.00
				42278	20252659	LIFE SAFETY REPAIRS	FACIL	$1,857.63
							Total	**$45,897.63**
420280	12/03/25	39696	BLUE TO GOLD	42309	20253094	BTG TRAINING DEC	PD	$1,350.00
							Total	**$1,350.00**
420281	12/03/25	40263	CAREN REDISH	42094		REFUND - PLMB-2025-01499	BLDG	$2,000.00
							Total	**$2,000.00**
420282	12/03/25	23349	CINTAS #22	42176	20252841	UNIFORM RENTAL	WP	$63.47
							Total	**$63.47**
420283	12/03/25	23349		42162	20252822	UNIFORM RENTAL	FLEET	$123.77
				42163	20250251	UNIFORM RENTAL	TRNST	$15.97
				42164	20250385	UNIFORM RENTAL	FACIL	$27.69
				42165	20250396	UNIFORM RENTAL	SEWER	$84.75
				42166	20252823	UNIFORM RENTAL	STR	$93.85
				42167	20252821	UNIFORM RENTAL	WTRDS	$78.72
				42239	20250114	UNIFORM RENTAL	FD	$11.89
				42248	20250326	UNIFORM RENTAL	PD	$6.84
				42249	20250326	UNIFORM RENTAL	PD	$12.39
				42250	20250326	UNIFORM RENTAL	PD	$6.84

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				42251	20250326	UNIFORM RENTAL	PD	$12.39
				42252	20250326	UNIFORM RENTAL	PD	$6.84
				42253	20250326	UNIFORM RENTAL	PD	$12.39
				42254	20250326	UNIFORM RENTAL	PD	$30.92
				42255	20250326	UNIFORM RENTAL	PD	$12.39
				42256	20250326	UNIFORM RENTAL	PD	$6.84
				42257	20250326	UNIFORM RENTAL	PD	$12.39
				42268	20250326	UNIFORM RENTAL	PD	$12.72
							Total	**$569.59**
420284	12/03/25	2020	CIORBA GROUP	42308	20250267	MISC SERVICE	ENG	$1,964.43
							Total	**$1,964.43**
420285	12/03/25	14137	CIVILTECH	42235	20252658	HP SR CENTER	ENG	$8,763.50
							Total	**$8,763.50**
420286	12/03/25	31602	CLARK BAIRD SMITH	42240	20250812	LEGAL SERVICE	CMO	$1,341.25
				42241	20250812	LEGAL SERVICE	CMO	$1,376.25
							Total	**$2,717.50**
420287	12/03/25	33260	CONSTELLATION	42179	20250094	NATURAL GAS	WP	$1,917.06
							Total	**$1,917.06**
420288	12/03/25	34342	COMMUNITY PARTNERS AFFORDABLE HOUSING	42227	20250976	HTF OPERATING	PLAN	$23,546.25
							Total	**$23,546.25**
420289	12/03/25	233	CRAFTWOOD LUMBER	42203	20250418	SUPPLIES	FACIL	$53.76
				42204	20250418	SUPPLIES	FACIL	$1.50
				42205	20250418	SUPPLIES	FACIL	$43.83
				42206	20250418	SUPPLIES	FACIL	$30.97
				42279	20250418	SUPPLIES	FACIL	$45.99
				42281	20250418	SUPPLIES	FACIL	$3.49
							Total	**$179.54**
420290	12/03/25	39447	CREDIT SERVICE INTERNATIONAL	42275	20253301	COLLECTIONS FEE DUE	FIN	$1,368.00
							Total	**$1,368.00**
420291	12/03/25	39349	DEEPWALK RESEARCH	42237	20250905	MISC SERVICE	ENG	$24,990.00
							Total	**$24,990.00**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420292	12/03/25	11789	DENNY'S	42285	20253316	SNOW CREW MEAL	STR	$168.74
							Total	**$168.74**
420293	12/03/25	15351	FIRE SERVICE	42297	20253208	SUPPLIES	FD	$409.89
				42298	20253211	REPAIRS	FD	$1,906.35
							Total	**$2,316.24**
420294	12/03/25	36284	FLUID AIRE DYNAMICS	42207	20251099	EQUIPMENT SERVICE	FACIL	$245.50
				42208	20251192	EQUIPMENT SERVICE	FACIL	$340.25
				42209	20251725	EQUIPMENT SERVICE	FACIL	$179.25
							Total	**$765.00**
420295	12/03/25	11877	GALLS	42155	20250295	R - PACE OPERATOR UNIFORM	TRNST	$91.52
				42157	20250295	R - PACE OPERATOR UNIFORM	TRNST	($239.20)
				42158	20250295	R - PACE OPERATOR UNIFORM	TRNST	($105.57)
				42159	20250295	R - PACE OPERATOR UNIFORM	TRNST	$91.52
				42160	20250295	R - PACE OPERATOR UNIFORM	TRNST	$119.60
				42161	20250295	R - PACE OPERATOR UNIFORM	TRNST	$109.80
							Total	**$67.67**
420296	12/03/25	40019	GENUINE PARTS	42246	20252956	MECHANIC SUPPLIES	PD	$6.84
				42262	20252956	MECHANIC SUPPLIES	PD	$78.79
				42263	20252956	MECHANIC SUPPLIES	PD	$77.76
				42284	20253252	PARTS	FLEET	$30.03
				42286	20253252	PARTS	FLEET	($23.59)
				42287	20253252	PARTS	FLEET	$10.42
				42289	20253252	PARTS	FLEET	$38.70
				42290	20253252	PARTS	FLEET	$114.98
				42291	20253252	PARTS	FLEET	$92.14
				42299	20252043	SUPPLIES	FD	$22.45
				42300	20252970	SUPPLIES	FD	$3.85
				42301	20252970	SUPPLIES	FD	$6.15
				42302	20252970	SUPPLIES	FD	$17.60
							Total	**$476.12**
420297	12/03/25	22533	GRAINGER	42180	20250042	SUPPLIES	WP	$5.48

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				42181	20250042	SUPPLIES	WP	$9.69
				42182	20250042	SUPPLIES	WP	$140.18
				42183	20250042	SUPPLIES	WP	$88.20
							Total	**$243.55**
420298	12/03/25	39202	HARTWIG PLUMBING	42210	20252730	PLUMBING REPAIRS	FACIL	$768.72
				42211	20253224	PLUMBING REPAIRS	FACIL	$1,201.28
							Total	**$1,970.00**
420299	12/03/25	474	HIGHLAND PARK ELECTRIC	42170	20250794	LIGHTING MAINTENANCE	STR	$405.00
				42171	20250794	LIGHTING MAINTENANCE	STR	$364.50
				42172	20250794	LIGHTING MAINTENANCE	STR	$168.75
				42173	20250794	LIGHTING MAINTENANCE	STR	$506.25
				42195	20250794	LIGHTING MAINTENANCE	STR	$2,000.00
				42196	20250794	LIGHTING MAINTENANCE	STR	$209.25
							Total	**$3,653.75**
420300	12/03/25	1326	HIGHLAND PARK FORD	42264	20252986	FLEET PARTS	PD	$312.78
				42303	20252519	SUPPLIES	FD	$34.26
							Total	**$347.04**
420301	12/03/25	34837	INTERDEV	42269	20250355	PROFESSIONAL SERVICES	PD	$5,898.90
							Total	**$5,898.90**
420302	12/03/25	1430	IRELAND HEATING	42212	20252406	HVAC REPAIRS	FACIL	$1,022.91
							Total	**$1,022.91**
420303	12/03/25	31870	J.G. UNIFORMS	42265	20253092	UNIFORM ITEMS	PD	$670.60
							Total	**$670.60**
420304	12/03/25	37255	JACOB LANAHAN	42266	20253287	R - LANAHAN REIMBURSEMENT	PD	$433.83
							Total	**$433.83**
420305	12/03/25	39998	KAPLAN PAVING	42092		REFUND - EXTR-2025-02423	BLDG	$250.00
							Total	**$250.00**
420306	12/03/25	39360	KEITH MILLER	42273	20253317	R - NSWWA REIMBURSEMENT	WTRDS	$30.00
							Total	**$30.00**
420307	12/03/25	3027	MCMASTER-CARR	42304	20250893	SUPPLIES	FD	$33.70
				42305	20250893	SUPPLIES	FD	$35.28

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				42306	20253175	SUPPLIES	FD	$28.64
							Total	**$97.62**
420308	12/03/25	3027		42185	20250126	SUPPLIES	WP	$242.60
							Total	**$242.60**
420309	12/03/25	17623	MUNICIPAL GIS PARTNERS	42169	20250715	GIS SERVICES PROGRAM STAFFING	PW	$18,027.28
							Total	**$18,027.28**
420310	12/03/25	39000	MORENO LANDSCAPE	42288	20253315	HARDSCAPE SERVICES	FORST	$6,875.00
							Total	**$6,875.00**
420311	12/03/25	749	MUTUAL ACE HARDWARE	42168	20250014	SUPPLIES	FORST	$26.99
				42213	20250362	SUPPLIES	FACIL	$198.00
				42214	20252769	SUPPLIES	FACIL	$8.09
				42215	20252769	SUPPLIES	FACIL	$27.36
				42282	20252769	SUPPLIES	FACIL	$1.04
							Total	**$261.48**
420312	12/03/25	37832	NORTHSHORE TRUCK	42280	20250225	PARTS	FLEET	$2,500.00
				42283	20252462	REPAIRS	FLEET	$2,000.00
							Total	**$4,500.00**
420313	12/03/25	33907	NORTHWEST TRUCKS	42154	20251529	PARTS	FLEET	$100.54
							Total	**$100.54**
420314	12/03/25	12271	P. R. STREICH	42216	20252927	REPAIR SERVICES	FACIL	$555.00
							Total	**$555.00**
420315	12/03/25	40227	PATRICIA J. NISENHOLZ	42311	20253320	R - CLASSES MAH JONGG	SNR	$392.00
							Total	**$392.00**
420316	12/03/25	36296	PETE GOSS	42243	20252697	R - TUITION REIMBURSEMENT	HLTH	$1,400.00
							Total	**$1,400.00**
420317	12/03/25	2	PETER BAKER	42194	20252634	ASPHALT	STR	$102.40
				42277	20252634	ASPHALT	STR	$2,734.50
							Total	**$2,836.90**
420318	12/03/25	8164	PIERO'S PIZZA	42174	20253051	MAIN BREAK CREW MEAL	WTRDS	$173.12
				42175	20253051	MAIN BREAK CREW MEAL	WTRDS	$174.93
							Total	**$348.05**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420319	12/03/25	39016	PITNEY BOWES	42217	20250450	POSTAGE MACHINES LEASE	FACIL	$166.10
				42218	20250450	POSTAGE MACHINES LEASE	FACIL	$592.62
				42219	20250450	POSTAGE MACHINES LEASE	FACIL	$310.20
							Total	**$1,068.92**
420320	12/03/25	24500	REYES MONTEMAYOR	42267	20253288	R - BUTTON REIMBURSEMENT	PD	$156.45
							Total	**$156.45**
420321	12/03/25	34396	RIPPLE PUBLIC RELATIONS	42229	20250642	SSA - 17 RETAINER	CMO	$4,125.00
				42231	20253277	SSA - 17 REIMBURSMENT WINTER DECOR	CMO	$1,482.95
							Total	**$5,607.95**
420322	12/03/25	15489	RS AMERICAS	42186	20253284	SUPPLIES	WP	$803.69
							Total	**$803.69**
420323	12/03/25	25207	RUSH TRUCK CENTER	42307	20253275	TURBOCHARGER	FD	$2,170.60
							Total	**$2,170.60**
420324	12/03/25	937	RYDIN DECAL	42230	20253285	PRINTING LICENSE DECALS	CMO	$788.31
							Total	**$788.31**
420325	12/03/25	40228	SARAH GRACE LUCAS	42310	20253305	R - BRUNCH LEARN	SNR	$300.00
							Total	**$300.00**
420326	12/03/25	16787	SCOTT LEVENFELD	42228	20250287	ADMIN HEARING	LEGL	$1,150.00
							Total	**$1,150.00**
420327	12/03/25	11611	SDS HOLDINGS	42191	20250242	UNIFORM SUPPLIES	STR	$123.93
				42236	20253280	SUPPLIES CLOTHING	ENG	$100.00
							Total	**$223.93**
420328	12/03/25	30672	SNOW SYSTEMS	42276	20250279	SNOW REMOVAL	FACIL	$2,964.00
							Total	**$2,964.00**
420329	12/03/25	26883	STAPLES	42220	20250357	SUPPLIES	FACIL	$104.72
				42221	20252595	SUPPLIES	FACIL	$1,471.54
				42222	20252595	SUPPLIES	FACIL	$573.79
				42223	20252595	SUPPLIES	FACIL	$12.75
				42224	20252595	SUPPLIES	FACIL	$12.75
				42225	20252595	SUPPLIES	FACIL	$143.90
							Total	**$2,319.45**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420330	12/03/25	18379	STEVEN NEUMAN	42247	20251533	INV SGT CLOTHING ALLOWANCE	PD	$239.10
							Total	**$239.10**
420331	12/03/25	1010	SUNSET FOODS	42312	20253304	EVENT PROGRAM THANKSGIVING LUNCHEON	SNR	$1,800.00
							Total	**$1,800.00**
420332	12/03/25	40247	THE ARTCRAFT	42259	20253156	SUPPLIES PROMO ITEMS	PD	$4,131.80
							Total	**$4,131.80**
420333	12/03/25	39916	THOMAS ENGINEERING	42238	20253005	MFT RESURFACE PROGRAM	ENG	$7,702.66
							Total	**$7,702.66**
420334	12/03/25	34926	TKG ENVIRONMENTAL	42198	20251233	STREET SWEEPING	STR	$600.00
				42199	20251233	STREET SWEEPING	STR	$600.00
							Total	**$1,200.00**
420335	12/03/25	39994	TOTAL PAVING	42090		REFUND - EXTR-2025-02136	BLDG	$250.00
							Total	**$250.00**
420336	12/03/25	39994		42091		REFUND - EXTR-2025-02314	BLDG	$250.00
							Total	**$250.00**
420337	12/03/25	30073	TRANSPORTATION LAKE COUNTY	42193	20250714	TRAFFIC SIGNAL SERVICES	STR	$22,072.16
							Total	**$22,072.16**
420338	12/03/25	40055	TRINE CONSTRUCTION	42296	20252196	BEECH LN	ENG	$165,835.81
							Total	**$165,835.81**
420339	12/03/25	25835	ULINE	42232	20253278	TARPS SECOND STREET FURNITURE	CMO	$83.99
				42261	20253161	RANGE SUPPLIES	PD	$629.50
							Total	**$713.49**
420340	12/03/25	15397	HD SUPPLY	42184	20253276	SUPPLIES	WP	$450.30
							Total	**$450.30**
420341	12/03/25	39702	VAN BUREN INDUSTRIES	42295	20253251	CITY SEALS	FLEET	$842.50
							Total	**$842.50**
420342	12/03/25	37465	VEGA AMERICAS	42187	20252680	SUPPLIES	WP	$1,469.32
							Total	**$1,469.32**
420343	12/03/25	38898	VERIZON	42294	20250401	GPS SERVICES	FLEET	$751.12
							Total	**$751.12**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
420344	12/03/25	19876	VERIZON WIRELESS	42192	20250520	WATER METER DATA COLLECTORS	WTRDS	$205.94
							Total	**$205.94**
420345	12/03/25	39435	VISTRA INTERMEDIATE	42177	20252249	ELECTRICITY	WP	$719.33
				42178	20252249	ELECTRICITY	WP	$407.56
							Total	**$1,126.89**
420346	12/03/25	17122	WAREHOUSE DIRECT	42188	20250018	SUPPLIES	WP	$278.16
							Total	**$278.16**
420347	12/03/25	38896	WEX BANK	42292	20253261	SUPPLIES FUEL CARDS	FLEET	$247.00
							Total	**$247.00**
420348	12/03/25	34483	ZORO TOOLS	42189	20250127	SUPPLIES	WP	$216.89
				42190	20250127	SUPPLIES	WP	$64.68
							Total	**$281.57**
							Total	**$450,577.80**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
617	12/02/25	2720	POLICE PENSION FUND	42314	20250481	PD CITY CONTRIBUTION	FIN	$1,231,100.00
							Total	**$1,231,100.00**
621	12/02/25	2721	FIREMENS PENSION FUND	42315	20250482	FD CITY CONTRIBUTION	FIN	$1,240,700.00
							Total	**$1,240,700.00**
622	12/02/25	2669	AMALGAMATED BANK CHICAGO	42316	20250339	ADMIN FEE GO BOND 2021	FIN	$475.00
							Total	**$475.00**
623	12/02/25	2670	ARTHUR J. GALLAGHER RISK MGMT	42317	20253205	POLLUTION INSURANCE RR	ENG	$10,675.00
							Total	**$10,675.00**
624	12/03/25	32860	JPMORGAN MASTERCARD	42313		NOVEMBER 2025 CREDIT CARD	FIN	$13,529.60
							Total	**$13,529.60**
625	12/03/25	38881	WILLIAMS SCOTSMAN	42233	20252516	STORAGE CONTAINER SCULPTURE	CMO	$168.00
				42234	20252516	STORAGE CONTAINER SCULPTURE	CMO	$168.00
							Total	**$336.00**
626	12/03/25	2669	AMALGAMATED BANK CHICAGO	42318	20251734	2025 BOND DEBT SRV PYMT 12.30.25	FIN	$337,246.93
							Total	**$337,246.93**
627	12/03/25	2669		42319	20250476	2024 BOND DEBT SRV PYMT 12.30.25	FIN	$713,950.00
							Total	**$713,950.00**
628	12/03/25	2669		42320	20250475	2022 BOND DEBT SRV PYMT 12.30.25	FIN	$890,950.00
							Total	**$890,950.00**
629	12/03/25	2669		42321	20250474	2021REF BOND DEBT SRV PYMT 12.30.25	FIN	$1,713,350.00
							Total	**$1,713,350.00**
630	12/03/25	2669		42322	20250473	2020REF BOND DEBT SRV PYMT 12.30.25	FIN	$420,375.00
							Total	**$420,375.00**
631	12/03/25	2669		42323	20250472	2018 BOND DEBT SRV PYMT 12.30.25	FIN	$649,475.00
							Total	**$649,475.00**
632	12/03/25	2669		42324	20250471	2017 BOND DEBT SRV PYMT 12.30.25	FIN	$273,587.50
							Total	**$273,587.50**
633	12/03/25	2669		42325	20250470	2016 BOND DEBT SRV PYMT 12.30.25	FIN	$343,350.00
							Total	**$343,350.00**
634	12/03/25	2669		42327	20250468	2012 DEBT SRV PYMT 12.30.25	FIN	$459,868.76

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$459,868.76**
635	12/03/25	2669		42326	20250469	2015 BOND DEBT SRV PYMT 12.30.25	FIN	$70,281.25
							Total	**$70,281.25**
							Total	**$8,369,250.04**

Staff Report

Meeting Date: December 15, 2025

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

Department: City Manager's Office

Title: A Resolution Approving a Third Amendment to the Professional Services Agreement with Scott Levenfeld

Recommendation:
City Staff recommends an amendment to the Professional Services Agreement with Scott Levenfeld relating to a title change for his position.

Policy Consideration:
On March 1, 2023, the City Council approved a Professional Services Agreement ("PSA") appointing Scott Levenfeld as the City's Hearing Officer for the Administrative Hearing Program. On December 14, 2023, the City Council approved the First Amendment to the PSA with Mr. Levenfeld, appointing him as the City's Chief Hearing Officer for the Administrative Hearing Program. On November 18, 2024, the City Council approved a Second Amendment to Mr. Levenfeld's PSA to additionally appoint him as the City's Ethics Enforcement Officer.

Mr. Levenfeld has requested a title change in relation to his position in the Administrative Hearings process that is commensurate with his role and associated responsibilities. After internal review between staff and Corporation Counsel, staff concurred that consideration of a title change is warranted. Staff recommends Council approval of the Third Amendment to Mr. Levenfeld's PSA to formally change his title to Chief Administrative Hearing Judge. This amendment will not affect the duties or title held by Mr. Levenfled in his additional role as the City's Ethics Enforcement Officer.

Core Priorities:
Fiscal Stability
At this time, there will be no financial impact on the compensation that is set for Administrative Hearing services provided to the City by Mr. Levenfeld which is included in the FY2026 budget in line item 1110106.61010 *Legal Professional Services*.

Attachments:
1. Resolution - Third Amendment to PSA for Scott Levenfeld

4872-4408-6417, v. 1

2. HP Third Amendment to PSA between the City of Highland Park and Scott Levenfeld

City of Highland Park

Resolution No.

A Resolution Approving a Third Amendment to the Professional Services Agreement with Scott Levenfeld

WHEREAS, pursuant to Section 38.005 of "The Highland Park Code of 1968", as amended, ("***City Code***"), the Mayor, with the advice and consent of the City Council, is authorized to appoint hearing officers to preside over the City's administrative hearing system ("***Administrative Hearings***"); and

WHEREAS, on February 27, 2023, the City Council adopted Resolution No. R19-2023, appointing Scott Levenfeld ("***Levenfeld***") as the Chief Hearing Officer of Administrative Hearings ("***Chief Hearing Officer***") and approving a professional services agreement with Levenfeld; and

WHEREAS, the City and Levenfeld have entered into a professional services agreement ("***Initial Agreement***") dated March 1, 2023, for the appointment of Levenfeld as the Chief Hearing Officer, as amended by the First Amendment to the Professional Services Agreement dated December 14, 2023 ("***First Amendment***") and the Second Amendment to the Professional Services Agreement dated December 1, 2024 ("***Second Amendment***," and collectively with the Initial Agreement and the First Amendment, "***Agreement***"); and

WHEREAS, Levenfeld has requested his title be changed from Chief Hearing Officer to Chief Administrative Law Judge; and

WHEREAS, the City Council now desires to amend the Agreement to: (i) change his title from Chief Hearing Officer to Chief Administrative Law Judge and (ii) to provide a form template to extend the Agreement (collectively, the "***Third Amendment to 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 Third Amendment to Agreement;

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: APPROVAL OF THIRD AMENDMENT TO AGREEMENT. The Third Amendment to Agreement is hereby approved in substantially the form attached to this Resolution as **Exhibit A**.

SECTION THREE: EXECUTION OF FIRST AMENDMENT TO AGREEMENT. The Mayor and the City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, the Third Amendment to Agreement upon receipt by the City Clerk of at least one original copy of the Third Amendment to Agreement executed by Levenfeld; provided, however, that if the executed copy of the Third Amendment to 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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

THIRD AMENDMENT TO AGREEMENT

THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HIGHLAND PARK AND SCOTT LEVENFELD CHIEF ADMINISTRATIVE LAW JUDGE AND ETHICS ENFORCEMENT OFFICER

THIS IS A THIRD AMENDMENT ("***Third Amendment***"), dated as of the ____ day of _____, 2025, to that certain "Professional Services Agreement for Chief Administrative Hearing Officer" dated March 1, 2023 (***"Initial Agreement"***), as amended by that certain "First Amendment to the Professional Services Agreement for Chief Administrative Hearing Officer" dated as of December 14, 2023 (***"First Amendment"***), and that certain "Second Amendment to the Professional Services Agreement for Chief Administrative Hearing Officer" dated as of December 1, 2024 ("***Second Amendment***," and collectively with the Initial Agreement and the First Amendment, the ***"Agreement"***), by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***), and **SCOTT LEVENFELD** (***"Levenfeld"***). In consideration of the recitals and mutual covenants and agreements set forth in this Third Amendment, the receipt and sufficiency of which are hereby acknowledged and agreed, the parties agree as follows:

SECTION ONE. RECITALS.

A. Pursuant to the Agreement, the City agreed to engage Levenfeld, and Levenfeld agreed to be engaged by the City, to perform the duties of the Chief Administrative Law Judge (previously known as the Chief Administrative Hearing Officer) for the City (***"Chief Administrative Law Judge"***).

B. Pursuant to Section 1.C of the Initial Agreement, the parties may extend the term of the Agreement by memorandum or letter signed by the Mayor and Levenfeld.

C. Pursuant to Section 6.A of the Initial Agreement, the City and Levenfeld desire to amend the Agreement to: (i) confirm the change of title of the position from "Chief Hearing Officer" to "Chief Administrative Law Judge," and (ii) add as an exhibit to the Agreement the extension form attached to and, by this reference, made a part of this Third Amendment as **Exhibit A** ("***Extension Form***").

SECTION TWO. DEFINITIONS; RULES OF CONSTRUCTION.

A. **Definitions.** All capitalized words and phrases used throughout this Third Amendment have the meanings set forth in the various provisions of the Agreement. If a word or phrase is not specifically defined in this Third Amendment, it has the same meaning as in the Agreement.

B. **Rules of Construction.** Except as specifically provided in this Third Amendment, all terms, provisions and requirements contained in the Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Agreement and the text of this Third Amendment, the text of this Third Amendment will control. All references in the Agreement to "Consultant" shall be deemed to mean "Levenfeld."

SECTION THREE. AMENDMENT TO AGREEMENT.

A. Section 1 of the Agreement is hereby amended as follows: (deletions are ~~stricken through~~, additions are in **bold** and double-underlined):

"SECTION 1. SCOPE AND PROVISION OF SERVICES

A. **Engagement.** The Mayor, on behalf of the City, and with the advice and consent of the City Council of the City (***"City Council"***), hereby appoints Levenfeld as Chief Administrative ~~Hearing Officer~~ **Law Judge** for the City ("Chief Administrative ~~Hearing Officer~~ **Law Judge**"), and Ethics Enforcement Officer and engages Levenfeld to provide all necessary services for adjudication of violations of "The Highland Park Code of 1968," as amended (***"City Code"***), as further described in Section 1.B."

B. **Commencement; Time of Performance.** The engagements and appointments of Levenfeld as Chief Administrative ~~Hearing Officer~~ **Law Judge** and Ethics Enforcement Officer are at the will of the City Council. Without limitation of the at-will nature of Levenfeld's appointment and service, this Agreement is for an initial term commencing on the Effective Date and expiring on December 31, 2025 (***"Initial Term"***), subject to the termination provisions in Section 3 of this Agreement. The Term of this Agreement may be extended for additional two-year periods. Any extension must be in writing **and on** ~~which may be in memorandum or letter form,~~ **the form attached to this Agreement as Exhibit A, and** signed by the Mayor and by ~~the Consultant~~ **Levenfeld** (the Initial Term and all extensions, collectively, the "***Term***")."

B. The Agreement is hereby amended by attaching the Extension Form as **Exhibit A**.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Third Amendment to be executed by their duly authorized representatives as of the date and year first written above.

ATTEST:

By: _____
Ghida S. Neukirch, City Clerk

Date: _____

CITY OF HIGHLAND PARK

By: _____
Nancy R. Rotering, Mayor

Date: _____

SCOTT LEVENFELD

_____

Date: _____

EXHIBIT A

Extension Form

_____ __, 202_

Mr. Scott Levenfeld
800 Stonegate Drive
Highland Park, IL 60035

Re: Letter Agreement to Extend Professional Services Agreement

Dear Mr. Levenfeld:

You and the City of Highland Park (***"City"***) are parties to that certain Professional Services Agreement for Chief Administrative Law Judge and Ethics Enforcement Officer dated March 1, 2023 ("***Agreement***"), as amended.

The Agreement is set to expire on _____ __, 202_. The parties desire to extend the term of the Agreement for an additional two-year period. Pursuant to Section 1.C of the Agreement, the parties hereby agree to extend the term of the Agreement to expire on _____ __, 202__.

Please sign and acknowledge below to effectuate the two-year extension pursuant to the above terms.

Sincerely,

CITY OF HIGHLAND PARK

_____
Mayor

Date: _____

Acknowledged and Agreed:

By: _____
Name: Scott Levenfeld
Date: _____

Staff Report

Meeting Date: December 15, 2025

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

Department: City Manager's Office

Title: An Ordinance Amending Section 38.005 of "The Highland Park Code of 1968", as Amended, Regarding Hearing Officers

Recommendation:
City Staff recommends an amendment to Section 38.005, *Definitions*, in order to encompass the entire designation of Hearing Officer, as it relates to the administrative hearing program.

Policy Consideration:
Chapter 38 of the City Code provides for the regulations that govern the City's administrative hearing program. Throughout the Chapter, the term "Hearing Officer" is used to identify the individual that is authorized to preside over the program. In relation to staff's recommendation to formally change the presiding officer title from Chief Administrative Hearing Officer to Chief Administrative Law Judge, staff is further recommending an amendment to Chapter 38 of the City Code to identify the role of administrative law judge within the section. Based on feedback from Corporation Counsel, staff recommends adding language to clarify and connect the new title with the designation of "Hearing Officer." The proposed amendment will add new language to Section 38.005 as follows, "**Designation. The term Hearing Officer includes and refers to an administrative law judge.**"

Core Priorities:
Public Safety
Updating the City Code to be consistent with the titles used in the Administrative Hearing process allows greater clarity of roles for all parties involved in this Public Safety process.

Attachments:
1. Ordinance - Amending Chapter 38 of the City Code

City of Highland Park

Ordinance No.

An Ordinance Amending Section 38.005 of "The Highland Park Code of 1968," as amended, Regarding Hearing Officers

WHEREAS, Chapter 38 of "The Highland Park Code of 1968," as amended ("***City Code***"), sets forth the City's regulations governing the City's administrative hearing system; and

WHEREAS, throughout Chapter 38 of the City Code, the term "hearing officer" is used to identify the individual authorized to preside over the administrative proceedings of the City's administrative hearing system; and

WHEREAS, the City Council desires to amend Chapter 38 of the City Code to provide that, wherever the term hearing officer appears in the City Code, such term will be deemed to include and refer to an administrative law judge (***"Proposed Amendment"***); and

WHEREAS, the City Council has determined that it will serve and be in the best interests of the City to amend Chapter 38 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 findings of the City Council.

SECTION TWO: DEFINITIONS. Section 38.005, titled "Hearing Officer," of Chapter 38, titled "City Administrative Hearing System," of the City Code is hereby amended further to read as follows:

"Sec. 38.005. – Hearing Officer.

(A) Appointment. The Mayor, with the advice and consent of the City Council, shall appoint one or more qualified Hearing Officers to perform the functions set forth in this Section.

(B) Term. The term of a Hearing Officer shall be for a term not to exceed two years; provided, however, that the City Council may remove a Hearing Officer with or without cause.

(C) Qualifications. To qualify as a Hearing Officer, an individual must:

(1) Be an attorney licensed to practice law in the State of Illinois for at least three years;

(2) Be in good standing with the Illinois Supreme Court Attorney Registration and Disciplinary Commission; and

(3) Complete a formal training program conducted by the City Manager and the City Corporation Counsel consisting of:

(a) Instruction on the rules of procedure for administrative hearings;

(b) Orientation to each subject area of the Code that will be adjudicated;

(c) Observation of hearings conducted by Illinois municipalities that have adopted the administrative hearing system; and

(d) Participation in hypothetical hearings, including ruling on evidence and issuance of final orders.

(D) Compensation. Authorization for compensation for a Hearing Officer shall be made by the City Council through the City's annual budget process. Compensation shall be determined by the City Manager within approved budget limitations.

(E) Authority and Jurisdiction. Hearing Officers are hereby authorized, empowered, and directed to:

(1) Hear testimony and accept evidence that is relevant to the allegation of a Violation;

(2) Issue subpoenas directing witnesses to appear and give relevant testimony at the Hearing, upon the request of the parties or their representatives;

(3) Preserve and authenticate the record of the Hearing, including all exhibits and evidence introduced at the Hearing;

(4) Issue a determination, based on the evidence presented at the Hearing, on whether a Violation occurred or exists. The Hearing Officer’s determination shall be in writing and shall include a written finding of fact, decision, and order, including any corrective measures, the fine, penalty, and interest charges, or other action with which the defendant must comply;

(5) Impose penalties consistent with applicable Code provisions, order the defendant to obtain a compliance bond, and require the defendant to take corrective measures to cure the Violation upon finding a defendant liable for the charged Violation, except as expressly provided in this Chapter;

(6) Impose administrative costs in an amount not less than the minimum amount set by the City Council in a resolution adopted pursuant to Section 38.017, upon finding a defendant liable for the charged Violation. The Hearing Officer shall have no authority to waive, or impose an amount less than the minimum amount set by the City Council; provided, however, that the Hearing Officer may waive administrative costs for adjudged violations of Chapters 72, 73, 74, or 77 of Title VII of the Code.

(7) Impose interest charges not less than the minimum amount set by the City Council in a resolution adopted pursuant to Section 38.017, if a defendant fails to pay the penalty, fine or administrative costs set by the Hearing Officer on the day of the hearing; provided, however, that the Hearing Officer shall have no authority to waive, or impose interest charges in an amount less than, the minimum interest charges set by the City Council; and

(8) Postpone or continue a defendant's Hearing to a later Hearing date;

(9) Require, for Violations involving the possession or consumption of alcoholic beverages or the possession of cannabis or drug paraphernalia, that a defendant complete, and provide proof of completion of, a specified period of community service with an organization designated by the City Manager in consultation with the Chief of Police. Such community service may include, without limitation, a specific period of attendance at a designated educational program or the receipt of counseling related to substance abuse. This community service requirement may be imposed in addition to, or in lieu of, any applicable fines and administrative costs for the Violation; and

(10) Conduct and adjudicate hearings concerning impounded motor vehicles, in accordance with and pursuant to Section 71.370 of this Code.

(F) Designation. The term Hearing Officer includes and refers to an administrative law judge."

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 upon its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

ORDINANCE NO.:

_____

Nancy R. Rotering, Mayor

ATTEST:

_____

Ghida S. Neukirch, City Clerk

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: A Resolution entering into an Exterior Improvement Grant for Matchmaker Bookshop LLC (1891 Second St)

Recommendation:
Staff recommends approving funding from the Exterior Improvement Grant Program not to exceed $17,110.46 for Matchmaker Bookshop LLC (1891 Second Street).

Policy Consideration:
Background
In recognition of the importance of independent merchants to the City's reputation and tax base, the Exterior Improvement Program Grant (EIP), effective January 1, 2024, encourages the improvement and revitalization of the visible exterior appearance of existing buildings. A copy of the completed application is on file in the City Manager's Office.

Eligible Improvements

- Exterior painting
- Doors
- Signage
- Landscaping
- Installation of the front porch

Program Requirements and Required Documentation Received

- The property owner's written consent on the application form to implement the improvements and participate in the program.
- Photos of the existing façade with a diagram outlining the scope of the area to be repaired.
- Itemized costs for the proposed project.

Cost Estimates
Only one cost proposal was obtained for the entire scope of work, totaling $34,220.92. The applicant was unable to secure competitive bids for the main contractor, and they could not obtain a second bid for the signage and landscaping components because of time constraints. Despite the single bid, the requested not to exceed grant amount of $17,110.46 is compliant with the City's current ordinance, as it does not exceed the maximum cap of $20,000 or 50% of the total eligible improvements.

Eligibility
Matchmaker Bookshop LLC has met all program requirements per Chapter 107 of "The Highland Park Code of 1968". The application is eligible for consideration of a grant. Staff confirmed that this business generates sales tax as the program requires. Council action on this item constitutes approval of funding through the EIP contingent on the applicant receiving all necessary permit approvals separate from this application and the submittal of paid invoices.

Core Priorities:

Fiscal Stability
Matchmaker Bookshop LLC is eligible for a grant up to $17,110.46. Funds for the Exterior Improvement Grant Program are budgeted in FY2025 in account 1110107.62100 *Business Development Programs & Events*.

Economic Development
The Exterior Improvement Grant directly contributes to economic development by lowering the financial barrier for property owners and sales tax-producing businesses to make necessary structural and aesthetic upgrades and provide necessary signage. Through the use of this incentive program, the City effectively leverages public funds to stimulate greater private investment in commercial real estate improvements. A higher quality and more modern physical environment helps local sales-tax-generating businesses become more competitive and ensures their long-term retention. Clear branding through signage provides for easy recognition and identification of new and existing businesses.

Vibrancy

The Grant Program significantly boosts community vibrancy by directly improving the overall aesthetic of commercial business districts. Enhanced facades, new signage, and improved lighting create a welcoming and visually appealing environment, transforming commercial areas into vibrant destinations. Furthermore, improvements to functionality, such as enhanced accessibility and safer walkways, support an accessible and positive pedestrian experience. This increased foot traffic and public engagement in the business districts are key indicators of a thriving and dynamic community life.

Attachments:
1. Exhibit A - Resolution Approving EIP Grant to Matchmaker Bookshop

2. Before Picture - MM
3. After Picture - MM

CITY OF HIGHLAND PARK

RESOLUTION NO. R2025-_____

A RESOLUTION APPROVING AN EXTERIOR IMPROVEMENT GRANT FOR MATCHMAKER BOOKSHOP LLC

WHEREAS, the City of Highland Park (***"City"***) recognizes the importance of independent merchants to the City's vibrancy, quality of life, and tax base; and

WHEREAS, Chapter 107 of "The Highland Park Code of 1968", as amended (***"City Code"***), establishes the City's Exterior Improvement Program, through which the City provides financial assistance to sales tax generating businesses and property owners to improve the appearance and image of business properties; and

WHEREAS, the City has designated funds in the City's FY2025 budget to approve Exterior Improvement Program grants (***"EIP Grants"***); and

WHEREAS, Lauren Cardick (**"*Applicant*"**) is the business owner of Matchmaker Bookshop LLC, located at the address commonly known as 1891 Second Street (***"Property"***); and

WHEREAS, the Applicant has submitted an application for an EIP Grant from the City to improve the exterior of the Property (***"Approved Eligible Improvements"***); and

WHEREAS, the City Manager has determined that the Applicant qualifies for an EIP Grant and has recommended issuance of an EIP Grant to the Applicant; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to award an EIP Grant to the Applicant in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution;

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: APPROVAL OF EIP GRANT. Subject to, and contingent upon, the condition set forth in Section Three of this Resolution, the City Council hereby approves the issuance of an EIP Grant to the Applicant in an amount not to exceed 50% of the cost of the Approved Eligible Improvements and up to a maximum of $17,110.46, in accordance with, and pursuant to, Section 107.006(C) of the City Code and the home rule powers of the City.

SECTION THREE: CONDITION. The approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon the completion by the Applicant of the construction of the Approved Eligible Improvement within 120 days after the effective date of this Resolution.

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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

BEFORE



AFTER




MATCHMAKER
BOOKSHOP

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: A Resolution entering into an Exterior Improvement Grant for CRG Ravinia LLC (565 Roger Williams Ave)

Recommendation:
Staff recommends approving $100,000 from the Exterior Improvement Grant Program, where CRG Ravinia LLC, plans to open a full-service food and beverage establishment at 565 Roger Williams.

Based on majority support of the City Council as discussed at a Committee of the Whole meeting, the agreement provides for the maximum allowable reimbursement under the Exterior Improvement Grant program to the applicant. This action would permit the applicant to receive the full reimbursement amount of $100,000 in a lump sum payment. Consequently, the applicant would be ineligible for subsequent participation in the Exterior Improvement Grant program for a period of five years following the approval of this grant.

Policy Consideration:
Background
In recognition of the importance of independent merchants to the City's reputation and tax base, The Exterior Improvement Program Grant (EIP), effective January 1, 2024, encourages the improvement and revitalization of the visible exterior appearance of existing buildings. A copy of the completed application is on file in the City Manager's Office.

During the April 14, 2025, Committee of the Whole, City Staff sought Council feedback on whether there is support to offer five years of Exterior Improvement Grant funds in one lump sum for a total of $100,000 to support the renovation of the property. The majority of the Council supported the City to grant CRG Ravinia LLC an additional $100,000 in grant funding, which equates to five years of exterior improvement grants on the condition that they would be ineligible for subsequent participation in the Exterior Improvement Grant program for a period of five years following the approval of the grant.

Eligible Improvements

- Sidewalk and paving improvements for accessibility
- Replacing, repainting, or restoring exterior doors
- Painting
- Replacing or repainting windows
- Installing, replacing, repainting, or restoring permanent signs/awnings
- Installing or replacing landscaping
- Purchasing outdoor dining furniture and decor

Program Requirements and Required Documentation Received

- Property owner's written consent on the application form to implement the improvements and participate in the program
- Photos of the existing façade with a diagram outlining the scope of the area to be repaired.
- Itemized costs for the proposed project

Eligibility
CRG Ravinia LLC, has met all program requirements per Chapter 107 of "The Highland Park Code of 1968". The application is eligible to be considered for a Grant. Staff confirmed that this business generates sales tax as the program requires. Council action on this item constitutes approval of funding through the EIP contingent on the applicant receiving all required permit approvals separate from this application and the submittal of paid invoices.

Cost Estimates
The applicant was able to find two cost proposals. The applicant intends to select the contractor with the lowest bid at $213,000. The grant request of $100,000 is in accordance with the City's current ordinance and what the Council approved during the April 14, 2025, Committee of the Whole presentation. The grant request is for an amount that does not exceed 50% of eligible improvements, up to a maximum of $100,000 over five years.

Core Priorities:

Fiscal Stability
CRG Ravinia LLC is eligible for a grant up to $100,000. Funds for the Exterior Improvement Grant Program are budgeted in FY2025 in account 1110107.62100 Business Development Programs & Events. Staff will seek redistribution of unspent funds from the FY2024 business grant programs to the FY2025 Budget to offset this expense as part of a future budget amendment.

Economic Development
The Exterior Improvement Grant directly contributes to economic development by lowering the

financial barrier for property owners and sales tax-producing businesses to make necessary structural and aesthetic upgrades. Through the use of this incentive program, the City effectively leverages public funds to stimulate greater private investment in commercial real estate improvements. A higher quality and more modern physical environment helps local sales-tax-generating businesses become more competitive and ensures their long-term retention.

Vibrancy

The Grant Program significantly boosts community vibrancy by directly improving the overall aesthetic of commercial business districts. Enhanced facades, new signage, and improved lighting create a welcoming and visually appealing environment, transforming commercial areas into vibrant destinations. Furthermore, improvements to functionality, such as enhanced accessibility and safer walkways, support a comfortable and positive pedestrian experience. This increased foot traffic and public engagement in the districts are key indicators of a thriving and dynamic community life.

Attachments:

1. Exhibit A - Resolution Approving EIP Grant to CRG Ravinia LLC
2. Before Pictures - CRG
3. Rendering Pictures - CRG

CITY OF HIGHLAND PARK

RESOLUTION NO. R2025-_____

A RESOLUTION APPROVING AN EXTERIOR IMPROVEMENT GRANT FOR CRG RAVINIA LLC

WHEREAS, the City of Highland Park (***"City"***) recognizes the importance of independent merchants to the City's vibrancy, quality of life, and tax base; and

WHEREAS, Chapter 107 of "The Highland Park Code of 1968", as amended (***"City Code"***), establishes the City's Exterior Improvement Program, through which the City provides financial assistance to sales tax generating businesses and property owners to improve the appearance and image of business properties; and

WHEREAS, the City has designated funds in the City's FY2024 and FY2025 budgets to approve Exterior Improvement Program grants (***"EIP Grants"***); and

WHEREAS, David Silver (**"*Applicant*"**) is the business owner of CRG Ravinia LLC, located at the address commonly known as 565 Roger Williams Avenue (***"Property"***); and

WHEREAS, the Applicant has submitted an application for an EIP Grant from the City to improve the exterior of the Property (***"Approved Eligible Improvements"***); and

WHEREAS, the City Manager has determined that the Applicant qualifies for an EIP Grant and has recommended issuance of an EIP Grant to the Applicant; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to award an EIP Grant to the Applicant in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution;

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: APPROVAL OF EIP GRANT. Subject to, and contingent upon, the condition set forth in Section Three of this Resolution, the City Council hereby approves the issuance of an EIP Grant to the Applicant in an amount not to exceed 50% of the cost of the Approved Eligible Improvements and up to a maximum of $100,000, pursuant to the home rule powers of the City.

SECTION THREE: CONDITIONS. The approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each of the following conditions:

A. The Applicant must complete construction of the construction of the Approved Eligible Improvements within 120 days after the effective date of this Resolution.

B. The EIP Grant approved pursuant to this Resolution is available to the Applicant

only for the Property. The EIP Grant may not be used for any other location.

C. The Applicant may not apply for, or receive, another EIP Grant during the five-year period beginning on the effective date of this Resolution.

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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXSITING CONDITIONS EXTERIOR

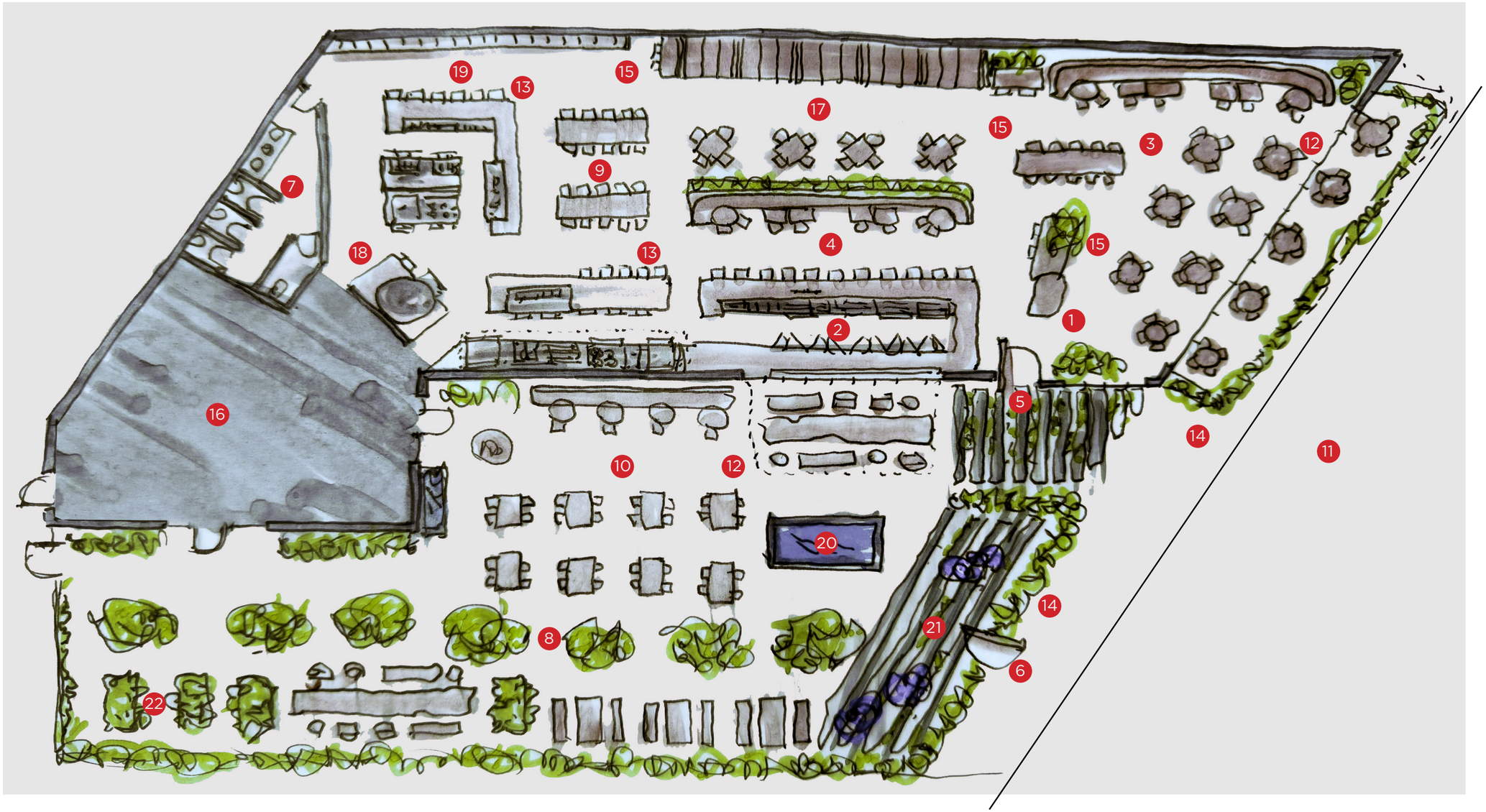








OVERALL RESTAURANT FLOORPLAN



INDOOR	144
4 TOP BAR HEIGHT	16
BAR	11
2 TOP DINING	8
4 TOP DINING	72
COMMUNAL	10
CHEF'S TABLE	16
KITCHEN	5
WINE ROOM	6

OUTDOOR	102
2 TOP DINING	8
4 TOP DINING	52
COMMUNAL	42

SEAT COUNT GRAND TOTAL ~ **246**

1. HOST/HOSTESS
2. BAR
3. MAIN DINING
4. BAR HEIGHT SEATING
5. MAIN ENTRANCE
6. GARDEN ENTRANCE
7. RESTROOM(S)
8. FRUIT TREES
9. CHEF'S TABLE
10. OUTDOOR DINING/COMMUNAL
11. ROGER WILLIAMS AVE
12. NEW OPERABLE WINDOW/ PARTITION
13. CHEF'S TABLE (COUNTER HEIGHT)
14. PLANTERS
15. SERVICE STATION
16. BACK OF HOUSE KITCHEN
17. BOOTH SEATING (DINING HEIGHT)
18. HEARTH OVEN
19. WINE CASE
20. FOUNTAIN
21. RAVINIA INSPIRED GARDEN
22. RAISED GARDEN BEDS

RENDERING EXTERIOR



Staff Report

Meeting Date: December 15, 2025

Staff Contact: Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: A Resolution entering into a Food & Beverage Interior Improvement Grant for Bandido Inc. d/b/a Tamales Mexican Joint (493 Central Ave)

Recommendation:
Staff recommends approving $26,175 from the Food & Beverage Interior Improvement and Expansion Grant Program for Bandido Inc. d/b/a Tamales Mexican Joint, a limited-service food and beverage establishment at 493 Central Avenue.

Policy Consideration:
Background
The Food & Beverage Establishment Interior Improvement and Expansion Grant Program provides financial assistance to qualified new and existing full-service and limited-service food and beverage businesses that generate sales tax to cover eligible costs when upgrading and expanding their commercial space. These businesses often face substantial costs when upgrading and expanding their commercial space. This initiative aims to encourage property owners to lease to high-quality establishments, support the economic vitality of the business community, and remove barriers to existing business growth and new business attraction. For eligible limited-service establishments, this grant can cover up to 50% of the approved expenses related to eligible improvements, up to a maximum of $100,000.

The proposed improvements for the renovation of BANDIDO INC. d/b/a Tamales Mexican Joint are critical for growing and renovating the limited-service Mexican Restaurant, ultimately leading to increased revenue and F&B sales taxes in the long term.

Imperial Realty owns the property. The property owner will support the project financially by granting the tenant a three-month rent abatement during the duration of construction and further incentivizing long-term tenancy by extending the lease for this space at a below-market rate for the full duration of the lease extension. The complete and signed application for this project remains on file in the City Manager's Office.

Eligible Improvements

- Painting
- Permanent flooring materials
- Lighting & electrical work
- Wood, metalwork, and other decorative elements (booth installation & carpentry)
- Furniture, fixtures, and equipment

Cost Estimates

The applicant successfully sought multiple bids for the eligible improvements, but encountered difficulty securing competitive proposals for all individual elements of the scope of work. One contractor submitted the lowest bid of $52,350 for the entire scope of work. This cost was notably below the other two submitted estimates, which totaled $53,222 and $55,901.30. Based on the lowest bid amount, the applicant is eligible for a 50% reimbursement from the grant program, totaling $26,175.

Impact of Improvements

Supporting the retention and reinvestment of an existing food and beverage operator's restaurant space in a key commercial business district is one of the main tenets of this grant program and has a lasting impact on the Central Business District (CBD). The improvements allow for the operator to expand the restaurant's unique cuisine offerings to Highland Park, through reinvestment in featured modernized kitchen facilities while also providing a refreshed and reconfigured dining room to better streamline operations. The renovated location provides for options to expand their operations and stimulate economic growth and employment opportunities.

Program Requirements

- A food and beverage establishment that generates sales tax.
- A limited-service food and beverage establishment, as defined in this document, generates a minimum annual gross sales revenue of $300,000 for the two most recent tax years.
- The property and business owner must contribute financially to the project. The property owner’s contribution may include tenant improvements and rent reductions. If the property owner refuses to contribute to the improvements, they must provide written notification to the City, which will be attached to the public agreement.
- A property comprising or including ground-floor commercial space on a public street in any commercial district within the City.
- The subject property must be compliant with applicable City codes.
- The subject property must be an existing commercial space within the City limits.
- The property taxes, business license/permit fees, business taxes, water bills, sewer bills, citations, and any other City invoices for the subject property and business must be current and not on payment plans

Core Priorities:

Financial Stability

BANDIDO INC. d/b/a Tamales Mexican Joint is eligible for a grant of up to $26,175. Funds for the Food & Beverage Interior Improvement and Expansion Grant Program are budgeted in FY2025 in account 1110107.62100 Business Development Programs & Events.

Economic Development

The Food & Beverage Interior Grant Program is a driver of economic development by addressing the substantial costs associated with upgrading a commercial space. The grant removes financial barriers, supporting the growth of existing food and beverage operators and attracting new businesses to the City. The focus on businesses that generate sales tax ensures that the public funds invested create a measurable return through increased municipal revenue and a stronger local tax base. The proposed improvements are geared towards stimulating broader economic activity and creating employment opportunities within the community. This strategy supports business retention, fosters competitive commercial districts, and uses strategic investment to ensure the long-term economic vitality and stability of the local business community.

Vibrancy

The Food & Beverage Establishment Interior Improvement and Expansion Grant Program is strategically aligned with the core priority of Vibrancy by directly funding aesthetic and functional upgrades to the City's commercial spaces. This financial assistance encourages both new and existing businesses to invest and reinvest in improving and expanding their physical footprint, often in key commercial districts, which translates into a more attractive and engaging streetscape. By incentivizing operators and property owners in partnership with the City, the community gains an expansion of cuisine offerings, retains growing businesses and provides opportunities to grow the City's dining scene, ensuring diverse, modern, and high-caliber restaurants and making the area a more dynamic and desirable destination for residents and visitors alike.

Attachments:

1. Exhibit A - Economic Incentive Agreement Bandido Inc.
2. Resolution Approving F&B Incentive Agreement for Bandido

ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE CITY OF HIGHLAND PARK, BUSINESS NAME AND BANDIDO INC. D/B/A TAMALES MEXICAN RESTAURANT

THIS ECONOMIC INCENTIVE AGREEMENT (***"Agreement"***) is made and entered into as of this ____ day of _____, 2025, by and between the **CITY OF HIGHLAND PARK,** an Illinois home rule municipal corporation (***"City"***), **BANDIDO INC.**, an Illinois corporation (***"Business Owner"***), and **IMPERIAL REALTY COMPANY** as an agent for **THE KLAIRMONT FAMILY L.L.C.,** an Illinois limited liability company (***"Property Owner"***).

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the City, the Business Owner, and the Property Owner hereby agree as follows:

SECTION 1. RECITALS.

A. In recognition of the importance of a successful business environment to the City's tax base, the City desires to enhance the long-term viability of the City's tax base and strengthen the competitive advantage of conducting business within the City by providing, in certain strategic circumstances, assistance and incentives to new and existing business entities in the City.

B. The City established the Food & Beverage Establishment Interior Improvement and Expansion Grant Program to offer significant financial assistance to new and existing full-service and limited-service food and beverage businesses that generate sales tax (***"F&B Grant Program"***).

C. The F&B Grant Program aims to encourage property owners to lease to high-quality food and beverage establishments, support the economic vitality of the business community, and remove barriers to existing business growth and new business attraction.

D. The Property Owner is the owner of that certain real property located at 493 Central Avenue, containing approximately 3,000 interior square feet and 800 exterior square feet (***"Property"***).

E. The Business Owner is the tenant of the Property and desires to operate a limited-service establishment at the Property (***"Restaurant"***).

F. The Business Owner intends to make updates and certain improvements to the Restaurant (***"Improvements"***), which Improvements include painting, installation of permanent flooring materials, lighting and electrical work, installation of booths and carpentry which includes wood, metalwork and other decorative elements, and installing furniture, fixtures and other equipment.

G. The Property Owner contributed financially to the Project by providing rent abatement to the Business Owner.

H. The City anticipates that the Improvements at the Restaurant will significantly contribute to the City's economic stability through substantial revenue and employment opportunities.

I. In order to construct the Improvements to the Restaurant at the Property, the Business Owner and the Property Owner (collectively, the ***"Applicant"***) have requested that the City provide, and the City agrees to provide, an economic incentive grant of up to 50% of the approved expenses related to eligible Improvements, up to a maximum of $26,175 to the Applicant, as set forth in this Agreement.

J. The City, the Business Owner, and the Property Owner desire to enter into this Agreement to enable the use of the Property in a manner that will enhance the business environment of the City.

SECTION 2. DEFINITIONS. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context.

A. ***"Commencement Date"*** means _____ __, _____.

B. ***"Corporate Authorities"*** means the Mayor and City Council of the City.

C. ***"Effective Date"*** means the date first written in the first paragraph of the first page of this Agreement.

D. ***"Eligible Costs"*** means those types of expenditures incurred by the Applicant that are eligible for payment or reimbursement through the F&B Grant Program, as outlined in Exhibit A attached to this Agreement.

E. ***"Force Majeure"*** means a strike, lockout, act of God, global, national, or local pandemic, or other factors beyond a Party's reasonable control and reasonable ability to remedy; provided, however, that Force Majeure does not include: (i) delays caused by weather conditions unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the subject property; (ii) economic hardship, impracticability of performance, or commercial, economic, or market conditions, and (iii) obligations to pay monies owed, including the Grant Funds.

F. ***"Grant Funds"*** means the grant to be provided by the City to the Business Owner, to reimburse a portion of the Eligible Costs, as set forth in Section 5 of this Agreement.

G. ***"Lease Agreement"*** has the meaning set forth in Section 3.C of this Agreement.

H. ***"Parties"*** means the City, the Business Owner, and the Property Owner, collectively.

I. "***Redevelopment***" means the renovations and redevelopment of the Restaurant including the Improvements located at the Property undertaken by the Applicant.

J. ***"Requirements of Law"*** has the meaning set forth in Section 5.D of this Agreement.

Other capitalized terms used in this Agreement have the meaning ascribed to them in this Agreement.

SECTION 3. REDEVELOPMENT OF THE PROPERTY.

A. **Development, Use, Operation, and Maintenance.** The Property must be developed, used, operated, and maintained in compliance with all Requirements of Law and this Agreement.

B. **Improvements to the Property.** The Applicant must complete the Improvements on or before July 31, 2026, in accordance with the Requirements of Law. In their absolute and sole discretion, and upon receipt of a written request therefor, the City Manager may extend the deadline for completion of the Improvements by up to 180 days. The Improvements include, without limitation: flooring, painting, lighting, décor, furniture, fixtures, and equipment, all to the extent, in whole or in part, as determined by Applicant in its reasonable discretion taking into account the intended quality and needs of the Restaurant.

C. **Lease of Property.** As a condition of the City paying the Grant Funds as set forth in Section 5 of this Agreement, the Business Owner must submit proof of an agreement for the lease of the Property from the Property Owner (***"Lease Agreement"***), which Lease Agreement must have been executed for at least five years, and must provide a minimum of five years remaining (***"Base Lease Term"***).

D. **Completion of Improvements and Verification of Redevelopment Costs.** Notwithstanding any provision of this Agreement to the contrary, the City will not have any obligation to pay any portion of the Grant Funds to the Applicant prior to the Applicant's submission of a detailed cost estimate which separately shows the proposed Improvements, and which must match, in all material respects, the scope of work shown in the Applicant's submitted plans, all to the reasonable satisfaction of the City Manager. The cost estimate must be provided by a general contractor not related to the Applicant, including relation through familial relationships or from any other joint-venture partnership.

E. **Receipts.** The City may refuse to issue a check for the Grant Funds before submittal by the Applicant of all receipts or other evidence of actual payment of the Eligible Costs incurred in the completion of the Redevelopment (collectively, the ***"Receipts"***).

SECTION 4. OPERATIONAL OBLIGATIONS.

A. **Compliance with City Code.** During the Base Lease Term, the Applicant agrees to maintain the Restaurant and the Property in accordance with all applicable Requirements of Law.

B. **Eminent Domain**. If the whole of the Property is taken by any public authority under the power of eminent domain, the Term of this Agreement will cease as of the day possession shall be taken by such public authority. If less than all of the Property is so taken, this Agreement will terminate only as to the portion so taken by such public authority as of the day of possession. If the City is the public authority exercising the power of eminent domain, the Applicant will not be required to repay the Grant Funds to the City.

C. **Lease Agreement**. The Applicant agrees to maintain the Improvements in accordance with the Lease Agreement.

D. **Public Rights-of-Way**. The Applicant agrees to repair any damage to any public-right-of-way caused by or in connection with the installation of the Improvements pursuant to this Agreement and in accordance with the Lease Agreement.

E. **Alteration of Improvements**. The Applicant agrees to not alter or remove the Improvements for any reason, without limitation, for at least five years after the Applicant receives the Grant Funds. If any Improvements that have been paid for, in whole or in part, with Grant Funds are removed for any reason within the five-year period beginning upon approval of this Agreement, the entirety of the Grant Funds must be repaid to the City within 30 days after removal of the Improvements.

SECTION 5. AWARD OF GRANT FUNDS.

A. **Grant Funds.** The Grant Funds awarded pursuant to this Agreement will not be offset, reduced, or conditioned upon any other grant, gift, loan or other incentive awarded by any third party to the Applicant. Conditioned on compliance with the disbursement requirements and operational obligations set forth in Sections 3, 4, and 5.B of this Agreement, the City agrees to remit to the Business Owner, at the Applicant's direction, payment of the Grant Funds pursuant to the following schedule: a lump sum payment of $26,175 within 45 days after submittal of Receipts or other evidence of actual payment for the Eligible Costs incurred in the completion of the Redevelopment. The Grant Funds must be used only for the costs incurred by the Applicant in constructing the Improvements.

B. **Disbursement Requirements.** The following requirements must be satisfied to the reasonable satisfaction of the City to allow for the disbursement of the Grant Funds:

1. Submission of Lease Agreement. The Applicant must provide a copy of the executed Lease Agreement to the City.

2. Submission of Cost Estimate Breakdown. The Applicant must provide to the City a detailed cost estimate breakdown for the Applicant's obligations of the Redevelopment, in accordance with Section 3.E of this Agreement.

3. Filing of UCC Statement. The Applicant must file with the Illinois Secretary of State an appropriate Uniform Commercial Code Financing Statement identifying the Applicant as debtor and the City as secured party therein, to provide secured rights for the benefit of the City in the furniture, fixtures and equipment, in a form to be approved in advance by the City's Corporation Counsel, which approval may not be unreasonably withheld, conditioned, or delayed.

C. **Closure; Refund of Grant.**

1. Refund of Grant Funds. In the event that, at any time on or before the date that is fifth anniversary of the date of issuance of the Grant Funds, the Applicant either abandons, permanently closes, or terminates the use of the Property for the Restaurant on a permanent basis (***"Closure"***), or alternatively, violates any provision of this Agreement beyond the applicable cure period set forth in Section 10.B of this Agreement (***"Violation"***), then (subject to Section 4.C of this Agreement): (a) the provisions of this Agreement with regard to the Grant Funds will, as of the date of the Closure or Violation, automatically terminate and become null and void and be of no further force or effect, and

the City will have no obligation whatsoever to perform any of its obligations in Section 5 of this Agreement; and (b) within one year after the date of Closure or Violation, the Applicant must refund to the City a portion of the Applicant received by the Applicant prior to the date of the Closure or Violation, as follows:

Date of Closure	**Claw-back Payment**
0-1 years after date of issuance of Grant Funds	100% of the Grant Funds
1-2 years after date of issuance of Grant Funds	80% of the Grant Funds
2-4 years after date of issuance of Grant Funds	60% of the Grant Funds
5 years after date of issuance of Grant Funds	40% of the Grant Funds

The obligations set forth in this Section 5.C.1 survive the termination or expiration of this Agreement.

2. The Applicant must provide the City with no less than 60 days prior written notice, or such shorter period as practical in the event of casualty or eminent domain, prior to Closure if the Closure occurs within the five years after the issuance of the Grant Funds. The Business Owner agrees that the transfer of legal or beneficial interest in all or any portion of the Property or the Restaurant, in accordance with Section 11.C of this Agreement does not constitute a Closure for purposes of this Agreement.

D. **Limitations on Payment of Grant Funds**. The Applicant acknowledges and agrees that the Restaurant must be operated, used and maintained in strict compliance with all applicable City codes, ordinances, and regulations (collectively, the ***"Requirements of Law"***), and that if the Applicant fails to comply in all material respects with the Requirements of Law or cure any defects, after the City provides Applicant with written notice of any such defect, failure or violation, within the time set forth in Section 10.B of this Agreement, the City will have the right to suspend payment of the Grant Funds to the Applicant for the period that the Applicant is not in material compliance with the Requirements of Law, and the City will have no further obligation to provide any portion of the Grant Funds to the Applicant until the City determines in its reasonable discretion that the Applicant is in material compliance with the Requirements of Law, at which time all suspended payments will be remitted to the Applicant. A legal nonconformity created as a result of the City's amendment to the Requirements of Law subsequent to the Commencement Date will not constitute a failure of the Applicant to comply with the Requirements of Law.

E. **Commitment to Fair Employment Practices and Affirmative Action; Prevailing Wage**. If and to extent applicable in accordance with the Requirements of Law, the Applicant must comply with the requirements pertaining to fair employment practices and affirmative action described in the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq*.), as may be applicable.

SECTION 6. FORCE MAJEURE.

Except as expressly provided to the contrary in this Agreement, whenever a period of time is provided for in this Agreement for either of the Parties to perform any act or obligation, and the Party, as the case may be, is unable to perform or complete the act or obligation because of a

Force Majeure, then upon the occurrence of the Force Majeure, the time period for the performance and completion of the acts or obligations will be extended automatically for a reasonable time to accommodate the delay caused by the Force Majeure.

SECTION 7. LITIGATION AND DEFENSE OF AGREEMENT/INDEMNITY.

A. **Litigation**. If, during the Term of this Agreement, any lawsuits or proceedings are filed or initiated against any Party before any court, commission, board, bureau, agency, unit of government or sub-unit thereof, arbitrator, or other instrumentality, that may materially affect or inhibit the ability of any Party to perform its obligations under, or otherwise to comply with, this Agreement (***"Litigation"***), the Party against which the Litigation is filed or initiated must promptly deliver a copy of the complaint or charge related thereto all other Parties, and must thereafter keep such other Parties fully informed concerning all aspects of the Litigation.

B. **Defense**. The Parties must use their respective good faith efforts to defend the validity of this Agreement, and all ordinances and resolutions adopted, and agreements executed by such Party pursuant to this Agreement, including every portion thereof and every approval given, and every action taken, pursuant thereto. Each Party will have the right to retain its own independent legal counsel, at its own expense, for any matter. The Parties agree to reasonably cooperate with each other to carry out the purpose and intent of this Agreement.

C. **No Liability for City Review**. The Applicant acknowledges and agrees that: (1) the City is not, and will not be, in any way liable for any violations of restrictive covenants applicable to the Property that may occur, or for any damages or injuries that may be sustained, as the result of the City's review and approval of any plans for the Property, or as a result of the issuance of any approvals, permits, certificates, or acceptances relating to the use and development of the Property; and (2) the City's review and approval of any of the plans and the issuance of any of the approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure the Applicant, or its members, managers, officers, agents, employees, successors, assigns, tenants, or licensees, or any third Party, against restrictive covenant violations or damage or injury of any kind at any time.

D. **City Procedures**. The Applicant acknowledges that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge any of those actions on the grounds of any procedural infirmity or of any denial of any procedural right.

E. **Indemnity**. The Applicant agrees to, and does hereby, hold harmless and indemnify the City, the Corporate Authorities, all City elected and appointed officials, officers, employees, agents, representatives, and attorneys (each, an ***"Indemnitee"*** and collectively, the ***"Indemnitees"***) from any and all third-party claims that may, at any time, be asserted against any of the Indemnitees in connection with (1) the construction, operation, and maintenance of the Restaurant and the Property; and (2) the performance by the Applicant of its obligations under this Agreement and all related ordinances, resolutions, or other agreements; provided, however, that the Applicant will have no indemnification obligation to any of the Indemnitees to the extent that any losses or damages claimed are caused by the gross negligence, fraud, or willful misconduct of one or more Indemnitees.

F. **Defense Expenses**. The Applicant hereby agrees to pay, without protest, all actual and reasonable expenses incurred by the City in defending itself with regard to any and all of the

claims identified in Section 7.E of this Agreement. These expenses may include, without limitation: (1) all out-of-pocket expenses, including attorneys' and experts' fees, not to exceed their usual and customary fee rates to the City; and (2) the reasonable value of any services rendered by any employees of the City, not to exceed their actual salaries.

G. **Joint and Several Liability.** The obligations and liabilities of the Business Owner and the Property Owner under this Agreement are and will be joint and several.

SECTION 8. TERM.

This Agreement will be in full force and effect for a period commencing on the Commencement Date and through the date that is ten years after the date of the issuance of the Grant Funds for the Restaurant (***"Term"***). During the Term, this Agreement inures to the benefit of and is enforceable by the Applicant, the City, and any of their respective permitted legal representatives, heirs, grantees, successors, and assigns.

SECTION 9. ISSUANCE OF BUILDING PERMITS; PAYMENT OF CITY FEES AND COSTS.

In addition to any other costs, payments, fees, charges, contributions, or dedications specifically required by this Agreement, the Applicant must pay to the City, as and when due, all application, inspection, and permit fees, all other fees, and charges required by applicable City codes, ordinances, resolutions, rules, or regulations, and all reasonable third-party legal, engineering, and other consulting or administrative fees, costs, and expenses. The City agrees to expedite all plan and permit review in connection with the Redevelopment described herein.

SECTION 10. ENFORCEMENT.

A. **Enforcement.** The Parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance (including, without limitation, payment by the City to the Applicant of payments due under this Agreement), enforce or compel the performance of this Agreement; provided, however, that the Applicant agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any past, present, or future director, member, elected or appointed officer, official, agent, representative, employee, or attorney, of the City on account of the negotiation or execution of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the City will be entitled to withhold the issuance of building permits or certificates of occupancy for the Restaurant only when the Applicant has failed or refused to meet fully any of its obligations under this Agreement (after application of any notice and cure provisions). In the event of a judicial proceeding brought by one Party to this Agreement against the other Party to this Agreement pursuant to this Section, the prevailing Party will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

B. **Notice and Cure.** No Party may exercise the right to bring any suit, action, mandamus, or any other proceeding pursuant to Section 10.A of this Agreement without first providing written notice to all other Parties of the breach or alleged breach and allowing 30 days to cure the breach or alleged breach. If the breach cannot be cured within the 30-day period (***"Time for Cure"***), then the Time for Cure will be extended accordingly, provided that the notified

Party has promptly commenced to cure the breach within the Time for Cure and continued to prosecute the cure of the breach with diligence.

SECTION 11. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.

A. **Obligations.** The Parties agree that all charges payable pursuant to this Agreement, together with interest and costs of collection, including reasonable attorneys' fees, constitute both the personal obligation of the Party liable for its payment, and the successors of that Party.

B. **Binding Effect.** The Applicant acknowledges and agrees that this Agreement is binding upon the Business Owner, the Property Owner, and any and all of their respective successors, permitted assigns, and successor owners of record of all or any portion of the Restaurant.

C. **Transferee Assumption**. To assure that any potential successor, or permitted assign has notice of this Agreement and the benefits and obligations created by it, the Applicant agrees to require, prior to the transfer of a legal or beneficial interest in a majority ownership of, or controlling interest in the Restaurant, the transferee to execute an enforceable transferee assumption agreement in a form reasonably acceptable to the City. The City agrees that, upon a successor becoming bound to the personal obligation created in this Agreement in the manner provided, the liability of the Applicant or other predecessor obligor will be released to the extent of the transferee's assumption of liability. The Applicant agrees to notify the City in writing at least 30 days prior to the date on which the Applicant proposes to transfer a legal or beneficial interest in a majority ownership of, or controlling interest in, the Restaurant to a transferee. Concurrent with any such transfer described in this Section 11.C, the Applicant must provide the City with a fully executed copy of the transferee assumption agreement.

D. **Transfer Defined**. For purposes of this Agreement, the term "transfer" includes any assignment, transfer, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Restaurant, in whole or in part, by voluntary or involuntary sale, foreclosure, restructuring, merger, sale and leaseback, consolidation, or otherwise.

E. **Prohibited Assignments**. It is the express intent of the Parties that, except as expressly provided or allowed herein, this Agreement, and all of the rights and privileges granted herein, are for the sole and exclusive benefit of the Applicant for operation of a Restaurant on the Property. Accordingly, notwithstanding any provision of this Agreement, prior to the Grant Funds payment, in the event that either the Business Owner does, or attempts to, voluntarily or involuntarily transfer a majority or controlling interest in the Restaurant without the prior consent of the Corporate Authorities, which consent may be granted or denied in the sole and absolute discretion of the Corporate Authorities, this Agreement, and all of the rights and privileges granted herein, will, at the option of the City, become null and void and be of no force or effect.

SECTION 12. REPRESENTATIONS AND WARRANTIES.

A. **Business Owner's Representations and Warranties**. In order to induce the City to enter into this Agreement and to adopt the ordinances and grant the rights herein provided for, the Business Owner hereby warrants and represents to the City as follows:

1. The Business Owner is a duly organized, validly existing limited liability company in good standing under the laws of the State of Illinois.

2. The Business Owner has the limited liability company authority and the legal right to make, deliver, execute, and perform this Agreement and has taken all necessary actions to authorize the execution, delivery, and performance of this Agreement.

3. All necessary consents of any members or managers or constituent entities, creditors, investors, partners, judicial, or administrative bodies, governmental authorities except the City, or other parties including specifically, but without limitation, all secured parties, regarding the execution and delivery of this Agreement have been obtained.

4. The consent or authorization of, filing with, or other act by or in respect of any governmental authority except the City is not required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement.

5. The individuals executing this Agreement on behalf of the Business Owner have the power and authority to execute and deliver this Agreement on behalf of the Business Owner.

6. The execution, delivery, and performance of this Agreement: (a) is not prohibited by any Requirement of Law or under any contractual obligation of the Business Owner; (b) will not result in a breach or default under any agreement to which the Business Owner is a party or to which the Business Owner, in whole or in part, is bound; and (c) will not violate any restriction, court order, or agreement to which the Business Owner, in whole or in part, is or are subject.

B. **Property Owner's Representations and Warranties**. In order to induce the City to enter into this Agreement and to adopt the ordinances and grant the rights herein provided for, the Property Owner hereby warrants and represents to the City as follows:

1. The Property Owner is a duly organized, validly existing limited liability company in good standing under the laws of the State of Illinois.

2. The Property Owner has the limited liability company authority and the legal right to make, deliver, execute, and perform this Agreement and has taken all necessary actions to authorize the execution, delivery, and performance of this Agreement.

3. All necessary consents of any members or managers or constituent entities, creditors, investors, partners, judicial, or administrative bodies, governmental authorities except the City, or other parties including specifically, but without limitation, all secured parties, regarding the execution and delivery of this Agreement have been obtained.

4. The consent or authorization of, filing with, or other act by or in respect of any governmental authority except the City is not required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement.

5. The individuals executing this Agreement on behalf of the Property Owner have the power and authority to execute and deliver this Agreement on behalf of the Property Owner.

6. The execution, delivery, and performance of this Agreement: (a) is not prohibited by any Requirement of Law or under any contractual obligation of the Property Owner; (b) will not result in a breach or default under any agreement to which the Property Owner is a party or to which the Property Owner, in whole or in part, is bound; and (c) will not violate any restriction, court order, or agreement to which the Property Owner, in whole or in part, is or are subject.

C. **City's Representations and Warranties**. In order to induce the Applicant to enter into this Agreement, the City hereby warrants and represents to the Applicant as follows: (1) the operation of the Restaurant at the Property is allowed as of right under the current zoning classification of the Property, without any variance being required; (2) the funds for the Grant Funds are held by or on account of the City, and are available for timely disbursement pursuant to this Agreement; and (3) all necessary consents or approvals of the City Council or any administrative bodies, governmental authorities, or other parties regarding the execution, delivery and performance by the City of this Agreement have been obtained.

SECTION 13. GENERAL PROVISIONS.

A. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the subject matter of this Agreement.

B. **Amendments and Modifications**. No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.

C. **Notices**. Any notice, communication, or demand required or permitted to be given under this Agreement must be in writing and must be delivered: (1) personally, (2) by a reputable overnight courier, or (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise provided in this Agreement, notices will be deemed received after the first to occur of: (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each Party to this Agreement has the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address will be effective until actually received.

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

City of Highland Park

1707 St. Johns Avenue
Highland Park, Illinois 60035
Attention: City Manager

With a copy to:

Elrod Friedman LLP
350 N. Clark Street
Second Floor
Chicago, Illinois 60654
Attention: Hart M. Passman, Deputy Corporation Counsel

Notices and communications to the Business Owner must be addressed to, and delivered at, the following address:

Bandido Inc., Business Owner
950 Bermuda Dunes Places
Northbrook, Illinois 60062
Attn: Jeff Gorbena

With a copy to:

_____
_____
_____
Attn: _____

Notices and communications to the Property Owner must be addressed to, and delivered at, the following address:

Imperial Realty Company, as an agent for The Klairmont Family L.L.C., Property Owner
4747 W. Peterson Avenue
Chicago, Illinois 60646
Attn: _____

With a copy to:

_____
_____
_____
Attn: _____

D. **Governing Law**. This Agreement is to be governed by, and enforced in accordance with, the internal laws, but not the conflict of laws rules, of the State of Illinois.

E. **Interpretation**. This Agreement is to be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement is to be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting Party is not applicable to this Agreement.

F. **Change in Laws**. Except as otherwise explicitly provided in this Agreement, any reference to laws, ordinances, rules, or regulations of any kind includes the laws, ordinances, rules, or regulations of any kind as they may be amended or modified from time to time hereafter.

G. **Headings**. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

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

I. **No Third-Party Beneficiaries**. Except as expressly provided in this Agreement, no claim as a third-party beneficiary under this Agreement by any person, firm, or corporation may be made or will be valid against the City or the Applicant.

J. **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 remainder of the provisions will remain in full force and effect and will in no way be affected, impaired, or invalidated.

K. **Calendar Days and Time.** Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" means calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

L. **Exhibit.** Exhibit A is attached to this Agreement, and by this reference incorporated in and made a part of, this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement will control.

M. **Counterparts**. This Agreement may be executed in several counterparts, each of which, when executed, is to be deemed to be an original, but all of which together constitute one and the same instrument.

N. **Waiver.** Neither the City nor the Applicant are or will be under any obligation to exercise any of the rights granted to them in this Agreement except as it determines to be in its best interest from time to time. The failure of the City or the Applicant to exercise at any time any of those rights is not to be deemed or construed as a waiver of that right, nor will the failure void or affect the City's or the Applicant's respective right, as the case may be, to enforce those rights or any other rights.

O. **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 are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

P. **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.

Q. **Grammatical Usage and Construction.** In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.

R. **City Authority to Execute.** The City hereby warrants and represents to the Applicant that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

CITY:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

BUSINESS OWNER:

Bandido Inc. d/b/a Tamales Mexican Restaurant
an Illinois corporation

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

PROPERTY OWNER:

Imperial Realty Company as an agent for The Klairmont Family L.L.C., an Illinois limited liability company

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENTS

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 home rule municipal corporation.

Given under my hand and notarial seal this ___ day of _____, 2025.

Notary Public

My Commission Expires: (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____, an Illinois limited liability company, he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, 2025.

Notary Public

My Commission Expires: (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____, an Illinois limited liability company, he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, 2025.

Notary Public

My Commission Expires: (SEAL)

EXHIBIT A

LIST OF EXPENDITURES

- Painting
- Permanent flooring materials
- Lighting and electrical work
- Wood, metalwork, and other decorative elements
- Furniture, fixtures, and equipment

CITY OF HIGHLAND PARK

RESOLUTION NO. R2025-_____

A RESOLUTION APPROVING AN ECONOMIC INCENTIVE AGREEMENT WITH BANDIDO INC. D/B/A TAMALES MEXICAN RESTAURANT AND IMPERIAL REALTY COMPANY AS AN AGENT FOR THE KLAIRMONT FAMILY L.L.C.

WHEREAS, Imperial Realty Company as an agent for The Klairmont Family L.L.C., an Illinois limited liability company (***"Property Owner"***), is the record title owner of that certain real property located at 493 Central Avenue, in the City (***"Property"***); and

WHEREAS, Bandido Inc. d/b/a Tamales Mexican Restaurant, an Illinois corporation (***"Business Owner"***), is the tenant of, and desires to operate a limited-service restaurant space (***"Restaurant"***) at, the Property; and

WHEREAS, the Property Owner and the Business Owner intend to make updates and certain improvements to the Property for the benefit of the Restaurant, which will enhance the City's tax base and generate new business in the City; and

WHEREAS, the Property Owner and the Business Owner have requested that, to enable the development of the Restaurant on the Property, the City provide an economic incentive grant of up to $26,175 to assist in the improvement of the Restaurant (***"Grant"***); and

WHEREAS, the City, the Property Owner, and the Business Owner desire to enter into an economic incentive agreement to set forth their respective rights and responsibilities regarding the provision of the Grant and the improvement and operation of the Restaurant (***"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 the Property Owner and the Business Owner;

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: APPROVAL OF AGREEMENT. The Agreement between and among the City, the Property Owner, and the Business 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 AGREEMENT. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest the Agreement with the Property Owner and the Business Owner upon receipt by the City Clerk of at least one original copy of the Agreement executed by each of the Property Owner and the Business Owner; 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 and attest

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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

AGREEMENT

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: A Resolution entering into a Food & Beverage Interior Improvement Grant for CRG RAVINIA LLC (565 Roger Williams)

Recommendation:
Staff recommends approving $150,000 from the Food & Beverage Interior Improvement and Expansion Grant Program for CRG RAVINIA LLC., a full-service food and beverage establishment at 565 Roger Williams.

Policy Consideration:
Background
The Food & Beverage Establishment Interior Improvement and Expansion Grant Program provides financial assistance to qualified new and existing full-service and limited-service food and beverage businesses that generate sales tax to cover eligible costs when upgrading and expanding their commercial space. These businesses often face substantial costs when upgrading and expanding their commercial space. This initiative aims to encourage property owners to lease high-quality establishments, support the economic vitality of the business community, and remove barriers to existing business growth and new business attraction. For eligible full-service establishments, this grant can cover up to 50% of the approved expenses related to eligible improvements, up to a maximum of $150,000.

The proposed improvements for the renovation of the applicant are critical for growing and renovating the full-service restaurant, ultimately leading to increased revenue and F&B sales taxes in the long term.

Ravinia 565 LLC owns the property. The property owner will support the project financially by contributing $223,600 in tenant improvements as well as short-term rent abatement to support the upgrade of the space during the duration of construction, and further ensure long-term tenancy. The complete and signed application for this project remains on file in the City Manager's Office.

Eligible Improvements

- Painting
- Permanent flooring materials
- Lighting & electrical work
- Wood, metalwork, and other decorative elements (booth installation & carpentry)
- Furniture, fixtures, and equipment
- Kitchen infrastructure
- Kitchen appliances
- HVAC equipment,
- Fire Suppression Systems

Cost Estimates

The applicant successfully sought three bids for the eligible improvement. One contractor submitted the lowest bid of $795,000 for the entire scope of eligible work. This cost was notably below the other two submitted estimates, which totaled $968,356 and $1,011,000. Based on the lowest bid amount, the applicant is eligible for a 50% reimbursement from the grant program up to the maximum, totaling $150,000.

Impact of Improvements

This application meets the goals of the Food & Beverage Interior Improvement Grant program. The project will generate 40 new employment opportunities, upgrade a commercial space that has been vacant for an extended period of time, and create a food & beverage destination that will stimulate economic growth. These improvements align with the goals of the grant program.

Program Requirements

- A food and beverage establishment that generates sales tax.
- A full-service food and beverage establishment, as defined in this document, that plans to generate a minimum annual gross sales revenue of $900,000
- The property and business owner must contribute financially to the project. The property owner's contribution may include tenant improvements and rent reductions. If the property owner refuses to contribute to the improvements, they must provide written notification to the City, which will be attached to the public agreement
- A property comprising or including ground-floor commercial space on a public street in any commercial district within the City.
- The subject property must be compliant with applicable City codes.
- The subject property must be an existing commercial space within the City limits.
- The property taxes, business license/permit fees, business taxes, water bills, sewer bills, citations, and any other City invoices for the subject property and business must be current and not on payment plans

Core Priorities:

Financial Stability

CRG RAVINIA LLC is eligible for a grant of up to $150,000. Funds for the Food & Beverage Interior Improvement and Expansion Grant Program are budgeted in FY2025 in account 1110107.62100 Business Development Programs & Events.
Program Budget: $375,000
Remaining Program Budget: $223,029.50
Grant Request: $150,000
Program Balance if Approved: $73,029.50
Program Balance if Bandido Inc. d/b/a Tamales Mexican Restaurant is Approved: $46,854.50

Economic Development

The Food & Beverage Interior Grant Program is a driver of economic development by addressing the substantial costs associated with upgrading commercial space. The grant removes a financial barrier, supporting the growth of existing food and beverage operators and attracting new businesses to the City. The focus on businesses that generate sales tax ensures that the public funds invested create a measurable return through increased municipal revenue and a stronger local tax base. The proposed improvements, such as attracting a new food & beverage operator and upgrading an existing commercial space, plan to stimulate broader economic activity and create employment opportunities. This strategy supports business attraction, fosters competitive commercial districts, and uses strategic investment to ensure the long-term economic vitality and stability of the local business community.

Vibrancy
The Food & Beverage Establishment Interior Improvement and Expansion Grant Program is strategically aligned with the core priority of Vibrancy by directly funding aesthetic and functional upgrades to the City's commercial spaces. This financial assistance encourages both new and existing businesses to improve and expand their physical footprint, often in key commercial districts, which translates into a more attractive and engaging streetscape. By incentivizing property owners to lease high-quality establishments and supporting the expansion of cuisine offerings, the program ensures the City's dining scene is diverse, modern, and high-caliber, making the area a more dynamic and desirable destination for residents and visitors alike.

Attachments:
1. Exhibit A- F&B Economic Incentive CRG Ravinia LLC
2. Resolution Approving F&B Incentive Agreement for CRG Ravinia

ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE CITY OF HIGHLAND PARK, CRG RAVINIA LLC, AND RAVINIA 565 LLC

THIS ECONOMIC INCENTIVE AGREEMENT (***"Agreement"***) is made and entered into as of this ____ day of _____, 2025, by and between the **CITY OF HIGHLAND PARK,** an Illinois home rule municipal corporation (***"City"***), **CRG RAVINIA LLC**, an Illinois limited liability company (***"Business Owner"***), and **RAVINIA 565 LLC,** an Illinois limited liability company (***"Property Owner"***).

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the City, the Business Owner, and the Property Owner hereby agree as follows:

SECTION 1. RECITALS.

A. In recognition of the importance of a successful business environment to the City's tax base, the City desires to enhance the long-term viability of the City's tax base and strengthen the competitive advantage of conducting business within the City by providing, in certain strategic circumstances, assistance and incentives to new and existing business entities in the City.

B. The City established the Food & Beverage Establishment Interior Improvement and Expansion Grant Program to offer significant financial assistance to new and existing full-service and limited-service food and beverage businesses that generate sales tax (***"F&B Grant Program"***).

C. The F&B Grant Program aims to encourage property owners to lease to high-quality food and beverage establishments, support the economic vitality of the business community, and remove barriers to existing business growth and new business attraction.

D. The Property Owner is the owner of that certain real property located at 565 Roger Williams Avenue, containing approximately 4,000 interior square feet and 3,000 exterior square feet (***"Property"***).

E. The Business Owner is the tenant of the Property and desires to operate a full-service establishment at the Property (***"Restaurant"***).

F. The Business Owner intends to make updates and certain improvements to the Restaurant (***"Improvements"***), which Improvements include: painting, permanent flooring materials, lighting & electrical work, wood, metalwork, and other decorative elements, furniture, fixtures, and equipment, kitchen infrastructure, kitchen appliances, HVAC equipment, and fire suppression systems.

G. The Property Owner contributed financially by providing $235,600 to the Business Owner for Improvements.

H. The City anticipates that the Improvements at the Restaurant will significantly contribute to the city's economic stability through substantial revenue and employment opportunities.

I. In order to construct the Improvements to the Restaurant at the Property, the Business Owner and the Property Owner (collectively, the ***"Applicant"***) have requested that the City provide, and the City agrees to provide, an economic incentive grant of up to 50% of the approved expenses related to eligible Improvements, up to a maximum of $150,000.00 to the Applicant, as set forth in this Agreement.

J. The City, the Business Owner, and the Property Owner desire to enter into this Agreement to enable the use of the Property in a manner that will enhance the business environment of the City.

SECTION 2. DEFINITIONS. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context.

A. ***"Commencement Date"*** means _____ __, _____.

B. ***"Corporate Authorities"*** means the Mayor and City Council of the City.

C. ***"Effective Date"*** means the date first written in the first paragraph of the first page of this Agreement.

D. ***"Eligible Costs"*** means those types of expenditures incurred by the Applicant that are eligible for payment or reimbursement through the F&B Grant Program, as outlined in Exhibit A attached to this Agreement. Up to 50% of the approved expenses related to Improvements may be granted for full-service establishments, but no more than $150,000.00 will be reimbursed.

E. ***"Force Majeure"*** means a strike, lockout, act of God, global, national, or local pandemic, or other factors beyond a Party's reasonable control and reasonable ability to remedy; provided, however, that Force Majeure does not include: (i) delays caused by weather conditions unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the subject property; (ii) economic hardship, impracticability of performance, or commercial, economic, or market conditions, and (iii) obligations to pay monies owed, including the Grant Funds.

F. ***"Grant Funds"*** means the grant to be provided by the City to the Business Owner, to reimburse a portion of the Eligible Costs, as set forth in Section 5 of this Agreement.

G. ***"Lease Agreement"*** has the meaning set forth in Section 3.C of this Agreement.

H. ***"Parties"*** means the City, the Business Owner, and the Property Owner, collectively.

I. "***Redevelopment***" means the renovations and redevelopment of the Restaurant including the Improvements located at the Property undertaken by the Applicant.

J. ***"Requirements of Law"*** has the meaning set forth in Section 5.D of this Agreement.

Other capitalized terms used in this Agreement have the meaning ascribed to them in this Agreement.

SECTION 3. REDEVELOPMENT OF THE PROPERTY.

A. **Development, Use, Operation, and Maintenance.** The Property must be developed, used, operated, and maintained in compliance with all Requirements of Law and this Agreement.

B. **Improvements to the Property.** The Applicant must complete the Improvements on or before December 31, 2026, in accordance with the Requirements of Law. In their absolute and sole discretion, and upon receipt of a written request therefor, the City Manager may extend the deadline for completion of the Improvements by up to 180 days. The Improvements include, without limitation: flooring, painting, lighting, décor, furniture, fixtures, equipment, kitchen infrastructure, kitchen appliances, plumbing, HVAC, fire suppression systems, all to the extent, in whole or in part, as determined by Applicant in its reasonable discretion taking into account the intended quality and needs of the Restaurant.

C. **Lease of Property.** As a condition of the City paying the Grant Funds as set forth in Section 5 of this Agreement, the Business Owner must submit proof of an agreement for the lease of the Property from the Property Owner (***"Lease Agreement"***), which Lease Agreement must have been executed for at least five years, and must provide a minimum of five years remaining (***"Base Lease Term"***).

D. **Completion of Improvements and Verification of Redevelopment Costs.** Notwithstanding any provision of this Agreement to the contrary, the City will not have any obligation to pay any portion of the Grant Funds to the Applicant prior to the Applicant's submission of a detailed cost estimate which separately shows the proposed Improvements, and which must match, in all material respects, the scope of work shown in the Applicant's submitted plans, all to the reasonable satisfaction of the City Manager. The cost estimate must be provided by a general contractor not related to the Applicant, including relation through familial relationships or from any other joint-venture partnership.

E. **Receipts.** The City may refuse to issue a check for the Grant Funds before submittal by the Applicant of all receipts or other evidence of actual payment of the Eligible Costs incurred in the completion of the Redevelopment (collectively, the ***"Receipts"***).

SECTION 4. OPERATIONAL OBLIGATIONS.

A. **Compliance with City Code.** During the Base Lease Term, the Applicant agrees to maintain the Restaurant and the Property in accordance with all applicable Requirements of Law.

B. **Eminent Domain**. If the whole of the Property is taken by any public authority under the power of eminent domain, the Term of this Agreement will cease as of the day possession shall be taken by such public authority. If less than all of the Property is so taken, this Agreement will terminate only as to the portion so taken by such public authority as of the day of possession. If the City is the public authority exercising the power of eminent domain, the Applicant will not be required to repay the Grant Funds to the City.

C. **Lease Agreement**. The Applicant agrees to maintain the Improvements in accordance with the Lease Agreement.

D. **Public Rights-of-Way**. The Applicant agrees to repair any damage to any public-right-of-way caused by or in connection with the installation of the Improvements pursuant to this Agreement and in accordance with the Lease Agreement.

E. **Alteration of Improvements**. The Applicant agrees to not alter or remove the Improvements for any reason, without limitation, for at least five years after the Applicant receives the Grant Funds. If any Improvements that have been paid for, in whole or in part, with Grant Funds are removed for any reason within the five-year period beginning upon approval of this Agreement, the entirety of the Grant Funds must be repaid to the City within 30 days after removal of the Improvements.

SECTION 5. AWARD OF GRANT FUNDS.

A. **Grant Funds.** The Grant Funds awarded pursuant to this Agreement will not be offset, reduced, or conditioned upon any other grant, gift, loan or other incentive awarded by any third party to the Applicant. Conditioned on compliance with the disbursement requirements and operational obligations set forth in Sections 3, 4, and 5.B of this Agreement, the City agrees to remit to the Business Owner, at the Applicant's direction, payment of the Grant Funds pursuant to the following schedule: a lump sum payment in an amount equal to the lesser of 50% of the Eligible Costs incurred by the Applicant, or $150,000.00, within 45 days after submittal of Receipts or other evidence of actual payment for the Eligible Costs incurred in the completion of the Redevelopment. The Grant Funds must be used only for the costs incurred by the Applicant in constructing the Improvements.

B. **Disbursement Requirements.** The following requirements must be satisfied to the reasonable satisfaction of the City to allow for the disbursement of the Grant Funds:

1. Submission of Lease Agreement. The Applicant must provide a copy of the executed Lease Agreement to the City.

2. Submission of Cost Estimate Breakdown. The Applicant must provide to the City a detailed cost estimate breakdown for the Applicant's obligations of the Redevelopment, in accordance with Section 3.E of this Agreement.

3. Filing of UCC Statement. The Applicant must file with the Illinois Secretary of State an appropriate Uniform Commercial Code Financing Statement identifying the Applicant as debtor and the City as secured party therein, to provide secured rights for the benefit of the City in the furniture, fixtures and equipment, in a form to be approved in advance by the City's Corporation Counsel, which approval may not be unreasonably withheld, conditioned, or delayed.

C. **Closure; Refund of Grant.**

1. Refund of Grant Funds. In the event that, at any time on or before the date that is fifth anniversary of the date of issuance of the Grant Funds, the Applicant either abandons, permanently closes, or terminates the use of the Property for the Restaurant on a permanent basis (***"Closure"***), or alternatively, violates any provision of this Agreement beyond the applicable cure period set forth in Section 10.B of this Agreement (***"Violation"***), then (subject to Section 4.C of this Agreement): (a) the provisions of this Agreement with regard to the Grant Funds will, as of the date of the Closure or Violation,

automatically terminate and become null and void and be of no further force or effect, and the City will have no obligation whatsoever to perform any of its obligations in Section 5 of this Agreement; and (b) within one year after the date of Closure or Violation, the Applicant must refund to the City a portion of the Applicant received by the Applicant prior to the date of the Closure or Violation, as follows:

Date of Closure	**Claw-back Payment**
0-1 years after date of issuance of Grant Funds	100% of the Grant Funds
1-2 years after date of issuance of Grant Funds	80% of the Grant Funds
2-4 years after date of issuance of Grant Funds	60% of the Grant Funds
5 years after date of issuance of Grant Funds	40% of the Grant Funds

The obligations set forth in this Section 5.C.1 survive the termination or expiration of this Agreement.

2. The Applicant must provide the City with no less than 60 days prior written notice, or such shorter period as practical in the event of casualty or eminent domain, prior to Closure if the Closure occurs within the five years after the issuance of the Grant Funds. The Business Owner agrees that the transfer of legal or beneficial interest in all or any portion of the Property or the Restaurant, in accordance with Section 11.C of this Agreement does not constitute a Closure for purposes of this Agreement.

D. **Limitations on Payment of Grant Funds**. The Applicant acknowledges and agrees that the Restaurant must be operated, used and maintained in strict compliance with all applicable City codes, ordinances, and regulations (collectively, the ***"Requirements of Law"***), and that if the Applicant fails to comply in all material respects with the Requirements of Law or cure any defects, after the City provides Applicant with written notice of any such defect, failure or violation, within the time set forth in Section 10.B of this Agreement, the City will have the right to suspend payment of the Grant Funds to the Applicant for the period that the Applicant is not in material compliance with the Requirements of Law, and the City will have no further obligation to provide any portion of the Grant Funds to the Applicant until the City determines in its reasonable discretion that the Applicant is in material compliance with the Requirements of Law, at which time all suspended payments will be remitted to the Applicant. A legal nonconformity created as a result of the City's amendment to the Requirements of Law subsequent to the Commencement Date will not constitute a failure of the Applicant to comply with the Requirements of Law.

E. **Commitment to Fair Employment Practices and Affirmative Action; Prevailing Wage**. If and to extent applicable in accordance with the Requirements of Law, the Applicant must comply with the requirements pertaining to fair employment practices and affirmative action described in the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq*.), as may be applicable.

SECTION 6. FORCE MAJEURE.

Except as expressly provided to the contrary in this Agreement, whenever a period of time is provided for in this Agreement for either of the Parties to perform any act or obligation, and the

Party, as the case may be, is unable to perform or complete the act or obligation because of a Force Majeure, then upon the occurrence of the Force Majeure, the time period for the performance and completion of the acts or obligations will be extended automatically for a reasonable time to accommodate the delay caused by the Force Majeure.

SECTION 7. LITIGATION AND DEFENSE OF AGREEMENT/INDEMNITY.

A. **Litigation**. If, during the Term of this Agreement, any lawsuits or proceedings are filed or initiated against any Party before any court, commission, board, bureau, agency, unit of government or sub-unit thereof, arbitrator, or other instrumentality, that may materially affect or inhibit the ability of any Party to perform its obligations under, or otherwise to comply with, this Agreement (***"Litigation"***), the Party against which the Litigation is filed or initiated must promptly deliver a copy of the complaint or charge related thereto all other Parties, and must thereafter keep such other Parties fully informed concerning all aspects of the Litigation.

B. **Defense**. The Parties must use their respective good faith efforts to defend the validity of this Agreement, and all ordinances and resolutions adopted, and agreements executed by such Party pursuant to this Agreement, including every portion thereof and every approval given, and every action taken, pursuant thereto. Each Party will have the right to retain its own independent legal counsel, at its own expense, for any matter. The Parties agree to reasonably cooperate with each other to carry out the purpose and intent of this Agreement.

C. **No Liability for City Review**. The Applicant acknowledges and agrees that: (1) the City is not, and will not be, in any way liable for any violations of restrictive covenants applicable to the Property that may occur, or for any damages or injuries that may be sustained, as the result of the City's review and approval of any plans for the Property, or as a result of the issuance of any approvals, permits, certificates, or acceptances relating to the use and development of the Property; and (2) the City's review and approval of any of the plans and the issuance of any of the approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure the Applicant, or its members, managers, officers, agents, employees, successors, assigns, tenants, or licensees, or any third Party, against restrictive covenant violations or damage or injury of any kind at any time.

D. **City Procedures**. The Applicant acknowledges that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge any of those actions on the grounds of any procedural infirmity or of any denial of any procedural right.

E. **Indemnity**. The Applicant agrees to, and does hereby, hold harmless and indemnify the City, the Corporate Authorities, all City elected and appointed officials, officers, employees, agents, representatives, and attorneys (each, an ***"Indemnitee"*** and collectively, the ***"Indemnitees"***) from any and all third-party claims that may, at any time, be asserted against any of the Indemnitees in connection with (1) the construction, operation, and maintenance of the Restaurant and the Property; and (2) the performance by the Applicant of its obligations under this Agreement and all related ordinances, resolutions, or other agreements; provided, however, that the Applicant will have no indemnification obligation to any of the Indemnitees to the extent that any losses or damages claimed are caused by the gross negligence, fraud, or willful misconduct of one or more Indemnitees.

F. **Defense Expenses**. The Applicant hereby agrees to pay, without protest, all actual and reasonable expenses incurred by the City in defending itself with regard to any and all of the claims identified in Section 7.E of this Agreement. These expenses may include, without limitation: (1) all out-of-pocket expenses, including attorneys' and experts' fees, not to exceed their usual and customary fee rates to the City; and (2) the reasonable value of any services rendered by any employees of the City, not to exceed their actual salaries.

G. **Joint and Several Liability.** The obligations and liabilities of the Business Owner and the Property Owner under this Agreement are and will be joint and several.

SECTION 8. TERM.

This Agreement will be in full force and effect for a period commencing on the Commencement Date and through the date that is ten years after the date of the issuance of the Grant Funds for the Restaurant (***"Term"***). During the Term, this Agreement inures to the benefit of and is enforceable by the Applicant, the City, and any of their respective permitted legal representatives, heirs, grantees, successors, and assigns.

SECTION 9. ISSUANCE OF BUILDING PERMITS; PAYMENT OF CITY FEES AND COSTS.

In addition to any other costs, payments, fees, charges, contributions, or dedications specifically required by this Agreement, the Applicant must pay to the City, as and when due, all application, inspection, and permit fees, all other fees, and charges required by applicable City codes, ordinances, resolutions, rules, or regulations, and all reasonable third-party legal, engineering, and other consulting or administrative fees, costs, and expenses. The City agrees to expedite all plan and permit review in connection with the Redevelopment described herein.

SECTION 10. ENFORCEMENT.

A. **Enforcement.** The Parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance (including, without limitation, payment by the City to the Applicant of payments due under this Agreement), enforce or compel the performance of this Agreement; provided, however, that the Applicant agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any past, present, or future director, member, elected or appointed officer, official, agent, representative, employee, or attorney, of the City on account of the negotiation or execution of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the City will be entitled to withhold the issuance of building permits or certificates of occupancy for the Restaurant only when the Applicant has failed or refused to meet fully any of its obligations under this Agreement (after application of any notice and cure provisions). In the event of a judicial proceeding brought by one Party to this Agreement against the other Party to this Agreement pursuant to this Section, the prevailing Party will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

B. **Notice and Cure.** No Party may exercise the right to bring any suit, action, mandamus, or any other proceeding pursuant to Section 10.A of this Agreement without first providing written notice to all other Parties of the breach or alleged breach and allowing 30 days

to cure the breach or alleged breach. If the breach cannot be cured within the 30-day period (***"Time for Cure"***), then the Time for Cure will be extended accordingly, provided that the notified Party has promptly commenced to cure the breach within the Time for Cure and continued to prosecute the cure of the breach with diligence.

SECTION 11. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.

A. **Obligations.** The Parties agree that all charges payable pursuant to this Agreement, together with interest and costs of collection, including reasonable attorneys' fees, constitute both the personal obligation of the Party liable for its payment, and the successors of that Party.

B. **Binding Effect.** The Applicant acknowledges and agrees that this Agreement is binding upon the Business Owner, the Property Owner, and any and all of their respective successors, permitted assigns, and successor owners of record of all or any portion of the Restaurant.

C. **Transferee Assumption**. To assure that any potential successor, or permitted assign has notice of this Agreement and the benefits and obligations created by it, the Applicant agrees to require, prior to the transfer of a legal or beneficial interest in a majority ownership of, or controlling interest in the Restaurant, the transferee to execute an enforceable transferee assumption agreement in a form reasonably acceptable to the City. The City agrees that, upon a successor becoming bound to the personal obligation created in this Agreement in the manner provided, the liability of the Applicant or other predecessor obligor will be released to the extent of the transferee's assumption of liability. The Applicant agrees to notify the City in writing at least 30 days prior to the date on which the Applicant proposes to transfer a legal or beneficial interest in a majority ownership of, or controlling interest in, the Restaurant to a transferee. Concurrent with any such transfer described in this Section 11.C, the Applicant must provide the City with a fully executed copy of the transferee assumption agreement.

D. **Transfer Defined**. For purposes of this Agreement, the term "transfer" includes any assignment, transfer, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Restaurant, in whole or in part, by voluntary or involuntary sale, foreclosure, restructuring, merger, sale and leaseback, consolidation, or otherwise.

E. **Prohibited Assignments**. It is the express intent of the Parties that, except as expressly provided or allowed herein, this Agreement, and all of the rights and privileges granted herein, are for the sole and exclusive benefit of the Applicant for operation of a Restaurant on the Property. Accordingly, notwithstanding any provision of this Agreement, prior to the Grant Funds payment, in the event that either the Business Owner does, or attempts to, voluntarily or involuntarily transfer a majority or controlling interest in the Restaurant without the prior consent of the Corporate Authorities, which consent may be granted or denied in the sole and absolute discretion of the Corporate Authorities, this Agreement, and all of the rights and privileges granted herein, will, at the option of the City, become null and void and be of no force or effect.

SECTION 12. REPRESENTATIONS AND WARRANTIES.

A. **Business Owner's Representations and Warranties**. In order to induce the City to enter into this Agreement and to adopt the ordinances and grant the rights herein provided for, the Business Owner hereby warrants and represents to the City as follows:

1. The Business Owner is a duly organized, validly existing limited liability company in good standing under the laws of the State of Illinois.

2. The Business Owner has the limited liability company authority and the legal right to make, deliver, execute, and perform this Agreement and has taken all necessary actions to authorize the execution, delivery, and performance of this Agreement.

3. All necessary consents of any members or managers or constituent entities, creditors, investors, partners, judicial, or administrative bodies, governmental authorities except the City, or other parties including specifically, but without limitation, all secured parties, regarding the execution and delivery of this Agreement have been obtained.

4. The consent or authorization of, filing with, or other act by or in respect of any governmental authority except the City is not required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement.

5. The individuals executing this Agreement on behalf of the Business Owner have the power and authority to execute and deliver this Agreement on behalf of the Business Owner.

6. The execution, delivery, and performance of this Agreement: (a) is not prohibited by any Requirement of Law or under any contractual obligation of the Business Owner; (b) will not result in a breach or default under any agreement to which the Business Owner is a party or to which the Business Owner, in whole or in part, is bound; and (c) will not violate any restriction, court order, or agreement to which the Business Owner, in whole or in part, is or are subject.

B. **Property Owner's Representations and Warranties**. In order to induce the City to enter into this Agreement and to adopt the ordinances and grant the rights herein provided for, the Property Owner hereby warrants and represents to the City as follows:

1. The Property Owner is a duly organized, validly existing limited liability company in good standing under the laws of the State of Illinois.

2. The Property Owner has the limited liability company authority and the legal right to make, deliver, execute, and perform this Agreement and has taken all necessary actions to authorize the execution, delivery, and performance of this Agreement.

3. All necessary consents of any members or managers or constituent entities, creditors, investors, partners, judicial, or administrative bodies, governmental authorities except the City, or other parties including specifically, but without limitation, all secured parties, regarding the execution and delivery of this Agreement have been obtained.

4. The consent or authorization of, filing with, or other act by or in respect of any governmental authority except the City is not required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement.

5. The individuals executing this Agreement on behalf of the Property Owner have the power and authority to execute and deliver this Agreement on behalf of the Property Owner.

6. The execution, delivery, and performance of this Agreement: (a) is not prohibited by any Requirement of Law or under any contractual obligation of the Property Owner; (b) will not result in a breach or default under any agreement to which the Property Owner is a party or to which the Property Owner, in whole or in part, is bound; and (c) will not violate any restriction, court order, or agreement to which the Property Owner, in whole or in part, is or are subject.

C. **City's Representations and Warranties**. In order to induce the Applicant to enter into this Agreement, the City hereby warrants and represents to the Applicant as follows: (1) the operation of the Restaurant at the Property is allowed as of right under the current zoning classification of the Property, without any variance being required; (2) the funds for the Grant Funds are held by or on account of the City, and are available for timely disbursement pursuant to this Agreement; and (3) all necessary consents or approvals of the City Council or any administrative bodies, governmental authorities, or other parties regarding the execution, delivery and performance by the City of this Agreement have been obtained.

SECTION 13. GENERAL PROVISIONS.

A. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the subject matter of this Agreement.

B. **Amendments and Modifications**. No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.

C. **Notices**. Any notice, communication, or demand required or permitted to be given under this Agreement must be in writing and must be delivered: (1) personally, (2) by a reputable overnight courier, or (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise provided in this Agreement, notices will be deemed received after the first to occur of: (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each Party to this Agreement has the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address will be effective until actually received.

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

City of Highland Park

1707 St. Johns Avenue
Highland Park, Illinois 60035
Attention: City Manager

With a copy to:

Elrod Friedman LLP
350 N. Clark Street
Second Floor
Chicago, Illinois 60654
Attention: Hart M. Passman, Deputy Corporation Counsel

Notices and communications to the Business Owner must be addressed to, and delivered at, the following address:

565 Roger Williams Ave., Business Owner
450 Skokie Blvd., Suite 550
Northbrook, IL 60062
Attn: David Silver

With a copy to:

_____
_____
_____
Attn: _____

Notices and communications to the Property Owner must be addressed to, and delivered at, the following address:

New Era Chicago LLC
Ravinia 565 LLC, Property Owner
2858 West Diversey Ave., Floor 2
Chicago, Illinois 60647
Attn: Michael E. Hagenson

With a copy to:

_____
_____
_____
Attn: _____

D. **Governing Law**. This Agreement is to be governed by, and enforced in accordance with, the internal laws, but not the conflict of laws rules, of the State of Illinois.

E. **Interpretation**. This Agreement is to be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement is to be construed as though all Parties to this Agreement participated

equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting Party is not applicable to this Agreement.

F. **Change in Laws**. Except as otherwise explicitly provided in this Agreement, any reference to laws, ordinances, rules, or regulations of any kind includes the laws, ordinances, rules, or regulations of any kind as they may be amended or modified from time to time hereafter.

G. **Headings**. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

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

I. **No Third-Party Beneficiaries**. Except as expressly provided in this Agreement, no claim as a third-party beneficiary under this Agreement by any person, firm, or corporation may be made or will be valid against the City or the Applicant.

J. **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 remainder of the provisions will remain in full force and effect and will in no way be affected, impaired, or invalidated.

K. **Calendar Days and Time.** Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" means calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

L. **Exhibit.** Exhibit A is attached to this Agreement, and by this reference incorporated in and made a part of, this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement will control.

M. **Counterparts**. This Agreement may be executed in several counterparts, each of which, when executed, is to be deemed to be an original, but all of which together constitute one and the same instrument.

N. **Waiver.** Neither the City nor the Applicant are or will be under any obligation to exercise any of the rights granted to them in this Agreement except as it determines to be in its best interest from time to time. The failure of the City or the Applicant to exercise at any time any of those rights is not to be deemed or construed as a waiver of that right, nor will the failure void or affect the City's or the Applicant's respective right, as the case may be, to enforce those rights or any other rights.

O. **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 are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

P. **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.

Q. **Grammatical Usage and Construction.** In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.

R. **City Authority to Execute.** The City hereby warrants and represents to the Applicant that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

CITY:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

BUSINESS OWNER:

CRG Ravinia LLC,
an Illinois limited liability company

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

PROPERTY OWNER:

Ravinia 565 LLC, an Illinois limited liability company

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENTS

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 home rule municipal corporation.

Given under my hand and notarial seal this ___ day of _____, 2025.

Notary Public

My Commission Expires: (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____, an Illinois limited liability company, he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, 2025.

Notary Public

My Commission Expires: (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____, an Illinois limited liability company, he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, 2025.

Notary Public

My Commission Expires: (SEAL)

EXHIBIT A

LIST OF EXPENDITURES

- Painting
- Permanent flooring materials
- Lighting
- Wood, metalwork, and other decorative elements
- Furniture, fixtures, and equipment
- Kitchen infrastructure
- Kitchen appliances
- Electrical
- Permanent HVAC equipment
- Fire suppression systems

CITY OF HIGHLAND PARK

RESOLUTION NO. R2025-_____

A RESOLUTION APPROVING AN ECONOMIC INCENTIVE AGREEMENT WITH CRG RAVINIA LLC AND RAVINIA 565 LLC

WHEREAS, Ravinia 565 LLC, an Illinois limited liability company (***"Property Owner"***), is the record title owner of that certain real property located at 565 Roger Williams Avenue, in the City (***"Property"***); and

WHEREAS, CRG Ravinia LLC, a limited liability company (***"Business Owner"***), is the tenant of, and desires to operate a full-service restaurant space (***"Restaurant"***) at, the Property; and

WHEREAS, the Property Owner and the Business Owner intend to make updates and certain improvements to the Property for the Restaurant, which will enhance the City's tax base and generate new business in the City; and

WHEREAS, the Property Owner and the Business Owner have requested that, to enable the development of the Restaurant on the Property, the City provide an economic incentive grant of up to $150,000 to assist in the improvement of the Restaurant (***"Grant"***); and

WHEREAS, the City, the Property Owner, and the Business Owner desire to enter into an economic incentive agreement to set forth their respective rights and responsibilities regarding the provision of the Grant and the improvement and operation of the Restaurant (***"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 the Property Owner and the Business Owner;

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: APPROVAL OF AGREEMENT. The Agreement between and among the City, the Property Owner, and the Business 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 AGREEMENT. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest the Agreement with the Property Owner and the Business Owner upon receipt by the City Clerk of at least one original copy of the Agreement executed by each of the Property Owner and the Business Owner; 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 and attest

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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

AGREEMENT

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Emily Taub, Assistant City Manager

Department: City Manager's Office

Title: An Ordinance Approving the Compensation Plan for City Employees During the Periods of January 1, 2025 – December 31, 2025 and January 1, 2026 – December 31, 2026

Recommendation:
Staff recommends updating the Fiscal Year 2025 and Fiscal Year 2026 Compensation Plans in order to reflect the updated salary of the City Manager.

Policy Consideration:
The City Council appointed Ghida S. Neukirch as City Manager effective October 11, 2014 and entered into an employment agreement with City Manager Neukirch. Two amendments were subsequently approved extending her appointment through October 11, 2029.

In accordance with Section 5.B of the City Manager Employment Agreement dated December 9, 2019, the City Council conducted an annual review of City Manager Neukirch's performance on November 24, 2025 and determined that an adjustment to her base salary is appropriate as well as a one-time bonus payment.

The Fiscal Year 2025 and Fiscal Year 2026 Compensation Plans need to be updated to reflect the City Manager's updated compensation.

Core Priorities:
Fiscal Stability
Funding is included in the approved Fiscal Year 2025 and Fiscal Year 2026 approved budgets.

Attachments:
1. Fiscal Year 2025 Compensation Plan - Updated December 15 2025 Redline
2. Fiscal Year 2026 Compensation Plan - Updated December 15 2025 Redline
3. Ordinance Approving 2025 and 2026 Updated Compensation Plans
4. Exhibit A - Fiscal Year 2025 Compensation Plan - Updated December 15 2025
5. Exhibit B - Fiscal Year 2026 Compensation Plan - Updated December 15 2025

PERSONNEL OVERVIEW
COMPENSATION PLAN



Non-Collectively Bargained Pay Grades

Effective January 1, 2025

~~**Updated May 12, 2025**~~

Updated December 15, 2025

NON-EXEMPT			
Grade	**Minimum**	**Mid Point**	**Maximum**
3	15.45	18.29	21.13
4	15.45	19.31	23.17
5	16.99	21.24	25.49
6	18.75	23.44	28.12
7	20.76	25.96	31.15
8	23.07	28.84	34.61
9	25.72	32.15	38.58
10	28.73	35.92	43.10
11	32.17	40.21	48.25
12	36.10	45.12	54.14
13	40.59	50.73	60.88
14	45.74	57.18	68.61
15	51.66	64.58	77.50
16	58.48	73.10	87.72

EXEMPT			
Grade	**Minimum**	**Mid Point**	**Maximum**
8	47,990.91	59,988.64	71,986.37
9	53,493.59	66,866.98	80,240.38
10	59,759.36	74,699.21	89,639.05
11	66,906.78	83,633.48	100,360.17
12	75,074.27	93,842.84	112,611.40
13	84,422.76	105,528.44	126,634.13
14	95,144.31	118,930.39	142,716.47
15	107,461.30	134,326.63	161,191.95
16	121,637.60	152,047.00	182,456.40
17	138,586.87	173,233.59	207,880.31

EXECUTIVE			
Grade	**Minimum**	**Mid Point**	**Maximum**
17	129,925.19	173,233.59	216,541.99
18	148,992.31	198,656.41	248,320.51

CITY MANAGER	
Grade	**Annualized Compensation**
~~City Manager~~	~~300,224.31~~
City Manager	309,231.04

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, 2025

~~Updated May 12, 2025~~

Updated December 15, 2025

NON-EXEMPT					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
8	80010000*	Administrative and Customer Service Specialist	23.07	28.84	34.61
8	20010000*	Finance and Customer Service Specialist	23.07	28.84	34.61
8	50010000*	Permit and Customer Service Technician	23.07	28.84	34.61
8	60410000*	Bus Driver	23.07	28.84	34.61
8	30010000*	Police Records Specialist	23.07	28.84	34.61
9	103300001	Administrative Program Specialist	25.72	32.15	38.58
9	102100002	Multimedia Specialist	25.72	32.15	38.58
9	30020000*	Community Service Officer	25.72	32.15	38.58
10	600200001	Assistant City Forester	28.73	35.92	43.10
10	50020000*	Building/Housing Inspector	28.73	35.92	43.10
10	502200001	Zoning and Permit Technician	28.73	35.92	43.10
10	102700001	Communications and Events Coordinator	28.73	35.92	43.10
10	600300001	Contract Specialist	28.73	35.92	43.10
10	201800001	IT Support Technician	28.73	35.92	43.10
10	300400001	Evidence Custodian	28.73	35.92	43.10
10	80040000*	Executive Assistant	28.73	35.92	43.10
10	60040000*	Facilities Technician	28.73	35.92	43.10
10	50040000*	Fire Inspector	28.73	35.92	43.10
11	500600001	Permit and Customer Service Supervisor	32.17	40.21	48.25
11	60050000*	Engineering Technician	32.17	40.21	48.25
11	503200001	Plumbing Inspector	32.17	40.21	48.25
11	50070000*	Plan Examiner/Inspector	32.17	40.21	48.25
12	60060000*	Engineering Inspector	36.10	45.12	54.14
12	502600001	Building/Housing Inspector II	36.10	45.12	54.14
12	500800001	Senior Inspector	36.10	45.12	54.14
12	600700001	Facilities Supervisor	36.10	45.12	54.14
12	60080000*	Foreman	36.10	45.12	54.14
12	400100001	Public Safety Mechanic	36.10	45.12	54.14
13	500900001	Senior Plan Examiner/Inspector	40.59	50.73	60.88
13	601000001	City Forester	40.59	50.73	60.88

PERSONNEL OVERVIEW
COMPENSATION PLAN

Non-Collectively Bargained Full-Time Positions - Effective January 1, 2025

~~Updated May 12, 2025~~

Updated December 15, 2025

EXEMPT					
Grade	Position No.	Title	Minimum	Mid Point	Maximum
8	103200001	Business Development Specialist	47,990.91	59,988.64	71,986.37
9	100300001	Social Services Coordinator	53,493.59	66,866.98	80,240.38
9	100400001	Senior Services Program Coordinator	53,493.59	66,866.98	80,240.38
9	201500001	Payroll and Customer Service Specialist	53,493.59	66,866.98	80,240.38
9	201900001	Utility Billing Specialist	53,493.59	66,866.98	80,240.38
10	200300001	Accountant	59,759.36	74,699.21	89,639.05
10	100500001	Human Resources Generalist	59,759.36	74,699.21	89,639.05
10	80110000*	Management Analyst	59,759.36	74,699.21	89,639.05
10	103000001	Marketing Coordinator	59,759.36	74,699.21	89,639.05
10	103400001	Sustainability Specialist	59,759.36	74,699.21	89,639.05
10	501000002	Planner	59,759.36	74,699.21	89,639.05
10	102500001	Social Services Specialist	59,759.36	74,699.21	89,639.05
10	601100001	Water Plant Chemist	59,759.36	74,699.21	89,639.05
11	102800001	Resiliency Manager	66,906.78	83,633.48	100,360.17
11	103400002	Sustainability Manager	66,906.78	83,633.48	100,360.17
11	200300003	Senior Accountant	66,906.78	83,633.48	100,360.17
11	50100000*	Planner II	66,906.78	83,633.48	100,360.17
12	300500001	Records Supervisor	75,074.27	93,842.84	112,611.40
12	600900002	Lead Water Plant Operator	75,074.27	93,842.84	112,611.40
12	103500001	Risk Manager	75,074.27	93,842.84	112,611.40
12	100700001	Business Development Manager	75,074.27	93,842.84	112,611.40
12	103100001	Assistant Human Resources Manager	75,074.27	93,842.84	112,611.40
12	100800001	Deputy City Clerk	75,074.27	93,842.84	112,611.40
12	801000001	Social Worker	75,074.27	93,842.84	112,611.40
12	601200001	Transit Coordinator	75,074.27	93,842.84	112,611.40
13	50011000*	Senior Planner	84,422.76	105,528.44	126,634.13
13	100900001	Assistant to the City Manager	84,422.76	105,528.44	126,634.13
13	200500001	Senior Systems Administrator	84,422.76	105,528.44	126,634.13
13	200600001	Senior Network/Systems Engineer	84,422.76	105,528.44	126,634.13
13	60140000*	Civil Engineer	84,422.76	105,528.44	126,634.13
14	201600001	Accounting Manager	95,144.31	118,930.39	142,716.47
14	101000001	Manager of Senior Services	95,144.31	118,930.39	142,716.47
14	101100001	Communications Manager	95,144.31	118,930.39	142,716.47
14	601500001	Assistant Superintendent	95,144.31	118,930.39	142,716.47
14	604600001	Utilities Superintendent	95,144.31	118,930.39	142,716.47
14	601600001	Water Plant Superintendent	95,144.31	118,930.39	142,716.47
14	601700001	Assistant Director of Public Works	95,144.31	118,930.39	142,716.47
15	501200001	Building Division Manager	107,461.30	134,326.63	161,191.95
15	101300001	Human Resources Manager	107,461.30	134,326.63	161,191.95
16	200700001	Manager of Information Technology	121,637.60	152,047.00	182,456.40
16	601800001	City Engineer	121,637.60	152,047.00	182,456.40
16	501300001	Deputy Director of Community Development	121,637.60	152,047.00	182,456.40
16	601900001	Deputy Director of Public Works	121,637.60	152,047.00	182,456.40
16	200900001	Deputy Finance Director	121,637.60	152,047.00	182,456.40
16	40020000*	Fire Department Battalion Chief	121,637.60	152,047.00	182,456.40
16	30060000*	Police Commander	121,637.60	152,047.00	182,456.40
17	400300001	Deputy Fire Chief	138,586.87	173,233.59	207,880.31
17	300700001	Deputy Police Chief	138,586.87	173,233.59	207,880.31

PERSONNEL OVERVIEW
COMPENSATION PLAN

Non-Collectively Bargained Full-Time Positions - Effective January 1, 2025

~~Updated May 12, 2025~~

Updated December 15, 2025

EXECUTIVE					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
17	10140000*	Assistant City Manager	129,925.19	173,233.59	216,541.99
18	101500001	Deputy City Manager	148,992.31	198,656.41	248,320.51
18	501400001	Director of Community Development	148,992.31	198,656.41	248,320.51
18	602000001	Director of Public Works	148,992.31	198,656.41	248,320.51
18	201000001	Finance Director	148,992.31	198,656.41	248,320.51
18	400400001	Fire Chief	148,992.31	198,656.41	248,320.51
18	300800001	Chief of Police	148,992.31	198,656.41	248,320.51

CITY MANAGER			
Grade	**Position No.**	**Title**	**Annualized Compensation**
~~City Manager~~	~~101600001~~	~~City Manager~~	~~300,224.31~~
City Manager	101600001	City Manager	309,231.04

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

PERSONNEL OVERVIEW
COMPENSATION PLAN



Non-Collectively Bargained Part-Time & Temporary Positions - Effective January 1, 2025

~~**Updated May 12, 2025**~~

Updated December 15, 2025

PART TIME					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
5	60210000*	Recycling Worker	16.99	21.24	25.49
5	80050000*	Undergraduate Intern	16.99	21.24	25.49
6	80160000*	Clerical Support	18.75	23.44	28.12
6	03540	Program and Clerical Support	18.75	23.44	28.12
6	80070000*	Records Clerk	18.75	23.44	28.12
7	80050000*	Administrative Intern	20.76	25.96	31.15
7	80050000*	Planning Intern	20.76	25.96	31.15
7	101900001	Rental Worker	20.76	25.96	31.15
8	801300001	Administrative and Customer Service Specialist	23.07	28.84	34.61
8	05090	Finance and Customer Service Specialist	23.07	28.84	34.61
8	503100001	Permit and Customer Service Technician	23.07	28.84	34.61
8	102000001	Business Development Assistant	23.07	28.84	34.61
8	60410000*	Bus Driver	23.07	28.84	34.61
8	06410	Public Access Coordinator	23.07	28.84	34.61
8	802200001	Engineering Secretary	23.07	28.84	34.61
8	30010000*	Police Records Specialist	23.07	28.84	34.61
9	05050	Community Service Officer	25.72	32.15	38.58
9	602200001	Forestry Worker	25.72	32.15	38.58
10	602300001	Facilities Worker	28.73	35.92	43.10
10	502500001	Building/Housing Inspector	28.73	35.92	43.10
10	50160000*	Plumbing Inspector	28.73	35.92	43.10
10	06610	Zoning and Permit Technician	28.73	35.92	43.10
10	06355	Risk Manager	28.73	35.92	43.10
10	06235	Diversity, Equity, Inclusion, & Belonging Specialist	28.73	35.92	43.10
11	06550	Housing Planner	32.17	40.21	48.25
11	06555	Program Analyst	32.17	40.21	48.25
11	06020	Grant Analyst	32.17	40.21	48.25
12	301500001	Investigative Administrative Support Technician	36.10	45.12	54.14
16	801800001	Administrative Executive Officer	58.48	73.10	87.72
TEMPORARY					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
3	80060000*	Clerical I	15.45	18.29	21.13
5	80060000*	Clerical II	16.99	21.24	25.49
5	03580	Intern	16.99	21.24	25.49
5	60440000*	Public Works Worker	16.99	21.24	25.49
7	80060000*	Clerical III	20.76	25.96	31.15
7	05160	Planning Intern / Program Analyst / Management Analyst	20.76	25.96	31.15
7	60240000*	Public Works Worker - CDL	20.76	25.96	31.15
8	604200001	Ravinia Bus Driver	23.07	28.84	34.61
9	80060000*	Clerical IV	25.72	32.15	38.58
9	03620	Public Works Worker - Forestry	25.72	32.15	38.58
9	602500001	Ravinia Foreman	25.72	32.15	38.58
10	03610	Public Works Worker - Facilities	28.73	35.92	43.10
10	03710	Building/Housing Inspector	28.73	35.92	43.10
10	03740	Planner	28.73	35.92	43.10
11	03810	Plan Examiner/Inspector	32.17	40.21	48.25
11	03815	Engineering Inspector	32.17	40.21	48.25
13	03910	Senior Planner	40.59	50.73	60.88

PERSONNEL OVERVIEW
COMPENSATION PLAN

Collectively Bargained Positions

Effective January 1, 2025

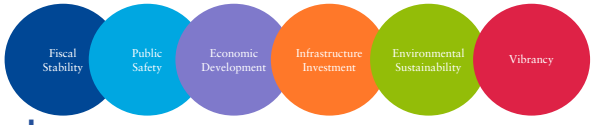
~~Updated May 12, 2025~~

Updated December 15, 2025

FULL TIME									
Pos. No.	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
602600001	Maintenance Aide	45,970.67	47,579.84	49,956.95	52,455.62	55,077.66	57,832.09	60,724.31	63,759.36
60270000*	Maintenance Worker	66,543.43	68,815.58	72,176.02	75,702.22	79,405.77	83,295.59	87,379.21	91,667.37
60280000*	Water Plant Operator	75,284.53	77,919.53	81,815.75	85,906.79	90,201.71	94,712.03	99,447.50	104,419.26
602900001	Water Plant Mechanic	75,284.53	77,919.53	81,815.75	85,906.79	90,201.71	94,712.03	99,447.50	104,419.26
603000001	Fleet Mechanic	74,586.20	77,196.85	81,057.20	85,108.70	89,365.09	93,833.40	98,524.32	103,450.50
40050000*	Firefighter	----	83,948.94	88,197.84	92,664.45	97,354.36	102,283.20	107,464.36	112,901.78
40050000*	Fire Fighter EMT I	----	85,725.34	89,974.79	94,440.28	99,131.28	104,059.56	109,237.95	114,678.74
40050000*	Fire Fighter EMT II	----	90,866.86	95,234.64	99,824.09	104,647.97	109,714.15	115,039.38	120,629.18
40060000*	Fire Lieutenant EMT I	----	99,086.46	104,011.82	109,188.80	114,624.86	120,338.21	126,340.44	132,646.38
40060000*	Fire Lieutenant EMT II	----	104,191.52	109,235.63	114,537.21	120,104.48	125,954.00	132,100.07	138,556.01
30110000*	Police Officer	88,503.07	91,600.59	96,005.28	100,629.21	105,579.06	110,858.40	116,401.54	122,222.06
30120000*	Police Sergeant (2080)	105,699.00	109,227.23	114,441.06	119,918.22	125,668.77	131,706.84	138,046.54	144,703.12

PART TIME									
Pos. No.	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
603100002	Maintenance Worker	27.52	28.49	29.91	31.41	32.97	-	-	-

PERSONNEL OVERVIEW
COMPENSATION PLAN



Non-Collectively Bargained Pay Grades
Effective January 1, 2026

Updated December 15, 2025

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

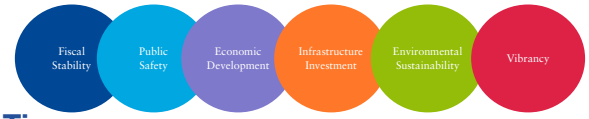
EXEMPT			
Grade	Minimum	Mid Point	Maximum
8	50,173.76	62,717.20	75,260.65
9	55,976.98	69,971.23	83,965.47
10	62,588.70	78,235.87	93,883.05
11	70,135.88	87,669.85	105,203.82
12	78,766.65	98,458.31	118,149.97
13	88,652.92	110,816.16	132,979.39
14	99,998.38	124,997.98	149,997.57
15	113,042.84	141,303.55	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~~
City Manager	309,231.04

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

PERSONNEL OVERVIEW
COMPENSATION PLAN



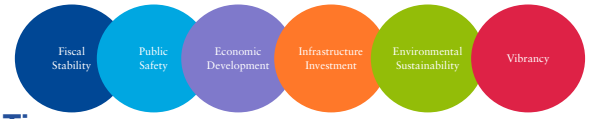
Non-Collectively Bargained Full-Time Positions - Effective January 1, 2026

Updated December 15, 2025

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



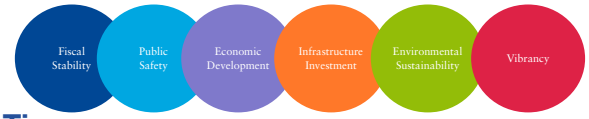
Non-Collectively Bargained Full-Time Positions - Effective January 1, 2026

Updated December 15, 2025

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

Updated December 15, 2025

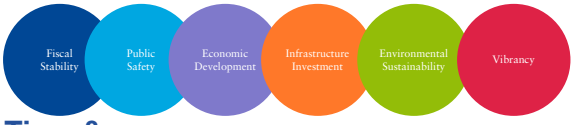
EXECUTIVE					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
17	10140000*	Assistant City Manager	136,911.40	182,548.54	228,185.67
18	101500001	Deputy City Manager	157,138.52	209,518.03	261,897.53
18	501400001	Director of Community Development	157,138.52	209,518.03	261,897.53
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~~
City Manager	101600001	City Manager	309,231.04

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

Updated December 15, 2025

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

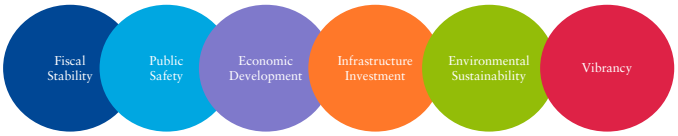
Position numbers ending with an asterisk (e.g., 60260000) represent multiple employees within the same position classification, rather than listing each employee seperately (e.g., 602600001, 602600002, etc.).

PERSONNEL OVERVIEW
COMPENSATION PLAN

Collectively Bargained Positions

Effective January 1, 2026

Updated December 15, 2025



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.).

City of Highland Park

Ordinance No. _____

An Ordinance Approving the Compensation Plan for City Employees During the Periods of January 1, 2025 – December 31, 2025 and January 1, 2026 – December 31, 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, 2024 (**"2025 Compensation Plan"**); and

WHEREAS, on November 24, 2025, the City Council adopted Ordinance No. O61-2025, approving the Compensation Plan for all employees of the City for the period beginning on January 1, 2026 and concluding on December 31, 2026 (**"2026 Compensation Plan"**); and

WHEREAS, the City Council has determined it is necessary to amend the 2025 Compensation Plan and 2026 Compensation Plan to reflect an update to the City Manager's salary;

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to amend the 2025 Compensation Plan and 2026 Compensation Plan pursuant to this Ordinance;

WHEREAS, the City Council desires to approve a one-time bonus payment to City Manager Ghida S. Neukirch;

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: APPROVAL OF AMENDED 2025 COMPENSATION PLAN. The 2025 Compensation Plan is hereby amended in the form attached to and, by this reference, made a part of this Ordinance as Exhibit A.

SECTION THREE: APPROVAL OF AMENDED 2026 COMPENSATION PLAN. The 2026 Compensation Plan is hereby amended in the form attached to and, by this reference, made a part of this Ordinance as Exhibit B.

SECTION FOUR: APPROVAL OF ONE-TIME BONUS PAYMENT. The City Council hereby approves the payment of a one-time bonus to City Manager Ghida S. Neukirch in the amount of $30,000.00.

SECTION FIVE: 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.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

PERSONNEL OVERVIEW
COMPENSATION PLAN

Non-Collectively Bargained Pay Grades

Effective January 1, 2025

Updated December 15, 2025

NON-EXEMPT			
Grade	**Minimum**	**Mid Point**	**Maximum**
3	15.45	18.29	21.13
4	15.45	19.31	23.17
5	16.99	21.24	25.49
6	18.75	23.44	28.12
7	20.76	25.96	31.15
8	23.07	28.84	34.61
9	25.72	32.15	38.58
10	28.73	35.92	43.10
11	32.17	40.21	48.25
12	36.10	45.12	54.14
13	40.59	50.73	60.88
14	45.74	57.18	68.61
15	51.66	64.58	77.50
16	58.48	73.10	87.72

EXEMPT			
Grade	**Minimum**	**Mid Point**	**Maximum**
8	47,990.91	59,988.64	71,986.37
9	53,493.59	66,866.98	80,240.38
10	59,759.36	74,699.21	89,639.05
11	66,906.78	83,633.48	100,360.17
12	75,074.27	93,842.84	112,611.40
13	84,422.76	105,528.44	126,634.13
14	95,144.31	118,930.39	142,716.47
15	107,461.30	134,326.63	161,191.95
16	121,637.60	152,047.00	182,456.40
17	138,586.87	173,233.59	207,880.31

EXECUTIVE			
Grade	**Minimum**	**Mid Point**	**Maximum**
17	129,925.19	173,233.59	216,541.99
18	148,992.31	198,656.41	248,320.51

CITY MANAGER	
Grade	**Annualized Compensation**
City Manager	309,231.04

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, 2025

Updated December 15, 2025

NON-EXEMPT					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
8	80010000*	Administrative and Customer Service Specialist	23.07	28.84	34.61
8	20010000*	Finance and Customer Service Specialist	23.07	28.84	34.61
8	50010000*	Permit and Customer Service Technician	23.07	28.84	34.61
8	60410000*	Bus Driver	23.07	28.84	34.61
8	30010000*	Police Records Specialist	23.07	28.84	34.61
9	103300001	Administrative Program Specialist	25.72	32.15	38.58
9	102100002	Multimedia Specialist	25.72	32.15	38.58
9	30020000*	Community Service Officer	25.72	32.15	38.58
10	600200001	Assistant City Forester	28.73	35.92	43.10
10	50020000*	Building/Housing Inspector	28.73	35.92	43.10
10	502200001	Zoning and Permit Technician	28.73	35.92	43.10
10	102700001	Communications and Events Coordinator	28.73	35.92	43.10
10	600300001	Contract Specialist	28.73	35.92	43.10
10	201800001	IT Support Technician	28.73	35.92	43.10
10	300400001	Evidence Custodian	28.73	35.92	43.10
10	80040000*	Executive Assistant	28.73	35.92	43.10
10	60040000*	Facilities Technician	28.73	35.92	43.10
10	50040000*	Fire Inspector	28.73	35.92	43.10
11	500600001	Permit and Customer Service Supervisor	32.17	40.21	48.25
11	60050000*	Engineering Technician	32.17	40.21	48.25
11	503200001	Plumbing Inspector	32.17	40.21	48.25
11	50070000*	Plan Examiner/Inspector	32.17	40.21	48.25
12	60060000*	Engineering Inspector	36.10	45.12	54.14
12	502600001	Building/Housing Inspector II	36.10	45.12	54.14
12	500800001	Senior Inspector	36.10	45.12	54.14
12	600700001	Facilities Supervisor	36.10	45.12	54.14
12	60080000*	Foreman	36.10	45.12	54.14
12	400100001	Public Safety Mechanic	36.10	45.12	54.14
13	500900001	Senior Plan Examiner/Inspector	40.59	50.73	60.88
13	601000001	City Forester	40.59	50.73	60.88

PERSONNEL OVERVIEW
COMPENSATION PLAN

Non-Collectively Bargained Full-Time Positions - Effective January 1, 2025

Updated December 15, 2025

EXEMPT					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
8	103200001	Business Development Specialist	47,990.91	59,988.64	71,986.37
9	100300001	Social Services Coordinator	53,493.59	66,866.98	80,240.38
9	100400001	Senior Services Program Coordinator	53,493.59	66,866.98	80,240.38
9	201500001	Payroll and Customer Service Specialist	53,493.59	66,866.98	80,240.38
9	201900001	Utility Billing Specialist	53,493.59	66,866.98	80,240.38
10	200300001	Accountant	59,759.36	74,699.21	89,639.05
10	100500001	Human Resources Generalist	59,759.36	74,699.21	89,639.05
10	80110000*	Management Analyst	59,759.36	74,699.21	89,639.05
10	103000001	Marketing Coordinator	59,759.36	74,699.21	89,639.05
10	103400001	Sustainability Specialist	59,759.36	74,699.21	89,639.05
10	501000002	Planner	59,759.36	74,699.21	89,639.05
10	102500001	Social Services Specialist	59,759.36	74,699.21	89,639.05
10	601100001	Water Plant Chemist	59,759.36	74,699.21	89,639.05
11	102800001	Resiliency Manager	66,906.78	83,633.48	100,360.17
11	103400002	Sustainability Manager	66,906.78	83,633.48	100,360.17
11	200300003	Senior Accountant	66,906.78	83,633.48	100,360.17
11	50100000*	Planner II	66,906.78	83,633.48	100,360.17
12	300500001	Records Supervisor	75,074.27	93,842.84	112,611.40
12	600900002	Lead Water Plant Operator	75,074.27	93,842.84	112,611.40
12	103500001	Risk Manager	75,074.27	93,842.84	112,611.40
12	100700001	Business Development Manager	75,074.27	93,842.84	112,611.40
12	103100001	Assistant Human Resources Manager	75,074.27	93,842.84	112,611.40
12	100800001	Deputy City Clerk	75,074.27	93,842.84	112,611.40
12	801000001	Social Worker	75,074.27	93,842.84	112,611.40
12	601200001	Transit Coordinator	75,074.27	93,842.84	112,611.40
13	50011000*	Senior Planner	84,422.76	105,528.44	126,634.13
13	100900001	Assistant to the City Manager	84,422.76	105,528.44	126,634.13
13	200500001	Senior Systems Administrator	84,422.76	105,528.44	126,634.13
13	200600001	Senior Network/Systems Engineer	84,422.76	105,528.44	126,634.13
13	60140000*	Civil Engineer	84,422.76	105,528.44	126,634.13
14	201600001	Accounting Manager	95,144.31	118,930.39	142,716.47
14	101000001	Manager of Senior Services	95,144.31	118,930.39	142,716.47
14	101100001	Communications Manager	95,144.31	118,930.39	142,716.47
14	601500001	Assistant Superintendent	95,144.31	118,930.39	142,716.47
14	604600001	Utilities Superintendent	95,144.31	118,930.39	142,716.47
14	601600001	Water Plant Superintendent	95,144.31	118,930.39	142,716.47
14	601700001	Assistant Director of Public Works	95,144.31	118,930.39	142,716.47
15	501200001	Building Division Manager	107,461.30	134,326.63	161,191.95
15	101300001	Human Resources Manager	107,461.30	134,326.63	161,191.95
16	200700001	Manager of Information Technology	121,637.60	152,047.00	182,456.40
16	601800001	City Engineer	121,637.60	152,047.00	182,456.40
16	501300001	Deputy Director of Community Development	121,637.60	152,047.00	182,456.40
16	601900001	Deputy Director of Public Works	121,637.60	152,047.00	182,456.40
16	200900001	Deputy Finance Director	121,637.60	152,047.00	182,456.40
16	40020000*	Fire Department Battalion Chief	121,637.60	152,047.00	182,456.40
16	30060000*	Police Commander	121,637.60	152,047.00	182,456.40
17	400300001	Deputy Fire Chief	138,586.87	173,233.59	207,880.31
17	300700001	Deputy Police Chief	138,586.87	173,233.59	207,880.31

PERSONNEL OVERVIEW
COMPENSATION PLAN

Non-Collectively Bargained Full-Time Positions - Effective January 1, 2025

Updated December 15, 2025

EXECUTIVE					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
17	10140000*	Assistant City Manager	129,925.19	173,233.59	216,541.99
18	101500001	Deputy City Manager	148,992.31	198,656.41	248,320.51
18	501400001	Director of Community Development	148,992.31	198,656.41	248,320.51
18	602000001	Director of Public Works	148,992.31	198,656.41	248,320.51
18	201000001	Finance Director	148,992.31	198,656.41	248,320.51
18	400400001	Fire Chief	148,992.31	198,656.41	248,320.51
18	300800001	Chief of Police	148,992.31	198,656.41	248,320.51

CITY MANAGER			
Grade	**Position No.**	**Title**	**Annualized Compensation**
City Manager	101600001	City Manager	309,231.04

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

PERSONNEL OVERVIEW
COMPENSATION PLAN



Non-Collectively Bargained Part-Time & Temporary Positions - Effective January 1, 2025

Updated December 15, 2025

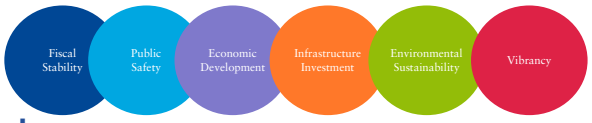
PART TIME					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
5	60210000*	Recycling Worker	16.99	21.24	25.49
5	80050000*	Undergraduate Intern	16.99	21.24	25.49
6	80160000*	Clerical Support	18.75	23.44	28.12
6	03540	Program and Clerical Support	18.75	23.44	28.12
6	80070000*	Records Clerk	18.75	23.44	28.12
7	80050000*	Administrative Intern	20.76	25.96	31.15
7	80050000*	Planning Intern	20.76	25.96	31.15
7	101900001	Rental Worker	20.76	25.96	31.15
8	801300001	Administrative and Customer Service Specialist	23.07	28.84	34.61
8	05090	Finance and Customer Service Specialist	23.07	28.84	34.61
8	503100001	Permit and Customer Service Technician	23.07	28.84	34.61
8	102000001	Business Development Assistant	23.07	28.84	34.61
8	60410000*	Bus Driver	23.07	28.84	34.61
8	06410	Public Access Coordinator	23.07	28.84	34.61
8	802200001	Engineering Secretary	23.07	28.84	34.61
8	30010000*	Police Records Specialist	23.07	28.84	34.61
9	05050	Community Service Officer	25.72	32.15	38.58
9	602200001	Forestry Worker	25.72	32.15	38.58
10	602300001	Facilities Worker	28.73	35.92	43.10
10	502500001	Building/Housing Inspector	28.73	35.92	43.10
10	50160000*	Plumbing Inspector	28.73	35.92	43.10
10	06610	Zoning and Permit Technician	28.73	35.92	43.10
10	06355	Risk Manager	28.73	35.92	43.10
10	06235	Diversity, Equity, Inclusion, & Belonging Specialist	28.73	35.92	43.10
11	06550	Housing Planner	32.17	40.21	48.25
11	06555	Program Analyst	32.17	40.21	48.25
11	06020	Grant Analyst	32.17	40.21	48.25
12	301500001	Investigative Administrative Support Technician	36.10	45.12	54.14
16	801800001	Administrative Executive Officer	58.48	73.10	87.72
TEMPORARY					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
3	80060000*	Clerical I	15.45	18.29	21.13
5	80060000*	Clerical II	16.99	21.24	25.49
5	03580	Intern	16.99	21.24	25.49
5	60440000*	Public Works Worker	16.99	21.24	25.49
7	80060000*	Clerical III	20.76	25.96	31.15
7	05160	Planning Intern / Program Analyst / Management Analyst	20.76	25.96	31.15
7	60240000*	Public Works Worker - CDL	20.76	25.96	31.15
8	604200001	Ravinia Bus Driver	23.07	28.84	34.61
9	80060000*	Clerical IV	25.72	32.15	38.58
9	03620	Public Works Worker - Forestry	25.72	32.15	38.58
9	602500001	Ravinia Foreman	25.72	32.15	38.58
10	03610	Public Works Worker - Facilities	28.73	35.92	43.10
10	03710	Building/Housing Inspector	28.73	35.92	43.10
10	03740	Planner	28.73	35.92	43.10
11	03810	Plan Examiner/Inspector	32.17	40.21	48.25
11	03815	Engineering Inspector	32.17	40.21	48.25
13	03910	Senior Planner	40.59	50.73	60.88

PERSONNEL OVERVIEW
COMPENSATION PLAN
Collectively Bargained Positions
Effective January 1, 2025
Updated December 15, 2025

FULL TIME									
Pos. No.	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
602600001	Maintenance Aide	45,970.67	47,579.84	49,956.95	52,455.62	55,077.66	57,832.09	60,724.31	63,759.36
60270000*	Maintenance Worker	66,543.43	68,815.58	72,176.02	75,702.22	79,405.77	83,295.59	87,379.21	91,667.37
60280000*	Water Plant Operator	75,284.53	77,919.53	81,815.75	85,906.79	90,201.71	94,712.03	99,447.50	104,419.26
602900001	Water Plant Mechanic	75,284.53	77,919.53	81,815.75	85,906.79	90,201.71	94,712.03	99,447.50	104,419.26
603000001	Fleet Mechanic	74,586.20	77,196.85	81,057.20	85,108.70	89,365.09	93,833.40	98,524.32	103,450.50
40050000*	Firefighter	----	83,948.94	88,197.84	92,664.45	97,354.36	102,283.20	107,464.36	112,901.78
40050000*	Fire Fighter EMT I	----	85,725.34	89,974.79	94,440.28	99,131.28	104,059.56	109,237.95	114,678.74
40050000*	Fire Fighter EMT II	----	90,866.86	95,234.64	99,824.09	104,647.97	109,714.15	115,039.38	120,629.18
40060000*	Fire Lieutenant EMT I	----	99,086.46	104,011.82	109,188.80	114,624.86	120,338.21	126,340.44	132,646.38
40060000*	Fire Lieutenant EMT II	----	104,191.52	109,235.63	114,537.21	120,104.48	125,954.00	132,100.07	138,556.01
30110000*	Police Officer	88,503.07	91,600.59	96,005.28	100,629.21	105,579.06	110,858.40	116,401.54	122,222.06
30120000*	Police Sergeant (2080)	105,699.00	109,227.23	114,441.06	119,918.22	125,668.77	131,706.84	138,046.54	144,703.12

PART TIME									
Pos. No.	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
603100002	Maintenance Worker	27.52	28.49	29.91	31.41	32.97	-	-	-

PERSONNEL OVERVIEW
COMPENSATION PLAN



Non-Collectively Bargained Pay Grades
Effective January 1, 2026

Updated December 15, 2025

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

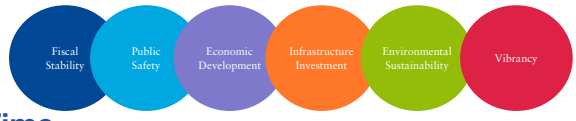
EXEMPT			
Grade	**Minimum**	**Mid Point**	**Maximum**
8	50,173.76	62,717.20	75,260.65
9	55,976.98	69,971.23	83,965.47
10	62,588.70	78,235.87	93,883.05
11	70,135.88	87,669.85	105,203.82
12	78,766.65	98,458.31	118,149.97
13	88,652.92	110,816.16	132,979.39
14	99,998.38	124,997.98	149,997.57
15	113,042.84	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	309,231.04

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

PERSONNEL OVERVIEW
COMPENSATION PLAN



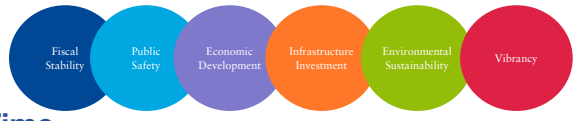
Non-Collectively Bargained Full-Time Positions - Effective January 1, 2026

Updated December 15, 2025

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



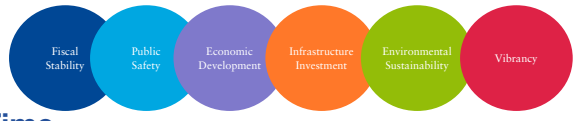
Non-Collectively Bargained Full-Time Positions - Effective January 1, 2026

Updated December 15, 2025

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

Updated December 15, 2025

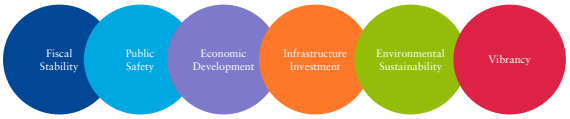
EXECUTIVE					
Grade	**Position No.**	**Title**	**Minimum**	**Mid Point**	**Maximum**
17	10140000*	Assistant City Manager	136,911.40	182,548.54	228,185.67
18	101500001	Deputy City Manager	157,138.52	209,518.03	261,897.53
18	501400001	Director of Community Development	157,138.52	209,518.03	261,897.53
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	309,231.04

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



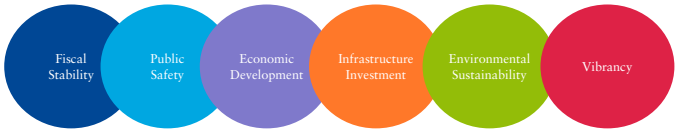
Non-Collectively Bargained Part-Time & Temporary Positions - Effective January 1, 2026

Updated December 15, 2025

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
Updated December 15, 2025



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.).

Staff Report

Meeting Date: December 15, 2025

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

Department: City Manager's Office

Title: An Ordinance Waiving Enforcement of Sections 33.001 and 33.005 of "The Highland Park Code of 1968," as amended, Concerning Appointments to Various Boards, Commissions, and Advisory Groups

Recommendation:
To provide continuity of leadership and to ensure a balance of varied terms of service on multiple advisory groups and commissions, it is recommended that the Council waive Sections 33.001 and 33.005 of "The Highland Park Code of 1968," as amended concerning appointments and terms of service to several advisory groups, boards, and commissions.

Policy Consideration:
The City has 14 Advisory Groups, Boards and Commissions (ABC's) whereby residents are appointed by the Mayor with consent of the City Council. The ABC's provide a variety of functions to support and advance the City's mission, priorities and policies. Chapter 33 of the City's Municipal Code sets forth the rules, regulations and procedures applicable to all City ABC's, including but not limited to appointment of members and terms of office. The following modifications are requested in order to ensure continued, effective operations of the ABC's:

- Housing Commission. The term for the current Chair of the Housing Commission Isis Fernandez Sykes ends December 2025; however, since the current vice chair is stepping down, Isis Fernandez Sykes is recommended to be reappointed as Housing Commission Chair for one more year to prepare the new Vice Chair.
- Plan & Design Commission. Current Vice Chair Steven J. Kerch is recommended to be advanced to Chair of the Plan & Design Commission for a two-year term expiring in 2027; however, his second term as a member of the Commission will expire in December 2026. In order for Steven J. Kerch to complete a two-year term as Chair, we would like to extend his term of service for one more year.
- Sustainability Advisory Group. The Current Vice Chair recently resigned; therefore, Jay Futerrman is recommended to be reappointed for another year as Chair and as a member of the Sustainability Advisory Group to prepare a new Vice Chair.
- With several unexpected vacancies to be filled on Cultural Arts Advisory Group and

Sustainability Advisory Group, new members are recommended to be appointed to a shorter term of one-year so the expiration of terms is staggered.

Core Priorities:
None

Attachments:
1. HP Ordinance Waiving Enforcement for Board and Commission Appointments 2025.12.15

City of Highland Park

Ordinance No. _____

An Ordinance Waiving Enforcement of Sections 33.001 and 33.005 of "The Highland Park Code of 1968," as amended, Concerning Appointments to Various Boards, Commissions, and Advisory Groups

WHEREAS, pursuant to Section 33.001(B) of "The Highland Park Code of 1968," as amended (***"City Code"***), no person may serve on any City board or commission for more than two consecutive four-year terms; and

WHEREAS, Steven J. Kerch (***"Kerch"***) has previously been appointed to the City Plan and Design Commission (***"PDC"***) for two four-year terms, through December 31, 2026, and has served as vice-chair of the PDC for the preceding two years;

WHEREAS, the City Council desires that Kerch serve a two-year term as chair of the PDC, and, therefore, desires that Kerch continue to serve one additional year as a member of the PDC, through December 31, 2027; and

WHEREAS, pursuant to Section 33.001(C) of the City Code, no person may serve as an officer of any City board or commission for consecutive two-year terms; and

WHEREAS, Isis Fernandez Sykes (***"Sykes"***) has previously been appointed as the current chair of the City Housing Commission through December 31, 2025; and

WHEREAS, due to the upcoming resignation of the vice-chair from the Housing Commission, the City Council desires that Sykes continue to serve one additional year as chair of the Housing Commission, through December 31, 2026; and

WHEREAS, pursuant to Section 33.005(B)(3) of the City Code, no person may serve on any City advisory group for more than three consecutive two-year terms; and

WHEREAS, Jay Futterman (***"Futterman"***) has previously been appointed as a member of the City Sustainability Advisory Group (***"SAG"***) for three two-year terms, through December 31, 2025, and has served as chair of the SAG since January 1, 2024; and

WHEREAS, the City Council desires that Futterman serve one additional year as a member of SAG in order to remain as its chair, through December 31, 2026; and

WHEREAS, due to recent resignations from the SAG, and from the City Cultural Arts Advisory Group (***"CAAG"***), the City desires to appoint up to five new members to the SAG and up to four new members to the CAAG, with the new members appointed to staggered one- and two-year terms; and

WHEREAS, the City Council has determined that it will serve and be in the best interests of the City to waive the enforcement of Sections 33.001(B), 33.001(C), and 33.005(B)(3) of the City Code to permit the Mayor to: (i) appoint Kerch as a member of the PDC, through December 31, 2027; (ii) appoint Sykes as chair of the Housing Commission through December 31, 2026; (iii) appoint Futterman as a member of the SAG, through December 31, 2026; and (iv) appoint new members to the SAG and the CAAG to staggered one- and two-year terms;

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 OF ENFORCEMENT. The City Council hereby waives the enforcement of the following sections of the City Code:

A. A waiver of Section 33.001(B) to permit the Mayor to appoint Kerch as a member of the PDC, through and including December 31, 2027;

B. A waiver of Section 33.001(C) to permit the Mayor to appoint Sykes as chair of the Housing Commission, through and including December 31, 2026;

C. A waiver of Section 33.005(B)(3) to permit the Mayor to appoint Futterman as a member of the SAG, through and including December 31, 2026; and

D. A waiver of Section 33.005(B)(3) to permit the Mayor to appoint two members to the SAG and two members to the CAAG for a one-year term, through and including December 31, 2026.

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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

Staff Report

Meeting Date: December 15, 2025

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

Department: City Manager's Office

Title: City Advisory Group, Board, and Commission Appointments, Reappointments for Scheduled Vacancies and Appointments to Chair and Vice Chair with Terms beginning in 2026

Recommendation:

The Mayor, with consent from the Council, annually approve appointments to fill scheduled vacancies on City Advisory Groups, Boards, and Commissions for the coming year. These include new appointments, re-appointments for members eligible for an additional term of service, as well as appointments to serve as either chair or vice chair.

Attached is the list of recommended appointments for service beginning January 1, 2026 (to be posted on December 12, 2025).

Attachments:

1. 001 2026 Appointments RFCA for December 15 2025 FINAL 2025-12-12

City Commission Appointments, Reappointments for Scheduled Vacancies and Appointments to Chair and Vice Chair with Terms beginning in 2026

Board of Fire and Police Commission

- Appointment – Mayla Arceo Dicker 1/1/26 – 12/31/29

Business & Economic Development Advisory Group

- Reappointment – Christopher Falcon 1/1/26 – 12/31/27
- Reappointment – Stephanie Kerch 1/1/26 – 12/31/27
- Reappointment – Linda Center 1/1/26 – 12/31/27
- Reappointment – Adam Porte 1/1/26 – 12/31/27

Cultural Arts Advisory Group

- Appointment to Chair – Silvia Rota 1/1/26 – 12/31/27
- Appointment to Vice Chair – Robert Archambeau 1/1/26 – 12/31/27
- Reappointment – Silvia Rota 1/1/26 – 12/31/27
- Reappointment – Robert Archambeau 1/1/26 – 12/31/27
- Appointment – Aaron Greenberg 1/1/26 – 12/31/27
- Appointment – Alex Herzog 1/1/26 – 12/31/26
- Appointment – Gregg Hollander 1/1/26 – 12/31/26

Historic Preservation Commission

- Appointment to Chair – Erica C. Weeder 1/1/26 – 12/31/27
- Appointment to Vice Chair – Lynn Greenbaum 1/1/26 – 12/31/27
- Reappointment – Lynn Greenbaum 1/1/26 – 12/31/29

Housing Commission

- Reappointment to Chair – Isis Fernandez Sykes 1/1/26 – 12/31/26
- Appointment to Vice Chair – Sherri Farris 1/1/26 – 12/31/26
- Appointment – Josh Adland 1/1/26 – 12/31/29
- Appointment – Steve Rachman 1/1/26 – 12/31/29

Human Relations Advisory Group

- Appointment to Chair – Paul Canchester 1/1/26 – 12/31/27
- Appointment to Vice Chair – David A. Buzard 1/1/26 – 12/31/26
- Reappointment – Stephanie Luger 1/1/26 – 12/31/27
- Appointment – Ben Klayman 1/1/26 – 12/31/27
- Appointment – Joshua Weiner 1/1/26 – 12/31/27

Library Board of Trustees

- Reappointment – Irene M. Hoffman 1/1/26 – 12/31/29
- Reappointment – Ashley Lapin Olian 1/1/26 – 12/31/29

Plan & Design Commission

- Appointment to Chair – Steven J. Kerch 1/1/26 – 12/31/27
- Appointment to Vice Chair – Josh Nanus 1/1/26 – 12/31/27
- Reappointment – David Fettner 1/1/26 – 12/31/29

Sustainability Advisory Group

- Reappointment to Chair – Jay Futterman 1/1/26 – 12/31/26
- Reappointment – Jay Futterman 1/1/26 – 12/31/26
- Appointment – Hannah Donart 1/1/26 – 12/31/27
- Appointment – Cara Paige Gold 1/1/26 – 12/31/26
- Appointment – Evan Reinstein 1/1/26 – 12/31/27
- Appointment – Bradley Rosenblatt 1/1/26 – 12/31/26
- Appointment – Sean Wesslund 1/1/26 – 12/31/27

Transportation Advisory Group

- Reappointment – Elliott Rossen 1/1/26 – 12/31/27
- Appointment – Christopher Johnson 1/1/26 – 12/31/27
- Appointment – Peter Sereda 1/1/26 – 12/31/27
- Appointment – Heather Stone Wodis 1/1/26 – 12/31/27

Zoning Board of Appeals

- Appointment to Chair – Alexis Yablon 1/1/26 – 12/31/27
- Appointment to Vice Chair – Irene Chase 1/1/26 – 12/31/27
- Reappointment – Alexis Yablon 1/1/25 – 12/31/28
- Appointment – Sam Harmelech 1/1/25 – 12/31/28

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Emily Taub, Assistant City Manager

Department: City Manager's Office

Title: A Resolution Approving an Addendum to the Agreement with Special Project Staffing by Salem, Inc. d/b/a The Salem Group, of Chicago, Illinois, for Temporary Personnel Services

Recommendation:
Staff recommends approval of an addendum to the agreement between the City and The Salem Group for staffing services. The addendum would add joint purchasing language allowing other governmental units located in whole or in part within Lake County to contract for services directly with The Salem Group at their own expense under the City's agreement.

Policy Consideration:
The Human Resources Division of the City Manager's Office issued a Request for Proposals (RFP) for recruitment and temporary staffing services in 2025. This process was initiated with the objective of having a professional services agreement in place so that should recruitment and/or staffing services arise, the City is able to engage in services as needed on an expedited basis as should the need for recruitment and/or staffing services arise, the need for services is typically immediate.

The City received 49 responses that were reviewed by the Human Resources Division. Responses were reviewed for a multitude of evaluation factors including overall experience and services provided, specific experience with local government, location, and cost of services. Following a thorough evaluation of the responses received, The Salem Group was one of two companies recommended to provide recruitment and temporary staffing services on an as needed basis. On July 14, 2025 City Council approved Resolution R76-2025 entering into an agreement between the City and The Salem Group.

In the fall of 2025, the City was contacted by The Salem Group who requested the City consider adding joint purchasing language to the agreement between the City and The Salem Group. Other government agencies have requested the ability to work with The Salem Group under the umbrella of the City's agreement. The recommended joint purchasing language would allow other governmental units located in whole or in part within Lake County to contract for services directly with The Salem Group at their own expense.

Core Priorities:

Fiscal Stability

There is no financial impact as a result of the recommended addendum, as all services would be at the other governmental entities' expense.

Attachments:

1. Resolution Approving Addendum to Temporary Staffing Services Agreement
2. Exhibit A - Addendum to Salem Personnel Services Agreement

City of Highland Park

Resolution No. _____

A Resolution Approving an Addendum to the Agreement with Special Project Staffing by Salem, Inc. d/b/a The Salem Group, of Chicago, Illinois, for Temporary Personnel Services

WHEREAS, the City has entered into an agreement with Special Project Staffing by Salem, Inc. d/b/a The Salem Group, of Chicago, Illinois (***"Salem"***), dated June 20, 2025, for the provision of temporary personnel services (***"Agreement"***); and

WHEREAS, the City and Salem desire to execute an addendum to the Agreement concerning the provision by Salem of temporary personnel services to other governmental units within Lake County (***"Addendum"***); 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 Addendum to the Agreement with Salem;

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 ADDENDUM. The City Council hereby approves the Addendum to the Agreement between the City and Salem, in the form attached to this Resolution as **Exhibit A**.

SECTION THREE: EXECUTION OF ADDENDUM. The City Manager is hereby authorized and directed to execute the Addendum, upon receipt by the City Clerk of at least one original copy of the Addendum executed by Salem; provided, however, that if an executed copy of the Addendum is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute the Addendum 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.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

ADDENDUM

JOINT PURCHASING ADDENDUM

Agency agrees to offer to provide the Services to other governmental units located in whole or in part within Lake County, as authorized by the Governmental Joint Purchasing Act, 30 ILCS 525/0.01 *et seq*. (the "Act"). All purchases and payments made under the Act shall be made directly by and between each governmental unit and Agency. Agency agrees that each governmental unit is solely responsible for its own use of Agency's Services. Agency further agrees that all terms and conditions of the Agreement will continue in full force and effect as to the other governmental units during extended terms. The credit or liability of each governmental unit shall remain separate and distinct. Disputes between the Agency and governmental units shall be resolved between the immediate parties.

The Agency and the other governmental units may negotiate such other and further terms and conditions to the Agreement ("Other Terms") as individual projects may require. To be effective, other terms shall be reduced to writing and signed by a duly authorized representative of both the Agency and the other governmental unit.

Agency agrees to provide the other governmental units with all documentation required by the Agreement, including but not limited to insurance-related documentation.

Staff Report

Meeting Date: December 15, 2025

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

Department: City Manager's Office

Title: A Resolution Repealing Resolution No. R121-2025 and Approving the Regular Committee of the Whole and City Council Meeting Schedule for 2026

Recommendation:
Based on recent feedback from the City Council, it is recommended that the updated schedule of the Committee of the Whole and City Council meetings be approved for calendar year 2026. The new schedule sets the Committee of the Whole meetings to begin at 5:00 PM. For COTW and CC meetings, if any special meetings are held, the City will provide appropriate notification in compliance with the Open Meetings Act. All public meetings can be found on the City's web site at www.cityhpil.com and posted at City Hall and the location of the City meeting.

Policy Consideration:
Attached is a resolution setting the schedule of regular dates for the City Council and the Committee of the Whole meetings for calendar year 2026. The City Code sets forth regular City Council meetings to be held on the second and fourth Mondays of each month.

For those dates which fall on a legal holiday on which City Hall is closed, the Code requires that the meeting be scheduled for the next secular day following. In 2026, there are two legal holidays which conflict with the regular dates:

- Monday, May 26 is Memorial Day – meetings will be held on Tuesday, May 27
- Monday, October 12 is a Federal Holiday – meetings will be held on Tuesday, October 13

In 2026, it is recommended that the Committee of the Whole meetings begin at 5:00 p.m. This was discussed and supported by the City Council in November.

The meeting schedule for calendar year 2026 will be as follows:

January 12 and January 26

February 9 and February 23
March 16
April 13 and April 27
May 11 and May 26
June 29
July 13
August 17
September 14 and September 28
October 13 and October 26
November 9 and November 23
December 14

Core Priorities:
N/A

Attachments:
1. 2026 COTW and City Council Meeting Resolution 2025-12-15
2. 2026 COTW and City Council Meeting Resolution EXHIBIT A REVISED 2025-12-15

City of Highland Park

Resolution No. ___

A Resolution Repealing Resolution No. R121-2025 and Approving the Regular Committee of the Whole and City Council Meeting Schedule for 2026

WHEREAS, Section 2.02 of the Illinois Open Meetings Act, 5 ILCS 120/2.02, requires the City Council to give public notice of its schedule of regular meetings at the beginning of each calendar or fiscal year; and

WHEREAS, on October 6, 2025, the City Council adopted Resolution No. R121-2025, approving a schedule of meetings for the City Council and the Committee of the Whole for the 2026 calendar year; and

WHEREAS, the City Council desires to adopt a revised schedule of meetings for the City Council and for the City Council's Committee of the Whole for the 2026 calendar year;

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 SCHEDULE OF MEETINGS FOR THE CITY COUNCIL AND THE COMMITTEE OF THE WHOLE. The City Council hereby approves the schedule of meetings for the City Council and the Committee of the Whole for the 2026 calendar year, in the form attached to this Resolution as **Exhibit A**.

SECTION THREE: REPEALER. Resolution No. R121-2025, adopted by the City Council on October 6, 2025, is hereby repealed in its entirety and is of no further force or effect.

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

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

2026 MEETING SCHEDULES FOR THE CITY COUNCIL AND COMMITTEE OF THE WHOLE

The Committee of the Whole of the City Council will convene at 5 p.m., and the City Council of the City of Highland Park will convene at 7:30 p.m., at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, to conduct their regular meetings for the following months of 2026 upon the following dates:

January 12 and January 26

February 9 and February 23

March 16

April 13 and April 27

May 11 and May 26* (*moved to Tuesday because of Memorial Day on Monday, May 25*)

June 29

July 13

August 17

September 14 and September 28

October 13* and October 26 (*moved to Tuesday because of Federal Holiday on Monday, October 12*)

November 9 and November 23

December 14

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Kristi McCaulou, Finance Director

Department: Finance Department

Title: An Ordinance 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:
Approve the levy of property taxes for tax year (TY) 2025, which will be collected in fiscal year (FY) 2026 as set forth in the attached ordinance, which is consistent with staff presentations, staff reports, and City Council feedback.

Policy Consideration:
Under State law, the City Council must adopt the property tax levy so that it may be filed with the Lake County Clerk before the last Tuesday in December. The TY 2025 levy is based on property values for the FY 2025. Property taxes will be collected in two installments in FY 2026 and will be recorded as revenue by the City and Library in FY 2026. The TY 2025 levy has been considered by the City Council as part of the FY 2026 budget deliberations.

The combined City and Library TY 2024 tax levy estimate of $26,152,825, as approved on November 10, 2025, is 8.3% higher than the TY 2024 combined tax extension. 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. There have been no changes in these levies since the estimate on November 10, 2025 and public hearing on November 24, 2025.

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% higher than last year's tax extension. This change is for capital and debt.

In accordance with Truth in Taxation provisions of State law, the combined City and Library TY 2025 total, aggregate, and debt service tax levy adjustments are +8.3%, -2.2%, and +84% changes from the combined City and Library respective TY 2024 tax extensions. 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. Accordingly, a public hearing was 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 published in publicly available staff reports. A copy of the public hearing presentation has been available on the City's website and at City Hall by appointment since November 26, 2025.

The tax levy ordinance presented herewith excludes the debt service component of the tax levy. That portion of the annual levy is approved by ordinance at the time each bond issue is approved.

Core Priorities:

Fiscal Stability

The total combined increase is approximately a $138 impact to a City tax payer, based on an average $500,000 equalized assessed value for the tax payer's property.

Attachments:

1. Ordinance Tax Levy TY2025
2. Ordinance Exhibit A - Tax Levy 2025 for Collection in Fiscal Year 2026

CITY OF HIGHLAND PARK

ORDINANCE NO.

AN ORDINANCE 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

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That the annual Municipal Budget Ordinance budgeting for expenditure for the fiscal period from January 1, 2026 to December 31, 2026 was duly passed November 24, 2025, and thereafter published as required by law.

SECTION TWO: That the sum of $20,719,225 having been heretofore legally budgeted for said fiscal period beginning January 1, 2026 and ending December 31, 2026, be and the same is levied hereby on all property subject to taxation within the City of Highland Park, as the same is assessed and equalized for state and county purposes for the current year.

SECTION THREE: That the purposes for which the said amount of $20,719,225 heretofore budgeted and hereby levied respectively as attached to this Ordinance as Exhibit A.

SECTION FOUR:That the following is a summary of the 2025 Tax Levy for collection in Fiscal Year 2026.

Description	FY 2026 Budget	Amount from Taxes
General Fund	62,496,296	3,228,000
Multimodal Transp. and Street Capital Projects Funds	15,787,026	3,829,800
Police Pension Fund	4,021,900	4,021,900
Fire Pension Fund	3,237,600	3,237,600
All Other City Funds	50,472,846	-
Library Fund	6,734,425	6,401,925
TOTAL CITY AND LIBRARY AGGREGATE	**142,750,094**	**20,719,225**

SECTION FIVE: If any part or parts of this ordinance shall be found to be unconstitutional or invalid by a court of competent jurisdiction, such finding shall not affect the validity of the remaining part or parts of this ordinance. The City Council of the City of Highland Park hereby declares that it would have passed the remaining parts of this ordinance if it had known that such part or parts thereof would be declared unconstitutional or otherwise invalid.

SECTION SIX: The City Clerk of the City of Highland Park is hereby directed to file a certified copy of this Ordinance with the County Clerk of Lake County in the State of Illinois, as required by law.

SECTION SEVEN: The City Clerk of the City of Highland Park is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

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

AYES:

NAYS:

PASSED;

ADOPTED:

PUBLISHED IN PAMPHLET FORM:

ORDINANCE NO.

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk

CITY OF HIGHLAND PARK
ORDINANCE EXHIBIT A - TAX LEVY 2025
FOR COLLECTION IN FISCAL YEAR 2026

Description	2026 Budget	Amount from Taxes
111 General Fund		
01 City Manager's Office		
Salaries and Wages	2,501,544	
FICA/Medicare Expense	180,373	180,400
IMRF Expense	94,860	94,900
Health Insurance	483,000	
Professional Services	1,371,288	
Materials and Services	2,826,074	
Utilities	5,649	
Internal Services	258,500	
Supplies	63,785	
Minor Capital Outlay	180,706	
Capital Outlay	500,000	
Total City Manager's Office	**8,465,779**	**275,300**
02 Finance		
Salaries and Wages	997,854	
FICA/Medicare Expense	75,373	75,400
IMRF Expense	36,185	36,200
Health Insurance	203,700	
Professional Services	2,842,325	
Materials and Services	60,958	
Utilities	2,090	
Internal Services	85,200	
Supplies	323,183	
Taxes	12,550	
Reserves & Contingencies	570,835	
Transfers	4,884,925	
Total Finance	**10,095,178**	**111,600**
03 Police Department		
Salaries and Wages	10,514,484	
FICA/Medicare Expense	230,213	230,200
IMRF Expense	44,106	44,100
Health Insurance	1,582,299	763,800
Professional Services	1,296,860	
Materials and Services	666,503	
Utilities	27,390	
Internal Services	989,900	
Supplies	176,043	
Capital Outlay	117,000	
Total Police Department	**15,644,798**	**1,038,100**

CITY OF HIGHLAND PARK
ORDINANCE EXHIBIT A - TAX LEVY 2025
FOR COLLECTION IN FISCAL YEAR 2026

Description	2026 Budget	Amount from Taxes
04 Fire Department		
Salaries and Wages	7,675,033	
FICA/Medicare Expense	121,784	121,800
IMRF Expense	6,227	6,200
Health Insurance	1,155,000	1,155,000
Professional Services	128,045	
Materials and Services	656,980	
Utilities	4,000	
Internal Services	971,000	
Supplies	107,125	
Minor Capital Outlay	13,600	
Capital Outlay	95,000	
Total Fire Department	**10,933,794**	**1,283,000**
05 Community Development		
Salaries and Wages	2,645,707	
FICA/Medicare Expense	200,171	200,200
IMRF Expense	98,935	98,900
Health Insurance	474,600	
Professional Services	437,850	
Materials and Services	44,480	
Utilities	16,000	
Internal Services	326,300	
Supplies	14,300	
Minor Capital Outlay	32,500	
Capital Outlay	-	
Total Community Development	**4,290,843**	**299,100**
06 Public Works		
Salaries and Wages	1,933,370	
FICA/Medicare Expense	145,936	145,900
IMRF Expense	75,049	75,000
Health Insurance	342,650	
Professional Services	950,967	
Materials and Services	478,131	
Utilities	125,119	
Internal Services	435,920	
Supplies	96,330	
Minor Capital Outlay	21,425	
Capital Outlay	8,365,000	
Total Public Works	**12,969,897**	**220,900**
09 Commissions and Boards		
Professional Services	57,822	
Materials and Services	37,360	
Supplies	825	
Total Commissions and Boards	**96,007**	**-**
GENERAL FUND	**62,496,296**	**3,228,000**

CITY OF HIGHLAND PARK
ORDINANCE EXHIBIT A - TAX LEVY 2025
FOR COLLECTION IN FISCAL YEAR 2026

Description	2026 Budget	Amount from Taxes
121 Multi-Modal Transportation Fund		
Salaries and Wages	2,310,567	505,567
FICA/Medicare Expense	176,757	176,757
IMRF Expense	75,825	75,825
Health Insurance	319,269	319,269
Professional Services	927,703	927,703
Materials and Services	245,425	245,425
Utilities	258,850	258,850
Internal Services	1,311,300	1,320,404
Supplies	580,230	
Capital Outlay	715,000	
Total Multi-Modal Transportation Fund	**6,920,926**	**3,829,800**
122 Motor Fuel Tax Fund		
Transfers	1,400,000	
Total Motor Fuel Tax Fund	**1,400,000**	**-**
124 E911 Fund		
Materials and Services	13,550	
Utilities	15,000	
Capital Outlay	10,000	
Transfers	829,000	
Total E-911 Fund	**867,550**	**-**
128 Public Safety Pension Levy		
Transfer to Police Pension Fund	4,021,900	4,021,900
Transfer to Fire Pension Fund	3,237,600	3,237,600
Total Public Safety Pension Levy	**7,259,500**	**7,259,500**
129 Environmental Sustainability Fund		
Salaries and Wages	156,152	
FICA/Medicare Expense	11,945	
IMRF Expense	6,074	
Health Insurance	21,000	
Professional Services	17,000	
Materials and Services	27,807	
Supplies	1,450	
Transfers	30,000	
Total Environmental Sustainability Fund	**271,428**	**-**
131 Debt Service Fund		
Debt Service	6,045,125	5,433,600
Total Debt Service Fund	**6,045,125**	**5,433,600**
141 Street Capital Project Fund		
Capital Outlay	8,701,000	-
Transfers	165,100	
Total Street Capital Project Fund	**8,866,100**	**-**
143-4 Tax Increment Financing Fund		
Capital Outlay	1,218,000	
Transfers	685,000	
Total Tax Increment Financing Fund	**1,903,000**	**-**

CITY OF HIGHLAND PARK
ORDINANCE EXHIBIT A - TAX LEVY 2025
FOR COLLECTION IN FISCAL YEAR 2026

Description	2026 Budget	Amount from Taxes
212 Water Fund		
Salaries and Wages	2,235,034	
FICA/Medicare Expense	170,980	
IMRF Expense	86,943	
Health Insurance	434,001	
Professional Services	250,200	
Materials and Services	157,400	
Utilities	986,190	
Internal Services	441,600	
Supplies	780,255	
Minor Capital Outlay	61,600	
Capital Outlay	13,346,000	
Debt Service	3,403,150	
Transfers	1,925,000	
Total Water Fund	**24,278,353**	**-**
214 Sewer Fund		
Salaries and Wages	1,069,121	
FICA/Medicare Expense	81,788	
IMRF Expense	41,589	
Health Insurance	216,999	
Professional Services	85,675	
Materials and Services	28,200	
Utilities	36,575	
Internal Services	522,100	
Supplies	70,275	
Minor Capital Outlay	6,775	
Capital Outlay	4,390,000	
Debt Service	832,420	
Total Sewer Fund	**7,381,517**	**-**
221 Insurance Fund		
Professional Services	8,020,250	
Materials and Services	6,365	
Supplies	395	
Minor Capital Outlay	25,200	
Total Insurance Fund	**8,052,210**	**-**
222 Equipment Maintenance & Replacement Fund		
Salaries and Wages	1,311,701	
FICA/Medicare Expense	99,931	
IMRF Expense	50,196	
Health Insurance	247,380	
Professional Services	280,530	
Materials and Services	798,352	
Utilities	7,062	
Internal Services	50,200	
Supplies	670,474	
Minor Capital Outlay	57,000	
Capital Outlay	2,201,009	
Total Equipment Maintenance & Replacement Fund	**5,773,835**	**-**

CITY OF HIGHLAND PARK
ORDINANCE EXHIBIT A - TAX LEVY 2025
FOR COLLECTION IN FISCAL YEAR 2026

Description	2026 Budget	Amount from Taxes
321 Housing Trust Fund		
Salaries and Wages	36,358	
FICA/Medicare Expense	11,181	
IMRF Expense	1,414	
Materials and Services	496,000	
Total Housing Trust Fund	**544,953**	**-**
TOTAL CITY AGGREGATE AND DEBT SERVICE	**142,060,794**	**19,750,900**
Less Total Debt Service Fund	(6,045,125)	(5,433,600)
TOTAL CITY AGGREGATE	**136,015,669**	**14,317,300**
501 Public Library Fund		
Salaries and Wages	3,349,000	3,349,000
FICA/Medicare Expense	256,500	256,500
IMRF Expense	116,000	116,000
Health Insurance	648,000	648,000
Professional Services	154,000	154,000
Materials and Services	1,124,000	1,094,000
Utilities	27,000	27,000
Supplies	193,500	193,500
Capital Outlay	115,000	122,500
Transfers	310,000	
Debt Service	441,425	441,425
Total Public Library Fund	**6,734,425**	**6,401,925**
TOTAL CITY AND LIBRARY AGGREGATE AND DEBT SERVICE	**148,795,219**	**26,152,825**
Less Total Debt Service Fund	(6,045,125)	(5,433,600)
TOTAL CITY AND LIBRARY AGGREGATE	**142,750,094**	**20,719,225**

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Kristi McCaulou, Finance Director

Department: Finance Department

Title: A Resolution Approving the City's Liability, Property, and Workers Compensation Insurance Package for the Policy Period of January 1, 2026 to December 31, 2026

Recommendation:
Staff recommends approval of the 2026 Insurance Schedule to provide liability, property and workers' compensation insurance to the City for calendar year 2026.

Policy Consideration:
The City's insurance broker, Risk Program Administrators (RPA), a subsidiary of Arthur J. Gallagher (Gallagher), solicited quotes and prepared a proposed insurance package for liability, property, and workers' compensation insurance for the policy period of January 1, 2026 to December 31, 2026, at staff's request. RPA requested competitive bids from a variety of markets to obtain optimal coverage at the lowest cost. A 2026 Insurance Schedule comparing the expiring 2025 package with the proposed 2026 package is included as Resolution Exhibit A.

RPA's 2026 presentations to the Suburban Liability Insurance Pool (SLIP Board), of which the City is a member, and member proposals are included as Exhibits A (presentation); B1 and B2 (SLIP coverage member proposals); and C1 and C2 (ancillary coverage member proposals), with the following significant points:

- The cost of risk is rising,
- Insurance premium renewal rates continue to increase due to market conditions,
- Property rate increases are moderate to keep up with losses and inflation Casualty insurance is tightening due to increase in large losses,
- Improvements in cybersecurity controls and corrections in pricing have led to more favorable market conditions,
- Reinsurance is the unseen influence, and
- Market partnerships can carry significant weight in a challenging market.

The 2026 Insurance Schedule includes two new lines of coverage: Crisis Protect and Nuclear, Chemical, Biological & Radiological. As a pool, SLIP include these coverages. Crisis Protect is an alternative to cover more than just terrorism. It covers the following:

Act of Terrorism, Assault, Blackmail, Civil Commotion, Deprivation, Detention, Disappearance, Emergency Repatriation, Extortion, Hijack, Hostage Crisis, Kidnap, Radicalization, Sabotage, Stalking, Threat, and Vicious Attack

The Nuclear, Chemical, Biological & Radiological coverage includes Property Damage and Business Interruption due to losses from chemical, biological, radiological, or nuclear events.

Core Priorities:

Fiscal Stability

Insurance premiums and deductibles are included in the 2026 General Fund Finance Department Insurance budget account 1110200.61090 Professional Services - Other, with adequate budget. The proposed 2026 Insurance Schedule, at a total premium and administrative cost of $1,155,943, results in a net increase of $102,976 (9.8%) from 2025, after credits of $39,079 and $24,250 for partial return of 2019 and 2020 unused loss fund and investment income offset to operating costs, respectively. Overall the premiums are on the low end of or in line with market increases which RPA is reporting for other similar pooled entities seeking comparable insurance and lower than non-pooled entities seeking comparable insurance.

Attachments:

1. Resolution 2026 Insurance Schedule
2. Resolution Exhibit A - 2026 Insurance Schedule
3. Exhibit A - SLIP Renewal Administrator Presentation 2026
4. Exhibit B1 - SLIP Renewal Highland Park SLIP Coverage 2026
5. Exhibit B2 - SLIP Renewal Highland Park SLIP Coverage 2026
6. Exhibit C1 - SLIP Renewal Highland Park Ancilliary Coverage 2026
7. Exhibit C2 - SLIP Renewal Highland Park Ancilliary Coverage Public Official Bonds 2026

CITY OF HIGHLAND PARK

RESOLUTION NO.

A RESOLUTION APPROVING THE CITY'S LIABILITY, PROPERTY, AND WORKERS COMPENSATION INSURANCE PACKAGE FOR THE POLICY PERIOD OF JANUARY 1, 2026 TO DECEMBER 31, 2026

WHEREAS, the City is a member of the Suburban Liability Insurance Pool, an intergovernmental pool for the purposes of establishing, implementing and maintaining a joint self-insurance program, obtaining insurance, and conducting related educational loss prevention and loss reduction programs (***"SLIP"***); and

WHEREAS, on behalf of the members of SLIP, Arthur J. Gallagher Risk Management Services LLC has procured liability, property and workers compensation insurance on behalf of the City, and has prepared a schedule of insurance coverage for calendar year 2026 (***"2026 Insurance Schedule"***) for review and approval by the City Council; and

WHEREAS, the City Council has determined that approval of the 2026 Insurance Schedule 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: APPROVAL OF 2026 INSURANCE SCHEDULE. The City Council hereby approves the 2026 Insurance Schedule, as summarized in **Exhibit A** attached to 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.

Exhibit A - 2026 Insurance Schedule

AYES:

NAYS:

APPROVED:

ADOPTED:

RESOLUTION NO.

_____

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk

CITY OF HIGHLAND PARK **Exhibit A**

2026 Insurance Schedule

Property, Liability, and Workers Compensation, January 1, 2026 - December 31, 2026

Coverage	Carrier/Vendor	City Deductible/SIR	SLIP SIR	Limit	Expiring 2025 Prem/ Fee/Tax	Proposed 2026 Prem/ Fee/Tax	Change vs. Prior Year[1] $	Change vs. Prior Year[1] %
Package[2]	BRIT/Lloyd's Syndicate 2987 (Ambridge)	Property: $50,000 Crime: $50,000 Liability: $50,000	Property: $250,000 Crime: $50,000 Liability: $250,000	Property: $750k Crime: $450k Liability: $1.75M	$149,803	$164,270	$14,467	9.7%
Terrorism	Underwriters at Lloyd's London	$10,000		$25M Occurrence & Aggregate	$7,857	$9,727	$1,870	23.8%
Excess Property[3]	Chubb/Federal Insurance Company	Deductible per BRIT Pkg. policy	$100,000.00	$500M	$115,854	$120,124	$4,270	3.7%
Boiler & Machinery[3]	Liberty Mutual Fire Insurance Company	$10,000	$100,000.00	$250M	$7,233	$7,234	$1	0.0%
Excess Crime	Travelers Casualty and Surety Co of America	$50,000	$50,000	$4.5M xs $0.5M	$1,769	$1,769	$0	0.0%
Excess Liability (1st Layer)[10]	Hudson Excess Insurance Company	Deductible per BRIT Pkg. policy	$250,000.00	$5M xs $2M	$137,620	$146,849	$9,229	6.7%
Excess Liability (2nd Layer)[10]	Illinois Union Insurance Company	Deductible per BRIT Pkg. policy	$250,000.00	$5M xs $7M	$86,577	$91,339	$4,762	5.5%
Excess Liability (3rd Layer)[8,10]	Vantage Risk Specialty Insurance Company	Deductible per BRIT Pkg. policy		$3M Occurrence & $12M Aggregate	$40,076	$42,240	$2,164	5.4%
Crisis Protect[12]	Lloyd's Syndicate TAL 1183	$10,000		$1M Occurrence	$0	$23,686	$23,686	N/A
Nuclear, Chemical, Biological & Radiological[12]	Underwriters at Lloyd's London	$10,000		$2M Occurrence	$0	$3,106	$3,106	N/A
Loss Fund	SLIP-Self-insured Retention				$214,285	$228,570	$14,286	6.7%
Loss Fund Credit[4]	SLIP-Self-insured Retention				($39,079)	($39,079)	$0	0.0%
Broker Svc. Fee	Gallagher				$30,906	$31,832	$926	3.0%
Claims Administration[5]	Cannon Cochran Mgt. Svcs., Inc. (CCMSI)				$29,205	$30,502	$1,298	4.4%
SLIP[5] Coverage					**$782,105**	**$862,169**	**$80,064**	**10.2%**
Administrative Costs[7]	Audit, acctg., actuarial, legal, other svcs.				($28,025)	($24,250)	$3,775	(13.5%)
SLIP[6] Coverage+Admin					**$754,080**	**$837,919**	**$83,839**	**11.1%**
Cyber Identity Theft Multimedia Liability[10]	Certain Underwriters at Lloyd's, London (CFC)	$25,000 SIR, except no retention on incident response attorney use		$2M Aggregate covering the following: $2M Breach Response $2M Ransomware/Extortion $50,000 Post Breach Remediation $250,000 Funds Transfer Fraud $250,000 Social Engineering $2M Business Interruption $2M Dependent Business Interruption $100,000 Additional Extra Expense	$36,970	$37,045	$75	0.2%
Accident Coverage for Volunteers	Federal Insurance Company	$0		$50,000 Occurrence Covered Person Principal $1M Aggregate $10,000 Accident Medical and Dental	$1,021	$1,021	$0	0.0%
Media Professional Liability	AXIS Insurance Company (AXIS Capital Holdings Limited)	$5,000 SIR		$1M Occurrence & Aggregate for Media Liab. $1M Aggregate for Mitigation Expense $100,000 Aggregate for Subpoena Defense & Free Expression - Indecency Complaint, Legal Action, Compliant Investigation Expense	$4,095	$4,095	$0	0.0%
Fiduciary Liability	RLI Insurance Company (RLI Group)	$10,000 SIR		$1M Aggregate; Amend Definition of Loss - Increased HIPPA; Penalty Coverage; HITECH Penalty Coverage $500,000 Compliance Fee sublimit $150,000 Tax Penalty (4975 IRC)	$9,000	$9,000	$0	0.0%
Pollution Liability for Underground Storage Tank[11]	Colony Insurance Company	$5,000		$1M Occurrence & Aggregate	$926	$1,366	$440	47.5%
Workers Compensation[9,10]	Illinois Public Risk Fund (IPRF)	$250,000		$3M Occurrence & Aggregate	$246,426	$265,047	$18,621	7.6%
Public Officials Bonds City Manager, Clerk, Treasurer	The Ohio Casualty Insurance Company				$450	$450	$0	0.0%

Ancillary Coverage					**$298,888**	**$318,024**	**$19,136**	**6.4%**
Grand Total					**$1,052,968**	**$1,155,943**	**$102,976**	**9.8%**

Resolution Exhibit A

Notes:

1. Changes vs. the prior year are consistent with market conditions and coverage changes noted below, with SLIP 2026 premium rates on the low end of market increases. The SLIP Administrator reports that Illinois non-pooled municipalities are experiencing more significant year-to-year increases. See 'SLIP Renewal Presentation' included as Exhibit A.

2. Includes Property, General Liability, Auto Liability, Public Officials Liability, Employment Practices Liability, Employment Benefits Liability, Law Enforcement Liability, and Crime.

3. Property insurance increase due to market trends due to losses and replacement cost values.

4. As of 2024, loss years 2019 and 2020 were closed with $404,928 of a total combined unused loss fund from those years. The SLIP board voted to return 1/3 of the $404,928 in 2024 and 2025 to its members. This year the board voted again to return 1/3 of that amount to its members. The City of Highland Park credit of $39,079 is based on its proportionate share of contribution into the loss fund.

5. The 2025 and 2026 budgets include fees per contract, including year-end true-up costs.

6. Suburban Liability Insurance Pool.

7. 2026 Budget includes a credit, given 2025 interest income higher than 2025 budget and 2025 administrative costs lower than 2025 budget created an excess administrative reserve.

8. The 3rd layer of excess is pooled.

9. The year-to-year increase is significantly due to the City budgeted payroll increase with rates remaining relatively flat.

10. TRIA coverages are not being elected as SLIP purchases Terrorism coverage for all members of the pool.

11. The increase this year is due to an inflationary increase in market trends and broker service fee to maintain this line of coverage.

12. Crisis Protect and Nuclear, Chemical, Biological & Radiological coverage are new policies SLIP voted to obtain.

RPA
RISK PROGRAM ADMINISTRATORS

Suburban Liability Insurance Pool

Renewal Presentation

Presented: November 14, 2025

Policy Year: December 31, 2025 – December 31, 2026

Rich Stokluska | Tia Schoolcraft | Ryan Doyle | Lilly Wagner



Suburban Liability Insurance Pool

Insurance Market Update

RPA
RISK PROGRAM ADMINISTRATORS

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State of the Marketplace

SLIP begins 8th year of service to Illinois Municipalities!

State of the Marketplace – Overall Trends

- Market remains challenging for both Property & Casualty sectors
- Modeling and actuarial analysis now the starting point for every renewal conversation
- Midwest continues as a loss leader (hail, wind, and water driving damage)
- Loss trends are a major concern — 5–8% increases considered “keeping pace” for insurers
- Building value integrity under heightened scrutiny

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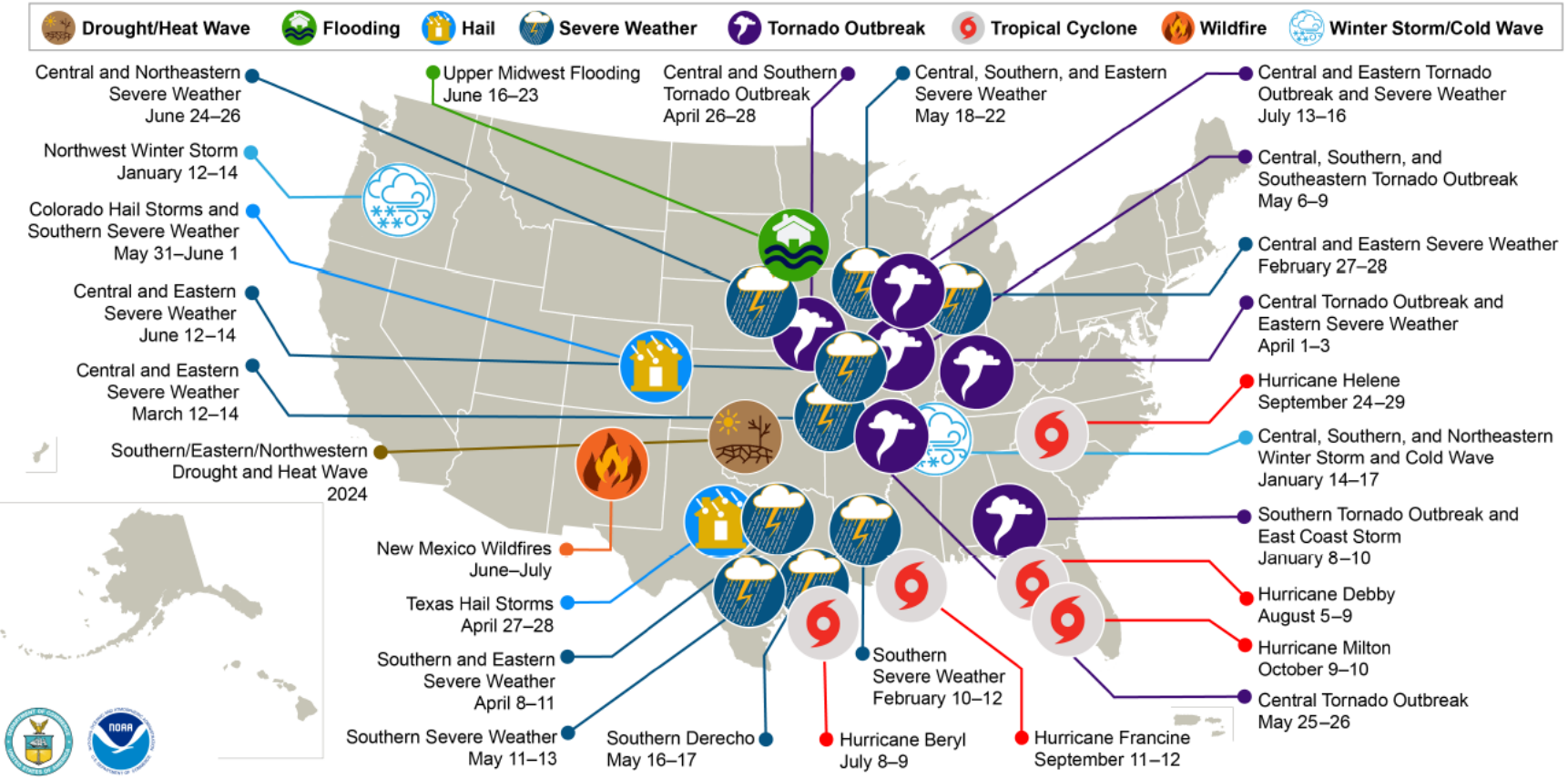
2024 US Billion Dollar Weather & Climate Events



This map denotes the approximate location for each of the
27 separate billion-dollar weather and climate disasters that impacted the United States in 2024

Source: https://www.ncei.noaa.gov/access/billions

17 SCS | 1 Drought

5 Hurricane/Typhoon

1 Wildfire | 1 Flooding

2 Winter Storm

568 Deaths

State of the Market – Casualty

Casualty Market – New Hard Market

- Reduced limits & fewer markets
- Rising liability rates
- Nuclear verdicts & social inflation
- Reserve adequacy concerns

Drivers

- Law enforcement & sexual abuse verdicts
- Revival statutes extending liability windows
- Litigious culture trends

Chicagoland: Verdicts trending West Coast-style (e.g., Cook County)

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State of the Insurance Marketplace - Liability



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State of the Market - Cyber

Relatively soft market with abundant capacity

Public Entities highly exposed despite rate reductions

- Aging infrastructure & large data volumes = common targets

Control Requirements

Multi-factor authentication (MFA)

Data backup & incident response plans

Cybersecurity training for staff

- Horizontal Exposure Continues to be a Concern – ex. PowerSchools

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SLIP Losses & Exposures

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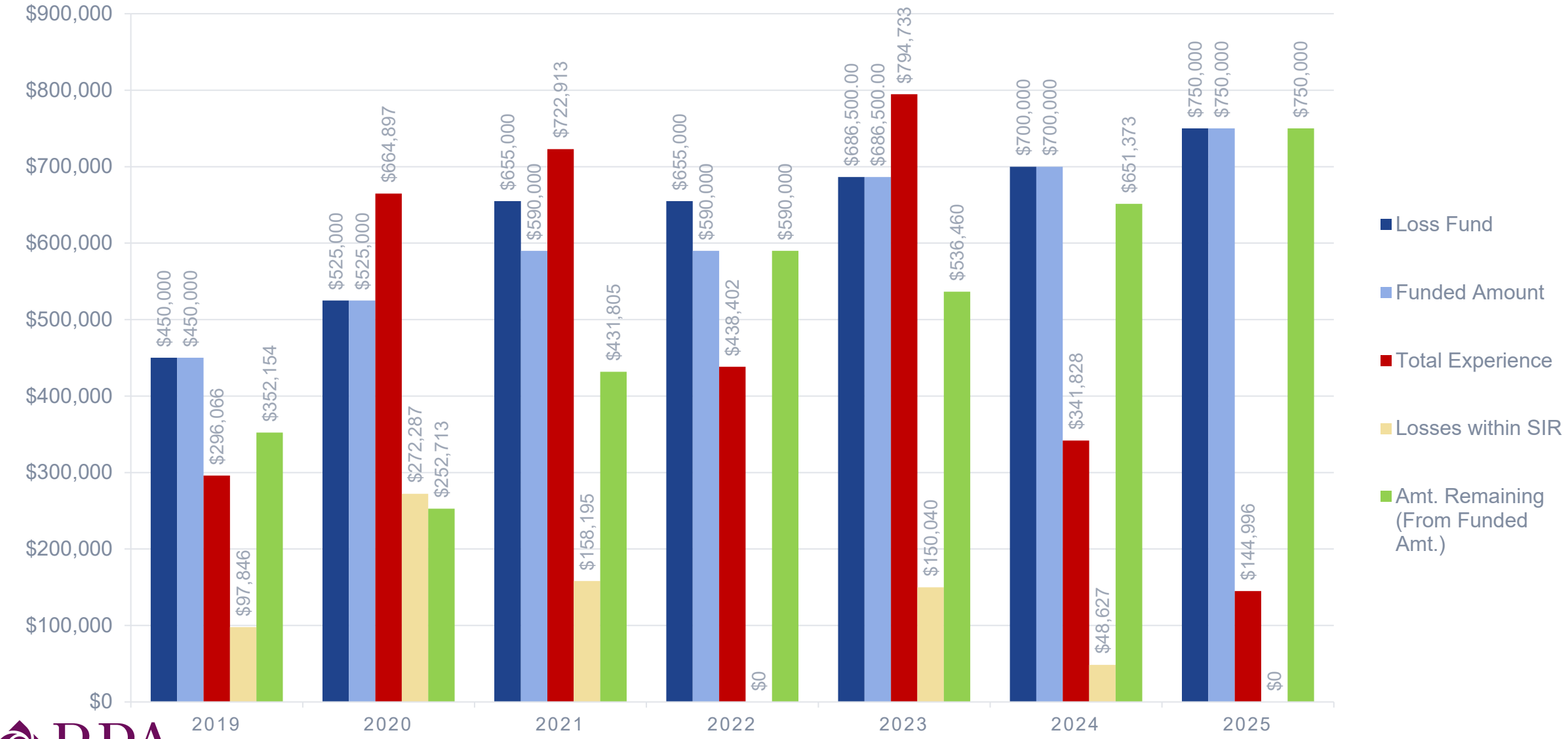
Losses as of 9/31/2025



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Exposure Comparison

	12/31/24-25	12/31/25-26	% Change
# of Vehicles	715	779	8.95%
Population	155,678	158,783	1.99%
Miles of Road	573	573	0.00%
TIV (incl. APD)	$983,088,688	$1,003,092,107	2.03%
APD	$59,984,255	$60,848,816	1.44%
Operating Budget	$596,641,338	$692,417,836	16.05%

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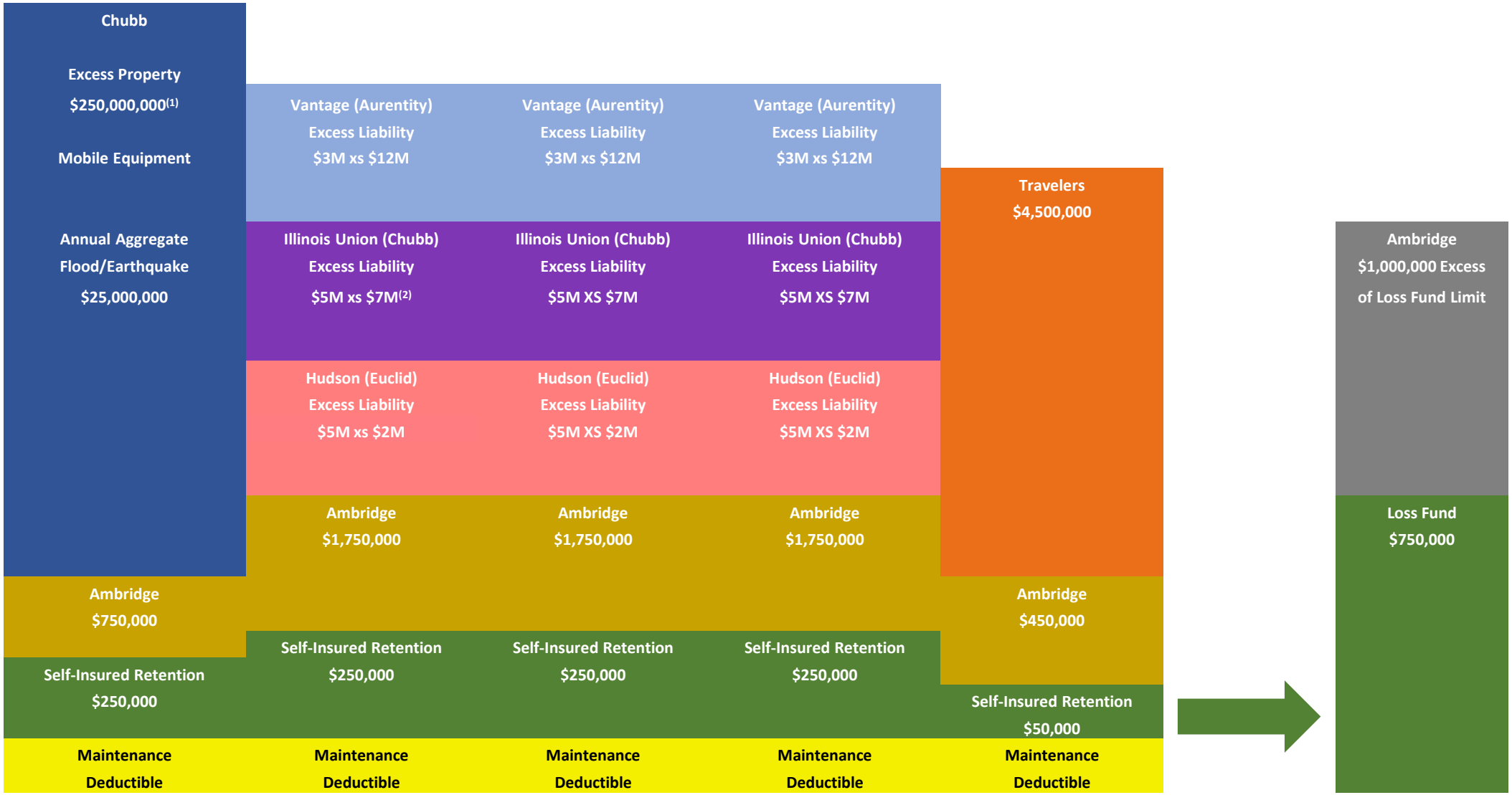
Expiring 12/31/2024 – 12/31/2025 Structure Chart



Sexual Abuse sub-limited in Chubb layer to $2M. Total Sexual Abuse Liability limit is $9M

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Marketing Summary

Package and Loss Fund

- Negotiated overall rate 4.5%
- Package up +9% due to added exposure
- Loss Fund: +6% driven by liability claims & market conditions

Excess Property

- Switched to Chubb last year. Secured a 3.5% rate increase overall. In line with the marketplace. No change in terms in conditions

Boiler & Machinery

- Flat rate renewal from Chubb

Excess Liability

- Last year changed the primary from Chubb to Euclid and added all members into the $3M xs $12M layer of excess.
    - Able to secure a 6% increase overall. Vast majority of the increase is due to the exposure increases.

Excess Crime

- Secured a flat premium renewal

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Terrorism Renewal

- SLIP has purchased terrorism policy since inception
  - Terrorism defined as:
    - *Act of terrorism means an act or series of acts, involving the use of force or violence, of any person or group of persons, whether acting alone or on behalf of or in connection with any organization, committed for political, religious, ideological or similar purposes including the intention to influence any government* and/or to put the public or any section of the public in fear.
  - Terrorism is the use of violence or force by individuals or groups to create fear or influence governments for **political, religious, or ideological** reasons.
  - **NOT INTENDED to cover active shooter/assailant incidents**. Only "act of terrorism"
  - Does not cover Pollution, Chemical, Biological, Nuclear and Radiological damages and losses
- Increase in renewal due to loss
- **Expiring $33,133 Renewal $41,416 = 25% increase**

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Additional Coverage Option

Crisis Protect

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Crisis and Terrorism Options Continued

- Alternative to cover more than just “terrorism” – **Crisis Protect**
- Crisis Protect covers:
  - Act of Terrorism, Assault, Blackmail, Civil Commotion, Deprivation, Detention, Disappearance, Emergency Repatriation, Extortion, Hijack, Hostage Crisis, Kidnap, Radicalization, Sabotage, Stalking, Threat, and Vicious Attack

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Crisis and Terrorism Options Continued

Suburban Liability Insurance Pool

Crisis Prevention

Online Crisis Management Portal

Crisis Document Library

Active Shooter online training videos

Quarterly webinars on key issues and topics

Risk Management Allowance

One-on-one Crisis Consulting Calls

Risk Information database

Crisis Intervention:

24/7/365 Emergency Response Number

Consultancy Support from experts

Live incident log to capture key decisions and actions

Crisis Post-vention

Post-incident guidance

Counseling advice and support

Legal support

Incidence summary case file

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Coverage Towers

Suburban Liability Insurance Pool

Tower 1 = First Party Coverage - $1,000,000 for Expenses relating to below coverages

Tower 1
Limit of Liability as stated under options section (Limit based on any one occurrence)

- Act of Terrorism
- Civil Commotion
- Sabotage
- Vicious Attack

- Assault
- Blackmail
- Deprivation
- Detention
- Disappearance
- Emergency Repatriation
- Employee Dishonesty

- Extortion
- Hijack
- Hostage Crisis
- Kidnap
- Radicalization
- Stalking
- Threat

If financial loss is incurred some of the perils have per event limits

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Coverage Towers

Tower 2 = Third Party Coverage – 15% or $150,000 for perils below

Tower 2
Limit of Liability up to 15% of Tower 1
(Limit based on any one claim)

- Act of Terrorism
- Civil Commotion
- Sabotage
- Vicious Attack

- Assault
- Blackmail
- Deprivation
- Detention
- Disappearance
- Emergency Repatriation
- Employee Dishonesty

- Extortion
- Hijack
- Hostage Crisis
- Kidnap
- Radicalization
- Stalking
- Threat

Not intended to be a “catch-all” for liability coverage

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Coverage Towers

Tower 3 = Consultant Coverages

Tower 3
Limit of Liability is unlimited

- Detention
- Disappearance
- Extortion
- Hijack
- Hostage Crisis
- Kidnap

Unlimited Expense coverage for 3rd party consultants for above perils

- Act of Terrorism
- Radicalization
- Assault
- Sabotage
- Blackmail
- Stalking
- Civil
- Threat
- Deprivation
- Vicious Attack
- Emergency Repatriation
- Employee Dishonesty

***Sub-limited cover of $25,000 (Any one occurrence and in the annual aggregate)**

- Cyber Extortion
- Product Tamper

Expenses for these perils subject to $1,000,000 policy aggregate

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CP Program Options

Coverage	Option #1	Option #2	Option #3	Option #4
First Party Coverage	$1,000,000	$2,500,000	$1,000,000	$2,500,000
Third Party Coverage	15% of First Party Coverage or $150,000	$500,000	$1,000,000	$1,000,000
Sublimit for Specific Perils	15% of First Party Coverage or $150,000	$500,000	$500,000	$500,000
Policy Aggregate Limit	$1,000,000	$2,500,000	$1,000,000	$2,500,000
Deductible	$10,000	$10,000	$10,000	$10,000
Premium (includes SLTs)	**$93,934**	**$133,651**	**$115,039**	**$160,027**

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2025-2026 Renewal – As Is No Crisis Protect

Line of Coverage	Expiring 12/31/24-25	Renewal 12/31/25-26	% Change
Package	$779,239	$854,491	9.66%
Terrorism	$33,133	$41,416	25.00%
Excess Property	$450,000	$476,387	5.86%
Boiler & Machinery	$28,095	$28,689	2.11%
Excess Crime	$8,888	$8,888	0.00%
Excess Liability - 1st Layer ($5M XS $2M) (Euclid)	$677,623	$723,064	6.71%
Excess Liability - 2nd Layer ($5M XS $7M) (Chubb) (3)	$414,160	$436,939	5.50%
Excess Liability - 3rd Layer ($3M xs $12M) (Vantage)	$182,195	$192,032	5.40%
CCMSI Claims Administration Fee	$97,702	$102,043	4.44%
Gallagher Administration/Brokerage Fee	$204,195	$210,321	3.00%
Total Fixed Costs	**$2,875,230**	**$3,074,270**	**6.92%**
Variable Cost: Loss Fund	$750,000	$800,000	6.67%
Operating Cost Credit (2)	$112,100	$97,000	-13.47%
Net Position Credit	$134,976	$134,976	0.00%
Total Estimated Program Costs	**$3,378,154**	**$3,642,294**	**7.82%**

(1)Surplus Lines Taxes and Fees are estimates and included where applicable
(2)Operating Fees
(3)Chubb Excess Liability sub-limit of $2M for Sexual Abuse. Total Sexual Abuse $9M

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2025-2026 Renewal – with $1,000,000 of Crisis Protect

Line of Coverage	Expiring 12/31/24-25	Renewal 12/31/25-26	% Change
Package	$779,239	$854,491	9.66%
Terrorism	$33,133	$41,416	25.00%
Terrorism - GCP	$0	$93,934	NA
Excess Property	$450,000	$476,387	5.86%
Boiler & Machinery	$28,095	$28,689	2.11%
Excess Crime	$8,888	$8,888	0.00%
Excess Liability - 1st Layer ($5M XS $2M) (Euclid)	$677,623	$723,064	6.71%
Excess Liability - 2nd Layer ($5M XS $7M) (Chubb) [3]	$414,160	$436,939	5.50%
Excess Liability - 3rd Layer ($3M xs $12M) (Vantage)	$182,195	$192,032	5.40%
CCMSI Claims Administration Fee	$97,702	$102,043	4.44%
Gallagher Administration/Brokerage Fee	$204,195	$210,321	3.00%
Total Fixed Costs	**$2,875,230**	**$3,168,204**	**10.19%**
Variable Cost: Loss Fund	$750,000	$800,000	6.67%
Operating Cost Credit [2]	$112,100	$97,000	-13.47%
Net Position Credit	$134,976	$134,976	0.00%
Total Estimated Program Costs	**$3,378,154**	**$3,736,228**	**10.60%**

[1]Surplus Lines Taxes and Fees are estimates and included where applicable
[2]Operating Fees
[3]Chubb Excess Liability sub-limit of $2M for Sexual Abuse. Total Sexual Abuse $9M

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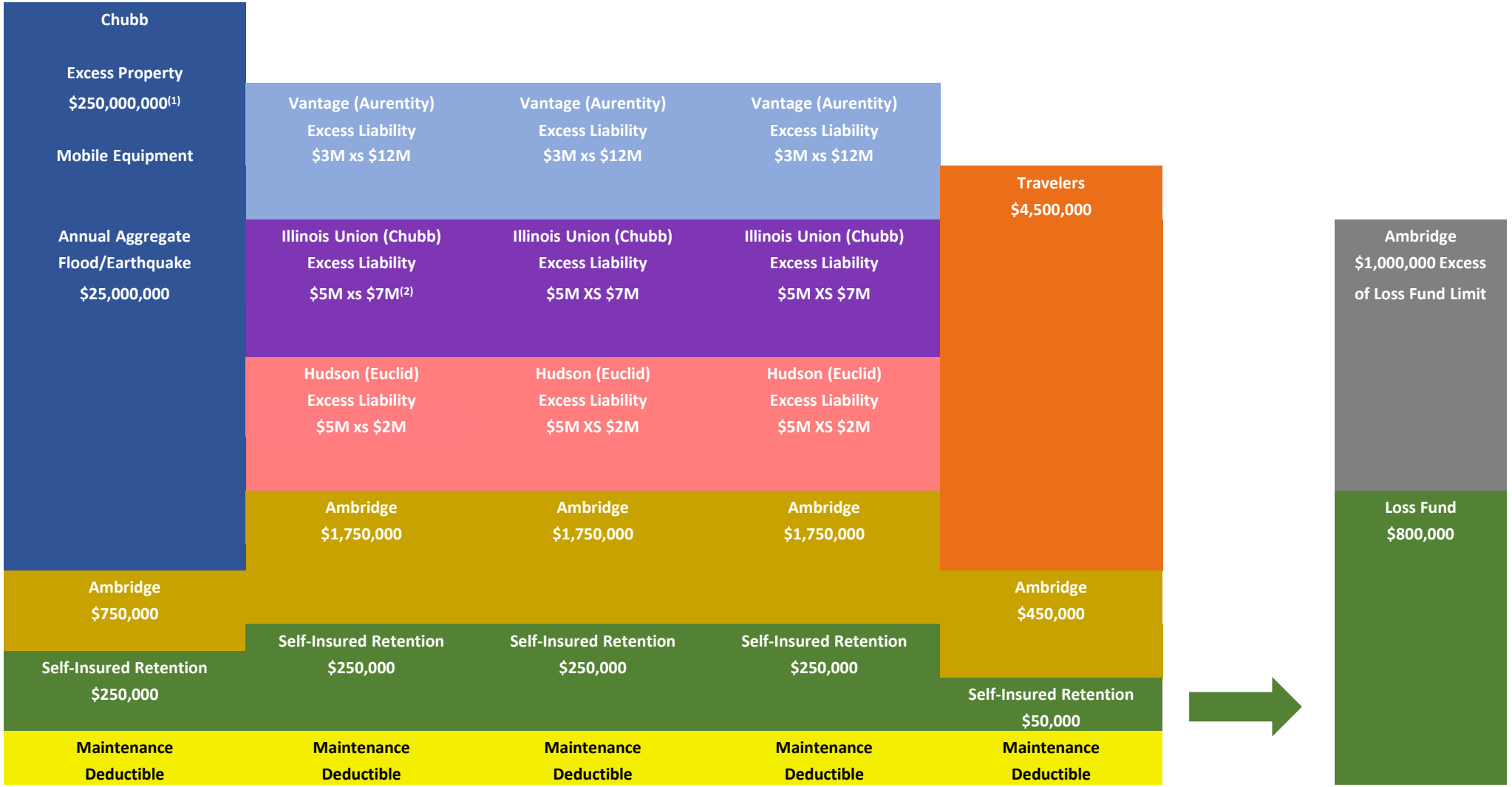
Proposed 12/31/2025 – 12/31/2026 Structure Chart



Sexual Abuse sub-limited in Chubb layer to $2M. Total Sexual Abuse Liability limit is $9M

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Overall Financial Impact for GCP options

Suburban Liability Insurance Pool

Coverage	Expiring	As Is Renewal	Renewal with $1M Crisis Protect	Renewal With $2.5M Crisis Protect	Renewal with $1M Crisis Protect & Increased Sublimits	Renewal with $2.5M Crisis Protect & Increased Sublimits
All other SLIP Premiums	$3,345,021	$3,642,294	$3,642,294	$3,642,294	$3,642,294	$3,624,294
Crisis Protect	NA	NA	$93,934	$133,651	$115,039	$160,027
Total Costs	$3,378,154	$3,642,294	$3,736,228	$3,775,945	$3,757,333	$3,802,321
Total SLIP $ and % Difference		**$264,140 / 7.82%**	**$358,074 / 10.60%**	**$397,791 / 11.78%**	**$379,179 / 11.22%**	**$424,167 / 12.56%**

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Additional Coverage Option

NCBR – Nuclear, Chemical, Biological & Radiological

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Nuclear Chemical Biological and Radiological Coverage

Current Terrorism & Crisis policies exclude losses from chemical, biological, radiological, or nuclear (CBRN) events.

NCBR Quote: Covers **Property Damage** and **Business Interruption**; **Liability** can be added for ~10% extra premium.

Property Coverage

Physical loss or damage to buildings and contents.

Necessary costs for decontamination, clean-up, and debris removal.

Business Interruption

Loss of income or extra costs due to business interruption from covered property damage.

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Nuclear Chemical Biological and Radiological Key Terms

- **Act of Terrorism:** An act or series of acts, including the use of force or violence, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organization(s), committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public or any section of the public in fear for such purposes, using conventional or non-conventional (*Nuclear*, *Chemical*, *Biological*, or *Radiological*) weapons or materials.

- **Act of Sabotage:** an act or series of acts of deliberate damage or destruction of property by secret means committed for subversive, political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes, using conventional or non-conventional (*Nuclear*, *Chemical*, *Biological*, or *Radiological*) weapons or materials.

- Either act must take place at or **within 500 yards** of a scheduled location that suffers Damage, Pollution or Contamination

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Nuclear Chemical Biological and Radiological Coverage

- **Nuclear/Nuclear Material:** the consequences of the activation of an explosive device that is based on nuclear fission reactions and/or fission and fusion reactions, being a blast wave, thermal radiation and initial and residual radiation.

- **Chemical/Chemical Material:** non-living, manufactured compounds that cause incapacitating, damaging or lethal effects upon people or *Property*.

- **Biological/Biological Material:** micro-organisms, such as viruses, bacteria, fungi or biological toxins that cause incapacitating, damaging or lethal effects upon people or *Property*.

- **Radiological/Radiological Material:** radioactive material, including but not limited to plutonium, cesium and thallium, which contaminates, becomes immersed in, or ingested or inhaled by, persons or *Property*.

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Chemical, Biological, Radiological and Nuclear Terrorism

- Quotes Obtained

	Option #1	Option #2	Option #3
Limit	$2,000,000 agg	$5,000,000 agg	$10,000,000 agg
Deductible	$10,000	$10,000	$10,000
Premium (incl. SLTs)	$12,425	$31,062	$56,947

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Questions?

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2026 Tentative Schedule

Date	Time	Location
Wednesday January 14, 2026*	9:30 a.m. – 10:30 a.m.	Buffalo Grove Village Hall
Wednesday April 15, 2026*	9:30 a.m. – 10:30 a.m.	Buffalo Grove Village Hall
Wednesday July 2026****	9:30 a.m. – 4:00 p.m.	TBD
Wednesday August 19, 2026*	9:30 a.m. – 10:30 a.m.	Buffalo Grove Village Hall
Wednesday October 14, 2026**	9:30 a.m. – 10:30 a.m.	Buffalo Grove Village Hall
Thursday November 12, 2026***	9:30 a.m. – 10:30 p.m.	Buffalo Grove Village Hall
Wednesday December 2, 2026*	9:30 a.m. – 10:30 a.m.	Buffalo Grove Village Hall

*Claim Review Meetings
**Review Renewal Status
***Renewal Pricing Meeting
****Strategic Planning Meeting – Date/Location Subject to Change

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THANK YOU!

Rich Stokluska | Tia Schoolcraft Ryan Doyle | Lilly Wagner

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Member's Proposal

Suburban Liability Insurance Pool (SLIP)

c/o Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Presented: November 14, 2025
Effective: December 31, 2025 to December 31, 2026

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THE FOLLOWING PROPOSAL OF INSURANCE IS PRESENTED BY:

Arthur J. Gallagher Risk Management Services, LLC
Risk Program Administrators
2850 Golf Road
Rolling Meadows, IL 60008-4050
tia_schoolcraft@rpadmin.com
ajg.com

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Executive Summary

As of December 31, 2025, SLIP will proudly mark 8 years of dedicated service to Illinois municipalities. The RPA team deeply values the trust and collaboration we've built together and looks forward to continuing our partnership in the years to come.

During our pre-renewal meeting, we discussed the ongoing challenges in the hardening insurance market for public entities, though there are emerging signs of improvement. Property insurance rates appear to be stabilizing, with single-digit increases for accounts demonstrating favorable loss histories. However, the excess liability market remains strained, driven in part by newly reported legacy claims. Carriers continue to seek large rate increases and are exploring the aggregation of limits. Encouragingly, new participants into the market are beginning to foster greater competition.

On the property side of the market, the large double digit rate increases are not as prevalent as in past years, but rate increases are still more moderate in part due to the following reasons:

- Severe convective storms continue to be the large loss leader for the 4th year in row.
    - Almost 20 different Billion-dollar convective storms in 2024 alone
    - More and more parts of the country are seeing Millions and Billions in damages for the first time
- Property insurance companies across the country are pushing for separate wind/hail deductibles per building.
- Reinsurance markets are beginning to stabilize, reflecting adjustments made by insureds over recent years to mitigate risk.
- There are signs of a more competitive market in the near future should no new large claims impact on the nation/insurance industry

Rising loss costs, coupled with the growing impact of nuclear verdicts and social inflation, remain top concerns for casualty carriers and reinsurers. As a result, insurers are adopting a more aggressive posture, tightening underwriting standards, increasing rates, and reducing available limits. Several key factors are driving this shift:

- The repeal of the statute of limitations on sexual abuse has insurance companies paying claims from the 50's and 60's impacting current year's financials and forecasting.
- Litigation abuse has emerged as a critical issue, with advocacy groups and legal strategies contributing to escalating plaintiff demands and settlement values.
- Legal advertising and attorney spending has reached nearly 1 billion annually. Those levels have never been seen before and are expected to continue to rise.

SLIP has experienced a favorable loss history, but there is a slight uptick in frequency of claims and Law Enforcement claims.

We initiated early renewal negotiations with our incumbent carrier, Ambridge, anticipating a more challenging process. Leveraging SLIP's favorable loss history and 8-year partnership with Ambridge, we secured competitive package renewal and a manageable loss fund increase.

SLIP changed excess property carriers to Chubb last year. Being Chubb's first renewal and SLIP's favorable loss history, we were able to negotiate a nominal rate increase. All program limits were preserved, and we

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avoided any addition of a separate wind/hail deductible. SLIP's excess property rate stands out favorably compared to other municipal placements across Illinois.

Last year, we explored multiple excess liability carriers and secured a competitive option from Hudson. Their pricing and higher limit offerings surpassed those available from Genesis. Working with Hudson and the other carriers we secured a favorable renewal despite rising jury verdicts and liability settlements nationwide.

SLIP's other lines of coverage, Boiler & Machinery and Excess Crime are all relatively flat compared to last year. The increase in premiums is due to exposure increases and not rate increases from the insurance companies.

SLIP's standalone Terrorism policy increased slightly due to claim activity and increasing global effects. As a result, your RPA team secured two other coverage options of Crisis Protect and Nuclear, Biological, Chemical and Radiological Terrorism coverage for the Board to consider. These two options provide more coverage to SLIP than a standalone Terrorism policy.

SLIP's renewal pricing, limits and deductibles for the 2025-2026 renewal remain highly competitive. Over the past several years, despite navigating an exceptionally challenging market, SLIP has consistently provided its members with safety, stability and protection from the difficulties encountered in the standard marketplace. SLIP continues to strengthen its reputation as one of the leading Municipal Risk Management Cooperatives in the State of Illinois.

We sincerely appreciate you and your staff for the hard work, time and dedication you have invested in this program over the past years, and we look forward to the upcoming year.

Yours Truly,

Tia Schoolcraft
Senior Program Director

Ryan Doyle
Vice President, Program Administration

Rich Stokluska
Area Senior Executive Vice President

Lilly Wagner
Client Service Manager II

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Benefits of Pooling

- **Opportunity to Retain Underwriting Profits** – Share in the financial success of the program.
- **Investment Income Potential** – Benefit from earnings on program reserves.
- **Direct Influence on Claims Decisions** – Ensure fair and informed outcomes.
- **Broader Coverage with Increased Limits** – Comprehensive protection for evolving needs.
- **Greater Control Over Claims Management** – Improve transparency and responsiveness.
- **Member-Owned and Operated Structure** – Governance aligned with your interests.
- **Long-Term Solution for Cost Stability** – Predictable and sustainable program

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Your Gallagher Team

Your Gallagher team is a true partner. We have the expertise to understand your business and we're here to service and stay alongside you, every step of the way.

Service Team	*Role*	*Email*	*Phone*
Tia Schoolcraft Senior Program Director	Producer	Tia_Schoolcraft@rpadmin.com	847.494.2693
Ryan Doyle Vice President, Program Administration	Producer	Ryan_Doyle@rpadmin.com	630.285.3678.
Rich Stokluska, ARM Area Senior Executive Vice President	Producer	Rich_Stokluska@ajg.com	630.285.4012
Lilly Wagner Client Service Manager II	Client Service Manager	Lillian_Wagner@rpadmin.com	630.647.3162
Maria Cedeno Client Service Manager I	Client Service Manager	Maria_Cedeno@rpadmin.com	630.285.3947
Byron Given Branch President – RPA Central	Branch President	Byron_Given@rpadmin.com	630.694.5367

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Service Commitment

BROKERAGE AND ADMINISTRATIVE SERVICES

- In-depth analysis of risk financing opportunities
- Take advantage of competitive market condition to
  - Evaluate appropriateness of SIRs/deductible levels
  - Improve coverage
  - Negotiate multi-year policies
  - Explore profit-sharing opportunities
- Maximize contractual risk transfer opportunities
  - Third-party contract guidelines and review
  - Ongoing contract reviews for SLIP
- Effective administration of insurance portfolio
  - Take full advantage of carrier claim and loss control services
  - Maintain partnership relationships with key markets
  - Annual meetings with underwriters
  - Personal interaction with carrier claims and loss control personnel
- Be accessible to the Executive Board and each Member.
- Special exposure handling (i.e., Environmental, Performance and Payment Bonds; increased limits for Flood and Earthquake; individual Professional Malpractice coverage; individual Fiduciary Liability placements; etc.).
- Produce comprehensive underwriting data and criteria for coverage areas outside the core package program.
- Formally present coverage submissions to select markets as required. Provide the Executive Board with status reports.
- Consult with SLIP to formulate a marketing strategy that focuses on delivering the most cost-effective risk management strategy and structure given the current market conditions.
- Summarize the results of executing the market strategy developed with SLIP and present a formal proposal within the proposed time frames.
- Inform SLIP of various industry publications, reviews, and meetings.
- Set up and maintain efficient record keeping system.
- Present analysis of the completed renewal process.
- Provide consultation to SLIP on special exposures, interpretations of existing coverage, and on the desirability and/or feasibility of any and all potential program changes.
- Maintain consistent contact and familiarity with all underwriters actively involved with the account. Present coverage questions to underwriters on behalf of SLIP.
- Periodically evaluate insurance marketplace trends and fluctuations to enable implementation of prospective strategies.

CLAIMS MANAGEMENT SERVICES

- Coordinate the claims management program:
  - Review loss runs and loss data from the claims administrator. Analyze claim trends and convey significant trends to the risk management department. When necessary, request claim report alterations, special loss analysis, and special excess carrier reports.
  - Maintain contact with the claims administrator. Follow the progress of claim management activities. Keep current with major loss developments. Participate in helping to resolve any problems or conflicts. Facilitate requests to the claims administrator.
  - Monitor the quality of claims administration through discussions with the claims administrator and SLIP.
  - Assist SLIP in obtaining settlement from insurers for losses that penetrate excess insurance layers.

LOSS CONTROL SERVICES

- Coordinate the loss prevention program:
  - Monitor loss reports prepared by the claims administrator to assist in identifying the most frequent and costly causes of loss to SLIP.
  - Monitor loss prevention efforts by underwriters and the loss control consultant on behalf of SLIP.
  - Monitor the progress of the loss control services.

ACCOUNT SERVICE

At RPA/Gallagher, our goal is to provide you with an exceptional insurance and risk management program delivered by a world-class service organization. RPA/Gallagher is committed to partnering with our clients to ensure we consistently deliver the highest quality service possible.

RENEWALS

We use a standard Renewal Timeline and start early to make sure your needs are met and we are able to offer you the most comprehensive and competitively priced insurance program. At each renewal, we will meet with you to establish a renewal game plan, determine how many markets should be approached, discuss pricing in the insurance marketplace, and identify what specific needs must be addressed. We will then approach markets that we feel will offer the best alternatives. These alternatives will be presented at renewal as an option, even if we feel the incumbent program is strongest. We will demonstrate how we have created competition within the marketplace to ensure that you receive the best renewal terms.

We make ourselves accountable by working with you to develop a written service schedule that meets your needs.

You can track our service by referring to our written service commitment. Service becomes especially important as you continue to change and prosper.

As a top national broker, we have access to over 150 insurance companies and wholesalers. This maximizes your insurance options in any given policy year situation. In addition, our integrity and influence in the marketplace have resulted in excellent relationships with our markets. These factors are especially

important to consider as the insurance needs of your organization become more complex and require more sophisticated solutions.

ACQUISITIONS

On request, we will perform an insurance due-diligence review on all products and acquisitions.

PROFIT CENTER PREMIUM ALLOCATIONS

We will provide premium breakdown by entities and/or location schedule.

AUTOMOBILE IDENTIFICATION CARDS

ID cards will be issued upon binding of coverage.

PHONE CALLS

Phone calls will be returned within one working day of receipt.

CERTIFICATES OF INSURANCE

Certificates of Insurance will be issued within one working day of receipt.

LOSS CONTROL

We will coordinate all loss control activities between you and the carrier. We recommend that service be provided on a quarterly basis.

Program Structure

Named Insured

Line of Coverage	Named Insured
Package, Excess Property, Equipment Breakdown, Terrorism, GCP, Excess Liability, and Excess Crime	Suburban Liability Insurance Pool (SLIP) City of Highland Park
Participating Members:	Village of Buffalo Grove Village of Elk Grove Village of Hoffman Estates

Note: Any entity not named in this proposal may not be an insured entity. This may include affiliates, subsidiaries, LLCs, partnerships and joint ventures.

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Exposure Comparison

As of 11/6/2025

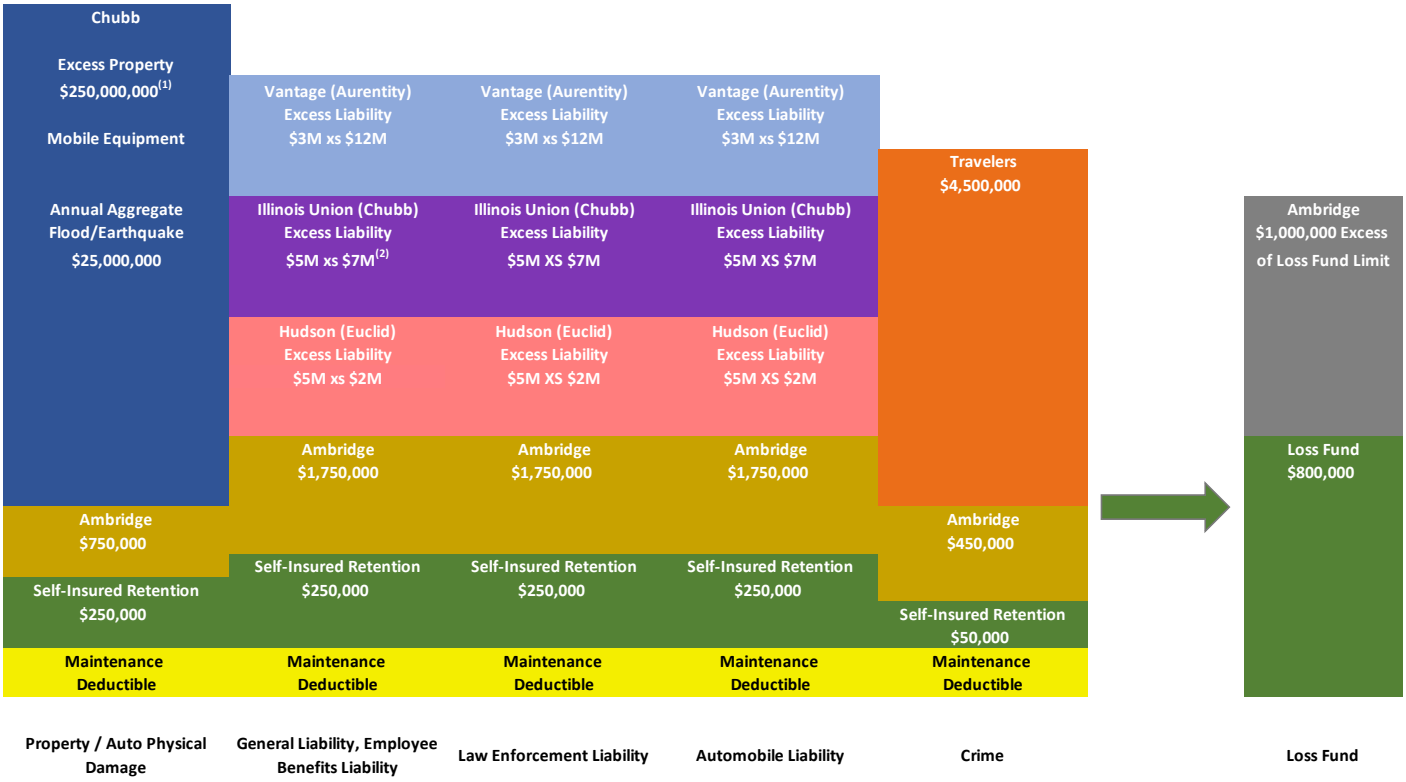
SLIP

	12/31/2024-2025	12/31/2025-2026	% Change
# of Vehicles	715	779	8.95%
Population	155,678	158,783	1.99%
Miles of Road	573	573	-0.01%
TIV (incl. APD)	$983,088,688	$1,003,092,107	2.03%
APD	$59,984.255	$60,848,816	1.44%
Operating Budget	$596,641,338	$692,417,836	16.05%

Highland Park

	12/31/2024-2025	12/31/2025-2026	% Change
# of Vehicles	133	131	-1.50%
Population	30,209	30,229	0.07%
Miles of Road	154	154	0.00%
TIV (incl. APD)	$250,351,271	$252,936,261	1.03%
APD	$12,331,905	$10,623,714	-13.85%
Operating Budget	$127,070,200	$126,541,344	-0.42%

12/31/2025-2026 Proposed Structure Graph



Note: The SIR is a per occurrence retention. Only one retention applies in the event of a multiple coverage part loss.
(1)Various Sub-limits may apply.
(2) Sexual Abuse sub-limit of $2M total of $9M

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Market Review

We approached the following carriers in an effort to provide the most comprehensive and cost-effective insurance program.

Line of Coverage	*Insurance Company** (AM Best Rate/Financial Strength)*	*Market Response**	*Admitted****
Commercial Package	Underwriters at Lloyd's, London (A XV)	Recommended Quote	Non-Admitted
Excess Property	Federal Insurance Company (A++ XV)	Recommended Quote	Admitted
Equipment Breakdown	Liberty Mutual Fire Insurance Company (A XV)	Recommended Quote	Admitted
Excess Crime	Travelers Casualty and Surety Company of America (A++ XV)	Recommended Quote	Admitted
Gallagher Crisis Protect (GCP)	Lloyd's Syndicate TAL 1183 (A XV)	Quoted	Non-Admitted
Terrorism Standalone	Lloyd's Syndicate 1225 AEGIS Managing Agency (A XV)	Recommended Quote Quoted	Non-Admitted
Terrorism – DWP	Beazley Syndicate via AJG Vehicle E (Complex Risks)	Quoted	Non-Admitted
Terrorism – NCBR	BRT 2987 via AJG Vehicle E	Quoted	Non-Admitted
Excess Liability – $5M xs $7M	Illinois Union Insurance Company (A++ XV)	Recommended Quote	Non-Admitted
Excess Liability – $5M xs $2M	Hudson Excess Insurance Company (A+ XV)	Recommended Quote	Non-Admitted
Excess Liability – $3M xs $12M	Vantage Risk Specialty Insurance Company (A- XII)	Recommended Quote	Non-Admitted

*If shown as an indication, the actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

**Gallagher companies use AM Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. for the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the AM Best website at http://www.ambest.com/ratings/.

***If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Full Program Details

COMMERCIAL PACKAGE

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier/AM Best Rating/Admitted/Non-Admitted	Underwriters at Lloyd's, London (A XV, Non-Admitted)	Underwriters at Lloyd's, London (A XV, Non-Admitted)
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$749,700	$822,100
Surplus Lines Tax	$26,240	$28,774
Fire Marshall Tax	$2,999	$3,288
Stamping Fee	$300	$329
TRIA (Additional)	$9,091	$9,594
Minimum Type	Minimum Earned Premium	Minimum Earned Premium
Minimum Amount	50%	50% of the gross premium
Estimated Cost	$779,239	$854,491

Standard Coverages	**Expiring**	**Proposed**
Loss Fund	$750,000	$800,000
Excess Loss Fund Protection Annual Aggregate Limit	$1,000,000	$1,000,000
Schedule of Specific Excess Limits of Insurance		
Coverage Section I Property		
All Coverages under Section I combined:	$750,000	$750,000
Subject to the following Sublimits/Annual Aggregates which are part of, and not in addition to, the Coverage Section I Property Specific Excess Limit of Insurance above:		
Automobile Physical Damage Only	$900,000	$900,000
Flood and Surface Water	$750,000; $750,000 Annual Aggregate	$750,000; $750,000 Annual Aggregate
Earthquake	$750,000; $750,000 Annual Aggregate	$750,000; $750,000 Annual Aggregate
Named Windstorm	$750,000	$750,000
Data Processing	$750,000	$750,000
Valuable Papers	$750,000	$750,000
Fine Arts	$750,000	$750,000
Accounts Receivable	$750,000	$750,000
Mobile Equipment	$750,000	$750,000
Extra Expense	$750,000	$750,000
Transit	$750,000	$750,000
Business Interruption: Newly Acquired Property Reporting Limit as provided in Coverage Section I Conditions,	$750,000	$750,000
Automatic Acquisition Clause	$750,000	$750,000
Coverage Section II General Liability: Specific Excess Limit of Insurance for Each Occurrence		

Standard Coverages	Expiring	Proposed
All coverages under Coverage Section II combined	$1,750,000; $3,500,000* Annual Aggregate	$1,750,000; $3,500,000* Annual Aggregate
Subject to the following Sublimits/Annual Aggregates which are part of, and not in addition to, the Coverage Section II General Liability Specific Excess Limit of Insurance and Annual Aggregate Limit above:		
Sexual Harassment Liability	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate
Damage to Premises Rented to the Insured	$1,000,000 Ground up any One Occurrence	$1,000,000 Ground up any One Occurrence
Coverage Section III Automobile Liability: Specific Excess Limit of Insurance for Each Occurrence		
All Coverages under Coverage Section III combined	$1,750,000	$1,750,000
Subject to the following Sublimits/Annual Aggregates which are part of, and not in addition to, the Coverage Section III Automobile Liability Specific Excess Limit of Insurance and Annual Aggregate Limit above:		
Uninsured Motorists/Underinsured Motorists:	$100,000 Ground up any One Occurrence	$100,000 Ground up any One Occurrence
Coverage Section IV Errors and Omissions Liability: Specific Excess Limit of Insurance for Each Claim		
All coverages under Coverage Section IV combined	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate
Subject to the following Sublimits/Annual Aggregates which are part of, and not in addition to, the Coverage Section IV Errors and Omissions Liability – Specific Excess Limit of Insurance and Annual Aggregate Limit above:		
Errors & Omissions	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate
Employment Practices Liability	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate
Sexual Harassment Liability	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate
Coverage Section VI Employee Benefits Liability: Specific Excess Limit of Insurance for Each Claim:	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate
Coverage Section VII Crime: Specific Excess Limit of Insurance for Each Occurrence		
Money and Securities:	$450,000	$450,000
Forgery or Alteration:	$450,000	$450,000
Employee Dishonesty:	$450,000	$450,000
Computer Theft:	$450,000	$450,000
Coverage Section VIII Law Enforcement Liability: Specific Excess Limit of Insurance for Each Occurrence		
All coverage under Coverage Section VIII Combined:	$1,750,000; $3,500,000* Annual Aggregate	$1,750,000; $3,500,000* Annual Aggregate
Subject to the following Sublimits/Annual Aggregates which are part of, and not in addition to, the Coverage Section VIII Law Enforcement Liability – Specific Excess Limit of Insurance and Annual Aggregate Limit above:		
Sexual Harassment Liability	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate
Coverage Section X SEXUAL ABUSE Liability:		
Specific Excess Limit of Insurance for Each Occurrence:	$1,750,000; $1,750,000* Annual Aggregate	$1,750,000; $1,750,000* Annual Aggregate

Additional Coverages	Expiring	Proposed
Coverage Section VII Crime – Funds Transfer Fraud Coverage Extension		
Occurrence	$150,000; $150,000* Annual Aggregate	$150,000; $150,000* Annual Aggregate
Coverage Section II General Liability – Failure to Supply Water		
Occurrence	$100,000; $100,000* Annual Aggregate	$100,000; $100,000* Annual Aggregate

Deductibles/SIR	Expiring	Proposed
This Policy as the Following Underlying Self-Insured Retentions, Which Apply to a Covered Loss for Each Occurrence or Claim.		
Self-Insured Retention – I. Property Unless Listed Below	$250,000	$250,000
Self-Insured Retention – Automobile Physical Damage:	$100,000	$100,000
Self-Insured Retention – Flood and Surface Water:	$250,000	$250,000
Self-Insured Retention – Earthquake:	$250,000	$250,000
Self-Insured Retention – Named Windstorm:	$250,000	$250,000
Self-Insured Retention – II. General Liability:	$250,000	$250,000
Self-Insured Retention – Sexual Harassment Liability:	$250,000	$250,000
Self-Insured Retention – III. Automobile Liability:	$250,000	$250,000
Self-Insured Retention – IV. Errors and Omissions Liability:		
Self-Insured Retention – Unless Listed Below:	$250,000	$250,000
Self-Insured Retention – Errors & Omissions:	$250,000	$250,000
Self-Insured Retention – Employment Practices Liability:	$250,000	$250,000
Self-Insured Retention – Sexual Harassment Liability:	$250,000	$250,000
Self-Insured Retention – VI. Employee Benefits Liability:	$250,000	$250,000
Self-Insured Retention – VII. Crime:		
Self-Insured Retention – Money and Securities:	$50,000	$50,000
Self-Insured Retention – Forgery or Alteration:	$50,000	$50,000
Self-Insured Retention – Employee Dishonesty:	$50,000	$50,000
Self-Insured Retention – Computer Theft:	$50,000	$50,000
Self-Insured Retention – VIII. Law Enforcement Liability:	$250,000	$250,000
Self-Insured Retention – Sexual Harassment Liability:	$250,000	$250,000
Self-Insured Retention – X. Sexual Abuse Liability	$250,000	$250,000

Deductibles/SIR	Expiring	Proposed
Self-Insured Retention – Funds Transfer Fraud Coverage	$50,000	$50,000
Maintenance Deductible	See Schedule	See Schedule

Defense Limitations	Expiring	Proposed
General Liability	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)
Errors & Omissions	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)
Employment Practice Liability	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)
Sexual Harassment Liability	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)
Sexual Abuse Liability	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)
Employee Benefits Liability	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)
Crime	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)
Law Enforcement Liability	Applies/Within Policy Limits (expenses erode policy limit)	Applies/Within Policy Limits (expenses erode policy limit)

Form Type	Expiring	Proposed
Form Type	General Liability – Occurrence, Sexual Harassment Liability – Coverage Section IV Errors and Omissions Liability – Claims-Made, Employment Practices Liability – Claims-Made, Sexual Harassment Liability – Claims-Made, Coverage Section VI Employee Benefits Liability – Claims-Made, Coverage Section VIII Law Enforcement Liability – Coverage Section X Sexual Abuse Liability -Claims-Made	General Liability – Occurrence, Sexual Harassment Liability – Coverage Section IV Errors and Omissions Liability – Claims-Made, Employment Practices Liability – Claims-Made, Sexual Harassment Liability – Claims-Made, Coverage Section VI Employee Benefits Liability – Claims-Made, Coverage Section VIII Law Enforcement Liability – Coverage Section X Sexual Abuse Liability -Claims-Made
Retroactive Date	Sexual Harassment Liability – Coverage Section IV Errors and Omissions Liability – See Endorsement No. 18, Employment Practices Liability – See Endorsement No. 18, Sexual Harassment Liability – See Endorsement No 18	Sexual Harassment Liability – Coverage Section IV Errors and Omissions Liability – See Endorsement No. 18, Employment Practices Liability – See Endorsement No. 18, Sexual Harassment Liability – See Endorsement No 18
Retroactive Date	Coverage Section VI Employee Benefits Liability – See Endorsement No. 18, Coverage Section VIII Law Enforcement Liability – Coverage Section X Sexual Abuse Liability – January 1, 2021	Coverage Section VI Employee Benefits Liability – See Endorsement No. 18, Coverage Section VIII Law Enforcement Liability – Coverage Section X Sexual Abuse Liability – January 1, 2021
Incident/Claim Reporting Provision	Refer To Policy Form	Refer To Policy Form
Run-Off Provisions	Refer To Policy Form	Refer To Policy Form

Definition of Claim:
Refer to policy form

Claims-Made Disclaimer:
Should you elect to change carriers (if a new retroactive date is provided) or non-renew this policy, a supplemental extended reporting endorsement may be available subject to policy terms and conditions. You must request the extended reporting period in writing to the carrier within 30 days of the expiration date. The cost of this extended reporting period is 100% of the annual premium and is fully earned. The extended reporting period extends only to those claims made during the extended reporting period for wrongful acts that occurred prior to the expiration date and would have been covered by the policy. Claims must be reported to the carrier within 30 days of the end of the policy period. The extended reporting period does not increase the limits of liability and is subject to all policy terms, conditions and exclusions.

Endorsements (including but not limited to)
TRIA – Purchased/Not Purchased – TBD
Additional INSURED Endorsement – Williams Scotsman Inc – PENP5002042021
Additional INSURED Endorsement – Township High School District #214 – PENP5002042021
Additional INSURED Endorsement – Metra – PENP5002042021
Coverage Section VII Crime – Funds Transfer Fraud Coverage Extension – PENP5021042021
Schedule of MEMBERS Endorsement – PENP5022042021
Coverage Section II General Liability – Failure to Supply Water – PENP5023042021
Procedures for THIRD PARTY CLAIMS ADMINISTRATORS – PENP5044032023
Section II General Liability and Coverage Section VII Law Enforcement Liability – Unmanned Aircraft Coverage – PENP5075042021
General Policy Condition Satisfaction of the SELF INSURED RETENTION – PENP5085012022
General Policy Condition 7 Amendment – PENP5086092022
Coverage Section I PROPERTY – Scheduled Canine(s) – PENP5089012023
Coverage Section X SEXUAL ABUSE Liability – Prior Coverage Retroactive Date – MANUSCRIPT042021
MEMBER Deductibles Endorsement – MANUSCRIPT042021
Schedule of Retroactive Dates – MANUSCRIPT042021
Pre-Fund of Indemnity Endorsement – MANUSCRIPT012024
AUTOMOBILE Physical Damage Replacement Cost Valuation – MANUSCRIPT122024
Coverage Section II General Liability – Railroad Contractual Liability City of Highland Park – MANUSCRIPT092025
Additional INSURED – Buffalo Grove Community Foundation – MANUSCRIPT062025

Exclusions (including but not limited to)
Communicable Disease Exclusion – PENP5046042021
General Policy Exclusion – PFAS and Related Chemicals Exclusion – PENP5087122022

Multi-Carrier Schedule:

Carrier	*Participating Limit*
Underwriters at Lloyd's, London	86.00%
Endurance Worldwide Insurance Limited	14.000%

Other Significant Terms and Conditions/Restrictions:

Description
Coverage: Direct Physical Loss to Property, Automobile Physical Damage, General Liability, Automobile Liability, Errors and Omissions Liability, Employee Benefits Liability, Crime, Law Enforcement Liability, Sexual Abuse Liability and as More Fully Defined Below and in the Ambridge Public Entity Non-Profit Wording(Hereinafter Referred to as “Wording” or “Policy”) Which is Understood to be Incorporated in and Form Part of This Quotation or Binder.
Territorial Limits: Worldwide as more fully defined in the attached Wording and applicable Forms and Endorsements
Law: State of IL

Other Significant Terms and Conditions/Restrictions:

Description
Jurisdiction: United States of America
Security Schedule: Syndicate BRT 2987: 51.340% Syndicate KII 1618: 9.660% Syndicate ASP 4711: 20.000% Syndicate AXS 1686: 5.000%
CCMSI is the appointed Third Party Administrator.
Quote based on Ambridge Public Entity & Non-Profit Wording
*Annual Aggregates apply per Member All producers and brokers placing business for an entity that is self-insuring for limits that meet or exceed a state's financial responsibility requirements shall not issue Automobile ID cards showing any policy information from this policy. That entity should contact their Department of Motor Vehicles for guidance on handling the proof of insurance requirements.

Per Endorsement No. 16, the following Maintenance Deductibles apply per occurrence/claim. The maintenance deductible does not erode the Self-Insured Retention.

MEMBERS	Coverage Section I Property	Coverage Section VII Crime	Coverage Sections II, III, VI and VIII	Coverage Section IV Errors and Omissions Liability	Coverage Section X Sexual Abuse Liability
Highland Park	$50,000	$50,000	$50,000	$50,000	$50,000

As respects Coverage Section X Sexual Abuse, the maintenance deductible for Village of Hoffman Estates and Suburban Liability Insurance Pool Executive Board in the schedule above is deleted and replaced with the schedule below, only as respects claims of sexual abuse committed by any past, present or future officials, board or commission members, trustees, directors, officers, employees, or volunteer workers of the named insured against an insured. the maintenance deductible does not erode the Self-Insured Retention.

Members	Coverage Section X Sexual Abuse Liability
Suburban Liability Insurance Pool Executive Board	$0

Per Endorsement No. 17, it is understood and agreed that the members and their respective retroactive dates in respect of Coverage Section IV Errors and Omissions Liability and Coverage Section VI Employee Benefits Liability shall be as follows:

Members	Sexual Harassment Liability	Errors & Omissions & Employment Practices Liability	Employee Benefits Liability
City of Highland Park	1/1/1999	1/1/1999	1/1/1999

Per Endorsement No. 18, as respects Coverage Section X Sexual Abuse, the retroactive date shown in the Schedule of Specific Excess Limits of Insurance is deleted and replaced with the below schedule but only as respects claims of sexual abuse committed by any past, present or future officials, board or commission members, trustees, directors, officers, employees, or volunteer workers of the named insured against an insured, which is otherwise covered under Coverage Section X Sexual Abuse.

Members	Retroactive Date
Highland Park	1/1/2019

Endorsement No. 19, is applicable to automobiles listed in the scheduled below:

Year	Make	Model	VIN
2021	Pierce	Arrow-XT 100’ AAT Platform	4P1BCAGF6MA023015
2020	E-One	Cyclone	4ENLABA88L1002765
2015	Pierce	Velocity Quint	4P1BCAGF7FA015119
2019	Pierce	Enforcer Quint	4P1BCAGF7FA019980
2016	Ferarra	Igniter	1F9608338GH140410
2020	Pierce	Velocity MM Tower	4P1BCAGF5LA021772

EXCESS PROPERTY

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier	Federal Insurance Company	Federal Insurance Company
AM Best Rating	A++ XV	A++ XV
Admitted/Non-Admitted	Admitted	Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$450,000	$476,387
TRIA	Excluded	Excluded
Minimum Type	None	None
Estimated Cost	$450,000	$476,387

Standard Coverages	**Expiring**	**Proposed**
Loss Limit of Insurance – The Loss Limit of Insurance applies to each occurrence (as defined); and for all premises coverages, additional coverages or other coverages.	$250,000,000	$250,000,000
Blanket -1 – Building, Personal Property, EDP Property on Premises	$250,000,000	$250,000,000
Blanket – 2 – Business Income with Extra Expense	$15,000,000	$15,000,000
Blanket – 3 – Business Income – Loss of Utilities	$1,000,000	$1,000,000
Blanket – 4 – Accounts Receivable on Premises	$10,000,000	$10,000,000
Blanket – 5 – Valuable Papers on Premises	$10,000,000	$10,000,000
Blanket – 6 – Pollutant Clean-Up or Removal	$250,000	$250,000
Blanket – 7 – Preparation of Loss Fees	$100,000	$100,000
Blanket – 8 Fine Arts on Premises	$4,091,168	$4,091,168
Premises Coverages: If "Blanket" or "Loss Limit" is Shown Under Limits of Insurance as Applicable to a Premises, Please Refer to the "Premises Coverages – Blanket Limits" Section or the "Loss Limits of Insurance" Section Above to Determine the Limits of Insurance Applicable to Such Premises. "Blanket" Limits are Numbered for Ease of Reference. If a Specific Limit is Shown Under Limits of Insurance for a Premises Coverage, That Limit Applies to Such Coverage, Even if a "Blanket" Limit Applies to Other Premises Coverage at Such Premises		
Premises # 1 Bldg # 1: 50 Raupp Blvd, Buffalo Grove, IL 60089		

Standard Coverages	Expiring	Proposed
Building – Loc.#/Bldg.# 1/1,1/2,2/1,4/1,4/2,12/1,12/2,37/1,37/2,40/1,40/2,40/3,40/4,40/5,61/1,61/2,69/1,69/2,69/3,72/1,72/2,72/3,72/4,73/1,2/2,73/2,77/1,77/2,77/3,78/1,78/2,101/1,101/2,112/1,112/2,112/3,115/1,115/2,115/3,115/4,116/1,116/2,118/1,118/2,119/1,119/2,120/1,120/2,144/1,144/2,145/1,145/2,145/3,153/1,153/2	Blanket 1	Blanket 1
Automatic Increase in Limits	5%	4%
Personal Property – Loc.#/Bldg.# 1/1,2/1,4/1,4/2,12/1,12/2,37/1,37/2,40/1,40/3,40/4,40/5,61/1,69/1,69/3,72/1,73/1,73/2,77/1,77/2,78/1,78/2,101/1,101/2,112/1,112/2,115/1,115/2,116/1,118/1,119/1,120/1,144/1,145/1,145/3,153/1,153/2	Blanket 1	Blanket 1
Automatic Increase in Limits	5%	4%
Business Income with Extra Expense- Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 2	Blanket 2
Business Income – Loss of Utilities – Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 3	Blanket 3
Automatic Increase in Limits	5%	4%
EDP Property on Premises – Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 1	Blanket 1
Fine Arts on Premises – Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 8	Blanket 8
Valuable Papers on Premises – Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 5	Blanket 5
Accounts Receivable on Premises – Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 4	Blanket 4

Standard Coverages	Expiring	Proposed
Pollutant Clean-up or Removal – Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 6	Blanket 6
Preparation of Loss Fees – Loc.#/Bldg.# 1/1,2/1,4/1,12/1,37/1,40/1,61/1,69/1,72/1,73/1,77/1,78/1,101/1,112/1,115/1,116/1,118/1,119/1,120/1,144/1,145/1,153/1	Blanket 7	Blanket 7
Ordinance or Law or Green Standards – Loc.#/Bldg.# 1/1,2/1,4/1,4/2,12/1,12/2,37/1,37/2,40/1,40/2,40/3,40/4,40/5,61/1,61/2,69/1,69/2,69/3,72/1,72/2,72/3,72/4,2/2,73/1,73/2,77/1,77/277/3,78/1,78/2,101/1,101/2,112/1,112/2,112/3,115/1,115/2,115/3,115/4,116/1,116/2,118/1,118/2,119/1,119/2,120/1,120/2,144/1,144/2,145/1,145/2,145/3,153/1,153/2	$25,000,000	$25,000,000
Building – Loc.# 3,5,6-11,13-36,38,39,41-48,49,50-52,53-60,62-68,70,71,74-76,79,80-100,102-111,113,114,117,121-143,146-152,154,155,156,157	Blanket 1	Blanket 1
Automatic Increase in Limits	5%	4%
Personal Property – Loc.# 3,5,6-11,13-36,38,39,41-48,49,50-52,53-60,62-68,70,71,74-76,79,80-100,102-111,113,114,121-143,146-152,154	Blanket 1	Blanket 1
Automatic Increase in Limits – Loc.# 3,5,6-11,13-36,38,39,41-48,49,50-52,53-60,62-68,70,71,74-76,79,80-100,102-111,113,114,121-143,146-152,154	5%	4%
Business Income – Loss of Utilities – Loc.# 3,5,6-11,13-36,38,39,41-48,53-60,62-68,70,71,74-76,80-100,102-111,113,114,121-143,146-152,154	Blanket 3	Blanket 3
Business Income with Extra Expense – Loc.# 3,5,6-11,13-36,38,39,41-48,53-60,62-68,70,71,74-76,80-100,102-111,113,114,121-143,146-152,154,155	Blanket 2	Blanket 2
– Automatic Increase in Limits	5%	4%
EDP Property on Premises – Loc.# 3,5,6-11,13-36,38,39,41-48,49,50,49,50-52,53-60,62-68,70,71,74-76,79,80-100,102-111,113,114,121-143,146-152,154	Blanket 1	Blanket 1
Fine Arts on Premises – Loc.# 3,5,6-11,13-36,38,39,41-48,53-60,62-68,70,71,74-76,79,,80-100,102-111,113,114,121-143,146-152,154	Blanket 8	Blanket 8

Standard Coverages	Expiring	Proposed
Accounts Receivable on Premises – Loc.# 3,5,6-11,13-36,38,39,41-48,53-60,62-68,70,71,74-76,80-100,102-111,113,114,121-143,146-152,154	Blanket 4	Blanket 4
Pollutant Clean-Up or Removal – Loc.# 3,5,6-11,13-36,38,39,41-48,53-60,62-68,70,71,74-76,80-100,102-111,113,114,121-143,146-152,154	Blanket 6	Blanket 6
Valuable Papers on Premises – Loc.# 3,5,6-11,13-36,38,39,41-48,53-60,62-68,70,71,74-76,80-100,102-111,113,114,121-143,146-152,154	Blanket 5	Blanket 5
Preparation of Loss Fees – Loc.# 3,5,6-11,13-36,38,39,41-48,53-60,62-68,70,71,74-76,80-100,102-111,113,114,121-143,146-152,154	Blanket 7	Blanket 7
Ordinance or Law or Green Standards – Loc.# 3,5,6-11,13-36,38,39,41-48,49,50-52,53-60,62-68,70,71,74-76,79,80-100,102-111,113,114,121-143,146-152,154,155,156,157	$25,000,000	$25,000,000
Earthquake – Policy Annual Aggregate Limit	$25,000,000	$25,000,000
Earthquake Premises – Loc.# 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,36, 37, 38, 39, 40, 41, 42, 43, 44, 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, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157		
Premises Annual Aggregate Limit	$15,000,000	$25,000,000
Per Occurrence Limit	$15,000,000	$25,000,000
Flood		
– Policy Annual Aggregate Limit	$25,000,000	$25,000,000
– Per Occurrence Limit	$25,000,000	$25,000,000
Flood Premises – (Inundation, Back-Up and Mud Flow Included) – Loc.# 8, 14, 15, 25, 34, 41, 42, 44, 46, 50, 57, 62, 65, 66, 67,68, 70, 71, 73, 74, 75, 76, 77, 79, 80, 83, 89, 94, 98, 99, 101, 102,103, 104, 107, 108, 109, 110, 111, 114, 115, 117, 118, 120, 121,123, 126, 127, 129, 131, 133, 134, 137, 139, 141, 142, 143, 144,145, 149, 152, 154, 157		
– Premises Annual Aggregate Limit	$25,000,000	$25,000,000
Other Peril Modifications – Subsidiary – Inundation, Back-up, Mudflow		
Loc.#/Bldg.# 1/1, 1/2, 2/1, 2/2, 3/1, 4/1, 4/2, 5/1, 6/1, 9/1, 19/1,20/1, 21/1, 22/1, 23/1, 24/1, 26/1, 28/1, 29/1, 30/1, 31/1, 38/1, 39/1,40/1, 40/2, 40/3, 40/4, 40/5, 49/1, 52/1, 53/1, 55/1, 60/1, 61/1, 61/2,64/1, 78/1, 78/2, 82/1, 84/1, 85/1, 86/1, 87/1, 90/1, 91/1, 92/1, 95/1,96/1, 97/1, 100/1, 105/1, 106/1, 122/1, 124/1, 128/1, 132/1, 135/1,140/1, 146/1, 150/1, 153/1, 153/2, 156/1	$25,000	$25,000

Standard Coverages	Expiring	Proposed
Spoilage – Loc.#/Bldg.# 1/1, 1/2, 2/1, 2/2, 3/1, 4/1, 4/2, 5/1, 6/1, 7/1, 8/1,9/1, 10/1, 11/1, 12/1, 12/2, 13/1, 14/1, 15/1, 16/1, 17/1, 18/1, 19/1,20/1, 21/1, 22/1, 23/1, 24/1, 25/1, 26/1, 27/1, 28/1, 29/1, 30/1, 31/1,32/1, 33/1, 34/1, 35/1, 36/1, 37/1, 37/2, 38/1, 39/1, 40/1, 40/2, 40/3,40/4, 40/5, 41/1, 42/1, 43/1, 44/1, 45/1, 46/1, 47/1, 48/1, 49/1, 50/1,51/1, 52/1, 53/1, 54/1, 55/1, 56/1, 57/1, 58/1, 59/1, 60/1, 61/1, 61/2, 62/1, 63/1, 64/1, 65/1, 66/1, 67/1, 68/1, 69/1, 69/2, 69/3, 70/1, 71/1, 72/1, 72/2, 72/3, 72/4, 73/1, 73/2, 74/1, 75/1, 76/1, 77/1, 77/2, 77/3, 78/1, 78/2, 79/1, 80/1, 81/1, 82/1, 83/1, 84/1, 85/1, 86/1, 87/1, 88/1, 89/1, 90/1, 91/1, 92/1, 93/1, 94/1, 95/1, 96/1, 97/1, 98/1, 99/1, 100/1, 101/1, 101/2, 102/1, 103/1, 104/1, 105/1, 106/1, 107/1, 108/1, 109/1, 110/1, 111/1, 112/1, 112/2, 112/3, 113/1, 114/1, 115/1, 115/2, 115/3, 115/4, 116/1, 116/2, 117/1, 118/1, 118/2, 119/1, 119/2, 120/1, 120/2, 121/1, 122/1, 123/1, 124/1, 125/1, 126/1, 127/1, 128/1, 129/1, 130/1, 131/1, 132/1, 133/1, 134/1, 135/1, 136/1, 137/1, 138/1, 139/1, 140/1, 141/1, 142/1, 143/1, 144/1, 144/2, 145/1, 145/2, 145/3, 146/1, 147/1, 148/1, 149/1, 150/1, 151/1, 152/1, 153/1, 153/2, 154/1, 155/1, 156/1, 157/1	$500,000	$500,000

Additional Coverages	Expiring	Proposed
The information shown above applies to – all premises coverages; all additional coverages; and debris removal coverage and all premises, unless corresponding specific information is shown as applicable to a specific premises or coverage		
– Extended Period	365 Days	365 days
Additional Coverages – Specific Limits		
Auto Physical Damage	$5,000,000	$5,000,000
Errors or Omissions	$1,000,000	$1,000,000
Mobile Equipment	$10,000,000	$10,000,000
Ocean Cargo – Goods in Transit	$50,000	$50,000
Personal Property – any Other Location	$500,000	$500,000
Personal Property in Transit	$500,000	$500,000
Prohibition of Access		
– Per Occurrence Limit	$50,000	$50,000
– Annual Aggregate Limit	$100,000	$100,000

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Additional Coverages	Expiring	Proposed
Blanket Limit of Insurance – The automatic blanket limit applies to: Accounts Receivable, Electronic Data Processing Property, Fine Arts, Leasehold Interest – Bonus Payment, Prepaid Rent, Sublease Profit, Tenants' Lease Interest, Leasehold Interest – Undamaged Tenant's Improvements & Betterments, On-Owned Detached Trailers, Outdoor Trees, Shrubs, Plants or Lawns, Pair and Set, Personal Property of Employees, Public Safety Service Charges, Research and Development Property, Valuable Papers	$250,000	$250,000
Additional Property Coverages		
Any Other Location for:		
– Accounts Receivable	$50,000.00	$50,000.00
– Building Components	$50,000.00	$50,000.00
– EDP Property	$50,000.00	$50,000.00
– Fine Arts	$50,000.00	$50,000.00
– Personal Property	$50,000.00	$50,000.00
– R&D Property	$50,000.00	$50,000.00
– Valuable Papers	$50,000.00	$50,000.00
Debris Removal 25% of direct damage loss, plus:		
– Premises Shown in the Declarations	$100,000	$100,000
– Any Other Location	$25,000.00	$25,000.00
– In Transit	$25,000.00	$25,000.00
Deferred Payments	$25,000	$25,000
Exhibition, Fair or Trade Show:		
– EDP Property	$50,000.00	$50,000.00
– Fine Arts	$50,000.00	$50,000.00
– Personal Property	$50,000.00	$50,000.00
Extra Expense	$100,000	$100,000
Fungus Clean-Up or Removal	$25,000	$25,000
Installation:		
– Any Job Site	$25,000.00	$25,000.00
– In Transit	$25,000.00	$25,000.00
In Transit for:		
– Accounts Receivable	$25,000.00	$25,000.00
– Building Components	$25,000.00	$25,000.00
– EDP Property	$50,000.00	$50,000.00
– Fine Arts	$25,000.00	$25,000.00
– Personal Property	$25,000.00	$25,000.00
– Valuable Papers	$25,000.00	$25,000.00
Loss of Master Key	$15,000.00	$15,000.00
Loss Prevention Expenses	$15,000.00	$15,000.00
Mobile Communication Property	$15,000.00	$15,000.00

Additional Coverages	Expiring	Proposed
Money & Securities:		
– On Premises	$15,000.00	$15,000.00
– Off Premises	$15,000.00	$15,000.00
Pollutant Cleanup or Removal	$25,000.00	$25,000.00
Processing Water	$10,000.00	$10,000.00
Preparation of Loss Fees	$10,000.00	$10,000.00
Newly Acquired Premises or Newly Acquired or Constructed Property for 180 days		
Building	$2,500,000	$2,500,000
Personal Property	$1,000,000	$1,000,000
Personal Property at Existing Premises	$100,000	$100,000
EDP Equipment	$1,000,000	$1,000,000
Electronic Data	$50,000	$50,000
Communication Property	$50,000	$50,000
Fine Arts	$25,000	$25,000
Business Income		
Any Other Location	$25,000.00	$25,000.00
Contractual Penalties	$10,000.00	$10,000.00
Loss of Utilities (Excludes Overhead Trans. Lines)	$15,000.00	$15,000.00
Exhibition, Fair or Trade Show	$10,000.00	$10,000.00
Ingress & Egress	$25,000.00	$25,000.00
Newly Acquired Premises – Business Income	$100,000 for 180 Days	$100,000 for 180 Days
Pollutant Clean-up or Removal	$10,000.00	$10,000.00
Preparation of Loss Fees	$10,000.00	$10,000.00
Worldwide Dependent Business Premises	$100,000.00	$100,000.00

Deductibles/SIR	Expiring	Proposed
Deductible – The information shown above applies to – all premises coverages; all additional coverages; and debris removal coverage and all premises, unless corresponding specific information is shown as applicable to a specific premises or coverage		
Deductible	$1,000,000	$1,000,000
Deductible -- Waiting Period	24 Hours	24 Hours
Deductible – Earthquake – Property Damage Per Premises/Per Occurrence Dollar Deductible – Loc.# 1-157	$1,000,000	$1,000,000
Deductible -- Waiting Period Per Premises/Per Occurrence (Consecutive Hours)	48 Hours	48 Hours
Deductible – Flood – (Inundation, Back-Up and Mud Flow Included) – Loc.# 8, 14, 15, 25, 34, 41, 42, 44, 46, 50, 57, 62, 65, 66, 67,68, 70, 71, 73, 74, 75, 76, 77, 79, 80, 83, 89, 94, 98, 99, 101, 102,103, 104, 107, 108, 109, 110, 111, 114, 115, 117, 118, 120, 121,123, 126, 127, 129, 131, 133, 134, 137, 139, 141, 142, 143, 144,145, 149, 152, 154, 157		
Deductible -- Per Occurrence Waiting Period (Consecutive Hours)	48 Hours	48 Hours
Deductible -- Per Occurrence Dollar Deductible	$1,000,000	$1,000,000

Deductibles/SIR	Expiring	Proposed
Deductible – Mobile Communication Property – Minimum Deductible	$3,500	$3,500

Valuations	Expiring	Proposed
Replacement Cost	Cost of Replacement at any Location, Personal Property of Others, Business Personal Property You Lease and Personal Property of Employees, Research and Development Property if repaired, replaced or reproduced, 24 Months to Decide to Repair or Replace	Cost of Replacement at any Location, Personal Property of Others, Business Personal Property You Lease and Personal Property of Employees, Research and Development Property if repaired, replaced or reproduced, 24 Months to Decide to Repair or Replace
Actual Cash Value	Valuation on Tenants' I & B when not replaced	Valuation on Tenants' I & B when not replaced

Endorsements (including but not limited to)
Add'l Peril-EQ Limit/Deductible or Waiting Period – 80-02-1303 03-19
Subsidiary Limits of Insurance – 80-02-1323 03-19
Add'l Peril-Flood Limit/Ded or WP Per Occurrence – 80-02-1428 03-19
Property Declarations – 80-02-0005 01-18
Fungus Clean up or Removal Premium Coverage Amended – 80-02-0177 02-22
Property Supplementary Declarations – 80-02-0210 01-15
Property Supplementary Declaration – Business Income – 80-02-0215 07-03
Malicious Programming and System – Def Amend – 80-02-0459 11-23
Building and Personal Property – 80-02-1000 03-19
Business Income with Extra Expense – 80-02-1004 03-19
Extra Expense – 80-02-1018 03-19
Mobile Equipment – 80-02-1047 07-03
Property/BI Conditions & Definitions – 80-02-1097 03-19
Limits of Ins. – Loss Limit of Insurance. – 80-02-1634 07-03
Cap on Certified Terrorism Losses (all Premises) – 80-02-1658 01-15
Unintentional Errors or Omissions – 80-02-1690 06-05
Illinois Mandatory Amended Conditions – 80-02-1776 09-05
Vacancy Condition Added – 80-02-5188 06-05
Special Waiting Period Provision Added – 80-02-5355 01-15
Ocean Cargo Coverage Added – 80-02-5407 03-19
Errors in Systems Programming Excl Amended – 80-02-5698 09-22
Auto Increase in Limits Provision Amended – 80-02-5702 10-22
IL – Important Notice – 99-10-0874 04-07
Important Notice-NY Loc Inspections – 99-10-0996 04-18
Conditions – Additional Benefits – 80-02-0463 01-24
How to Report a Loss – 80-02-9001 06-98
Common Policy Conditions – 80-02-9090 06-05
IL Mand Cancellation & when we do not Renew – 80-02-9763 10-06
Cond – Civil Unions or Domestic Partnerships – 80-02-9790 03-12
Insuring Agreement – 80-02-9800 12-08
Notice to Policyholders-TRIPRA – 99-10-0732 01-15
Important Notice – OFAC – 99-10-0792 09-04

Endorsements (including but not limited to)
AOD Policyholder Notice – 99-10-0872 06-07

Exclusions (including but not limited to)
Earth Movement Exclusion
Flood Exclusion
Government Action Exclusion
War Exclusion
Nuclear Hazard, Power Failure
Tot. Elec. Arcing, Mech Bkdwn, Steam Boiler Exclusion – 80-02-1380 03-19
Malicious Programming Exclusion Added – 80-02-0045 03-20
BI Ordinary Payroll Limitation or Exclusion – 80-02-1341 07-03
Virus, Bacteria or Microorganism Exclusion Added – 80-02-2208 07-20

Perils Covered:

Type	*Description*
Special Form Perils	Applies

Other Significant Terms and Conditions/Restrictions:

Description
Terrorism Portion of premium attributable to Terrorism – Excluded in above premium Property $74,959 *Ensuing Fire $14,894

EQUIPMENT BREAKDOWN

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier	Liberty Mutual Fire Insurance Company	Liberty Mutual Fire Insurance Company
AM Best Rating	A XV	A XV
Admitted/Non-Admitted	Admitted	Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$28,095	$28,689
TRIA	Included ($0)	Included ($0)
Exposure/TIV	983,088,688	$924,701,956
Minimum Type	None	None
Estimated Cost	$28,095	$28,689

Standard Coverages	**Expiring**	**Proposed**
Insurance applies only to coverage for which a Limit of Insurance, a number of Days/Hours or the word INCLUDED is shown. If INCLUDED is shown, then the limit for that coverage is part of the Limit Per Breakdown.		
Limit Per Breakdown	$250,000,000	$250,000,000
1. Property Damage	Included	Included
2. Expediting Expenses	Included	Included
3. Business Income	Included	Included
- A. Extra Expense	Combined with Business Income	Combined with Business Income
- B. Extended Period of Restoration(# of Days of Coverage)	365 Days	365 Days
- C. Data or Media	$5,000,000	$5,000,000

Additional Coverages	**Expiring**	**Proposed**
4. Spoilage Damage	$10,000,000	$10,000,000
5. Utility Interruption – (the Maximum Limit for Utility Interruption, Subject to any Applicable Lower Coverage Limits, Including Business Income, Extra Expense, And/or Spoilage, Respectively)"	Included	Included
- A. Coverage Applies Only if the Interruption of Services Lasts at Least:	4 Hours	4 Hours
6. Newly Acquired Premises	Included	Included
- A. (Number of Days of Coverage)	365 Days	365 Days
7. Ordinance or Law	$10,000,000	$10,000,000
8. Errors and Omissions	Included	Included
9. Brands and Labels	Included	Included
10. Contingent Business Income/Extra Expense	$10,000,000	$10,000,000
- A. Covered Premises:	All Direct Suppliers & Recipients	All Direct Suppliers & Recipients
- B. Delivery of Services or Materials; or Sales:	All Services & Materials	All Services & Materials

Additional Coverages	Expiring	Proposed
Unless a higher limit or INCLUDED is shown, the most we will pay for direct damage to covered property is $25,000 for each of the following. These limits are part of, not in addition to, the Property Damage or Limit Per Breakdown.		
Ammonia Contamination	Combined with Spoilage	Combined with Spoilage
Consequential Loss	Included	Included
Data and Media	$5,000,000	$5,000,000
Hazardous Substance	$10,000,000	$10,000,000
Water Damage	$2,500,000	$2,500,000
Limited Coverage for Fungus, Wet Rot and Dry Rot		
Limit	$100,000	$100,000
Business Income and/or Extra Expense – Number of Days	30 Days	30 Days
Increased Cost of Loss and Related Expenses for "Green" Upgrades		
Property Damage Limit	$100,000	$100,000
Business Income and/or Extra Expense – Number of Days	30 Days	30 Days
Conditions and Optional Coverages		
Diagnostic Equipment (Included or Excluded)	Included	Included
Equipment Breakdown Enhancement Endorsement (See attached form for full details) – Key enhancements include:	Included	Included
- Civil Authority extension within	Within 100 miles/4 weeks	Within 100 miles/4 weeks
- Ingress/Egress	$250,000 sublimit	$250,000 sublimit
- Claim Preparation Fees	$250,000 sublimit	$250,000 sublimit
- Dependent Location extension for Contingent BI/EE	Included	Included
Other Conditions/Additional Coverage Extensions/Restrictions		
Limit of Insurance Off Premises Equipment Coverage	$10,000,000	$10,000,000
Limit of Insurance Miscellaneous Locations	$1,000,000	$1,000,000

Deductibles/SIR	Expiring	Proposed
Deductible – Combined Deductible	$10,000	$10,000
Deductible – Property Damage Coverages	Included in Combined Deductible	Included in Combined Deductible
Deductible – Business Income	Included in Combined Deductible	Included in Combined Deductible
Deductible – Extra Expense	Included in Combined Deductible	Included in Combined Deductible
Deductible – Spoilage	Included in Combined Deductible	Included in Combined Deductible

Valuations	Expiring	Proposed
Replacement Cost	150% for Safety Improvements	150% for Safety Improvements

Coinsurance	Expiring	Proposed
Coinsurance	Waived – Business Income Coinsurance Percentage	Waived – Business Income Coinsurance Percentage

Endorsements (including but not limited to)
Exclusion Amendatory Endorsement
Equipment Breakdown Enhancement Endorsement – PPS 04 01 07 15

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EXCESS CRIME

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier	Travelers Casualty and Surety Company of America	Travelers Casualty and Surety Company of America
AM Best Rating	A++ XV	A++ XV
Admitted/Non-Admitted	Admitted	Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$8,888	$8,888
Minimum Type	None	None
Estimated Cost	$8,888	$8,888

Standard Coverages	**Expiring**	**Proposed**
Crime Insuring Agreements:		
A – Fidelity:		
1. Employee Theft	$4,500,000 – Single Loss	$4,500,000 – Single Loss
B – Forgery or Alteration	$4,500,000 – Single Loss	$4,500,000 – Single Loss
C – On Premises	$4,500,000 – Single Loss	$4,500,000 – Single Loss
D – In Transit	$4,500,000 – Single Loss	$4,500,000 – Single Loss
I – Claim Expense	$5,000 – Single Loss	$5,000 – Single Loss

Additional Coverages	**Expiring**	**Proposed**
Telecommunication Fraud	$100,000 – Single Loss	$100,000 – Single Loss

Deductibles/SIR	**Expiring**	**Proposed**
Retention – Crime Coverages: Insuring Agreements		
Retention – A – Fidelity		
Retention – 1. Employee Theft – Per Loss Coverage	$500,000 – Single Loss	$500,000 – Single Loss
Retention – B – Forgery or Alteration	$500,000 – Single Loss	$500,000 – Single Loss
Retention – C – On Premises	$500,000 – Single Loss	$500,000 – Single Loss
Retention – D – In Transit	$500,000 – Single Loss	$500,000 – Single Loss
Retention – Telecommunication Fraud	$5,000 – Single Loss	$5,000 – Single Loss

Form Type	**Expiring**	**Proposed**
Form Type	Excess Crime	Excess Crime

Endorsements (including but not limited to)
Crime Declarations Page – CRI-2001-0109
Crime Policy Form – CRI-3001-0109
Removal of Short-Rate Cancellation Endorsement – ACF-7006-0511
Government Entity Crime Coverage Without Individual Endorsement – CRI-10160-0312
Global Coverage Compliance Endorsement – Adding Financial Interest Coverage And Sanctions Condition And Amending Territory Condition – CRI-19072-0315

Endorsements (including but not limited to)
Amendatory Endorsement for Certain ERISA Considerations – CRI-19101-1117
Telecommunication Fraud Insuring Agreement Endorsement – CRI-19115-0519
Delete Exclusion for Prior Losses Involving Subsidiaries Endorsement – CRI-19122-1120
Illinois Changes Endorsement – CRI-4028-0109
Illinois Cancellation or Termination Endorsement – CRI-5014-0613
Additional Named Insured Endorsement – CRI-7028-0325
Insuring Agreement As Excess Insurance Endorsement – CRI-7122-0109
Government Entity Crime Endorsement – Faithful Performance of Duty – CRI-7126-0109

Exclusions (including but not limited to)
Social Engineering Fraud Exclusion Endorsement – CRI-19086-0719

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
Employee Theft Limit	Limit ($450,000) Suburban Liability Insurance Pool (SIR – $50,000)	$500,000	BRIT Global Specialty USA	12/31/2025	12/31/2026
Forgery or Alteration Limit	Limit ($450,000) Suburban Liability Insurance Pool (SIR – $50,000)	$500,000	BRIT Global Specialty USA	12/31/2025	12/31/2026
On-Premises Limit	Limit ($450,000) Suburban Liability Insurance Pool (SIR – $50,000)	$500,000	BRIT Global Specialty USA	12/31/2025	12/31/2026
In-Transit Limit	Limit ($450,000) Suburban Liability Insurance Pool (SIR – $50,000)	$500,000	BRIT Global Specialty USA	12/31/2025	12/31/2026

Other Significant Terms and Conditions/Restrictions:

Description
Insured's Premises Covered: Worldwide, except

TERRORISM STANDALONE

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier	Lloyd's Syndicate 1225 AEGIS Managing Agency	Lloyd's Syndicate 1225 AEGIS Managing Agency
AM Best Rating	A XV	A XV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$32,000	$40,000
Surplus Lines Tax	$1,120	$1,400
Stamping Fee	$13	$16
Estimated Cost	$33,133	$41,416

Standard Coverages	**Expiring**	**Proposed**
Section C – Damage and/or Financial Loss/Liability combined: any one occurrence and in the annual aggregate for damage and financial loss and liability combined.	$25,000,000	$25,000,000

Additional Coverages	**Expiring**	**Proposed**
Sublimits applicable to Section C only: Sublimit of liability applies any one occurrence and in the annual aggregate during the period of insurance		
Brand rehabilitation: but this extension is only operative where such cover is not provided for within a financial loss settlement under the associated policy.	10% of the overall limit of liability or $500,000 whichever the lesser	10% of the overall limit of liability or $500,000 whichever the lesser
Claims preparation	10% of the overall limit of liability or $100,000 whichever the lesser.	10% of the overall limit of liability or $100,000 whichever the lesser.
Contingent Financial Loss: (Customer and Supplier contingent extra expense)	$5,000,000	$5,000,000
Damage to property of the insured at any unspecified third party site	Other than sites included in the referral region and postcode list $500,000 damage/financial loss combined.	Other than sites included in the referral region and postcode list $500,000 damage/financial loss combined.
Damage to property while in Transit	$500,000 damage/financial loss combined	$500,000 damage/financial loss combined
Denial of Access	$5,000,000	$5,000,000
Seepage Contamination and Pollution/Clean up	$5,000,000	$5,000,000
Utilities	$5,000,000	$5,000,000
Attraction	$5,000,000	$5,000,000
Contract works	$5,000,000	$5,000,000
Extinguishment Expenses	$500,000	$500,000
Threat	$5,000,000	$5,000,000

Deductibles/SIR	Expiring	Proposed
Deductible – Section C – Damage and/or Financial Loss		
Deductible – any one occurrence for damage and financial loss and liability combined.	$10,000	$10,000
Deductible – Brand Rehabilitation – Any Once Occurrence	10%	10%
Deductible – Contingent Financial Loss – Any one Occurrence	5 hours	5 hours
Deductible – Denial of Access – Any One Occurrence	12 hours any one occurrence unless the occurrence is designated a crime scene by a public authority and/or military authority when 24 hours any one occurrence shall apply.	12 hours any one occurrence unless the occurrence is designated a crime scene by a public authority and/or military authority when 24 hours any one occurrence shall apply.
Deductible – Airports/Train Stations/Ports – Any One Occurrence	48 Hours	48 Hours
Deductible – Utilities – Any One Occurrence.	5 Hours	5 Hours
Deductible – Attraction – Any One Occurrence.	7 Days	7 Days
Deductible – Threat – Any One Occurrence.	2 Hours	2 Hours

Other Significant Terms and Conditions/Restrictions:

Description
Business of the Insured: Municipality Insurance Pool
Total Insured Values: Damage: $942,243,291.92 Financial Loss: $10,500,000.00 Total: $1,003,092,107.70
Wording: As per the Gallagher Vehicle A wording in which we follow the all risks policy of Suburban Liability Insurance Pool, which we refer to as the associated policy and convert coverage to reflect the perils of Sabotage and Terrorism.

Optional Coverages

Optional Coverages	Limit	Premium
Deadly Weapons (DWP) Option #1	$1,000,000	$78,479 + taxes and fees
Deadly Weapons (DWP) Option #2	$2,500,000	$156,958 + taxes and fees
Chemical, Biological, Radiological & Nuclear (NCBR) Option #1	$2,000,000	$12,000 + taxes and fees
Chemical, Biological, Radiological & Nuclear (NCBR) Option #2	$5,000,000	$30,000 + taxes and fees
Chemical, Biological, Radiological & Nuclear (NCBR) Option #3	$10,000,000	$55,000 + taxes and fees
Terrorism excess GCP Option #1	$25,000,000 excess of $1,000,000	$34,000 + taxes and fees
Terrorism excess GCP Option #2	$25,000,000 excess of $1,000,000, sublimit $150,000	$37,000 + taxes and fees
Terrorism excess GCP Option #3	$25,000,000 excess of $2,500,000, sublimit $375,000	$36,000 + taxes and fees
Terrorism excess GCP Option #4	$25,000,000 excess of $2,500,000, sublimit $1,000,000	$33,000 + taxes and fees

CRISIS PROTECT (CP)

Carrier Information	*Proposed*
Policy Term	12/31/2025 – 12/31/2026
Carrier	Lloyd's Syndicate TAL 1183
AM Best Rating	A XV
Admitted/Non-Admitted	Non-Admitted
Payment Plan	Annual
Payment Method	Agency Bill

Premium & Exposures	**Proposed**
Premium	$90,723
Surplus Lines Tax	$3,175
Stamping Fee	$36
Estimated Cost	$93,934

Standard Coverages	**Proposed**
Tower 1:	$1,000,000 any one occurrence in respect of damage and/or financial loss resulting from an insured event(s) including sublimits in the aggregate as shown in appendix 1 and 2.
Tower 2:	Maximum 15% of Tower 1 any one claim (See Appendix 1)
Tower 3:	See Appendix 1 (Refer Appendix)
Ransom	Reduced from $2,500,000 per occurrence and in the aggregate to $1,000,000 per occurrence and in the aggregate
In Transit/Delivery	Reduced from $2,500,000 per occurrence and in the aggregate to $1,000,000 per occurrence and in the aggregate.
Expenses	Reduced from $2,500,000 per occurrence and in the aggregate to $1,000,000 per occurrence and in the aggregate
Judgments, Settlements and Defense Costs	Reduced from $500,000 anyone claim and in the aggregate to $150,000 anyone claim and in the aggregate in respect of the following insured events
Funeral expenses	
Amended from:	
- Each of the Following Insured Event(s)	$250,000
- Each Policy Period as Shown in the "Schedule"	$1,000,000
To:	
- Each of the Following Insured Event(s)	$1,000,000
- Each Policy Period as Shown in the "Schedule"	$1,000,000

Deductibles/SIR	**Proposed**
Deductible: Any One Occurrence in Respect of the Insured Event(s) of an Act of Terrorism and/or Civil Commotion and/or Sabotage and/or Vicious Attack.	$10,000
Deductible : Respect of Threat from the Insured Event(s) of an Act of Terrorism and/or Sabotage and/or Vicious Attack and/or Civil Commotion	2 Hours
Deductible : Respect of Deprivation	12 hours
Deductible: Any One Occurrence in Respect of Vehicles Relating to Demolition, Restitution and Rebuild	$2,500

Deductibles/SIR	Proposed
Deductible: In Respect of Sexual Assault Contained Within Assault This Policy is to Sit Excess of any Coverage Recoverable Via a Workers' Compensation Policy, General Liability Policy, or Local Tort Always Subject to a Minimum of	$500,000 any One Occurrence

Form Type	Proposed
Form Type	Claims-Made

Definition of Claim:
Claim(s) shall mean: (a) written demand against the policyholder for monetary damages; (b) civil proceedings against the policyholder seeking monetary damages commenced by the service complaint or similar pleading; or arbitration or mediation proceeding against the policyholder seeking monetary damages commenced by the receipt of a written demand or service of a complaint or similar pleading.

Incident/Claim Reporting Provision:
Immediately Call: **Crisis Hotline** **833.325.1020** Arthur J. Gallagher (UK) Ltd. Claims Division 67 Lombard Street London EC3V 9LJ gallagherclaimsuk@ajg.com

Claims-Made Disclaimer:
Should you elect to change carriers (if a new retroactive date is provided) or non-renew this policy, an automatic 90 day supplemental extended reporting period is offered. Claims must be reported to the carrier within (90) days of the end of the policy period. The extended reporting period does not increase the limits of liability and is subject to all policy terms, conditions and exclusions

Optional Coverages	Limit	Premium
Gallagher Crisis Protect (GCP) Option #2	$2,500,000	$129,081 + taxes and fees
Gallagher Crisis Protect (GCP) Option #3	$1,000,000 incl. $1M any one claim	$111,106 + taxes and fees
Gallagher Crisis Protect (GCP) Option #4	$2,500,000 incl. $1M any one claim	$154,556 + taxes and fees

Appendix 1:Towers of Insurance:



Appendix 2: Sub Limit of Limit of Liability in respect of Tower 1 (First Party):

Civil Commotion	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Deprivation $2.5m	Extra Expense $1m	Funeral Expenses $250k per event but $1m each policy period	Threat $2.5m			
Sabotage	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Deprivation $2.5m	Extra Expense $1m	Funeral Expenses $250k per event but $1m each policy period	Threat $2.5m			
Terrorism	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Demolition Restitution and Rebuild 50% of Limit	Deprivation $2.5m	Extra Expense $1m	Funeral Expenses $250k per event but $1m each policy period	Threat $2.5m		
Visions Attack	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Demolition Restitution and Rebuild 50% of Limit	Deprivation $2.5m	Extra Expense $1m	Funeral Expenses $250k per event but $1m each policy period	Threat $2.5m		
Assault	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Deprivation $250k	Expenses $1m	Extra Expense $1m	Financial Loss Costs $10k per day but £50k per event	Funeral Expenses $250k per event but $1m each policy period	Threat $500k	
Blackmail	Additional Expenses $100k	Expenses $1m	Extra Expense $1m	Financial Loss Costs $10k per day but $50k per event	Threat $500k				
Deprivation	As detailed in individual insured events								
Detention	Additional Expenses $100k	Deprivation $250k	Expenses $2.5m	Extra Expense $1m	Financial Loss Costs and Funeral Expenses	Threat $500k			
Disappearance	Additional Expenses $100k	Extra Expense $1m							
Emergency Repatriation	$2.5k each insured person but $250k each evacuation advisory but $1m each policy period								
Employee Dishonesty	Additional Expenses $100k	Expenses $1m							
Extortion	Additional Expenses $100k	Expenses $2.5m	Extra Expense $1m	Financial Loss Costs $10k per day but $50k per event	Ransom in Transit/Delivery $2.5m	Ransom $2.5m	Threat $500k		
Hijack	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Expenses $2.5m	Extra Expense $1m	Financial Loss Costs $10k per day but $50k per event	Funeral Expenses $250k per event but $1m each policy period	Ransom in Transit/Delivery $2.5m	Ransom $2.5m	Threat $500k
Hostage Crisis	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Deprivation $250k	Expenses $2.5m	Extra Expense $1m	Financial Loss Costs $10k per day but $50k per event	Funeral Expenses $250k per event but $1m each policy period	Ransom in Transit/Delivery $2.5m	Ransom $2.5m	Threat $500k
Kidnap	Additional Expenses $100k	Death/ Disablement $50k per person but $1m per event	Deprivation $250k	Expenses $2.5m	Extra Expense $1m	Financial Loss Costs $10k per day but $50k per event	Funeral Expenses $250k per event but $1m each policy period	Ransom in Transit/Delivery $2.5m	Ransom $2.5m	Threat $500k
Radicalization	Additional Expenses $100k	Extra Expense $1m	Financial Loss Costs $10k per day but $50k per event	Threat $500k						
Stalking	Additional Expenses $100k	Extra Expense $1m	Threat $500k							
Threat	As detailed in individual insured events									

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EXCESS LIABILITY – $5M XS $2M

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier	Illinois Union Insurance Company	Hudson Excess Insurance Company
AM Best Rating	A++ XV	A+ XV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency

Premium & Exposures	**Expiring**	**Proposed**
Premium	$654,455	$698,343
Surplus Lines Tax	$22,906	$24,442
Stamping Office Fee	$262	$279
TRIA (Additional)	N/A	N/A
Estimated Cost	$677,623	$723,064

Standard Coverages	**Expiring**	**Proposed**
Each Occurrence	$ 5,000,000	$ 5,000,000
Aggregate Where Applicable	$ 5,000,000	$ 5,000,000
Additional Coverages	**Expiring**	**Proposed**
Sexual Abuse Liability Limit – each claim	**$2,000,000**	**$5,000,000**
Sexual Abuse Liability Limit – per member Aggregate	**$2,000,000**	**$5,000,000**

Form Type	**Expiring**	**Proposed**
Form Type	Excess Liability – Occurrence	Excess Liability – Occurrence
Retroactive Date	Excess Liability – Follows Underlying	Excess Liability – Follows Underlying
Pending & Prior Date	Excess Liability – Not Applicable	Excess Liability – Not Applicable

Endorsements (including but not limited to)
U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders – IL P 001 01/04
Illinois Notice to Policyholders Regarding the Religious Freedom Protection and Civil Union Act – IL N 175 11/11
Cover Page – GAXS-COVPG 06/17
Claims Reporting Instructions – GAXS-CLM 06/17
Declarations Public Sector Excess Liability Policy – GAXS-DEC 06/17
Schedule of Members – GAXS-NAM 06/17
Public Sector Excess Liability Schedule of Controlling Underlying Insurance – GAXS-SCHED-1 06/17
Schedule of Forms and Endorsements – GAXS-0000 06/17
Service of Suit Endorsement – Illinois – SS-IL 05/17
Public Sector Excess Liability Coverage Form – GAXS–COVG-1 06/17
No Drop-Down Endorsement – GAXS-0062 02/20
Abuse or Molestation Liability Coverage (Not Follow Form) – GAXS-0066 07/24

Exclusions (including but not limited to)
Employment-Related Practices Exclusion
Professional Liability Exclusion
Workers' Compensation, Auto No Fault, Uninsured/ Underinsured Motorists, Disability, and Unemployment Compensation Laws
Pollution (Hostile Fire Exception)
Asbestos
Physical Damage to Property in Insured's Care, Custody, or Control
Auto First-party Coverage
Pollution (Auto)
Products Recall
Total Pollution Exclusion
Retained Limit
Nuclear Energy Liability Exclusion Endorsement – GAXS-0001 06/17
Subsidence Exclusion – GAXS-0015 06/17
Workers' Compensation and Similar Laws Exclusion – GAXS-0017 06/17
Exclusion of Certified Acts of Terrorism – GAXS-0021 06/17
Asbestos Exclusion – GAXS-0023 06/17
Lead Contamination Exclusion – GAXS-0029 06/17
Fungi or Bacteria Exclusion – GAXS-0032 06/17
Silica or Silica-Related Dust Exclusion – GAXS-0034 06/17
Airport Liability Exclusion – GAXS-0035 06/17
Aircraft Liability Exclusion – GAXS -0037 06/17
Exclusion – Cyber Privacy Security Event Data Liability (New) – GAXS-0063 07/24
Exclusion – Pathogenic or Poisonous Biological or Chemical Materials – GAXS-0043 06/17
Exclusion – Contagions, Pathogens, Virus, Bacteria or Microorganisms That Induce Physical Distress, Illness or Disease – GAXS-0050 09/20
PFAS Contact Exclusion – GAXS-0058 11/23
Sanction Limitation and Exclusion Clause – GAXS-0064 12/21

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
General Liability	Each Occurrence	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
General Liability	Aggregate Limit	$3,500,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Automobile Liability	Each Accident Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Law Enforcement Liability	Each Occurrence	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Law Enforcement Liability	Aggregate Limit	$3,500,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Errors & Omissions	Each Claim	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Errors & Omissions	Aggregate Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Sexual Abuse Liability	Each Claim	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
Sexual Abuse Liability	Aggregate Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026

Other Significant Terms and Conditions/Restrictions:

Description
Notice of Cancellation: 90 days before effective date of cancellation for any reason other than nonpayment
Ambridge UL Policies – TPA is CCMSI/Chicago, IL

EXCESS LIABILITY – $5M XS $7M

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier	Illinois Union Insurance Company	Illinois Union Insurance Company
AM Best Rating	A+ XV	A+ XV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$400,000	$422,000
Surplus Lines Tax	$14,000	$14,770
Stamping Office Fee	$160	$169
TRIA (Additional)	$10,802	$10,250
Estimated Cost	$414,160	$436,939

Standard Coverages	**Expiring**	**Proposed**
Each Accident, Claim or Occurrence Limit	$5,000,000	$5,000,000
Aggregate Limit (Applies per member)	$5,000,000	$5,000,000
Additional Coverages	**Expiring**	**Proposed**
Sexual Abuse Liability Limit – each claim	**$2,000,000**	**$2,000,000**
Sexual Abuse Liability Limit – per member Aggregate	**$2,000,000**	**$2,000,000**

Form Type	**Expiring**	**Proposed**
Form Type	Excess Liability – Occurrence	Excess Liability – Occurrence

Endorsements (including but not limited to)
Flexible Excess Policy – Declarations – PE-21464a 10/11
Schedule of Underlying Coverage – MS-397470.2 01/25
Flexible Excess Policy – MS-397470.1 01/25
Underlying Aggregate Extension – PE-21904 03/07
Named Insured Endorsement – PE-27162 05/09
Signatures – LD-5S23l 10/24
Service of Suit Endorsement – SL-34255a 01/16
Trade or Economic Sanctions Endorsement – ALL-21101 11/06
Surplus Lines Notification – SL-37994 08/12
Chubb Producer Compensation Practices & Policies – ALL-20887 10/06
OFAC Policyholder Disclosure – IL P 001 01/04
TRIA ACCEPTED: Policyholder Disclosure-Notice of Terrorism Insurance Coverage – TR-45231a 08/20
TRIA ACCEPTED: Cap on Losses from Certified Acts of Terrorism – PE-23778b 01/15
TRIA REJECTED: Policyholder Disclosure-Notice of Terrorism Insurance Coverage – TRIA24a 08/20
TRIA REJECTED: Policyholder Disclosure-Notice of Terrorism Insurance Coverage-Rejection – TR-51520a 08/20

Exclusions (including but not limited to)
Employment-Related Practices Exclusion
Professional Liability Exclusion
Workers' Compensation, Auto No Fault, Uninsured/ Underinsured Motorists, Disability, and Unemployment Compensation Laws
Pollution (Hostile Fire Exception)
Asbestos
Physical Damage to Property in Insured's Care, Custody, or Control
Auto First-party Coverage
Pollution (Auto)
Products Recall
Total Pollution Exclusion
Retained Limit
Coverage Provided By Underlying Coverage But Excluded From This Policy Endorsement – PE-21856 02/07
Exclusions – Cyber Incident, Protected Information Risk And Unauthorized or Unsolicited Communications – PE-59403 02/25
Exclusion – Virus, Bacteria or Microorganism That Induce Physical Distress, Illness or Disease – PE-53412 04/20
Perfluoroalkyl or Polyfluoroalkyl Substances Exclusion – PE-58492 04/25
TRIA REJECTED: Exclusion of Certified Acts of Terrorism – PE-44767a 01/15

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
General Liability	Each Occurrence	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
General Liability	Aggregate Limit	$3,500,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Automobile Liability	Each Accident Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Law Enforcement Liability	Each Occurrence	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Law Enforcement Liability	Aggregate Limit	$3,500,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Errors & Omissions	Each Claim	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Errors & Omissions	Aggregate Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Sexual Abuse Liability	Each Claim	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Sexual Abuse Liability	Aggregate Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Excess Liability	Each Claim	$5,000,000	Hudson Excess Insurance Company	12/31/2025	12/31/2026
Excess Liability	Aggregate Limit	$5,000,000	Hudson Excess Insurance Company	12/31/2025	12/31/2026

Other Significant Terms and Conditions/Restrictions:

Description
Premium Due 100% at Inception
This Quote Does not Include Coverage for UM/UIM/Pip. If the Insured is Domiciled in a State Which Requires a Rejection Form, The Insured Must Return the UM Rejection Notice by Policy Effective Date. Please Forward Directly to the Undersigned Underwriter.

EXCESS LIABILITY – $3M XS $12M

Carrier Information	*Expiring*	*Proposed*
Policy Term	12/31/2024 – 12/31/2025	12/31/2025 – 12/31/2026
Carrier	Vantage Risk Specialty Insurance Company	Vantage Risk Specialty Insurance Company
AM Best Rating	A- XII	A- XII
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$175,000	$184,500
Surplus Lines Tax	$6,125	$6,458
Stamping Office Fee	$70	$74
– Carrier Broker Fee\ Policy Issuance Fee	$1,000	$1,000
TRIA (Additional)	$2,485	$3,720
Minimum Type	Minimum Earned Premium	Minimum Earned Premium
Minimum Amount/Description	80%	80%
Estimated Cost	$182,195	$195,752

Standard Coverages	**Expiring**	**Proposed**
Each Occurrence Limit	$3,000,000	$3,000,000
General Aggregate (Where Applicable)	$3,000,000	$3,000,000
Attachment	$12,000,000	$12,000,000

Form Type	**Expiring**	**Proposed**
Form Type	Excess Liability – Claims Made	Excess Liability – Claims Made
Retroactive Date	Excess Liability – 12/31/2024	Excess Liability – 12/31/2024

Endorsements (including but not limited to)
Signature Page – Vantage – IL 00012 (01/22)
Non-Claims Reporting – PN 00004 (01/22)
Trade or Economic Sanctions – IL 00015 (01/22)
Service of Suit – IL 00017 (02/24)
Commercial Excess Liability Coverage Follow Form Declarations – Axp 002 (03/24)
Schedule of Forms and Endorsements – Axp 003 (03/24)
Commercial Excess Liability Coverage Follow Form – Axp 001 (02/25)
Schedule of Underlying Insurance – Axp 005 (03/24)
Schedule of Members and Retroactive Dates – Axp 080 (08/24)
U.S. Treasury Department's Office of Foreign Assets Control ("Ofac") Advisory Notice to Policyholders – ILP001 (01/04)
Notice – Surplus Lines – Illinois – PN 00009IL (11/22)
Disclosure Pursuant to Terrorism Risk Insurance Act – if TRIA Accepted – IL 09 85 12 20

Exclusions (including but not limited to)
Employment-Related Practices Exclusion
Professional Liability Exclusion
Workers' Compensation, Auto No Fault, Uninsured/ Underinsured Motorists, Disability, and Unemployment Compensation Laws
Pollution (Hostile Fire Exception)
Asbestos
Physical Damage to Property in Insured's Care, Custody, or Control
Auto First-party Coverage
Pollution (Auto)
Products Recall
Total Pollution Exclusion
Retained Limit
Exclusion – Uninsured Underinsured Motorists or no Fault – Axp 027 (03/24)
Exclusion – Previously Notified or Known Event – Axp 035 (03/24)
Exclusion – Total Pollution with Hostile Fire Exception – Axp 036 (03/24)
Exclusion – Access to or Disclosure of Confidential or Personal Information – Axp 045 (03/24)
Exclusion – Cross Suits Liability (NI VS NI) – Axp 047 (03/24)
Exclusion – Sublimited Coverages – Axp 054 (03/24)
Exclusion of Certified Acts of Terrorism – if TRIA Rejected – Axp 113 0324
Exclusion of Certified Acts of Terrorism and Exclusion of Other Acts of Terrorism Committed Outside the United States – if TRIA Rejected – Axp 114 0324
Exclusion of Terrorism Involving Nuclear, Biological or Chemical Terrorism – if TRIA Rejected – Axp 115 0324

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
General Liability	Each Occurrence	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
General Liability	Aggregate Limit	$3,500,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Automobile Liability	Each Accident Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Law Enforcement Liability	Each Occurrence	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Law Enforcement Liability	Aggregate Limit	$3,500,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Errors & Omissions	Each Claim	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Errors & Omissions	Aggregate Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Sexual Abuse Liability	Each Claim	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Sexual Abuse Liability	Aggregate Limit	$1,750,000	Ambridge Partners LLC on behalf of Lloyd's Syndicate BRT 2987	12/31/2025	12/31/2026
Excess Liability	Each Claim	$5,000,000	Hudson Excess Insurance Company	12/31/2025	12/31/2026
Excess Liability	Aggregate Limit	$5,000,000	Hudson Excess Insurance Company	12/31/2025	12/31/2026
Excess Liability	Each Claim	$5,000,000	Illinois Union Insurance Company	12/31/2025	12/31/2026
Excess Liability	Aggregate Limit	$2,000,000	Illinois Union Insurance Company	12/31/2025	12/31/2026

Other Significant Terms and Conditions/Restrictions:

Description
TRIA Includes additional Tax: $130
Attachment: $12,000,000 (inclusive of $250,000 SIR)
Defense Treatment: Follows the underlying
Minimum & Deposit – 100%

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Premium Summary

The estimated program cost for the option with Terrorism and Crisis Coverage is outlined in the following table:

Line of Coverage	Expiring 12.31.2024-2025	Renewal Total 12.31.2025-2026	$ Change	% Change
Package	$779,239	$854,491	$75,252	9.66%
Terrorism	$33,133	$41,416	$8,283	25.00%
Terrorism - CP	$0	$93,934	$93,934	
Excess Property	$450,000	$476,387	$26,387	5.86%
Boiler & Machinery	$28,095	$28,689	$594	2.11%
Excess Crime	$8,888	$8,888	$0	0.00%
Excess Liability - 1st Layer ($5M XS $2M) (Euclid)	$677,623	$723,064	$45,441	6.71%
Excess Liability - 2nd Layer ($5M XS $7M) (Chubb) (3)	$414,160	$436,939	$22,779	5.50%
Excess Liability - 3rd Layer ($3M xs $12M) (Vantage)	$182,195	$192,032	$9,837	5.40%
CCMSI Claims Administration Fee	$97,702	$102,043	$4,341	4.44%
Gallagher Administration/Brokerage Fee	$204,195	$210,321	$6,126	3.00%
Total Fixed Costs	**$2,875,230**	**$3,168,204**	$292,974	**10.19%**
Variable Cost: Loss Fund	$750,000	$800,000	$50,000	6.67%
Operating Cost Credit (2)	**$112,100**	**$97,000**		
Net Position Credit	**$134,976**	**$134,976**		
Total Estimated Program Costs	**$3,378,154**	**$3,736,228**	**$358,074**	**10.60%**

*Estimated Cost includes all taxes, fees, surcharges and TRIA premium (if applicable)

Quote from **Liberty Mutual Fire Insurance Company (Liberty Mutual Holding Company, Inc.)** is valid until **12/31/2025**

Quote from **Underwriters at Lloyd's, London, Endurance Worldwide Insurance Limited** is valid until **12/31/2025**

Quote from **Travelers Casualty and Surety Company of America (The Travelers Companies, Inc.)** is valid until **12/31/2025**

Quote from **Federal Insurance Company (Chubb Group of Insurance Companies)** is valid until **11/6/2025**

Quote from **Lloyd's Synd 2987** is valid until **12/31/2025**

Quote from **Illinois Union Insurance Company (ACE Group)** is valid until **12/31/2025**

Quote from **Hudson Excess Insurance Company (Fairfax Financial (USA) Group)** is valid until **12/30/2025**

Quote from **Vantage Risk Specialty Insurance Company (Vantage Risk Specialty Insurance Company)** is valid until **12/31/2025**

Where permitted by law, Gallagher may assess a $100 Agency Bill Administration Fee on all new and renewal policy placements where Gallagher is responsible for collecting client premium and remitting payment to insurance carriers and other third parties. In connection with such billing obligations, Gallagher assumes additional administrative, financial and compliance obligations that introduce significant risks to Gallagher's business. Should you change to direct bill, where available, or premium finance the transaction, you will not incur the Agency Bill Administration Fee.

Gallagher is responsible for the placement of the following lines of coverage:

Commercial Package

Excess Property

Equipment Breakdown

Excess Crime

Terrorism Standalone

Gallagher Crisis Protect (GCP)

Excess Liability – $5M xs $2M

Excess Liability – $5M xs $7M

Excess Liability – $3M XS $12M

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

Payment Plans

Carrier/Payable Carrier	*Line of Coverage*	*Payment Schedule*	*Payment Method*
Lloyd's Syndicate 2987	Commercial Package	Annual	Agency Bill
Federal Insurance Company (Chubb)	Excess Property	Annual	Agency Bill
Liberty Mutual Fire Insurance Company (Liberty Mutual Holding Company, Inc.)	Equipment Breakdown	Annual	Agency Bill
Travelers Casualty and Surety Company of America (The Travelers Companies, Inc.)	Excess Crime	Annual	Agency Bill
Lloyd's Syndicate 1225 AEGIS Managing Agency	Terrorism	Annual	Agency Bill
Lloyd's Syndicate TAL 1183	Crisis Protect	Annual	Agency Bill
Hudson Excess Insurance Company (Euclid)	Excess Liability – $5M xs $2M	Annual	Agency Bill
Illinois Union Insurance Company (ACE Group)	Excess Liability – $5M xs $7M	Annual	Direct Bill
Vantage Risk Specialty Insurance Company (Vantage Risk Specialty Insurance Company)	Excess Liability – $3M xs $12M	Annual	Agency Bill

Proposal Disclosures

Proposal Disclosures

The following disclosures are hereby made a part of this proposal. Please review these disclosures prior to signing the Client Authorization to Bind or e-mail confirmation.

Proposal Disclaimer

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

Compensation Disclosure

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively “insurance coverages”) handled for a client’s account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

TRIA/TRIPRA Disclaimer

If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance, farm owners multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a $100 billion cap on insurers' aggregate liability.

TRIPRA is set to expire on December 31, 2027. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2027. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate “Stand Alone” terrorism policy be purchased to satisfy those obligations.

Property Estimator Disclaimer

These property values were obtained using a desktop Property Estimator software operated by non-appraisal professionals. These property values represent general estimates which are not to be considered a certified appraisal. These property values include generalities and assumptions that may produce inaccurate values for specific structures.

Confidentiality Statement

We consider as confidential any information presented by Risk Program Administrators in response to your "request for proposal," as well as subsequent verbal and written communications between our organizations. We ask that other brokers not have access to our material and that information presented in this proposal be shared only with those who have a need to know within your company. We make our commitment to you that information already received from you, and additional to follow, will be treated with the same high level of respect and confidentiality.

Terms and Conditions

It is important that we clearly outline the nature of our mutual relationship. The following terms and conditions (these "Terms") govern your relationship with Gallagher unless you have separately entered into a written services agreement with Gallagher relative to the policies and services outlined in this Proposal, in which case that services agreement will govern and control with respect to any conflicts with these Terms. These Terms will become effective upon your execution of the Client Authorization to Bind Coverage (the "CAB") included in this Proposal and shall survive for the duration of your relationship with Gallagher relative to the policies placed pursuant to the CAB or otherwise at your request.

Services

Gallagher will represent and assist you in all discussions and transactions with insurance companies relating to the lines of insurance coverage set forth in the CAB and any other lines of insurance coverage with which you request Gallagher's assistance. Gallagher will consult with you regarding any matters involving these or other coverages for which you have engaged Gallagher. You have the sole discretion for approving any insurance policies placed, as well as all other material decisions involving your risk management, risk transfer and/or loss prevention needs.

Although you are responsible for notifying applicable insurance companies directly in connection with any claims, demands, suits, notices of potential claims or any other matters as required by the terms and conditions of your policies, Gallagher will assist you in determining applicable claim reporting requirements.

Treatment of Information

Gallagher understands the need to protect the confidentiality and security of your confidential and sensitive information and strives to comply with applicable data privacy and security laws. Your confidential and sensitive information will be protected by Gallagher and only used to perform services for you; provided that Gallagher may disclose and transfer your information to our affiliates, agents or vendors that have a need to know such information in connection with the provision of such services (including insurance markets, as necessary, for marketing, quoting, placing and/or servicing insurance coverages). We may also disclose such information as required by applicable data protection laws or the order of any court or tribunal, subject to our providing you with prior notice as permitted by law.

We will (i) implement appropriate administrative, physical and technical safeguards to protect personal information; (ii) timely report security incidents involving personal information to affected parties and/or regulatory bodies; (iii) create and maintain required policies and procedures; and (iv) comply with data subjects' rights, as applicable. To the extent applicable under associated data protection laws, you are a "business" or "controller" and Gallagher is a "service provider" or "data processor." You will ensure that any information provided to Gallagher has been provided with any required notices and that you have obtained all required consents, if any and where required, or are otherwise authorized to transfer all information to Gallagher and enable Gallagher to process the information for the purposes described in this Proposal and as set forth in Gallaher's Privacy Policy located at https://www.ajg.com/privacy-policy/. Gallagher may update its Privacy Policy from time to time and any updates will be posted to such site.

Dispute Resolution

Gallagher does not expect that it will ever have a formal dispute with any of its clients. However, in the event that one should arise, we should each strive to achieve a fair, expedient and efficient resolution and we'd like to clearly outline the resolution process.

A. If the parties have a dispute regarding Gallagher's services or the relationship governed by this Proposal ("Dispute"), each party agrees to resolve that Dispute by mediation. If mediation fails to resolve the Dispute, you and Gallagher agree to binding arbitration. Each party waives all rights to commence litigation in court to resolve a Dispute, and specifically waives all rights to pursue relief by class action or mass action in court or through arbitration. However, the parties do not waive the ability to seek a court order of injunction in aid of the mediation and arbitration required by these Terms.

B. The party asserting a Dispute must provide a written notice ("Notice") of the claim to the other party and to the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules and Mediation Procedures. All Dispute resolutions will take place in Chicago, IL, unless you and Gallagher agree to another location. The parties will equally divide all costs of the mediation and arbitration proceedings and will each pay their own attorneys' fees. All matters will be before a neutral, impartial and disinterested mediator or arbitrator(s) that have at least 20 years' experience in commercial and insurance coverage disputes.

C. Mediation will occur within sixty (60) days of filing the Notice with the AAA. Mediation results will be reduced to a memorandum of understanding signed by you, Gallagher and the mediator. A Dispute that is not resolved in mediation will commence to binding arbitration. for Disputes in excess of $500,000, either party may elect to have the Dispute heard by a panel of three (3) arbitrators. The award of the arbitrator(s) must be accompanied by a reasoned opinion prepared and signed by the arbitrator(s). Except as may be required by law, neither you, Gallagher, nor a mediator or arbitrator may disclose the existence, content or results of any Dispute or its dispute resolution proceeding without the prior written consent of both you and Gallagher.

Electronic Delivery

In lieu of receiving documents in paper format, you agree, to the fullest extent permitted by law, to accept electronic delivery of any documents that Gallagher may be required to deliver to you (including, but not limited to, insurance policies and endorsements, account statements and all other agreements, forms and communications) in connection with services provided by Gallagher. Electronic delivery of a document to you may be made via electronic mail or by other electronic means, including posting documents to a secure website.

Miscellaneous Terms

Gallagher is engaged to perform services as an independent contractor and not as your employee or agent, and Gallagher will not be operating in a fiduciary capacity.

Where applicable, insurance coverage placements and other services may require the payment of federal excise taxes, surplus lines taxes, stamping or other fees to the Internal Revenue Service, various State(s) departments of revenue, state regulators, boards or associations. In such cases, you will be responsible for the payment of the taxes and/or fees, which Gallagher will separately identify on related invoices.

The Proposal and these Terms are governed by the laws of the State of Illinois, without regard to its conflict of law rules.

If an arbitrator/court of competent jurisdiction determines that any provision of these Terms is void or unenforceable, that provision will be severed, and the arbitrator/court will replace it with a valid and enforceable provision that most closely approximates the original intent, and the remainder of these Terms will remain in effect.

Except to the extent in conflict with a services agreement that you may enter into with Gallagher, these Terms and the remainder of the Proposal constitute the entire agreement between you and Gallagher with respect to the subject matter of the Proposal, and supersede all prior negotiations, agreements and understandings as to such matters.

Appendix

Compensation Disclosure Schedule

Client Name: Suburban Liability Insurance Pool (SLIP)

Coverage	*Carrier Name(s)*	*Wholesaler, MGA, or Intermediary Name[1]*	*Est. Annual Premium[2]*	*Comm. % or Fee %*	*Gallagher U.S. Owned Wholesaler, MGA, or Intermediary % and/or Fee %*
Commercial Package	Lloyd's Syndicate 2987	Ambridge Partners LLC	$822,100.00	Included in Fee	N/A
Excess Property	Travelers Excess and Surplus Lines Company (The Travelers Companies, Inc.)	N/A	$476387.00	Included in Fee	N/A
Equipment Breakdown	Liberty Mutual Fire Insurance Company (Liberty Mutual Holding Company, Inc.)	Risk Placement Services	$28,689.00	Included in Fee	10 %
Excess Crime	Travelers Casualty and Surety Company of America (The Travelers Companies, Inc.)	N/A	$8,888.00	Included in Fee	N/A
Terrorism	Lloyd's Syndicate 1225 AEGIS Managing Agency	Arthur J. Gallagher (UK) Limited	$40,000.00	15%	15%
Crisis Protect (CP)	Lloyd's Syndicate TAL 1183		$90,723.00	15%	15%
Excess Liability – $5M xs $2M	Hudson Excess Insurance Company (Euclid)	N/A	$698,393.00	Included in Fee	5%
Excess Liability – $5M xs $7M	Illinois Union Insurance Company (ACE Group)	N/A	$422,000.00	Included in Fee	N/A
Excess Liability – $3M xs $12M	Vantage Risk Specialty Insurance Company	N/A	$184,500.00	Included in Fee	5%
Administration Fee				$210,321.00	

1. We were able to obtain more advantageous terms and conditions for you through an intermediary/wholesaler.
2. If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

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* A verbal quotation was received from this carrier. We are awaiting a quotation in writing.

Note: When placing business with insurance companies, Gallagher Companies receive commission based on negotiated contractual terms with those carriers. The commission rate is a percentage of the premium excluding taxes and fees. Major lines of coverage, and their typical range of commissions are listed below. If you wish to receive more details on actual compensation paid to Gallagher Companies, please contact your Gallagher representative.

- **Accident & Health:** 15%-25%
- **Aviation:** 14%-15%
- **Contract Bonds:** 20%-30%
- **All Other Bonds/Surety:** 30%-35%
- **Builders Risk:** 15%-18%
- **Property:** 15%-22%
- **Inland Marine:** 20%-22.5%
- **Ocean Marine:** 15%-17.5%
- **Casualty:** 14%-15%
- **Commercial Auto:** 12.5%-15%
- **Package/Business Owners Package:** 15%-16.8%
- **Workers' Compensation:** 8%-11%
- **All Other Commercial:** 10%-20%
- **Executive/Professional Lines:** 15%-17.5%
- **Medical Malpractice:** 10%-12%

Compensation to Gallagher may also be disclosed in a Client Services Agreement or Consulting Services Agreement.

Claims Reporting By Policy

Immediately report all claims. Each insurer requires notice of certain types of claims depending on the potential exposure or particular injury types. It is important to thoroughly review your policy to ensure you are reporting particular incidents and claims, based upon the insurer's policy requirements.

If you are using a third party administrator ("TPA"), your TPA may or may not report claims to an insurer on your behalf. Although we will assist you where requested, it is important that you understand whether your TPA will be completing this notification.

Reporting Direct to Carrier

Coverage(s): Equipment Breakdown	***Report To:***
Insurer: Liberty Mutual Fire Insurance Company Policy Term: 12/31/2025 – 12/31/2026	Insurer/TPA Name: Liberty Mutual Fire Insurance Company Phone: 1.800.362.0000 Email: clclaimreports@libertymutual.com Web: https://business.libertymutualgroup.com/business-insurance/claims-process/report-a-claim

Coverage(s): Excess Crime	***Report To:***
Insurer: Travelers Casualty and Surety Company of America Policy Term: 12/31/2025 – 12/31/2026	Insurer/TPA Name: Travelers Casualty and Surety Company of America Phone: 1.800.842.8496

Coverage(s): Package, Excess Property, & Excess Liability	***Report To:***
Insurer: Ambridge, Chubb, Hudson Excess Insurance Company, Illinois Union Insurance Company, Vantage Risk Specialty Insurance Company Policy Term: 12/31/2025 – 12/31/2026	Insurer/TPA Name: Underwriters at Lloyd's, London, Endurance Worldwide Insurance Limited Phone: 630.649.6031 Email:lisleclaims@ccmsi.com

Coverage(s): Excess Terrorism & CP	***Report To:***
Insurer: Lloyd's Syndicate 1225 AEGIS Managing Agency Policy Term: 12/31/2025 – 12/31/2026	Insurer/TPA Name: Lloyd's Syndicate 1225 AEGIS Managing Agency Phone: 402.514.6100 Email: claims@mccordclaims.com

Reporting to Gallagher or Assistance in Reporting

Coverage(s):	*Report To:*
Gallagher Claim Center	Phone: 855.497.0578 Fax: 225.663.3224 Email: ggb.nrcclaimscenter@ajg.com

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Location Schedule

Line of Coverage	Loc #/Bldg #	Location Address
Excess Property	37	1100 Half Day Road Highland Park, IL 60035
	38	1150 Half Day Road Highland Park, IL 60035
	39	1160 Half Day Road Highland Park, IL 60035
	40	1180 Half Day Road Highland Park, IL 60035
	41	1814 Green Bay Road Highland Park, IL 60035
	42	1849 Green Bay Road Highland Park, IL 60035
	43	601 Laurel Avenue Highland Park, IL 60035
	44	1707 Saint Johns Avenue Highland Park, IL 60035
	45	1810 Saint Johns Avenue Highland Park, IL 60035
	46	1677 Old Deerfield Road Highland Park, IL 60035
	47	2035 Richfield Avenue Highland Park, IL 60035
	48	10 Park Avenue Highland Park, IL 60035
	49	1130 Central Avenue Highland Park, IL 60035
	50	1957 Sheridan Road Highland Park, IL 60035
	51	1793 1st Street Highland Park, IL 60035
	52	1150 Half Day Road Highland Park, IL 60035
	53	1677 Old Deerfield Road Highland Park, IL 60035
	54	10 Park Avenue Highland Park, IL 60035
	55	1201 Park Ave W, Highland Park, IL 60035
	56	50 Logan Loop, Highland Park, IL 60035
	57	1991 Sheridan Road Highland Park, IL
	58	1793 1st Street

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Line of Coverage	Loc #/Bldg #	Location Address
		Highland Park, IL 60035
	59	2035 Richfield Avenue Highland Park, IL 60035
	60	975 Villas Court Highland Park, IL 60035
	61	1180 Half Day Road Highland Park, IL 60035
	62	692 Burton Avenue Highland Park, IL 60035

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Suburban Liability Insurance Pool (SLIP)

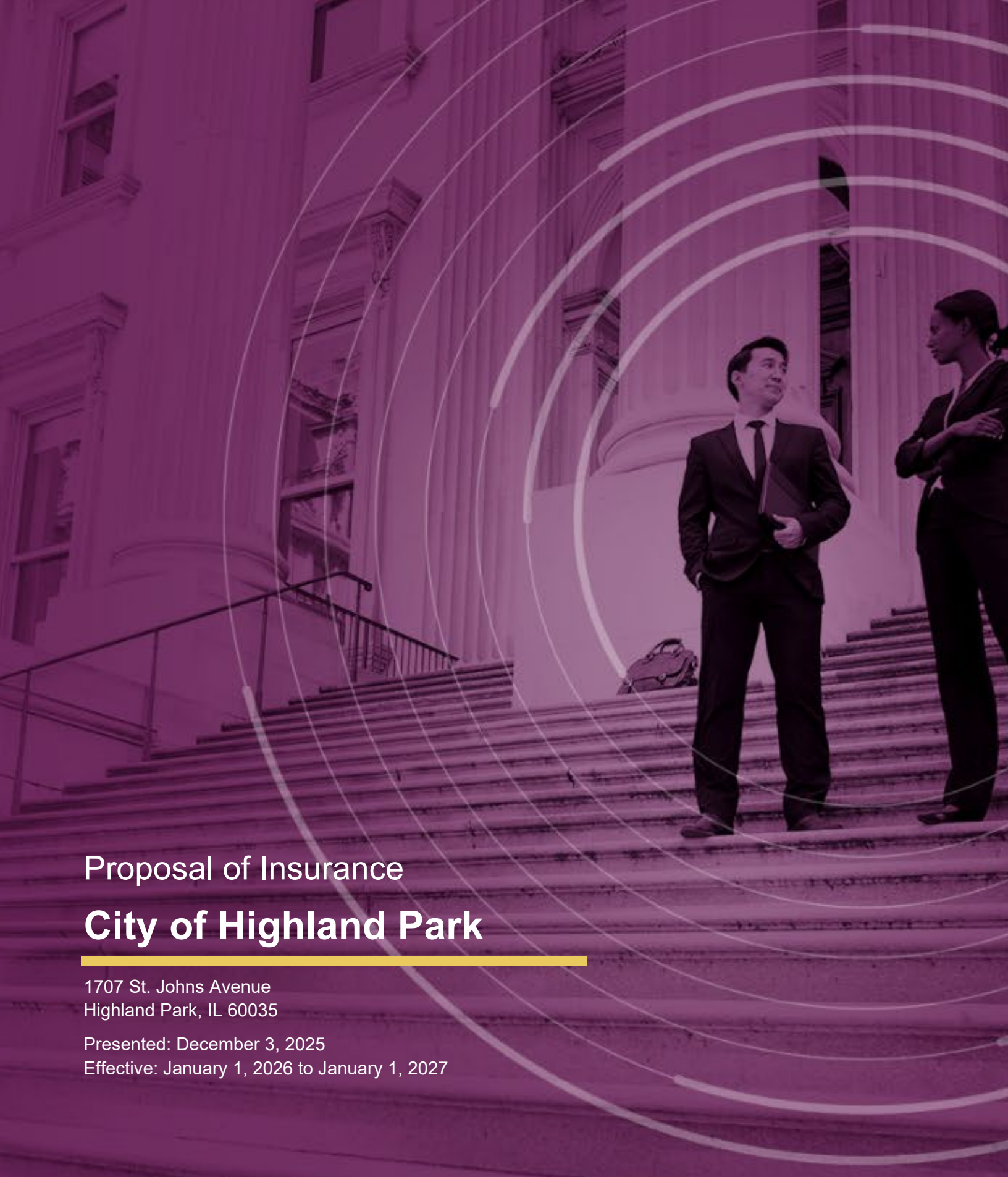
City of Highland Park

Member Cost Comparison

With Crisis Protect (CP) & NCBR

Coverage Description	Additional Description	2025-2026 Expiring	2026-2027 Renewal	% Change
Fixed Costs:				
Package Premium	(Includes General Liability, Auto Liability, Garage Liability, Police Professional and Crime)	$149,803.37	$164,270.05	
Stand-Alone Terrorism		$7,857.01	$9,727.26	
Excess Property		$115,853.66	$120,124.00	
Boiler & Machinery		$7,233.16	$7,234.00	
Excess Crime		$1,768.98	$1,768.98	
Excess Liability (1st Layer)	($5M XS $2M)	$137,620.14	$146,848.85	
Excess Liability (2nd Layer)	($5M XS $7M)	$86,576.76	$91,338.53	
Excess Liability (3rd Layer)	($3M XS $12M)	$40,075.94	$42,239.67	
CCMSI Claims Administration Fee		$29,204.56	$30,502.15	
RPA Administration/Brokerage Fee		$30,905.84	$31,832.26	
Gallagher Crisis Protect		$0.00	$23,686.00	
NCBR		$0.00	$3,106.25	
Total Fixed Cost		**$606,899.42**	**$672,678.00**	**10.84%**
Variable Costs				
Loss Fund		$214,284.65	$228,570.28	
Net Position Credit		-$39,079.00	-$39,079.00	
Operating Costs		-$28,025.00	-$24,250.00	
Total Variable Costs		**$147,180.65**	**$165,241.28**	**12.27%**
Total Program Costs:			**$837,919.28**	**11.12%**

Statistical Information				% Change
Total Insured Values	includes APD	$250,351,271	$252,936,261	1%
Payroll		$31,229,631	$33,204,410	6%
Miles of Road		154	154	0%
Population		30,209	30,229	0%
Vehicles		133	131	-2%



Proposal of Insurance

City of Highland Park

1707 St. Johns Avenue
Highland Park, IL 60035

Presented: December 3, 2025
Effective: January 1, 2026 to January 1, 2027

THE FOLLOWING PROPOSAL OF INSURANCE IS PRESENTED BY:

Tia Schoolcraft
Senior Program Director
Arthur J. Gallagher Risk Management Services, LLC
Risk Program Administrators
2850 Golf Road
Rolling Meadows, IL 60008-4050
tia_schoolcraft@rpadmin.com
ajg.com

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Your Gallagher Team

Your Gallagher team is a true partner. We have the expertise to understand your business and we're here to service and stay alongside you, every step of the way.

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Program Structure

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Named Insured

Named Insured	*Storage Tank Liability*	*Multimedia Liability*	*Fiduciary Liability*	*Accidental Death & Dismemberment*	*Cyber Liability*	*Workers' Compensation*
City of Highland Park	X	X	X	X	X	X

Note: Any entity not named in this proposal may not be an insured entity. This may include affiliates, subsidiaries, LLCs, partnerships and joint ventures.

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Market Review

We approached the following carriers in an effort to provide the most comprehensive and cost-effective insurance program.

Line of Coverage	*Insurance Company** (AM Best Rate/Financial Strength)*	*Market Response**	*Admitted****
Storage Tank Liability	Colony Insurance Company (A- XIV)	Recommended Quote	Non-Admitted
Multimedia Liability	AXIS Insurance Company (A XV)	Recommended Quote	Admitted
Fiduciary Liability	RLI Insurance Company (A+ XIV)	Recommended Quote	Admitted
Accidental Death & Dismemberment	Federal Insurance Company (A++ XV)	Recommended Quote	Admitted
Cyber Liability	Underwriters at Lloyd's, London (A XV)	Recommended Quote	Non-Admitted
Workers' Compensation	Illinois Public Risk Fund	Recommended Quote	Admitted

*If shown as an indication, the actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

**Gallagher companies use AM Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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***If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Full Program Details

STORAGE TANK LIABILITY

Carrier Information	*Expiring*	*Proposed*
Policy Term	1/1/2025 – 1/1/2026	1/1/2026 – 1/1/2027
Carrier	Colony Insurance Company	Colony Insurance Company
AM Best Rating	A XIII	A- XIV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$750.00	$788.00
IL Surplus Lines Tax	$26.00	$28.00
RPS Broker Fee – RPS	$150.00	$450.00
TRIA	$100.00	$100.00 (5% of premium or subject to $100 minimum)
Minimum Type	None	None
Estimated Cost	**$926.00**	**$1,366.00**

Standard Coverages	**Expiring**	**Proposed**
Underground Storage Tank Liability – Claim Expense Limit	$1,000,000	$1,000,000
Underground Storage Tank Liability – Aggregate Limit	$1,000,000	$1,000,000
Underground Storage Tank Liability – Each Incident Limit	$1,000,000	$1,000,000

Deductibles/SIR	**Expiring**	**Proposed**
Deductible – Claim Expense Limit	$10,000	***$5,000***
Deductible – Aggregate Limit	$10,000	***$5,000***
Deductible – Each Incident Limit	$10,000	***$5,000***

Form Type	**Expiring**	**Proposed**
Form Type	Claims-Made	Claims Made
Retroactive Date	12/22/2022 – Highland Park Municipal Fueling Station 2047407 (Installation Year – 2022, Contents – Diesel, Size – Gallons – 10,000) ; 12/22/2022 – Highland Park Municipal Fueling Station 2047407 (Installation Year – 2022, Contents – Unleaded, Size – Gallons – 12,000)	12/22/2022 – Highland Park Municipal Fueling Station 2047407 (Installation Year – 2022, Contents – Diesel, Size – Gallons – 10,000) ; 12/22/2022 – Highland Park Municipal Fueling Station 2047407 (Installation Year – 2022, Contents – Unleaded, Size – Gallons – 12,000)

Definition of Claim:
Refer to Policy Form

Run-Off Provisions:
Refer to Policy Form

Incident/Claim Reporting Provision:
Refer to Policy Form

Claims-Made Disclaimer:
Should you elect to change carriers (if a new retroactive date is provided) or non-renew this policy, a supplemental extended reporting endorsement may be available subject to policy terms and conditions. You must request the extended reporting period in writing to the carrier within 30 days of the expiration date. The cost of this extended reporting period is 200% of the annual premium and is fully earned. The extended reporting period extends only to those claims made during the extended reporting period for wrongful acts that occurred prior to the expiration date and would have been covered by the policy. Claims must be reported to the carrier within 30 days of the end of the policy period. The extended reporting period does not increase the limits of liability and is subject to all policy terms, conditions and exclusions.

Endorsements (including but not limited to)
OFAC Advisory Notice to Policyholders – IL0021E PP-0700
Illinois Changes – Defense Costs – PRIVACYNOTICE-0325
Notice of Insurance Information Practices – TRIANotice-0920
Policyholder Disclosure Notice of Terrorism Insurance Coverage – ENVNOTICE-0615
Underground Storage Tank Repair or Replacement Cost – Basic Form Coverage – E012A-0508
Service of Suit – E037A-0508
Common Policy Declarations – DCJ6553-PP-1200
Coverage Part Declarations – PP-0808
Storage Tank Pollution Liability Policy Form – U001-1004
Schedule of Forms and Endorsements – SIGCIC-0817
Signature Page – CIC – U002A ENV-0812
Minimum Premium Endorsement – E038A-0217
Schedule of Facilities – ILP001-0104
Important Policyholder Information – DCJ6550 ENV-0121
Confirmed Release Coverage – Basic Form – E091-0904
Business Interruption Coverage – Basic Form – U094-0325
Certificate of Insurance – E047 CERT PP-0225
Amendatory Endorsement – No Coverage for Above Ground Storage Tank Systems – E112-0923
Economic and Trade Sanctions Endorsement Violation of Law Addressing Data Privacy – U1407-0723

Exclusions (including but not limited to)
Nuclear Energy Liability Exclusion Endorsement – E010-0224
War Exclusion – E109-0215
Exclusion – Known Release – U607-0109
Exclusion – Cyber Incident, Electronic Data, Confidential or Personal Material or Information, and Violation of Law Addressing Data Privacy – E014BASIC-1200

Other Significant Terms and Conditions/Restrictions:

Description
If the Insured Elects to Purchase Terrorism Coverage the Additional Premium Will be $40.00 Plus Surplus Lines Tax of $1.00. Certified Terrorism Coverage – Minimum Premium (MP) of $100, and 5% Premium, Subject to TRIA MP.
Storage Tank Tupe: UST

Underground Storage Tank Systems					
	Size – Gallons	**Installation Year**	**Contents**	**Deductible**	**Retroactive Date**
Highland Park Municipal Fueling Station 2047407	10,000	2022	Diesel	$5,000	12/22/2022
Highland Park Municipal Fueling Station 2047407	12,000	2022	Unleaded	$5,000	12/22/2022

Optional Coverages:

Options	Coverage	Premium	Limit/Deductible
Colony Insurance Company – Option #1	Tank Repair/Replacement Cost Coverage	$100 per year	$25,000 Limit Option; $2,500 Deductible
Colony Insurance Company – Option #2	Business Interruption Coverage	$125 per year	$25,000 Limit Option; $2,500 Deductible
Colony Insurance Company – Option #3	Tank Repair/Replacement Cost Coverage	$175 per year	$50,000 Limit Option; $5,000 Deductible
Colony Insurance Company – Option #4	Business Interruption Coverage	$225 per year	$50,000 Limit Option; $5,000 Deductible

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MULTIMEDIA LIABILITY

Carrier Information	*Expiring*	*Proposed*
Policy Term	1/1/2026 – 1/1/2027	1/1/2026 – 1/1/2027
Carrier	AXIS Insurance Company	AXIS Insurance Company
AM Best Rating	A XV	A XV
Admitted/Non-Admitted	Admitted	Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$4,095.00	$4,095.00
Minimum Type	None	None
Estimated Cost	**$4,095.00**	**$4,095.00**

Standard Coverages	**Expiring**	**Proposed**
Policy Limit (applicable to all coverages unless otherwise noted)	$1,000,000 Aggregate	$1,000,000 Aggregate
Media Liability (Claims Expense Outside The Limits):	$1,000,000 – Each Claim	$1,000,000 – Each Claim
- Contextual Errors & Omissions with Bodily Injury and Property Damage	$1,000,000 Each Claim	$1,000,000 Each Claim
- Mitigation Expense	$1,000,000 Aggregate	$1,000,000 Aggregate
Subpoena Defense and Free Expression Legal Action Expense and Indecency Complaint Investigation Expense	$100,000 Aggregate	$100,000 Aggregate
Subpoena Defense and Free Expression Legal Action Expense	$100,000 Aggregate	$100,000 Aggregate
Indecency Complaint Investigation Expense	$100,000 Aggregate	$100,000 Aggregate
Policy Limit (applicable to all coverages unless otherwise noted)	$1,000,000 Aggregate	$1,000,000 Aggregate

Deductibles/SIR	**Expiring**	**Proposed**
Retention – Media Liability: Contextual Errors & Omissions with Bodily Injury and Property Damage	$5,000 Each Claim	$5,000 Each Claim
Retention – Media Liability: Mitigation Expense	$5,000 Each Circumstance	$5,000 Each Circumstance
Retention – Subpoena Defense and Free Expression Legal Action Expense	$5,000 Each Subpoena or Legal Action	$5,000 Each Subpoena or Legal Action
Retention – Indecency Complaint Investigation Expense	$5,000 Each Indecency Complaint Investigation	$5,000 Each Indecency Complaint Investigation
Retention – Media Liability (Claims Expense Outside The Limits)	$5,000 Each Claim	$5,000 Each Claim

Defense Limitations	**Expiring**	**Proposed**
Defense Cost – Media Liability	Claims Expense Outside The Limits	Claims Expense Outside the Limits

Form Type	Expiring	Proposed
Form Type	Occurrence	Occurrence

Definition of Claim:
Claim means: 1. a written demand for monetary or non-monetary relief, including a demand for retraction or correction; 2. a civil action, or initiation of an arbitration, mediation, or other alternative dispute resolution proceeding, or any appeal therefrom; 3. any written request to toll or waive a statute of limitations relating to a potential Claim, against any Insured alleging an Occurrence. Claim does not include a Subpoena and Free Expression Legal Action.

Endorsements (including but not limited to)
Policyholder Notice – Economic and Trade Sanctions – AXIS 906 0316
Illinois Consumer Notice – AXIS IL901 0415
AXIS PRO® Media/Professional Insurance® Multimedia Liability – Occurrence Policy – AXIS 1010202 0120
Illinois Amendatory Endorsement – AXIS 1010170IL 0520
Cancellation and Nonrenewal Endorsement – Illinois – AXIS 801IL 0615

Exclusions (including but not limited to)
Prior or Pending Claims Exclusion Endorsement – AXIS 1013020 0321

FIDUCIARY LIABILITY

Carrier Information	*Expiring*	*Proposed*
Policy Term	1/1/2025 – 1/1/2026	1/1/2026 – 1/1/2027
Carrier	RLI Insurance Company	RLI Insurance Company
AM Best Rating	A+ XIV	A+ XIV
Admitted/Non-Admitted	Admitted	Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$8,900.00	$8,900.00
Waiver	$100.00	$100.00
Minimum Type	None	None
Estimated Cost	**$9,000.00**	**$9,000.00**

Standard Coverages	**Expiring**	**Proposed**
Limit of Liability – aggregate	$1,000,000	$1,000,000

Additional Coverages	**Expiring**	**Proposed**
Penalty Coverage Endorsement (Health Care Reform Laws)	$1,000,000	$1,000,000
HITECH Penalty Coverage – Sublimit	$1,000,000	$1,000,000
Tax Penalty Endorsement (?4975 IRC) – Sublimit	$150,000	$150,000
Compliance Fee Sublimit	$500,000	$500,000
Increased HIPPA Sublimit	$1,000,000	$1,000,000

Deductibles/SIR	**Expiring**	**Proposed**
Retention – Fiduciary Liability	$10,000 all other Loss	$10,000 all other Loss

Defense Limitations	**Expiring**	**Proposed**
Fiduciary Liability	Other/Within Policy Limits (expenses erode policy limit)	Other/Within Policy Limits (expenses erode policy limit)

Form Type	**Expiring**	**Proposed**
Form Type	Claims-Made	Claims Made
Pending & Prior Date	January 01, 2008	January 01, 2008
Incident/Claim Reporting Provision	Refer to Policy Form	Refer to Policy Form
Run-Off Provisions	Refer to Policy Form	Refer to Policy Form
Definition of Claim:	Refer to Policy Form	Refer to Policy Form

Definition of Claim:
Refer to Policy Form

Run-Off Provisions:
Refer to Policy Form

Incident/Claim Reporting Provision:
Refer to Policy Form

Claims-Made Disclaimer:
Should you elect to change carriers (if a new retroactive date is provided) or non-renew this policy, a supplemental extended reporting endorsement may be available subject to policy terms and conditions. You must request the extended reporting period in writing to the carrier within 30 days of the expiration date. The cost of this extended reporting period is 100% of the annual premium and is fully earned. The extended reporting period extends only to those claims made during the extended reporting period for wrongful acts that occurred prior to the expiration date and would have been covered by the policy. Claims must be reported to the carrier within 30 days of the end of the policy period. The extended reporting period does not increase the limits of liability and is subject to all policy terms, conditions and exclusions.

Endorsements (including but not limited to)
Policy Form – GEF 100 (04/11)/GEF 101 (04/11)
Illinois Amendatory Endorsement – GEF 412 (12/11)
Amend Definition of Loss – Increased HIPAA Sublimit – GEF 301 (04/11)
Amend Discovery Period – GEF 302 (04/11)
Amend Written Contract Exclusion – GEF 305 (01/12)
Amend Bodily Injury Exclusion – GEF 307 (01/12)
Amend Defense Coverage – GEF 310 (01/12)
Amend Section 13. Termination of Insured Plan – MNU-GEF 008 (10/13)
Amend Definition of Non-Indemnifiable Loss – MNU-GEF 011 (10/13
Amend Limit of Liability and Retention – MNU-GEF 013 (10/13
Attention Policyholder – RIL 200 (10/00)
State of Illinois Disclosure Notice – UW 1012 (05/25)
Policyholder Notice – OFAC – UW 20342 (03/12)
Signature Page – ILF 0001 (04/22)
Penalty Coverage Endorsement (Health Care Reform Laws) – MNU-GEF-001
HITECH Penalty Coverage- Sublimit – MNU-GEF-004
Tax Penalty Endorsement (?4975 IRC)- Sublimit – MNU-GEF-006
Amend Investigation and Settlement (90/10) – MNU-GEF-012
Approved Choice of Counsel Holland Knight Rates – MNU-GEF-018
Amend Definition of Insured Person – include investment committees – MNU-GEF-026

Other Significant Terms and Conditions/Restrictions:

Description
Coverage: Governmental Plans Fiduciary Liability Policy
Insured Plans – Highland Park Police Pension Fund Highland Park Firefighters' Pension Fund
Approved Choice of Counsel Holland Knight Rates: Partner: $265; Senior Attorney: $210; Paralegal: $105

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ACCIDENTAL DEATH & DISMEMBERMENT

Carrier Information	*Expiring*	*Proposed*
Policy Term	1/1/2025 – 1/1/2026	1/1/2026 – 1/1/2027
Carrier	Federal Insurance Company	Federal Insurance Company
AM Best Rating	A++ XV	A++ XV
Admitted/Non-Admitted	Admitted	Admitted
Payment Plan	All premiums and any fees are due to RPS within 20 days of binding unless otherwise stipulated.	All premiums and any fees are due to RPS within 20 days of binding unless otherwise stipulated.
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$1,020.53	$1,021.00
Minimum Type	Minimum Earned Premium	Minimum Earned Premium
Minimum Amount/Description	100.00%	100.00%
Estimated Cost	**$1,020.53**	**$1,021.00**

Standard Coverages	**Expiring**	**Proposed**
Aggregate Limit	$1,000,000	$1,000,000
Accident Death	$50,000	$50,000
Accidental Dismemberment One Member	$50,000	$50,000
Accidental Dismemberment Two Members	$100,000	$100,000
Accident Medical Expense Benefit Coverage	$100,000	$100,000
Incurred Period	180 days	180 days
Benefit Period	52 weeks	52 weeks
Excess Medical with TTD	Included	Included

Deductibles/SIR	**Expiring**	**Proposed**
Deductible – Accident Death & Dismemberment	$0	$0

Form Type	**Expiring**	**Proposed**
Form Type	Occurrence	Occurrence

CYBER LIABILITY

Carrier Information	*Expiring*	*Proposed*
Policy Term	1/1/2025 – 1/1/2026	1/1/2026 – 1/1/2027
Carrier	Underwriters at Lloyd's, London (CFC)	Underwriters at Lloyd's, London (CFC)
AM Best Rating	A++ XV	A++ XV
Admitted/Non-Admitted	Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$34,740.00	$34,740.00
Surplus Lines Tax	$1,216.00	$1,216.00
Stamping Fee	$14.00	$14.00
– AmWins Service Fee	$500.00	$500.00
– Market Policy Fee	$500.00	$575.00
TRIA	Included	Included
Minimum Type	Minimum Earned Premium	Minimum Earned Premium
Estimated Cost	**$36,970.00**	**$37,045.00**

Standard Coverages	**Expiring**	**Proposed**
Insuring Clause 1: Cyber Incident Response		
Section A: Incident Response Costs – each and every claim	$2,000,000	$2,000,000
Section B: Legal and Regulatory Costs – each and every claim	$2,000,000	$2,000,000
Section C: It Security and Forensic Costs – each and every claim	$2,000,000	$2,000,000
Section D: Crisis Communication Costs – each and every claim	$2,000,000	$2,000,000
Section E: Privacy Breach Management Costs – each and every claim	$2,000,000	$2,000,000
Section F: Third Party Privacy Breach Management Costs – each and every claim	$2,000,000	$2,000,000
Section G: Post Breach Remediation Costs – each and every claim	$50,000 – subject to a maximum of 10% of all sums we have paid as a direct result of the cyber event	$50,000 – subject to a maximum of 10% of all sums we have paid as a direct result of the cyber event
Insuring Clause 2: Cyber Crime		
Section A: Funds Transfer Fraud – each and every claim	$250,000	$250,000
Section B: Invoice Manipulation – each and every claim	$250,000	$250,000
Section C: New Vendor Fraud – each and every claim	$250,000	$250,000
Section D: Physical Goods Fraud – each and every claim	$250,000	$250,000
Section E: Theft of Personal Funds – each and every claim	$250,000	$250,000

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Standard Coverages	Expiring	Proposed
Section F: Corporate Identity Theft – each and every claim	$250,000	$250,000
Section G: Theft of Funds Held In Escrow – each and every claim	$250,000	$250,000
Section H: Theft of Client Funds – each and every claim	$50,000	$50,000
Section I: Customer Payment Fraud – each and every claim	$50,000	$50,000
Section J: Telephone Hacking – each and every claim	$250,000	$250,000
Section K: Unauthorized Use of Computer Resources – each and every claim	$500,000	$500,000
Insuring Clause 3: Cyber Extortion – each and every claim	$2,000,000	$2,000,000
Insuring Clause 4: System Damage and Business Interruption		
Section A: System Damage and Rectification Costs – Each and Every Claim	$2,000,000	$2,000,000
Section B: Hardware Replacement Costs – Each and Every Claim	$2,000,000	$2,000,000
Section C: Income Loss and Extra Expense – Each and Every Claim	$2,000,000 sublimited to $1,000,000 in respect of system failure	$2,000,000 sublimited to $1,000,000 in respect of system failure
Section D: Emergency and Additional Operational Continuity Costs – Each and Every Claim	$100,000	$100,000
Section E: Voluntary and Regulatory Shutdown – Each and Every Claim	$2,000,000	$2,000,000
Section F: Dependent Business Interruption – Each and Every Claim	$2,000,000	$2,000,000
Section G: Consequential Reputational Harm – Each and Every Claim	$2,000,000	$2,000,000
Section H: Lost or Missed Bids – Each and Every Claim	$2,000,000	$2,000,000
Section I: Claim Preparation Costs – Each and Every Claim	$25,000	$25,000
Insuring Clauses 5 and 7 – 9 Combined: Aggregate Limit of Liability – In The Aggregate	$2,000,000	$2,000,000
Insuring Clause 5: Network Security & Privacy Liability		
Section A: Network Security Liability – Aggregate limit of liability: in the aggregate, including costs and expenses	$2,000,000	$2,000,000
Section B: Privacy Liability – Aggregate limit of liability: in the aggregate, including costs and expenses	$2,000,000	$2,000,000
Section C: Management Liability – Aggregate limit of liability: in the aggregate, including costs and expenses	$2,000,000	$2,000,000

Standard Coverages	Expiring	Proposed
Section D: Regulatory Fines – Aggregate limit of liability: in the aggregate, including costs and expenses	$2,000,000	$2,000,000
Section E: PCI Fines, Penalties and Assessments – Aggregate limit of liability: in the aggregate, including costs and expenses	$2,000,000	$2,000,000
Section F: Contingent Bodily Injury – Aggregate limit of liability: in the aggregate, including costs and expenses	$250,000	$250,000
Insuring Clause 6: Criminal Reward Cover – Each and Every Claim	$100,000	$100,000
Insuring Clause 7: Media Liability		
Section A: Defamation – Aggregate limit of liability: in the aggregate, including costs and expenses	$2,000,000	$2,000,000
Section B: Intellectual Property Rights Infringement – Aggregate limit of liability: in the aggregate, including costs and expenses	$2,000,000	$2,000,000
Insuring Clause 9: Court Attendance Costs – Aggregate limit of liability: in the aggregate	$100,000	$100,000

Additional Coverages	Expiring	Proposed
Reputational Harm Period	12 months	12 months
Indemnity Period	12 months	12 months
Insuring Clause 4: Non-Tech Dependent Business Interruption – each and every claim	$1,000,000	$1,000,000
Insuring Clause 5: Corrective Action Plan Costs – in the aggregate	$50,000	$50,000
Insuring Clause 5: Wrongful Collection and use of Personal Data and Data Privacy Regulatory Investigations Sections Combined – in the aggregate Including Costs and expenses	$50,000	$50,000
Insuring Clause 5: Wrongful Collection and use of Personal Data – in the aggregate Including Costs and expenses	$50,000	$50,000
Insuring Clause 5: Data Privacy Regulatory Investigations – in the aggregate Including Costs and expenses	$50,000	$50,000

Deductibles/SIR	Expiring	Proposed
Deductible: Aggregate Deductible	$25,000.00 in the aggregate	$25,000.00 in the aggregate
Deductible: Time Franchise	8 hours	8 hours

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Form Type	Expiring	Proposed
Form Type	Claims made	Claims made

Definition of Claim:
"Claim" means a. a written demand for compensation; b. a written request for a retraction or a correction; c. a threat or initiation of a lawsuit; or d. a disciplinary action or regulatory investigation. made against you.

Run-Off Provisions:
Refer to policy form

Incident/Claim Reporting Provision:
Refer to policy form

Claims-Made Disclaimer:
Should you elect to change carriers (if a new retroactive date is provided) or non-renew this policy, a supplemental extended reporting endorsement may be available subject to policy terms and conditions. You must request the extended reporting period in writing to the carrier within (30) days of the expiration date. The cost of this extended reporting period is 100% of the annual premium and is fully earned. The extended reporting period extends only to those claims made during the extended reporting period for wrongful acts that occurred prior to the expiration date and would have been covered by the policy. Claims must be reported to the carrier within (30) days of the end of the policy period. The extended reporting period does not increase the limits of liability and is subject to all policy terms, conditions and exclusions.

Endorsements (including but not limited to)
Wording: Cyber Proactive Response v4.0
Complaints Notice (USA)
Policyholder Disclosure Notice of Terrorism Insurance Coverage
AmWins Special Amendatory Clause

Other Significant Terms and Conditions/Restrictions:

Description
Premium breakdown: Cyber & Privacy: $29,490 Cyber Crime: $5,250 Policy Administration Fee: $500 The portion of your annual premium that is attributable to coverage for acts of terrorism is $0
Business Operations: Municipality
Legal Action: Worldwide
Territorial Scope: Worldwide

WORKERS' COMPENSATION

Carrier Information	*Expiring*	*Proposed*
Policy Term	1/1/2025 – 1/1/2026	1/1/2026 – 1/1/2027
Carrier	Illinois Public Risk Fund	Illinois Public Risk Fund
Admitted/Non-Admitted	Admitted	Admitted
Payment Plan	Annual	Annual
Payment Method	Direct Bill	Direct Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$239,249.00	$257,327.00
– Administrative Fee	$7,177.00	$7,720.00
Exposure/TIV	$31,229,631	$33,204,410
TRIA	Included	Included
Minimum Type	None	None
Estimated Cost	**$246,426.00**	**$265,047.00**

States
States Covered: IL
States Excluded: OH, ND, WA, WY
Extraterritorial Jurisdictions:

Standard Coverages	**Expiring**	**Proposed**
Coverage A – Workers' Compensation	Statutory	Statutory
Employers Liability Limits – Bodily Injury by Accident – Each Accident	$3,000,000	$3,000,000
Employers Liability Limits – Bodily Injury by Disease – Each Employee	$3,000,000	$3,000,000
Employers Liability Limits – Bodily Injury by Disease – Policy Limit	$3,000,000	$3,000,000

Deductibles/SIR	**Expiring**	**Proposed**
Deductibles – Indemnity and Medical Benefits	$250,000	$250,000

Endorsements (including but not limited to)
Broad Form All States for Employee Travel – IPRF WC 00 001 18
Federal Employers Liability Act Coverage – IPRF WC 00 002 18
Foreign Voluntary Workers' Compensation and Employers Liability for Traveling Employees – IPRF WC 00 003 18
Longshoremen's and Harbor Workers' Compensation Act Coverage Endorsement – IPRF WC 00 004 18
Maritime Coverage Endorsement – IPRF WC 00 005 18
Voluntary Compensation Endorsement – IPRF WC 00 006 18
Indemnity and Medical Benefits Deductible – IPRF WC 00 011 18

Exclusions (including but not limited to)
Owners or Officers
Bodily Injury to an Employee While Employed in Violation of Law
Bodily Injury Intentionally Caused by Insured

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Exclusions (including but not limited to)
Longshore & Harbor Workers' Act
Federal Employers Liability Act
Assumptions under Contract

Subject to Audit: At Expiration

Auditable Exposures:

State	Class Code	Description	Rate per $100	Renewal Exposure
IL	0092	Fire Prevention	$0.757	$238,055
IL	5506	Street Maintenance	$2.26	$1,307,648
IL	7382	Bus Drivers	$1.233	$688,706
IL	7520	Waterworks	$0.746	$1,914,042
IL	7580	Sewage Disposal	$0.882	$1,083,723
IL	7710	Firefighters	$1.384	$7,515,523
IL	7720	Policeman	$0.557	$9,640,637
IL	8264	Recycling	$1.486	$70,000
IL	8380	Auto Repair	$0.85	$921,177
IL	8601	Engineers	$0.093	$610,927
IL	8810	Clerical	$0.029	$6,023,866
IL	9015	Building NOC	$0.76	$344,649
IL	9102	Parks NOC	$0.865	$542,905
IL	9410	Municipal Employees	$0.757	$2,302,552

Other Significant Terms and Conditions/Restrictions:

Description
In the Event that the Policy is Cancelled Prior to the Expiration Date, Then the Total Annual Premium Stated on Page 2 Will be 100% Fully Earned
Annual Installment: Due Date-01/01/2026: Amount Due-$265,047
Deductible Agreement
The Fund's Foreign Voluntary Endorsement Limit of Liability for Coverage B – Employers Liability is limited to $100,000 and applies in excess of the Self-Insured Retention per Occurrence.

ILLINOIS PUBLIC RISK FUND
GRANT PROGRAM

CITY OF HIGHLAND PARK

the Illinois Public Risk Fund has reserved

$9,887

Congratulations!

Please visit **www.iprf.com**
for additional information and to complete the Grant Application.
Grant deadline is December 1, 2026.
(subject to the program terms and conditions.)

Premium Summary

The estimated program cost for the options is outlined in the following table:

Line of Coverage		*Expiring*	*Proposed*
		Colony Insurance Company	Colony Insurance Company
Storage Tank Liability	Premium	$750.00	$788.00
	Surplus Lines Tax	$26.00	$28.00
	RPS Broker Fee	$150.00	$450.00
	TRIA	$100.00	$100.00
	Estimated Cost*	**$926.00**	**$1,366.00**
	Change ($)	-	$440.00
	Change (%)	-	47.52%
		AXIS Insurance Company	AXIS Insurance Company
Multimedia Liability	Premium	$4,095	$4,095.00
	Estimated Cost*	**$4,095**	**$4,095.00**
	Change ($)	-	$0
	Change (%)	-	0%
		RLI Insurance Company	RLI Insurance Company
Fiduciary Liability	Premium	$8,900.00	$8,900.00
	Waiver	$100.00	$100.00
	Estimated Cost*	**$9,000.00**	**$9,000.00**
	Change ($)	-	$0
	Change (%)	-	0%
		Federal Insurance Company	Federal Insurance Company
Accidental Death & Dismemberment	Premium	$1,020.53	$1,021.00
	Estimated Cost*	**$1,020.53**	**$1,021.00**
	Change ($)	-	$0.47
	Change (%)	-	1.00%
		Underwriters at Lloyd's, London	Underwriters at Lloyd's, London
Cyber Liability	Premium	$34,470.00	$34,740.00
	Surplus Lines Tax	$1,216.00	$1,216.00
	Stamping Fee	$14.00	$14.00
	AmWins Policy Fee	$500.00	$500.00
	Market	$500.00	$575.00
	Estimated Cost*	**$36,970.00**	**$37,045.00**
	Change ($)	-	$75.00
	Change (%)	-	1.00%
		Illinois Public Risk Fund	Illinois Public Risk Fund
Workers' Compensation	Premium	$239,249.00	$257,327.00
	Admin Fee	$7,177.00	$7,720.00
	Estimated Cost*	**$246,426.00**	**$265,047.00**
	Change ($)	-	$18,621.00
	Change (%)	-	1.08%
	Exposure/TIV	$31,229,631	$33,204,410
	Total Program Cost	**$298,437.53**	**$317,574.00**

*Estimated Cost includes all taxes, fees, surcharges and TRIA premium (if applicable)

Quote from **Colony Insurance Company (Argo Group)** is valid until **1/1/2026**

Quote from **AXIS Insurance Company (AXIS Capital Holdings Limited)** is valid until **10/30/2025**

Quote from **RLI Insurance Company (RLI Group)** is valid until **1/1/2026**

Quote from **Federal Insurance Company (Chubb Group of Insurance Companies)** is valid until **1/1/2026**

Quote from **Underwriters at Lloyd's, London** is valid until **11/8/2025**

Quote from **Illinois Public Risk Fund (Illinois Public Risk Fund)** is valid until **1/1/2026**

Gallagher is responsible for the placement of the following lines of coverage:

Environmental – Storage Tank Liability

Multimedia Liability

Fiduciary Liability

Accidental Death & Dismemberment

Cyber Liability

Workers' Compensation

Workers' Compensation

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

Premiums are due and payable as billed and may be financed, subject to acceptance by an approved finance company. Following acceptance, completion (and signature) of a premium finance agreement with the specified down payment is required. Note: Unless prohibited by law, Gallagher may earn compensation for this optional value-added service.

Where permitted by law, Gallagher may assess a $100 Agency Bill Administration Fee on all new and renewal policy placements where Gallagher is responsible for collecting client premium and remitting payment to insurance carriers and other third parties. In connection with such billing obligations, Gallagher assumes additional administrative, financial and compliance obligations that introduce significant risks to Gallagher's business. Should you change to direct bill, where available, or premium finance the transaction, you will not incur the Agency Bill Administration Fee.

Payment Plans

Carrier/Payable Carrier	*Line of Coverage*	*Payment Schedule*	*Payment Method*
Colony Insurance Company (Argo Group)	Storage Tank Liability	Annual	Agency Bill
AXIS Insurance Company (AXIS Capital Holdings Limited)	Multimedia Liability	Annual	Agency Bill
RLI Insurance Company (RLI Group)	Fiduciary Liability	Annual	Agency Bill
Federal Insurance Company (Chubb Group of Insurance Companies)	Accidental Death & Dismemberment	Annual	Agency Bill
Underwriters at Lloyd's, London	Cyber Liability	Annual	Agency Bill
Illinois Public Risk Fund (Illinois Public Risk Fund)	Workers' Compensation	Annual	Direct Bill

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Proposal Disclosures

Proposal Disclosures

The following disclosures are hereby made a part of this proposal. Please review these disclosures prior to signing the Client Authorization to Bind or e-mail confirmation.

Proposal Disclaimer

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

Compensation Disclosure

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively “insurance coverages”) handled for a client’s account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

TRIA/TRIPRA Disclaimer

If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance, farm owners multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a $100 billion cap on insurers’ aggregate liability.

TRIPRA is set to expire on December 31, 2027. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2027. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate “Stand Alone” terrorism policy be purchased to satisfy those obligations.

Confidentiality Statement

We consider as confidential any information presented by Risk Program Administrators in response to your “request for proposal,” as well as subsequent verbal and written communications between our organizations. We ask that other brokers not have access to our material and that information presented in this proposal be shared only with those who have a need to know within your company. We make our commitment to you that information already received from you, and additional to follow, will be treated with the same high level of respect and confidentiality.

Terms and Conditions

It is important that we clearly outline the nature of our mutual relationship. The following terms and conditions (these "Terms") govern your relationship with Gallagher unless you have separately entered into a written services agreement with Gallagher relative to the policies and services outlined in this Proposal, in which case that services agreement will govern and control with respect to any conflicts with these Terms. These Terms will become effective upon your execution of the Client Authorization to Bind Coverage (the "CAB") included in this Proposal and shall survive for the duration of your relationship with Gallagher relative to the policies placed pursuant to the CAB or otherwise at your request.

Services

Gallagher will represent and assist you in all discussions and transactions with insurance companies relating to the lines of insurance coverage set forth in the CAB and any other lines of insurance coverage with which you request Gallagher's assistance. Gallagher will consult with you regarding any matters involving these or other coverages for which you have engaged Gallagher. You have the sole discretion for approving any insurance policies placed, as well as all other material decisions involving your risk management, risk transfer and/or loss prevention needs.

Although you are responsible for notifying applicable insurance companies directly in connection with any claims, demands, suits, notices of potential claims or any other matters as required by the terms and conditions of your policies, Gallagher will assist you in determining applicable claim reporting requirements.

Treatment of Information

Gallagher understands the need to protect the confidentiality and security of your confidential and sensitive information and strives to comply with applicable data privacy and security laws. Your confidential and sensitive information will be protected by Gallagher and only used to perform services for you; provided that Gallagher may disclose and transfer your information to our affiliates, agents or vendors that have a need to know such information in connection with the provision of such services (including insurance markets, as necessary, for marketing, quoting, placing and/or servicing insurance coverages). We may also disclose such information as required by applicable data protection laws or the order of any court or tribunal, subject to our providing you with prior notice as permitted by law.

We will (i) implement appropriate administrative, physical and technical safeguards to protect personal information; (ii) timely report security incidents involving personal information to affected parties and/or regulatory bodies; (iii) create and maintain required policies and procedures; and (iv) comply with data subjects' rights, as applicable. to the extent applicable under associated data protection laws, you are a "business" or "controller" and Gallagher is a "service provider" or "data processor." You will ensure that any information provided to Gallagher has been provided with any required notices and that you have obtained all required consents, if any and where required, or are otherwise authorized to transfer all information to Gallagher and enable Gallagher to process the information for the purposes described in this Proposal and as set forth in Gallaher's Privacy Policy located at https://www.ajg.com/privacy-policy/. Gallagher may update its Privacy Policy from time to time and any updates will be posted to such site.

Dispute Resolution

Gallagher does not expect that it will ever have a formal dispute with any of its clients. However, in the event that one should arise, we should each strive to achieve a fair, expedient and efficient resolution and we'd like to clearly outline the resolution process.

A. If the parties have a dispute regarding Gallagher's services or the relationship governed by this Proposal ("Dispute"), each party agrees to resolve that Dispute by mediation. If mediation fails to resolve the Dispute, you and Gallagher agree to binding arbitration. Each party waives all rights to commence litigation in court to resolve a Dispute, and specifically waives all rights to pursue relief by class action or mass action in court or through arbitration. However, the parties do not waive the ability to seek a court order of injunction in aid of the mediation and arbitration required by these Terms.

B. The party asserting a Dispute must provide a written notice ("Notice") of the claim to the other party and to the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules and Mediation Procedures. All Dispute resolutions will take place in Chicago, IL, unless you and Gallagher agree to another location. The parties will equally divide all costs of the mediation and arbitration proceedings and will each pay their own attorneys' fees. All matters will be before a neutral, impartial and disinterested mediator or arbitrator(s) that have at least 20 years' experience in commercial and insurance coverage disputes.

C. Mediation will occur within sixty (60) days of filing the Notice with the AAA. Mediation results will be reduced to a memorandum of understanding signed by you, Gallagher and the mediator. A Dispute that is not resolved in mediation will commence to binding arbitration. for Disputes in excess of $500,000, either party may elect to have the Dispute heard by a panel of three (3) arbitrators. The award of the arbitrator(s) must be accompanied by a reasoned opinion prepared and signed by the arbitrator(s). Except as may be required by law, neither you, Gallagher, nor a mediator or arbitrator may disclose the existence, content or results of any Dispute or its dispute resolution proceeding without the prior written consent of both you and Gallagher.

Electronic Delivery

In lieu of receiving documents in paper format, you agree, to the fullest extent permitted by law, to accept electronic delivery of any documents that Gallagher may be required to deliver to you (including, but not limited to, insurance policies and endorsements, account statements and all other agreements, forms and communications) in connection with services provided by Gallagher. Electronic delivery of a document to you may be made via electronic mail or by other electronic means, including posting documents to a secure website.

Miscellaneous Terms

Gallagher is engaged to perform services as an independent contractor and not as your employee or agent, and Gallagher will not be operating in a fiduciary capacity.

Where applicable, insurance coverage placements and other services may require the payment of federal excise taxes, surplus lines taxes, stamping or other fees to the Internal Revenue Service, various State(s) departments of revenue, state regulators, boards or associations. In such cases, you will be responsible for the payment of the taxes and/or fees, which Gallagher will separately identify on related invoices.

The Proposal and these Terms are governed by the laws of the State of Illinois, without regard to its conflict of law rules.

If an arbitrator/court of competent jurisdiction determines that any provision of these Terms is void or unenforceable, that provision will be severed, and the arbitrator/court will replace it with a valid and enforceable provision that most closely approximates the original intent, and the remainder of these Terms will remain in effect.

Except to the extent in conflict with a services agreement that you may enter into with Gallagher, these Terms and the remainder of the Proposal constitute the entire agreement between you and Gallagher with respect to the subject matter of the Proposal, and supersede all prior negotiations, agreements and understandings as to such matters.

Client Signature Requirements

Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated December 3, 2025, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

	Coverage/Carrier
☐ **Accept** ☐ **Reject**	**Storage Tank Liability**
☐ Option # 1	Colony Insurance Company
☐ Option # 2	Colony Insurance Company – Optional Coverage 2: Premium $100 Per Year
☐ Option # 3	Colony Insurance Company – Optional Coverage 3: Premium $125 Per Year
☐ Option # 4	Colony Insurance Company – Optional Coverage 4: Premium $175 Per Year
☐ Option # 5	Colony Insurance Company – Optional Coverage 5: Premium $225 Per Year
☐ **Accept** ☐ **Reject**	**TRIA – Storage Tank Liability**
☐ **Accept** ☐ **Reject**	**Multimedia Liability**
	AXIS Insurance Company
☐ **Accept** ☐ **Reject**	**TRIA – Multimedia Liability**
☐ **Accept** ☐ **Reject**	**Fiduciary Liability**
	RLI Insurance Company
☐ **Accept** ☐ **Reject**	**TRIA – Fiduciary Liability**
☐ **Accept** ☐ **Reject**	**Accidental Death & Dismemberment**
	Federal Insurance Company
☐ **Accept** ☐ **Reject**	**TRIA – Accidental Death & Dismemberment**
☐ **Accept** ☐ **Reject**	**Cyber Liability**
	Underwriters at Lloyd's, London
☐ **Accept** ☐ **Reject**	**TRIA – Cyber Liability**
☐ **Accept** ☐ **Reject**	**Workers' Compensation**
	Illinois Public Risk Fund
Included*	**TRIA – Workers' Compensation**

*For this coverage, TRIA cannot be rejected

Additional Recommended Coverages

Gallagher recommends that you purchase the following additional coverages for which you have exposure. By checking the box(es) below, you are requesting that Gallagher provide you with a Proposal for this coverage. By not requesting a Proposal for this coverage, you assume the risk of any uncovered loss.

Other Coverages to Consider

☐ Flood

The above coverage(s) does not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those listed in the Additional Recommended Coverages, please list below:

Coverage Amendments and Notes:

Exposures and Values

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

Additional Terms and Disclosures

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business, but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any of Gallagher's acts or omissions will not exceed $20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential, reliance or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of the claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. for additional information, please review Gallagher's Privacy Policy located at https://www.ajg.com/privacy-policy/.

You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal, is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing

Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

By: _____

Print Name (Specify Title)

_____

Company

_____

Signature

Date: _____

Appendix

Compensation Disclosure Schedule

Client Name: City of Highland Park

Coverage	*Carrier Name(s)*	*Wholesaler, MGA, or Intermediary Name[1]*	*Est. Annual Premium[2]*	*Comm. % or Fee[3]*	*Gallagher U.S. Owned Wholesaler, MGA, or Intermediary % and/or Fee %*
Storage Tank Liability	Colony Insurance Company (Argo Group)	Risk Placement Services	$788.00	10.00%	7.5 % + $450.00
Multimedia Liability	AXIS Insurance Company (AXIS Capital Holdings Limited)	Risk Program Administrators	$4,095.00	N/A	N/A
Fiduciary Liability	RLI Insurance Company (RLI Group)	RLI Insurance Group	$8,900.00	15.00%	N/A
Accidental Death & Dismemberment	Federal Insurance Company (Chubb Group of Insurance Companies)	Risk Placement Services	$1,021.00	$0.00	10 %
Cyber Liability	Underwriters at Lloyd's, London	AmWins Group Inc.	$34,740.00	14.50%	N/A
Workers' Compensation	Illinois Public Risk Fund (Illinois Public Risk Fund)	Illinois Public Risk Fund	$257,327.00	N/A	N/A

1. We were able to obtain more advantageous terms and conditions for you through an intermediary/wholesaler.
2. If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

   * A verbal quotation was received from this carrier. We are awaiting a quotation in writing.

Note: When placing business with insurance companies, Gallagher Companies receive commission based on negotiated contractual terms with those carriers. The commission rate is a percentage of the premium excluding taxes and fees. Major lines of coverage, and their typical range of commissions are listed below. If you wish to receive more details on actual compensation paid to Gallagher Companies, please contact your Gallagher representative.

- **Accident & Health:** 15%-25%
- **Aviation:** 14%-15%
- **Contract Bonds:** 20%-30%
- **All Other Bonds/Surety:** 30%-35%
- **Builders Risk:** 15%-18%
- **Property:** 15%-22%
- **Inland Marine:** 20%-22.5%
- **Ocean Marine:** 15%-17.5%
- **Casualty:** 14%-15%
- **Commercial Auto:** 12.5%-15%
- **Package/Business Owners Package:** 15%-16.8%
- **Workers' Compensation:** 8%-11%
- **All Other Commercial:** 10%-20%
- **Executive/Professional Lines:** 15%-17.5%
- **Medical Malpractice:** 10%-12%

Compensation to Gallagher may also be disclosed in a Client Services Agreement or Consulting Services Agreement.

RPA
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Binding Requirements

Coverage (Issuing Carrier)	*Binding Requirements*
Storage Tank Liability Colony Insurance Company	Subject to :
	- Provide a Completed, Signed, and Dated Argo Storage Tank Renewal Application/Storage Tank Pollution Liability Insurance Renewal Application.
	- TRIA Rejection of Acceptance Must be Confirmed in Writing upon Binding. Coverage Will not be Bound Without This Confirmation.
	- Receipt of Surplus Lines Data Form. Coverage Will not be Bound Without This Information.
Multimedia Liability (Comm: 0%) AXIS Insurance Company	Subject to :
	- Resigned the Axis Renewal Application 30 Days Prior Effective Date.
Cyber Liability Underwriters at Lloyd's, London	Subject to;
	1. Satisfactory confirmation that you have downloaded & registered our incident response mobile app, details of which can be found with your policy documents. (30 days post binding)
	2. Please provide name, position, email and telephone number for the designated contact to receive security related alerts and targeted threat intelligence. (14 days post binding)

Claims Reporting By Policy

Immediately report all claims. Each insurer requires notice of certain types of claims depending on the potential exposure or particular injury types. It is important to thoroughly review your policy to ensure you are reporting particular incidents and claims, based upon the insurer's policy requirements.

If you are using a third party administrator ("TPA"), your TPA may or may not report claims to an insurer on your behalf. Although we will assist you where requested, it is important that you understand whether your TPA will be completing this notification.

Reporting Direct to Carrier

Coverage(s): Storage Tank Liability	***Report To:***
Insurer: Colony Insurance Company Policy Term: 1/1/2026 to 1/1/2027	Insurer/TPA Name: Colony Insurance Company Web: https://my.rpsins.com/claimsfnol

Coverage(s): Multimedia Liability	***Report To:***
Insurer: AXIS Insurance Company Policy Term: 1/1/2026 to 1/1/2027	Insurer/TPA Name: AXIS Insurance Company Phone: 866.770.5630, 866.259.5435 Fax: 866.770.5629 Email: USClaimNoticeATL@axiscapital.com

Coverage(s): Fiduciary Liability	***Report To:***
Insurer: RLI Insurance Company Policy Term: 1/1/2026 to 1/1/2027	Insurer/TPA Name: RLI Insurance Company Phone: 800.444.0406 Fax: 866.692.6796 Email: New.Claim@rlicorp.com Web: https://www.rlicorp.com/how-repport-claim

Coverage(s): Accidental Death & Dismemberment	***Report To:***
Insurer: Federal Insurance Company Policy Term: 1/1/2026 to 1/1/2027	Insurer/TPA Name: Federal Insurance Company Phone: 1.800.252.4670 Fax: 1.800.300.2538

Coverage(s): Cyber Liability	*Report To:*
Insurer: Underwriters at Lloyd's, London Policy Term: 1/1/2026 to 1/1/2027	Insurer/TPA Name: Underwriters at Lloyd's, London Phone: McCord Phone #: 402.514.6100/F/U Jessica Schere jschere@mccordclaims.com 402.51.6100 est. 6201 Email: claims@mccordclaims.com Web: https://www.intlxs.com/

Coverage(s): Workers' Compensation	*Report To:*
Insurer: Illinois Public Risk Fund Policy Term: 1/1/2026 to 1/1/2027	Insurer/TPA Name: Illinois Public Risk Fund Phone: 888.532.6981 Fax: 888.223.1638

Reporting to Gallagher or Assistance in Reporting

Coverage(s):	*Report To:*
Gallagher Claim Center	Phone: 855.497.0578 Fax: 225.663.3224 Email: ggb.nrcclaimscenter@ajg.com

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Arthur J. Gallagher Risk Management Services, LLC
Rolling Meadows, IL 60008
Phone: (630)773-3800

SCHRE1

Invoice # 5886179	1 of 1
ACCOUNT NUMBER	DATE
CITYOFH-25	12/1/2025
BALANCE DUE ON	AMOUNT DUE
1/11/2026	$100.00

City of Highland Park.
1707 St Johns Ave
Highland Park, IL 60035

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Bond - Public Officials PolicyNumber: 285049181 Company: Ohio Casualty Insurance Company Effective: 1/11/2026 to 1/10/2027

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
41339652	1/11/2026	1/11/2026	RENB	Renewal Premium	$100.00

$5,000 Public Offcial Bond - City Manager - G Neukirch
City of Highland Park
This is the minimum premium charged for this bond @35% commission.

Total Invoice Balance: $100.00

Please return this portion with your payment. Include your invoice number on your remittance to expedite processing.

SCHRE1

City of Highland Park.
1707 St Johns Ave
Highland Park, IL 60035

Invoice # 5886179	
ACCOUNT NUMBER	DATE
CITYOFH-25	12/1/2025
BALANCE DUE ON	AMOUNT DUE
1/11/2026	$100.00
AMOUNT PAID	

Please send your remittance to:

Arthur J. Gallagher Risk Management Services, LLC
PO Box 39735
Chicago, IL 60694-9700

Gallagher
Insurance | Risk Management | Consulting

PAY ONLINE AT: www.ajg.com/ezpay

Arthur J. Gallagher Risk Management Services, LLC
Rolling Meadows, IL 60008
Phone: (630)773-3800

SCHRE1

Invoice # 5886182	1 of 1
ACCOUNT NUMBER	DATE
CITYOFH-25	12/1/2025
BALANCE DUE ON	AMOUNT DUE
1/11/2026	$100.00

City of Highland Park.
1707 St Johns Ave
Highland Park, IL 60035

Gallagher
Insurance | Risk Management | Consulting

Bond - Public Officials PolicyNumber: 285049182 Company: Ohio Casualty Insurance Company Effective: 1/11/2026 to 1/10/2027

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
41339665	1/11/2026	1/11/2026	RENB	Renewal Premium	$100.00

$5,000 Public Official Bond - City Clerk - Neukirch
City of Highland Park
This is the minimum premium charged for this bond @35% commission.

Total Invoice Balance: $100.00

Please return this portion with your payment. Include your invoice number on your remittance to expedite processing.

SCHRE1

City of Highland Park.
1707 St Johns Ave
Highland Park, IL 60035

Invoice # 5886182	
ACCOUNT NUMBER	DATE
CITYOFH-25	12/1/2025
BALANCE DUE ON	AMOUNT DUE
1/11/2026	$100.00
AMOUNT PAID	

Please send your remittance to:

Arthur J. Gallagher Risk Management Services, LLC
PO Box 39735
Chicago, IL 60694-9700

Gallagher
Insurance | Risk Management | Consulting

PAY ONLINE AT: www.ajg.com/ezpay

Arthur J. Gallagher Risk Management Services, LLC
Rolling Meadows, IL 60008
Phone: (630)773-3800

SCHRE1

Invoice # 5886177	1 of 1
ACCOUNT NUMBER	DATE
CITYOFH-25	12/1/2025
BALANCE DUE ON	AMOUNT DUE
12/1/2025	$250.00

City of Highland Park.
1707 St Johns Ave
Highland Park, IL 60035

Gallagher
Insurance | Risk Management | Consulting

Bond - Public Officials PolicyNumber: 404262993 Company: Liberty Mutual Insurance Company Effective: 9/28/2025 to 9/27/2026

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
41339642	9/28/2025	12/1/2025	RENB	Renewal Premium	$250.00

$250,000 Finance Director Bond
City of Highland Park

$1/1000 @ 35% commission

Total Invoice Balance: $250.00

Please return this portion with your payment. Include your invoice number on your remittance to expedite processing.

SCHRE1

City of Highland Park.
1707 St Johns Ave
Highland Park, IL 60035

Invoice # 5886177	
ACCOUNT NUMBER	DATE
CITYOFH-25	12/1/2025
BALANCE DUE ON	AMOUNT DUE
12/1/2025	$250.00
AMOUNT PAID	

Please send your remittance to:

Arthur J. Gallagher Risk Management Services, LLC
PO Box 39735
Chicago, IL 60694-9700

Gallagher
Insurance | Risk Management | Consulting

PAY ONLINE AT: www.ajg.com/ezpay

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Thomas Schroeder, Accounting Manager

Department: Finance Department

Title: A Resolution Adopting and Approving Amended Agreements Related to 457(b) Deferred Compensation Plans with Consultants

Recommendation:
Staff recommends adopting and approving amended agreements related to 457(b) deferred compensation plans with consultants.

Policy Consideration:
The City of Highland Park currently contracts with Nationwide, MissionSquare, and Fidelity to provide qualified employees with the opportunity to voluntarily enroll in deferred compensation plans and invest in a variety of investment funds via a 457 plan.

In December 2022, federal legislation was passed aimed at expanding retirement saving opportunities and include new requirements and optional features for employer-sponsored retirement plans. These requirements implement updated catch-up contribution rules for employees who are age 50 or older and whose annual compensation exceeds $145,000. Under SECURE Act 2.0, these catch-up contributions must be made on a Roth basis. If the City decided to not offer a Roth option, eligible employees would not be able to make any catch-up contributions at all (pre-tax or Roth). As a result, the City's deferred compensation plans will be required to offer a Roth contribution option that is available to all employees. The City will need to sign and submit an updated plan document for MissionSquare and Nationwide selecting the Roth option. Fidelity does not require an updated plan document to be submitted as Fidelity has updated the City's plan to be compliant with the SECURE 2.0 requirements.

Under the proposed recommendation, the City will establish the SECURE Act 2.0 requirements for all three of the deferred compensation plans for all employees and elected officials.

Core Priorities:
Fiscal Stability

The City of Highland Park will not incur any additional cost by implementing the SECURE Act

2.0 requirements, aside from the fixed labor costs associated with the City's administration and coordination of the plan.

Attachments:

1. Resolution
2. Resolution Exhibit A - Nationwide
3. Resolution Exhibit A - MissionSquare Provision Election Form
4. Resolution Exhibit A - MissionSquare SECURE ACT 2.0 Election Form

City of Highland Park

Resolution No. _____

A Resolution Adopting and Approving Amended Agreements Related to 457(b) Deferred Compensation Plans with Consultants

WHEREAS, the City has entered into 457(b) deferred compensation plans (collectively, the ***"Plans"***) with Nationwide Financial Services, Inc., MissionSquare Retirement, and Fidelity Brokerage Services LLC (collectively, the ***"Consultants"***); and

WHEREAS, the City desires to update its Plans with the Consultants due to changes in federal law (collectively, the ***"Plan Updates"***); and

WHEREAS, the City desires to enter into amended and restated agreements with the Consultants to reflect the Plan Updates (collectively, the ***"Amended Agreements"***); and

WHEREAS, the City Council has determined that it is in the best interests of the City and the public to enter into the Amended Agreements with the Consultants.

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 AMENDED AGREEMENTS. The City Council hereby approves the Amended Agreements between the City and Consultants, in the forms attached to this Resolution as **Group Exhibit A**.

SECTION THREE: EXECUTION OF AMENDED AGREEMENTS. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, each of the Amended Agreements only after receipt by the City Clerk of at least one original copy of each of the Amended Agreements executed by the appropriate Consultant; provided, however, that if an executed copy of an Amended Agreements is not submitted to the City within 60 days after the effective date of this Resolution, then, at the option of the City Council, this authority to execute and attest any unexecuted Agreement will 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.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

GROUP EXHIBIT A

AMENDED AGREEMENTS

Nationwide Financial Services, Inc.
GOVERNMENTAL 457(b) PLAN
ADOPTION AGREEMENT

By executing this Governmental 457(b) Plan Adoption Agreement (the "Agreement"), the undersigned Employer agrees to establish or continue a 457(b) Plan for its Employees. The Plan adopted by the Employer consists of the Governmental 457(b) Basic Plan Document (the "BPD") and the elections made under this Agreement (collectively referred to as the "Plan"). An Employer may jointly co-sponsor the Plan by signing a Participating Employer Adoption Page, which is attached to this Agreement. **This Plan is effective as of the Effective Date identified on the Signature Page of this Agreement.**

In completing the provisions of this Adoption Agreement, unless designated otherwise, selections under the Deferral column apply to all Salary Deferrals (including Roth Deferrals and Catch-Up Contributions).

[***Note:*** *Certain vendor agreements associated with the Plan may restrict the application of certain Plan provisions. Additionally, some State and local laws may restrict the election of certain provisions under the Plan. Please consult with legal counsel to assess the impact of State laws, local laws and/or applicable vendor agreements on the Plan.*]

SECTION 1
EMPLOYER INFORMATION

1-1 **EMPLOYER INFORMATION.**

Name: City of Highland Park, IL

Address: 1707 St Johns Ave

City, State, Zip Code: Highland Park, Illinois 60035-3532

Telephone: 847-926-1005

1-2 **EMPLOYER IDENTIFICATION NUMBER (EIN).** 36-6005924

1-3 **TYPE OF EMPLOYER.** (Optional)

[***Note****: To adopt this Plan, the Employer must be a State, political subdivision of a State, or any agency or instrumentality of a State or political subdivision of a State, as provided under Code §457(e)(1)(A). A non-governmental tax-exempt organization, as described under Code §457(e)(1)(B), may not adopt this Plan.*]

☐ (a) State

☐ (b) Political Subdivision of a State

☐ (c) Agency or Instrumentality of a State

☐ (d) Other governmental entity: (Describe) _____

1-4 **EMPLOYER'S TAX YEAR END.** (Optional) The Employer's tax year ends December 31

1-5 **RELATED EMPLOYERS.** (Optional) List any Related Employers. A Related Employer must execute a Participating Employer Adoption Page for Employees of that Related Employer to participate in this Plan.

_____

SECTION 2
PLAN INFORMATION

2-1 **PLAN NAME.** City of Highland Park 457(b) Deferred Compensation Plan

Original Effective Date: January 20, 1980

Restatement Effective Date: October 16, 2025

Plan identifier (optional): _____

2-2 **TYPE OF PLAN.** This Plan is a Governmental 457(b) Plan.

☐ The Plan is intended to be a FICA Replacement Plan (as defined under Section 3.08 of the BPD).

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2-3 **TYPE OF CONTRIBUTIONS. (Check all that apply.)**

☑ (a) Salary Deferral Contributions
☐ (b) Employer Matching Contributions
☐ (c) Employer Contributions
☑ (d) Rollover Contributions

2-4 **PLAN YEAR.**

☑ (a) Calendar year.
☐ (b) The 12-consecutive month period ending on _____ each year.
☐ (c) Other: _____

2-5 **PLAN ADMINISTRATOR.**

☑ (a) The Employer identified in AA §1-1.
☐ (b) Name: _____
Address: _____
Telephone: _____

2-6 **FROZEN PLAN.** Check this AA §2-6 if the Plan is a frozen Plan to which no contributions will be made. (See Section 3.01(c) of the BPD).

☐ This Plan is a frozen Plan effective _____

[***Note:*** *As a frozen Plan, the Employer will not make any contributions with respect to Plan Compensation earned after such date and no Participant will be permitted to make any contributions to the Plan after such date. In addition, no Employee will become a Participant after the date the Plan is frozen.*]

2-7 **DEFINITION OF DISABLED.** An individual is considered Disabled for purposes of applying the provisions of this Plan if:

☐ (a) The individual is covered by the Employer's disability insurance plan and is determined to be disabled under such plan.
☑ (b) The individual is determined to be disabled by the Social Security Administration under Section 223(d) of the Social Security Act for purposes of determining eligibility for Social Security benefits.
☑ (c) The Plan Administrator determines an individual is unable to engage in any substantial gainful activity by reason of a medically determinable physical or mental impairment that can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months. The permanence and degree of such impairment shall be supported by medical evidence. The Plan Administrator may establish reasonable procedures for determining whether a Participant is Disabled.

[***Note****: An Employer may elect any or all of the elections above. If more than one is selected, the hierarchy for determining whether an individual is considered Disabled is in the order listed above, unless described otherwise under separate administrative procedures or as described below*.]

☐ (d) Alternative definition of Disabled: _____

[***Note:*** *Any alternative definition described in this subsection (d) will apply uniformly to all Participants under the Plan. The Employer may describe different definitions of Disabled for different purposes under the plan.*]

SECTION 3
ELIGIBLE EMPLOYEES

3-1 **ELIGIBLE EMPLOYEES.** In addition to the Employees identified in Section 2.02 of the BPD, the following Employees are excluded from participation under the Plan with respect to the contribution source(s) identified in this AA §3-1. (See Sections 2.02(d) and (e) of the BPD for rules regarding the effect on Plan participation if an Employee changes between an eligible and ineligible class of employment.)

Deferral	Match	ER	
☑	☐	☐	(a) No exclusions.
☐	☐	☐	(b) Collectively Bargained Employees (as defined in Section 1.11 of the BPD), unless the Collective Bargaining Agreement provides otherwise.

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Deferral	Match	ER	
☐	☐	☐	(c) Non-resident aliens who receive no compensation from the Employer which constitutes U.S. source income.
☐	☐	☐	(d) Employees who normally work less than ____ hours a week.
☐	☐	☐	(e) Employees eligible for a 401(k), a 403(b) plan or another 457(b) plan sponsored by the Employer.
☐	☐	☐	(f) Part-Time Employees (as defined in Section 1.39 of the BPD).
☐	☐	☐	(g) Seasonal Employees (as defined in Section 1.57 of the BPD).
☐	☐	☐	(h) Temporary Employees (as defined in Section 1.60 of the BPD).
☐	☐	☐	(i) Employees in an appointed or elected position.
☐	☐	☐	(j) Employees paid on an hourly basis.
☐	☐	☐	(k) Employees paid on a salaried basis.
☐	☐	☐	(l) All other Employees except Part-Time, Temporary and Seasonal Employees.
☐	☐	☐	(m) Other: _____

3-2 **INDEPENDENT CONTRACTORS.** Unless elected otherwise under subsection (a) below, Independent Contractors (as defined in Section 1.35 of the BPD) of the Employer are excluded from participation in the Plan.

Deferral	Match	ER	
☑	☐	☐	(a) Independent Contractors may participate in the Plan.
☐	☐	☐	(b) Describe any special rules applicable to Independent Contractors: _____

[***Note:*** *Select under subsection (a) the types of contributions for which Independent Contractors are eligible. If the Employer elects to allow Independent Contractors to participate in the Plan, the term Employee as used in the Plan shall include the eligible Independent Contractors, as appropriate*.]

SECTION 4
MINIMUM AGE AND SERVICE REQUIREMENTS

4-1 **ELIGIBILITY REQUIREMENTS – MINIMUM AGE AND SERVICE.** An Eligible Employee (as defined in AA §3-1) who satisfies the minimum age and service conditions under this AA §4-1 will be eligible to participate under the Plan as of such Eligible Employee's Entry Date (as defined in AA §4-2 below).

(a) **Service Requirement.** An Eligible Employee must complete the following minimum service requirements to participate in the Plan.

Deferral	Match	ER	
☑	☐	☐	(1) There is no minimum service requirement for participation in the Plan.
☐	☐	☐	(2) One Year of Service (as defined in Section 2.03(a)(1) of the BPD and AA §4-3).
☐	☐	☐	(3) The completion of at least ____ Hours of Service during the first ___ months of employment (or the first ___ days of employment) or the completion of a Year of Service (as defined in AA §4-3), if earlier.
			☐ (i) An Employee who completes the required Hours of Service satisfies eligibility at the end of the designated period, regardless if the Employee actually works for the entire period.
			☐ (ii) An Employee who completes the required Hours of Service must also be employed continuously during the designated period of employment. (See Section 2.03(a)(1) of the BPD for rules regarding the application of this subsection (ii).)
☐	☐	☐	(4) The completion of ___ Hours of Service during an Eligibility Computation

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Deferral	Match	ER	
			Period. [***Note:*** *If this (4) is chosen, an Employee satisfies the service requirement immediately upon completion of the designated Hours of Service.*]
☐	☐	☐	(5) Full-time Employees are eligible to participate as set forth in subsection (i). Employees who are "part-time" Employees must complete a Year of Service (as defined in AA §4-3). For this purpose, a full-time Employee is any Employee not defined in subsection (ii).

(i) Full-time Employees must complete the following minimum service requirements to participate in the Plan:

☐ (A) There is no minimum service requirement for participation in the Plan.

☐ (B) The completion of at least ____ Hours of Service during the first ____ months of employment or the completion of a Year of Service (as defined in AA §4-3), if earlier.

☐ (C) Under the Elapsed Time method as defined in AA §4-3 below.

☐ (D) Describe: _____

(ii) Part-time Employees must complete a Year of Service (as defined in AA §4-3).

☐ (A) For this purpose, a part-time Employee is any Employee whose normal work schedule is less than:

☐ (I) ____ hours per week.

☐ (II) ____ hours per month.

☐ (III) ____ hours per year.

☐ (B) Describe part-time Employees for this purpose: _____

[***Note:*** *A part-time employee must be described as an individual who works less than a specified number of hours during a standard work week.*]

☐	☐	☐	(6) Eligibility service will be determined under the Elapsed Time method as described in AA§4-3 below.
☐	☐	☐	(7) Describe eligibility conditions: _____
☐	☐	☐	Describe eligibility conditions: _____

(b) **Minimum Age Requirement.** An Eligible Employee (as defined in AA §3-1) must have attained the following age with respect to the contribution source(s) identified in this AA §4-1(b).

Deferral	Match	ER	
☑	☐	☐	(1) There is no minimum age for Plan eligibility.
☐	☐	☐	(2) Age 21.
☐	☐	☐	(3) Age ___.

☐ (c) **Special eligibility rules.** The following special eligibility rules apply with respect to the Plan: _____

[***Note:*** *This subsection (c) may be used to apply the eligibility conditions selected under this AA §4-1 separately with respect to different Employee groups or different contribution formulas under the Plan.*]

4-2 **ENTRY DATE.** An Eligible Employee who satisfies the minimum age and service requirements in AA §4-1 shall be eligible to participate in the Plan as of such Eligible Employee's Entry Date. For this purpose, the Entry Date is the following date with respect to the contribution source(s) identified under this AA §4-2. [***Note:*** *If any of (b) – (g) is completed for a contribution source, also complete one of (h) – (l) for the same contribution source.*]

Deferral	Match	ER	
☑	☐	☐	(a) **Immediate.** The date the minimum age and service requirements are satisfied.
☐	☐	☐	(b) **Semi-annual.** The first day of the 1st and 7th month of the Plan Year.
☐	☐	☐	(c) **Quarterly.** The first day of the 1st, 4th, 7th and 10th month of the Plan Year.
☐	☐	☐	(d) **Monthly.** The first day of each calendar month.

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Deferral	Match	ER	
☐	☐	☐	(e) **Payroll period.** The first day of the payroll period.
☐	☐	☐	(f) **The first day of the Plan Year.**
☐	☐	☐	(g) **Describe Entry Date:** _____

An Eligible Employee's Entry Date (as defined above) is determined based on when the Employee satisfies the minimum age and service requirements in AA §4-1. For this purpose, an Employee's Entry Date is the Entry Date:

Deferral	Match	ER	
☐	☐	☐	(h) **next following** satisfaction of the minimum age and service requirements.
☐	☐	☐	(i) **coinciding with or next following** satisfaction of the minimum age and service requirements.
N/A	☐	☐	(j) **nearest** the satisfaction of the minimum age and service requirements.
N/A	☐	☐	(k) **preceding** the satisfaction of the minimum age and service requirements.
N/A	☐	☐	(l) **coinciding with or preceding** the satisfaction of the minimum age and service requirements.

This section may be used to describe any special rules for determining Entry Dates under the Plan. For example, if different Entry Date provisions apply for the same contribution sources with respect to different groups of Employees, such different Entry Date provisions may be described below.

Deferral	Match	ER	
☐	☐	☐	(m) **Describe** special rules for determining Entry Dates under the Plan: _____

4-3 **DEFAULT ELIGIBILITY RULES.** In applying the minimum age and service requirements under AA §4-1 above, the following default rules apply with respect to all contribution sources under the Plan:

- **Year of Service.** An Employee earns a Year of Service for eligibility purposes upon completing 1,000 Hours of Service during an Eligibility Computation Period. Hours of Service are calculated based on actual hours worked during the Eligibility Computation Period. (See Section 1.33 of the BPD for the definition of Hours of Service.)
- **Eligibility Computation Period.** If one Year of Service is required for eligibility, the Plan will determine subsequent Eligibility Computation Periods on the basis of Plan Years (see Section 2.03(a)(2)(i) of the BPD). If more than one Year of Service is required for eligibility, the Plan will determine subsequent Eligibility Computation Periods on the basis of Anniversary Years (see Section 2.03(a)(2)(ii) of the BPD).

To override the default eligibility rules, complete the applicable sections of this AA §4-3. If this AA §4-3 is not completed for a particular contribution source, the default eligibility rules apply.

Deferral	Match	ER	
☐	☐	☐	(a) **Year of Service.** Instead of 1,000 Hours of Service, an Employee earns a Year of Service upon the completion of ____ Hours of Service during an Eligibility Computation Period.
☐	☐	☐	(b) **Eligibility Computation Period.** The Plan will use Anniversary Years for all Eligibility Computation Periods.
☐	☐	☐	(c) **Elapsed Time method.** [***Note:*** *Check the same contribution source as checked in AA §4-1(a) above.*] Eligibility service will be determined under the Elapsed Time method. An Eligible Employee (as defined in AA §3-1) must complete a period of service, as designated below, to participate in the Plan. (See Section 2.03(a)(5) of the BPD.)

☐ (1) For Deferral, must complete a ____ period of service
☐ (2) For Match, must complete a _____ period of service
☐ (3) For ER, must complete a ____ period of service

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Deferral	Match	ER		
☑	☐	☐	(d)	**Equivalency Method**. For purposes of determining an Employee's Hours of Service for eligibility, the Plan will use the Equivalency Method (as defined in Section 2.03(a)(4) of the BPD). The Equivalency Method will apply to: ☐ (1) All Employees. ☑ (2) Employees who are not paid on an hourly basis. For Employees for whom the Employer maintains hourly records, eligibility will be determined based on actual hours worked. If this (d) is checked, Hours of Service for eligibility will be determined under the following Equivalency Method. ☑ (3) **Monthly.** 190 Hours of Service for each month worked. ☐ (4) **Weekly.** 45 Hours of Service for each week worked. ☐ (5) **Daily.** 10 Hours of Service for each day worked. ☐ (6) **Semi-monthly.** 95 Hours of Service for each semi-monthly period worked. ☐ (7) **Hours worked.** 870 hours worked treated as 1,000 Hours of Service and 435 hours worked treated as 500 Hours of Service. ☐ (8) **Regular time hours.** 750 regular time hours treated as 1,000 Hours of Service and 375 regular time hours treated as 500 Hours of Service.
☐	☐	☐	(e)	**Special eligibility provisions.** The following special eligibility provisions apply: _____

4-4 **EFFECTIVE DATE OF MINIMUM AGE AND SERVICE REQUIREMENTS.** The minimum age and/or service requirements under AA §4-1 apply to all Employees under the Plan. An Employee will participate with respect to all contribution sources under the Plan as of such Employee's Entry Date, taking into account all service with the Employer, including service earned prior to the Effective Date.

To allow Employees employed on a specified date to enter the Plan without regard to the minimum age and/or service conditions, complete this AA §4-4.

Deferral	Match	ER		
☐	☐	☐	(a)	**Automatic Eligibility.** An Eligible Employee who is employed by the Employer on the following designated date will enter the Plan on the designated date without regard to minimum age and/or service conditions: ☐ (1) the Effective Date of this Plan (as designated on the Employer Signature Page, as applicable) ☐ (2) the date the Plan is executed by the Employer (as indicated on the Employer Signature Page) ☐ (3) _____ [*insert date*]
☐	☐	☐	(b)	**Describe** other effective date provisions: _____

4-5 **SERVICE WITH PREDECESSOR EMPLOYER.** Service with the following Predecessor Employers will be counted for purposes of determining eligibility, vesting and/or allocation conditions under this Plan.

☐ (a) Identify Predecessor Employer(s):

The Plan will count service with the following Predecessor Employers:

	Name of Predecessor Employer	Eligibility	Vesting	Allocation Conditions
☐ (1)	_____	☐	☐	☐

☐ (b) The following special rules apply with respect to service with a Predecessor Employer: _____

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SECTION 5
COMPENSATION DEFINITIONS

5-1 **TOTAL COMPENSATION.** Total Compensation is based on the definition set forth under this AA §5-1. See Section 1.61 of the BPD for a specific definition of the various types of Total Compensation.

☑ (a) W-2 Wages

☐ (b) Code §415 Compensation

☐ (c) "Simplified" Code §415 Compensation

☐ (d) Wages under Code §3401(a)

[*For purposes of determining Total Compensation, each definition includes pre-tax contributions to a Code §125 cafeteria plan, Code §401(k), Code §403(b) or a Code §457 plan, and qualified transportation fringes under Code §132(f)(4).*]

5-2 **POST-SEVERANCE COMPENSATION.**

(a) **Exclusion of post-severance compensation from Total Compensation.** Total Compensation (as defined in Section 1.61 of the BPD) includes post-severance compensation, to the extent provided in Section 1.61(b) of the BPD. For this purpose, severance pay is always excluded from the definition of Plan Compensation. Other post-severance compensation paid within 2½ months after severance from employment with the Employer or the end of the calendar year in which severance occurs is included in Plan Compensation, unless excluded under this subsection (a). See Section 1.61(b) of the BPD.

The following amounts paid after a Participant's severance from employment are excluded from Plan Compensation.

☐ (1) **Unused leave payments.** Payment for unused accrued bona fide sick, vacation, or other leave, but only if the Employee would have been able to use the leave if employment had continued.

☐ (2) **Deferred compensation.** Payments received by an Employee pursuant to a nonqualified unfunded deferred compensation plan, but only if the payment would have been paid to the Employee at the same time if the Employee had continued in employment and only to the extent that the payment is includible in the Employee's gross income.

(b) **Continuation payments for disabled Participants.** Unless designated otherwise under this subsection (b), Total Compensation does not include continuation payments for disabled Participants. To count Total Compensation paid after Severance from Employment on account of disability (as defined in Code §22(e)(3)), check the box below.

☐ **Payments to disabled Participants.** Total Compensation shall include post-severance compensation paid to a Participant who is permanently and totally disabled, as defined in Code §22(e)(3).

5-3 **PLAN COMPENSATION.** Plan Compensation is **Total Compensation** (as defined in AA §5-1 above) with the following exclusions described below.

Deferral	Match	ER	
☑	☐	☐	(a) No exclusions.
N/A	☐	☐	(b) Salary Deferrals (as defined in Section 1.55 of the BPD), pre-tax contributions to a cafeteria plan or a Code §457 plan, and qualified transportation fringes under Code §132(f)(4) are excluded.
☐	☐	☐	(c) All fringe benefits (cash and noncash), reimbursements or other expense allowances, moving expenses, deferred compensation, and welfare benefits are excluded.
☐	☐	☐	(d) Compensation above $___ is excluded.
☐	☐	☐	(e) Amounts received as a bonus are excluded.
☐	☐	☐	(f) Amounts received as commissions are excluded.
☐	☐	☐	(g) Overtime payments are excluded.
☐	☐	☐	(h) Shift differentials are excluded.
☐	☐	☐	(i) Exclusions as described by the applicable Collective Bargaining Agreement.
☐	☐	☐	(j) Amounts received for services performed for a non-signatory Related Employer are excluded.

[***Note:*** *If this subsection is not elected, amounts received for services*

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Deferral	Match	ER		
				performed for a non-signatory Related Employer are INCLUDED in Plan Compensation.]
☐	☐	☐	(k)	"Deemed §125 compensation" as defined under Total Compensation. (See Section 1.61(d) of the BPD.)
☐	☐	☐	(l)	Amounts received after Severance from Employment are excluded.
☐	☐	☐	(m)	Differential Pay (as defined in Section 1.61(e) of the BPD) is excluded.
☐	☐	☐	(n)	Describe adjustments to Plan Compensation: _____

5-4 **PERIOD FOR DETERMINING COMPENSATION.**

(a) **Compensation Period.** Plan Compensation will be determined on the basis of the following period(s) for the contribution sources identified in this AA §5-4. [***Note:*** *If a period other than Plan Year applies for any contribution source, any reference to the Plan Year as it refers to Plan Compensation for that contribution source will be deemed to be a reference to the period designated under this AA §5-4.*]

Deferral	Match	ER		
☑	☐	☐	(1)	The Plan Year.
☐	☐	☐	(2)	The calendar year ending in the Plan Year.
☐	☐	☐	(3)	The Employer's fiscal tax year ending in the Plan Year.
☐	☐	☐	(4)	The 12-month period ending on _____ which ends during the Plan Year.

(b) **Compensation while a Participant.** Unless provided otherwise under this subsection (b), in determining Plan Compensation, only compensation paid while an individual is a Participant under the Plan with respect to a particular contribution source will be taken into account.

To count compensation for the entire Plan Year for a particular contribution source, including compensation paid while an individual is not a Participant with respect to such contribution source, check below. (See Section 1.45 of the BPD.)

Deferral	Match	ER	
☑	☐	☐	All compensation paid during the Plan Year will be taken into account, including compensation earned while an individual is not a Participant.

SECTION 6
EMPLOYER CONTRIBUTIONS

6-1 **EMPLOYER CONTRIBUTIONS.** Is the Employer authorized to make Employer Contributions under the Plan?

☐ Yes

☑ No [*If No, skip to Section 6A.*]

[***Note:*** *Any Employer Contribution made pursuant to this AA §6 will count towards the Code §457(e)(15) Maximum Contribution Limit. See Section 5.01 of the BPD.*]

6-2 **EMPLOYER CONTRIBUTION FORMULA.** For the period designated in AA §6-4(a) below, the Employer will make the following Employer Contributions on behalf of Participants who satisfy the allocation conditions designated in AA §6-5 below. Any Employer Contribution authorized under this AA §6-2 will be allocated in accordance with the allocation formula selected under AA §6-3 and AA §6-4, as applicable.

☐ (a) **Discretionary contribution.** The Employer will determine in its sole discretion how much, if any, it will make as an Employer Contribution.

☐ (b) **Fixed contribution.**

- ☐ (1) _____% of each Participant's Plan Compensation.
- ☐ (2) $____ for each Participant.
- ☐ (3) The Employer Contribution will be determined in accordance with the personal service contract or employment contract applicable to the Participant.
- ☐ (4) The Employer Contribution will be determined in accordance with any Collective Bargaining Agreement(s) addressing retirement benefits of Collectively Bargained Employees under the Plan.

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☐ (c) **Service-based contribution.** The Employer will make:

☐ (1) **Discretionary.** A discretionary contribution determined as a uniform percentage of Plan Compensation or a uniform dollar amount for each period of service designated below.

☐ (2) **Fixed percentage.** ___% of Plan Compensation paid for each period of service designated below.

☐ (3) **Fixed dollar.** $___ for each period of service designated below.

The service-based contribution selected under this (c) will be based on the following periods of service:

☐ (4) Each Hour of Service

☐ (5) Each week of employment

☐ (6) Describe period: _____

The service-based contribution is subject to the following rules:

☐ (7) Describe any special provisions that apply to service-based contribution: _____

☐ (d) **FICA Replacement Contribution.** (See Section 3.08 of the BPD).

☐ (1) The Employee will make the 7.5% of Plan Compensation mandatory contribution.

☐ (2) The Employer will make the 7.5% of Plan Compensation mandatory contribution.

☐ (3) The Employee will make a mandatory contribution equal to ___% of Plan Compensation and the Employer will make a mandatory contribution equal to ___% of Plan Compensation.

[***Note:*** *The combined Employer and Employee contribution must equal at least 7.5% of Plan Compensation.*]

☐ (e) **Contributions of accrued sick, PTO and/or vacation leave.**

☐ (1) The Employer will make and allocate Employer Contributions of amounts of accrued unpaid sick leave as follows: _____

☐ (2) The Employer will make and allocate Employer Contributions of amounts of accrued unpaid PTO leave as follows: _____

☐ (3) The Employer will make and allocate Employer Contributions of amounts of accrued unpaid vacation leave as follows: _____

☐ (f) Describe Employer Contribution formula: _____

6-3 **ALLOCATION FORMULA.**

☐ (a) **Pro rata allocation.** The Employer Contribution under AA §6-2(a) will be allocated as:

☐ (1) a uniform percentage of Plan Compensation or

☐ (2) a uniform dollar amount

☐ (b) **Allocation under fixed Employer Contribution.** If a fixed Employer Contribution is selected in AA §6-2(b), the Employer Contribution will be allocated in accordance with the selections made in AA §6-2(b).

☐ (c) **Discretionary allocation.** The Employer Contribution under AA §6-2(a) will be allocated in the sole discretion of the Employer in a manner solely determined by the Employer.

☐ (d) **Service-based allocation.** The service-based Employer Contribution selected in AA §6-2(c) will be allocated in accordance with the selections made in AA §6-2(c).

☐ (e) **Describe other allocation method:** _____

6-4 **SPECIAL RULES.** No special rules apply with respect to Employer Contributions under the Plan, except to the extent designated under this AA §6-4.

☐ (a) **Period for determining Employer Contributions.** In determining the amount of the Employer Contributions to be allocated under this AA §6, the Employer Contribution will be based on Plan Compensation paid during the Plan Year, unless this (a) is selected and one of (1) – (4) is selected below.

Alternatively, the Employer may elect to base the Employer Contributions on Plan Compensation paid during the following period:

☐ (1) Plan Year quarter ☐ (2) calendar month

☐ (3) payroll period ☐ (4) Other: _____

[***Note:*** *Although Employer Contributions are determined on the basis of Plan Compensation paid during the period designated under this subsection (a), this does not require the Employer to actually make contributions or allocate contributions on the basis of such period.*]

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☐ (b) **Limit on Employer Contributions.** The Employer Contribution elected in AA §6-2 may not exceed:

☐ (1) ___% of Plan Compensation

☐ (2) $___

☐ (3) Describe: _____

☐ (c) **Offset of Employer Contribution.**

☐ (1) A Participant's allocation of Employer Contributions under AA §6-2 of this Plan is reduced by contributions under _____[*insert name of plan(s)*].

☐ (2) In applying the offset under this subsection, the following rules apply: _____

☐ (d) **Special rules.** The following special provisions apply with respect to Employer Contributions: _____

6-5 **ALLOCATION CONDITIONS.** A Participant who has otherwise satisfied all conditions to receive an Employer Contribution, must satisfy any allocation conditions designated under this AA §6-5 to receive an allocation of Employer Contributions under the Plan. [***Note:*** *The Plan may not impose allocation conditions on FICA Replacement Contributions.*]

☐ (a) **No allocation conditions** apply with respect to Employer Contributions under the Plan.

☐ (b) **Employment condition.** An Employee must be employed with the Employer on the last day of the Plan Year.

☐ (c) **Minimum service condition.** An Employee must be credited with at least:

☐ (1) ____ Hours of Service during the Plan Year.

☐ (2) ____ consecutive days of employment with the Employer during the Plan Year.

☐ (3) ____ consecutive months of employment with the Employer during the Plan Year.

☐ (d) **Application to a specified period.** The allocation conditions selected under this AA §6-5 apply on the basis of the Plan Year. Alternatively, if an employment or minimum service condition applies under this AA §6-5, the Employer may elect under this subsection to apply the allocation conditions on a periodic basis as set forth below. See Section 3.06(a) of the BPD for a description of the rules for applying the allocation conditions on a periodic basis.

☐ (1) **Period for applying allocation conditions.** Instead of the Plan Year, the allocation conditions set forth under subsection (2) below apply with respect to the following periods:

☐ (i) Plan Year quarter

☐ (ii) calendar month

☐ (iii) payroll period

☐ (iv) Other: _____

☐ (2) **Application to allocation conditions.** If this subsection (2) is checked to apply allocation conditions on the basis of specified periods, to the extent an employment or minimum service allocation condition applies under this AA §6-5, such allocation condition will apply based on the period selected under subsection (1) above, unless designated otherwise below:

☐ (i) Only the employment condition will be based on the period selected in subsection (1) above.

☐ (ii) Only the minimum service condition will be based on the period selected in subsection (1) above.

☐ (iii) Describe any special rules: _____

☐ (e) **Exceptions.**

☐ (1) The above allocation condition(s) will **not** apply if an Employee, during the Plan Year:

☐ (i) dies.

☐ (ii) has a Severance from Employment due to becoming Disabled.

☐ (iii) becomes Disabled.

☐ (iv) has a Severance from Employment after attaining Normal Retirement Age.

☐ If this box is checked, this waiver of allocation conditions applies only once during the Participant's employment with the Employer. Thus, if an Employee is rehired after such a waiver was applied to such Employee, the waiver of allocation conditions will not apply to a subsequent Severance from Employment.

☐ (v) has a Severance from Employment after attaining Early Retirement Age.

☐ If this box is checked, this waiver of allocation conditions applies only once during the Participant's employment with the Employer. Thus, if an Employee is rehired after such a waiver was applied to such Employee, the waiver of allocation conditions will not apply to a subsequent Severance from Employment.

☐ (vi) is on an authorized leave of absence from the Employer.

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☐ (2) The exceptions selected under subsection (1) do not apply to:

☐ (i) an employment condition designated under this AA §6-5.

☐ (ii) a minimum service condition designated under this AA §6-5.

☐ (iii) a Discretionary Employer Contribution.

☐ (iv) a Fixed Employer Contribution.

☐ (f) **Equivalency Method**. For purposes of determining an Employee's Hours of Service for allocation purposes, the Plan will use the Equivalency Method (as defined in Section 2.03(a)(4) of the BPD). The Equivalency Method will apply to:

☐ (1) All Employees.

☐ (2) Only Employees for whom the Employer does not maintain hourly records. For all other Employees, actual hours worked will be used.

☐ (g) **Elapsed Time Method**. For purposes of determining an Employee's service for allocation purposes, the Plan will use the Elapsed Time Method.

☐ (h) **Describe** any special rules governing the allocation conditions under the Plan: _____

6-6 **OPTIONAL TREATMENT OF EMPLOYER CONTRIBUTIONS AS ROTH CONTRIBUTIONS.** Unless elected otherwise below, a Participant may not elect to treat a nonforfeitable Employer Contribution made on behalf of such Participant as a Roth contribution.

☐ (a) A Participant MAY elect to treat a nonforfeitable Employer Contribution made on behalf of such Participant as a Roth contribution. [***Note:*** *The Employer and/or Plan Administrator will develop operational procedures to assist in administering this election*.]

☐ (b) Describe any special rules relating to the optional treatment of nonforfeitable Employer Contributions as a Roth contribution: _____

6-7 **SPECIAL RULES APPLICABLE TO EMPLOYER CONTRIBUTIONS.** The following special rules apply to Employer Contributions: _____

SECTION 6A
SALARY DEFERRALS

6A-1 **SALARY DEFERRALS.** Are Employees permitted to make Salary Deferrals under the Plan?

☑ Yes

☐ No [*If "No" is checked, skip to Section 6B.*]

6A-2 **MAXIMUM LIMIT ON SALARY DEFERRALS.** Unless designated otherwise under this AA §6A-2, a Participant may defer any amount up to the Code §457(e)(15) Maximum Contribution Limit.

☐ (a) **Salary Deferral Limit.** A Participant may not defer an amount in excess of:

☐ (1) _____% of Plan Compensation.

☐ (2) $_____.

[***Note:*** *If both (1) and (2) are checked, the deferral limit is the lesser of the amounts selected.*]

Any limit described in subsection (1) or (2) above applies with respect to the following period:

☐ (3) Plan Year.

☐ (4) the portion of the Plan Year during which the individual is eligible to participate.

☐ (5) each separate payroll period during which the individual is eligible to participate.

☐ (b) **Limits on Salary Deferrals on bonus payments.** [***Note:*** *This §6A-2(b) only may be selected if bonus payments are not excluded under AA §5-3.*]

☐ (1) The same limits specified in (a)(1) and (a)(2) above apply to bonus and non-bonus Plan Compensation. Employees may defer any amounts out of bonus payments, subject to the Code §457(e)(15) Maximum Contribution Limit and any other limit on Salary Deferrals under this AA 6A-2. The Employer may impose special limits on bonus payments under the Salary Deferral Election or in separate administrative procedures.

☐ (2) A Participant may defer up to ____% (*not to exceed 100%*) of any bonus payment (subject to the Code §457(e)(15) Maximum Contribution Limit) without regard to any other limits described under this AA §6A-2. The Employer may impose special limits on bonus payments under the Salary Reduction Agreement election or in separate administrative procedures.

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☐ (3) Describe special rules applicable to deferrals on bonus payments: _____

(c) **Deferral of sick, vacation, PTO and back pay.** Unless otherwise elected below, a Participant may elect to defer accrued sick pay, accrued vacation pay, accrued PTO pay, or back pay if: (1) such pay is otherwise included in Plan Compensation; (2) the Participant timely enters into a Salary Reduction Agreement with respect to such pay; and (3) the Participant is an Employee in the month of deferral.

☐ A Participant may NOT defer accrued sick pay, accrued vacation pay, accrued PTO or back pay.

☐ (d) **Describe** any other limits that apply with respect to Salary Deferrals under the Plan: _____

6A-3 **MINIMUM DEFERRAL RATE.** Unless designated otherwise under this AA §6A-3, no minimum deferral requirement applies under the Plan. Alternatively, a Participant must defer at least the following amount in order to make Salary Deferrals under the Plan.

☐ (a) ___% of Plan Compensation for a payroll period.

☐ (b) $___ for a payroll period.

☐ (c) Describe. _____

6A-4 **CATCH-UP CONTRIBUTIONS.** Age 50 Catch-Up Contributions and Special 457 Catch-Up Contributions (as defined in Section 3.03(d) and (e) of the BPD) are permitted under the Plan, unless designated otherwise under this AA §6A-4.

☐ (a) Age 50 Catch-Up Contributions are not permitted under the Plan.

☐ (b) Special 457 Catch-Up Contributions are not permitted under the Plan.

☐ (c) Describe any special rules applicable to the Age 50 Catch-Up Contributions or Special 457 Catch-Up Contributions:
_____

6A-5 **ROTH DEFERRALS.**

(a) **Availability of Roth Deferrals.**

☑ (1) Roth Deferrals are permitted under the Plan.

☐ (2) Roth Deferrals are not permitted under the Plan.

[***Note:*** *If Roth Deferrals are effective as of a date later than the Effective Date of the Plan, designate such special Effective Date in AA §6A-8 below.*]

(b) **Distribution of Roth Deferrals.** Unless designated otherwise under this subsection, to the extent a Participant takes a distribution or withdrawal from such Participant's Salary Deferral Account(s), the Participant may designate the extent to which such distribution is taken from the Pre-Tax Deferral Account or from the Roth Deferral Account. If a Participant fails to designate the Account, the Plan Administrator may distribute amounts pursuant to a separate administrative policy.

Alternatively, the Employer may designate the order of distributions for the distribution types listed below:

☐ (1) **Distributions and withdrawals.**

☐ (i) Any distribution will be taken on a pro rata basis from the Participant's Pre-Tax Deferral Account and Roth Deferral Account.

☐ (ii) Any distribution will be taken first from the Participant's Roth Deferral Account and then from the Participant's Pre-Tax Deferral Account.

☐ (iii) Any distribution will be taken first from the Participant's Pre-Tax Deferral Account and then from the Participant's Roth Deferral Account.

☐ (2) **Distribution of Excess Deferrals.**

☐ (i) Distribution of Excess Deferrals will be made from Roth and Pre-Tax Deferral Accounts in the same proportion that deferrals were allocated to such Accounts for the calendar year.

☐ (ii) Distribution of Excess Deferrals will be made first from the Roth Deferral Account and then from the Pre-Tax Deferral Account.

☐ (iii) Distribution of Excess Deferrals will be made first from the Pre-Tax Deferral Account and then from the Roth Deferral Account.

(c) **In-Plan Roth Conversions.** Unless elected under this AA §6A-5(c), the Plan does not permit a Participant to make an In-Plan Roth Conversion under the Plan. To override this provision to allow Participants to make an In-Plan Roth Conversion, subsection (1) must be checked.

☑ (1) **Effective date.** Effective October 16, 2025 [*not earlier than 1/1/2013*], a Participant may elect to convert all or any portion of such Participant's non-Roth vested Account Balance to an In-Plan Roth Conversion Account.

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[***Note:*** *The Plan must provide for Roth Deferrals under AA §6A-5(a) as of the effective date designated in this subsection (1). An election under this subsection (1) does not affect an In-Plan Roth Conversion that was allowed under prior Plan provisions.*]

(2) **In-Service Distribution.**

☐ (i) For a Participant to convert such Participant's eligible contributions to Roth through an In-Plan Roth Conversion, the Participant need not be eligible to take a distribution from the Plan. [***Note****: If this subsection (i) is checked, a Participant may convert any or all of the eligible contribution sources to Roth Deferrals through an In-Plan Roth Conversion.*]

☑ (ii) For a Participant to convert such Participant's eligible contributions to Roth through an In-Plan Roth Conversion, a Participant must be eligible for a distribution of any amounts converted to Roth Deferrals through an In-Plan Roth Conversion. Thus, only amounts that are eligible for distribution under AA §9 are eligible for In-Plan Roth Conversion.

(3) **Contribution sources.** An Employee may elect to make an In-Plan Roth Conversion from all available contribution sources under the Plan. To override this default provision and limit the contribution sources available for In-Plan Roth Conversion, select the applicable contribution sources below:

☐ (i) Pre-tax Salary Deferrals

☐ (ii) Employer Contributions

☐ (iii) Matching Contributions

☐ (iv) Rollover Contributions

☐ (v) Describe: _____

(4) **Limits applicable to In-Plan Roth Conversions.** No special limits apply with respect to In-Plan Roth Conversions, unless designated otherwise under this subsection (4).

☑ (i) Roth conversions may only be made from contribution sources that are fully vested (i.e., 100% vested).

☐ (ii) A Participant may not make an In-Plan Roth Conversion of less than $___ (may not exceed $1,000).

☐ (iii) A Participant may not make an In-Plan Roth Conversion of any outstanding loan amount.

[***Note****: If this subsection (iii) is not checked, a Participant may convert amounts that are attributable to an outstanding loan, to the extent the loan relates to a contribution source that is eligible for conversion under subsection (3) above.*]

☐ (iv) Only Participants who are current Employees are allowed to make In-Plan Roth Conversions.

☐ (v) The ability to make In-Plan Roth Conversions is limited to the following events: _____

☐ (vi) Describe: _____

(5) **Amounts available to pay federal and state taxes generated from an In-Plan Roth Conversion.** No special provisions apply to allow Participants to withdraw funds to pay federal or state taxes generated from an In-Plan Roth Conversion, except as provided otherwise under this subsection (5).

☐ (i) **In-service distribution.** If the Plan does not otherwise permit an in-service distribution at the time of the In-Plan Roth Conversion and this subsection (i) is checked, a Participant may elect to take an in-service distribution solely to pay taxes generated from the In-Plan Roth Conversion to the extent such in-service distribution would otherwise be permitted under Section 8.03 of the BPD.

[***Note:*** *If this subsection (i) is checked, a Participant may take an in-service distribution only to the extent such distribution would otherwise be permitted under the provisions of Section 8.03 of the BPD.*]

☐ (ii) **Participant loan.** Generally, a Participant may request a loan from the Plan to the extent permitted under Section 13 of the BPD and AA Appendix B. However, to the extent a Participant loan is not otherwise allowed and this subsection (ii) is selected, a Participant may receive a Participant loan solely to pay taxes generated from an In-Plan Roth Conversion.

[***Note:*** *If this subsection (ii) is selected and Participant loans are not otherwise authorized under the Plan, any Participant loan made pursuant to this subsection (ii) will be made in accordance with the default loan policy described in Section 13 of the BPD.*]

(6) **Distribution from In-Plan Roth Conversion Account.** Distributions from the In-Plan Roth Conversion Account will be permitted in the same manner as permitted for Roth Deferrals, as set forth under AA §9-2, unless designated otherwise under this subsection (6).

☐ Describe distribution options: _____

☐ (d) **Describe** any special rules that apply to Roth Deferrals under the Plan: _____

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6A-6 **SALARY REDUCTION AGREEMENT ELECTIONS.**

(a) **Change or revocation of Salary Reduction Agreement election:** A Participant's election to change or resume a Salary Reduction Agreement election will be effective as set forth under the Salary Reduction Agreement or other written procedures adopted by the Plan Administrator. Unless the Salary Reduction Agreement or other written procedures adopted by the Plan Administrator provide otherwise, a Participant may revoke a Salary Reduction Agreement election (on a prospective basis) at any time.

(b) **Salary deferral elections of rehired participants:** Unless designated otherwise below, a Participant's affirmative Salary Reduction Agreement to defer (or to not defer) will cease upon Severance from Employment and the Participant will need to make a new election upon rehire.

☐ **Participant's affirmative election does not cease upon Severance from Employment.** If this subsection (b) is selected, a terminated Participant's affirmative Salary Reduction Agreement election to defer (or to not defer) **will not cease** upon Severance from Employment and the Participant's affirmative Salary Reduction Agreement election to defer (or to not defer) in effect at the time of Severance from Employment will apply upon rehire.

[***Note:*** *The Employer may modify the rules applicable to rehired Employees under the Salary Reduction Agreement or other administrative procedures*.]

6A-7 **AUTOMATIC CONTRIBUTION ARRANGEMENT.** No automatic contribution provisions apply under Section 3.03(c) of the BPD, unless provided otherwise under this AA §6A-7. *[**Note:** Some States through anti-garnishment laws or otherwise may not allow Automatic Contribution Arrangements.*]

☐ (a) **Automatic deferral election.** Upon becoming eligible to make Salary Deferrals under the Plan (pursuant to AA §3 and AA §4), a Participant will be deemed to have entered into a Salary Deferral Election for each payroll period, unless the Participant completes a Salary Reduction Agreement election (subject to the limitations under AA §6A-2 and AA §6A-3) in accordance with procedures adopted by the Plan Administrator.

☐ (1) **Effective date of Automatic Contribution Arrangement.** The automatic deferral provisions under this AA §6A-7 are effective as of:

☐ (i) The Effective Date of this Plan as set forth under the Employer Signature Page.

☐ (ii) _____ [*insert date*]

☐ (iii) As set forth under a prior Plan document.

[***Note:*** *If this subsection (iii) is checked, the automatic deferral provisions under this AA §6A-7 will apply as of the original Effective Date of the automatic contribution arrangement. Unless provided otherwise under this AA §6A-7, an Employee who is automatically enrolled under a prior Plan document will continue to be automatically enrolled under the current Plan document.*]

☐ (2) **Automatic Contribution Arrangement.** Check this subsection (2) if the Plan is designated as an Automatic Contribution Arrangement, as described under Section 3.03(c) of the BPD. [***Note:*** *Unless an election is made under this AA §6A-7 that is inconsistent with the requirements of an Eligible Automatic Contribution Arrangement (EACA), the Automatic Contribution Arrangement will qualify as an EACA, as described in Section 3.03(c) of the BPD.*]

☐ (i) **Automatic Contribution Arrangement features determined under separate administrative procedures.** The Employer has described the features of its Automatic Contribution Arrangement in a separate administrative policy which is incorporated by reference into this Plan. To the extent that either (ii) or (iii) below is not completed, those features of the Automatic Contribution Arrangement will be determined by the terms of a separate administrative policy.

☐ (ii) **Automatic deferral percentage.**

☐ (A) ___% of Plan Compensation

☐ (B) $___

☐ (iii) **Automatic increase.** If elected under this subsection (iii), the automatic deferral amount will increase each Plan Year by the following amount. (See Section 3.03(c) of the BPD.)

☐ (A) ___% of Plan Compensation

☐ (B) $_____

☐ (C) Describe: _____

Any automatic increase elected under this subsection (iii) will not cause the automatic deferral amount to exceed:

☐ (D) ___% of Plan Compensation

☐ (E) $_____

☐ (F) Describe: _____

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(3) **Application of automatic deferral provisions.** The automatic deferral election under subsection (2) will apply to new Participants and existing Participants as set forth under this subsection (3).

(i) **New Participants.** The automatic deferral provisions apply to all Participants who become eligible on or after the effective date.

(ii) **Current Participants.** The automatic deferral provisions apply to all other eligible Participants as follows:

☐ (A) Automatic deferral provisions apply to all current Participants who have not entered into a Salary Deferral Election (including an election not to defer under the Plan).

☐ (B) Automatic deferral provisions apply to all current Participants who have not entered into a Salary Deferral Election that is at least equal to the automatic deferral amount under subsection (2)(ii). Current Participants who have made a Salary Deferral Election that is less than the automatic deferral amount or who have not made a Salary Deferral Election will automatically be increased to the automatic deferral amount unless the Participant enters into a new Salary Deferral election on or after the effective date of the automatic deferral provisions.

☐ (C) Automatic deferral provisions do not apply to current Participants. Only new Participants described in subsection (i) above are subject to the automatic deferral provisions.

☐ (D) Describe: _____

(iii) **Treatment of automatic deferrals.** Any Salary Deferrals made pursuant to an automatic deferral election will be treated as Pre-Tax Salary Deferrals, unless designated otherwise under this subsection (iii).

☐ Any Salary Deferrals made pursuant to an automatic deferral election will be treated as Roth Deferrals. [***Note:*** *This subsection (iii) may only be checked if Roth Deferrals are permitted under AA §6A-5.*]

☐ (iv) **Expiration of affirmative deferral elections.** Unless this subsection (iv) is elected, for purposes of the automatic deferral provisions of the Plan, a Participant's affirmative elective deferral election will not expire. If this subsection (iv) is elected, a Participant's affirmative deferral election will expire:

☐ (A) at the end of each Plan Year.

☐ (B) Describe date that the affirmative election will expire: _____

If a Participant fails to complete a new affirmative deferral election subsequent to the prior election expiring, the Participant becomes subject to the automatic deferral percentage as specified in the Plan pursuant to the automatic contribution arrangement provisions. Each year, the Participant can always complete a new affirmative election and designate a new deferral percentage.

[***Note:*** *Any Salary Deferral Election (including an election not to defer under the Plan) made after the effective date of the automatic deferral provisions will override such automatic deferral provisions.*]

(4) **Application of automatic increase.** Unless designated otherwise under this subsection (4), if an automatic increase is selected under subsection (2)(iii) above, the automatic increase will take effect as of the first day of the second Plan Year following the Plan Year in which the automatic deferral election first becomes effective with respect to a Participant. (See Section 3.03(c)(2)(iii) of the BPD.)

☐ (i) **First Plan Year.** Instead of applying as of the second Plan Year, the automatic increase described in subsection (2)(iii) takes effect as of the appropriate date (as designated under subsection (iii) below) within the first Plan Year following the date automatic contributions begin.

☐ (ii) **Designated Plan Year.** Instead of applying as of the second Plan Year, the automatic increase described in subsection (2)(iii) takes effect as of the appropriate date (as designated under subsection (iii) below) within the _____ Plan Year following the Plan Year in which the automatic deferral election first becomes effective with respect to a Participant.

☐ (iii) **Effective date.** The automatic increase described under subsection (2)(iii) is generally effective as of the first day of the Plan Year. If this subsection (iii) is checked, instead of becoming effective on the first day of the Plan Year, the automatic increase will be effective on:

☐ (A) The anniversary of the Participant's date of hire.

☐ (B) The anniversary of the Participant's first automatic deferral contribution.

☐ (C) The first day of each calendar year.

☐ (D) Other date: _____

☐ (iv) **Special rules:** _____

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(5) **Treatment of Employees who have a Severance from Employment and who are rehired.** Unless designated otherwise below, in applying the automatic deferral provisions under this AA§6A-7, including the automatic increase provisions, a rehired Participant is treated as a new Employee (regardless of the amount of time since the rehired Employee had a Severance from Employment).

☐ (i) **Rehired Employees not treated as new Employee.** In applying the automatic deferral provisions under this AA§6A-7, including the automatic increase provisions, a rehired Participant is not treated as a new Employee. Thus, for example, a rehired Participant's deferral percentage will be calculated based on the date the individual first began making automatic deferrals under the Plan.

☐ (ii) **Describe special rules applicable to rehired employees:** _____

☐ (b) **Permissible Withdrawals under Automatic Contribution Arrangement.**

☐ (1) **Permissible withdrawals allowed.** If the Plan satisfies the requirements for an EACA (as set forth in Section 3.03(c) of the BPD), a Participant who has Salary Deferrals contributed to the Plan pursuant to an automatic deferral election under this AA §6A-7 may elect to withdraw such contributions (and earnings attributable thereto) within 90 days after the date such Salary Deferrals would otherwise have been included in gross income, unless designated otherwise under subsection (3) below. Unless elected otherwise below, if a Participant does not make automatic deferrals to the Plan for an entire Plan Year (e.g., due to Severance from Employment), the Plan may allow such Participant to take a permissive withdrawal, but only with respect to default contributions made after the Participant's return to employment.

☐ The ability to take permissible withdrawals does not apply to rehired Participants, even if such Participants have not made automatic deferrals to the Plan for an entire Plan Year due to Severance from Employment.

☐ (2) **No permissible withdrawals.** Although the Plan contains an automatic deferral election that is designed to satisfy the requirements of an EACA, the permissible withdrawal provisions under this subsection (b) are not available.

☐ (3) **Time period for electing a permissible withdrawal.** Instead of a 90-day election period, a Participant must request a permissible withdrawal no later than _____ [*may not be less than 30 or more than 90*] days after the date the Plan Compensation from which such Salary Deferrals are withheld would otherwise have been included in gross income.

☐ (c) **Other automatic contribution provisions:** _____

6A-8 **SPECIAL DEFERRAL EFFECTIVE DATES.** Unless designated otherwise under this AA §6A-8, a Participant is eligible to make Salary Deferrals under the Plan as of the Effective Date of the Plan (as designated in the Employer Signature Page). However, in no case may a Participant begin making Salary Deferrals prior to the later of the date the Employee becomes a Participant, the date the Participant executes a Salary Reduction Agreement or the date the Plan is adopted or effective. (See Section 3.03(a) of the BPD.)

To designate a later Effective Date for Salary Deferrals or Roth Deferrals, complete this AA §6A-8.

☐ (a) **Salary Deferrals.** A Participant is eligible to make Salary Deferrals under the Plan as of:

☐ (1) the date the Plan is executed by the Employer (as indicated on the Employer Signature Page).

☐ (2) _____ (insert date).

☐ (b) **Roth Deferrals.** The Roth Deferral provisions under AA §6A-5 are effective as of _____. [***Note:*** *If Roth Deferrals are permitted under AA §6A-5 above, Roth Deferrals are effective as of the Effective Date applicable to Salary Deferrals under this AA §6A-8, unless a later date is designated under this subsection.*]

SECTION 6B
MATCHING CONTRIBUTIONS

6B-1 **MATCHING CONTRIBUTIONS.** Is the Employer authorized to make Matching Contributions under the Plan?

☐ Yes

☑ No [*Check this box if there are no Matching Contributions. If "No" is checked, skip to Section 7.*]

[***Note:*** *Any Matching Contribution made pursuant to this AA §6B will count towards the Code §457(e)(15) Maximum Contribution Limit. See Section 5.01 of the BPD.*]

6B-2 **MATCHING CONTRIBUTION FORMULA:** For the period designated in AA §6B-5 below, the Employer will make the following Matching Contribution on behalf of Participants who satisfy the allocation conditions under AA §6B-6 below.

☐ (a) **Discretionary match.** The Employer will determine in its sole discretion how much, if any, it will make as a Matching Contribution and how such Matching Contribution is allocated to Participants.

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☐ (b) **Fixed match.** The Employer will make a Matching Contribution for each Participant equal to:

☐ (1) ____% of Salary Deferrals made for each period designated in AA §6B-5 below.

☐ (2) $____ for each period designated in AA §6B-5 below.

☐ (3) The Employer Contribution will be determined in accordance with the personal service contract or employment contract applicable to the Participant.

☐ (4) The Employer Contribution will be determined in accordance with any Collective Bargaining Agreement(s) addressing retirement benefits of Collectively Bargained Employees under the Plan.

☐ (c) **Tiered match.** The Employer will/may make a Fixed/Discretionary Matching Contribution to all Participants based on the following tiers of Salary Deferrals.

☐ (1) **Tiers as percentage of Plan Compensation.**

Salary Deferrals	Fixed Match	Discretionary Match
☐ (i) Up to __% of Plan Compensation	_____%	☐
☐ (ii) From __% up to __% of Plan Compensation	_____%	☐
☐ (iii) From __% up to __% of Plan Compensation	_____%	☐
☐ (iv) From __% up to __% of Plan Compensation	_____%	☐

☐ (2) **Tiers as dollar amounts.**

Salary Deferrals	Fixed Match	Discretionary Match
☐ (i) Up to $____	_____%	☐
☐ (ii) From $____ up to $____	_____%	☐
☐ (iii) From $____ up to $____	_____%	☐
☐ (iv) Above $____	_____%	☐

☐ (d) **Year of Service match.** The Employer will/may make a fixed %/Discretionary Matching Contribution as a uniform percentage of Salary Deferrals to all Participants based on Years of Service with the Employer.

Years of Service	Matching %	Discretionary Match
☐ (1) From ____ up to ____ Years of Service	_____%	☐
☐ (2) From ____ up to ____ Years of Service	_____%	☐
☐ (3) From ____ up to ____ Years of Service	_____%	☐
☐ (4) From ____ up to ____ Years of Service	_____%	☐
☐ (5) Years of Service equal to and above ____	_____%	☐

For this purpose, a Year of Service is each Plan Year during which an Employee completes at least 1,000 Hours of Service. Alternatively, a Year of Service is: _____

☐ (e) **Other Matching Contribution Formula:** _____

6B-3 **CONTRIBUTIONS ELIGIBLE FOR MATCHING CONTRIBUTIONS ("ELIGIBLE CONTRIBUTIONS").** Unless designated otherwise under this AA §6B-3, all Salary Deferrals, including any Roth Deferrals, Age 50 Catch-Up Contributions and Special 457 Catch-Up Contributions, are eligible for the Matching Contributions designated under AA §6B-2.

☐ (a) **Matching Contributions.** Only the following contribution sources are eligible for a Matching Contribution under AA §6B-2:

☐ (1) Pre-tax Salary Deferrals

☐ (2) Roth Deferrals

☐ (3) Age 50 Catch-Up Contributions

☐ (4) Special 457 Catch-Up Contributions

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☐ (b) **Application of Matching Contributions to elective deferrals made under another plan maintained by the Employer.** If this subsection is checked, the Matching Contributions described in AA §6B-2 will apply to elective deferrals made under another plan maintained by the Employer.

☐ (1) The Matching Contribution designated in AA §6B-2 above will apply to elective deferrals under the following plan maintained by the Employer: _____

☐ (2) The following special rules apply in determining the amount of Matching Contributions under this Plan with respect to elective deferrals under the plan described in subsection (1): _____

[***Note:*** *This subsection may be used to describe special provisions applicable to Matching Contributions provided with respect to elective deferrals under another plan maintained by the Employer, including another Code §457(b) plan, a §401(a) qualified plan, or Code §403(b) plan.*]

☐ (c) **Special rules.** The following special rules apply for purposes of determining the Matching Contribution under this AA §6B-3: _____

6B-4 **LIMITS ON MATCHING CONTRIBUTIONS.** In applying the Matching Contribution formula(s) selected under AA §6B-2 above, the following limits apply.

☐ (a) **No limits apply.** All Salary Deferrals are eligible for Matching Contributions.

☐ (b) **Limit on Salary Deferrals.** The Matching Contribution formula(s) selected in AA §6B-2 above apply only to Salary Deferrals that do not exceed:

☐ (1) _____% of Plan Compensation.

☐ (2) $_____.

☐ (3) A discretionary amount determined by the Employer.

☐ (c) **Limit on Matching Contributions.** The total Matching Contribution provided under the formula(s) selected in AA §6B-2 above will not exceed:

☐ (1) __% of Plan Compensation.

☐ (2) $_____.

☐ (d) **Special limits:** _____

6B-5 **PERIOD FOR DETERMINING MATCHING CONTRIBUTIONS.** The Matching Contribution formula(s) selected in AA §6B-2 above (including any limitations on such amounts under AA §6B-4) are based on Salary Deferrals for the **Plan Year**. To apply a different period for determining the Matching Contributions and limits under AA §6B-2 and AA §6B-4, check one of (a) – (d) below.

☐ (a) payroll period ☐ (b) Plan Year quarter

☐ (c) calendar month ☐ (d) Other: _____

[***Note:*** *Although Matching Contributions (and any limits on those Matching Contributions) will be determined on the basis of the period designated under this AA §6B-5, this does not require the Employer to actually make contributions or allocate contributions on the basis of such period. See Section 3.04(c) of the BPD for a discussion of the "true up" requirements applicable to Matching Contributions.*]

6B-6 **ALLOCATION CONDITIONS.** A Participant who has otherwise satisfied all conditions to receive a Matching Contribution, must satisfy any allocation conditions designated under this AA §6B-6 to receive an allocation of Matching Contributions under the Plan.

☐ (a) **No allocation conditions** apply with respect to Matching Contributions under the Plan.

☐ (b) **Employment condition.** An Employee must be employed with the Employer on the last day of the Plan Year.

☐ (c) **Minimum service condition.** An Employee must be credited with at least:

☐ (1) ____ Hours of Service during the Plan Year.

☐ (2) ____ consecutive days of employment with the Employer during the Plan Year.

☐ (3) ____ consecutive months of employment with the Employer during the Plan Year.

☐ (d) **Application to a specified period.** The allocation conditions selected under this AA §6B-6 apply on the basis of the Plan Year. Alternatively, if an employment or minimum service condition applies under this AA §6B-6, the Employer may elect under this subsection to apply the allocation conditions on a periodic basis as set forth below. (See Section 3.06(a) of the BPD for a description of the rules for applying the allocation conditions on a periodic basis.)

☐ (1) **Period for applying allocation conditions.** Instead of the Plan Year, the allocation conditions set forth under subsection (2) below apply with respect to the following periods:

☐ (i) Plan Year quarter

☐ (ii) calendar month

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☐ (iii) payroll period

☐ (iv) Other: _____

☐ (2) **Application to allocation conditions.** To the extent an employment or minimum service allocation condition applies under this AA §6B-6, such allocation condition will apply based on the period selected under subsection (1) above, unless designated otherwise below:

☐ (i) Only the employment condition will be based on the period selected in subsection (1) above.

☐ (ii) Only the minimum service condition will be based on the period selected in subsection (1) above.

☐ (iii) Describe any special rules: _____

☐ (e) **Exceptions.**

☐ (1) The above allocation condition(s) will **not** apply if the Employee, during the Plan Year:

☐ (i) dies.

☐ (ii) has a Severance from Employment due to becoming Disabled.

☐ (iii) becomes Disabled.

☐ (iv) has a Severance from Employment after attaining Normal Retirement Age.

☐ If this box is checked, this waiver of allocation conditions applies only once during the Participant's employment with the Employer. Thus, if an Employee is rehired after such a waiver was applied to such Employee, the waiver of allocation conditions will not apply to a subsequent Severance from Employment.

☐ (v) has a Severance from Employment after attaining Early Retirement Age.

☐ If this box is checked, this waiver of allocation conditions applies only once during the Participant's employment with the Employer. Thus, if an Employee is rehired after such a waiver was applied to such Employee, the waiver of allocation conditions will not apply to a subsequent Severance from Employment.

☐ (vi) is on an authorized leave of absence from the Employer.

☐ (2) The exceptions selected under subsection (1) do not apply to:

☐ (i) an employment condition designated under this AA §6B-6.

☐ (ii) a minimum service condition designated under this AA §6B-6.

☐ (iii) a Discretionary Matching Contribution.

☐ (iv) a Fixed Matching Contribution.

☐ (f) **Equivalency Method**. For purposes of determining an Employee's Hours of Service for allocation purposes, the Plan will use the Equivalency Method (as defined in Section 2.03(a)(4) of the BPD). The Equivalency Method will apply to:

☐ (1) All Employees.

☐ (2) Only Employees for whom the Employer does not maintain hourly records. For Employees for whom the Employer maintains hourly records, eligibility will be determined based on actual hours worked.

☐ (g) **Elapsed Time Method**. For purposes of determining an Employee's service for allocation purposes, the Plan will use the Elapsed Time Method

☐ (h) **Describe** any special rules governing the allocation conditions under the Plan: _____

6B-7 **OPTIONAL TREATMENT OF MATCHING CONTRIBUTIONS AS ROTH CONTRIBUTIONS.** Unless elected otherwise below, a Participant may not elect to treat a nonforfeitable Matching Contribution made on behalf of such Participant as a Roth Deferrals.

☐ (a) A Participant MAY elect to treat a nonforfeitable Matching Contribution made on behalf of such Participant as a Roth Deferral. [***Note:*** *The Employer and/or Plan Administrator will develop operational procedures to assist in administering this election.*]

☐ (b) Describe special any special rules relating to the optional treatment of nonforfeitable Matching Contributions as a Roth Deferral: _____

6B-8 **OPTIONAL TREATMENT OF QUALIFIED STUDENT LOAN PAYMENTS AS SALARY DEFERRALS FOR MATCHING CONTRIBUTIONS.** Unless elected otherwise below, Qualified Student Loan Payments are not treated as Salary Deferrals for Matching Contribution purposes under the Plan.

☐ (a) Effective ____ (no earlier than the first day of the Plan Year beginning after December 31, 2023), the Employer elects to make Matching Contributions on account of Qualified Student Loan Payments, as provided under BPD Section 3.04(e). The Employer may develop procedures to assist in the administration of this election and/or may specify any special rules under subsection (b) below.

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☐ (b) Describe any special rules applicable to the optional treatment of Qualified Student Loan Payments as Salary Deferrals for Matching Contribution purposes: _____

6B-9 **SPECIAL RULES APPLICABLE TO MATCHING CONTRIBUTIONS.** The following special rules apply to Matching Contributions: _____

SECTION 7
RETIREMENT AGES

7-1 **NORMAL RETIREMENT AGE.** For purposes of applying the Special 457 Catch-Up Contribution under AA §6A-4(b) (and vesting, allocation and other provisions of the Plan referring to Normal Retirement Age, if applicable), Normal Retirement Age under the Plan is:

☐ (a) Age ____ (not earlier than age 65 or later than age 70 ½).

☐ (b) The earlier of age ____ (not earlier than age 65 or later than age 70 ½) or the date immediate retirement benefits are authorized under a pension plan maintained by the Employer (as set forth under Section 5.04(b) of the BPD).

☑ (c) The Participant may designate a Normal Retirement Age that is on or after the earlier of age 65 or the date immediate retirement benefits are authorized under a pension plan maintained by the Employer (as set forth under Section 5.04(b) of the BPD) but not later than age 70½.

☐ (d) The Participant may designate a Normal Retirement Age that is on or after age ____ (not earlier than age 65) but not later than age ____ (not later than age 70½).

☐ (e) Describe Normal Retirement Age: _____

Normal Retirement Age for Qualified Police (elect if applicable):

☐ (f) Age ____ (not earlier than age 40 or later than age 70 ½).

☐ (g) The earlier of age ____ (not earlier than age 40 or later than age 70 ½) or the date immediate retirement benefits are authorized under a pension plan maintained by the Employer (as set forth under Section 5.04(c) of the BPD).

☑ (h) The Participant may designate a Normal Retirement Age that is on or after the earlier of age 40 or the date immediate retirement benefits are authorized under a pension plan maintained by the Employer (as set forth under Section 5.04(b) of the BPD) but not later than age 70½.

☐ (i) The Participant may designate a Normal Retirement Age that is on or after age 65 but not later than age 70½.

☐ (j) Describe Normal Retirement Age for Qualified Police: _____

Normal Retirement Age for Firefighters (elect if applicable):

☐ (k) Age ____ (not earlier than age 40 or later than age 70 ½).

☐ (l) The earlier of age ____ (not earlier than age 40 or later than age 70 ½) or the date immediate retirement benefits are authorized under a pension plan maintained by the Employer (as set forth under Section 5.04(c) of the BPD).

☑ (m) The Participant may designate a Normal Retirement Age that is on or after the earlier of age 40 or the date immediate retirement benefits are authorized under a pension plan maintained by the Employer (as set forth under Section 5.04(b) of the BPD) but not later than age 70½.

☐ (n) The Participant may designate a Normal Retirement Age that is on or after age 65 but not later than age 70½.

☐ (o) Describe Normal Retirement Age for Firefighters: _____

[***Note:*** *A Participant's Normal Retirement Age must be the same as such Participant's normal retirement age under any other 457(b) plans sponsored by the Employer. The designation of a Normal Retirement Age under the Plan does not compel retirement with the Employer.*]

SECTION 8
VESTING AND FORFEITURES

8-1 **CONTRIBUTIONS SUBJECT TO VESTING.** Does the Plan provide for Employer Contributions under AA §6 or Matching Contributions under AA §6B that are subject to vesting?

☐ Yes

☑ No [*If "No" is checked, skip to Section 9.*]

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[***Note**: The imposition of a vesting schedule creates a substantial risk of forfeiture with respect to the contributions subject to the vesting schedule. If a contribution is subject to a substantial risk of forfeiture, such contribution is not counted toward the Maximum Contribution Limit until the substantial risk of forfeiture lapses (i.e., the contributions are vested.). Where an amount is subject to a substantial risk of forfeiture, gains or losses allocable to the amount deferred, through the date that the substantial risk of forfeiture lapses, are taken into account in determining the amount that is considered deferred in the year in which the substantial risk of forfeiture lapses.*]

8-2 **VESTING SCHEDULE.** The vesting schedule under the Plan is as follows for both Employer Contributions and Matching Contributions, to the extent authorized under AA §6 and AA §6B. See Section 7.02(a) of the BPD for a description of the various vesting schedules under this AA §8-2. (Note: If the Employer imposes a vesting schedule, Employer Contributions and Matching Contributions, and attributable earnings, will count towards the Code §457(e)(15) Maximum Contribution Limit for the year in which the amounts become vested.)

ER	Match	
☐	☐	(a) Full and immediate vesting.
☐	☐	(b) 3-year cliff vesting schedule
☐	☐	(c) 6-year graded vesting schedule
☐	☐	(d) Modified vesting schedule
		____% immediately on Plan participation
		____% after 1 Year of Service
		____% after 2 Years of Service
		____% after 3 Years of Service
		____% after 4 Years of Service
		____% after 5 Years of Service
		100% after 6 Years of Service
☐	☐	(e) Other: _____

8-3 **VESTING SERVICE.** In applying the vesting schedules under this AA §8, the following service with the Employer is excluded.

☐ (a) None, all service with the Employer counts for vesting purposes.

☐ (b) Service before the original Effective Date of this Plan is excluded. (See Section 7.06 of the BPD for rules regarding Predecessor Service.)

☐ (c) Service completed before the Employee's ____ birthday is excluded.

8-4 **FULL VESTING.** An Employee's vesting percentage increases to 100% if, while employed with the Employer, the Employee:

☐ (a) dies.

☐ (b) has a Severance from Employment due to becoming Disabled.

☐ (c) becomes Disabled.

☐ (d) attains Normal Retirement Age.

☐ (e) Other: _____

☐ (f) Not applicable. No increase in vesting applies.

8-5 **DEFAULT VESTING RULES.** In applying the vesting requirements under this AA §8, the following default rules apply.

- **Year of Service.** An Employee earns a Year of Service for vesting purposes upon completing 1,000 Hours of Service during a Vesting Computation Period. Hours of Service are calculated based on actual hours worked during the Vesting Computation Period.
- **Vesting Computation Period.** The Vesting Computation Period is the Plan Year.

To override the default vesting rules, complete the applicable sections of this AA §8-5. If this AA §8-5 is not completed, the default vesting rules apply.

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ER	Match		
☐	☐	(a)	**Year of Service.** Instead of 1,000 Hours of Service, an Employee earns a Year of Service upon the completion of ____ [*must be less than 1,000*] Hours of Service during a Vesting Computation Period.
☐	☐	(b)	**Vesting Computation Period.** Instead of the Plan Year, the Vesting Computation Period is: ☐ (1) The 12-month period beginning with the anniversary of the Employee's date of hire. ☐ (2) Describe: _____ [***Note:*** *Any Vesting Computation Period described in (2) must be a 12-consecutive month period and must apply uniformly to all Participants.*]
☐	☐	(c)	**Elapsed Time Method.** Vesting service will be determined under the Elapsed Time Method. (See Section 7.03(b) of the BPD.)
☐	☐	(d)	**Equivalency Method**. For purposes of determining an Employee's Hours of Service for vesting, the Plan will use the Equivalency Method (as defined in Section 7.03(a)(2) of the BPD). The Equivalency Method will apply to: ☐ (1) All Employees. ☐ (2) Employees who are not paid on an hourly basis. For Employees paid on an hourly basis, vesting will be determined based on actual hours worked. If this (d) is checked, Hours of Service for vesting will be determined under the following Equivalency Method. ☐ (3) **Monthly.** 190 Hours of Service for each month worked. ☐ (4) **Weekly.** 45 Hours of Service for each week worked. ☐ (5) **Daily.** 10 Hours of Service for each day worked. ☐ (6) **Semi-monthly.** 95 Hours of Service for each semi-monthly period. ☐ (7) **Hours worked.** 870 hours worked treated as 1,000 Hours of Service and 435 hours worked treated as 500 Hours of Service. ☐ (8) **Regular time hours.** 750 regular time hours treated as 1,000 Hours of Service and 375 regular time hours treated as 500 Hours of Service.

8-6 **ALLOCATION OF FORFEITURES.** The Employer may decide in its discretion how to treat forfeitures under the Plan. Alternatively, the Employer may designate under this AA §8-6 how forfeitures occurring during a Plan Year will be treated. [***Note:*** *No elections are required under this AA §8-6, if the Employer decides to use its discretion on how to treat forfeitures.*]

Any forfeitures occurring during a Plan Year will be:

ER	Match		
☐	☐	(a)	N/A. All contributions are 100% vested. [*Do not complete the rest of this AA §8-6.*]
☐	☐	(b)	Reallocated as additional Employer Contributions or as additional Matching Contributions.
☐	☐	(c)	Used to reduce Employer and/or Matching Contributions.

For purposes of subsection (b) or (c), forfeitures will be applied:

☐	☐	(d)	for the Plan Year in which the forfeiture occurs.
☐	☐	(e)	for the Plan Year following the Plan Year in which the forfeitures occur.

Prior to applying forfeitures under subsection (b) or (c):

☐	☐	(f)	Forfeitures may be used to pay Plan expenses. (See Section 7.08(c) of the BPD.)
☐	☐	(g)	Forfeitures may not be used to pay Plan expenses.

In determining the amount of forfeitures to be reallocated under subsection (b), the same allocation conditions apply as for the source for which the forfeiture is being allocated under AA §6-5 or AA §6B-6, unless designated otherwise below.

☐	☐	(h)	Forfeitures are not subject to any allocation conditions.
☐	☐	(i)	Forfeitures are subject to a last day of employment allocation condition.

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ER	Match	
☐	☐	(j) Forfeitures are subject to a ____ Hours of Service minimum service requirement.

In determining the treatment of forfeitures under this AA §8-6, the following special rules apply:

☐	☐	(k) Describe: _____

8-7 **SPECIAL RULES REGARDING CASH-OUT DISTRIBUTIONS.**

(a) **Additional allocations.** If a Participant who has a Severance from Employment receives a complete distribution of such Participant's vested Account Balance while still entitled to an additional allocation, the forfeiture provisions do not apply until the Participant receives a distribution of the additional amounts to be allocated.

To modify the default forfeiture rules, complete this AA §8-7(a).

☐ The forfeiture provisions will apply if a Participant who has a Severance from Employment takes a complete distribution, regardless of any additional allocations during the Plan Year.

(b) **Timing of forfeitures.** A Participant who receives an Involuntary Cash-Out Distribution (as described in AA §9-4(a)) is treated as having an immediate forfeiture of such Participant's nonvested Account Balance.

To modify the forfeiture timing rules to delay the occurrence of a forfeiture upon an Involuntary Cash-Out Distribution, complete this AA §8-7(b).

☐ A forfeiture will occur at the end of the ____ year following the Involuntary Cash-Out Distribution.

8-8 **SPECIAL VESTING RULES.**

ER	Match	
☐	☐	**Describe special vesting provisions**: _____

SECTION 9
DISTRIBUTION PROVISIONS

9-1 **AVAILABLE FORMS OF DISTRIBUTION.**

Lump sum distribution. Unless selected otherwise under subsection (e) below, a Participant may take a distribution of such Participant's entire vested Account Balance in a single lump sum.

Additional distribution options. To provide for additional distribution options, check the applicable distribution forms under this AA §9-1. If a lump sum distribution will not be provided under the Plan, check (e) below and indicate that no lump sum distribution is available under the Plan.

☑ (a) **Partial lump sum.** A Participant may take a distribution of less than the entire vested Account Balance upon Severance from Employment.

☐ **Minimum partial lump sum amount.** A Participant may not take a partial lump sum distribution of less than $____.

☐ (b) **Installment distributions.** A Participant may take a distribution over a specified period not to exceed the life or life expectancy of the Participant (and a designated beneficiary).

☑ (c) **Installment distribution for required minimum distributions.** A Participant may take an installment distribution solely to the extent necessary to satisfy the required minimum distribution rules under Section 9 of the BPD.

☐ (d) **Annuity distributions.** A Participant may elect to have the Plan Administrator use the Participant's vested Account Balance to purchase an annuity.

☑ (e) **Describe:** Repetitive Payments

[***Note:*** *Any additional distribution option described in (e) will apply uniformly to all Participants under the Plan and may not be subject to the discretion of the Employer or Plan Administrator.*]

9-2 **PERMISSIBLE DISTRIBUTION EVENTS.**

☑ (a) **Distribution events.** A Participant may withdraw all or any portion of such Participant's vested Account Balance, to the extent designated, upon the occurrence of the event(s) selected under this AA §9-2.

Deferral	Match	ER	
☐	☐	☐	(1) No in-service distributions are permitted.
☑	☐	☐	(2) The attainment of age 70 1/2 (no earlier than age 59½).

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Deferral	Match	ER	
☑	☐	☐	(3) The occurrence of an Unforeseeable Emergency, as described in Section 8.08 of the BPD. ☐ Participants who receive a distribution on the occurrence of an Unforeseeable Emergency may not make Salary Deferrals to the Plan for a period of 6 months.
☐	☐	☐	(4) A Qualified Birth or Adoption Distribution, as described in Section 8.14 of the BPD.
☐	☐	☐	(5) Upon a deemed Severance from Employment when an individual is on active duty for a period of at least 30 days while performing service in the Uniformed Services, as described under Section 15.05(c) of the BPD.
☐	☐	☐	(6) An Emergency Personal Expense Distribution, as described in BPD Section 8.18.
☐	☐	☐	(7) A Domestic Abuse Distribution, as described in BPD Section 8.19.
☐	☐	☐	(8) A Qualified Disaster Recovery Distribution, as described in Section 8.17 of the BPD.
☐	☐	☐	(9) A Qualified Long-Term Care Distribution, as described in Section 8.20 of the BPD. **[*Note: Qualified Long-Term Care Distributions are not available under the Plan until after December 29, 2025*.]**

☐ (b) **Rollover Contributions.** Unless designated otherwise under this subsection (b), a Participant may withdraw amounts attributable to Rollover Contributions at any time. If this subsection (b) is selected, amounts attributable to Rollover Contributions may be distributed only upon the occurrence of the following event(s):

- ☐ (1) No in-service distributions are permitted.
- ☐ (2) The attainment of age _____.
- ☐ (3) The occurrence of an Unforeseeable Emergency, as described in Section 8.08 of the BPD.
- ☐ (4) The Participant qualifies for a Qualified Birth or Adoption Distribution, as described in Section 8.14 of the BPD.
- ☐ (5) Upon a deemed Severance from Employment when an individual is on active duty for a period of at least 30 days while performing service in the Uniformed Services, as described under Section 15.05(c) of the BPD.
- ☐ (6) Describe: _____

☑ (c) **Distribution of Smaller Amounts.**

- ☐ (1) The Employer has discretion to make distribution of smaller amounts as described in Section 8.06 of the BPD.
- ☑ (2) The Participant may withdraw a distribution of smaller amounts as described in Section 8.06 of the BPD.
- ☐ (3) Special rules applicable to the distribution of smaller amounts: _____

☐ (d) **Describe any special distribution rules applicable to a Participant's Transfer Account:** _____

9-3 **SPECIAL RULES FOR IN-SERVICE DISTRIBUTIONS.**

☐ (a) In-service distributions will only be permitted if the Participant is 100% vested in the amounts being withdrawn.

☐ (b) A Participant may take no more than ____ in-service distribution(s) in a Plan Year.

☐ (c) A Participant may not take an in-service distribution of less than $____.

☑ (d) A Participant may not take a distribution after Severance from Employment for the following in-service distributions elected under AA §9-2.

- ☑ (1) Unforeseeable Emergency Distributions.
- ☐ (2) Qualified Birth or Adoption Distributions.
- ☐ (3) Emergency Personal Expense Distributions.
- ☐ (4) Domestic Abuse Distributions.
- ☐ (5) Qualified Long-Term Care Distributions.

☐ (e) Describe any special in-service distribution rules: _____

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9-4 **PARTICIPANT AND SPOUSAL CONSENT.**

(a) **Involuntary Cash-Out Distribution.** A Participant who has a Severance from Employment with a vested Account Balance of $5,000 (or $7,000, effective for distributions made after December 31, 2023) or less will receive an Involuntary Cash-Out Distribution in the form of a lump sum distribution, unless elected otherwise under this AA §9-4. If a Participant's vested Account Balance exceeds $5,000 (or $7,000, effective for distributions made after December 31, 2023), the Participant generally must consent to a distribution from the Plan, except to the extent provided otherwise under this AA §9-4.

☐ (1) **No Involuntary Cash-Out Distributions.** The Plan does not provide for Involuntary Cash-Out Distributions. A Participant who has a Severance from Employment must consent to any distribution from the Plan. (See Section 14.02(a) of the BPD for special rules upon Plan termination.)

☑ (2) **Involuntary Cash-Out Distribution threshold.** Instead of a vested Account Balance Involuntary Cash-Out Distribution threshold of $5,000 (or $7,000, effective for distributions made after December 31, 2023), a Participant who has a Severance from Employment will receive an Involuntary Cash-Out Distribution:

☑ (i) If the Participant's vested Account Balance is less than or equal to $1,000.

☐ (ii) Regardless of the value of the Participant's vested Account Balance (i.e., a Participant who has a Severance from Employment always will receive an Involuntary Cash-Out Distribution and no Participant consent is required).

☐ (3) **Application of Automatic Rollover rules.**

☐ (i) The Automatic Rollover rules described in Section 8.09(f) of the BPD do not apply to any Involuntary Cash-Out Distribution below $1,000, unless elected otherwise under this subsection (i). If this subsection (i) is checked, the Automatic Rollover provisions apply to all Involuntary Cash-Out Distributions (including those below $1,000).

☐ (ii) The Automatic Rollover rules only apply to Involuntary Cash-Out Distributions of Participants who have not attained Normal Retirement Age or age 62, if later.

☐ (4) **Distribution upon attainment of stated age.** Participant consent will not be required with respect to distributions made upon attainment of Normal Retirement Age (or age 62, if later), regardless of the value of the Participant's vested Account Balance.

(5) **Treatment of Rollover Contributions.** In determining whether a Participant's vested Account Balance exceeds the Involuntary Cash-Out threshold for purposes of applying the distribution rules under this AA §9-4 and the Automatic Rollover provisions under Section 8.09(f) of the BPD, Rollover Contributions will be:

☐ (i) excluded.

☑ (ii) included.

(b) **Spousal consent.** Spousal consent is not required for a Participant to receive a distribution or name an alternate Beneficiary, unless designated otherwise under this subsection (b).

☐ (1) **Distribution consent.** A Participant's spouse must consent to any distribution or loan, provided the Participant's vested Account Balance exceeds $____.

☐ (2) **Consent to Beneficiary.** A Participant's spouse must consent to naming someone other than the spouse as Beneficiary under the Plan.

☐ (3) **Spousal consent rights determined under administrative policy.** The Employer will establish spousal consent rights for the Plan under a separate administrative policy.

☐ (c) **Describe** any special rules relating to Participant or spousal consent: _____

9-5 **TIMING OF DISTRIBUTIONS.** The Plan Administrator will make distributions to a Participant (or Beneficiary) as soon as administratively feasible after the occurrence of an event, such as Severance from Employment, that allows a Participant or Beneficiary to receive a distribution. The Plan may condition the receipt of a distribution on Participant and/or spousal consent, as specified under AA §9-4.

9-6 **DETERMINATION OF BENEFICIARY.**

(a) **Default beneficiaries.** Under Section 8.05(c) of the BPD, to the extent a Beneficiary has not been named by the Participant (subject to the spousal consent rules) to receive all or any portion of the deceased Participant's death benefit, such amount shall be distributed to the Participant's surviving spouse (if the Participant was married at the time of death) who shall be considered the designated Beneficiary. If the Participant does not have a surviving spouse at the time of death, distribution will be made to the Participant's surviving children (including legally adopted children, but not including step-children), as designated Beneficiaries, in equal shares. If the Participant has no surviving children, distribution will be made to the Participant's estate.

☑ If this subsection (a) is checked, the default beneficiaries under Section 8.05(c) of the BPD are modified as follows:

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☐ (1) The Plan adopts the default beneficiary rules under Section 8.05(c) of the BPD, except, if the Participant does not have a surviving spouse at the time of death, distribution will be made to the Participant's children (including legally adopted children, but not including step-children), as designated Beneficiaries, **per stirpes.**

☐ (2) The Plan adopts the default beneficiary rules under Section 8.05(c) of the BPD, except, if the Participant does not have a surviving spouse at the time of death, distribution will be made to the Participant's estate.

☐ (3) The Plan adopts the default beneficiary rules under Section 8.05(c) of the BPD, except, if the Participant does not have a surviving spouse at the time of death, distribution will be made in the following order of priority: (1) to the Participant's children (including legally adopted children, but not including step-children), as designated Beneficiaries, **per stirpes; (2)** if there are no children, then to the Participant's surviving parents; and (3) if there are no surviving parents, to the Participant's estate.

☑ (4) Describe other modifications to the default beneficiaries under Section 8.05(c) of the BPD: To the extent a Beneficiary has not been named by the Participant to receive all of any portion of the deceased Participants death benefit, such amount shall be distributed to the Participants surviving Spouse.If the Participant does not have a surviving Spouse, distribution will be made to the Participants surviving children (including legally adopted children, but not including step-children) in equal shares by right of representation (one share for each surviving child and one share for each child who predeceases the Participant with living descendants).If the Participant has no surviving children, distribution will be made to the Participants surviving parents in equal shares. If the Participant has no surviving parents, distribution will be made to the Participants estate.

[***Note**: The description of the modifications to the default beneficiaries must be sufficiently clear for the Plan Administrator to determine the beneficiaries and the method of distribution of the Participant's death benefit.*]

(b) **One-year marriage rule.** For purposes of determining whether an individual is considered the surviving spouse of the Participant, the determination is based on the marital status as of the date of the Participant's death, unless designated otherwise under this subsection (b).

☐ If this subsection (b) is checked, in order to be considered the surviving spouse, the Participant and surviving spouse must have been married for the entire one-year period ending on the date of the Participant's death. If the Participant and surviving spouse are not married for at least one year as of the date of the Participant's death, the spouse will not be treated as the surviving spouse for purposes of applying the distribution provisions of the Plan.

(c) **Divorce of spouse.** Unless elected otherwise under this subsection (c), if a Participant designates such Participant's spouse as Beneficiary and subsequent to such Beneficiary designation, the Participant and spouse are divorced, the designation of the spouse as Beneficiary under the Plan is automatically rescinded as set forth under Section 8.05 of the BPD.

☐ If this subsection (c) is checked, a Beneficiary designation will not be rescinded upon divorce of the Participant and spouse.

[***Note:** Section 8.05 of the BPD and this subsection (c) will be subject to the provisions of a Beneficiary designation entered into by the Participant. Thus, if a Beneficiary designation specifically overrides the election under this subsection (c), the provisions of the Beneficiary designation will control. See Section 8.05 of the BPD.*]

9-7 QUALIFIED DISTRIBUTIONS FOR RETIRED PUBLIC SAFETY OFFICERS.

Unless otherwise elected below, a Participant who is an eligible retired public safety officer may elect, after Severance from Employment, to have qualified health insurance premiums deducted from amounts to be distributed from the Plan that would otherwise be includible in gross income, and to have such amounts paid directly to the insurer or group health plan. (See Section 8.13 of the BPD.)

☐ If this subsection is checked, a Participant who is an eligible retired public safety officer may **NOT** elect to have qualified health insurance premiums deducted from amounts to be distributed from the Plan.

9-8 REQUIRED MINIMUM DISTRIBUTIONS

(a) **Required Beginning Date.** In applying the required minimum distribution rules under Section 9 of the BPD, the Required Beginning Date is the later of attainment of age 72 (age 70 ½ for Participants who attained age 70 ½ prior to January 1, 2020) or Severance from Employment. To override this default provision, check this subsection (a).

☐ The Required Beginning Date is the date the Employee attains age 72 (age 70 ½ for Participants who attained age 70 ½ prior to January 1, 2020), even if the Employee is still employed with the Employer.

(b) **Temporary Waiver for 2020 - Default if Participant failed to elect.** For purposes of applying the required minimum distribution rules for the 2020 calendar year, effective January 1, 2020 (or such later date as designated below), a

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Participant (including an Alternate Payee or beneficiary of a deceased Participant) who was eligible to receive a required minimum distribution for the 2020 calendar year could elect whether to receive the 2020 RMD or 2020 Extended RMD (as defined in Section 9.05(a) of the BPD). If a Participant did not specifically elect to take the 2020 RMD or 2020 Extended RMD from the Plan, such distribution was not made for the 2020 calendar year. The Employer may modify this default rule below, provided such modification satisfies the requirements under Code §401(a)(9)(I) and any applicable IRS guidance. (The temporary waiver for 2020 does not apply to Plans that are established after 2020 and no elections are required for such Plans.)

☐ (1) **2020 RMDs and 2020 Extended RMDs were made.** 2020 RMDs and 2020 Extended RMDs were made to Participants who were otherwise required to receive a required minimum distribution for the 2020 calendar year, unless the Participant elected to not receive such distribution.

☐ (2) **2020 RMDs were not made, but 2020 Extended RMDs were made.** 2020 RMDs were not made for the 2020 calendar year, but 2020 Extended RMDs were made for the 2020 calendar year, unless the Participant elected otherwise.

☐ (3) **2020 RMDs were made, but 2020 Extended RMDs were not made.** 2020 RMDs were made for the 2020 calendar year, but 2020 Extended RMDs were not made for the 2020 calendar year, unless the Participant elected otherwise.

(4) **Direct Rollovers.** Unless elected otherwise below, the Plan offered a Direct Rollover only for distributions that were Eligible Rollover Distributions in the absence of Code §401(a)(9)(I).

Instead of the default above, the following were treated as Eligible Rollover Distributions in 2020:

☐ (i) 2020 RMDs

☐ (ii) 2020 RMDs and 2020 Extended RMDs

☐ (iii) 2020 RMDs, but only if paid with an additional amount that is an Eligible Rollover Distribution without regard to Code §401(a)(9)(I)

☐ (iv) Describe: _____

☐ (5) **Describe other modifications of the default participant election rules:** _____

☐ (6) **Effective date.** Instead of January 1, 2020, the effective date of the amendment providing for a choice of whether a Participant or beneficiary could receive 2020 RMDs was effective: _____

☐ (7) **Describe any special rules, including any special effective dates, the Plan applied to RMDs for 2020:** _____

(c) **Required minimum distribution elections or rules.** Unless the Employer elects otherwise under this AA §9-8(c), RMDs under the Plan when the Participant dies prior to the Required Beginning Date shall be made as follows: (1) if the Participant does not have a Designated Beneficiary, distributions must satisfy the 5-year rule under Code §401(a)(9)(B)(ii); (2) if the participant has a Designated Beneficiary that is not an Eligible Designated Beneficiary, distributions must satisfy the 10-year rule; or (3) if the Participant has an Eligible Designated Beneficiary, distributions must satisfy the life expectancy rule. To override this default provision, complete (1) and/or (2) below.

☑ (1) **Application of life expectancy and 10-year rules to Eligible Designated Beneficiaries.** Instead of the default, the Plan will apply the following rule:

☐ (i) The life expectancy rule applies to all Eligible Designated Beneficiaries.

☐ (ii) The 10-year rule applies to all Eligible Designated Beneficiaries.

☐ (iii) The entire interest of an Eligible Designated Beneficiary will be distributed by the end of the ____ calendar year [may not be greater than 9th] following the year the Participant dies.

☑ (iv) The Participant or Eligible Designated Beneficiary may elect to apply either the 10-year rule or the life expectancy rule to determine the required minimum distributions when the Participant dies before such Participant's Required Beginning Date. If no election is timely made:

☑ (A) the life expectancy rule applies to all Eligible Designated Beneficiaries.

☐ (B) the 10-year rule applies to all Eligible Designated Beneficiaries.

☐ (C) the 10-year rule, reduced to _____ years, applies to all Eligible Designated Beneficiaries.

☐ (v) Describe the manner (including effective date) in which the 10-year rule and life expectancy rule apply to Eligible Designated Beneficiaries: _____

☐ (2) **Special rules.** Describe any special rules that apply for purposes of the required minimum distribution rules under Code §401(a)(9): _____

[***Note:*** *Any special rules for determining required minimum distributions for calendar years beginning on or after January 1, 2022 (or such later date as specified in applicable regulations or guidance) must comply with proposed Treas. Reg §§1.401(a)(9)-1 through 1.401(a)(9)-9 issued on February 24, 2022 (or subsequent applicable final regulations).*]

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9-9 **SPECIAL DISTRIBUTION RULES.**

☐ **Describe any additional distribution options or rules:** _____

SECTION 10
MISCELLANEOUS PROVISIONS

10-1 **PLAN VALUATION.** The Plan is valued **annually**, as of the last day of the Plan Year. In addition, the Plan will be valued on the following dates:

Deferral	Match	ER	
☑	☐	☐	(a) **Daily.** The Plan is valued at the end of each business day during which the New York Stock Exchange is open.
☐	☐	☐	(b) **Monthly.** The Plan is valued at the end of each month of the Plan Year.
☐	☐	☐	(c) **Quarterly.** The Plan is valued at the end of each Plan Year quarter.
☐	☐	☐	(d) **Describe:** _____ [***Note:*** *The Employer may elect operationally to perform interim valuations.*]

10-2 **SPECIAL RULES FOR DETERMINING AMOUNT OF INCOME OR LOSS.** The following special rules apply in determining the amount of income or loss allocated to Participants' Accounts: _____

10-3 **MILITARY SERVICE PROVISIONS -- BENEFIT ACCRUALS.** The benefit accrual provisions under Section 15.05(b) of the BPD do not apply. To apply the benefit accrual provisions under Section 15.05(b) of the BPD, check the box below.

☑ (a) **Eligibility for Plan benefits.** Check this box if the Plan will provide the benefits described in Section 15.05(b) of the BPD. If this box is checked, an individual who dies or becomes disabled in qualified military service will be treated as reemployed for purposes of determining entitlement to benefits under the Plan.

☐ (b) **Describe special rules applicable to military service:** _____

10-4 **AUTOMATIC PORTABILITY TRANSACTIONS.** If elected below or as set forth in separate administrative procedures, the Employer may elect to accept amounts pursuant to an automatic portability transaction as described in Code §4975(f)(12) and BPD Section 4.03.

☐ (a) **Plan will accept automatic portability transactions.** Check this box if the Plan will accept amounts pursuant to an automatic portability transaction as described in Code §4975(f)(12) and BPD Section 4.03.

☐ (b) **Describe special rules applicable automatic portability transactions:** _____

10-5 **GOVERNING LAW.** Unless designated otherwise below, the provisions of this Plan shall be construed, administered, and enforced in accordance with the provisions of applicable Federal Law and, to the extent applicable, the laws of the state in which the Employer has its principal place of business.

☐ The provisions of the Plan shall be construed, administered, and enforced in accordance with the provisions of applicable Federal Law and, to the extent applicable, the laws of the state of _____.

10-6 **OTHER SPECIAL RULES APPLICABLE TO THIS PLAN.** The following special rules, including the applicability of any vendor agreements, apply to this Plan: _____

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APPENDIX A
SPECIAL EFFECTIVE DATES

☐ A-1 **Eligible Employees.** The definition of Eligible Employee under AA §3 is effective as follows:

_____

☐ A-2 **Minimum age and service conditions.** The minimum age and service conditions and Entry Date provisions specified in AA §4 are effective as follows:

_____

☐ A-3 **Compensation definitions.** The compensation definitions under AA §5 are effective as follows:

_____

☐ A-4 **Employer Contributions.** The Employer Contribution provisions under AA §6 are effective as follows:

_____

☐ A-5 **Salary Deferrals.** The Salary Deferral provisions under AA §6A are effective as follows:

_____

☐ A-6 **Matching Contributions.** The Matching Contribution provisions under AA §6B are effective as follows:

_____

☐ A-7 **Retirement ages.** The retirement age provisions under AA §7 are effective as follows:

_____

☐ A-8 **Vesting and forfeiture rules.** The rules regarding vesting and forfeitures under AA §8 are effective as follows:

_____

☐ A-9 **Distribution provisions.** The distribution provisions under AA §9 are effective as follows:

_____

☐ A-10 **Miscellaneous provisions.** The provisions under AA §10 are effective as follows:

_____

☐ A-11 **Special effective date provisions for merged plans.** If any Code §457(b) plan has been merged into this Plan, the following provisions apply:

_____

☐ A-12 **Other special effective dates:**

_____

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APPENDIX B
LOAN POLICY

Use this Appendix B to identify elections dealing with the administration of Participant loans. These elections may be changed without amending this Agreement by substituting an updated Appendix B with new elections.

B-1 Are **PARTICIPANT LOANS** permitted? (See Section 13 of the BPD.)

☐ (a) Yes
☑ (b) No

B-2 **LOAN PROCEDURES.**

☐ (a) Loans will be provided under the default loan procedures set forth in Section 13 of the BPD, unless modified under this Appendix B.

☐ (b) Loans will be provided under a separate written loan policy.

[***Note:*** *If this subsection (b) is checked, do not complete the rest of this Appendix B.*]

B-3 **AVAILABILITY OF LOANS.** Participant loans are available to all Participants and Beneficiaries. Participant loans are not available to a former Employee or Beneficiary. To override this default provision, complete this AA §B-3.

☐ A former Employee or Beneficiary who has a vested Account Balance may request a loan from the Plan.

B-4 **LOAN LIMITS.** The default loan policy under Section 13.03 of the BPD allows Participants to take a loan provided all outstanding loans do not exceed 50% of the Participant's vested Account Balance. To override the default loan policy to allow loans up to $10,000, even if greater than 50% of the Participant's vested Account Balance, check this AA §B-4.

☐ A Participant may take a loan equal to the greater of $10,000 or 50% of the Participant's vested Account Balance.

[***Note:*** *If this AA §B-4 is checked, the Participant may be required to provide adequate security as required under Section 13.06 of the BPD.*]

B-5 **NUMBER OF LOANS.** The default loan policy under Section 13.04 of the BPD restricts Participants to one loan outstanding at any time. To override the default loan policy and permit Participants to have more than one loan outstanding at any time, complete (a) or (b) below.

☐ (a) A Participant may have ____ loans outstanding at any time.

☐ (b) There are no restrictions on the number of loans a Participant may have outstanding at any time.

B-6 **LOAN AMOUNT.** The default loan policy under Section 13.04 of the BPD provides that a Participant may not receive a loan of less than $1,000. To modify the minimum loan amount or to add a maximum loan amount, complete this AA §B-6.

☐ (a) There is no minimum loan amount.

☐ (b) The minimum loan amount is $_____.

☐ (c) The maximum loan amount is $_____.

B-7 **INTEREST RATE.** The default loan policy under Section 13.05 of the BPD provides for an interest rate commensurate with the interest rates charged by local commercial banks for similar loans. To override the default loan policy and provide a specific interest rate to be charged on Participant loans, complete this AA §B-7.

☐ (a) The prime interest rate

☐ plus ____ percentage point(s).

☐ (b) Describe: _____

[***Note:*** *Any interest rate described in this AA §B-7 must be reasonable and must apply uniformly to all Participants.*]

B-8 **PURPOSE OF LOAN.** The default loan policy under Section 13.02 of the BPD provides that a Participant may receive a Participant loan for any purpose. To modify the default loan policy to restrict the availability of Participant loans, complete this AA §B-8.

☐ A Participant may only receive a Participant loan under the following circumstances: _____

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B-9 **APPLICATION OF LOAN LIMITS.** If Participant loans are not available from all contribution sources, the limitations under Code §72(p) and the adequate security requirements of the Department of Labor regulations will be applied by taking into account the Participant's entire Account Balance. To override this provision, complete this AA §B-9.

☐ The loan limits and adequate security requirements will be applied by taking into account only those contribution Accounts which are available for Participant loans.

B-10 **CURE PERIOD.** The Plan provides that a Participant incurs a loan default if a Participant does not repay a missed payment by the end of the calendar quarter following the calendar quarter in which the missed payment was due. To override this default provision to apply a shorter cure period, complete this AA §B-10.

☐ The cure period for determining when a Participant loan is treated as in default will be _____ days (cannot exceed 90) following the end of the month in which the loan payment is missed.

B-11 **PERIODIC REPAYMENT – PRINCIPAL RESIDENCE.** If a Participant loan is for the purchase of a Participant's primary residence, the loan repayment period for the purchase of a principal residence may not exceed ten (10) years.

☐ (a) The Plan does not permit loan payments to exceed five (5) years, even for the purchase of a principal residence.

☐ (b) The loan repayment period for the purchase of a principal residence may not exceed _____ years (may not exceed 30).

☐ (c) Loans for the purchase of a Participant's primary residence may be payable over any reasonable period commensurate with the period permitted by commercial lenders for similar loans.

B-12 **SEVERANCE FROM EMPLOYMENT.** Section 13.10 of the BPD provides that a Participant loan becomes due and payable in full upon the Participant's Severance from Employment. To override this default provision, complete this AA §B-12.

☐ A Participant loan will not become due and payable in full upon the Participant's Severance from Employment.

B-13 **DIRECT ROLLOVER OF A LOAN NOTE.** Section 13.10(b) of the BPD provides that upon Severance from Employment a Participant may request the Direct Rollover of a loan note. To override this default provision, complete this AA §B-13.

☐ A Participant may **not** request the Direct Rollover of the loan note upon Severance from Employment.

B-14 **LOAN RENEGOTIATION.** The default loan policy provides that a Participant may renegotiate a loan, provided the renegotiated loan separately satisfies the reasonable interest rate requirement, the adequate security requirement, the periodic repayment requirement and the loan limitations under the Plan. The Employer may restrict the availability of renegotiations to prescribed purposes provided the ability to renegotiate a Participant loan is available on a non-discriminatory basis. To override the default loan policy and restrict the ability of a Participant to renegotiate a loan, complete this AA §B-14.

☐ (a) A Participant may **not** renegotiate the terms of a loan.

☐ (b) The following special provisions apply with respect to renegotiated loans: _____

B-15 **SOURCE OF LOAN.** Participant loans may be made from all available contribution sources, to the extent vested, unless designated otherwise under this AA §B-15.

☐ Participant loans will not be available from the following contribution sources: _____

B-16 **SPOUSAL CONSENT**. Spousal consent is not required for a Participant to receive a loan. To override this provision, complete this AA §B-16.

☐ Spousal consent is required to receive a Participant loan.

B-17 **MODIFICATIONS TO DEFAULT LOAN PROVISIONS.**

☐ The following special rules will apply with respect to Participant loans under the Plan: _____

[***Note:*** *Any provision under this AA §B-17 must satisfy the requirements under Code §72(p) and the regulations thereunder and will control over any inconsistent provisions of the Plan dealing with the administration of Participant loans.*]

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APPENDIX C
ADMINISTRATIVE ELECTIONS

Use this Appendix C to identify certain elections dealing with the administration of the Plan. These elections may be changed without re-executing this Agreement by substituting an updated Appendix C with new elections.

C-1 **DIRECTION OF INVESTMENTS.** Are Participants permitted to direct investments?

☐ (a) No

☑ (b) Yes

Specify Accounts:

☑ (1) All Accounts

☐ (2) Pre-Tax Salary Deferral Account

☐ (3) Roth Deferral Account

☐ (4) Matching Contribution Account

☐ (5) Employer Contribution Account

☐ (6) Rollover Contributions Account

☐ (7) Transfer Account

☐ (8) Other: _____

☐ (c) Describe any special rules that apply for purposes of direction of investments: _____

C-2 **ROLLOVER CONTRIBUTIONS.** Does the Plan accept **Rollover Contributions**?

☐ (a) No

☑ (b) Yes

☑ (1) If this subsection (1) is checked, an Employee may make a Rollover Contribution to the Plan prior to becoming a Participant in the Plan.

☑ (2) Check this subsection (2) if the Plan will accept Rollover Contributions from former Employees with an Account Balance under the Plan.

☐ (3) Describe any special rules for accepting Rollover Contributions: _____

[***Note:*** *The Employer may designate in this subsection (3), or in separate written procedures, the extent to which it will accept rollovers from designated plan types. For example, the Employer may decide not to accept rollovers from certain designated plans (e.g., 403(b) plans, §457 plans or IRAs). Any special rollover procedures will apply uniformly to all Participants under the Plan.*]

C-3 **QDRO PROCEDURES.** Do the **default QDRO procedures** under Section 11.06 of the BPD apply?

☑ (a) No

☐ (b) Yes

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EMPLOYER SIGNATURE PAGE

PURPOSE OF EXECUTION. This Signature Page is being executed to effect:

☐ (a) The adoption of a **new plan**, effective _____ [*Date can be no earlier than the first day of the Plan Year in which the Plan is adopted*].

☑ (b) The **restatement** of an existing plan, effective October 16, 2025 [*Date can generally be no earlier than the first day of the Plan Year in which the Plan is adopted*].

(1) Name of Plan(s) being restated: City of Highland Park 457(b) Deferred Compensation Plan

(2) The original effective date of the plan(s) being restated: January 20, 1980

☐ (c) An **amendment** of the Plan. If this Plan is being amended, the updated pages of the Adoption Agreement may be substituted for the original pages in the Adoption Agreement. All prior Employer Signature Pages should be retained as part of this Adoption Agreement.

(1) Effective Dates(s) of amendment: _ [*Date can generally be no earlier than the first day of the Plan Year in which the Plan is adopted*]

(2) Name of plan being amended: _____

(3) The original effective date of the plan(s) being amended: _____

(4) Identify the section(s) of the Adoption Agreement being amended: _____

City of Highland Park, IL
(Name of Employer)

_____
(Name of authorized representative) *(Title)*

_____
(Signature) *(Date)*

Employers should consult with legal counsel to ensure that the Plan meets applicable federal, State and local law requirements.

The IRS does not maintain a pre-approved plan program or a determination letter program for Code §457(b) plans. Employers who want the Internal Revenue Service to review their Code §457(b) plan document or consider any other document form issue may request a private letter ruling. See Revenue Procedure 2023-1 (or annual successor Revenue Procedure) for details.

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TRUST DECLARATION

Effective date of Trust Declaration: October 16, 2025

The Trustee's Investment Powers are:

☐ (a) **Discretionary.** A Trustee is a Discretionary Trustee to the extent the Trustee has exclusive authority and discretion with respect to the investment, management or control of Plan assets.

☐ (b) **Nondiscretionary.** A Trustee is a Directed Trustee with respect to the investment of Plan assets to the extent the Trustee is subject to the direction of the Plan Administrator or the Employer.

☑ (c) **No Trustee.** Plan is funded exclusively with custodial accounts, annuity contracts, and/or insurance contracts. (See Section 12.12 of the BPD.)

☐ (d) **Determined under a separate trust agreement.**

Name of Trustee: _____

Title of Trust Agreement: _____

Address: _____

_____

Description of any special Trustee powers: _____

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MissionSquare
RETIREMENT

457 Governmental Plan and Trust
Optional Provisions Election Form (October 2023)

Employers should execute this form to make elections, or change prior elections, related to optional provisions contained in the MissionSquare Retirement 457 Governmental Deferred Compensation Plan and Trust document. This form may also be used by plan sponsors utilizing an individually designed plan document.

Plan Number: 30 0208 Employer Plan Name: City of Highland Park

I. PLAN DOCUMENT (If you are establishing a new plan, please skip this section.)

Our plan currently uses:
☑ MissionSquare's model plan document
☐ An individually designed plan document

II. PLAN YEAR

The plan year will be (select one):
☑ January 1 – December 31 (Default); or
☐ The 12-month period beginning _____ _____
Month Day

III. ELIGIBILITY REQUIREMENTS

The following group or groups of Employees are eligible to participate in the plan:
☑ All Employees (Default)
☐ Full-time Employees
☐ Salaried Employees
☐ Non-union Employees
☐ Management
☐ Public Safety Employees
☐ General Employees
☐ Other Employees (specify the group(s) of eligible employees):

_____

The group specified must correspond to a group of the same designation that is defined in the statutes, ordinances, rules, regulations, personnel manuals or other material in effect in the state or locality of the Employer.

IV. LOANS

Loans are allowed under the plan.

☐ Yes ☑ No (Default)

If you select "Yes" above, you must also complete and return the Loan Guidelines Agreement in the **Loan Implementation Package for 457/401 Plan Sponsors**.

V. DISTRIBUTIONS

a. In-service distributions while employed with the Employer are permitted after a participant attains (select one of the options):

Age 70½ (Default)

Not permitted at any age

To adopt an in-service withdrawal age of 59 1/2, please complete the SECURE Act Election form.

b. In-service distributions of rollovers are allowed at any time:

✔ Yes No (Default)

c. Tax-free distributions for the payment of qualifying insurance premiums for eligible retired public safety officers are available under the plan.

✔ Yes No (Default)

d. Unforeseeable emergency withdrawals are permitted.

✔ Yes (Default) No

In applying the rules for unforeseeable emergency withdrawals, the determination of any unforeseen emergency shall include circumstances applying to a Primary Beneficiary.

✔ Yes (Default) No

VI. ROTH PROVISIONS

a. The plan will offer Designated Roth Accounts as described in Article IX.

✔ Yes No (Default)

[If No is selected, skip the remainder of this Section VI.]

b. The plan will allow In-Plan Roth Conversions as provided in Section 9.05.

✔ Yes (Default) No

c. Designated Roth Accounts will be available as a source for loans under the plan.

Yes ✔ No or N/A (Default)

VII. AUTOMATIC ENROLLMENT

The plan will offer automatic enrollment.

Yes ✔ No (Default)

If you select "Yes" above, further steps are required to implement this feature, including completing implementation forms. We will contact you.

VIII. DEFERRAL OF SICK PAY, VACATION AND BACK PAY (CHOOSE ANY/ALL THAT APPLY)

Participants may elect to defer:

Accumulated Sick Pay
Accumulated Vacation Pay
Back Pay

Note: If no election is made, a Participant will not be able to defer any of these.

The Participant's election to defer accumulated sick pay, accumulated vacation pay, or back pay must be made before the beginning of the month in which these amounts would otherwise be paid or made available to the employee.

IX. EMPLOYER MATCH

Employer will match Elective Deferrals and Default Elective Deferrals ("Deferrals").

Yes ✔ No (Default)

[If No is selected, skip the remainder of Section IX. IF YES, COMPLETE ALL THAT APPLY].

Employer Percentage Match of Deferrals

The Employer shall contribute on behalf of each Participant an amount determined as follows (subject to the limitations of Article V of the plan):

_____% of the Deferrals made on behalf of the Participant for the Plan Year (not including Deferrals exceeding _____% of Earnings or $ _____);

Plus _____% of the Deferrals made on behalf of the Participant for the Plan Year in excess of those included in the above paragraph (but not including Deferrals exceeding in the aggregate _____% of Earnings or $ _____).

Employer matching contributions on behalf of a Participant for a Plan Year shall not exceed $ _____ or _____% of Earnings, whichever is (CHOOSE ONE) more less.

Employer Dollar Match of Deferrals

The Employer shall contribute on behalf of each Participant an amount determined as follows (subject to the limitations of Article V of the plan):

$ _____for each _____ % of Earnings or $_____that the Employer contributes on behalf of the Participant as Deferrals for the Plan Year (not including Deferrals exceeding _____% of Earnings or $_____);

Plus $_____for each _____% of Earnings or $_that the Employer contributes on behalf of the Participant as Deferrals for the Plan Year in excess of those included in the above paragraph (but not including Deferrals exceeding in the aggregate % of Earnings or $_____).

Employer matching contributions on behalf of a Participant for a Plan Year shall not exceed $_____or _____% of Earnings, whichever is
(CHOOSE ONE) more less.

X. MILITARY SERVICE ELECTIONS

a. Plan contributions shall be made under the plan for differential wage payments (i.e., payments made by the employer to an individual performing military service that represents all or a portion of the wages he/she would have received).

✔ Yes (Default) No

If yes is selected, this is effective beginning January 1, 2009 (or if later, the effective date of the Plan), unless another effective date is filled in here:

_____

b. A participant shall be deemed to have a severance from employment for purposes of eligibility for a distribution during any period of military service for more than 30 days.

Yes ✔ No (Default)

c. A participant who dies or becomes Disabled (as defined in the plan) while performing qualified military service shall receive plan contributions as if the individual had resumed employment on the day preceding death or disability and then terminated employment on the actual date of death or disability.

Yes ✔ No (Default)

If yes is selected, this is effective for participants who died or became disabled while performing military service on or after January 1, 2007 (or if later, the effective date of the plan), unless another effective date is filled in here:

_____ (date cannot be prior to January 1, 2007)

XI. SPOUSAL CONSENT (APPLIES ONLY TO COMMUNITY PROPERTY STATES)

If your state is not a community property state, skip the remainder of Section XI.

Where spousal consent is required, it will apply to:

Only to persons who are married (Default)

A person who is married, who is a domestic partner under state law, or who is a person in a civil union or other formally recognized personal partnership

A person who is married or who is a domestic partner under state law

A person who is married or is a person in a civil union or other formally recognized personal partnership

Note: This election applies only for plans in community property states requiring the consent of a spouse to name someone other than the spouse as a beneficiary, and only for determining who is treated as a "spouse" for this purpose and not for any other plan purposes.

XII. SUMMARY OF CHANGES

If you are making changes to an existing plan, please summarize the changes along with the effective dates of the changes below and identify the applicable Optional Provisions Election Form section number. If you are establishing a new plan, please skip this section.

a. Roth Contributions Effective Date: 01 / 01 / 2026

b. Age 60-63 Super Catch-up Effective Date: 01 / 01 / 2026

c. _____ Effective Date: ____/____/_____

d. _____ Effective Date: ____/____/_____

XIII. EMPLOYER SIGNATURE

By signing, Employer confirms he or she is authorized to make the elections specified on this form.

Employer hereby appoints MissionSquare Retirement as the non-discretionary Plan Administrator in accordance with the terms and conditions of the MissionSquare Retirement Corporation 457 Governmental Deferred Compensation Plan and Trust.

Employer hereby attests that it is a unit of state or local government or an agency or instrumentality of one or more units of state or local government.

Employer acknowledges that applicable state law may or may not allow for the addition of an Automatic Enrollment Feature in their 457(b) plan administered by MissionSquare Retirement, and Employer assumes full responsibility for the decision to add such a feature to their plan.

Employer Signature: _____

Date (mm/dd/yyyy): ____/____/_____

Name (Please Print): _____

Title: _____

Preferred Phone Number: (_____) _____

Email Address: _____

Plan Number: _____

This form can be returned by email, fax, or mail using the information below.

Online: Submit through secure messaging to: www.employers.msqplanservices.org

Fax to: MissionSquare Plan Services (844) 677-3297

Mail to: MissionSquare Plan Services P.O. Box 219320 Kansas City, MO 64121-9320

MissionSquare
RETIREMENT

SECURE ACT 2.0 and 1.0 Election Form

Use this form to adopt any of the provisions made available by The Setting Every Community Up for Retirement Enhancement Act of 2019 (SECURE 1.0), SECURE 2.0 Act of 2022, and related legislation. If you would like to add these provisions to more than one plan, please complete one form per plan.

I. SECURE 2.0 and Related Provisions

A. Roth Provisions (Available in 401(k), 457(b), and 403(b) plans and is not available in (i) 401(a) Profit Sharing Plans without the 401(k) feature or (ii) 401(a) Money Purchase Plans)

Note: While the ability to adopt Roth is not a SECURE 2.0 provision, if you wish to allow participants to make age-based catch-up contributions after 2025 in your 401(k), 457(b), or 403(b) plans, you must adopt a Roth Contribution provision. **If you allow age-50 catch-up contributions and your plan currently does not offer Roth contributions,** check below to add the Roth Contribution provision and indicate whether you will permit in-plan Roth conversions and whether Roth amounts will be available for participant loans.

☑ Add Roth Contributions

The plan will permit in-plan Roth Conversions.

☑ Yes (Default) ☐ No

The Roth account will be an available source for loans.

☐ Yes ☑ No or N/A (Default)

Note: To officially adopt the Roth features, you will need to also review and execute applicable adoption materials. Our Plan Design Team will reach out to you with prepopulated versions of the applicable materials upon receipt of this form.

B. Eliminate the "first date of the month" rule for 457(b) deferral changes. The plan will permit all deferral initiation and change requests to transpire as soon as administratively feasible, but no later than on the earliest date the deferrals can reasonably be segregated from the employer's general assets, rather than the first pay period of the following month.

☑ Yes ☐ No ***("No" is the default provision under the Plan if no selection is made.)***

C. Student Loan Repayment Match (Available in 401(k), 457(b), and 403(b) plans and is not available in (i) 401(a) Profit Sharing Plans without the 401(k) feature or (ii) 401(a) Money Purchase Plans)

For purposes of calculating the employer match of participant elective deferrals into the plan in which the match will be made, qualified student loan repayments made by the participant shall be treated as participant elective deferrals.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

Note: To adopt the student loan repayment match provision, the plan must be offering an elective deferral match. To officially adopt the Roth features, you may need to also review and execute applicable adoption materials to adopt the elective deferral match provision. Our plan design team will reach out to you with prepopulated versions of the applicable materials upon receipt of this form.

II. SECURE 1.0 and Related Legislation Provisions

D. In-Service Distributions at Age 59.5 (Available in 457(b), 403(b), and 401(a) Money Purchase Plans)

The Plan will permit in-service withdrawals at age 59.5

Note: Not applicable to 401(a) Profit Sharing Plans, as this provision is already available in your plan. You can change the in-service distribution age in your Profit Sharing Plan submitting a revised Adoption Agreement.

☑ Yes ☐ No ***("No" is the default provision under the Plan if no selection is made.)***

E. Qualified Birth and Adoption (Available in 457(b), 403(b), 401(a) Money Purchase, 401(a) Profit Sharing Plans)

The plan will permit participants to receive, upon written request, a distribution of up to $5,000 per qualifying birth or adoption (not to exceed $5,000 across all retirement accounts of the participant.

Note to 401(a) Money Purchase Plan Sponsors: Such a withdrawal can only be undertaken if the participant meets the plan's existing in-service withdrawal criteria.

Such a distribution is exempt from the 10% early distribution tax penalty and is exempt from the mandatory 20% withholding; and can be repaid into the account within 3 years without regard to the usual 60-day time limit for rollovers if elected. A qualified adoption distribution would be limited to the adoption of children who are under age 18 or who are physically or mentally incapable of self-support.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

Note: If you elect to offer this provision, your plan may need to offer the ability for participants to roll assets into the plan.

F. Distribution for victims of domestic abuse (Available in 457(b), 403(b), 401(a) Profit Sharing Plans that have not made a "QJSA Election")

The plan will permit participants to receive, upon written request, a distribution of up to the lessor of $10,000 (indexed) or 50% of the participant's vested account balance during the one-year period beginning on any date on which the individual is a victim of domestic abuse by a spouse or domestic partner. Plan sponsors may rely upon the participant's self-certification that they are victims of abuse with no documentation needed.

Such a distribution is exempt from the 10% early distribution tax penalty and is exempt from the mandatory 20% withholding; and can be repaid into the account within 3 years without regard to the usual 60-day time limit for rollovers if elected.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

If "Yes" is selected, Domestic Abuse Victim Distributions may be distributed on or after: _____ (insert a date no earlier than 01/01/2025).

G. $1,000 withdrawal for certain emergency expenses (Available in 457(b), 403(b), 401(a) Profit Sharing Plans)

The plan will permit participants to receive, upon written request, a distribution of up to $1,000 (or if the participant's vested balance is less than $2,000, the amount that exceeds $1,000) to pay for unforeseen or immediate financial needs relating to necessary personal or family emergency expenses. Plan sponsors may rely upon the participant's self-certification that they are eligible for emergency withdrawals with no documentation needed.

A participant is not permitted to receive more than one emergency withdrawal per year. Additionally, a participant is not permitted to take another emergency withdrawal from the plan during the immediately following three (3) calendar years unless the amount of withdrawal is repaid, or equivalent contributions are made to the plan.

Such a distribution is exempt from the 10% early distribution tax penalty and is exempt from the mandatory 20% withholding; and can be repaid into the account within 3 years without regard to the usual 60-day time limit for rollovers if elected.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

If "Yes" is selected, Domestic Abuse Victim Distributions may be distributed on or after: _____ (insert a date no earlier than 01/01/2025).

H. Self-certification for hardship withdrawals (Available in 403(b), 401(a) Profit Sharing Plans with the 401(k) feature)

The plan will permit participants to self-certify that a distribution is on account of a financial need that IRS regulations deem to create an immediate and heavy financial need, the amount of the distribution is not in excess of the amount required to satisfy the financial need, and that the participant has no alternative means reasonably available to meet the financial need.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

By offering this provision, plan sponsor is permitting MissionSquare to effectuate the distribution as requested by the participant as insofar as the request is statutorily permissible.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

If No is selected, plan sponsor will instead approve participant requests.

I. Self-certification unforeseeable emergency withdrawals (Available in 457(b) Plans)

The plan will permit participants to self-certify that a distribution is being made when a participant is faced with an unforeseeable emergency of a type that is described in IRS regulations as an unforeseeable emergency, the amount of the distribution is not in excess of the amount required to satisfy the emergency need, and the participant has no alternative means reasonably available to satisfy the emergency need.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

By offering this provision, plan sponsor is permitting MissionSquare to effectuate the distribution as requested by the participant as insofar as the request is statutorily permissible.

☐ Yes ☐ No ***("Yes" is the default provision under the Plan if no selection is made.)***

If No is selected, plan sponsor will instead approve participant requests.

J. Distribution for qualified Federally declared natural disasters (Available in 457(b), 403(b), 401(a) Money Purchase, 401(a) Profit Sharing Plans)

The plan will permit qualified participants to receive, upon written request, a distribution of up to $22,000 per Federally declared natural disaster. A participant is qualified if:

- The individual's principal residence at any time during the incident period of any qualified disaster is in the qualified disaster area with respect to that disaster, and
- The individual has sustained an economic loss by reason of that qualified disaster.

Plan sponsors may rely upon the participant's self-certification that they are a qualified individual with no documentation needed, unless the plan sponsor has actual knowledge to the contrary.

Whether a disaster is a formally declared disaster and qualified can be determined here: https://www.fema.gov/disaster/declarations

Such distribution may be made on or after the first day of the incident period of a qualified disaster and before the date that is 179 days after the latest of the following three dates:

- Dec. 29, 2022,
- The first day of the incident period with respect to the qualified disaster, or
- The date of the disaster declaration with respect to the qualified disaster.

Such a distribution is exempt from the 10% early distribution tax penalty, is includible in income over 3 years, and is exempt from the mandatory 20% withholding; and can be repaid into the account within 3 years without regard to the usual 60-day time limit for rollovers if elected.

☐ Yes ☑ No ***("No" is the default provision under the Plan if no selection is made.)***

K. Age 60-63 "Super Catch-up" (Available in 457(b), 403(b), 401(a) Profit Sharing Plans with the 401(k) feature)

Starting January 1, 2025, participants who attain age 60-63 can contribute $11,250. Note that this provision will be automatically integrated into the applicable plans in starting 2026. To adopt this for 2025, please check yes below.

☑ Yes ☐ No ***("No" is the default provision under the Plan if no selection is made.)***

By signing below, we intend to amend the plan to allow these provisions as of the date below or as soon as administratively feasible. **Please submit one form per plan number.**

Employer Plan Number: _____

Employer Plan Name: _____

Signature of Authorized Plan Representative: _____

Print Name: _____

Title: _____

Date: ____/____/_____ *(MM/DD/YYY)*

Email Address: _____ Phone Number: _____

This form can be returned by secure message, fax, or mail using the information below.

Online: Submit through secure messaging:
https://retirement.financialtrans.com/msq-sponsor/login

Fax to: MissionSquare Plan Services
(844) 677-3297

Mail to: MissionSquare Plan Services
P.O. Box 219320
Kansas City, MO 64121-9320

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Christine Icasiano, Executive Assistant

Department: Finance Department

Title: An Ordinance Amending Various Sections of "The Highland Park Code of 1968," as amended, Regarding Low- and Moderate-Income Rates

Recommendation:

City staff recommends amending various sections of City code pertaining to low income and moderate income rates in order to streamline process, provide greater clarifications and best service the public.

Policy Consideration:

In 2025, the City standardized the City-wide Low-Income Discount Program which provides financial assistance to eligible residents. The update included additional opportunities and incentives that the City can reasonably offer to assist low-income families and individuals ensuring alignment with the City's vision of inclusion and equitability. These code updates reflect the changes included within the program enhancement.

Core Priorities:

Attachments:

1. Ordinance Amending Sections of the Code re Low- and Moderate-Income Rates

4912-2041-2250, v. 6

City of Highland Park

Ordinance No. _____

An Ordinance Amending Various Sections of "The Highland Park Code of 1968," as amended, Regarding Low- and Moderate-Income Rates

WHEREAS, "The Highland Park Code of 1968," as amended ("***City Code***"), sets forth reduced rates for certain City-imposed fees for low- and moderate-income households; and

WHEREAS, the City Council desires to amend various provisions of the City Code to update and clarify references to, and definitions of, "low-income" and "moderate-income"; and

WHEREAS, the City Council has determined that it will serve and be in the best interests of the City to amend the 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: AMENDMENT TO SECTION 15.015. Chapter 15, titled "Annual Fee Resolution," of the City Code is hereby amended to add a new Section 15.015, to read as follows:

"**Sec. 15.015. – Low- and Moderate-Income Rates.**

(A) The following words or phrases, when used in this Code or in the Annual Fee Resolution, have the meanings ascribed to them in this Section 15.015, except when the context otherwise indicates.

Low-income **means those individuals and families whose household income is equal to or less than 80 percent of the median family income limit as set forth by the current year's Income Limits for the Chicago-Joliet-Naperville, IL HUD Metro FMR Area, as established by the United States Department of Housing and Urban Development, adjusted for household size.**

Moderate-income **means those individuals and families whose household income is equal or less than 120 percent of the median family income limit as set forth by the current year's Income Limits for the Chicago-Joliet-Naperville, IL HUD Metro FMR Area, as established by the United States Department of Housing and Urban Development, adjusted for household size.**

(B) Whenever this Code or the Annual Fee Resolution authorizes reduced rates or fees for low-income or moderate-income households, to qualify for those reduced rates, a household

must submit its previous year's tax return or other proof of income to the City Manager for verification and approval as meeting the threshold requirements."

SECTION THREE AMENDMENT TO SECTION 33.1112. Section 33.1112, titled "Annual report," of Article XI, titled "Housing Commission," of Chapter 33, titled "Boards and Commissions," of the City Code is hereby amended further to read as follows:

"Sec. 33.1112. – Annual report.

The Housing Commission shall make an annual report to the Mayor and Council, which report shall state the result of any investigation made by it with respect to housing conditions or any shortage of adequate housing for senior citizens and persons of low or moderate income **(as defined in Section 15.015 of this Code)** and shall also summarize its operations and activities for the preceding year."

* * *

SECTION FOUR: AMENDMENT TO SECTION 33.1120. Section 33.1120, titled "Issuance of bonds; form; sale; execution; presumptions," of Article XI, titled "Housing Commission," of Chapter 33, titled "Boards and Commissions," of the City Code is hereby amended further to read as follows:

"Sec. 33.1120. – Issuance of bonds; form; sale; execution; presumptions.

* * *

(D) In any suit, action or proceeding involving the validity or enforceability of any bond of the Housing Commission or the security thereof, any such bond reciting in substance that it has been issued by the Housing Commission to aid in financing a housing project to provide dwelling accommodations for senior citizens or persons of low or moderate income **(as defined in Section 15.015 of this Code)** or for any other purposes authorized by the ordinance shall be conclusively deemed to have been issued for a project of such character and said project shall be conclusively deemed to have been planned, located and constructed in accordance with the purposes and provisions of this Chapter."

SECTION FIVE: AMENDMENT TO SECTION 51.175. Section 51.175, titled "Sewer Rates Established" of Article IV, titled "Sewer Rates," of Chapter 51, titled "Sewers and Sewage Disposal," of the City Code is hereby amended further to read as follows:

"Sec. 51.175. – Sewer Rates Established.

* * *

There are established hereby charges for the use and service of the sanitary sewer system of the City as well as the operation, maintenance

and replacement of the system. The City shall maintain separate records for such operation, maintenance, and replacement costs of the sanitary sewer system.

(A) A minimum flat demand charge will be levied on all classes of users at the ~~rate~~ **rates set** forth in the Annual Fee Resolution as shown upon the water bill to provide funds for extension, improvement, or reconstruction of the sewer system~~; provided, however, that upon written application from any customer whose household income is not more than the Low Income Figures established by the income eligibility rates, published by the United States Department of Health and Urban Development, effective July 1, 1979, and as these rates have been and may be revised from time to time, as verified by the user's previous years' tax return or such other proof of income submitted to and approved by the City Manager, the City Manager shall authorize the rate set forth in the Annual Fee Resolution~~. This minimum flat demand charge shall have no effect on the sewer use surcharge imposed on certain users as described hereinbelow.

(B) A surcharge for sanitary sewer use shall be imposed upon all classes of users in the amount set forth in the Annual Fee Resolution of water consumed (or estimated) as shown upon the water bill for such premises.

(C) The rates established herein shall apply to all billings from and after May 1, 2002."

SECTION SIX: AMENDMENT TO SECTION 51.195. Section 51.195, titled "Building Sewers and Connections," of Article IV, titled "Sewer Rates," of Chapter 51, titled "Sewers and Sewage Disposal," of the City Code is hereby amended further to read as follows:

"Sec. 51.195. – Building Sewers and Connections.

* * *

(A) Any disposal by any person into the sewer system is unlawful except those discharges in compliance with Federal Standards promulgated pursuant to the Federal Act and more stringent State and local standards.

* * *

(4) Building sewers shall be maintained free from infiltration, exfiltration, or structural failure. Upon examination of the building sewer, the City may require the property owner at his expense to replace or repair in part or in whole the building sewer to conform to the building and plumbing codes or other applicable rules of the City. Old building sewers may be used in connection with new buildings only when

they are found, on examination and test by the Building Official, to meet all requirements of this Chapter. ~~In the event that the City provides the initial payment for any repairs or replacements required pursuant to this Section 51.195(A)(4) to a property for which the owner's total household income does not exceed the Low Income figures established in the Income Eligibility Rates published by HUD effective July 1, 1979, as such figures may be revised from time to time, the property owner may defer repayment to the City in accordance with the following:~~

~~(a) The owner must file an application to defer the repayment on a form provided by the City, which application shall include a copy of the property owner's previous year's tax return, or such other proof of income submitted to and approved by the City Manager, in order to verify the property owner's total household income.~~

~~(b) Upon a determination by the City that the property owner is eligible for deferral of repayment pursuant to this Section 51.195(A)(4), the Corporation Counsel shall file or record with all appropriate governmental agencies, at the sole cost and expense of the property owner, all documents as may be necessary to secure the City's right and ability to recover the amount of the required repayment upon the sale or title transfer of the property by the property owner.~~"

SECTION SEVEN: AMENDMENT TO SECTION 72.020. Section 72.020, titled "Public Parking Lot and Permit Regulations," of Article I, titled "Parking Regulations," of Chapter 72, titled "Parking Regulations," of the City Code is hereby amended further to read as follows:

"Sec. 72.020. – Public Parking Lot and Permit Regulations.

* * *

(C) ~~Low-income parking permit fees. For any resident that submits evidence that his or her total household income does not exceed the then-current low-income limit established by the U.S. Department of Housing and Urban Development for the Chicago metropolitan area, the fees imposed pursuant to Sections 72.020(B)(1) [all-night parking permits], 72.020(B)(3) [commuter parking permits], and 72.020(B)(32) [C&O parking permits] will be reduced by the percentage set forth in the Annual Fee Resolution~~."

* * *

SECTION EIGHT: AMENDMENT TO SECTION 94.125. Section 94.125, titled "Duty of Owner to Remove Diseased, Infected or Infested Tree," of Article II, titled "Diseased, Infected or Infested Trees," of Chapter 94, titled "Trees and Shrubs," of the City Code is hereby amended further to read as follows:

"Sec. 94.125. - Duty of Owner to Remove Diseased, Infected or Infested Tree.

Upon receipt of notice as prescribed in Section 94.115 of this Chapter, it shall thereupon become the duty of the owner of said premises to cause such tree or breeding place to be removed and destroyed in accordance with and under the direction and the supervision of the City Manager or his or her representative. If the City shall remove and destroy any tree or breeding place, all expenses incurred in connection therewith shall be assessed against the property owner. ~~Upon written application from any property owner whose total household income is not more than the Low Income figures as established in the Income Eligibility Rates published by HUD effective July 1, 1979, as verified by the previous year's tax return, or such other proof of income submitted to and approved by the City Manager, the City Manager will cause such diseased tree to be removed by the City upon payment by the property owner in the amount set forth in the Annual Fee Resolution.~~"

SECTION NINE: AMENDMENT TO SECTION 97.101. Section 97.101, titled "Exemptions from Utility Tax," of Article I, titled "Municipal Utility Tax," of Chapter 97, titled "Municipal Taxation," of the City Code is hereby amended further to read as follows:

* * *

"Sec. 97.101. – Exemptions from Utility Tax.

* * *

~~(B) In order to mitigate the heavy financial burden low income residents must bear as a result of the municipal utility tax assessed against such individuals by entities engaged in the business of distributing, supplying, furnishing or selling gas for use or consumption within the corporate limits of the City, the City shall rebate the amount of the municipal utility tax for gas usage assessed against a low income individual, upon the City's receipt of the following from the low income individual:~~

~~(1) A bill for natural gas assessed after May 31, 2001;~~

~~(2) Evidence of payment;~~

~~(3) A completed and executed application, on a form supplied by the Office of the City Manager, establishing that the individual's total household income is not more than the "Low Income" figures established in the Income Eligibility~~

~~Rates published by the United States Department of Housing and Urban Development effective July 1, 1979, as such figures may be revised from time to time; and~~

~~(4) The applicant's tax return for the year immediately preceding the year in which the application is submitted, or such other proof of income submitted to and approved by the City Manager, demonstrating the applicant's low income eligibility.~~

~~(C) Any rebate granted by the City in accordance with Subsection 97.101(B) shall be subject to budget limitations set at the sole discretion of the City Council, and shall be granted on a first come first served basis until the budget limitation is met.~~"

SECTION TEN: AMENDMENT TO SECTION 97.1004. Section 97.1004, titled "Deed exempted from tax," of Article X, titled "Real Estate Transfer Tax," of Chapter 97, titled "Municipal Taxation," of the City Code is hereby amended further to read as follows:

"Sec. 97.1004. – Deed exempted from tax.

* * *

(N) Deeds pertaining to properties that are subject to a restrictive covenant, declaration, ground lease or similar restriction that (1) has been imposed on the property for the purpose of controlling the resale of the property in order to maintain continued affordability for low- or moderate-income households **(as defined in Section 15.015 of this Code)**, (2) is required or has been approved by the City, and (3) has been recorded with the Lake County Recorder of Deeds; provided, however, that the exemption contained in this Section 97.1004 (N) shall not be granted unless the taxpayer files, concurrent with the filing of the declaration required pursuant to Section 97.1001 of this Chapter, a written letter of approval, indicating eligibility of the property for the exemption provided in this Section 97.1004(N), signed by the Executive Director of the Highland Park Illinois Community Land Trust or his or her designee, or by the City Director of Community Development or his or her designee."

* * *

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

SECTION TWELVE: 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: December 15, 2025

Staff Contact: Joe O'Neill, Deputy Director of Public Works
Tony Ferrari, Facilities Supervisor

Department: Public Works Department

Title: A Resolution Approving the Municipal Partner Initiative (MPI) Contract for Custodial Services to Advanced Cleaning Systems, Co. of East Dundee, Illinois.

Recommendation:
City staff recommends awarding the Municipal Partner Initiative (MPI) custodial services contract to Advanced Cleaning Systems, Co. of East Dundee, Illinois in the annual amount of $122,675.00. for routine cleaning services and an estimated $40,000 for hourly cleaning/hospitality services. Sufficient funds have been allocated in the FY2026 Facilities Operations budget.

Policy Consideration:
The Department of Public Works Facilities Section is responsible for maintaining over 20 public and ancillary municipal facilities with a staff of four full-time employees. Due to the daily operational demands and routine upkeep required across these facilities, a contractual custodial service is necessary to perform consistent daily cleanings and maintain safe, sanitary, and presentable public spaces.

Custodial services are provided for numerous municipal facilities, including City Hall, Public Services, the Police Station, Fire Station 33, the Senior Center, the Firearms Training Center, three Metra train stations, and three municipal parking structures. The Metra train stations are cleaned twice daily on weekdays and once daily on weekends. The Firearms Training Center is cleaned twice a week, and the parking structures are cleaned three times per week. All other facilities receive daily cleaning services Monday through Friday, generally performed in the evenings to minimize disruption to staff and the public.

In addition to routine janitorial services, the custodial contract includes pricing for hospitality services, which are performed on an as-needed basis and compensated according to specific tasks. These services were added to support City Council meetings and other special meetings and events at City Hall. The contract also includes an established hourly rate for cleaning services outside the normal scope of work.

To provide enhanced custodial service and leverage cooperative purchasing opportunities, the City of Highland Park initiated a Municipal Partnering Initiative (MPI) contract in partnership with the Villages of Glenview and Kenilworth. On December 4, 2025, the City received and opened five (5) MPI proposals for Custodial Services. Following a review of all submissions, Advanced Cleaning Systems, Co. of East Dundee, Illinois, was determined to be the lowest responsive and responsible bidder. Advanced Cleaning Systems is the City's current custodial service provider and has performed satisfactorily since beginning service in 2021. Staff is confident in the company's ability to continue to meet the City's custodial service needs and performance expectations.

The proposed contract term is for one (1) year, with two (2) additional one-year renewal options, at the sole discretion of the City, upon the mutually written consent of the City and Bidder, and subject to satisfactory performance and future budget appropriations. 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.

This contract will be managed by the Facilities Section of the Public Works Department. Pertinent documents are available at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

The City's custodial service costs over the last three years are as follows:
2023: $165,500.00
2024: $155,000.00
2025: $160,000.00 (Estimated)

Sufficient funds have been allocated in the FY 2026 Public Works Facilities Operations Budget for this maintenance item.

Attachments:

1. MPI Custodial Services Resolution
2. Bid Tab - 2026 Custodial Services
3. Custodial Services (MPI) Contract - Advanced

CITY OF HIGHLAND PARK

RESOLUTION NO. _____

A RESOLUTION APPROVING THE MUNICIPAL PARTNER INITIATIVE (MPI) CONTRACT FOR CUSTODIAL SERVICES TO ADVANCED CLEANING SYSTEMS, CO. OF EAST DUNDEE, ILLINOIS.

WHEREAS, the Municipal Partnering Initiative (***"MPI"***) sought bids for the provision of Custodial Services (***"Contract"***); and

WHEREAS, Advanced Cleaning Systems, Co., of East Dundee, Illinois (***"Advanced"***), was the low responsible bidder of the firms that submitted bid packages to the MPI; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to enter into the Contract with Advanced;

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 with Advanced shall be, and it is hereby, authorized in substantially the form attached.

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 Advanced; 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.

City of Highland Park

2026 MPI Custodial Services - Bid Tab

	Advanced	Crystal	Bravo	Tidy Queens	Alpha
Highland Park	$ 368,025.00	$ 296,280.00	$ 1,151,160.00	$ 540,844.20	$ 635,310.00
Glenview	$ 311,274.00	$ 388,080.00	$ 548,700.00	$ 736,816.14	$ 772,200.00
Glenview - Porter Services	$ 172,218.00	$ 191,100.00	$ 195,000.00	$ 223,080.00	$ 175,500.00
Kenilworth	$ 58,920.00	$ 35,640.00	$ 181,400.00	$ 80,065.35	$ 47,385.00
Total:	**$ 910,437.00**	**$ 911,100.00**	**$ 2,076,260.00**	**$ 1,580,805.69**	**$ 1,630,395.00**

Advanced

City of Highland Park

Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A
SCHEDULE OF PRICES

CITY OF HIGHLAND PARK

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
City Hall	2	2.5	.5	1	0	660	$11,176
Public Services	4.5	4	1	1	0	1394	$26,751
Police Station	4	3	1	1		1208	$23,320
Fire Station 33/Fitness Center	2	.5	1	1		562	$10,472
~~Senior Center~~							
Firearms Training Center	1.5	.5	0	.5	0	184	$ 3,432
St. Johns Train Station	2.5	5	0	1	0	1820	$35,464
Ravinia Train Station	We clean these Stations as 1 unit and bill them as one.						
Braeside Train Station							
Port Cinton Parking Garage	468	We clean these two as one.				624	$12,060
East and West Parking Decks							
A. Sub-Total For One (1) Year						6452	$122,675
B. Grand Total for Group 1 For Three (3) Years (A X 3)							$368,025
Total number of proposed labor hours includes in the not to exceed cost for service							

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer	$24.95
Day Porter Hourly Rate	$27.00

Advanced

ATTACHMENT A

VILLAGE OF GLENVIEW

Labor and materials for services as identified herein

C shall fill-in the estimated number of work crew man hours for each facility for daily, weekly, monthly, quarterly and annual tasks.

GROUP 1

Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost per Year
Village Hall	4	1	1..5	10	15	1165	$ 20,312
Police Department	6	2.75	2.5	10	15	1775	$ 30,995
Dispatch Center	1	.25	.5	2	2	289	$ 5,145
Public Works	4.25	1.5	2	4	16	1239	$ 22,869
Fire Station #6 Admin.	1	.25	.5	2	4	291	$ 5,145
Downtown Train Station	1.75	.75	0	1	12	510	$ 8,996
North Glen Train Station	1.75	.75	0	1	12	510	$ 8,996
Highland Park Dispatch	.5	0	.5	1	2	77	$ 1,300
A. SUB – TOTAL FOR ONE (1) YEAR	20.25	7.25	7.50	31	78	5,856	$103,758
B. GRAND TOTAL FOR GROUP 1 FOR THREE (3) YEARS (A X 3)						17,568	$311,274
Total number of proposed labor hours included in the not to exceed cost for service						5,856	

GROUP 2

Description	Total Man Hours	Costs per year
Day Porter - Village Hall (50 Hours a Week)*	2600	$ 57,406
GRAND TOTAL FOR GROUP 2 (TOTAL COST PER YEAR X THREE (3) YEARS	7800	$172,218

**The Village reserves the right to modify the hours up/down based on business needs at the hourly rate established in this pricing table.*

GROUP 3 (Optional)

Description	Rate per hour
Interior and Exterior Window Cleaning	$ 32.00

Supplemental Pricing:

Labor Assistance Hourly Rate Per Laborer	$ 24.95__/hr.
Day Porter Hourly Rate (Optional)	$ 27.00__/hr.

Advanced

ATTACHMENT A

VILLAGE OF KENILWORTH

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
419 Richmond Rd. (3500 sq ft)	✓ 2.75	1	1	1	0	783	16,845.00
Train Station (800 sq ft)	✓ .5	1	1	1	0	146	2,795.00
A. Sub-Total For One (1) Year	3	2	2	2	0	929	19,640.00
B. Grand Total for Group 1 For Three (3) Years (A X 3)						2,787	58,920.00
Total number of proposed labor hours includes in the not to exceed cost for service						929	19,640.00

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer: for regular basic cleaning during regular cleaning times, Monday through Friday	24.95
Day Porter Hourly Rate: for regular basic cleaning during regular cleaning times, Monday through Friday	27.00

Crystal

City of Highland Park

Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A
SCHEDULE OF PRICES

CITY OF HIGHLAND PARK

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
City Hall	480	52	12	6		550	11,400
Public Services	720	104	24	16		864	20,160
Police Station	1,020	104	36	16		1,176	25,080
Fire Station 33/Fitness Center	352	52	12	4		420	7,800
Senior Center							
Firearms Training Center	230	14	12	4		260	4,680
St. Johns Train Station	350	10	10	4		374	8,160
Ravinia Train Station	180	10	10	4		204	5,040
Braeside Train Station	152	10	10	4		176	3,480
Port Cinton Parking Garage		312				312	7,080
East and West Parking Decks		234				234	5,880
A. Sub-Total For One (1) Year	3,484	902	126	58		4,570	98,760
B. Grand Total for Group 1 For Three (3) Years (A X 3)						13,710	296,280
Total number of proposed labor hours includes in the not to exceed cost for service						13,710	296,280

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer	22.00
Day Porter Hourly Rate	24.50

Crystal

City of Highland Park — Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A

VILLAGE OF GLENVIEW

Labor and materials for services as identified herein
C shall fill-in the estimated number of work crew man hours for each facility for daily, weekly, monthly, quarterly and annual tasks.

GROUP 1

Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost per Year
Village Hall	960	104	36	24	20	1,144	$ 29,880
Police Department	1,440	156	48	24	20	1,688	$ 40,560
Dispatch Center	240	30	12	4	4	290	$ 6,600
Public Works	720	52	12	12	15	811	$ 20,160
Fire Station #6 Admin.	260	52	12	8	5	337	$ 10,680
Downtown Train Station	240	30	12	8	4	294	$ 8,160
North Glen Train Station	240	30	12	8	5	295	$ 8,640
Highland Park Dispatch	200	5	4	4	2	215	$ 4,680
A. SUB – TOTAL FOR ONE (1) YEAR	4,300	459	148	92	75	5,074	$ 129,360
B. GRAND TOTAL FOR GROUP 1 FOR THREE (3) YEARS (A X 3)						15,222	$ 388,080
Total number of proposed labor hours included in the not to exceed cost for service						15,222	

GROUP 2

Description	Total Man Hours	Costs per year
Day Porter - Village Hall (50 Hours a Week)*	2,600	$ 63,700
GRAND TOTAL FOR GROUP 2 (TOTAL COST PER YEAR X THREE (3) YEARS	7,800	$ 191,100

**The Village reserves the right to modify the hours up/down based on business needs at the hourly rate established in this pricing table.*

GROUP 3 (Optional)

Description	Rate per hour
Interior and Exterior Window Cleaning	$ 30

Supplemental Pricing:

Labor Assistance Hourly Rate Per Laborer	$ 22 /hr.
Day Porter Hourly Rate (Optional)	$ 24.50/hr.

Crystal

City of Highland Park

Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A

VILLAGE OF KENILWORTH

Group 1							
Facility	**Daily (1)**	**Weekly (1)**	**Monthly (1)**	**Quarterly (1)**	**Annual (1)**	**Total Man Hours**	**Cost Per Year**
419 Richmond Rd. (3500 sq ft)	✓ 360		12			372	10,680
Train Station (800 sq ft)	✓	52				52	1,200
A. Sub-Total For One (1) Year	360	52				424	11,880
B. Grand Total for Group 1 For Three (3) Years (A X 3)						1,272	35,640
Total number of proposed labor hours includes in the not to exceed cost for service						1,272	35,640.

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer: for regular basic cleaning during regular cleaning times, Monday through Friday	22
Day Porter Hourly Rate: for regular basic cleaning during regular cleaning times, Monday through Friday	24.50

TIDY Queens

City of Highland Park

Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A
SCHEDULE OF PRICES

CITY OF HIGHLAND PARK

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
City Hall	3					783	25941.99
Public Services	2.5					652.5	22209.69
Police Station	4					1044	33406.59
Fire Station 33/Fitness Center	1.5					391.5	14745.09
Senior Center							
Firearms Training Center	1					104.4	6534.03
St. Johns Train Station	2					730.8	24449.07
Ravinia Train Station	1					365.4	13,998.63
Braeside Train Station	1					365.4	13,998.63
Port Clinton Parking Garage	2					312.96	12498.84
East and West Parking Decks	2					312.96	12498.84
A. Sub-Total For One (1) Year	20					5062.92	180281.39
B. Grand Total for Group 1 For Three (3) Years (A X 3)						15188.76	540844.20
Total number of proposed labor hours includes in the not to exceed cost for service						15188.76	540844.20

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer	32.82
Day Porter Hourly Rate	28.60

Tidy Queens

City of Highland Park

Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A

VILLAGE OF GLENVIEW

Labor and materials for services as identified herein
C shall fill-in the estimated number of work crew man hours for each facility for daily, weekly, monthly, quarterly and annual tasks.

GROUP 1

Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost per Year
Village Hall	4					783	$33406.59
Police Department	12					4384.8	$120953.47
Dispatch Center	2					730.8	$ 31409.07
Public Works	1.5					391.5	$ 14745.04
Fire Station #6 Admin.	1					261	$ 11012.79
Downtown Train Station	1					261	$ 11012.79
North Glen Train Station	1					261	$ 11012.79
Highland Park Dispatch	1					261	$ 11012.79
A. SUB – TOTAL FOR ONE (1) YEAR	23.5					7595.10	$245605.37
B. GRAND TOTAL FOR GROUP 1 FOR THREE (3) YEARS (A X 3)						22785.30	$736816.14
Total number of proposed labor hours included in the not to exceed cost for service						22785.30	

GROUP 2

Description	Total Man Hours	Costs per year
Day Porter - Village Hall (50 Hours a Week)*	2600	$74360
GRAND TOTAL FOR GROUP 2 (TOTAL COST PER YEAR X THREE (3) YEARS	7800	$223080.00

**The Village reserves the right to modify the hours up/down based on business needs at the hourly rate established in this pricing table.*

GROUP 3 (Optional)

Description	Rate per hour
Interior and Exterior Window Cleaning	$ 75

Supplemental Pricing:

Labor Assistance Hourly Rate Per Laborer	$32.82/hr.
Day Porter Hourly Rate (Optional)	$28.69/hr.

Tidy Queens

ATTACHMENT A

VILLAGE OF KENILWORTH

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
419 Richmond Rd. (3500 sq ft)	✓ 1.5					548.1	19223.85
Train Station (800 sq ft)	✓ 1					261	7464.60
A. Sub-Total For One (1) Year						809.10	26,688.45
B. Grand Total for Group 1 For Three (3) Years (A X 3)						2427.30	80,065.35
Total number of proposed labor hours includes in the not to exceed cost for service						2427.30	80,065.35

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer: for regular basic cleaning during regular cleaning times, Monday through Friday	32.82
Day Porter Hourly Rate: for regular basic cleaning during regular cleaning times, Monday through Friday	28.60

Alpha

ATTACHMENT A
SCHEDULE OF PRICES

CITY OF HIGHLAND PARK

Group 1							
Facility	**Daily (1)**	**Weekly (1)**	**Monthly (1)**	**Quarterly (1)**	**Annual (1)**	**Total Man Hours**	**Cost Per Year**
City Hall	$67.50	$337.50	$1462.50	$4387.50	$17,550.00	780	$17,550.00
Public Services	$90.00	$450.00	$1950.00	$5850.00	$23,400.00	1040	$23,400.00
Police Station	$283.50	$1417.50	$6142.50	$18,427.50	$73,710.00	3276	$73,710.00
Fire Station 33/Fitness Center	$45.00	$315.00	$1365.00	$4095.00	$16,380.00	728	$16,380.00
~~Senior Center~~							
Firearms Training Center	$33.75	$236.25	$1023.75	$3071.25	$12,285.00	546	$12,285.00
St. Johns Train Station	$22.50	$157.50	$682.50	$2047.50	$8190.00	364	$8190.00
Ravinia Train Station	$22.50	$157.50	$682.50	$2047.50	$8190.00	364	$8190.00
Braeside Train Station	$22.50	$157.50	$682.50	$2047.50	$8190.00	364	$8190.00
Port Cinton Parking Garage	$135.00	$675.00	$2925.00	$8775.00	$35,100.00	1560	$35,100.00
East and West Parking Decks	$33.75	$168.75	$731.25	$2193.75	$8775.00	390	$8775.00
A. Sub-Total For One (1) Year	$840.36	$4072.50	$17,647.50	$52,942.50	$211,770.00	9412	$211,770.00
B. Grand Total for Group 1 For Three (3) Years (A X 3)							$635,310.00
Total number of proposed labor hours includes in the not to exceed cost for service						28,236	

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer	$22.50
Day Porter Hourly Rate	$22.50

Alpha

ATTACHMENT A

VILLAGE OF GLENVIEW

Labor and materials for services as identified herein
C shall fill-in the estimated number of work crew man hours for each facility for daily, weekly, monthly, quarterly and annual tasks.

GROUP 1

Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost per Year
Village Hall	$123.75	$618.75	$2681.25	$8043.75	$32,175.00		$ 32,175.00
Police Department	$472.50	$3307.50	$14,332.50	$42,997.50	$171,990.00	7644	$ 171,990.00
Dispatch Center	$0.00	$0.00	$0.00	$0.00	$0.00		$ 0.00
Public Works	$45.00	$315.00	$1365.00	$4095.00	$16,380.00	728	$ 16,380.00
Fire Station #6 Admin.	$33.75	$236.25	$1023.75	$3071.25	$12,285.00	546	$ 12,285.00
Downtown Train Station	$22.50	$157.50	$682.50	$2047.50	$8190.00	364	$ 8190.00
North Glen Train Station	$22.50	$157.50	$682.50	$2047.50	$8190.00	364	$ 8190.00
Highland Park Dispatch	$22.50	$157.50	$682.50	$2047.50	$8190.00	364	$ 8190.00
A. SUB – TOTAL FOR ONE (1) YEAR							$ 257,400.00
B. GRAND TOTAL FOR GROUP 1 FOR THREE (3) YEARS (A X 3)							$ 772,200.00
Total number of proposed labor hours included in the not to exceed cost for service						10,010	

GROUP 2

Description	Total Man Hours	Costs per year
Day Porter - Village Hall (50 Hours a Week)*	2600	$ 58,500.00
GRAND TOTAL FOR GROUP 2 (TOTAL COST PER YEAR X THREE (3) YEARS		$ 175,500.00

**The Village reserves the right to modify the hours up/down based on business needs at the hourly rate established in this pricing table.*

GROUP 3 (Optional)

Description	Rate per hour
Interior and Exterior Window Cleaning	$29.50

Supplemental Pricing:

Labor Assistance Hourly Rate Per Laborer	$ 25.75 /hr.
Day Porter Hourly Rate (Optional)	$ 22.50 /hr.

Alpha

City of Highland Park

Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A

VILLAGE OF KENILWORTH

Group 1							
Facility	**Daily (1)**	**Weekly (1)**	**Monthly (1)**	**Quarterly (1)**	**Annual (1)**	**Total Man Hours**	**Cost Per Year**
419 Richmond Rd. (3500 sq ft)	✓ $45.00	$225.00	$975.00	$2925.00	$11,700.00	520	$11,700.00
Train Station (800 sq ft)	✓ $11.25	$78.75	$341.25	$1023.75	$4095.00	182	$4095.00
A. Sub-Total For One (1) Year	$56.25	$303.75	$1316.25	$3948.75	$15,795.00	702	$15,795.00
B. Grand Total for Group 1 For Three (3) Years (A X 3)							$47,385.00
Total number of proposed labor hours includes in the not to exceed cost for service						1404	

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer: for regular basic cleaning during regular cleaning times, Monday through Friday	$22.50
Day Porter Hourly Rate: for regular basic cleaning during regular cleaning times, Monday through Friday	$22.50

BRAVO

City of Highland Park

Public Works Department

2026 CUSTODIAL SERVICES CONTRACT

ATTACHMENT A
SCHEDULE OF PRICES

CITY OF HIGHLAND PARK

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
City Hall	5	20	80	8	16	1248	$57,320.00
Public Services	3	15	60	4	4	816	$33,900.00
Police Station	6	30	120	8	24	1824	$80,200.00
Fire Station 33/Fitness Center	2	10	40	3	3	552	$23,300.00
Senior Center	2	10'	40	3	3	552	22,500.00
Firearms Training Center	3	15	60	2	4	792	$29,200.00
St. Johns Train Station	2	10	40	2	1	516	$17,500.00
Ravinia Train Station	2	10	40	2	1	516	$17,500.00
Braeside Train Station	2	10	40	2	1	516	$17,500.00
Port Cinton Parking Garage	3	15	60	4	8	72	$42,400.00
East and West Parking Decks	3	15	60	4	8	72	$42,400.00
A. Sub-Total For One (1) Year	31	160	640	42	73	7479	$383,720.00
B. Grand Total for Group 1 For Three (3) Years (A X 3)							
Total number of proposed labor hours includes in the not to exceed cost for service							

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer	$24.00
Day Porter Hourly Rate	$24.00

BRAVO

ATTACHMENT A

VILLAGE OF GLENVIEW

Labor and materials for services as identified herein
C shall fill-in the estimated number of work crew man hours for each facility for daily, weekly, monthly, quarterly and annual tasks.

GROUP 1

Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost per Year
Village Hall	5	25	100	8	8	1400	$ 49,000.00
Police Department	5	25	100	8	8	1550	$ 65,700.00
Dispatch Center	2	10	40	4	4	496	$ 14,600.00
Public Works	2	10	40	3	3	486	$ 10,400.00
Fire Station #6 Admin.	2	10	40	3	3	486	$ 14,400.00
Downtown Train Station	1	5	20	2	2	240	$ 8,200.00
North Glen Train Station	1	5	20	2	2	240	$ 8,200.00
Highland Park Dispatch	1	5	20	2	2	240	$ 12,400.00
A. SUB – TOTAL FOR ONE (1) YEAR						5,138	$ 182,900.00
B. GRAND TOTAL FOR GROUP 1 FOR THREE (3) YEARS (A X 3)							$ 548,700.00
Total number of proposed labor hours included in the not to exceed cost for service							

GROUP 2

Description	Total Man Hours	Costs per year
Day Porter - Village Hall (50 Hours a Week)*	2,600	$ 65,000.00
GRAND TOTAL FOR GROUP 2 (TOTAL COST PER YEAR X THREE (3) YEARS		$ 195,000.00

**The Village reserves the right to modify the hours up/down based on business needs at the hourly rate established in this pricing table.*

GROUP 3 (Optional)

Description	Rate per hour
Interior and Exterior Window Cleaning	$ 35.00

Supplemental Pricing:

Labor Assistance Hourly Rate Per Laborer	$ 24.00 /hr.
Day Porter Hourly Rate (Optional)	$ 24.00 /hr.

BRAVO

ATTACHMENT A

VILLAGE OF KENILWORTH

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
419 Richmond Rd. (3500 sq ft)	✓ 4	20	80	4	4	968	$52,200.00
Train Station (800 sq ft)	✓ 1	5	20	2	2	244	$8,200.00
A. Sub-Total For One (1) Year	5	25	100	8	8	1,212	60,200.00
B. Grand Total for Group 1 For Three (3) Years (A X 3)						3,636	$181,400.00
Total number of proposed labor hours includes in the not to exceed cost for service							

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer: for regular basic cleaning during regular cleaning times, Monday through Friday	$24.00
Day Porter Hourly Rate: for regular basic cleaning during regular cleaning times, Monday through Friday	$24.00

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
2026 CUSTODIAL SERVICES

Full Name of Bidder ("***Bidder***")	Advanced Cleaning Systems, Inc.	
Office Address	558 Plate Drive, Unit 5	
City, State Zip	East Dundee, IL 60118	
Contact Person	Kenneth Brauer	
Email Address	office@advancedcleaningsystems.com	
Telephone No. 847-304-0100		Fax No. 847-304-0170

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. 6 *[**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 **2026 Custodial Services** at the **various work sites within the City of Highland Park, Illinois** ("***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 B, 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 A, 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 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, 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. **[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.

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 B** 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 2 day of December, 20 25

2026 CUSTODIAL SERVICES CONTRACT

Dated this 2 day of December, 2025

Bidder's Status: ☑ Illinois (State) Corporation ☐ _____ (State) Partnership ☐ Individual Proprietor

Bidder's Name: Advanced Cleaning Systems, Inc.

Doing Business As (if different): _____

Signature of Bidder or Authorized Agent: *Kenneth Brauer*
(Corporate seal, if corporation)

Printed Name: Kenneth Brauer

Title/Position: President

Business Address: 558 Plate Drive, Unit 5
East Dundee, IL 60118

Business phone: 847-304-0100

If a Corporation or Partnership, list all Officers or Partners:

NAME	TITLE	ADDRESS
Kenneth Brauer	President	2190 Azure Lane, Alqonquin, IL 6010
Edith Brauer	Secretary	2190 Azure Lane, Alqonquin, IL 6010

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	Village of Skokie	Glenview Park District	Village of Lombard
Owner Address	5127 Oakton Street Skokie, IL 60077	1930 Prairie Street Glenview, IL 60025	255 E. Wilson Street Lombard, IL 60148
Reference	Mike Aleksic	Jim Warnsted	Scott Neetz
Phone Number	847-702-1094	630-470-5833	630-995-1033
Type of Work	Janitorial	Janitorial	Janitorial

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:

_____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK

_____
Ghida S. Neukirch, City Manager

#1498157_v5

ATTACHMENT A
SCHEDULE OF PRICES

CITY OF HIGHLAND PARK

Group 1							
Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost Per Year
City Hall	2	2.5	.5	1	0	660	$11,176
Public Services	4.5	4	1	1	0	1394	$26,751
Police Station	4	3	1	1		1208	$23,320
Fire Station 33/Fitness Center	2	.5	1	1		562	$10,472
~~Senior Center~~							
Firearms Training Center	1.5	.5	0	.5	0	184	$ 3,432
St. Johns Train Station	2.5	5	0	1	0	1820	$35,464
Ravinia Train Station	We clean these Stations as 1 unit and bill them as one.						
Braeside Train Station							
Port Cinton Parking Garage	468	We clean these two as one.				624	$12,060
East and West Parking Decks							
A. Sub-Total For One (1) Year						6452	$122,675
B. Grand Total for Group 1 For Three (3) Years (A X 3)							$368,025
Total number of proposed labor hours includes in the not to exceed cost for service							

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer	$24.95
Day Porter Hourly Rate	$27.00

ATTACHMENT A

VILLAGE OF GLENVIEW

Labor and materials for services as identified herein

C shall fill-in the estimated number of work crew man hours for each facility for daily, weekly, monthly, quarterly and annual tasks.

GROUP 1

Facility	Daily (1)	Weekly (1)	Monthly (1)	Quarterly (1)	Annual (1)	Total Man Hours	Cost per Year
Village Hall	4	1	1..5	10	15	1165	$ 20,312
Police Department	6	2.75	2.5	10	15	1775	$ 30,995
Dispatch Center	1	.25	.5	2	2	289	$ 5,145
Public Works	4.25	1.5	2	4	16	1239	$ 22,869
Fire Station #6 Admin.	1	.25	.5	2	4	291	$ 5,145
Downtown Train Station	1.75	.75	0	1	12	510	$ 8,996
North Glen Train Station	1.75	.75	0	1	12	510	$ 8,996
Highland Park Dispatch	.5	0	.5	1	2	77	$ 1,300
A. SUB – TOTAL FOR ONE (1) YEAR	20.25	7.25	7.50	31	78	5,856	$103,758
B. GRAND TOTAL FOR GROUP 1 FOR THREE (3) YEARS (A X 3)						17,568	$311,274
Total number of proposed labor hours included in the not to exceed cost for service						5,856	

GROUP 2

Description	Total Man Hours	Costs per year
Day Porter - Village Hall (50 Hours a Week)*	2600	$ 57,406
GRAND TOTAL FOR GROUP 2 (TOTAL COST PER YEAR X THREE (3) YEARS	7800	$172,218

**The Village reserves the right to modify the hours up/down based on business needs at the hourly rate established in this pricing table.*

GROUP 3 (Optional)

Description	Rate per hour
Interior and Exterior Window Cleaning	$ 32.00

Supplemental Pricing:

Labor Assistance Hourly Rate Per Laborer	$ 24.95__/hr.
Day Porter Hourly Rate (Optional)	$ 27.00__/hr.

ATTACHMENT A

VILLAGE OF KENILWORTH

Group 1							
Facility	**Daily (1)**	**Weekly (1)**	**Monthly (1)**	**Quarterly (1)**	**Annual (1)**	**Total Man Hours**	**Cost Per Year**
419 Richmond Rd. (3500 sq ft)	✓ 2.75	1	1	1	0	783	16,845.00
Train Station (800 sq ft)	✓ .5	1	1	1	0	146	2,795.00
A. Sub-Total For One (1) Year	3	2	2	2	0	929	19,640.00
B. Grand Total for Group 1 For Three (3) Years (A X 3)						2,787	58,920.00
Total number of proposed labor hours includes in the not to exceed cost for service						929	19,640.00

Group 2	Cost Per Hour
Labor Assistance Hourly Rate Per Laborer: for regular basic cleaning during regular cleaning times, Monday through Friday	24.95
Day Porter Hourly Rate: for regular basic cleaning during regular cleaning times, Monday through Friday	27.00

City of Highland Park

2026 MPI Custodial Services - Bid Tab

	Advanced	Crystal	Bravo	Tidy Queens	Alpha
Highland Park	$ 368,025.00	$ 296,280.00	$ 1,151,160.00	$ 540,844.20	$ 635,310.00
Glenview	$ 311,274.00	$ 388,080.00	$ 548,700.00	$ 736,816.14	$ 772,200.00
Glenview - Porter Services	$ 172,218.00	$ 191,100.00	$ 195,000.00	$ 223,080.00	$ 175,500.00
Kenilworth	$ 58,920.00	$ 35,640.00	$ 181,400.00	$ 80,065.35	$ 47,385.00
Total:	**$ 910,437.00**	**$ 911,100.00**	**$ 2,076,260.00**	**$ 1,580,805.69**	**$ 1,630,395.00**

ATTACHMENT B
SPECIFICATIONS

City of Highland Park – Custodial Services Scope of Work

General Requirements

Tony Ferrari – tferrari@cityhpil.com or 847-926-1755

Furnishings

The Contractor shall furnish all necessary equipment, tools, and cleaning supplies required to perform custodial services as specified. Consumable supplies used in restrooms (such as hand soap, paper towels, toilet tissue, etc.) and trash can liners may be provided by the Contractor as an optional service, as designated by the City.

Supervision

The Contractor shall provide regular supervision of all personnel to ensure that:

- Work is properly coordinated with the City's operations.
- Assignments are adjusted as necessary.
- Work is inspected, corrected, and maintained to quality standards.
- Supplies and equipment are managed efficiently.
- Routine on-site inspections are performed, with or without City representation.
- Any unusual occurrences, malfunctions, or property damage are reported promptly.

FACILITY TASKS AND FREQUENCIES

City Hall (1707 St. Johns Ave.)

Areas: General and Executive Offices, Lobby, Public Areas, Washrooms, Cafeteria/Kitchenettes

Daily Tasks

General Areas (Offices, Lobby, Public Areas)

- **Waste Paper:** Collect and place in designated disposal areas (liners provided by client).
- **Recycling:** Collect separated paper from centrally located containers and place for disposal.

- **Furniture and Horizontal Surfaces (desks, credenzas, tables, counter tops, file cabinets, partition tops in meeting/conference rooms):**
  - Dust exposed, unobstructed horizontal surfaces (papers and personal items remain undisturbed).
  - Spot clean for fingerprints and beverage rings (papers remain undisturbed).
- **Drinking Fountains/Water Coolers:** Clean and sanitize.
- **Glass (Front doors and employee entrances):** Spot clean.
- **Elevators:** Clean and polish doors, molding, and control panels.
- **Low Areas Near Entrances:** Inspect and remove cobwebs.
- **Lighting:** Leave designated lights on; check windows, doors, and gates upon completion.
- **Supply/Equipment Storage Areas:** Maintain in an orderly manner.
- **Reporting:** Provide reports of unusual occurrences, malfunctions, or property damage when noticed.

Washrooms

- **Fixtures:** Clean, sanitize, and polish toilet bowls, urinals, and hand basins.
- **Chrome Fittings:** Clean and polish.
- **Toilet Seats:** Clean and sanitize both sides.
- **Counters and Mirrors:** Clean and sanitize.
- **Containers:** Empty, clean exteriors, and insert liners.
- **Metal Partitions:** Dust tops; spot clean doors.
- **Walls:** Spot clean around sinks, towel cabinets, and urinals.
- **Doors/Frames:** Remove fingerprints and smudges.
- **Dispensers:** Clean and refill from client-provided stock.
- **Floors:** Sweep or dust mop, then damp mop.

Lunchroom/Kitchenette

- **Garbage:** Empty and remove.
- **Containers:** Damp clean exteriors.
- **Drinking Fountains:** Clean and sanitize.
- **Counters/Sinks:** Clean, sanitize, scour, and wipe dry as required.
- **Microwaves:** Clean and sanitize inside and out.
- **Tables:** Clean and sanitize.
- **Vending Machines/Refrigerators:** Dust tops; spot clean fronts and sides.
- **Walls Near Trash Cans:** Clean as needed.
- **Tile Floors:** Dust mop fully, then damp mop.

ATTACHMENT B

Weekly Tasks

General Areas

- **Furniture and Horizontal Surfaces:** Dust all exposed, unobstructed areas; spot clean for fingerprints and beverage rings.
- **Interior Door Glass:** Spot clean.
- **Elevators:** Spot clean walls; vacuum thresholds.
- **Open Carpeted Areas:** Vacuum.
- **Hard Floors:** Dust mop with treated mop or vacuum, then damp mop.

Washrooms

- **Metal Partition Doors:** Damp clean; remove all writing where possible.

Lunchroom/Kitchenettes

- **Chairs:** Spot clean.

Stairs

- **Main Entrance Stairs:** Vacuum/sweep or dust mop, then damp mop.

Bi-Weekly Tasks

- **Ancillary Stairways:** Vacuum/sweep or dust mop, then damp mop.

Monthly Tasks

- **Washrooms – Metal Partitions:** Damp clean.

Quarterly Tasks

- **Ceilings, Corners, and Diffuse Outlets:** Remove dust and cobwebs.
- **Picture Frames:** Dust.

ATTACHMENT B

Public Services (1150 Half Day Rd.)

Areas: General and Executive Offices, Lobby, Public Areas, Washrooms, Cafeterias/Kitchenettes, Locker Rooms

Daily Tasks

General Areas (Offices, Garage Offices, Lobby, Public Areas)

- **Waste Paper:** Gather and place in designated disposal areas (liners provided by client).
- **Recycling:** Collect separated paper from centrally located containers and place for disposal.
- **Furniture and Horizontal Surfaces (desks, credenzas, tables, counter tops, file cabinets, partition tops in meeting/conference rooms):**
  - Dust exposed, unobstructed horizontal surfaces only (papers remain undisturbed).
  - Spot clean for fingerprints and beverage rings (papers remain undisturbed).
- **Drinking Fountains/Water Coolers:** Clean and sanitize.
- **Glass (Front doors, employee entrances, and interior doors):** Spot clean.
- **Elevators:** Clean and polish doors, molding, and control panels.
- **Low Areas Near Entrances:** Inspect and remove cobwebs.
- **Lighting:** Leave designated lights on; check windows, doors, and gates upon completion.
- **Supply/Equipment Storage Areas:** Maintain in an orderly manner.
- **Reporting:** Provide reports of unusual occurrences, malfunctions, or property damage when noticed.

Washrooms

- **Fixtures:** Clean, sanitize, and polish toilet bowls, urinals, and hand basins.
- **Chrome Fittings:** Clean and polish.
- **Toilet Seats:** Clean and sanitize both sides.
- **Counters and Mirrors:** Clean and sanitize.
- **Containers:** Empty, clean exteriors, and insert liners.
- **Metal Partitions:** Dust tops; spot clean doors.
- **Walls:** Spot clean around sinks, towel cabinets, and urinals.
- **Doors/Frames:** Remove fingerprints and smudges.
- **Dispensers:** Clean and refill from client-provided stock.
- **Floors:** Sweep or dust mop, then damp mop.

Locker Rooms

- **Locker Surfaces:** Dust tops daily.

Lunchrooms/Kitchenettes

- **Garbage:** Empty and remove.
- **Containers:** Damp clean exteriors.
- **Drinking Fountains:** Clean and sanitize.
- **Counters and Sinks:** Clean, sanitize, scour, and wipe dry as required.
- **Microwaves:** Clean and sanitize inside and out.
- **Tables:** Clean and sanitize.
- **Vending Machines/Refrigerators:** Dust tops; spot clean fronts and sides.
- **Walls Near Trash Cans:** Clean as needed.
- **Floors:** Dust mop fully, then damp mop.

Floor Care (Resilient and Hard Surfaces)

- **Lobby Brick, First Floor Main Hall, Rear Entrance from Shop to Office:** Dust mop or vacuum, then damp mop.

Weekly Tasks

General Areas

- **Furniture and Horizontal Surfaces:** Dust exposed, unobstructed areas; spot clean for fingerprints and beverage rings.
- **Elevators:** Spot clean/polish walls; vacuum thresholds.
- **Hard Floors:** Dust mop with treated mop or vacuum, then damp mop.
- **Open Carpeted Areas:** Vacuum.

Washrooms

- **Metal Partition Doors:** Damp clean; remove all writing where possible.

Lunchrooms/Kitchenettes

- **Chairs:** Spot clean.

Stairs

- **Main Entrance Stairs:** Vacuum or dust mop, then damp mop.

Twice Monthly Tasks

- **Ancillary Stairways:** Vacuum or dust mop, then damp mop.

Monthly Tasks

- **Washroom Metal Partitions:** Damp clean.

Quarterly Tasks

- **Ceilings, Corners, and Diffuse Outlets:** Remove dust and cobwebs.
- **Picture Frames:** Dust.

Police Station (1677 Old Deerfield Rd.)

Areas: General and Executive Offices, Lobby, Public Areas, Washrooms, Cafeteria/Kitchenettes, Locker Rooms

Daily Tasks

General Areas (Offices, Lobby, Public Areas)

- **Waste Paper:** Gather and place in designated disposal areas (liners provided by client).
- **Recycling:** Collect separated paper from centrally located containers and place for disposal.
- **Furniture and Horizontal Surfaces (desks, credenzas, tables, counter tops, file cabinets, partition tops in meeting/conference rooms):**
  - Dust exposed, unobstructed horizontal surfaces only (papers remain undisturbed).
  - Spot clean for fingerprints and beverage rings (papers remain undisturbed).
- **Drinking Fountains/Water Coolers:** Clean and sanitize.
- **Glass (Front doors, employee entrances, and interior doors):** Spot clean.
- **Elevators:** Clean and polish doors, molding, and control panels.
- **Low Areas Near Entrances:** Inspect and remove cobwebs.
- **Lighting:** Leave designated lights on; check windows, doors, and gates upon completion.
- **Supply/Equipment Storage Areas:** Maintain in an orderly manner.
- **Reporting:** Provide reports of unusual occurrences, malfunctions, or property damage when noticed.

Washrooms

- **Fixtures:** Clean, sanitize, and polish toilet bowls, urinals, and hand basins.
- **Chrome Fittings:** Clean and polish.
- **Toilet Seats:** Clean and sanitize both sides.
- **Counters and Mirrors:** Clean and sanitize.
- **Containers:** Empty, clean exteriors, and insert liners.
- **Metal Partitions:** Dust tops; spot clean doors.
- **Walls:** Spot clean around sinks, towel cabinets, and urinals.
- **Doors/Frames:** Remove fingerprints and smudges.
- **Dispensers:** Clean and refill from client-provided stock.
- **Floors:** Sweep or dust mop, then damp mop.

Locker Rooms

- **Locker Surfaces:** Dust tops daily.

Lunchroom/Kitchenette

- **Garbage:** Empty and remove.
- **Containers:** Damp clean exteriors.
- **Drinking Fountains:** Clean and sanitize.
- **Counters and Sinks:** Clean, sanitize, scour, and wipe dry as required.
- **Microwaves:** Clean and sanitize inside and out.
- **Tables:** Clean and sanitize.
- **Vending Machines/Refrigerators:** Dust tops; spot clean fronts and sides.
- **Walls Near Trash Cans:** Clean as needed.
- **Tile Floors:** Dust mop fully, then damp mop.

Floor Care (Resilient and Hard Surfaces)

- **Lobby Ceramic Tile:** Damp mop daily.

Weekly Tasks

General Areas

- **Furniture and Horizontal Surfaces:** Dust exposed, unobstructed areas; spot clean for fingerprints and beverage rings.
- **Elevators:** Spot clean/polish walls; vacuum thresholds.
- **Hard Floors:** Dust mop with treated mop or vacuum, then damp mop.
- **Open Carpeted Areas:** Vacuum.

Washrooms

- **Metal Partition Doors:** Damp clean; remove all writing where possible.

Lunchroom/Kitchenette

- **Chairs:** Spot clean.

Stairs

- **Main Stairs:** Vacuum or dust mop, then damp mop.

Twice Monthly Tasks

- **Ancillary Stairways:** Vacuum or dust mop, then damp mop.

Monthly Tasks

- **Washroom Metal Partitions:** Damp clean.

Quarterly Tasks

- **Ceilings, Corners, and Diffuse Outlets:** Remove dust and cobwebs.
- **Picture Frames:** Dust.

Fire Station 33 and Fitness Center (1130 Central Ave.)

Areas: General and Executive Offices, Lobby, Public Areas, Washrooms/Locker Rooms, Cafeteria/Kitchenettes, Fitness Center

Daily Tasks

General Areas (Offices, Lobby, Public Areas)

- **Waste Paper:** Gather and place in designated disposal areas (liners provided by client).
- **Recycling:** Collect separated paper from centrally located containers and place for disposal.
- **Furniture and Horizontal Surfaces (desks, credenzas, tables, counter tops, file cabinets, partition tops in meeting/conference rooms):**
  - Dust exposed, unobstructed horizontal surfaces only (papers remain undisturbed).
  - Spot clean for fingerprints and beverage rings (papers remain undisturbed).
- **Drinking Fountains/Water Coolers:** Clean and sanitize.
- **Glass:** Spot clean front doors, employee entrances, and interior doors.
- **Low Areas Near Entrances:** Check for and remove cobwebs.
- **Lighting:** Leave designated lights on; check windows, doors, and gates upon completion of work.
- **Supply/Equipment Storage Areas:** Maintain in an orderly manner.
- **Reporting:** Report any unusual occurrences, malfunctions, or property damage.

Washrooms

- **Vitreous Fixtures (toilet bowls, urinals, hand basins):** Clean, sanitize, and polish.
- **Chrome Fittings:** Clean and polish.
- **Toilet Seats:** Clean and sanitize both sides.
- **Counter Areas:** Clean and sanitize.
- **Mirrors:** Clean.
- **Containers:** Empty, clean exterior, and insert liners.
- **Metal Partitions:** Dust tops; spot clean doors.
- **Walls:** Spot clean around sinks, towel cabinets, and urinals.
- **Doors and Frames:** Remove fingerprints and smudges.
- **Dispensers:** Clean and refill from client-provided stock.
- **Floors:** Sweep or dust mop, then damp mop.

Locker Rooms

- **Lockers:** Dust tops.

Lunchroom/Kitchenette

- **Garbage:** Empty and remove.
- **Containers:** Damp clean exteriors.
- **Drinking Fountains:** Clean and sanitize.
- **Counters and Sinks:** Clean, sanitize, scour, and wipe dry as required.
- **Microwaves:** Clean and sanitize inside and out.

- **Tables:** Clean and sanitize.
- **Vending Machines/Refrigerators:** Dust tops; spot clean fronts and sides.
- **Walls Near Trash Cans:** Clean as required.
- **Tile Floors:** Dust mop fully, then damp mop.

Floor Care (Resilient and Hard Surfaces)

- **Lobby Ceramic Tile:** Damp mop.

Carpet Care

- **Open Carpeted Areas:** Vacuum.

Stairs

- **All Stairs:** Vacuum or dust mop, then damp mop.

Weekly Tasks

- **Furniture and Horizontal Surfaces (common areas):** Dust exposed areas; spot clean for fingerprints and beverage rings.
- **Metal Partition Doors (Washrooms):** Damp clean; remove all writing where possible.
- **Lockers:** Dust tops.
- **Elevators:** Spot clean and polish walls; vacuum thresholds.
- **Hard Floors:** Dust mop with treated mop or vacuum, then damp mop.
- **Open Carpeted Areas:** Vacuum.
- **Chairs (Lunchroom/Kitchenette):** Spot clean.

Monthly Tasks

- **Metal Partitions (Washrooms):** Damp clean.

Quarterly Tasks

- **Ceilings and Corners:** Remove dust and cobwebs.
- **Diffuse Outlets:** Vacuum or dust for cobwebs.
- **Picture Frames:** Dust.

Firearms Training Center (1180 Half Day Rd.)

Areas: General Offices, Lobby, Public Areas, Meeting Room, Washrooms, Shooting Area Common Spaces

Twice Weekly Tasks

General Areas (Offices, Lobby, Public Areas, Meeting Room, Shooting Area Common)

- **Waste Paper:** Gather and place in designated disposal areas (liners provided by client).
- **Recycling:** Collect separated paper from centrally located containers and place for disposal.
- **Furniture and Horizontal Surfaces (desks, credenzas, tables, counter tops, file cabinets, partition tops):**
  - Dust exposed, unobstructed horizontal surfaces only (papers remain undisturbed).
  - Spot clean for fingerprints and beverage rings (papers remain undisturbed).
- **Drinking Fountains/Water Coolers:** Clean and sanitize.
- **Lighting:** Leave designated lights on; check windows, doors, and gates upon completion.
- **Supply/Equipment Storage Areas:** Maintain in an orderly manner.
- **Reporting:** Report any unusual occurrences, malfunctions, or property damage.

Washrooms

- **Fixtures (toilet bowls, urinals, hand basins):** Clean, sanitize, and polish.
- **Chrome Fittings:** Clean and polish.
- **Toilet Seats:** Clean and sanitize both sides.
- **Counter Areas:** Clean and sanitize.
- **Mirrors:** Clean.
- **Containers:** Empty, clean exterior, and insert liners.
- **Metal Partitions:** Dust tops; spot clean doors.
- **Walls:** Spot clean around sinks, towel cabinets, and urinals.
- **Doors and Frames:** Remove fingerprints and smudges.
- **Dispensers:** Clean and refill from client-provided stock.
- **Floors:** Sweep or dust mop, then damp mop.

Lunchroom/Kitchenette

- **Garbage:** Empty and remove.
- **Containers:** Damp clean exteriors.
- **Drinking Fountains:** Clean and sanitize.
- **Counters and Sinks:** Clean, sanitize, scour, and wipe dry as required.

- **Microwaves:** Clean and sanitize inside and out.
- **Tables:** Clean and sanitize.
- **Vending Machines/Refrigerators:** Dust tops; spot clean fronts and sides.
- **Walls Near Trash Cans:** Clean as required.
- **Tile Floors:** Dust mop fully, then damp mop.

Floor Care (Resilient and Hard Surfaces)

- **Ceramic Tile (Lobby and Common Area in Range):** Damp mop fully.

Carpet Care

- **Open Carpeted Areas:** Vacuum.

Weekly Tasks

- **Furniture and Horizontal Surfaces:** Dust exposed areas; spot clean for fingerprints and beverage rings.
- **Metal Partition Doors (Washrooms):** Damp clean; remove all writing where possible.
- **Lockers:** Dust tops.
- **Chairs (Lunchroom/Kitchenette):** Spot clean.
- **Hard Floor Surfaces:** Dust mop with treated mop or vacuum, then damp mop; spot mop for coffee spills and track-in.

Quarterly Tasks

- **Ceilings and Corners:** Remove dust and cobwebs.
- **Diffuse Outlets:** Vacuum or dust for cobwebs.
- **Picture Frames:** Dust.

ATTACHMENT B

Train Stations
St. Johns Train Station (1700 St. Johns Ave), Ravinia Train Station (700 St. Johns Ave), Braeside Train Station (40 St. Johns Ave)

Daily Tasks (6 times per week)

General Areas

- **Waste Paper:** Gather and place in designated disposal areas (liners provided by client).
- **Recycling:** Collect separated paper from centrally located containers and place for disposal.
- **Tables and Counter Tops:**
  - Dust exposed, unobstructed horizontal surfaces only (papers remain undisturbed).
  - Spot clean for fingerprints and beverage rings (papers remain undisturbed).
- **Drinking Fountains/Water Coolers:** Clean and sanitize.
- **Entrance Door Glass:** Spot clean.
- **Low Areas Near Entrances:** Check for and remove cobwebs.
- **Lighting:** Leave designated lights on; check windows, doors, and gates upon completion of work.
- **Supply/Equipment Storage Areas:** Maintain in an orderly manner.
- **Reporting:** Report any unusual occurrences, malfunctions, or property damage.

Weekly Tasks

- **Shelves and Sills:**
  - Dust exposed, unobstructed horizontal surfaces only (papers remain undisturbed).
  - Spot clean for fingerprints and beverage rings (papers remain undisturbed).

Quarterly Tasks

- **Ceilings and Corners:** Remove dust and cobwebs.
- **Diffuse Outlets:** Vacuum or dust for cobwebs.
- **Picture Frames:** Dust.

Washrooms

Daily Tasks

- **Vitreous Fixtures (toilet bowls, urinals, hand basins):** Clean, sanitize, and polish.
- **Chrome Fittings:** Clean and polish.
- **Toilet Seats:** Clean and sanitize both sides.
- **Counter Areas:** Clean and sanitize.
- **Mirrors:** Clean.
- **Containers:** Empty, clean exterior, and insert liners.
- **Walls:** Spot clean around sinks, towel cabinets, and urinals.
- **Doors and Frames:** Remove fingerprints and smudges.
- **Dispensers:** Clean and refill from client-provided stock.
- **Floors:** Sweep or dust mop, then damp mop.

Floor Care (Resilient and Hard Surfaces)

- **Hard Floors (General Areas):** Dust mop with treated mop or vacuum, then damp mop (daily).

Carpet Care

- **Open Carpeted Areas and Carpet Runners:** Vacuum (weekly).

Port Clinton Parking Garage (601 Laurel Ave.)

Service Frequency: Three (3) times per week between 9:00 a.m. and 3:00 p.m.

- **Trash Collection:** Pick up and dispose of trash from trashcans at all entrances and stairwells.
- **Stairwells:** Walk stairwells to pick up litter, debris, garbage, cigarette butts, etc., and dispose of appropriately.
- **Parking Areas:** Walk the parking areas to pick up litter, debris, garbage, cigarette butts, etc., and dispose of appropriately.

East and West Parking Decks (1810 St. Johns Ave. and 1793 First St.)

Service Frequency: Three (3) times per week between 9:00 a.m. and 3:00 p.m.

- **Stairwells:** Walk stairwells to pick up litter, debris, garbage, and cigarette butts, etc., and dispose of appropriately.
- **Parking Areas:** Walk the parking areas to pick up litter, debris, garbage, cigarette butts, etc., and dispose of appropriately.

Conclusion

The City of Highland Park expects all custodial services to be performed in a professional, thorough, and consistent manner across all facilities. Contractors and staff are responsible for maintaining clean, safe, and sanitary environments for employees, visitors, and the public.

All tasks outlined in the Scope of Work must be completed according to the specified frequency, daily, weekly, monthly, or quarterly, and any deviations, unusual occurrences, property damage, or equipment malfunctions must be reported immediately to the designated City representative.

The City reserves the right to inspect all areas and verify that cleaning standards are being met. Staff are expected to exercise attention to detail, follow all safety protocols, and use the appropriate cleaning methods and materials as specified or approved by the City.

This Scope of Work is intended to provide clear guidance for custodial operations while maintaining flexibility to address unique circumstances or emerging facility needs. The successful execution of these duties ensures that all City facilities remain welcoming, functional, and safe for staff, visitors, and the general public.

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

2026 CUSTODIAL SERVICES
Project # 9937835

ADDENDUM NUMBER 1
November 14, 2025

Bidders on the above project are hereby notified that the following Addendum is made to the Contract Documents and the bids to be submitted shall conform to this Addendum. All bidders submitting a bid on the above Contract shall carefully read this Addendum and give it consideration in the preparation of their bid.

The following changes were mentioned during the Highland Park Pre-Bid Walk Through, please make this change to the Custodial Services Contract:

1. Remove the Senior Center from the *Schedule of Prices*
2. Under the Train Stations section of the *SOW*:
    a. Strike "(6 times per week)"
    b. Add the following above the daily tasks:

Train Station Cleaning Schedule

Monday – Friday (2 times per day)

Mid-morning (between 10:00 am-12:00 pm)

Evening (between 7:00 pm-9:00 pm)

Saturday – Sunday (1 time per day)

Mid-day (between 12:00 pm-3:00 pm)

Approved by:

Tony Ferrari
Facilities Supervisor

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

2026 CUSTODIAL SERVICES
Project # 9937835

ADDENDUM NUMBER 2
November 17, 2025

Bidders on the above project are hereby notified that the following Addendum is made to the Contract Documents and the bids to be submitted shall conform to this Addendum. All bidders submitting a bid on the above Contract shall carefully read this Addendum and give it consideration in the preparation of their bid.

THE BID OPENING DATE AND TIME SHALL BE UPDATED TO NOVEMBER 26, 2025, AT 11:00 A.M.

The following changes are made to the Bid Documents:

1. **For the question posed to the Village of Glenview on November 13, 2025 at 3:56 p.m.**: *[Vendor] respectfully requests the release of any available bid documents, including the scope of work, specifications, requirements, timelines, and any related materials associated with the 2026 Custodial Services Contract for the Village of Glenview.*

   Additionally, we kindly request information on any mandatory or optional walk-through dates, site inspections, or pre-bid meetings required to participate in the upcoming solicitation.

   [Vendor] is actively preparing for 2026 municipal proposals, and receiving these materials will help ensure we submit a complete and competitive response once the Village publishes the formal bid.

   Please provide the documents electronically at your earliest convenience or advise if they will be made available through an online procurement portal.

   Thank you for your time and assistance. We look forward to participating in the upcoming bidding process.

   The Village of Glenview responds as follows: Thank you for your question. All of the available bid documents are available for download from the City of Highland Park's Bids/RFPs page on their website, which can be found here: https://www.cityhpil.com/bid_detail_T23_R18.php. Within these documents, the scope of work, specifications, requirements, timelines, and specific materials associated with the contract can be found starting on page 36. Glenview facilities scope of work should reflect that of the City of Highland Park for City Hall and associated buildings.

   Further, the Village of Glenview facilities do not have listed in the bid documents any mandatory or optional walk-through dates. However, Glenview staff are more than happy to arrange an appointment to walk through

the necessary locations if that is supportive of a fuller and more thorough bid document. If your agency would be interested in a tour, please contact Public Works Supervisor Daniel Leicht at (847) 904-4517. If there is no answer initially, please leave a message with your name, a brief message, and a good contact number for a response.

Approved by:



Tony Ferrari
Facilities Supervisor

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

2026 CUSTODIAL SERVICES
Project # 9937835

ADDENDUM NUMBER 3
November 18, 2025

Bidders on the above project are hereby notified that the following Addendum is made to the Contract Documents and the bids to be submitted shall conform to this Addendum. All bidders submitting a bid on the above Contract shall carefully read this Addendum and give it consideration in the preparation of their bid.

THE BID OPENING DATE AND TIME REMAINS NOVEMBER 26, 2025, AT 11:00 A.M.

The following requested information is to be shared with the '26 Custodial Services Plan Holders:

BUILDING NAME	ADDRESS	SQUARE FEET TO BE CLEANED (approx.)
CITY HALL	1707 ST JOHN AVE	12,000
PUBLIC SERVICES	1150 HALF DAY RD	2,500
PUBLIC SAFETY BLDG (POLICE STATION)	1677 OLD DEERFIELD	17,000
FIRE STATION #33	1130 CENTRAL AVE	7,000
FIREARMS TRAINING CENTER	1180 HALF DAY RD	6,000
ST. JOHNS TRAIN STATION	1700 ST JOHNS AVE	2,500
RAVINIA TRAIN STATION	700 ST JOHNS AVE	1,000
BRAESIDE TRAIN STATION	40 ST JOHNS AVE	600
PORT CLINTON GARAGE	601 LAUREL AVE	230,000
EAST PARKING DECK	1810 ST JOHNS AVE	40,000
WEST PARKING DECK	1793 FIRST ST	40,000

Approved by:

Tony Ferrari
Facilities Supervisor

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

2026 CUSTODIAL SERVICES
Project # 9937835

ADDENDUM NUMBER 4
November 18, 2025

Bidders on the above project are hereby notified that the following Addendum is made to the Contract Documents and the bids to be submitted shall conform to this Addendum. All bidders submitting a bid on the above Contract shall carefully read this Addendum and give it consideration in the preparation of their bid.

THE BID OPENING DATE AND TIME REMAINS NOVEMBER 26, 2025, AT 11:00 A.M.

The following requested information is to be shared with the '26 Custodial Services Plan Holders:

See highlighted corrections

BUILDING NAME	ADDRESS	SQUARE FEET TO BE CLEANED (approx.)
CITY HALL	1707 ST JOHN AVE	12,000
PUBLIC SERVICES	1150 HALF DAY RD	15,000
PUBLIC SAFETY BLDG (POLICE STATION)	1677 OLD DEERFIELD	35,000
FIRE STATION #33	1130 CENTRAL AVE	7,000
FIREARMS TRAINING CENTER	1180 HALF DAY RD	6,000
ST. JOHNS TRAIN STATION	1700 ST JOHNS AVE	2,500
RAVINIA TRAIN STATION	700 ST JOHNS AVE	1,000
BRAESIDE TRAIN STATION	40 ST JOHNS AVE	600
PORT CLINTON GARAGE	601 LAUREL AVE	230,000
EAST PARKING DECK	1810 ST JOHNS AVE	40,000
WEST PARKING DECK	1793 FIRST ST	40,000

Approved by:

Tony Ferrari
Facilities Supervisor

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

2026 CUSTODIAL SERVICES
Project # 9937835

ADDENDUM NUMBER 5
November 21, 2025

Bidders on the above project are hereby notified that the following Addendum is made to the Contract Documents and the bids to be submitted shall conform to this Addendum. All bidders submitting a bid on the above Contract shall carefully read this Addendum and give it consideration in the preparation of their bid.

THE BID OPENING DATE AND TIME REMAINS NOVEMBER 26, 2025, AT 11:00 A.M.

The following requested information is to be shared with the '26 Custodial Services Plan Holders:

GLENVIEW		
BUILDING NAME	**ADDRESS**	**SQUARE FEET TO BE CLEANED (approx.)**
Village Hall	2500 E Lake Ave, Glenview	22,000
Police Department	2500 E Lake Ave, Glenview	84,000
Dispatch Center	2500 E Lake Ave, Glenview	Included above in Police Dept. sq. ft.
Public Works	2498 E Lake Ave, Glenview	8,000
Fire Station #6 Admin.	1215 Waukegan Rd., Glenview	4,072
Downtown Train Station	1116 Depot Street, Glenview	2,100
North Glen Train Station	3000 Old Willow Rd., Glenview	2,800
Highland Park Dispatch	1677 Old Deerfield Rd., Highland Park	1,100

Approved 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

2026 CUSTODIAL SERVICES
Project # 9937835

ADDENDUM NUMBER 6
November 25, 2025

Bidders on the above project are hereby notified that the following Addendum is made to the Contract Documents and the bids to be submitted shall conform to this Addendum. All bidders submitting a bid on the above Contract shall carefully read this Addendum and give it consideration in the preparation of their bid.

THE BID OPENING DATE AND TIME SHALL BE UPDATED TO
THURSDAY, DECEMBER 4, 2025, AT 2:00 P.M.

The following changes or clarifications are made to the Bid Documents:

Specifications and clarifications for the Village of Glenview facilities are included in the attached PDF.

Approved by:



Bianca Ramirez
Contract Specialist

SPECIFICATIONS FOR THE VILLAGE OF GLENVIEW

FACILITY: **MUNICIPAL CENTER / POLICE DEPARTMENT/DISPATCH CENTER**

2500 E. LAKE AVE
GLENVIEW, ILLINOIS 60026

SECTIONS (1-6)

1. FLOOR CLEANING

A. CARPET CLEANING

260 SERVICES A YEAR – DAILY:
All carpeted areas except those listed below

- Vacuum all traffic lanes*.
- Spot clean (including any gum, candy or stained areas) with cleaner as needed.
- Vacuum thoroughly offices and conference rooms thoroughly moving light furniture, other than desks, file cabinets, etc.

4 SERVICES A YEAR – QUARTERLY

- Deep clean all open carpeted floors with enzyme detergent shampoo and steam clean with acid rinse.

1 SERVICE A YEAR – ANNUAL:

- Machine clean/shampoo traffic lanes, lobby areas and general office areas

B. CERAMIC TILE FLOORING

1 SERVICE A YEAR – ANNUAL:

- Machine clean/shampoo traffic lanes, lobby areas and general office areas

C. RESILIENT FLOORING:

52 SERVICES A YEAR – WEEKLY:

- Damp mop all floors (Remove dust and dirt prior to damp mopping).

1 *SERVICE A YEAR – ANNUAL:*

Thoroughly strip tile floors, pickup solution with wet vac, and refinish with Village approved sealant.

D. SECURE/EQUIPMENT ROOMS

SERVICE COMPLETED AS NEEDED (NOT MORE THAN ONCE PER MONTH)

- Sweep out concrete or tiled floor areas and damp mop.

E. STAIRWAYS/STAIRWELLS (TOP AND BOTTOM)

52 SERVICES A YEAR – WEEKLY:

- Damp mop all floors (Remove dust and dirt prior to damp mopping).

**Traffic lanes are those areas heavily traveled to include but not limited to contiguous*

open office space, stairs, hallways, etc.

***2. <u>DUST CLEANING</u>** (REST ROOMS, KITCHEN, LOCKER ROOMS, BASEMENT, OFFICE AREAS, CONFERENCE ROOMS, MEETING ROOMS AND COMMON AREAS).*

A. REGULAR DUST CLEANING

52 SERVICES A YEAR – WEEKLY:

- Dust counter tops, file cabinets, and shelves.

B. HIGH AND LOW DUST CLEANING

4 SERVICES A YEAR – QUARTERLY:

HIGH DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

- Dust wall hangings not reachable in weekly dusting schedule.
- Dust vertical surfaces such as partitions, ventilation louvers and other surfaces not reached in dust cleaning schedule.
- Dust clean window frames not otherwise reached.
- Dust clean corners of walls at ceilings to remove dust tags and cobwebs.

LOW DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

- Dust clean all baseboards, vertical and horizontal surfaces, wall hangings within normal reach.

***1. <u>GENERAL CLEANING</u>** (RESTROOMS, KITCHEN, LOCKER ROOMS & PRISONER CELLS)*

A. RESTROOMS, KITCHENS, LOCKER ROOMS AND PRISON CELLS

260 SERVICES A YEAR – DAILY:

- Collect waste from exterior containers and place in designated outdoor containers. Insert liners.

RESTROOMS:

- Clean, sanitize and polish all metal and vitreous surfaces, including toilet bowls, urinals and hand basins.
- Wash both sides of toilet seats, wash basins, bowls and urinals with approved germicidal detergent solution.
- Wash and polish mirrors, powder shelves, bright work, etc., including flushometers, piping and toilet seat hinges. *(Do not use abrasive or caustic materials)*
- Refill and wipe down all paper products, sanitary napkins, and soap dispensers as needed, and test for working order.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior.
- Wash sink tops, sides and fronts.
- Wash/scrub rest room floors throughout with approved germicidal detergent solution.

- Sweep and damp mop.
- Replace/refill urinal and toilet deodorizers as needed.
- Damp clean exterior of waste containers.

KITCHENS:

- Clean, sanitize and polish all metal and vitreous surfaces, including hand basins, sinks, microwaves, stove tops and cooking appliances.
- Clean and sanitize sinks, countertops, and table tops.
- Wipe down appliances *(microwave: inside and out).*
- Rub down metal and other brightwork.
- Spot clean walls, doors, and around light switches.
- Lunchroom chairs - remove crumbs, drips, etc.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior.
- Damp clean exterior of waste containers.
- Dust tops and spot clean fronts of vending machines and refrigerators.

MALE/FEMALE LOCKER ROOMS:

- Wash/scrub shower room floors throughout with an approved germicidal detergent solution.
- Clean and sanitize all shower room walls throughout with an approved germicidal detergent solution.
- Female area to be cleaned by female personnel and male area to be cleaned by male personnel.
- Damp clean and sanitize exercise equipment, equipment framework and seats, spot clean mirrors

PRISONER CELLS:

- Wash toilet seats, wash basins, and bowls with approved germicidal detergent solution.
- Rub down metal and other brightwork.
- Sweep and damp mop.
- Wash/scrub walls throughout with approved germicidal detergent solution.
- Wash floors with mild detergent and water.
- Wash/scrub mats/bedding.

2. <u>GENERAL CLEANING</u> *(BASEMENT, OFFICE AREAS, MEETING ROOMS, CONFERENCE ROOMS, COMMON AREAS & HALLWAYS)*

a. DAILY TASKS: 260 SERVICES A YEAR

- Empty wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior
- Remove cigarette butts and trash from exterior ash trays.
- Place emptied garbage in dumpster at rear of building and recycling material in appropriate container at rear of building.
- Clean and disinfect all drinking fountains.
- Spot clean all partitions and partition glass.
- Spot clean all conference rooms, chairs under tables and in appropriate rooms display boards cleaned and closed.
- Disinfect telephones.
- Spot clean walls, doors, and around light switches.
- Clean sidelight glass.
- Spot clean chairs.
- Clean and polish elevator doors, molding and control panel areas.
- Remove spider webs in areas near the floor, windows and ceiling/wall edge.

- Collect waste from exterior containers and place in designated outdoor containers. Insert new liners.
- Clean all entrances (exterior and interior) door glass and damp wipe frames

b. *TWICE A MONTH TASKS: 24 SERVICES A YEAR*

- Wipe and polish clean furniture, fixtures (including electrical fixtures, window sills and blinds.
- Remove marks and insure thorough cleanliness on all utility and office doors, metal and glass partitions, walls and other similar surfaces.
- Vacuum all cloth furniture.
- Dust elevator
- Clean out ceiling light fixtures as needed (does not include Board Room).
- Clean indoor skyways (door length windows) with glass cleaner.
- Dust basement hallway areas and doorways.
- Damp white boards including rail in meeting rooms
- Damp wipe complete railings of all stairways
- Basement and evidence technician garage floor cleaning

3. WORK SCHEDULE

Cleaning services shall occur between the hours 6:00 P.M. and 11:00 P.M. Secured areas shall be cleaned between 8:00 AM and 5:00 Monday through Friday.

4. SECURITY

Certain areas of the Village Hall and Police Facility may require the cleaning personnel to be supervised. These areas are to be determined by the Village.

FACILITY: **PUBLIC WORKS DEPARTMENT**
2498 EAST LAKE AVENUE
GLENVIEW, IL 60026

SECTIONS (1-6)

2. **FLOOR CLEANING**

A. CARPET CLEANING

260 SERVICES A YEAR – DAILY:
All carpeted areas except those listed below
1) Vacuum all traffic lanes*.
2) Spot clean (including any gum, candy or stained areas) with cleaner as needed.
3) Vacuum thoroughly moving light furniture, other than desks, file cabinets, etc.

4 SERVICES A YEAR – QUARTERLY
- Deep clean all open carpeted floors with enzyme detergent shampoo and steam clean with acid rinse.

1 SERVICE A YEAR – ANNUAL:
- Machine clean/shampoo traffic lanes, lobby areas and general office areas

B. CERAMIC TILE FLOORING

1 SERVICE A YEAR – ANNUAL:
- Machine clean/shampoo traffic lanes, lobby areas and general office areas

C. RESILIENT FLOORING:

52 SERVICES A YEAR - WEEKLY:
Damp mop all floors (Remove dust and dirt prior to damp mopping).

1 SERVICE A YEAR – ANNUAL:

- Thoroughly strip tile floors, pick up solution with wet vac, and refinish with Village approved sealant.

D. SECURE/EQUIPMENT ROOMS

SERVICE COMPLETED AS NEEDED (NOT MORE THAN ONCE PER MONTH)
- Sweep out concrete or tiled floor areas and damp mop.

E. STAIRWAYS/STAIRWELLS (TOP AND BOTTOM)

52 SERVICES A YEAR - WEEKLY:
- Damp mop all floors (Remove dust and dirt prior to damp mopping).

**Traffic lanes are those areas heavily traveled to include but not limited to contiguous open office*

space, stairs, hallways, etc.

5. **DUST CLEANING** (REST ROOMS, KITCHEN, LOCKER ROOMS, BASEMENT, OFFICE AREAS, CONFERENCE ROOMS, MEETING ROOMS AND COMMON AREAS).

A. REGULAR DUST CLEANING:

52 SERVICES A YEAR – WEEKLY:

REGULAR DUST CLEANING:

- Dust counter tops, file cabinets, and shelves

B. HIGH AND LOW DUST CLEANING

4 SERVICES A YEAR – QUARTERLY:

HIGH DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

1) Dust wall hangings not reachable in weekly dusting schedule.
2) Dust vertical surfaces such as partitions, ventilation louvers and other surfaces not reached in dust cleaning schedule.
3) Dust clean window frames not otherwise reached.
4) Dust clean corners of walls at ceilings to remove dust tags and cobwebs.

LOW DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

5) Dust clean all baseboards, vertical and horizontal surfaces, wall hangings within normal reach.

6. **GENERAL CLEANING** (RESTROOMS AND KITCHENS)

A. RESTROOMS AND KITCHENS

260 SERVICES A YEAR –

DAILY:

RESTROOMS:

- Clean, sanitize and polish all metal and vitreous surfaces, including toilet bowls, urinals and hand basins.
- Wash both sides of toilet seats, wash basins, bowls and urinals with approved germicidal detergent solution.
- Wash and polish mirrors, powder shelves, bright work, etc., including flushometers, piping and toilet seat hinges. (Do not use abrasive or caustic materials)
- Refill and wipe down all paper products, sanitary napkins, and soap dispensers as needed, and test for working order. Report all dysfunctional dispensers to the Village.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior
- Wash sink tops, sides and fronts.
- Wash/scrub rest room floors throughout with approved germicidal detergent solution.
- Sweep and damp mop.
- Replace/refill urinal and toilet deodorizers as needed.

KITCHENS:

- Clean, sanitize and polish all metal and vitreous surfaces, including hand basins, sinks, microwaves, stove tops and cooking appliances.
- Clean and sanitize sinks, countertops, and table tops.
- Wipe down appliances (microwave: inside and out).
- Rub down metal and other brightwork.
- Spot clean walls, doors, and around light switches.
- Lunchroom chairs - remove crumbs, drips, etc.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior.
- Damp clean exterior of waste containers.
- Dust tops and spot clean fronts of vending machines and refrigerators.

4. **GENERAL CLEANING** (BASEMENT, OFFICE AREAS, MEETING ROOMS, CONFERENCE ROOMS, COMMON AREAS & HALLWAYS)

a. **260 SERVICES A YEAR – DAILY:**

1) Empty wastepaper baskets, receptacles, recycling containers, etc. and replace liners as needed.
2) Remove cigarette butts and trash from exterior ash trays.
3) Place emptied garbage in dumpster at rear of building and recycling material in appropriate container at rear of building.
4) Clean and disinfect all drinking fountains.
5) Spot clean all partitions and partition glass.
6) Spot clean all conference rooms, chairs under tables and in appropriate rooms display boards cleaned and closed.
7) Disinfect telephones.
8) Spot clean walls, doors, and around light switches.
9) Clean sidelight glass.
10) Spot clean chairs.
11) Remove spider webs in areas near the floor, windows and ceiling/wall edge.
12) Clean all entrances (exterior and interior) door glass and damp wipe frames.

b. **24 SERVICES A YEAR – TWICE A MONTH**:

1) Wipe and polish clean furniture, fixtures (including electrical fixtures, window sills and blinds.
2) Remove marks and insure thorough cleanliness on all utility and office doors, metal and glass partitions, walls and other similar surfaces.
3) Vacuum all cloth furniture.
4) Clean out ceiling light fixtures as needed (does not include Board Room).
5) Clean indoor skyways (door length windows) with glass cleaner.
6) Dust basement hallway areas and doorways.
7) Damp white boards including rail in meeting rooms
8) Damp wipe complete railings of all stairways
9) Move carts, tool chests - sweep and pressure wash entire floor of repair shop only.

5. **WORK SCHEDULE**

Cleaning services shall occur between the hours 6:00 P.M. and 11:00 P.M., Monday through Friday.

6. **SECURITY**

Certain areas of the Public Works Facility may require the cleaning personnel to be supervised. These areas are to be determined by the Village.

FACILITY: **FIRE STATION 6***
1815 GLENVIEW ROAD
GLENVIEW, IL 60025
**The contract scope for Fire Station #6 Administration area only applies to the general and executive office, public areas, meeting rooms, and washrooms.*

Sections (1-6)

1. FLOOR CLEANING

A. CARPET CLEANING

260 SERVICES A YEAR – DAILY:
All carpeted areas except those listed below
- Vacuum all traffic lanes*.
- Spot clean (including any gum, candy or stained areas) with cleaner as needed.
- Vacuum thoroughly moving light furniture, other than desks, file cabinets, etc.

4 SERVICES A YEAR – QUARTERLY
- Deep clean all open carpeted floors with enzyme detergent shampoo and steam clean with acid rinse.

1 SERVICE A YEAR – ANNUAL:
- Machine clean/shampoo traffic lanes, lobby areas and general office areas

B. CERAMIC TILE FLOORING

1 SERVICE A YEAR – ANNUAL:
- Machine clean/shampoo traffic lanes, lobby areas and general office areas

C. RESILIENT FLOORING:

52 SERVICES A YEAR - WEEKLY:
- Damp mop all floors (Remove dust and dirt prior to damp mopping).

1 SERVICE A YEAR – ANNUAL:
- Thoroughly strip tile floors, pickup solution with wet vac, and refinish with Village approved sealant.

D. SECURE/EQUIPMENT ROOMS

SERVICE COMPLETED AS NEEDED (NOT MORE THAN ONCE PER MONTH)
- Sweep out concrete or tiled floor areas and damp mop.

E. STAIRWAYS/STAIRWELLS (TOP AND BOTTOM)

52 SERVICES A YEAR - WEEKLY:
- Damp mop all floors (Remove dust and dirt prior to damp mopping).

**Traffic lanes are those areas heavily traveled to include but not limited to contiguous open office space, stairs, hallways, etc.*

2. DUST CLEANING (REST ROOMS, KITCHEN, LOCKER ROOMS, BASEMENT,

O F F I C E A R E A S , CONFERENCE ROOMS, MEETING ROOMS AND COMMON AREAS).

A. REGULAR DUST CLEANING

52 SERVICES A YEAR – WEEKLY:

- Dust counter tops, file cabinets, and shelves.

B. HIGH AND LOW DUST CLEANING

4 SERVICES A YEAR – QUARTERLY:

HIGH DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

- Dust wall hangings not reachable in weekly dusting schedule.
- Dust vertical surfaces such as partitions, ventilation louvers and other surfaces not reached in dust cleaning schedule.
- Dust clean window frames not otherwise reached.
- Dust clean corners of walls at ceilings to remove dust tags and cobwebs.

LOW DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

- Dust clean all baseboards, vertical and horizontal surfaces, wall hangings within normal reach.

3. <u>GENERAL CLEANING</u> (RESTROOMS, KITCHENS, & LOCKER ROOMS)

A. RESTROOMS, KITCHENS, & LOCKER ROOMS

260 SERVICES A YEAR –

DAILY:

RESTROOMS:

- Clean, sanitize and polish all metal and vitreous surfaces, including toilet bowls, urinals and hand basins.
- Wash both sides of toilet seats, wash basins, bowls and urinals with approved germicidal detergent solution.
- Wash and polish mirrors, powder shelves, bright work, etc., including flushometers, piping and toilet seat hinges. (Do not use abrasive or caustic materials)
- Refill and wipe down all paper products, sanitary napkins, and soap dispensers as needed, and test for working order.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior.
- Wash sink tops, sides and fronts.
- Wash/scrub rest room floors throughout with approved germicidal detergent solution.
- Sweep and damp mop
- Replace/refill urinal and toilet deodorizers as needed.

KITCHENS:

- Clean, sanitize and polish all metal and vitreous surfaces, including hand basins, sinks, microwaves, stove tops and cooking appliances.
- Clean and sanitize sinks, countertops, and table tops.
- Wipe down appliances (microwave: inside and out).
- Rub down metal and other brightwork.
- Spot clean walls, around light switches, and splash areas.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior.

- Damp clean exterior of waste containers.
- Dust tops and spot clean fronts of vending machines and refrigerators.
- Lunchroom chairs - remove crumbs, drips, etc.

MALE/FEMALE LOCKER ROOMS:

- Wash/scrub shower room floors throughout with an approved germicidal detergent solution.
- Clean and sanitize all shower room walls throughout with an approved germicidal detergent solution.
- Female area to be cleaned by female personnel and male area to be cleaned by male personnel.

4. GENERAL CLEANING (BASEMENT, OFFICE AREAS, MEETING ROOMS, CONFERENCE ROOMS, COMMON AREAS & HALLWAYS)

A. 260 SERVICES A YEAR – DAILY:

10) Empty wastepaper baskets, receptacles, recycling containers, etc. and replace liners as needed.
11) Remove cigarette butts and trash from exterior ash trays.
12) Place emptied garbage in dumpster at rear of building and recycling material in appropriate container at rear of building.
13) Clean and disinfect all drinking fountains.
14) Spot clean all partitions and partition glass.
15) Spot clean all conference rooms, chairs under tables and in appropriate rooms display boards cleaned and closed.
16) Disinfect telephones.
17) Spot clean walls, doors, and around light switches.
18) Clean sidelight glass.
19) Spot clean chairs.
20) Remove spider webs in areas near the floor, windows and ceiling/wall edge.
21) Clean all entrances (exterior and interior) door glass and damp wipe frames.

B. 24 SERVICES A YEAR – TWICE A MONTH:

22) Wipe and polish clean furniture, fixtures (including electrical fixtures, window sills and blinds.
23) Remove marks and insure thorough cleanliness on all utility and office doors, metal and glass partitions, walls and other similar surfaces.
24) Vacuum all cloth furniture.
25) Clean out ceiling light fixtures as needed (does not include Board Room).
26) Clean indoor skyways (door length windows) with glass cleaner.
27) Dust basement hallway areas and doorways.
28) Damp white boards including rail in meeting rooms
29) Damp wipe complete railings of all stairways

5. WORK SCHEDULE

Cleaning services shall occur between the hours 6:00 P.M. and 11:00 P.M.

6. SECURITY

Certain areas of the Fire Station may require the cleaning personnel to be supervised. These areas are to be determined by the Village.

FACILITY: **DOWNTOWN TRAIN STATION AND NORTH GLEN TRAIN STATION**

Sections (1-6)

1. FLOOR CLEANING

A. RESILIENT FLOORING:

260 SERVICES A YEAR – WEEKLY:

- Damp mop all floors (Remove dust and dirt prior to damp mopping).

1 SERVICE A YEAR – ANNUAL:

- Thoroughly strip tile floors, pickup solution with wet vac, and refinish with Village approved sealant.

B. SECURE/EQUIPMENT ROOMS

SERVICE COMPLETED AS NEEDED (NOT MORE THAN ONCE PER MONTH)

- Sweep out concrete or tiled floor areas and damp mop.

C. STAIRWAYS/STAIRWELLS (TOP AND BOTTOM)

52 SERVICES A YEAR - WEEKLY:

- Damp mop all floors (Remove dust and dirt prior to damp mopping).

Traffic lanes are those areas heavily traveled to include but not limited to contiguous open office space, stairs, hallways, etc.

2. DUST CLEANING (REST ROOMS AND COMMON AREAS)

A. REGULAR DUST CLEANING

52 SERVICES A YEAR – WEEKLY:

- Dust counter tops, file cabinets, and shelves.

B. HIGH AND LOW DUST CLEANING

4 SERVICES A YEAR – QUARTERLY:

HIGH DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

- Dust wall hangings not reachable in weekly dusting schedule.
- Dust vertical surfaces such as partitions, ventilation louvers and other surfaces not reached in dust cleaning schedule.
- Dust clean window frames not otherwise reached.
- Dust clean corners of walls at ceilings to remove dust tags and cobwebs.

LOW DUST CLEANING: An intensified effort beyond that of the normal dust cleaning efforts.

- Dust clean all baseboards, vertical and horizontal surfaces, wall hangings within normal reach.

3. GENERAL CLEANING *(RESTROOMS AND COMMON AREAS)*

A. RESTROOMS AND COMMON AREAS

260 SERVICES A YEAR – DAILY:

RESTROOMS:

- Clean, sanitize and polish all metal and vitreous surfaces, including toilet bowls, urinals and hand basins.
- Wash both sides of toilet seats, wash basins, bowls and urinals with approved germicidal detergent solution.
- Wash and polish mirrors, powder shelves, bright work, etc., including flushometers, piping and toilet seat hinges. (Do not use abrasive or caustic materials)
- Refill and wipe down all paper products, sanitary napkins, and soap dispensers as needed, and test for working order.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior.
- Wash sink tops, sides and fronts.
- Wash/scrub rest room floors throughout with approved germicidal detergent solution.
- Sweep and damp mop.
- Collect waste from exterior containers and place in designated outdoor containers. Insert liners.
- Replace/refill urinal and toilet deodorizers as needed.

COMMON AREAS:

- Clean, sanitize and polish all metal and vitreous surfaces, including hand basins, sinks, microwaves, stove tops and cooking appliances.
- Disinfect telephones
- Clean and sanitize sinks, countertops, and table tops.
- Remove cigarette butts and trash from exterior ash trays.
- Wipe down appliances (microwave: inside and out).
- Rub down metal and other brightwork.
- Spot clean walls, doors, and around light switches.
- Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior.
- Place emptied garbage in dumpster at rear of building and recycling material in appropriate container at rear of building.
- Spot clean walls, doors, and around light switches.
- Clean sidelight glass.
- Spot clean all partitions and partition glass.
- Spot clean chairs.
- Clean and disinfect all drinking fountains.
- Remove spider webs in areas near the floor, windows and ceiling/wall edge.
- Clean all entrances (exterior and interior) door glass and damp wipe frames.
- Damp clean exterior of waste containers

4. ***GENERAL CLEANING*** *(OFFICE AREAS, COMMON AREAS & HALLWAYS)*

A. ***24 SERVICES A YEAR - TWICE A MONTH:***

- Wipe and polish clean furniture, fixtures (including electrical fixtures, window sills and blinds.
- Remove marks and insure thorough cleanliness on all utility and office doors, metal and glass partitions, walls and other similar surfaces.
- Vacuum all cloth furniture.
- Clean out ceiling light fixtures as needed (does not include Board Room).

5. ***WORK SCHEDULE***

Cleaning services shall occur between the hours 6:00 P.M. and 11:00 P.M.

6. ***SECURITY***

Certain areas of the train stations may require the cleaning personnel to be supervised. These areas are to be determined by the Village.

FACILITY: HIGHLAND PARK DISPATCH

Sections (1-3)

- **FLOOR CLEANING**

A. CARPET FLOORING:

4 SERVICES A YEAR – QUARTERLY

- Deep clean all open carpeted floors with enzyme detergent shampoo and steam clean with acid rinse.

7. **WORK SCHEDULE**

Cleaning services shall occur between the hours 6:00 P.M. and 11:00 P.M.

8. **SECURITY**

Certain areas of the dispatch center may require the cleaning personnel to be supervised. These areas are to be determined by the Village.

EXHIBIT A

LIST OF FACILITIES

FACILITY	ADDRESS	SQUARE FOOTAGE
Municipal Center/Police Department	2500 E. Lake Avenue	22,000/84,000
Public Works	2498 E. Lake Avenue	8,000
Fire Station 6*	1215 Waukegan Road	4,072
Downtown Train Station	1116 Depot Street	2,100
North Glen Train Station	2301 Lehigh Avenue	2,800
Highland Park Dispatch	1677 Old Deerfield Rd, Highland Park, IL 60035	1,100

** The contract scope for Fire Station #6 Administration area only applies to the general and executive office, public areas, meeting rooms, and washrooms.*

EXHIBIT B

OPERATIONAL DEMANDS AND ACCESS HOURS

FACILITY	HOURS OF OPERATION	OPERATION DAYS/WK.	CUSTODIAL CREW (excluding Day Porter) HOURS OF ACCESS
Municipal Center	8:00 am - 5:00 pm M-F	5	6:00 pm - 5:00 am Mon -- Fri 7 Holidays
Police Department	24 hours/day, 365 days/year	7	6:00 pm - 5:00 am Mon - Sat
Public Works	7:00 am - 4:00 pm M-F	5	6:00 pm - 5:00 am
Fire Station #6 Administrative Area	8:00 am - 4:00 pm M-F	5	8:00 am - 4:00 pm
Downtown Train Station	5:30 am - 8:30 pm	7	8:00 pm - 5:00 am 7 days/wk – 365 days/yr
North Glen Train Station	5:30 am - 9:30 pm	7	8:00 pm - 5:00 am

EXHIBIT C

MONTHLY VILLAGE BOARD AND COMMISSION MEETINGS SCHEDULE

Glenview Board of Trustees, 1st and 3rd Tuesdays at 7:30 p.m. Glenview Appearance Commission, 2nd and 4rd Wednesdays at 7:00 p.m.

Glenview Plan Commission, 2nd and 4th Tuesdays at 7:00 p.m. Glenview Zoning Board of Appeals, 1st and 3rd Mondays at 7:00 p.m.

Natural Resources Commission, 3rd Monday at 7:00 p.m.

**All meetings take place at Village Hall. Special public and private meetings scheduled as needed.*

EXHIBIT D

SCOPE OF WORK
SUMMARY OF DAILY, WEEKLY, TWICE A MONTH, QUARTERLY, AND ANNUAL SERVICE

DAILY SERVICES					
TASK	**Municipal Center / Police Department / Dispatch Center**	**Public Works**	**Fire Station #6 Admin. Only (1)**	**Downtown Train Station**	**North Glen Train Station**
General Cleaning (Basement, Office Areas, Meeting Rooms, Conference Rooms, Common Areas & Hallways)					
Empty wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interio	X	X	X	X	X
Remove cigarette butts and trash from exterior ash trays	X	X	X	X	X
Place emptied garbage in dumpster at rear of building and recycling material in appropriate container at rear of buildin	X	X	X	X	X
Clean and disinfect drinking fountains.	X	X	X	X	X
Spot clean all partitions and partition glass	X	X	X	X	X
Spot clean all conference rooms, chairs under tables and in appropriate rooms display boards cleaned and closed	X	X	X		
Disinfect telephones	X	X	X	X	X
Spot clean walls, doors and around light switches	X	X	X	X	X
Spot clean chairs.	X	X	X	X	X
Clean sidelight glass	X	X	X	X	X
Clean and polish elevator doors, molding and control panel areas.	X				
Remove spider webs in areas near the floor, windows and ceiling/wall edge.	X	X	X	X	X
Collect waste from exterior containers and place in designated outdoor containers. Insert liners	X				
Clean all entrances (exterior and interior) door glass and damp wipe frames	X	X	X	X	X
General Cleaning (Rest Rooms, Kitchen/Lunchrooms)					
Clean, sanitize and polish all metal and vitreous surfaces, including toilet bowls, urinals and hand basins	X	X	X	X	X
Clean, sanitize and polish all metal and vitreous surfaces, including hand basins, sinks, microwaves, stove tops and cooking appliances	X	X	X	X	X
Wash both sides of toilet seats, wash basins, bowls and urinals with approved germicidal detergent solution	X	X	X	X	X
Wash and polish mirrors, powder shelves, bright work, etc., including flushometers, piping and toilet seat hinges.	X	X	X	X	X
Refill and wipe down all paper products, sanitary napkins, and soap dispensers as needed, and test for working order.	X	X	X	X	X
Empty and clean wastepaper baskets, receptacles, recycling containers, etc. and replace liners. Sanitize interior	X	X	X	X	X
Wash sink tops, sides and fronts	X	X	X	X	X
Wash/scrub rest room floors throughout with approved germicidal detergent solution	X	X	X	X	X
Sweep and damp mop	X	X	X	X	X
Clean and sanitize sinks, countertops, and table tops.	X	X	X	X	X
Wipe down appliances (microwave: inside and out)	X	X	X	X	X
Rub down metal and other brightwork	X	X	X	X	X
Spot clean walls, doors, and around light switches.	X	X	X	X	X
Wash/scrub shower room floors throughout with an approved germicidal detergent solutior	X		X		
Clean and sanitize all shower room walls throughout with an approved germicidal detergent solution	X		X		
Damp clean exterior of waste containers.	X	X	X	X	X
Dust tops and spot clean fronts of vending machines and refrigerators.	X	X	X		
Lunchroom chairs - remove crumbs, drips, etc.	X	X	X		
Replace/refill urinal and toilet deodorizers as needed.	X	X	X	X	X
Damp clean and sanitize exercise equipment, equipment framework and seats, spot clean mirrors	X				
Collect waste from exterior containers and place in designated outdoor containers. Insert liners	X			X	X
Wash floors with mild detergent and water.	X				
Wash/scrub mats/bedding.	X				
Floor Care - Carpets					
Spot clean (including any gum, candy or stained areas) with cleaner as needed	X	X	X		
Vacuum offices and conference rooms thoroughly moving light furniture, other than desks, file cabinets, etc	X	X	X		
Vacuum all traffic lanes	X	X	X		
Floor Care - Resilient and Hard					
Damp mop all floors (including stairways, elevators and under mats).				X	X

TWICE A MONTH SERVICES

TASK	Municipal Center/Police Department/Dispatch Center	Public Works	Fire Station #6 Admin only (1)	Downtown Train Station	North Glen Train Station
General Cleaning (Basement, Office areas, meeting rooms, conference rooms, common areas and hallways)					
Wipe and polish clean furniture, fixtures, (including electrical fixtures), window sills and blinds.	X	X	X	X	X
Remove marks and insure thorough cleanliness on all utility and office doors, metal and glass partitions, walls and other similar surfaces.	X	X	X	X	X
Vacuum all cloth furniture.	X	X	X	X	X
Dust elevator	X				
Clean out ceiling light fixtures as needed (does not include Board Room).	X	X	X	X	X
Clean indoor skyways (door length windows) with glass cleaner.	X	X	X		
Dust basement hallway areas and doorways.	X	X	X		
Damp white boards including rail in meeting rooms.	X	X	X		
Move carts, tool chests - sweep and pressure wash entire floor of repair shop only.		X			
Damp wipe complete railings of all stairways	X	X	X		
Basement and evidence technician garage floor cleaning	X				

Notes The contract scope for Fire Station #6 Administration area only applies to the general and executive office, public areas, meeting rooms, and washrooms.

The contract scope for basement and evidence technician garage floor cleaning is twice a month from (1) May - September and (2) October - April once a week

QUARTERLY SERVICES

TASK	Municipal Center/Police Department/Dispatch Center/Highland Park Dispatch	Public Works	Fire Station #6 Admin only (1)	Downtown Train Station	North Glen Train Station
Dust wall hangings not reachable in weekly dusting schedule.	X	X	X	X	X
Dust vertical surfaces such as partitions, ventilation louvers and other surfaces not reached in dust cleaning schedule.	X	X	X	X	X
Dust clean corners of walls at ceilings to remove dust tags and cobwebs	X	X	X	X	X
Dust clean window frames not otherwise reached	X	X	X	X	X
Dust clean all baseboards, vertical and horizontal surfaces, wall hangings within normal reach	X	X	X	X	X
Floor Care - Carpets					
Deep clean all open carpeted floors with enzyme detergent shampoo, steam clean with acid rinse (2).	X	X	X		

NOTES: The contract scope for Fire Station #6 Administration area only applies to the general and executive office, public areas, meeting rooms, and washrooms.

ANNUAL SERVICES

TASK	Municipal Center/Police Department/Dispatch Center	Public Works	Fire Station #6 Admin only (1)	Downtown Train Station	North Glen Train Station
Floor Care - Ceramic					
Machine clean/shampoo traffic lanes, lobby areas and general office areas	X	X	X		
Floor Care - Carpets					
Machine clean/shampoo traffic lanes, lobby areas and general office areas	X	X	X		
Floor Care - Resilient					
Thoroughly strip tile floors, pickup solution w/wet vac, and refinish w/Village approved sealant.	X	X	X	X	X

WEEKLY SERVICES

TASK	Municipal Center/Police Department/Dispatch Center	Public Works	Fire Station #6 Admin only (1)	Downtown Train Station	North Glen Train Station
Dust Cleaning					
Dust counter tops, file cabinets and shelves	X	X	X	X	X
Stairways/Stairwells					
Damp mop all floors (Remove dust and dirt prior to damp mopping).	X	X	X	X	X
Floor Care - Resilient and Hard					
Damp mop all floors (Remove dust and dirt prior to damp mopping).	X	X	X	X	X

Notes The contract scope for Fire Station #6 Administration area only applies to the general and executive office, public areas, meeting rooms, and washrooms.

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Don Jensen, Water Plant Superintendent
Marianne Evangelista, Lead Water Plant Operator

Department: Public Works Department

Title: A Resolution Approving Award of the 2026 Unit Price Water Treatment Chemicals Purchase Contracts to Carus LLC., of Peru, Illinois; Hawkins Inc., of Roseville, Minnesota; and Univar Solutions USA, LLC., of Tempe, Arizona

Recommendation:
Staff recommends entering into contracts for the 2026 Unit Price Water Treatment Chemicals Purchase Contracts with Carus LLC of Peru, Illinois; Hawkins Inc. of Roseville, Minnesota; and Univar Solutions USA, LLC of Tempe, Arizona. These chemical purchases were approved as part of the FY 2026 Public Works Department budget.

Policy Consideration:
The City's Water Treatment Plant uses a variety of chemicals to produce potable water. The use of specific chemicals requires approval of the IEPA. Since there is considerable variability in the seasonal volume of water treatment chemical use depending on the volume and character of the lake water treated, water treatment chemicals are bid as Unit Price Contracts. The actual cost of the contracts is dictated by the amount of water treated during the course of the year.

The two chemicals under this proposed contract are Sodium Hydroxide 25 % Solution, necessary for neutralizing the sulfuric acid used in membrane cleaning, and Blended Phosphate, a corrosion inhibitor necessary to guard against the leaching of lead from residential plumbing. Bids were solicited for these chemicals and opened on November 13, 2025, with bids received from five companies. The low responsible bidders were found to be Univar Solutions USA, LLC of Tempe, Arizona, Carus LLC of Peru, Illinois, and Hawkins Inc. of Roseville, Minnesota.

This is a one-year contract with up to five (5) consecutive one (1) year renewals, upon the mutually written consent of the City and Bidder. 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 Water Production Division manages the contracts. Pertinent documents are available for review at the Public Works Department.

Core Priorities:
Fiscal Stability

Year	2023	2024	2025	2026 Projected
*Amount	$120,000	$123,500	$202,000	$203,000

The actual cost of water treatment chemicals is dictated by the amount of water treated during the course of the year.

The City recovers approximately 50% of all water production related expenditures, including chemical purchase, from contractual agreements with our external water customers.

*Includes total chemical costs required for water treatment as well as cleaning of the ultrafiltration membranes.

Attachments:
1. WTP Chemicals Award Resolution
2. BidTab - '26 WTP Chemicals
3. '26 WTP Chemicals - Carus
4. '26 WTP Chemicals - Hawkins
5. '26 WTP Chemicals - Univar

CITY OF HIGHLAND PARK

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AWARD OF THE 2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE CONTRACTS TO CARUS LLC., OF PERU, ILLINOIS; HAWKINS INC., OF ROSEVILLE, MINNESOTA; AND UNIVAR SOLUTIONS USA, LLC., OF TEMPE, ARIZONA

WHEREAS, the City sought bids for the purchase of certain water treatment chemicals to be used at the City's Water Treatment Plant (***"Chemicals"***); and

WHEREAS, Carus LLC., of Peru, Illinois; Hawkins Inc., of Roseville, Minnesota; and Univar Solutions USA, LLC., of Tempe, Arizona (collectively, the ***"Vendors"***) were the low responsible bidders among the firms that submitted bid packages to the City; and

WHEREAS, the City Council has determined that entering into agreements with the Vendors for the purchase of the Chemicals 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 Contracts by and between the City and the Vendors for the purchase of Chemicals are hereby authorized in substantially the forms attached to this Resolution ***("Contracts")***

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 Contracts upon receipt by the City Clerk of at least one original copy of the Contract executed by the appropriate 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 3B 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.

2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE (#9937825)
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	Univar Solutions USA,		Alexander Chemical		Hawkins, Inc.		Shannon Chemical		Carus LLC	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
'26 Unit Price WTP Chemicals							$7,910.50		$12,200.00		$209,950.00		$335,100.00		$436,800.00
	1	1	Sodium Hydroxide 25% Solution	Gallon	5000	$ 1.58	$7,910.50	$ 2.44	$12,200.00	$ 2.99	$ 14,950.00	$ -	$ -	$ -	$ -
	2	2	Blended Phosphate Corrosion Inhibitor	Gallon	30000	$ -	$ -	$ -	$ -	$ 6.50	$195,000.00	$ 11.17	$335,100.00	$ 14.56	$436,800.00
Optional							$ -		$ -		$ -		$ -		$ -
	3	3	Fuel Surcharge	Each	1					$ -	$ -	$ -	$ -		
Base Bid Total:							$7,910.50		$12,200.00		$209,950.00		$335,100.00		$436,800.00

City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Public Works
Department

CONTRACT/PROPOSAL FOR THE DELIVERY OF THE
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

The Owner will receive sealed proposals via QuestCDN.com the online electronic bid service [project # 9937825] until **11:00 a.m. on November 13, 2025** for delivery of the Products generally described as Water Treatment Plant Chemicals.

Full Name of Bidder ("***Bidder***")	Carus LLC		
Office Address	315 Fifth Street		
City, State Zip	Peru, IL 61354		
Contact Person	Kimberly Mendoza		
Email Address	bids@carusllc.com		
Telephone No.	800-435-6856	Fax No.	815-224-6697

TO: City of Highland Park ("***City***")
Department of Public Works
1150 Half Day Road
Highland Park, Illinois 60035
Attention: Bianca Ramirez, Contract Specialist

*Bidder warrants and represents that Bidder 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. **Proposal to Deliver Products**

A. Contract and Products. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall, deliver to the City, at the Delivery Address, the products, items, materials, merchandise, supplies, or other items identified in the Request for Proposals attached hereto (***"Products"***) in new, undamaged, and first-quality condition. Bidder further proposes to:

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 to deliver the Products to the City in a proper and workmanlike manner;

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary for the Products;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates and policies of insurance, if any, specified in this Contract/Proposal;

4. Taxes. Pay all applicable federal, state, and local taxes; and

5. Miscellaneous. Do all other things required of Bidder by this Contract/Proposal.

B. Performance Standards. If this Contract/Proposal is accepted, Bidder proposes and agrees that the Products will comply strictly with the Specifications attached hereto as Attachment A and by this reference made a part of this Contract/Proposal. If this Contract/Proposal specifies a Product

by brand name or model, that specification is intended to reflect the required performance standards and standard of excellence that the City requires for the Product. However, Bidder may propose to deliver a Product that is a different brand or model, if Bidder provides, within its bid, written documentation establishing that the brand or model it proposes to deliver possess equal quality, durability, functionality, capability, and features as the Product specified.

C. Responsibility for Damage or Loss. If this Contract/Proposal is accepted, Bidder proposes and agrees that Bidder shall be responsible and liable for, and shall promptly and without charge to the City, repair or replace, any damage done to, and any loss or injury suffered by, the City as a result of Bidder's failure to perform hereunder.

D. Inspection/Testing/Rejection. The City shall have the right to inspect all or any part of the Products. If, in the City's judgment, all or any part of the Products is defective or damaged or fails to conform strictly to the requirements of this Contract/Proposal, then the City, without limiting its other rights or remedies, may, at its discretion: (i) reject such Products; (ii) require Bidder to correct or replace such Products at Bidder's cost; (iii) obtain new Products to replace the Products that are defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby; and/or (iv) cancel all or any part of any order or this Contract/Proposal. Products so rejected may be returned or held at Bidder's expense and risk.

2. Contract Price Proposal

A. Schedule of Prices

If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall deliver the Products to the City in accordance with the following Attachment B Schedule of Prices:

If the City has specified the Quantity of Products to be delivered to the City on Page 1 of the Request for Proposals, then Bidder shall take, in full payment for all Products and other matters set forth under Section 1 of this Contract/Proposal, including overhead and profit, taxes, royalties, license fees, delivery, contributions and premiums, and compensation to all subcontractors and suppliers, a total Contract Price that will be equal to the sum of the Unit Prices (as determined by the above Schedule of Prices) applicable to all Products accepted by the City.

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, and no such taxes are included in the Schedule of Prices, and that all claims or rights to claim any additional compensation by reason of the payment of any such tax are hereby waived and released;

3. All other applicable federal, state, and local taxes of every kind and nature or tariffs applicable to the Products are included in the Schedule of Prices; and

4. If a Quantity of Products to be delivered to the City is specified on Page 1 of the Request for Proposals, such amount is an estimate only. The City reserves the right to increase or decrease such quantity, and the total Contract Price to be paid will be based on the final quantity determined by the City for each Product and the actual number of Products that comply with this Contract/Proposal that are accepted by the City. Bidder hereby waives and releases all claims or rights to dispute or complain of any such estimated quantity or to assert that there was any misunderstanding in regard to the number of Products to be delivered.

C. Time of Payment

It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

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. Final pay request shall include, without limitation: (i) all final waivers of lien; and (ii) all final certified payrolls, as required.

Invoices must be submitted within 30 days of completion of the Work. The City has no obligation to pay any invoices submitted after 30 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 deliver the Products to the City at the Delivery Address in a timely manner through to and including December 31, 2026. The City may modify the Time of Performance at any time upon 15 days prior written notice to the Bidder

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. None Required.

B. 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' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance, or failure to perform, under this Contract/Proposal, including, without limitation, any failure to meet the representations and warranties set forth in Section 6 of this Contract/Proposal.

C. 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, or failure to perform, under this Contract/Proposal.

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 45 days after the date this sealed Contract/Proposal 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 Products. All Products, and all of their components, shall: (1) be free from any latent or patent defects or flaws in workmanship, materials, and design; (2) 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 (3) be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract/Proposal. The warranties expressed herein shall be in addition to any other warranties applicable to the Products (including any manufacturer's warranty) 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; 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: (1) 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; (2) 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.; or (3) any other reason.

D. Qualified. Bidder has the requisite experience, ability, inventory, capital, facilities, equipment, plant, organization, and staff to enable Bidder to deliver the Products at the Contract Price and within the 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. Except where specifically 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 any Product 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 Product, 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. Reserved.

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. Award of Contract. The City reserves the right to make multiple awards of this Contract.

DATED this _____ day of _____, 20___.

PURCHASE CONTRACT
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

Dated this 10th day of November, 2025

Bidder's Status: ☑ Delaware ~~Corporation~~ (State) Limited Liability Company (LLC) ☐ _____ Partnership (State) ☐ Individual Proprietor

Bidder's Name: Carus LLC

Doing Business As (if different): _____

Signature of Bidder or Authorized Agent: Kelly Frasco
(corporate seal, if corporation)

Printed Name: Kelly Frasco

Title/Position: Product Management Director

Business Address: 315 Fifth Street
Peru, IL 61354

Business phone: 800-435-6856

If a Corporation or Partnership, list all Officers or Partners:

NAME	TITLE	ADDRESS
See attached		

For New Bidders: 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			
Owner Address			
Reference			
Phone Number			
Type of Work			

PURCHASE CONTRACT
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

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:

_____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK

_____
Ghida S. Neukirch, City Manager

#1498157_v5

ATTACHMENT A

SPECIFICATIONS

GENERAL INSTRUCTIONS

For each chemical offered, Bidder shall include with proposal:

- Manufacturer's technical specifications detailing physical and chemical characteristics of the product as well as recommended dosages,
- Certification of compliance with appropriate standards (NSF, UL, ANSI etc.)
- SDS (Safety Data Sheets)

A. Technical Requirements

1. Sodium Hydroxide - 25% Solution

Product composition must be a 25% solution at the time of delivery.

Storage Available: one 230 Gallon tank and one 5,000 gallon tank.

Typical orders will be 1,500 to 2,000 gallons.

Vendor, at his option, will deliver product via Mini-Bulk, Tote, drums or tank truck into our 230 gallon tank and/or our 5,000 gallon tank.

Certified analysis as well as both empty and full truck weight tickets (bulk delivery) must accompany each delivery.

2. Blended Phosphate Corrosion Inhibitor

STORAGE AVAILABLE .....two 2,000 gal tanks.

Bid provides for the following Special conditions:

- Only NSF/UL certified products will be considered.
- We presently have IL EPA authorization to feed the following corrosion inhibitors:
  Pristine Water Solutions Inc. (formerly Stiles-Kem) SK-7641;
  Carus 8400 (formerly Kjell F25S Aqua Mag)
- Only blended phosphates with Ortho Phosphate percentages similar to those previously used at this facility will be considered (Ortho Phosphate percentage NO LESS THAN 40 % and NO GREATER THAN 90%).
- Consideration of any blended phosphate not previously used at this facility will require the following additional information:
  - At least five references from water plants using Great Lakes as their water source,
  - Evidence of at least five years effective control of lead and copper corrosion in Great Lakes water,
  - Typical chemical analysis of the blended phosphate including Ortho and Poly phosphate percentages, product weight and percent active phosphate (PO_4).
  - Bidder will be responsible for obtaining Illinois EPA designation of their product as 'equivalent' and eligible for use here.
- Bids will be compared based on cost per pound of phosphate (PO_4).
- Deliveries will normally be limited to 3,000 gallons.
- Tank truck must be equipped for air or pump unloading.
- Certified analysis, as well as both empty and full tank weight tickets, must accompany each delivery.

General Conditions

Unless otherwise specified, the receiving authority as to meeting the quality requirements will inspect material purchased. When deemed necessary, The City of Highland Park reserves the right to take random samples received,

for submission to a commercial laboratory, or other appropriate inspection agency for analysis and testing as to whether the material conforms in all respects to the specifications. In cases where the commercial laboratory report indicates that the material does not meet the specifications, the expense of analysis is to be borne by the Bidder, and the order or balance thereof may be cancelled.

B. Security Considerations

In order to ensure that no tampering takes place while liquid chemicals are in transit, the City reserves the right to require some sort of factory seal arrangement as well as positive identification of delivery drivers. Detailed arrangements will be made with selected Bidder.

C. Delivery Location

City of Highland Park George Prindle Water Treatment Plant, 10 Park Avenue, Highland Park, Illinois.

D. Delivery Time

Chemical deliveries will arrive weekdays between 7:00 am and 1:00 pm at the site; empty & full weight tickets and Certificate of Analysis to accompany load.

END OF SPECIFICATIONS

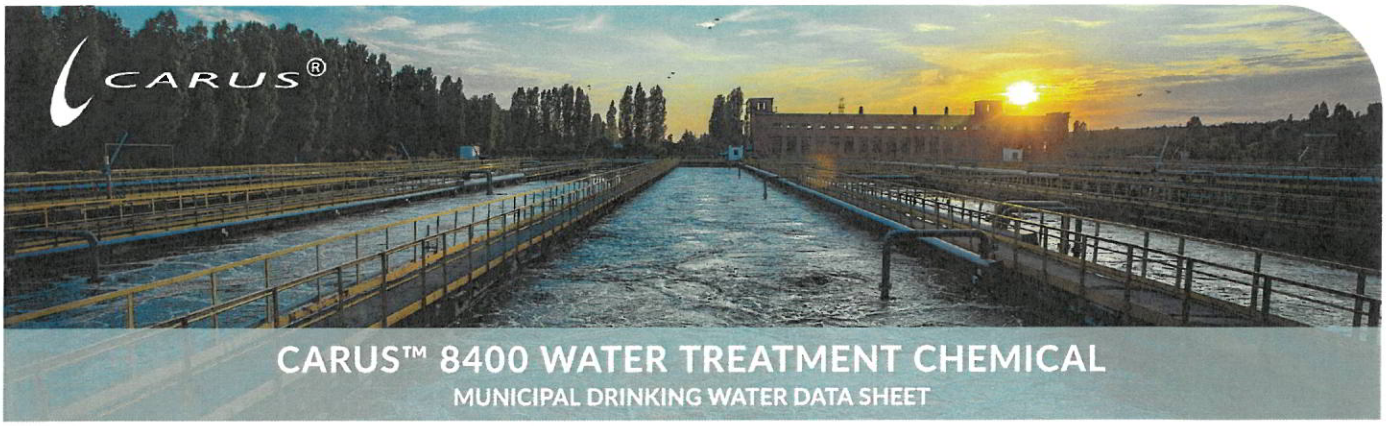
ATTACHMENT B

SCHEDULE OF PRICES

All prices are good for entire contract period from date of notification of price acceptance through December 31, 2026 and include delivery to the Water Treatment Plant, 10 Park Avenue, Highland Park, Illinois.

Item	Chemical	Unit	Estimated Annual Quantity	Unit Price*	Extension*
1	**SODIUM HYDROXIDE** 25% Solution	Gallon	5,000	$	$
2	**BLENDED PHOSPHATE** Corrosion Inhibitor	Gallon	30,000		
3	Fuel Surcharge (per load)	Each	(Optional)		

***Amounts to be filled out on QuestCDN**



CARUS™ 8400 water treatment chemical is an effective corrosion inhibitor and sequestrant for use in potable and industrial water systems. The product is a liquid concentrate of exceptional purity, clarity, and stability utilizing a broad spectrum of phosphates for better sequestering and corrosion control.

BENEFITS OF CARUS 8400

- Inhibits corrosion of steel distribution system water lines, iron and galvanized piping, and lead and copper plumbing
- Decreases iron tuberculation to extend the life of the distribution system
- Inhibits lead and copper leaching resulting in lower lead and copper levels in the delivered potable water
- Minimizes the occurrence of microbial-influenced corrosion providing longer life system
- Controls iron and manganese, minimizing rusty and dirty water in the system
- Reduces discoloration, staining, and mineral build-up resulting in fewer customer complaints
- Diminishes calcium scale deposits typically seen in hot water lines and heaters
- Saves money by reducing corrosion and scale, lowering chlorine demand, and decreasing hydrant flushing, leaks, and failures

HANDLING AND STORAGE

CARUS 8400 water treatment chemical should be handled with care. Wear proper protective equipment including goggles, face shield, apron, respirator, and proper gloves when handling this product.

CARUS 8400 has a shelf-life of 1 year when stored and handled properly. Protect containers from physical damage. Store in a cool, dry, temperature controlled area in closed containers set off the floor. Exposure to temperatures <38°F (3°C) may cause the product to increase in viscosity. It may become cloudy and/or freeze. In case of accidental release: contain spill by collecting the liquid in a pit or holding behind a dam (sand or soil). Absorb with inert media and dispose of properly. Disposal of all materials shall be in full and strict compliance with federal, state, and local regulations. Consult the Safety Data Sheet (SDS) for additional safety information.

PROPERTIES AND CERTIFICATIONS

Description:	Clear homogeneous liquid
Specific Gravity:	1.31–1.37
pH (1% w:w):	5.8–6.8
NSF Maximum Feed Rate:	23 mg/L
NSF/ANSI Standard:	60
Shelf Life:	1 Year
Kosher Approved	

NSF Certified to NSF/ANS/CAN 60

Certified U Kosher Pareve

COMPATIBILITY INFORMATION

CARUS 8400 water treatment chemical can be stored in high-medium density polyethylene, cross-linked polyethylene, fiberglass reinforced plastic, 316 stainless steel, and glass lined/epoxy lined steel tanks. Piping materials may include schedule 80 PVC/CPVC piping, clear PVC, and white polyethylene tubing. Pump materials may include ceramic, Teflon™, Viton™, Hypalon, and PVC liquid end pump materials.

Metering equipment can include diaphragm and peristaltic type metering pumps and other pumps meeting compatibility requirements.



SHIPPING

CARUS™ 8400 water treatment chemical is generally considered to be safe and is not classified as hazardous according to the US Department of Transportation, Canada TDG, UN, IMDG, or IATA regulations.

SHIPPING CONTAINERS

5 gallon (56 lb.) Jerrican
Made of high density polyethylene (HDPE).
Weighs 3.31 lbs. (1.5 kg).
The net weight is 56 lbs. (25.4 kg).

30 gallon (336 lb.) Drum
Made of high density polyethylene (HDPE).
Weighs 12.2 lbs. (5.5 kg).
The net weight is 336 lbs. (152.4 kg).

55 gallon (616 lb.) Drum
Made of high density polyethylene (HDPE).
Weighs 20.5 lbs. (9.21 kg).
The net weight is 616 lbs. (279.4 kg).

275 gallon (3080 lb.) IBC (Intermediate Bulk Container)
The IBC has a 2 in. (5.08 cm) butterfly valve with NPT threads in bottom sump. Weighs 123.2 lbs. (55.9 kg).
The net weight is 3080 lbs. (1397 kg).

Bulk Quantities up to 3500 gallons are available.

Other containers may be available.
Contact Carus at 800-435-6856 for details.

CARUS VALUE ADDED

LABORATORY SUPPORT

Carus has technical assistance available to answer questions, evaluate treatment alternatives, and perform laboratory testing. Our laboratory capabilities include consulting, treatability studies, feasibility studies, and analytical services.

FIELD SERVICES

As an integral part of our technical support, Carus provides extensive on-site treatment assistance. We offer full application services including technical expertise, supervision, testing, and feed equipment design and installation to accomplish a successful evaluation and/or application.

CARUS

During its more than 100-year history, Carus' ongoing emphasis on research and development, technical support, and customer service has enabled the company to become the world leader in permanganate, manganese, oxidation, and base-metal catalyst technologies.

CARUS®

Carus Headquarters USA
315 Fifth Street | Peru, IL 61354 | Tel +1-815-223-1500 | 1-800-435-6856 | Fax +1-815-224-6697
www.carusllc.com | salesmkt@carusllc.com

Carus Europe
Calle Rosal 4, 1-B | Oviedo, Spain 33009 | Tel +34.985.785.513 | Fax +34.985.785.510

The information contained herein is accurate to the best of our knowledge. However, data, safety standards and government regulations are subject to change; and the conditions of handling, use or misuse of the product are beyond our control. Carus makes no warranty, either expressed or implied, including any warranties of merchantability and fitness for a particular purpose. Carus also disclaims all liability for reliance on the completeness or confirming accuracy of any information included herein. Users should satisfy themselves that they are aware of all current data relevant to their particular use(s).

Carus and Design is a registered service mark of Carus. CARUS™ is a trademark of of Carus.
Responsible Care® is a registered service mark of the American Chemistry Council.

RESPONSIBLE CARE®

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Form PH 15200 Rev. 6/2023

SAFETY DATA SHEET

1. Identification

Product identifier	**CARUS™ 8400 Water Treatment Chemical**
Other means of identification	
SDS number	-
Recommended use	CARUS™ 8400 water treatment chemical is an effective corrosion inhibitor and sequesterant for use in potable and industrial water systems.
Recommended restrictions	None known.

Manufacturer/Importer/Supplier/Distributor information

Company name	CARUS CORPORATION
Address	315 Fifth Street, Peru, IL 61354, USA
Telephone	815 223-1500 - All other non-emergency inquiries about the product should be directed to the company
E-mail	salesmkt@caruscorporation.com
Website	www.caruscorporation.com
Contact person	Dr. Chithambarathanu Pillai
Emergency Telephone	For Hazardous Materials [or Dangerous Goods] Incidents ONLY (spill, leak, fire, exposure or accident), call CHEMTREC at CHEMTREC®, USA: 001 (800) 424-9300 CHEMTREC®, Mexico (Toll-Free - must be dialed from within country): 01-800-681-9531 CHEMTREC®, Other countries: 001 (703) 527-3887

2. Hazard(s) identification

Physical hazards	Not classified.
Health hazards	Not classified.
OSHA defined hazards	Not classified.
Label elements	
Hazard symbol	None.
Signal word	None.
Hazard statement	The mixture does not meet the criteria for classification.
Precautionary statement	
Prevention	Observe good industrial hygiene practices.
Response	Wash hands after handling.
Storage	Store away from incompatible materials.
Disposal	Dispose of waste and residues in accordance with local authority requirements.
Hazard(s) not otherwise classified (HNOC)	Not classified.

3. Composition/information on ingredients

Mixtures	
Composition comments	The components are not hazardous or are below required disclosure limits.

4. First-aid measures

Inhalation	Move to fresh air. Call a physician if symptoms develop or persist.
Skin contact	Wash off with soap and water. Get medical attention if irritation develops and persists.
Eye contact	Rinse with water. Get medical attention if irritation develops and persists.
Ingestion	Rinse mouth. Get medical attention if symptoms occur.

Most important symptoms/effects, acute and delayed	Direct contact with eyes may cause temporary irritation.
Indication of immediate medical attention and special treatment needed	Treat symptomatically.
General information	Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves.

5. Fire-fighting measures

Suitable extinguishing media	Water fog. Foam. Dry chemical powder. Carbon dioxide (CO2).
Unsuitable extinguishing media	Do not use water jet as an extinguisher, as this will spread the fire.
Specific hazards arising from the chemical	During fire, gases hazardous to health may be formed.
Special protective equipment and precautions for firefighters	Self-contained breathing apparatus and full protective clothing must be worn in case of fire. Selection of respiratory protection for firefighting: follow the general fire precautions indicated in the workplace.
Fire-fighting equipment/instructions	Move containers from fire area if you can do so without risk.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures	Keep unnecessary personnel away. For personal protection, see section 8 of the SDS.
Methods and materials for containment and cleaning up	Large Spills: Stop the flow of material, if this is without risk. Dike the spilled material, where this is possible. Absorb in vermiculite, dry sand or earth and place into containers. Following product recovery, flush area with water. Small Spills: Wipe up with absorbent material (e.g. cloth, fleece). Clean surface thoroughly to remove residual contamination. Never return spills in original containers for re-use. For waste disposal, see section 13 of the SDS.
Environmental precautions	Prevent further leakage or spillage if safe to do so.

7. Handling and storage

Precautions for safe handling	Avoid inhalation and contact with skin and eyes. Wear appropriate personal protective equipment (See Section 8). Observe good industrial hygiene practices.
Conditions for safe storage, including any incompatibilities	Store in original tightly closed container. Store away from incompatible materials.

8. Exposure controls/personal protection

Occupational exposure limits	No exposure limits noted for ingredient(s).
Biological limit values	No biological exposure limits noted for the ingredient(s).
Appropriate engineering controls	General ventilation normally adequate.
Individual protection measures, such as personal protective equipment	
Eye/face protection	If contact is likely, safety glasses with side shields are recommended.
Skin protection	
Hand protection	For prolonged or repeated skin contact use suitable protective gloves.
Other	Wear suitable protective clothing.
Respiratory protection	In case of inadequate ventilation or risk of inhalation of vapors, use suitable respiratory equipment.
Thermal hazards	Wear appropriate thermal protective clothing, when necessary.
General hygiene considerations	Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment to remove contaminants.

9. Physical and chemical properties

Appearance	Colorless solution.
Physical state	Liquid.

Form	Liquid.
Color	Colorless.
Odor	None.
Odor threshold	Not available.
pH	6.3±0.5
Melting point/freezing point	Not available.
Initial boiling point and boiling range	Not available.
Flash point	Not available.
Evaporation rate	Not available.
Flammability (solid, gas)	Not available.
Upper/lower flammability or explosive limits	
Flammability limit - lower (%)	Not available.
Flammability limit - upper (%)	Not available.
Explosive limit - lower (%)	Not available.
Explosive limit - upper (%)	Not available.
Vapor pressure	Not available.
Vapor density	Not available.
Relative density	1.34±0.03 at 25°C
Solubility(ies)	
Solubility (water)	Completely soluble.
Partition coefficient (n-octanol/water)	Not available.
Auto-ignition temperature	Not available.
Decomposition temperature	Not available.
Viscosity	Not available.

10. Stability and reactivity

Reactivity	The product is stable and non-reactive under normal conditions of use, storage and transport.
Chemical stability	Material is stable under normal conditions.
Possibility of hazardous reactions	Hazardous polymerization will not occur.
Conditions to avoid	Contact with incompatible materials.
Incompatible materials	Strong oxidizing agents. Strong acids. Strong bases.
Hazardous decomposition products	No hazardous decomposition products are known.

11. Toxicological information

Information on likely routes of exposure

Ingestion	May cause discomfort if swallowed.
Inhalation	In high concentrations, vapors may be irritating to the respiratory system.
Skin contact	Prolonged or repeated skin contact may cause irritation.
Eye contact	May cause eye irritation on direct contact.
Symptoms related to the physical, chemical and toxicological characteristics	Direct contact with eyes may cause temporary irritation.

Information on toxicological effects

Acute toxicity	May cause discomfort if swallowed.
Skin corrosion/irritation	Prolonged contact may cause dryness of the skin.
Serious eye damage/eye irritation	Direct contact with eyes may cause temporary irritation.

Respiratory or skin sensitization

Respiratory sensitization	No data available.
Skin sensitization	Not a skin sensitizer.
Germ cell mutagenicity	No data available to indicate product or any components present at greater than 0.1% are mutagenic or genotoxic.
Carcinogenicity	This product is not considered to be a carcinogen by IARC, ACGIH, NTP, or OSHA.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Not listed.

Reproductive toxicity	No data available.
Specific target organ toxicity - single exposure	No data available.
Specific target organ toxicity - repeated exposure	No data available.
Aspiration hazard	Not classified.

12. Ecological information

Ecotoxicity	The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.
Persistence and degradability	The product is not expected to be readily biodegradable.
Bioaccumulative potential	No data available for this product.
Mobility in soil	Not available.
Other adverse effects	No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, endocrine disruption, global warming potential) are expected from this component.

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers at licensed waste disposal site.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	The waste code should be assigned in discussion between the user, the producer and the waste disposal company.
Waste from residues / unused products	Dispose of in accordance with local regulations.
Contaminated packaging	Empty containers should be taken to an approved waste handling site for recycling or disposal.

14. Transport information

DOT

Not regulated as dangerous goods.

IATA

Not regulated as dangerous goods.

IMDG

Not regulated as dangerous goods.

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code	This substance/mixture is not intended to be transported in bulk.

15. Regulatory information

US federal regulations	This product is not known to be a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200.

TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Not listed.

CERCLA Hazardous Substance List (40 CFR 302.4)

Not listed.

Superfund Amendments and Reauthorization Act of 1986 (SARA)

Hazard categories
Immediate Hazard - No
Delayed Hazard - No
Fire Hazard - No
Pressure Hazard - No
Reactivity Hazard - No

SARA 302 Extremely hazardous substance

Not listed.

SARA 311/312 Hazardous chemical No

SARA 313 (TRI reporting)

Not regulated.

Other federal regulations

Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List

Not regulated.

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)

Not regulated.

Safe Drinking Water Act (SDWA) Not regulated.

US state regulations

US. Massachusetts RTK - Substance List

Not regulated.

US. New Jersey Worker and Community Right-to-Know Act

Not listed.

US. Pennsylvania Worker and Community Right-to-Know Law

Not listed.

US. Rhode Island RTK

Not regulated.

US. California Proposition 65

California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): This material is not known to contain any chemicals currently listed as carcinogens or reproductive toxins.

US - California Proposition 65 - Carcinogens & Reproductive Toxicity (CRT): Listed substance

Not listed.

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
Australia	Australian Inventory of Chemical Substances (AICS)	Yes
Canada	Domestic Substances List (DSL)	Yes
Canada	Non-Domestic Substances List (NDSL)	No
China	Inventory of Existing Chemical Substances in China (IECSC)	Yes
Europe	European Inventory of Existing Commercial Chemical Substances (EINECS)	Yes
Europe	European List of Notified Chemical Substances (ELINCS)	No
Japan	Inventory of Existing and New Chemical Substances (ENCS)	Yes
Korea	Existing Chemicals List (ECL)	Yes
New Zealand	New Zealand Inventory	Yes
Philippines	Philippine Inventory of Chemicals and Chemical Substances (PICCS)	Yes
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates this product complies with the inventory requirements administered by the governing country(s).
A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date 24-July-2014

Revision date -

Version # 01

NFPA ratings



References

HSDB® - Hazardous Substances Data Bank

Disclaimer

The information contained herein is accurate to the best of our knowledge. However, data, safety standards and government regulations are subject to change and, therefore, holders and users should satisfy themselves that they are aware of all current data and regulations relevant to their particular use of product. CARUS CORPORATION DISCLAIMS ALL LIABILITY FOR RELIANCE ON THE COMPLETENESS OR ACCURACY OR THE INFORMATION INCLUDED HEREIN. CARUS CORPORATION MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTIABILITY OR FITNESS FOR PARTICULAR USE OR PURPOSE OF THE PRODUCT DESCRIBED HEREIN. All conditions relating to storage, handling, and use of the product are beyond the control of Carus Corporation, and shall be the sole responsibility of the holder or user of the product.

The Public Health and Safety Organization

NSF Product and Service Listings

These NSF Official Listings are current as of **Thursday, October 30, 2025** at 12:15 a.m. Eastern Time. Please contact NSF to confirm the status of any Listing, report errors, or make suggestions.

Alert: NSF is concerned about fraudulent downloading and manipulation of website text. Always confirm this information by clicking on the below link for the most accurate information:
http://info.nsf.org/Certified/PwsChemicals/Listings.asp?CompanyName=carus&TradeName=8400&

NSF/ANSI/CAN 60
Drinking Water Treatment Chemicals - Health Effects

Carus LLC
315 Fifth Street
P.O. Box 599
Peru, IL 61354-0599
United States
800-435-6856
815-223-1500

Facility : # 1 La Salle, IL

Blended Phosphates

Trade Designation	*Product Function*	*Max Use*
CARUS™ 8400	Corrosion & Scale Control Sequestering	23mg/L

[PO] The finished drinking water shall be monitored to ensure that levels of manganese do not exceed 0.05 mg/L.

Facility : # 4 USA

Blended Phosphates

Trade Designation	*Product Function*	*Max Use*
CARUS™ 8400	Corrosion & Scale Control	23mg/L

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

Number of matching Manufacturers is 1

Number of matching Products is 2

Processing time was 0 seconds

CARUS®

OFFICERS

Carus LLC

OFFICERS

Inga Carus – Chairman
Andy Johnston – President, CEO
M. Chryss Crockett – SR Vice President, Chief Financial Officer
Suzie Saxman - Secretary
Amy Berggren – Assistant Secretary

City of Highland Park

Public Works Department

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

REQUEST FOR PROPOSALS
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

OWNER:
City of Highland Park (***"City"***)
Department of Public Works
1150 Half Day Road
Highland Park, Illinois 60035

The Owner will receive electronic proposals via QuestCDN.com the online electronic bid service [project # 9937825] until **11:00 a.m. on November 13, 2025** for delivery of the Products generally described as Water Treatment Plant Chemicals.

The Products must be delivered to the following address:
Prindle Water Treatment Plant
10 Park Avenue, Highland Park, Illinois 60035 (the ***"Delivery Address"***)

INSTRUCTIONS TO BIDDERS

Preparation of Proposals
All proposals for the delivery of the Products shall be made only on the blank Contract/Proposal form attached to this Request for Proposals and shall be complete with a price for each and every item named in the Schedule of Prices section of the Contract/Proposal form. All proposals must be signed by an authorized official. 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.

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
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 proposal 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.

Opening of Proposals
Proposals will be publicly opened and read at the time and place specified above. Bidders, their authorized agents, and interested parties are invited to be present.

Withdrawal of Proposals
No proposal shall be withdrawn for a period of 45 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.

Estimated Quantities
The quantities set forth on the proposal are estimated quantities only, and will be used strictly for canvassing of bids.

Award of Contract
The City of Highland Park reserves the right to make multiple awards to this contract.

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;

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

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, 2022

CITY OF HIGHLAND PARK

By: _____
Bianca Ramirez, Contract Specialist

City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Public Works
Department

CONTRACT/PROPOSAL FOR THE DELIVERY OF THE
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

The Owner will receive sealed proposals via QuestCDN.com the online electronic bid service [project # 9937825] until **11:00 a.m. on November 13, 2025** for delivery of the Products generally described as Water Treatment Plant Chemicals.

Full Name of Bidder ("***Bidder***")	Hawkins Inc	
Office Address	2381 Rosegate	
City, State Zip	Roseville, MN 55113	
Contact Person	Mark Redeker	
Email Address	bids@hawkinsinc.com	
Telephone No. 800-328-5460		Fax No. 612-331-5304

TO: City of Highland Park ("***City***")
Department of Public Works
1150 Half Day Road
Highland Park, Illinois 60035
Attention: Bianca Ramirez, Contract Specialist

Bidder warrants and represents that Bidder has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. NONE *[**if none, write "NONE"**], which are securely stapled to the end of this Contract/Proposal.*

1. **Proposal to Deliver Products**

A. Contract and Products. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall, deliver to the City, at the Delivery Address, the products, items, materials, merchandise, supplies, or other items identified in the Request for Proposals attached hereto (***"Products"***) in new, undamaged, and first-quality condition. Bidder further proposes to:

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 to deliver the Products to the City in a proper and workmanlike manner;

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary for the Products;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates and policies of insurance, if any, specified in this Contract/Proposal;

4. Taxes. Pay all applicable federal, state, and local taxes; and

5. Miscellaneous. Do all other things required of Bidder by this Contract/Proposal.

B. Performance Standards. If this Contract/Proposal is accepted, Bidder proposes and agrees that the Products will comply strictly with the Specifications attached hereto as Attachment A and by this reference made a part of this Contract/Proposal. If this Contract/Proposal specifies a Product

by brand name or model, that specification is intended to reflect the required performance standards and standard of excellence that the City requires for the Product. However, Bidder may propose to deliver a Product that is a different brand or model, if Bidder provides, within its bid, written documentation establishing that the brand or model it proposes to deliver possess equal quality, durability, functionality, capability, and features as the Product specified.

C. Responsibility for Damage or Loss. If this Contract/Proposal is accepted, Bidder proposes and agrees that Bidder shall be responsible and liable for, and shall promptly and without charge to the City, repair or replace, any damage done to, and any loss or injury suffered by, the City as a result of Bidder's failure to perform hereunder.

D. Inspection/Testing/Rejection. The City shall have the right to inspect all or any part of the Products. If, in the City's judgment, all or any part of the Products is defective or damaged or fails to conform strictly to the requirements of this Contract/Proposal, then the City, without limiting its other rights or remedies, may, at its discretion: (i) reject such Products; (ii) require Bidder to correct or replace such Products at Bidder's cost; (iii) obtain new Products to replace the Products that are defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby; and/or (iv) cancel all or any part of any order or this Contract/Proposal. Products so rejected may be returned or held at Bidder's expense and risk.

2. Contract Price Proposal

A. Schedule of Prices

If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall deliver the Products to the City in accordance with the following Attachment B Schedule of Prices:

If the City has specified the Quantity of Products to be delivered to the City on Page 1 of the Request for Proposals, then Bidder shall take, in full payment for all Products and other matters set forth under Section 1 of this Contract/Proposal, including overhead and profit, taxes, royalties, license fees, delivery, contributions and premiums, and compensation to all subcontractors and suppliers, a total Contract Price that will be equal to the sum of the Unit Prices (as determined by the above Schedule of Prices) applicable to all Products accepted by the City.

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, and no such taxes are included in the Schedule of Prices, and that all claims or rights to claim any additional compensation by reason of the payment of any such tax are hereby waived and released;

3. All other applicable federal, state, and local taxes of every kind and nature or tariffs applicable to the Products are included in the Schedule of Prices; and

4. If a Quantity of Products to be delivered to the City is specified on Page 1 of the Request for Proposals, such amount is an estimate only. The City reserves the right to increase or decrease such quantity, and the total Contract Price to be paid will be based on the final quantity determined by the City for each Product and the actual number of Products that comply with this Contract/Proposal that are accepted by the City. Bidder hereby waives and releases all claims or rights to dispute or complain of any such estimated quantity or to assert that there was any misunderstanding in regard to the number of Products to be delivered.

C. Time of Payment

It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

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. Final pay request shall include, without limitation: (i) all final waivers of lien; and (ii) all final certified payrolls, as required.

Invoices must be submitted within 30 days of completion of the Work. The City has no obligation to pay any invoices submitted after 30 days of the completion of the invoiced Work.

PURCHASE CONTRACT
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

3. **Contract Time Proposal**

A. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall deliver the Products to the City at the Delivery Address in a timely manner through to and including December 31, 2026. The City may modify the Time of Performance at any time upon 15 days prior written notice to the Bidder

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. None Required.

B. 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' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance, or failure to perform, under this Contract/Proposal, including, without limitation, any failure to meet the representations and warranties set forth in Section 6 of this Contract/Proposal.

C. 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, or failure to perform, under this Contract/Proposal.

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 45 days after the date this sealed Contract/Proposal 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 Products. All Products, and all of their components, shall: (1) be free from any latent or patent defects or flaws in workmanship, materials, and design; (2) 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 (3) be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract/Proposal. The warranties expressed herein shall be in addition to any other warranties applicable to the Products (including any manufacturer's warranty) 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; 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: (1) 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; (2) 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.; or (3) any other reason.

D. Qualified. Bidder has the requisite experience, ability, inventory, capital, facilities, equipment, plant, organization, and staff to enable Bidder to deliver the Products at the Contract Price and within the 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. Except where specifically 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 any Product 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 Product, 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. Reserved.

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. Award of Contract. The City reserves the right to make multiple awards of this Contract.

DATED this 5th day of November, 20 25

PURCHASE CONTRACT
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

Dated this 5th day of November, 2025

Bidder's Status: ☑ Minnesota (State) Corporation ☐ _____ (State) Partnership ☐ Individual Proprietor

Bidder's Name: Hawkins Inc

Doing Business As (if different): _____

Signature of Bidder or Authorized Agent: _____
(corporate seal, if corporation)

HAWKINS INC. CORPORATE SEAL ROSEVILLE, MN

Printed Name: Richard Erstad

Title/Position: Vice President, Secretary and General Counsel

Business Address: 2381 Rosegate, Roseville, MN 55113 (corporate)
2450 W Horner Ave, University Park IL 60484 (local branch)

Business phone: 800-328-5460

If a Corporation or Partnership, list all Officers or Partners:

NAME	TITLE	ADDRESS
Patrick H. Hawkins	President/CEO	2381 Rosegate, Roseville, MN 55113
Douglas A. Lange	Vice President, Water Treatment Group	2381 Rosegate, Roseville, MN 55113
Richard G. Erstad	General Counsel and Secretary	2381 Rosegate, Roseville, MN 55113
Jeffrey P. Oldenkamp	CFO	2381 Rosegate, Roseville, MN 55113

For New Bidders: 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	City of Joliet	Village of Antioch	City of McHenry
Owner Address	116 S Main St	874 Main St	333 S Green St
	Joliet, MT, 59041	Antioch, IL, 60002	McHenry, IL, 60050
Reference	Nicholas Gornick ngornick@joliet.gov	Joy McCarthy jmccarthy@antioch.il.gov	Russ Ruzicka rruzicka@ci.mchenry.il.us
Phone Number	815-405-3666	847-395-1000 x 13	815-363-2198
Type of Work	Liquid Phosphate chemical	Liquid Phosphate chemical	Liquid Phosphate chemical
	and more	and more	and more

PURCHASE CONTRACT
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

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:

_____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK

_____
Ghida S. Neukirch, City Manager

#1498157_v5

ATTACHMENT A

SPECIFICATIONS

GENERAL INSTRUCTIONS

For each chemical offered, Bidder shall include with proposal:

- Manufacturer's technical specifications detailing physical and chemical characteristics of the product as well as recommended dosages,
- Certification of compliance with appropriate standards (NSF, UL, ANSI etc.)
- SDS (Safety Data Sheets)

A. Technical Requirements

1. Sodium Hydroxide - 25% Solution

Product composition must be a 25% solution at the time of delivery.

Storage Available: one 230 Gallon tank and one 5,000 gallon tank.

Typical orders will be 1,500 to 2,000 gallons.

Vendor, at his option, will deliver product via Mini-Bulk, Tote, drums or tank truck into our 230 gallon tank and/or our 5,000 gallon tank.

Certified analysis as well as both empty and full truck weight tickets (bulk delivery) must accompany each delivery.

2. Blended Phosphate Corrosion Inhibitor

STORAGE AVAILABLE .....two 2,000 gal tanks.

Bid provides for the following Special conditions:

- Only NSF/UL certified products will be considered.
- We presently have IL EPA authorization to feed the following corrosion inhibitors:
  Pristine Water Solutions Inc. (formerly Stiles-Kem) SK-7641;
  Carus 8400 (formerly Kjell F25S Aqua Mag)
- Only blended phosphates with Ortho Phosphate percentages similar to those previously used at this facility will be considered (Ortho Phosphate percentage NO LESS THAN 40 % and NO GREATER THAN 90%).
- Consideration of any blended phosphate not previously used at this facility will require the following additional information:
  - At least five references from water plants using Great Lakes as their water source,
  - Evidence of at least five years effective control of lead and copper corrosion in Great Lakes water,
  - Typical chemical analysis of the blended phosphate including Ortho and Poly phosphate percentages, product weight and percent active phosphate (PO_4).
  - Bidder will be responsible for obtaining Illinois EPA designation of their product as 'equivalent' and eligible for use here.
- Bids will be compared based on cost per pound of phosphate (PO_4).
- Deliveries will normally be limited to 3,000 gallons.
- Tank truck must be equipped for air or pump unloading.
- Certified analysis, as well as both empty and full tank weight tickets, must accompany each delivery.

General Conditions

Unless otherwise specified, the receiving authority as to meeting the quality requirements will inspect material purchased. When deemed necessary, The City of Highland Park reserves the right to take random samples received,

for submission to a commercial laboratory, or other appropriate inspection agency for analysis and testing as to whether the material conforms in all respects to the specifications. In cases where the commercial laboratory report indicates that the material does not meet the specifications, the expense of analysis is to be borne by the Bidder, and the order or balance thereof may be cancelled.

B. Security Considerations

In order to ensure that no tampering takes place while liquid chemicals are in transit, the City reserves the right to require some sort of factory seal arrangement as well as positive identification of delivery drivers. Detailed arrangements will be made with selected Bidder.

C. Delivery Location

City of Highland Park George Prindle Water Treatment Plant, 10 Park Avenue, Highland Park, Illinois.

D. Delivery Time

Chemical deliveries will arrive weekdays between 7:00 am and 1:00 pm at the site; empty & full weight tickets and Certificate of Analysis to accompany load.

END OF SPECIFICATIONS

ATTACHMENT B

SCHEDULE OF PRICES

All prices are good for entire contract period from date of notification of price acceptance through December 31, 2026 and include delivery to the Water Treatment Plant, 10 Park Avenue, Highland Park, Illinois.

Item	Chemical	Unit	Estimated Annual Quantity	Unit Price*	Extension*
1	**SODIUM HYDROXIDE** 25% Solution	Gallon	5,000	$	$
2	**BLENDED PHOSPHATE** Corrosion Inhibitor	Gallon	30,000		
3	Fuel Surcharge (per load)	Each	(Optional)		

***Amounts to be filled out on QuestCDN**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 6160 Golden Hills Drive Minneapolis MN 55416	**CONTACT NAME:** Centralized Accounts Servicing Team **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:** CAST@marshmma.com
INSURED HAWKIINC Hawkins, Inc. 2381 Rosegate Roseville, MN 55113	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** NAUTILUS INSURANCE COMPANY — 17370 **INSURER B :** Aspen Speciality Insurance Company — 10717 **INSURER C :** Great Divide Insurance Company — 25224 **INSURER D :** Intact Insurance Company — 55555 **INSURER E :** American Casualty Company of R — 20427 **INSURER F :** Transportation Insurance Compa — 20494

COVERAGES **CERTIFICATE NUMBER:** 162728670 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [X] LOC [ ] OTHER:			GLP2033069-15	9/30/2025	9/30/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 25,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
C	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY X MCS-90 X CA 99 48			BAP2033068-16	9/30/2025	9/30/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Liability Deductible	$ 1,000,000 $ $ $ $ 50,000
A	[ ] **UMBRELLA LIAB** X OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0			FFX2033070-15	9/30/2025	9/30/2026	EACH OCCURRENCE AGGREGATE 	$ 15,000,000 $ 15,000,000 $
E E F F	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		7040063527 7040063575 7040086306 7040086323	9/30/2025 9/30/2025 9/30/2025 9/30/2025	9/30/2026 9/30/2026 9/30/2026 9/30/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A B D	Pollution Liability (Primary) Pollution Liability (Excess) Inland Marine			SSP201587913 EXAFVXW24 790036399	9/30/2024 9/30/2024 12/28/2024	9/30/2027 9/30/2027 12/28/2025	Total Limit with primary and excess Limits	$25,000,000 Occ $25,000,000 Agg See Below

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Inland Marine - Covered Railcars
VTGX 017003 - $29,748.70
VTGX 017376 - $29,748.70
VTGX 017415 - $29,748.70
VTGX 017515 - $29,748.70

CERTIFICATE HOLDER

Hawkins Water Treatment Group
2381 Rosegate
Roseville MN 55113

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Hawkins Inc

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

2381 Rosegate

Requester's name and address (optional)

6 City, state, and ZIP code

Roseville, MN 55113

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	1	–	0	7	7	1	2	9	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Paul Hawkins **Date** 11/07/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Governor
JB Pritzker

ILLINOIS DEPARTMENT OF
Human Rights

Director
James L. Bennet

State of Illinois Eligible Bidder / Public Contractor

HAWKINS INC.

2381 ROSEGATE

ROSEVILLE, MN, 55113

IDHR Eligibility Number: 134694-00

Type of IDHR Eligibility Number : Corporate Headquarters / Primary Location

The person, firm or corporation whose name appears on this certificate has registered and is authorized by the Illinois Department of Human Rights to bid on or be awarded public contracts, pursuant to 44 Ill. Admin. Code 750.210 and the Illinois Human Rights Act, 775 ILCS 5/2-105. The official status of this registration can be verified at www.illinois.gov/DHR.

Form Number:
PC1
Start Date
08/28/2017
Expiration Date
12/06/2027

Illinois Department of Human Rights
555 W MONROE ST, Ste. 700
CHICAGO, IL, 60661

SAFETY DATA SHEET

Issue Date: 14-Mar-2013 **Revision Date:** 11-Jun-2024 **Version** 2.01

1. Identification

Product identifier
Product Name: Sodium Hydroxide 30% Diaphragm

Other means of identification
Product Code: 41243
Synonyms: Caustic soda, lye, soda lye, sodium hydrate.
UN/ID No: UN1824

Recommended use of the chemical and restrictions on use
Recommended Use: Industrial, Manufacturing or Laboratory use.
Restrictions on Use: None known

Details of the supplier of the safety data sheet
Manufacturer: Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
(612) 331-6910

Emergency telephone number
Emergency Telephone: CHEMTREC: 1-800-424-9300 (US) / +1 703-741-5970 (International)

2. Hazard(s) identification

Classification
This chemical is considered hazardous by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200)

Acute toxicity - Oral	Category 4
Skin corrosion/irritation	Category 1 Sub-category A
Serious eye damage/eye irritation	Category 1
Corrosive to metals	Category 1

Hazards not otherwise classified (HNOC)
Not applicable

Label elements
Signal word: Danger

Hazard statements:
Harmful if swallowed
Causes severe skin burns and eye damage
May be corrosive to metals



Precautionary Statements - Prevention:
Wash face, hands and any exposed skin thoroughly after handling
Do not eat, drink or smoke when using this product
Do not breathe dusts or mists
Wear protective gloves/protective clothing/eye protection/face protection
Keep only in original container

Precautionary Statements - Response:
Immediately call a POISON CENTER or doctor
IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing
Immediately call a POISON CENTER or doctor
IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water/ shower
Wash contaminated clothing before reuse
IF INHALED: Remove person to fresh air and keep comfortable for breathing
Immediately call a POISON CENTER or doctor
IF SWALLOWED: Call a POISON CENTER or doctor if you feel unwell
Rinse mouth
Do NOT induce vomiting
Absorb spillage to prevent material damage

Precautionary Statements - Storage:
Store locked up
Store in corrosion resistant container with a resistant inner liner

Precautionary Statements - Disposal:
Dispose of contents/container to an approved waste disposal plant

Unknown Acute toxicity: Not applicable

Other Information
Not applicable

3. Composition/information on ingredients

Chemical name	CAS No	Weight-%
Sodium Hydroxide	1310-73-2	29.1-30.9
Water	7732-18-5	Balance

Any concentration shown as a range is due to batch variation or the exact percentage has been withheld as a trade secret.

4. First-aid measures

Description of first aid measures

General advice Show this safety data sheet to the doctor in attendance. Immediate medical attention is required.

Inhalation Remove to fresh air. If breathing has stopped, give artificial respiration. Get medical attention immediately. Do not use mouth-to-mouth method if victim ingested or inhaled the substance; give artificial respiration with the aid of a pocket mask equipped with a one-way valve or other proper respiratory medical device. If breathing is difficult, (trained personnel should) give oxygen. Delayed pulmonary edema may occur. Get immediate medical advice/attention.

Eye contact Rinse immediately with plenty of water, also under the eyelids, for at least 60 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Keep eye wide open while rinsing. Do not rub affected area. Get immediate medical advice/attention.

Skin contact Get immediate medical advice/attention. Wash off immediately with plenty of water for at least 15 minutes. Do not use soap or attempt to neutralize the caustic soda with chemicals. May not cause immediate pain when in contact with skin but it does cause immediate damage. Discard contaminated leather goods.

Ingestion Clean mouth with water and drink afterwards plenty of water. Never give anything by mouth to an unconscious person. Do NOT induce vomiting. Get immediate medical advice/attention.

Self-protection of the first aider Avoid contact with skin, eyes or clothing. Wear personal protective clothing (see section 8). Ensure that medical personnel are aware of the material(s) involved, take precautions to protect themselves and prevent spread of contamination. Avoid direct contact with skin. Use barrier to give mouth-to-mouth resuscitation.

Most important symptoms and effects, both acute and delayed

Symptoms Redness. Burning. May cause blindness. Coughing and/ or wheezing.

Indication of any immediate medical attention and special treatment needed

Note to physicians Product is a corrosive material. Use of gastric lavage or emesis is contraindicated. Possible perforation of stomach or esophagus should be investigated. Do not give chemical antidotes. Asphyxia from glottal edema may occur. Marked decrease in blood pressure may occur with moist rales, frothy sputum, and high pulse pressure.

5. Fire-fighting measures

Suitable Extinguishing Media Use extinguishing measures that are appropriate to local circumstances and the surrounding environment. Adding water to caustic solution generates large amounts of heat.

Large Fire CAUTION: Use of water spray when fighting fire may be inefficient.

Unsuitable extinguishing media Do not scatter spilled material with high pressure water streams.

Specific hazards arising from the chemical The product causes burns of eyes, skin and mucous membranes. Thermal decomposition can lead to release of irritating gases and vapors. Mixing with water, acid, or incompatibles may cause splattering and release of heat. Heat released may be sufficient to ignite combustible materials. Reacts with ammonium salts to make flammable ammonia. Contact with metals may evolve flammable hydrogen gas. Do not allow run-off from fire-fighting to enter drains or water courses. Runoff may pollute waterways.

Hazardous combustion products Sodium oxides.

Explosion Data

Sensitivity to mechanical impact None.

Sensitivity to static discharge None.

Special protective equipment for fire-fighters Firefighters should wear self-contained breathing apparatus and full firefighting turnout gear. Use personal protection equipment.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

Personal precautions Avoid contact with skin, eyes or clothing. Ensure adequate ventilation. Use personal protective equipment as required. Corrosive material. Evacuate personnel to safe areas. Keep people away from and upwind of spill/leak.

Other information Refer to protective measures listed in Sections 7 and 8.

Methods and material for containment and cleaning up

Methods for containment Prevent further leakage or spillage if safe to do so. Keep out of drains, sewers, ditches and waterways.

Methods for cleaning up Dike far ahead of liquid spill for later disposal. Neutralize with weak acid (if necessary). Soak up with inert absorbent material (e.g. sand, silica gel, acid binder, universal binder, sawdust). Pick up and transfer to properly labeled containers. Clean contaminated surface thoroughly. After cleaning, flush away traces with water.

7. Handling and storage

Precautions for safe handling

Advice on safe handling Handle in accordance with good industrial hygiene and safety practice. Avoid contact with skin, eyes or clothing. In case of insufficient ventilation, wear suitable respiratory equipment. Handle product only in closed system or provide appropriate exhaust ventilation. Do not eat, drink or smoke when using this product. Take off contaminated clothing and wash before reuse. When diluting, always add the product to water. Never add water to the product. Mixing concentrated solutions with water, acid, or incompatibles may cause splattering and release of heat. Heat released may be sufficient to ignite combustible materials. Lethal concentrations of carbon monoxide gas may form upon contact with reducing sugars, food, and beverage products in enclosed spaces. Reacts with ammonium salts to make flammable ammonia. Contact with most metals may produce flammable hydrogen gas.

Conditions for safe storage, including any incompatibilities

Storage Conditions Keep containers tightly closed in a dry, cool and well-ventilated place. Protect from moisture. Store locked up. Keep at temperatures between 65 and 95 °F.

Incompatible Materials Oxidizing agent. Acids. Bases. Water. Organic material. Reducing sugars. Metals. (Aluminum, magnesium, zinc, copper, lead, tin and their alloys).

Packaging materials Steel, nickel, nickel alloys, polyethylene, PVC and CPVC.

8. Exposure controls/personal protection

Control parameters

Exposure Limits The following ingredients are the only ingredients of the product above the cut-off level (or level that contributes to the hazard classification of the mixture) which have an exposure limit applicable in the region for which this safety data sheet is intended or other recommended limit. At this time, the other relevant constituents have no known exposure limits from the sources listed here.

Chemical name	ACGIH TLV	OSHA PEL	NIOSH IDLH
Sodium Hydroxide 1310-73-2	Ceiling: 2 mg/m^3	TWA: 2 mg/m^3 (vacated) Ceiling: 2 mg/m^3	IDLH: 10 mg/m^3 Ceiling: 2 mg/m^3

Exposure Guidelines Vacated limits revoked by the Court of Appeals decision in AFL-CIO v. OSHA, 965 F.2d 962 (11th Cir., 1992).

Appropriate engineering controls

Engineering controls Showers
Eyewash stations
Ventilation systems.

Individual protection measures, such as personal protective equipment

Eye/face protection Face protection shield. Tight sealing safety goggles.

Hand protection Wear suitable gloves. Impervious gloves.

Skin and body protection Wear suitable protective clothing. Long sleeved clothing. Chemical resistant apron.

Respiratory protection No protective equipment is needed under normal use conditions. If exposure limits are exceeded or irritation is experienced and ventilation is insufficient, a suitable respirator or

evacuation may be required.

Environmental exposure controls Do not allow into any sewer, on the ground or into any body of water.

General hygiene considerations Wear suitable gloves and eye/face protection. Do not eat, drink or smoke when using this product. Regular cleaning of equipment, work area and clothing is recommended. Avoid contact with skin, eyes or clothing. Remove and wash contaminated clothing and gloves, including the inside, before re-use. Contaminated work clothing should not be allowed out of the workplace. Wash hands before breaks and immediately after handling the product.

9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State:	Liquid
Appearance:	Clear
Color:	Colorless
Odor:	Odorless
Odor Threshold:	No information available
pH:	No information available
Salt Out Point:	No information available
Melting Point/Freezing Point:	0 °C / 32 °F
Boiling Point/Boiling Range:	No information available
Flash Point:	No information available
Evaporation Rate (BuAc=1):	No information available
Flammability (solid, gas):	No information available
Flammability Limits in Air:	No information available
Vapor Pressure (mm Hg):	No information available
Vapor density (Air =1):	No information available
Specific Gravity (H_2O=1):	1.328
Water Solubility:	Completely miscible
Solubility(ies):	No information available
Partition Coefficient (n-octanol/water):	No information available
Autoignition Temperature:	No information available
Decomposition Temperature:	No information available
Kinematic Viscosity:	No information available
Dynamic Viscosity:	No information available

Other information

Explosive properties	No information available
Oxidizing properties	No information available
Molecular Weight:	40.00

10. Stability and reactivity

Reactivity Concentrated solutions react violently with water, generating considerable heat. Contact with metals may evolve flammable hydrogen gas.

Chemical stability Stable under normal conditions.

Possibility of hazardous reactions Hazardous polymerization will not occur. Mixing with water, acid, or incompatibles may cause splattering and release of heat. Heat released may be sufficient to ignite combustible materials. Contact with most metals will generate flammable hydrogen gas. Reacts with ammonium salts to make ammonia, which is a fire hazard.

Conditions to avoid Exposure to air or moisture over prolonged periods. Extremes of temperature and direct sunlight.

Incompatible Materials Oxidizing agent. Acids. Bases. Water. Organic material. Reducing sugars. Metals.

(Aluminum, magnesium, zinc, copper, lead, tin and their alloys).

Hazardous decomposition products Sodium oxides.

11. Toxicological information

Information on likely routes of exposure

Product Information

Inhalation Specific test data for the substance or mixture is not available. Corrosive by inhalation. (based on components). Inhalation of corrosive fumes/gases may cause coughing, choking, headache, dizziness, and weakness for several hours. Pulmonary edema may occur with tightness in the chest, shortness of breath, bluish skin, decreased blood pressure, and increased heart rate. Inhaled corrosive substances can lead to a toxic edema of the lungs. Pulmonary edema can be fatal.

Eye contact Specific test data for the substance or mixture is not available. Causes burns. (based on components). Corrosive to the eyes and may cause severe damage including blindness. Causes serious eye damage. May cause irreversible damage to eyes.

Skin contact Specific test data for the substance or mixture is not available. Causes severe burns. (based on components).

Ingestion Specific test data for the substance or mixture is not available. Causes burns. (based on components). Ingestion causes burns of the upper digestive and respiratory tracts. May cause severe burning pain in the mouth and stomach with vomiting and diarrhea of dark blood. Blood pressure may decrease. Brownish or yellowish stains may be seen around the mouth. Swelling of the throat may cause shortness of breath and choking. May cause lung damage if swallowed. May be fatal if swallowed and enters airways.

Symptoms related to the physical, chemical and toxicological characteristics

Symptoms Redness. Burning. May cause blindness. Coughing and/ or wheezing.

Numerical measures of toxicity

Acute Toxicity:

The following values are calculated based on chapter 3.1 of the GHS document

ATEmix (oral) 1,051.80 mg/kg

ATEmix (dermal) 4,368.90 mg/kg

Component Information

Chemical name	Oral LD_{50} :	Dermal LD_{50} :	LC_{50} (Lethal Concentration):
Sodium Hydroxide 1310-73-2	= 325 mg/kg (Rat)	= 1350 mg/kg (Rabbit)	-
Water 7732-18-5	> 90 mL/kg (Rat)	-	-

Delayed and immediate effects as well as chronic effects from short and long-term exposure

Skin corrosion/irritation Classification based on data available for ingredients. Causes severe burns.

Serious eye damage/eye irritation Classification based on data available for ingredients. Causes burns. Risk of serious damage to eyes.

Respiratory or skin sensitization No information available.

Germ cell mutagenicity No information available.

Carcinogenicity This product does not contain any carcinogens or potential carcinogens as listed by OSHA, IARC or NTP.

Reproductive toxicity No information available.

STOT - single exposure No information available.

STOT - repeated exposure No information available.

Aspiration hazard No information available.

Other Adverse Effects: No information available.

12. Ecological information

Ecotoxicity The environmental impact of this product has not been fully investigated.

Chemical name	Toxicity to algae	Toxicity to fish	Toxicity to microorganisms	Toxicity to daphnia and other aquatic invertebrates
Sodium Hydroxide 1310-73-2	-	45.4 mg/L (LC50 96 h static - Oncorhynchus mykiss)	-	-

Persistence and Degradability: No information available.

Bioaccumulation: There is no data for this product.

Mobility: No information available.

Other Adverse Effects: No information available.

13. Disposal considerations

Waste treatment methods

Waste from residues/unused products Dispose of in accordance with local, state, and national regulations. Dispose of waste in accordance with environmental legislation.

Contaminated packaging Do not reuse empty containers.

14. Transport information

DOT

UN/ID No	UN1824
Proper shipping name	SODIUM HYDROXIDE SOLUTION
Hazard Class	8
Packing Group	II
Description	UN1824, SODIUM HYDROXIDE SOLUTION, 8, PG II



15. Regulatory information

International Inventories

Chemical name	TSCA	AICS	DSL	NDSL	EINECS	ELINCS	ENCS	IECSC	KECL	PICCS
Sodium Hydroxide 1310-73-2	Present ACTIVE	Present	Present	-	Present	-	Present	Present	Present	Present
Water 7732-18-5	Present ACTIVE	Present	Present	-	Present	-	Present	Present	Present	Present

TSCA - United States Toxic Substances Control Act Section 8(b) Inventory
AICS - Australian Inventory of Chemical Substances
DSL/NDSL - Canadian Domestic Substances List/Non-Domestic Substances List
EINECS/ELINCS - European Inventory of Existing Chemical Substances/European List of Notified Chemical Substances
ENCS - Japan Existing and New Chemical Substances
IECSC - China Inventory of Existing Chemical Substances
KECL - Korean Existing and Evaluated Chemical Substances
PICCS - Philippines Inventory of Chemicals and Chemical Substances

US Federal Regulations

SARA 313
Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product does not contain any chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372.

SARA 311/312 Hazard Categories
Under the amended regulations at 40 CFR 370, EPCRA 311/312 Tier II reporting for the 2017 and later calendar years will need to be consistent with updated hazard classifications.

CERCLA
This material, as supplied, contains one or more substances regulated as a hazardous substance under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302).

Chemical name	Hazardous Substances RQs	Extremely Hazardous Substances RQs	SARA Extremely Hazardous Substances TPQ
Sodium Hydroxide 1310-73-2	1000 lb	-	

Clean Water Act (CWA)
This product contains the following substances which are regulated pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42).

Chemical name	CWA - Reportable Quantities	CWA - Toxic Pollutants	CWA - Priority Pollutants	CWA - Hazardous Substances
Sodium Hydroxide 1310-73-2	1000 lb	-	-	X

OSHA - Process Safety Management - Highly Hazardous Chemicals
This product does not contain any substances regulated under Process Safety Management (29 CFR 1910.119).

Department of Homeland Security - Chemical Facility Anti-Terrorism Standards (CFATS)
This product does not contain any substances regulated under the Chemical Facility Anti-Terrorism Standards (6 CFR 27).

16. Other information

NSF/ANSI/CAN 60 Certification



Maximum Use (mg/L unless otherwise indicated):	166
Prepared By:	HSE Department
Issue Date:	14-Mar-2013
Revision Date:	11-Jun-2024
Revision Note:	SDS sections updated. 16.

Disclaimer:
The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

End of Safety Data Sheet

SAFETY DATA SHEET

Issue Date: 06-Feb-2017 **Revision Date:** 26-Jun-2024 **Version** 2.01

1. Identification

Product identifier
Product Name: LPC-6

Other means of identification
Product Code: 50557

Recommended use of the chemical and restrictions on use
Recommended Use: Industrial, Manufacturing or Laboratory use.
Restrictions on Use: None known

Details of the supplier of the safety data sheet
Manufacturer: Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
(612) 331-6910

Emergency telephone number
Emergency Telephone: CHEMTREC: 1-800-424-9300 (US) / +1 703-741-5970 (International)

2. Hazard(s) identification

Classification
This chemical is not considered hazardous by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200)

Hazards not otherwise classified (HNOC)
Not applicable

Label elements
Signal word: None

Hazard statements:
Not a hazardous substance or mixture according to the Globally Harmonized System (GHS)

As part of good industrial and personal hygiene and safety procedure, avoid all unnecessary exposure to the chemical substance and ensure prompt removal from skin, eyes and clothing.

Unknown Acute toxicity: Not applicable

Other Information
Not applicable

3. Composition/information on ingredients

Chemical name	CAS No	Weight-%
Trade Secret 1	Trade secret	Proprietary

Trade Secret 2	Trade secret	Proprietary
Trade Secret 3	Trade secret	Balance

Any concentration shown as a range is due to batch variation or the exact percentage has been withheld as a trade secret.

4. First-aid measures

Description of first aid measures

Inhalation Remove to fresh air. If symptoms persist, call a physician.

Eye contact Rinse thoroughly with plenty of water for at least 15 minutes, lifting lower and upper eyelids. Consult a physician.

Skin contact Immediately flush eyes or skin with plenty of water for at least 15 minutes while removing contaminated clothing and shoes. If skin irritation persists, call a physician.

Ingestion Clean mouth with water and drink afterwards plenty of water. If symptoms persist, call a physician.

Most important symptoms and effects, both acute and delayed

Symptoms No information available.

Indication of any immediate medical attention and special treatment needed

Note to physicians Treat symptomatically.

5. Fire-fighting measures

Suitable Extinguishing Media Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Large Fire CAUTION: Use of water spray when fighting fire may be inefficient.

Unsuitable extinguishing media Do not scatter spilled material with high pressure water streams.

Specific hazards arising from the chemical Thermal decomposition can lead to release of irritating and toxic gases and vapors. Do not allow run-off from fire-fighting to enter drains or water courses.

Hazardous combustion products Phosphorus oxides. Sodium oxides.

Explosion Data

Sensitivity to mechanical impact None.

Sensitivity to static discharge None.

Special protective equipment for fire-fighters Firefighters should wear self-contained breathing apparatus and full firefighting turnout gear. Use personal protection equipment.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

Personal precautions Ensure adequate ventilation.

Methods and material for containment and cleaning up

Methods for containment Prevent further leakage or spillage if safe to do so. Keep out of drains, sewers, ditches and waterways.

Methods for cleaning up Dike far ahead of liquid spill for later disposal. Soak up with inert absorbent material (e.g. sand, silica gel, acid binder, universal binder, sawdust). Pick up and transfer to properly labeled containers. Clean contaminated surface thoroughly. After cleaning, flush away traces with water.

7. Handling and storage

Precautions for safe handling

Advice on safe handling Handle in accordance with good industrial hygiene and safety practice.

Conditions for safe storage, including any incompatibilities

Storage Conditions Keep containers tightly closed in a dry, cool and well-ventilated place.

Incompatible Materials Strong reducing agents. Strong oxidizing agents, strong acids, and strong bases.

8. Exposure controls/personal protection

Control parameters

Exposure Limits This product, as supplied, does not contain any hazardous materials with occupational exposure limits established by the region specific regulatory bodies.

Appropriate engineering controls

Engineering controls Showers
Eyewash stations
Ventilation systems.

Individual protection measures, such as personal protective equipment

Eye/face protection Tight sealing safety goggles.

Skin and body protection Wear suitable protective clothing.

Respiratory protection No protective equipment is needed under normal use conditions. If exposure limits are exceeded or irritation is experienced and ventilation is insufficient, a suitable respirator or evacuation may be required.

Environmental exposure controls Do not allow into any sewer, on the ground or into any body of water.

General hygiene considerations Handle in accordance with good industrial hygiene and safety practice.

9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State:	Liquid
Appearance:	Clear
Color:	Colorless
Odor:	Odorless
Odor Threshold:	No information available
pH:	
pH Range:	4.5-6.0 (neat)
Salt Out Point:	No information available
Melting Point/Freezing Point:	-5 °C / 23 °F
Boiling Point/Boiling Range:	No information available
Flash Point:	No information available
Evaporation Rate (BuAc=1):	No information available
Flammability (solid, gas):	No information available
Flammability Limits in Air:	No information available
Vapor Pressure (mm Hg):	No information available
Vapor density (Air =1):	No information available
Specific Gravity (H_2O=1):	1.37
Water Solubility:	No information available

Solubility(ies): No information available
Partition Coefficient (n-octanol/water): No information available
Autoignition Temperature: No information available
Decomposition Temperature: No information available
Kinematic Viscosity: No information available
Dynamic Viscosity: No information available

Other information
Explosive properties No information available
Oxidizing properties No information available
Molecular Weight: 94.97

10. Stability and reactivity

Reactivity No information available.

Chemical stability Hygroscopic.

Possibility of hazardous reactions None under normal processing.

Conditions to avoid Exposure to air or moisture over prolonged periods.

Incompatible Materials Strong reducing agents. Strong oxidizing agents, strong acids, and strong bases.

Hazardous decomposition products Phosphorus oxides. Sodium oxides.

11. Toxicological information

Information on likely routes of exposure
Product Information

Inhalation Specific test data for the substance or mixture is not available.

Eye contact Specific test data for the substance or mixture is not available.

Skin contact Specific test data for the substance or mixture is not available.

Ingestion Specific test data for the substance or mixture is not available.

Symptoms related to the physical, chemical and toxicological characteristics
Symptoms No information available.

Numerical measures of toxicity
Acute Toxicity:

The following values are calculated based on chapter 3.1 of the GHS document
ATEmix (oral) 11,291.20 mg/kg
ATEmix (dermal) 38,947.33 mg/kg

Chemical name	Oral LD_{50} :	Dermal LD_{50} :	LC_{50} (Lethal Concentration):
Trade Secret 1	= 3053 mg/kg (Rat)	-	-
Trade Secret 2	= 8290 mg/kg (Rat)	> 7940 mg/kg (Rabbit)	> 0.83 mg/L (Rat) 4 h
Trade Secret 3	> 90 mL/kg (Rat)	-	-

Delayed and immediate effects as well as chronic effects from short and long-term exposure

Skin corrosion/irritation	No information available.
Serious eye damage/eye irritation	No information available.
Respiratory or skin sensitization	No information available.
Germ cell mutagenicity	No information available.
Carcinogenicity	This product does not contain any carcinogens or potential carcinogens as listed by OSHA, IARC or NTP.
Reproductive toxicity	No information available.
STOT - single exposure	No information available.
STOT - repeated exposure	No information available.
Aspiration hazard	No information available.
Other Adverse Effects:	No information available.

12. Ecological information

Ecotoxicity	The environmental impact of this product has not been fully investigated.
Persistence and Degradability:	No information available.
Bioaccumulation:	There is no data for this product.
Mobility:	No information available.
Other Adverse Effects:	No information available.

13. Disposal considerations

Waste treatment methods

Waste from residues/unused products	Dispose of in accordance with local, state, and national regulations. Dispose of waste in accordance with environmental legislation.
Contaminated packaging	Do not reuse empty containers.

14. Transport information

DOT

Description	Not DOT Regulated

15. Regulatory information

International Inventories

Chemical name	TSCA	AICS	DSL	NDSL	EINECS	ELINCS	ENCS	IECSC	KECL	PICCS
Trade Secret	Present ACTIVE	Present	Present	-	Present	-	Present	Present	Present	Present
Trade Secret	Present ACTIVE	Present	Present	-	Present	-	Present	Present	Present	Present
Trade Secret	Present ACTIVE	Present	Present	-	Present	-	Present	Present	Present	Present

TSCA - United States Toxic Substances Control Act Section 8(b) Inventory
AICS - Australian Inventory of Chemical Substances
DSL/NDSL - Canadian Domestic Substances List/Non-Domestic Substances List
EINECS/ELINCS - European Inventory of Existing Chemical Substances/European List of Notified Chemical Substances
ENCS - Japan Existing and New Chemical Substances
IECSC - China Inventory of Existing Chemical Substances
KECL - Korean Existing and Evaluated Chemical Substances
PICCS - Philippines Inventory of Chemicals and Chemical Substances

US Federal Regulations

SARA 313
Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product does not contain any chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372.

SARA 311/312 Hazard Categories
Under the amended regulations at 40 CFR 370, EPCRA 311/312 Tier II reporting for the 2017 and later calendar years will need to be consistent with updated hazard classifications.

CERCLA
This material, as supplied, does not contain any substances regulated as hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302) or the Superfund Amendments and Reauthorization Act (SARA) (40 CFR 355). There may be specific reporting requirements at the local, regional, or state level pertaining to releases of this material.

Clean Water Act (CWA)
This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42).

OSHA - Process Safety Management - Highly Hazardous Chemicals
This product does not contain any substances regulated under Process Safety Management (29 CFR 1910.119).

Department of Homeland Security - Chemical Facility Anti-Terrorism Standards (CFATS)
This product does not contain any substances regulated under the Chemical Facility Anti-Terrorism Standards (6 CFR 27).

16. Other information

NSF/ANSI/CAN 60 Certification



Maximum Use (mg/L unless otherwise indicated):	36
Prepared By:	HSE Department
Issue Date:	06-Feb-2017
Revision Date:	26-Jun-2024
Revision Note:	SDS sections updated. 16.

Disclaimer:
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End of Safety Data Sheet

City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Public Works Department

CONTRACT/PROPOSAL FOR THE DELIVERY OF THE 2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

The Owner will receive sealed proposals via QuestCDN.com the online electronic bid service [project # 9937825] until **11:00 a.m. on November 13, 2025** for delivery of the Products generally described as Water Treatment Plant Chemicals.

Full Name of Bidder ("***Bidder***")	Univar Solutions USA, LLC	
Office Address	309 W Elliot Rd, Suite 101	
City, State Zip	Tempe, AZ 85284	
Contact Person	Raven Claudio	
Email Address	muniteam-west@univarsolutions.com	
Telephone No. 602-469-4351		Fax No. n/a

TO: City of Highland Park ("***City***")
Department of Public Works
1150 Half Day Road
Highland Park, Illinois 60035
Attention: Bianca Ramirez, Contract Specialist

Bidder warrants and represents that Bidder has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. None *[if none, write "NONE"], which are securely stapled to the end of this Contract/Proposal.*

1. **Proposal to Deliver Products**

A. Contract and Products. If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall, deliver to the City, at the Delivery Address, the products, items, materials, merchandise, supplies, or other items identified in the Request for Proposals attached hereto (***"Products"***) in new, undamaged, and first-quality condition. Bidder further proposes to:

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 to deliver the Products to the City in a proper and workmanlike manner;

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary for the Products;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates and policies of insurance, if any, specified in this Contract/Proposal;

4. Taxes. Pay all applicable federal, state, and local taxes; and

5. Miscellaneous. Do all other things required of Bidder by this Contract/Proposal.

B. Performance Standards. If this Contract/Proposal is accepted, Bidder proposes and agrees that the Products will comply strictly with the Specifications attached hereto as Attachment A and by this reference made a part of this Contract/Proposal. If this Contract/Proposal specifies a Product

by brand name or model, that specification is intended to reflect the required performance standards and standard of excellence that the City requires for the Product. However, Bidder may propose to deliver a Product that is a different brand or model, if Bidder provides, within its bid, written documentation establishing that the brand or model it proposes to deliver possess equal quality, durability, functionality, capability, and features as the Product specified.

C. Responsibility for Damage or Loss. If this Contract/Proposal is accepted, Bidder proposes and agrees that Bidder shall be responsible and liable for, and shall promptly and without charge to the City, repair or replace, any damage done to, and any loss or injury suffered by, the City as a result of Bidder's failure to perform hereunder.

D. Inspection/Testing/Rejection. The City shall have the right to inspect all or any part of the Products. If, in the City's judgment, all or any part of the Products is defective or damaged or fails to conform strictly to the requirements of this Contract/Proposal, then the City, without limiting its other rights or remedies, may, at its discretion: (i) reject such Products; (ii) require Bidder to correct or replace such Products at Bidder's cost; (iii) obtain new Products to replace the Products that are defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby; and/or (iv) cancel all or any part of any order or this Contract/Proposal. Products so rejected may be returned or held at Bidder's expense and risk.

2. **Contract Price Proposal**

A. Schedule of Prices

If this Contract/Proposal is accepted, Bidder proposes, and agrees, that Bidder shall deliver the Products to the City in accordance with the following Attachment B Schedule of Prices:

If the City has specified the Quantity of Products to be delivered to the City on Page 1 of the Request for Proposals, then Bidder shall take, in full payment for all Products and other matters set forth under Section 1 of this Contract/Proposal, including overhead and profit, taxes, royalties, license fees, delivery, contributions and premiums, and compensation to all subcontractors and suppliers, a total Contract Price that will be equal to the sum of the Unit Prices (as determined by the above Schedule of Prices) applicable to all Products accepted by the City.

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, and no such taxes are included in the Schedule of Prices, and that all claims or rights to claim any additional compensation by reason of the payment of any such tax are hereby waived and released;

3. All other applicable federal, state, and local taxes of every kind and nature or tariffs applicable to the Products are included in the Schedule of Prices; and

4. If a Quantity of Products to be delivered to the City is specified on Page 1 of the Request for Proposals, such amount is an estimate only. The City reserves the right to increase or decrease such quantity, and the total Contract Price to be paid will be based on the final quantity determined by the City for each Product and the actual number of Products that comply with this Contract/Proposal that are accepted by the City. Bidder hereby waives and releases all claims or rights to dispute or complain of any such estimated quantity or to assert that there was any misunderstanding in regard to the number of Products to be delivered.

C. Time of Payment

It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

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. Final pay request shall include, without limitation: (i) all final waivers of lien; and (ii) all final certified payrolls, as required.

Invoices must be submitted within 30 days of completion of the Work. The City has no obligation to pay any invoices submitted after 30 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 deliver the Products to the City at the Delivery Address in a timely manner through to and including December 31, 2026. The City may modify the Time of Performance at any time upon 15 days prior written notice to the Bidder

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. None Required.

B. 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' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance, or failure to perform, under this Contract/Proposal, including, without limitation, any failure to meet the representations and warranties set forth in Section 6 of this Contract/Proposal.

C. 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, or failure to perform, under this Contract/Proposal.

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 45 days after the date this sealed Contract/Proposal 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 Products. All Products, and all of their components, shall: (1) be free from any latent or patent defects or flaws in workmanship, materials, and design; (2) 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 (3) be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract/Proposal. The warranties expressed herein shall be in addition to any other warranties applicable to the Products (including any manufacturer's warranty) 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; 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: (1) 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; (2) 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.; or (3) any other reason.

D. Qualified. Bidder has the requisite experience, ability, inventory, capital, facilities, equipment, plant, organization, and staff to enable Bidder to deliver the Products at the Contract Price and within the 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. Except where specifically 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 any Product 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 Product, 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. Reserved.

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. Award of Contract. The City reserves the right to make multiple awards of this Contract.

DATED this 12th day of November, 2025.

PURCHASE CONTRACT
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

Dated this 12th day of November, 2025

Bidder's Status: ☒ IL ~~Corporation~~ (State) *limited liability company ☐ _____ Partnership (State) ☐ Individual Proprietor

Bidder's Name: Univar Solutions USA, LLC

Doing Business As (if different): Univar Solutions USA

Signature of Bidder or Authorized Agent: Raven Claudio
(corporate seal, if corporation)

Printed Name: Raven Claudio

Title/Position: Municipal Bid Specialist

Business Address: 3075 Highland Parkway, Suite 200
Downers Grove, IL 60515-5560

Business phone: 602-469-4351

If a Corporation or Partnership, list all Officers or Partners:

NAME	TITLE	ADDRESS
See attached		

For New Bidders: 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			
Owner Address			
Reference			
Phone Number			
Type of Work			

PURCHASE CONTRACT
2026 UNIT PRICE WATER TREATMENT CHEMICALS PURCHASE

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:

_____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK

_____
Ghida S. Neukirch, City Manager

#1498157_v5

ATTACHMENT A

SPECIFICATIONS

GENERAL INSTRUCTIONS

For each chemical offered, Bidder shall include with proposal:

- Manufacturer's technical specifications detailing physical and chemical characteristics of the product as well as recommended dosages,
- Certification of compliance with appropriate standards (NSF, UL, ANSI etc.)
- SDS (Safety Data Sheets)

A. Technical Requirements

1. Sodium Hydroxide - 25% Solution

Product composition must be a 25% solution at the time of delivery.

Storage Available: one 230 Gallon tank and one 5,000 gallon tank.

Typical orders will be 1,500 to 2,000 gallons.

Vendor, at his option, will deliver product via Mini-Bulk, Tote, drums or tank truck into our 230 gallon tank and/or our 5,000 gallon tank.

Certified analysis as well as both empty and full truck weight tickets (bulk delivery) must accompany each delivery.

2. Blended Phosphate Corrosion Inhibitor

STORAGE AVAILABLE .....two 2,000 gal tanks.

Bid provides for the following Special conditions:

- Only NSF/UL certified products will be considered.
- We presently have IL EPA authorization to feed the following corrosion inhibitors:
  Pristine Water Solutions Inc. (formerly Stiles-Kem) SK-7641;
  Carus 8400 (formerly Kjell F25S Aqua Mag)
- Only blended phosphates with Ortho Phosphate percentages similar to those previously used at this facility will be considered (Ortho Phosphate percentage NO LESS THAN 40 % and NO GREATER THAN 90%).
- Consideration of any blended phosphate not previously used at this facility will require the following additional information:
  - At least five references from water plants using Great Lakes as their water source,
  - Evidence of at least five years effective control of lead and copper corrosion in Great Lakes water,
  - Typical chemical analysis of the blended phosphate including Ortho and Poly phosphate percentages, product weight and percent active phosphate (PO_4).
  - Bidder will be responsible for obtaining Illinois EPA designation of their product as 'equivalent' and eligible for use here.
- Bids will be compared based on cost per pound of phosphate (PO_4).
- Deliveries will normally be limited to 3,000 gallons.
- Tank truck must be equipped for air or pump unloading.
- Certified analysis, as well as both empty and full tank weight tickets, must accompany each delivery.

General Conditions

Unless otherwise specified, the receiving authority as to meeting the quality requirements will inspect material purchased. When deemed necessary, The City of Highland Park reserves the right to take random samples received,

for submission to a commercial laboratory, or other appropriate inspection agency for analysis and testing as to whether the material conforms in all respects to the specifications. In cases where the commercial laboratory report indicates that the material does not meet the specifications, the expense of analysis is to be borne by the Bidder, and the order or balance thereof may be cancelled.

B. Security Considerations

In order to ensure that no tampering takes place while liquid chemicals are in transit, the City reserves the right to require some sort of factory seal arrangement as well as positive identification of delivery drivers. Detailed arrangements will be made with selected Bidder.

C. Delivery Location

City of Highland Park George Prindle Water Treatment Plant, 10 Park Avenue, Highland Park, Illinois.

D. Delivery Time

Chemical deliveries will arrive weekdays between 7:00 am and 1:00 pm at the site; empty & full weight tickets and Certificate of Analysis to accompany load.

END OF SPECIFICATIONS

ATTACHMENT B

SCHEDULE OF PRICES

All prices are good for entire contract period from date of notification of price acceptance through December 31, 2026 and include delivery to the Water Treatment Plant, 10 Park Avenue, Highland Park, Illinois.

Item	Chemical	Unit	Estimated Annual Quantity	Unit Price*	Extension*
1	**SODIUM HYDROXIDE** 25% Solution	Gallon	5,000	$	$
2	**BLENDED PHOSPHATE** Corrosion Inhibitor	Gallon	30,000		
3	Fuel Surcharge (per load)	Each	(Optional)		

***Amounts to be filled out on QuestCDN**

Tech Data Sheet

Univar Solutions

Caustic Soda Diaphragm Grade 25%

Specifications

PROPERTIES	PARAMETERS
NaOH, % wt.	23.0 – 27.0
Na_2O, % wt.	17.4 – 21.3
NaCl, % wt.	0.55 max
Na_2CO_3, % wt.	0.1 max.
$NaClO_3$, %wt	0.2 max.
Na_2SO_4, % wt.	0.0375 max.
Fe, ppm	5.0 max

Consult the SDS for additional information. All information is based on data obtained from the manufacturer or other recognized technical sources. The information is believed to be accurate. Univar Solutions USA Inc. ("Univar") makes no representation or warranty, express, or implied, concerning the accuracy or sufficiency of the information. Univar Solutions is not liable for any damages resulting from the use or non-use of the information. All transactions involving this Product are subject to Univar Solutions' standard Terms and Conditions, available at univarsolutions.com or upon request. Univar Solutions makes no additional representations or warranties, express or implied, as to the Product.

3075 Highland Pkwy, Suite 200, Downers Grove, IL 60515 USA | +1 855.888.8648 | univarsolutions.com

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Listing Details Caustic Soda 25%

Chemical Name	**Sodium Hydroxide**
Trade Name	**Caustic Soda 25%**
Standard/Program	**NSF/ANSI/CAN 60 - Drinking Water Treatment Chemicals - Health Effects**
Function	**Corrosion & Scale Control, pH Adjustment**
Max Use	**200 mg/L**
Company	**Univar Solutions USA** **3075 Highland Parkway** **Suite 200** **Downers Grove, Illinois, 60515** **United States**
Contact	**425-889-3400**

Listing Details by Facility

Facility	Related Footnotes
# 1 Chattanooga, TN	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
# 2 St. Louis, MO	-
Altoona, PA	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Baltimore, MD	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Borger, TX	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Bunola, PA	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Chattanooga, TN	-
Chickasaw, AL	-
Cincinnati Dues Drive, OH	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Distribution Center - Brunswick, GA	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Distribution Center - Cincinnati, OH	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Distribution Center - Jacksonville Contanda Terminal, FL	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Distribution Center - Nampa, ID	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.

Disclaimers

The NSF Product Listings show currently listed companies and products. Although every reasonable effort has been made to assure accuracy, omissions or errors may occur due to the complexity of these listings and their conversion for the internet. If you notice an omission or error, please report it to NSF.

Additions shall not be made to this document without prior evaluation and acceptance by NSF.

Facility	Related Footnotes
Distribution Center - Odessa, TX	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Distribution Center - Sauget, IL	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Distribution Center - Savannah, GA	NOTE: Only products bearing the "NSF 60" designation are NSF Certified.
Distribution Center - South Sioux City, NE	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International
Distribution Center - Tampa, FL	-
Distribution Center - Walbridge, OH	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Distribution Center, Geismar, LA	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Geneva, NY	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Houston, TX	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Kansas City, KS	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Middletown, PA	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Newport News, VA	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
Norcross, GA	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.
St. Paul Terrace Court, MN	NOTE: Only products bearing the "NSF 60" designation are Certified by NSF International.

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Additions shall not be made to this document without prior evaluation and acceptance by NSF.

CERTIFICATE OF ANALYSIS

UnivarSolutions

Univar Solutions USA LLC
Marlborough, MA 01752
PH: 508.251.6925
www.univarsolutions.com

Date:	11/8/2025	Replaces:	6/26/2025
Product:	Sodium hydroxide 25%	Terminal:	BWC Terminals, Philadelphia, PA
Material Grade:	NSF-Diaphragm	Tank:	1328
Lot #:	4527880658	Shipment:	Seachem 1 V.2514
Manufacturer:	Olin-Freeport, TX	Survey #	CM250370
Manufacture Date:	10/14/2025		

Analysis Description	UoM	Specification Min.	Specification Max.	Results*
Sodium hydroxide (NaOH)	% wt.	23.0	27.0	25.0
Sodium oxide (Na_2O)	% wt.	17.8	20.9	19.4
Sodium chloride (NaCl)	% wt.		0.58	< 0.58
Sodium carbonate (Na_2CO_3)	% wt.		0.11	< 0.11
Sodium chlorate ($NaClO_3$)	% wt.		0.21	< 0.21
Sodium sulfate (Na_2SO_4)	% wt.		0.039	< 0.039
Iron (Fe)	ppm		5.3	1.0

Univar Solutions USA LLC,

Jackie Scalzi Signature

Jackie Scalzi Printed Name

Vessel Logistics Mgr. Title

NSF Certified to NSF/ANSI/CAN 60

*This product is produced via the dilution of a 50% caustic soda solution with water. Results are calculated based on the COA for the parent 50% solution.
When tested this product meets the testing requirements of the Food Chemicals Codex (FCC), current edition. Meeting the FCC testing requirement does not guarantee this product is suitable for food related applications. Users of this product should carefully assess to determine suitability for their intended applications.
This product is Kosher certified.

Please consult the SDS for further information. Univar Solutions represents only that the Product shall meet the specifications herein. All transactions involving this Product are subject to Univar Solutions' standard Terms and Conditions, available at www.univarsolutions.com or upon request. Univar Solutions makes no additional representations or warranties, express or implied, as to the Product. **COA-UNS-230 08/25/2025**

Safety Data Sheet
CAUSTIC SODA 25%

Version 1.12 Revision Date: 03/27/2025

SECTION 1. PRODUCT AND COMPANY IDENTIFICATION

Product name : CAUSTIC SODA 25%

Recommended use of the chemical and restrictions on use

Recommended use : Reserved for industrial and professional use.
Restrictions on use : None known.

Manufacturer or supplier's details

Company : Univar Solutions USA
Address 3075 Highland Pkwy Suite 200
Downers Grove, IL 60515
United States of America (USA)

Emergency telephone number:
Transport North America: CHEMTREC (1-800-424-9300)
CHEMTREC INTERNATIONAL Tel # 703-527-3887

Additional Information: : Responsible Party: Product Compliance Department
E-mail: SDSNA@univarsolutions.com
SDS Requests: 1-855-429-2661
Website: www.univarsolutions.com

SECTION 2. HAZARDS IDENTIFICATION

GHS Classification

Corrosive to metals : Category 1

Acute toxicity (Oral) : Category 4

Skin corrosion : Category 1A

Serious eye damage : Category 1

Specific target organ toxicity - single exposure : Category 3 (Respiratory system)

GHS label elements

Hazard pictograms :



Signal word : Danger

Hazard statements : H290 May be corrosive to metals.
H302 Harmful if swallowed.
H314 Causes severe skin burns and eye damage.
H335 May cause respiratory irritation.

Precautionary statements : **Prevention:**
P234 Keep only in original container.
P261 Avoid breathing dust/ fume/ gas/ mist/ vapours/ spray.
P264 Wash skin thoroughly after handling.
P270 Do not eat, drink or smoke when using this product.

P271 Use only outdoors or in a well-ventilated area.
P280 Wear protective gloves/ protective clothing/ eye protection/ face protection.
Response:
P301 + P312 + P330 IF SWALLOWED: Call a POISON CENTER/ doctor if you feel unwell. Rinse mouth.
P301 + P330 + P331 IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.
P303 + P361 + P353 IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water/ shower.
P304 + P340 + P310 IF INHALED: Remove person to fresh air and keep comfortable for breathing. Immediately call a POISON CENTER/ doctor.
P305 + P351 + P338 + P310 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a POISON CENTER/ doctor.
P363 Wash contaminated clothing before reuse.
P390 Absorb spillage to prevent material damage.
Storage:
P403 + P233 Store in a well-ventilated place. Keep container tightly closed.
P405 Store locked up.
P406 Store in corrosive resistant container with a resistant inner liner.
Disposal:
P501 Dispose of contents/ container to an approved waste disposal plant.

Other hazards

None known.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

Substance / Mixture : Mixture

Hazardous components

CAS-No.	Chemical name	Weight percent
1310-73-2	Sodium hydroxide	20 - 30

Actual concentration is withheld as a trade secret
Any Concentration shown as a range is due to batch variation.

Synonyms : Sodium Hydroxide**,**

SECTION 4. FIRST AID MEASURES

General advice : Move out of dangerous area.
Consult a physician.
Show this safety data sheet to the doctor in attendance.
Do not leave the victim unattended.

If inhaled : If unconscious, place in recovery position and seek medical advice.
If symptoms persist, call a physician.

In case of skin contact	:	Immediate medical treatment is necessary as untreated wounds from corrosion of the skin heal slowly and with difficulty. If on skin, rinse well with water. If on clothes, remove clothes.
In case of eye contact	:	Small amounts splashed into eyes can cause irreversible tissue damage and blindness. In the case of contact with eyes, rinse immediately with plenty of water and seek medical advice. Continue rinsing eyes during transport to hospital. Remove contact lenses. Protect unharmed eye. Keep eye wide open while rinsing. If eye irritation persists, consult a specialist. Take victim immediately to hospital.
If swallowed	:	Keep respiratory tract clear. Do not induce vomiting without medical advice. Do not give milk or alcoholic beverages. Never give anything by mouth to an unconscious person. If symptoms persist, call a physician. Take victim immediately to hospital.

SECTION 5. FIREFIGHTING MEASURES

Suitable extinguishing media	:	Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.
Unsuitable extinguishing media	:	High volume water jet
Specific hazards during firefighting	:	Do not allow run-off from fire fighting to enter drains or water courses.
Hazardous combustion products	:	No hazardous combustion products are known
Further information	:	Collect contaminated fire extinguishing water separately. This must not be discharged into drains. Fire residues and contaminated fire extinguishing water must be disposed of in accordance with local regulations.
Special protective equipment for firefighters	:	Wear self-contained breathing apparatus for firefighting if necessary.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures	:	Use personal protective equipment.
Environmental precautions	:	Prevent product from entering drains. Prevent further leakage or spillage if safe to do so. If the product contaminates rivers and lakes or drains inform respective authorities.
Methods and materials for	:	Neutralise with acid.

containment and cleaning up	Soak up with inert absorbent material (e.g. sand, silica gel, acid binder, universal binder, sawdust). Keep in suitable, closed containers for disposal.

SECTION 7. HANDLING AND STORAGE

Advice on protection against fire and explosion	:	Normal measures for preventive fire protection.
Advice on safe handling	:	Do not breathe vapours/dust. Avoid contact with skin and eyes. For personal protection see section 8. Smoking, eating and drinking should be prohibited in the application area. To avoid spills during handling keep bottle on a metal tray. Dispose of rinse water in accordance with local and national regulations.
Conditions for safe storage	:	Keep container tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage. Observe label precautions. Electrical installations / working materials must comply with the technological safety standards.
Recommended storage temperature	:	> 10 °C

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Components with workplace control parameters

CAS-No.	Components	Value type (Form of exposure)	Control parameters / Permissible concentration	Basis
1310-73-2	Sodium hydroxide	C	2 mg/m3	ACGIH
		C	2 mg/m3	NIOSH REL
		TWA	2 mg/m3	OSHA Z-1
		C	2 mg/m3	OSHA P0
		C	2 mg/m3	CAL PEL

Personal protective equipment

Respiratory protection	:	General and local exhaust ventilation is recommended to maintain vapor exposures below recommended limits. Where concentrations are above recommended limits or are unknown, appropriate respiratory protection should be worn. Follow OSHA respirator regulations (29 CFR 1910.134) and use NIOSH/MSHA approved respirators. Protection provided by air purifying respirators against exposure to any hazardous chemical is limited. Use a positive pressure air supplied respirator if there is any potential for uncontrolled release, exposure levels are unknown, or any other circumstance where air purifying respirators may not provide adequate protection.

Hand protection

Remarks	:	The suitability for a specific workplace should be discussed with the producers of the protective gloves.
Eye protection	:	Eye wash bottle with pure water Tightly fitting safety goggles Wear face-shield and protective suit for abnormal processing problems.
Skin and body protection	:	Impervious clothing Choose body protection according to the amount and concentration of the dangerous substance at the work place.
Hygiene measures	:	When using do not eat or drink. When using do not smoke. Wash hands before breaks and at the end of workday.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	:	liquid
Colour	:	colourless
Odour	:	odourless
Odour Threshold	:	No data available
pH	:	14 @ 20 - 25 °C (68 - 77 °F)
Freezing Point (Freezing Point)	:	-18 °C (-0.40 °F)
Boiling Point	:	No data available
Flash point	:	94 °C (201 °F) No data available
Evaporation rate	:	No data available
Flammability (solid, gas)	:	No data available
Upper explosion limit	:	No data available
Lower explosion limit	:	No data available
Vapour pressure	:	No data available
Relative vapour density	:	No data available
Relative density	:	1.27 - 1.28 @ 20 - 25 °C (68 - 77 °F) Reference substance: (water = 1)
Density	:	No data available
Water solubility	:	No data available
Solubility in other solvents	:	No data available
Partition coefficient: n-octanol/water	:	No data available
Auto-ignition temperature	:	No data available
Thermal decomposition	:	No data available

SECTION 10. STABILITY AND REACTIVITY

Reactivity	:	No dangerous reaction known under conditions of normal use.

Chemical stability	:	Stable under normal conditions.
Possibility of hazardous reactions	:	No decomposition if stored and applied as directed.
Conditions to avoid	:	Keep away from heat, flame, sparks and other ignition sources.
Incompatible materials	:	Acids Halogenated compounds Metals organic nitro compounds Zinc

SECTION 11. TOXICOLOGICAL INFORMATION

Acute toxicity

Product:

Acute oral toxicity : Acute toxicity estimate: 1,961 mg/kg

Skin corrosion/irritation

Product:

Result: Causes burns.

Components:

1310-73-2:
Species: Rabbit
Result: Causes severe burns.

Serious eye damage/eye irritation

Components:

1310-73-2:
Species: Rabbit
Result: Risk of serious damage to eyes.

Carcinogenicity

IARC	No component of this product present at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by IARC.
OSHA	No component of this product present at levels greater than or equal to 0.1% is on OSHA's list of regulated carcinogens.
NTP	No component of this product present at levels greater than or equal to 0.1% is identified as a known or anticipated carcinogen by NTP.

STOT - single exposure

Product:

Assessment: The substance or mixture is classified as specific target organ toxicant, single exposure, category 3 with respiratory tract irritation.

Further information

Product:

Remarks: No data available

SECTION 12. ECOLOGICAL INFORMATION

Ecotoxicity

Components:

1310-73-2:

Toxicity to fish	:	LC50 (Gambusia affinis (Mosquito fish)): 125 mg/l Exposure time: 96 h
Toxicity to daphnia and other aquatic invertebrates	:	EC50 (Ceriodaphnia dubia): 40.38 mg/l Exposure time: 48 h Test Type: Immobilization

Persistence and degradability

No data available

Bioaccumulative potential

No data available

Mobility in soil

No data available

Other adverse effects

Product:

Ozone-Depletion Potential	:	Regulation: 40 CFR Protection of Environment; Part 82 Protection of Stratospheric Ozone - CAA Section 602 Class I Substances Remarks: This product neither contains, nor was manufactured with a Class I or Class II ODS as defined by the U.S. Clean Air Act Section 602 (40 CFR 82, Subpt. A, App.A + B).
Additional ecological information	:	No data available

SECTION 13. DISPOSAL CONSIDERATIONS

Disposal methods

Waste from residues : Dispose of in accordance with all applicable local, state and federal regulations.
For assistance with your waste management needs - including disposal, recycling and waste stream reduction, contact Univar Solutions ChemCare: 1-800-637-7922

Contaminated packaging : Empty remaining contents.
Dispose of as unused product.
Do not re-use empty containers.

SECTION 14. TRANSPORT INFORMATION

DOT (Department of Transportation):
UN1824, Sodium hydroxide solution, 8, II

IATA (International Air Transport Association):
UN1824, Sodium hydroxide solution, 8, II

IMDG (International Maritime Dangerous Goods):
UN1824, SODIUM HYDROXIDE SOLUTION, 8, II, Flash Point:94 °C(201 °F)

SECTION 15. REGULATORY INFORMATION

EPCRA - Emergency Planning and Community Right-to-Know Act

CERCLA Reportable Quantity

Components	CAS-No.	Component RQ (lbs)	Calculated product RQ (lbs)
Sodium hydroxide	1310-73-2	1000	3921

SARA 304 Extremely Hazardous Substances Reportable Quantity
This material does not contain any components with a section 304 EHS RQ.

SARA 311/312 Hazards : Corrosive to metals
Skin corrosion or irritation
Serious eye damage or eye irritation
Acute toxicity (any route of exposure)
Specific target organ toxicity (single or repeated exposure)

SARA 302 : This material does not contain any components with a section 302 EHS TPQ.

SARA 313 : This material does not contain any chemical components with known CAS numbers that exceed the threshold (De Minimis) reporting levels established by SARA Title III, Section 313.

Clean Air Act

This product does not contain any hazardous air pollutants (HAP), as defined by the U.S. Clean Air Act Section 112 (40 CFR 61).

This product does not contain any chemicals listed under the U.S. Clean Air Act Section 112(r) for Accidental Release Prevention (40 CFR 68.130, Subpart F).

This product does not contain any chemicals listed under the U.S. Clean Air Act Section 111 SOCMI Intermediate or Final VOC's (40 CFR 60.489).

Clean Water Act

The following Hazardous Substances are listed under the U.S. CleanWater Act, Section 311, Table 116.4A:

1310-73-2 Sodium hydroxide

The following Hazardous Chemicals are listed under the U.S. CleanWater Act, Section 311, Table 117.3:

1310-73-2 Sodium hydroxide

This product does not contain any toxic pollutants listed under the U.S. Clean Water Act Section 307

Massachusetts Right To Know

1310-73-2 Sodium hydroxide

Pennsylvania Right To Know

7732-18-5 Water

1310-73-2 Sodium hydroxide

California Prop 65 : This product does not contain any chemicals known to State of California to cause cancer, birth defects, or any other reproductive harm.

The components of this product are reported in the following inventories:

TSCA : On TSCA Inventory

DSL : All components of this product are on the Canadian DSL

AICS : Not in compliance with the inventory

NZIoC : Not in compliance with the inventory

ENCS : On the inventory, or in compliance with the inventory

KECI : On the inventory, or in compliance with the inventory

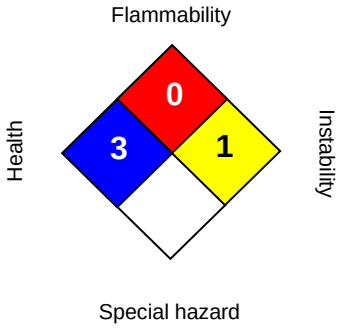
PICCS : On the inventory, or in compliance with the inventory

IECSC : On the inventory, or in compliance with the inventory

None known.

SECTION16. OTHER INFORMATION

NFPA:



HMIS III:

HEALTH	3
FLAMMABILITY	0
PHYSICAL HAZARD	4

0 = not significant, 1 =Slight,
2 = Moderate, 3 = High
4 =Extreme, * = Chronic

The information accumulated is based on the data of which we are aware and is believed to be correct as of the date hereof. Since this information may be applied under conditions beyond our control and with which we may be unfamiliar and since data made become available subsequently to the date hereof, we do not assume any responsibility for the results of its use. Recipients are advised to confirm in advance of need that the information is current, applicable, and suitable to their circumstances. This SDS has been prepared by Univar Solutions Product Compliance Department (1-855-429-2661) SDSNA@univarsolutions.com.

Revision Date : 03/27/2025

Material number:
16224415, 16221451, 16221450, 16221449, 16221448, 16221447, 16221446, 16217001, 16214886, 16214622, 16214617, 16214616, 16214613, 16215333, 16212546, 16212036, 16209256, 16197210, 16206616, 16206171, 16181533, 16192173, 16192016, 16132255, 16158399, 16146684, 16182270, 16148128, 16162026, 16188797, 16145004, 16188640, 16163721, 16162553, 16147855, 16151729, 16147016, 16002081, 16002153, 16163814, 16181444, 16185708, 16185366, 16178437, 16176600, 16176259, 16175654, 16175444, 16175415, 16174721, 16176744, 16170086, 16169860, 16169683, 16146335, 16146334, 16143884, 16145401, 16145323, 16145278, 16145243, 16145242, 16125921, 16116103, 16113730, 755848, 650799, 546389, 70561, 53072, 574261, 53570, 16150734, 16149350, 16149457, 16144981, 16145777, 16147137, 16163653, 102698, 16160832, 16137556, 16137474, 16137324, 16152197, 16152426, 16144481, 16147885, 16159715, 16143521, 16160487, 16160771, 16160572, 16160486, 16147888, 16147884, 16147854, 16147799, 16148872, 16144724

Key or legend to abbreviations and acronyms used in the safety data sheet			
ACGIH	American Conference of Government Industrial Hygienists	LD50	Lethal Dose 50%
AIIC	Australian Inventory of Industrial Chemicals	LOAEL	Lowest Observed Adverse Effect Level
DSL	Canada, Domestic Substances List	NFPA	National Fire Protection Agency
NDSL	Canada, Non-Domestic Substances List	NIOSH	National Institute for Occupational Safety & Health

CNS	Central Nervous System	NTP	National Toxicology Program
CAS	Chemical Abstract Service	NZIoC	New Zealand Inventory of Chemicals
EC50	Effective Concentration	NOAEL	No Observable Adverse Effect Level
EC50	Effective Concentration 50%	NOEC	No Observed Effect Concentration
EGEST	EOSCA Generic Exposure Scenario Tool	OSHA	Occupational Safety & Health Administration
EOSCA	European Oilfield Specialty Chemicals Association	PEL	Permissible Exposure Limit
EINECS	European Inventory of Existing Chemical Substances	PICCS	Philippines Inventory of Commercial Chemical Substances
MAK	Germany Maximum Concentration Values	PRNT	Presumed Not Toxic
GHS	Globally Harmonized System	RCRA	Resource Conservation Recovery Act
>=	Greater Than or Equal To	STEL	Short-term Exposure Limit
IC50	Inhibition Concentration 50%	SARA	Superfund Amendments and Reauthorization Act.
IARC	International Agency for Research on Cancer	TLV	Threshold Limit Value
IECSC	Inventory of Existing Chemical Substances in China	TWA	Time Weighted Average
ENCS	Japan, Inventory of Existing and New Chemical Substances	TSCA	Toxic Substance Control Act
KECI	Korea, Existing Chemical Inventory	UVCB	Unknown or Variable Composition, Complex Reaction Products, and Biological Materials
<=	Less Than or Equal To	WHMIS	Workplace Hazardous Materials Information System
LC50	Lethal Concentration 50%		

Univar Solutions USA LLC – Global Leadership Team

3075 Highland Parkway, Suite 200
Downers Grove, IL 60515-5560

David Jukes, President and Chief Executive Officer

Nicholas W Alexo – Executive Vice President and Chief Financial Officer

Pat Jerding, Senior Vice President and Chief Information Officer

Jennifer A. McIntyre, Executive Vice President, Strategic Advisor

Nick Powell, Senior Vice President, Specialties and Ingredients

Joseph Rodemeyer, Interim Vice President of Finance, Chemical Distribution & Services

Alexandra Colin, Chief Legal Officer and Corporate Secretary

Suroor Raheemullah, Chief Human Resources Officer, Chemical Distribution & Services & Corporate

Lamiya Mammadova, Chief Human Resources Officer, Ingredients + Specialties

Bob Craycraft, Chief Executive Officer, Chemical Distribution & Services

Paul Bryant, Chief Financial Officer, Ingredients + Specialties

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Tempe, AZ 85284
USA

T (602) 469-4351

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Univar Solutions
Innovate. Grow. Together.

References

Central Lake County Joint Action Water Agency
200 Rockland Rd, Lake Bluff, IL 60044
Contract term: May 1, 2025 - April 30, 2026
(847) 582-9262
Melissa Olenick
molenick@clcjawa.com
Supply and delivery of water treatment chemicals

City of Joliet
150 W. Jefferson Street, Joliet, Illinois 60432
Contract term: February 1, 2025 - February 28, 2026
(815) 724-3925
Lynda Garcia
purchasing@joliet.gov
Supply and delivery of water treatment chemicals

DuPage County Public Works
7900 S Route 53 Woodridge IL 60517
Contract term: April 1, 2025 – March 31, 2026
(630) 985-7400
Drew Cormican
Drew.Cormican@dupagecounty.gov
Supply and delivery of water treatment chemicals

Alameda County Water District
42436 Mission Blvd., Fremont, CA
Contract term: July 1, 2025- June 30, 2026
(510) 668-4294
Renee Gonzalez
Renee.Gonzalez@acwd.com
Supply and delivery of water treatment chemicals

Please Note: Seller shall indemnify Buyer for losses to the extent caused by Seller's negligence or breach of contract. Neither party is liable for incidental or consequential damages. Seller's liability is limited to the purchase price of the goods. SELLER MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Please Note: Where applicable, any State, Federal or other appropriate taxes and/or the California Mill Assessment will appear as separate line items on any invoices from Univar. If Univar's offer (pricing) was inclusive of these charges – they will be backed out of the "product" line item and shown as their own line item(s) at the time of billing.

City of Hayward
3700 Enterprise Avenue, Hayward, CA
Contract term: July 1, 2025- June 30, 2026
(510) 293-5212
Mark Orlandi
Mark.Orlandi@hayward-ca.gov
Supply and delivery of water treatment chemicals

Please Note: Seller shall indemnify Buyer for losses to the extent caused by Seller's negligence or breach of contract. Neither party is liable for incidental or consequential damages. Seller's liability is limited to the purchase price of the goods. SELLER MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Please Note: Where applicable, any State, Federal or other appropriate taxes and/or the California Mill Assessment will appear as separate line items on any invoices from Univar. If Univar's offer (pricing) was inclusive of these charges – they will be backed out of the "product" line item and shown as their own line item(s) at the time of billing.

Univar Inc. is committed to embedding sustainability throughout our business. Univar recognizes that sustainability goes beyond reducing our impacts on the environment and that it involves an all-encompassing social, economic and environmental philosophy. Univar is a global enterprise with a strong ethical approach to business – a responsible corporate citizen. Univar encourages and values sustainable business practices across our value chain, and we support and encourage our suppliers and customers on their journeys to a sustainable future.

To meet our commitment the Sustainability Policy is guided by the principles below:

- Compliance with all applicable legal requirements and to operate in accordance with both government and industry codes of practice and guidance that are appropriate to our activities;
- Minimize any adverse impacts of our operations on the environment or the surrounding communities;
- Engage with our key stakeholders to ensure that our environmental and social efforts remain relevant;
- Communicate our commitment and our ongoing efforts relating to sustainability to our employees and the wider value chain;
- Encourage and support environmentally and socially responsible behavior from our customers and suppliers including those relating to key topics such as climate change or labor practices;
- Consider in our actions the principles of ISO26000 'Guidance on Social Responsibility' to ensure a comprehensive approach towards sustainability;
- Open and transparent reporting on issues that may impact our environment and society annually through a report informed by the Global Reporting Initiative (GRI) standards;
- Provide our supply chain partners with more sustainable choices in the markets that we operate;
- Review performance of sustainability metrics on an ongoing basis to ensure continual improvement.

The principles of this policy are core to our sustainability agenda, shaping our objectives and initiatives.



Phil Hockaday
Vice President, Global
Environmental, Health and Safety
Univar Inc.

Effective Date: 5th May 2017

NACD Responsible Distribution Process
Code of Management Practice

Each member company shall have an active program designed to continuously improve safety and reduce incidents. This Code does not impose upon member companies any obligation to guarantee compliance by third parties, i.e., parties over whom the member companies have no control. This program shall include:

I. Risk Management

A. Senior management commitment, through policy, communications, and resources, to on-going improvements in chemical distribution safety.

B. Regular review with suppliers of the hazards of materials.

C. Identification and implementation of risk reduction measures.

II. Compliance Review and Training

A. A process for monitoring regulations and industry practices for their application to chemical distribution activities.

B. A process for implementing applicable regulations and industry practices that apply to chemical distribution activities.

C. Training for all employees in the implementation of applicable regulations, as well as member company's specific requirements.

D. A process for review of employee compliance with applicable regulations and member company's specific requirements and review of outside contractor and re-seller compliance with member company's specific requirements.

III. Carrier Selection

A. A process for selecting carriers to transport chemicals that includes carrier safety and fitness, security, regulatory compliance, and performance review.

IV. Handling and Storage

A. Procedures for ensuring that containers are appropriate for the chemical being shipped, comply with regulatory requirements, and are free from leaks and visible defects.

B. Criteria for the cleaning and re-use of transportation equipment and chemical containers, and the proper disposal of cleaning residues.

C. Procedures for loading and unloading chemicals at the member company's facilities that result in protection of personnel, a reduction in emissions to the environment, and ensures that chemicals are loaded and unloaded into and out of proper storage facilities.

D. A program for providing manufacturer guidance and information to customers, warehouses, terminals and/or carriers on procedures for loading, unloading, and/or storing chemicals.

E. A process for selecting owned and contracted facilities and sites for chemical storage or handling that emphasizes safety, fitness and includes reviews.

F. Documentation of current operating procedures for handling and storing chemicals.

G. Facility design, construction, maintenance, inspection, and security practices that promote facility integrity, consistent with recognized codes and regulations.

H. Develop a process for addressing chemical site and chemical transportation security.

I. Provisions for control of processes and equipment during emergencies resulting from natural events, utility disruptions, and other external conditions.

J. Procedures to properly label and mark packages and containers.

V. Job Procedures and Training

A. Identification of the skills and knowledge necessary to perform each job.

B. Establishment of procedures and work practices for safe operating and maintenance activities.

C. Training for all personnel to reach and maintain proficiency in safe work practices and the skills and knowledge necessary to perform their job, including confirmation of competence.

D. Programs designed to assure that personnel in safety critical jobs are fit for duty and are not compromised by external influences, including alcohol and drug abuse.

E. Outside Contractors: In areas where hazardous materials are present, members shall have a process in place to inform contractors of the known hazards and the emergency action plan.

VI. Waste Management and Conservation Practices

A. Procedures to ensure that all self-generated waste and empty containers are disposed of in a responsible manner, and in accordance with existing regulations.

B. A clear commitment by senior management through policy communications, resources, and programs to ongoing waste reductions and pollution prevention at each member facility.

C. A commitment to institute resource conservation measures.

VII. Emergency Response and Public Preparedness

A. A process for responding to, reporting on, and investigating chemical distribution incidents and releases involving the member company's chemicals, and implementation of appropriate preventive measures developed form that investigative process.

B. A system of internal investigation, reporting, appropriate corrective action, and follow-up for each incident and/or near miss that result or could have resulted in chemical incidents or releases.

C. Procedures for making emergency response information concerning the member company's chemicals available to response agencies.

D. Communication with state and/or local emergency planning commissions and response organizations on the potential hazards of the member company's chemicals.

E. Annual review, testing, and assessment of the operability of the member company's written emergency action and fire prevention plan and/or emergency response plan.

F. Facility tours for first responders to promote emergency preparedness and to provide current knowledge of facility operations.

G. Coordination of the written facility emergency response plan with the local emergency response team and other facilities. If no community plan exists, the facility should assist with efforts to create one.

H. Participation in the Local Emergency Planning Committee's process to develop and periodically test the local emergency response plan.

VIII. Community Outreach

A. Interaction with organizations, associations, government officials and/or the public on behalf of NACD's Responsible Distribution Process[SM].

B. Information and updated for employees on the Responsible Distribution Process[SM] to encourage key employees to become involved in community outreach efforts.

C. Advocacy of responsible public policies and regulations for chemical distribution.

IX. Product Stewardship

Customers

A. A process to qualify customers as prescribed by governmental regulation.

B. Member companies should work with customers to foster appropriate dissemination of information on the proper use, handling and disposal of products commensurate with product risk. A member may decide to cease doing business with customers whose practices are clearly inconsistent with the Responsible Distribution Process[SM].

X. Internal RDP Audits

A. Member companies shall establish documented procedures for regularly scheduled INTERNAL AUDITS to verify the implementation of policies and procedures supporting the RDP Code of Management Practice. The audits will be used to evaluate the effectiveness of the policies and procedures. Internal Audits shall be done on a yearly basis beginning with successful completion of the Interim Verification Process.

B. Audits shall be recorded and results brought to the attention of appropriate management personnel who must take timely corrective or preventive action. Annual audit results should be retained until the next Third-party On-Site Verification is completed.

XI. RDP Corrective and Preventive Action

A. Member companies shall establish a CORRECTOVE AND PREVENTIVE ACTION system for RDP related issues. This system should permit the identification and communication of inadequacies or improvements in each member company's implementation of RDP.

B. Member companies shall establish and maintain procedures for implementing corrective action and preventive actions arising from internal and external audits or other sources. Any corrective or preventive action taken to resolve the cause or RDP implementation inadequacy shall be appropriate, as determined by member company management, to the magnitude of the cause or inadequacy and commensurate with the risk involved.

XII. RDP Document and Data Control

A. Member companies shall establish and maintain a documented system to control all policies and procedures supporting RDP. In addition, member companies shall maintain a documented system to control the documents and data relating to RDP itself as issued by the National Association of Chemical Distributors (NACD).

B. Data includes any of the above that is electronically stored and utilized.

C. These documented procedures shall include provisions for review and approval of any new or revised policies and procedures by the authorized personnel within the member company.

D. A master list or functionally equivalent document control system identifying the current version of each document shall be established and be readily available to preclude the use of invalid and/or obsolete documents. The system shall ensure that:

Changes to documents and data shall be reviewed and approved by the same function/organization that performed the original review and approval, unless specifically designated otherwise. These functions/organizations shall have access to pertinent background information upon which to base their review and approval. Where practical, the nature of the change shall be identified in the document or appropriate attachments.

NACD Responsible Distribution Process

Guiding Principles

1. To recognize and respond to community concerns about chemicals, their handling, and transportation.

2. To make health, safety, security, and environmental considerations a priority in our planning for all existing and new operations, products, processes, and facilities.

3. To inform emergency response officials, employees, customers, and the public of manufacturer's information on chemical-related health or environmental hazards, and the manufacturer's recommendations on protective measures.

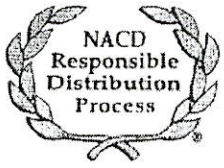
4. To work with customers, in accordance with manufacturer's recommendations, on product stewardship including handling, use, transportation, and disposal of chemical products.

5. To operate our plants and facilities in a manner that protects the health and safety of our employees, the public and the environment.

6. To cooperate in resolving problems created by past handling and disposal of hazardous chemicals.

7. To participate with government and others in crating responsible laws, regulations, and practices to help safeguard the community, workplace, and environment.

8. To promote the principles and practices of Responsible Distribution Process[SM] by sharing experiences and offering assistance to others who produce, handle, use, transport, or dispose of chemicals.



RDP – What Is It?

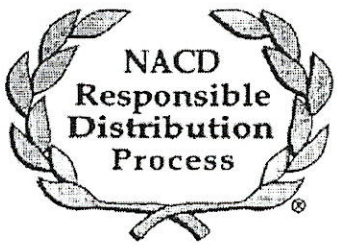
Univar is a member of the National Association of Chemical Distributors. This trade association developed the Responsible Distribution Process[SM] (RDP), which focuses on the responsible management and distribution of chemicals.

RDP emphasizes continual improvement in the health, safety, security, and environmental performance of all NACD member companies. This includes a commitment to comply with environmental, health and safety regulations; providing critical product safety information to employees, contractors and customers; while working with local communities and neighbors to respond to their needs. RDP consists of a set of Guiding Principles and the Code of Management Practice. This Code includes 47 specific requirements, divided into twelve sections:

- Risk Management
- Compliance Review and Training
- Carrier Selection
- Handling and Storage
- Job Procedures and Training
- Waste Management & Conservation
- Emergency Response/Public Preparedness
- Community Outreach
- Product Stewardship
- Internal RDP Audits
- RDP Corrective & Preventive Action
- RDP Document & Data Control

A key requirement of RDP and a condition of membership in NACD is verification of members' RDP policies and procedures by a third-party firm. Univar received the first Third-Party verification in 1995 and received a compliance certificate. We were re-certified in 2000 and again in 2004.

Univar maintains a leadership position in NACD, and remains firmly committed to the Responsible Distribution Process and its objective of promoting continual improvement in chemical handling and distribution.



UnivarSolutions
Innovate. Grow. Together.

Univar Solutions USA Inc.
Safety Information

I. INTRODUCTION

(A) Scope

Univar USA Inc. (UNIVAR) is committed to conducting its operations in a manner that minimizes the risk to the safety and health of our employees, customers, the public and the environment.

(B) Purpose

This Injury & Illness Prevention Program (IIPP) has been developed by UNIVAR for its employees who may be exposed to general and/or chemical hazards. This program meets the requirements of Senate Bill 198 enacted under California Labor Code Section 6401.7 and the General Industry Safety Orders Section 3203.

This IIPP represents only a portion of UNIVAR's Safety and Environmental Program. The program includes several written programs and manuals such as the Operating Standards Manual, Emergency Contingency Plan, Risk Management Program, Process Safety Management Program, Hazard Communication Program, Respiratory Protection Program, Confined Space Entry Program, Lock Out/Tag Out Program, Hot Work Program and Documentation Manual. The IIPP is not intended to be a standalone program but rather a supplement to all of the other current programs. The primary functions of this program are to inform employees of the regulation, highlight areas of occupational hazards, direct them to the proper means of minimizing the identified hazards and define the lines of communication between employees and management.

This IIPP is available for review by employees, government agencies, vendors, contractors or any other parties who have a need to examine the Program. The Program includes:

Univar Solutions USA Inc.
Safety Information

Employer Information:	Name, address, telephone number, type of business and main activity.
Administrator Information:	Person with the authority and responsibility to administer the program.
Safety & Health Hazard Evaluation:	A two step process which includes job classification and occupational hazard analysis.
Standard Operating Procedures/ Operating Standards:	Programs and procedures necessary to ensure employee safety and health in every aspect of their job.
Inspection Program:	Inspections are conducted: (1) when the IIPP is first established; (2) whenever new substances, processes, procedures, or equipment are introduced into the workplace; (3) whenever a new or previously unrecognized hazard is identified; (4) when occupational injuries or illnesses occur; and (5) whenever workplace conditions warrant an inspection. Scheduled daily, weekly and monthly inspections.
Training Program:	Employees receive initial, refresher and ongoing training as required.
Communication:	Provides a means to instruct employees on the hazards associated with each job classification; ensure employees' compliance with standard operating procedures and safe work practices; encourage employees to participate in the safety program and identify areas of concern and/or hazards.
Safety Award Program:	Company program that encourages and rewards employees for working safely.

Progressive Disciplinary Action Policy:	Company policy that disciplines employees that do not perform their job functions according to established policies, procedures and guidelines. These policies, procedures and guidelines have been developed to establish a safe working environment for all of our employees and any deviation from them will not be tolerated.
Recordkeeping Requirements:	Includes this written program; hazard analysis; the OSHA 300 Log; Standard Operating Procedures; inspections; training; meeting records and disciplinary actions for a period of time prescribed
Program Reviews:	Review and assess this and other company programs as required to ensure their effectiveness and applicability.

UNIVAR SOLUTIONS SECURITY PROGRAM

As an international distributor of industrial chemicals, a participant in the National Association of Chemical Distributors Responsible Distributor program, and an active member of the communities we serve, Univar Solutions USA Inc. (Univar) has long had policies and procedures in place to ensure the security of our products, facilities, employees and communities. The following summary outlines the major provisions of Univar's Security Program which reflects not only prudent measures to maximize the secure and safe handling of chemicals, but also the security requirements of various federal programs related to management of hazardous materials including DOT hazardous material transportation requirements, DHSCFAT program and Department of Commerce import rules among others. Note that this description is necessarily a broad overview of Univar's security program as various agencies limit the security related information that can be disclosed.

For our business partners that are C-TPAT certified please consider the following outline a demonstration of the degree to which Univar complies with C-TPAT security criteria.

BUSINESS PARTNER REQUIREMENT

Univar has a written and verifiable process for the selection of business partners including manufacturers, product suppliers and vendors. Other internal requirements such as; capability of meeting contractual security requirements and financial soundness are included in the verification process.

POINT OF ORIGIN

Univar ensures its foreign business partners have security criteria in place that enhances the integrity of the shipment at point of origin. Periodic reviews of foreign business partners' processes and facilities are conducted based on risk.

CONTAINER SECURITY

Container integrity is maintained as mandated by international cargo transport laws and regulations.

EN ROUTE SECURITY

Hazardous cargo is secured while in transit. Additionally, products and routes are annually evaluated to assess potential security risks.

COMMON CARRIER EVALUATION

In addition to the above security measures, Univar has taken steps to verify our common carriers' compliance with DOT's HM-232 rules. Each common carrier has been asked to certify their security compliance with regards to HM-232.

PERSONNEL SECURITY

Personnel security begins with hiring qualified employees. Univar has established policies and procedures to ensure we hire and maintain qualified employees. These policies and procedures include, but are not limited to:

- Pre-employment background checks
- Pre-employment and random drug tests for drivers and warehouse staff
- Policy on "Standards of Conduct" (included in the Employee Handbook)
- Policy on "Confidential Information" (included in the Employee Handbook)
- Checkout procedures for terminating employees
- Referral of illegal or criminal activities to law enforcement

PHYSICAL ACCESS CONTROLS & SECURITY, PROCEDURAL & IT SECURITY

SECURITY & VULNERABILITY ASSESSMENT

Due to the hazardous nature of the chemicals we manage and distribute, Univar constantly assesses its security and vulnerability concerning internal or external threats that could potentially disrupt operations or harm our employees, communities or the environment. Univar's security program addresses the following potential sources of loss or disruption:

- Theft, vandalism, and break-ins
- Theft of confidential business information
- Sabotage of equipment, utilities, and records
- Product contamination and tampering
- Bomb threats
- Civil unrest disrupting plant access and operations
- Workplace violence and assaults

Additionally, Univar has developed a risk-based matrix to identify areas of concern and has taken steps to address those areas of concern.

The initial security evaluations periodically reviewed by the site security official to evaluate the integrity and effectiveness of security policies, procedures and systems.

UNAUTHORIZED ACCESS

Univar has established minimum facility security guidelines that must be implemented and adhered to by each facility. Those minimum guidelines include but are not limited to:

- Perimeter and warehouse security
- Equipment security
- Access controls for production areas, warehouses, utility facilities, and offices
- Signs to direct visitors and vehicles to the appropriate entry points
- Visitor control

Univar employees have been trained to question unescorted person(s) within the operating areas, and to be watchful for unusual activity on company property or in the immediate surrounding areas.

SITE SECURITY COORDINATOR

Each Univar facility has designated an employee, and an alternate, as the site security coordinator. This person(s) is responsible for performing the following security management functions:

- Prepare and implement a site specific security program consistent with the requirements herein
- Establish relationships with law enforcement and emergency response agencies
- Manage incident reporting procedures, conduct incident investigations, and if necessary, conduct investigations into breaches of company security policy
- Train employees about security awareness
- Address security issues in an emergency, participate in crisis management planning and ensure appropriate execution in emergency
- Periodically reassess the facility's site security program

TRAINING

The Security Coordinator or his/her designee will train site personnel upon hire and every three years thereafter on the site security program. At a minimum, training includes:

- Company security objectives
- Specific site security procedures:
    - Product integrity
    - Personnel security
    - Facility security
    - En-route security
- Employee responsibilities

Should you have any general questions regarding Univar site and transit security program, please contact Jon Webster, Senior Vice President, North America Supply Chain & Operations at (425)241-7138 or Jeff Dixon, Director, International Trade Services at (281)543-8771.

Respectfully,



Jonathan (Jon) Webster
Senior Vice President
North America Supply Chain & Operations

COMMON CARRIER EVALUATION

In addition to the above security measures, Univar has taken steps to verify our common carriers' compliance with DOT's HM-232 rules. Each common carrier has been asked to certify their security compliance with regards to HM-232.

Should you have any questions regarding any of the items noted in this security program summary, please feel free to contact your local Univar representative or myself at (425) 889-3776.

Respectfully,



Ed Higbee
Director – Regulatory, Health & Safety

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Kristi McCaulou, Finance Director
Annette Cardiff, Assistant Director of Public Works

Department: Public Works Department

Title: A Resolution Approving the City's General Liability, Automobile, and Umbrella Insurance for Vendor-owned Buses Used for Public Transit within the City for the Policy Period of January 1, 2026 to January 1, 2027

Recommendation:
Staff recommends approval of the general liability, automobile, and umbrella insurance for vendor-owned buses used for public transit by the City for the twelve-month policy period of January 1, 2026 to January 1, 2027.

Policy Consideration:
Prior to July 1, 2024, Pace provided the insurance coverage for Pace buses operated by the City per the terms of a Purchase of Service (POS) agreement. Since July 1, 2024 in response to a Pace requirement, the City assumed the responsibility to obtain and finance the cost of bus insurance coverage. Pace reimburses the City for insurance-related costs, including insurance premiums and claims administration costs. The City first purchased bus insurance for the twelve-month period of July 1, 2024, through July 1, 2025.

Prior to the July 1, 2025, insurance renewal, Pace requested a six-month policy period in order that future insurance coverage periods are aligned to the calendar year, which also aligns to both Pace's and the City's annual budget cycles. Additionally, this timeframe would also align with the Purchase of Services Agreement, an agreement that provides the details, party responsibilities, and payment of operating and other expenses pertaining to the transportation services. The last executed POS agreement with Pace expired on June 30, 2024. Despite ongoing efforts to finalize the 2026 Pace Provider of Service Agreement, staff has not received a final agreement from Pace. Once Pace submits the 2026 POS, staff will bring the agreement forward for City Council review.

The City's insurance broker, Arthur J. Gallagher (Gallagher), solicited quotes and prepared a proposed insurance package for general liability, automobile, and umbrella insurance for vendor-owned buses used for public transit within the City for the twelve-month policy period of

January 1, 2026, to January 1, 2027. Gallagher requested competitive bids from a variety of markets to obtain optimal coverage at the lowest cost. Pace has approved the purchase of the twelve-month insurance program, including TRIA coverage as described in the attached Gallagher proposal.

Core Priorities:

Fiscal Stability

The City's 2026 budget includes an estimate of all costs the City is expected to incur and the related vendor reimbursement revenue in relation to this insurance coverage. The estimate may or may not be accurate, given the newness of this arrangement.

Attachments:

1. Exhibit A - City of Highland Park Pace Bus Insurance Proposal - 1.1.26-27 w TRIA

CITY OF HIGHLAND PARK

RESOLUTION NO. R_____

A RESOLUTION APPROVING THE CITY'S GENERAL LIABILITY, AUTOMOBILE, AND UMBRELLA INSURANCE FOR VENDOR-OWNED BUSES USED FOR PUBLIC TRANSIT WITHIN THE CITY FOR THE POLICY PERIOD OF JANUARY 1, 2026 TO JANUARY 1, 2027

WHEREAS, the City is a member of the Suburban Liability Insurance Pool, an intergovernmental pool for the purposes of establishing, implementing and maintaining a joint self-insurance program, obtaining insurance, and conducting related educational loss prevention and loss reduction programs (***"SLIP"***); and

WHEREAS, on behalf of the members of SLIP, Arthur J. Gallagher Risk Management Services LLC has procured general liability, automobile, and umbrella insurance for vendor-owned buses used for public transit within the City on behalf of the City, and has prepared a proposal of insurance coverage for a one-year policy period of January 1, 2026 to January 1, 2027 (***"2026 Insurance Coverage"***) for review and approval by the City Council; and

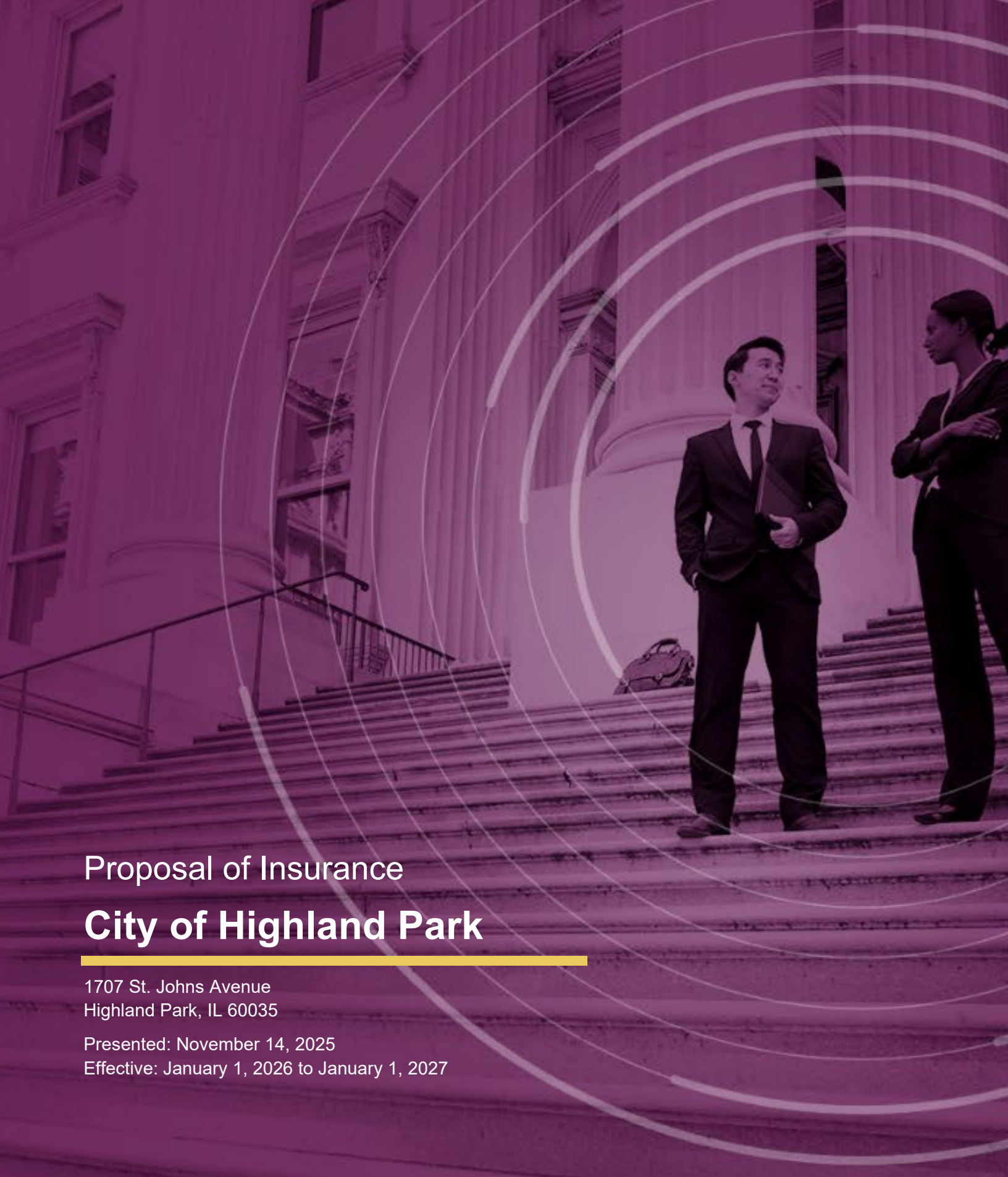
WHEREAS, the City Council has determined that approval of the 2026 Insurance Coverage will serve and be in the best interest of the City;

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: APPROVAL OF 2026 INSURANCE COVERAGE. The City Council hereby approves the 2026 Insurance Coverage, as included in **Exhibit A** attached to 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.



Proposal of Insurance

City of Highland Park

1707 St. Johns Avenue
Highland Park, IL 60035

Presented: November 14, 2025
Effective: January 1, 2026 to January 1, 2027

RPA
RISK PROGRAM ADMINISTRATORS

THE FOLLOWING PROPOSAL OF INSURANCE IS PRESENTED BY:

Tia Schoolcraft
Senior Program Director
Arthur J. Gallagher Risk Management Services, LLC
Risk Program Administrators
2850 Golf Road
Rolling Meadows, IL 60008-4050
tia_schoolcraft@rpadmin.com
ajg.com

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Your Gallagher Team

Your Gallagher team is a true partner. We have the expertise to understand your business and we're here to service and stay alongside you, every step of the way.

Service Team	*Email*	*Phone*
Tia Schoolcraft Senior Program Director	Producer	Tia_Schoolcraft@rpadmin.com
Ryan Doyle Vice President, Program Administration	Producer	Ryan_Doyle@rpadmin.com
Lillian Wagner Client Service Manager II	Client Service Manager	Lillian_Wagner@rpadmin.com
Maria Cedeno Client Service Manager I	Client Service Manager	Maria_Cedeno@rpadmin.com

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Program Structure

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Named Insured

Named Insured	*General Liability*	*Excess Liability – $2M Lead*	*Excess Liability – $3M xs $2M*	*Excess Liability $5M xs $5M*
City of Highland Park	X	X	X	X

Note: Any entity not named in this proposal may not be an insured entity. This may include affiliates, subsidiaries, LLCs, partnerships and joint ventures.

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Market Review

We approached the following carriers in an effort to provide the most comprehensive and cost-effective insurance program.

Line of Coverage	*Insurance Company** (AM Best Rate/Financial Strength)*	*Market Response**	*Admitted****
General Liability	Hudson Excess Insurance Company (A+ XV)	Recommended Quote	Non-Admitted
Excess Liability – $2M Lead	AXIS Surplus Insurance Company (A XV)	Recommended Quote	Non-Admitted
Excess Liability – $3M xs $2M	General Star Indemnity Company (A++ XV)	Recommended Quote	Non-Admitted
Excess Liability $5M xs $5M	StarStone Specialty Insurance Company (A XIII)	Recommended Quote	Non-Admitted

*If shown as an indication, the actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

**Gallagher companies use AM Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. For the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the AM Best website at http://www.ambest.com/ratings/.

***If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Location Schedule

Line of Coverage	*LOC #/Bldg #*	*Location Address*
General Liability	1	1707 St. Johns Avenue Highland Park, IL 60035
Excess Liability	1/1	1707 St. Johns Avenue Highland Park, IL 60035-3532

Vehicle Schedule

Fleet (year-round)						
1	2007	2661	1N9MNAC697C084093	30’ El Dorado EZ Rider II	Fixed Route	$267,230
2	2007	2662	1N9MNAC607C084094	30’ El Dorado EZ Rider II	Fixed Route	$267,230
3	2007	2668	1N9MNAC627C084100	30’ El Dorado EZ Rider II	Fixed Route	$267,230
4	2007	2681	1N9MNAC607C084113	30’ El Dorado EZ Rider II	Fixed Route	$267,230
5	2012	2830	1VHHD6V20B6707799	30’ Orion Orion VII	Fixed Route	$495,249
6	2012	2831	1VHHD6V23B670800	30’ Orion Orion VII	Fixed Route	$495,249

**Please refer to the attached schedule of vehicles for the PACE buses used for the purpose of the Ravinia Festival transportation during the period of May 2026 through September 2026. AL and APD coverage for these buses is only effective during this specific time for these scheduled buses.*

** 2026 Ravina Bus Fleet is unknown at this time. More buses to potentially be added.

*** Bus Fleet Provided on September 1, 2025 – Pricing reflects the fleet above. Pricing subject to change if additional buses are added.

Bus Route

Bus Route
Fixed Route PACE bus services and bus stops for fixed routes 471 and 472.

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Full Program Details

GENERAL LIABILITY

Carrier Information	*Expiring*	*Proposed*
Policy Term	7/1/2025 – 7/1/2026	1/1/2026 – 1/1/2027
Carrier	Hudson Excess Insurance Company	Hudson Excess Insurance Company
AM Best Rating	A+ XV	A+ XV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$107,102	$109,821
Surplus Lines Taxes	$3,749	$3,844
Fees	$43	$44
TRIA (Optional)	$91	$105
Minimum Type	None	None
Estimated Cost	**$110,894 (Annualized Premium)**	**$113,814**

Standard Coverages	**Expiring**	**Proposed**
Each Occurrence	$1,000,000	$1,000,000
General Aggregate	$1,000,000	$1,000,000
Personal and Advertising Injury	$1,000,000	$1,000,000
Products – Completed Operations Aggregate	$1,000,000	$1,000,000
Sexual Misconduct Liability	$1,000,000/$1,000,000	$1,000,000/$1,000,000
Auto Liability	$1,000,000 CSL Each Accident	$1,000,000 CSL Each Accident
Auto Physical Damage	$500,000/$1,000,000	$500,000/$1,000,000

Deductibles/SIR	**Expiring**	**Proposed**
SIR: General Liability – Each Occurrence	$25,000	$25,000
SIR: Sexual Misconduct Liability – Each Occurrence	$25,000	$25,000
SIR: Auto Liability – Each Accident	$50,000	$50,000
SIR: Auto Physical Damage	$25,000	$25,000

Defense Limitations	**Expiring**	**Proposed**
Defense	Inside the Retention/Inside the Limit	Inside the Retention/Inside the Limit

Form Type	**Expiring**	**Proposed**
Form Type – General Liability/APD	Occurrence	Occurrence
Sexual Abuse/Molestation	Claims Made	Claims Made
Retroactive Date	Sexual Abuse/Molestation: 7/1/2025	Sexual Abuse/Molestation: 7/1/2025

Definition of Claim:
Refer to attached policy form

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Run-Off Provisions:
Refer to attached policy form

Incident/Claim Reporting Provision:
Refer to attached policy form

Claims-Made Disclaimer:
Should you elect to change carriers (if a new retroactive date is provided) or non-renew this policy, a supplemental extended reporting endorsement may be available subject to policy terms and conditions. You must request the extended reporting period in writing to the carrier within 30 days of the expiration date. The cost of this extended reporting period is 100% of the annual premium and is fully earned. The extended reporting period extends only to those claims made during the extended reporting period for wrongful acts that occurred prior to the expiration date and would have been covered by the policy. Claims must be reported to the carrier within 30 days of the end of the policy period. The extended reporting period does not increase the limits of liability and is subject to all policy terms, conditions and exclusions.

Endorsements (including but not limited to)
All applicable mandatory state endorsements. – To Follow
U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders – IL P 001 01/04
Illinois Notice to Policyholders Regarding the Religious Freedom Protection and Civil Union Act – IL N 175 11/11
Common Policy Declarations for Governmental Alternative Solutions – Dec-0010 05/24
Common Policy Conditions – GA-CD-0001 02/16
Additional Insured – Primary and Noncontributory – GA-CD-2101 08/18
Governmental Alternative Solutions Sexual Abuse and/or Molestation Liability Claims-Made Coverage Form Inside/Inside – GA-SAM-0005 07/22
Two or More Coverage Forms – GA-ML-2707 07/23
Limited Operations and Premises Coverage Endorsement – GA-GL-2582 07/24
Service of Suit Endorsement – Illinois – SS – IL 05/17
Governmental Alternative Solutions Commercial Auto Liability Retained Limit Coverage Form Loss Adjustment Expenses Included Within the Retention and Within the Limits of Insurance – GA-AL-0002 02/16
Schedule of Covered Contingency Autos – GA-AL/APD-MANU 07/24
Governmental Alternative Solutions Auto Physical Damage Specified Perils Retained Limit Coverage Form Loss Adjustment Expenses Included Within the Retention and Within the Limits of Insurance – GA-APD-2105 01/24
Governmental Alternative Solutions General Liability Coverage Form Loss Adjustment Expenses Included Within the Retention and Within the Limit of Insurance (applicable to Bus Stops Only) – GA-GL-0002 02/16
Blanket Additional Insured – GA-GL-2515 02/16
Waiver of Subrogation – GA-GL-2524 02/16

Exclusions (including but not limited to)
General Liability – War and Nuclear Hazard
General Liability – Mold/Fungus
General Liability – Bodily Injury and Property Damage from pollutants – Absolute Exclusion
General Liability – Losses arising from the ownership maintenance or use of aircraft (including drones), autos, or watercraft, with some minor exceptions including certain contractual obligations
General Liability – Employment-Related Practices Exclusion
General Liability – Liquor Liability Exclusion
General Liability – Aircraft Products Exclusion
General Liability – Professional Liability Exclusion

Exclusions (including but not limited to)
General Liability – Real Property in Your Care, Custody, and Control Exclusion
General Liability – Absolute Asbestos Exclusion
General Liability – Absolute Lead Exclusion
General Liability – Exclusion – Pathogenic or Poisonous Biological or Chemical Materials – GA-ML-2709 08/16
General Liability – Exclusion – Cyber Liability – GA-ML-2710 04/24
General Liability – Exclusion – Contagions, Pathogens, Virus, Bacteria or Microorganisms That Induce Physical Distress, Illness or Disease – GA-ML-2714 06/20
General Liability – PFAS Contact Exclusion – GA-ML-2718 07/22
General Liability – Exclusion – Uninsured or Underinsured Motorist, No Fault Law – GA-AL-2210 09/18
General Liability – Exclusion of Certified Acts of Terrorism – GA-GL-2533 09/18
General Liability – Exclusions include, but are not limited to: i. Aircraft; Airport, exception for airport facilities. ii. Asbestos iii. Dumps iv. Cyber Liability v. Eminent Domain or Inverse Condemnation vi. Employer's Liability vii. Fungus or Bacteria viii. Lead ix. Nuclear Hazard x. Pathogenic or Poisonous Biological or Chemical Materials xi. Contagions, Pathogens, Virus, Bacteria, or Microorganisms xii. Pollution – See exceptions above xiii. Punitive damages xiv. Silica xv. War xvi. WC xvii. Virus xviii. PFAS xix. OFAC

Other Significant Terms and Conditions/Restrictions:

Description
Proposal is based upon 18 buses in total. EPS can adjust once the final number comes into us. We must keep in mind that a minimum premium of $100,000 will be in place even if the total goes down from 18 total. Advise any changes to the agreement between the City of Highland Park and PACE provided to EPS in 2024.
If more than one coverage part applies to the same occurrence or claim, the highest applicable limit under all the coverage forms and that form's corresponding retained limit will apply.

EXCESS LIABILITY – $2M LEAD

Carrier Information	*Expiring*	*Proposed*
Policy Term	7/1/2025 – 7/1/2026	1/1/2026 – 1/1/2027
Carrier	AXIS Surplus Insurance Company	AXIS Surplus Insurance Company
AM Best Rating	A XV	A XV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$55,000	$67,500
Surplus Lines Tax: IL	$1,925	$2,363
Stamping Office Fee: IL	$22	$27
TRIA (Optional)	$2,750	$3,494
Minimum Type	Minimum Earned Premium	Minimum Earned Premium
Minimum Amount/Description	25%	25%
Estimated Cost	**$56,947 (Annualized Premium)**	**$73,384**

Standard Coverages	**Expiring**	**Proposed**
Each Occurrence Limit	$2,000,000	$2,000,000

Form Type	**Expiring**	**Proposed**
Form Type – Excess Liability	Occurrence	Occurrence

Endorsements (including but not limited to)
Surplus Lines Broker Statement – AXIS 103 0415
Policyholder Notice – AXIS 105 0316
Service of Suit – AXIS 106 0415
Policyholder Notice – Economic And Trade Sanctions – AXIS 906 0316
Illinois Consumer Notice – AXIS IL901 0415
AXIS Excess Insurance Policy – AXIS 1010402 0823
Limitation of Coverage to Designated Operations - AXIS 1011664 0418 – includes Ravinia Park and Ride Shuttle Services

Exclusions (including but not limited to)
Employment-Related Practices Exclusion
Professional Liability Exclusion
Workers' Compensation, Auto No Fault, Uninsured/Underinsured Motorists, Disability, and Unemployment Compensation Laws
Pollution (Hostile Fire Exception)
Asbestos
Physical Damage to Property in Insured's Care, Custody, or Control
Auto First-party Coverage
Pollution (Auto)
Products Recall
Total Pollution Exclusion
Retained Limit
Designated Operations Exclusion – AXIS 1010430 0417

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Exclusions (including but not limited to)
Assault And Battery Exclusion – AXIS 1010495 0220
Communicable Disease, Contagious Disease or Infectious Disease Exclusion – AXIS 1011646 0418
Employers Liability Exclusion – AXIS 1011773 1218
Human Trafficking Exclusion – AXIS 1013086 1221

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
General Liability	Each Occurrence	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
General Liability	General Aggregate	$2,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
General Liability	Products and Completed Operations Aggregate	$2,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
Sexual Misconduct Liability	Claims-Made	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
Automobile Liability	Combined Single Limit	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027

Other Significant Terms and Conditions/Restrictions:

Description
Minimum Earned Premium – 100%
TRIA includes additional tax of $119
Deposit Premium – $70,875 Minimum Premium – $70,875

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EXCESS LIABILITY – $3M XS $2M

Carrier Information	*Expiring*	*Proposed*
Policy Term	7/1/2025 – 7/1/2026	1/1/2026 – 1/1/2027
Carrier	General Star Indemnity Company	General Star Indemnity Company
AM Best Rating	A++ XV	A++ XV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$52,500	$50,250
Surplus Lines Tax: IL	$1,838	$1,759
Stamping Office Fee: IL	$21	$20
TRIA (Optional)	$207	$103
Minimum Type	Minimum Earned Premium	Minimum Earned Premium
Minimum Amount/Description	25% at Inception	25%
Estimated Cost	**$54,359 (Annualized Premium)**	**$52,132**

Standard Coverages	**Expiring**	**Proposed**
Limit	$3,000,000 in excess of underlying	$3,000,000 in excess of underlying

Form Type	**Expiring**	**Proposed**
Form Type	Occurrence	Occurrence

Endorsements (including but not limited to)
Additional Policy Conditions Ofac – IL 11 0001 07 22
U.S. Treasury Department's Office of Foreign Assets Control (Ofac) – ILP001 01 04
Amendment of Insuring Agreement – Known Injury or Damage – XS0402 09 13
Visit our Web Site: https://www.Generalstar.Com/ – 2017 XSA (9/2017)
Scheduled Designated Covered Auto – XS1210 09 13
Limitation-Named Insured; Additional Insured Included Under Controlling Underlying Policy – XS2004 05 18
Exclusion – Nuclear Energy Liability – XS2100 09 13
Exclusion – Cross Suits – XS2102 12 13
Exclusion – Bisphenol A – XS2105 09 13
Exclusion – Silica – XS2110 09 13
Exclusion – Total Pollution – XS2111 09 13
Exclusion – Total Asbestos – XS2112 09 13
Exclusion – Lead – XS2113 09 13
Exclusion – Fungus, Bacteria or Spore – XS2114 09 13
Exclusion – Employment-Related Practices – XS2115 09 13
Exclusion – Uninsured or Underinsured Motorist Coverage – XS2119 09 13
Exclusion – Sexual Misconduct – XS2120 02 20
Exclusion – Hired and/or Nonowned Auto – XS2121 09 13
Exclusion – Professional Liability – XS2122 09 13
Exclusion – Care, Custody or Control – XS2125 09 20
Exclusion – Communicable Disease – XS2146 05 20

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Endorsements (including but not limited to)
Exclusion – Assault or Battery – XS2182 01 23
Exclusion – Subcontractors – XS2226 06 19
Total Pfas Exclusion – XS2231 12 21
Exclusion – Cyber Privacy Event, Cyber Security Event, Data-related Liability, Interruption or Failure – XS2237 06 22
Exclusion – Recording and Distribution of Material or Information in Violation of Law – XS2250 04 23

Exclusions (including but not limited to)
Employment-Related Practices Exclusion
Professional Liability Exclusion
Workers' Compensation, Auto No Fault, Uninsured/ Underinsured Motorists, Disability, and Unemployment Compensation Laws
Pollution (Hostile Fire Exception)
Asbestos
Physical Damage to Property in Insured's Care, Custody, or Control
Auto First-party Coverage
Pollution (Auto)
Products Recall
Total Pollution Exclusion
Retained Limit

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
Excess Liability	Each Occurrence	$2,000,000	AXIS Surplus Insurance Company	1/1/2026	1/1/2027
General Liability	Each Occurrence	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
General Liability	General Aggregate	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
General Liability	Products and Completed Operations Aggregate	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
Automobile Liability	Combined Single Limit	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027

Other Significant Terms and Conditions/Restrictions:

Description
TRIA Premium Includes Additional Surplus Lines Tax of $3

EXCESS LIABILITY $5M XS $5M

Carrier Information	*Expiring*	*Proposed*
Policy Term	7/1/2025 – 7/1/2026	1/1/2026 – 1/1/2027
Carrier	StarStone Specialty Insurance Company	StarStone Specialty Insurance Company
AM Best Rating	A XIII	A XIII
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Payment Plan	Annual	Annual
Payment Method	Agency Bill	Agency Bill

Premium & Exposures	**Expiring**	**Proposed**
Premium	$68,000	$63,000
Surplus Lines Tax	$2,380	$2,205
Stamping Office Fee	$27	$25
TRIA (Optional)	$1,360	$1,305
Minimum Type	Minimum Earned Premium	Minimum Earned Premium
Minimum Amount/Description	25%	25%
Estimated Cost	**$70,407 (Annualized Premium)**	**$66,535**

Standard Coverages	**Expiring**	**Proposed**
Per Occurrence	$5,000,000	$5,000,000
Aggregate Limit, where applicable	$5,000,000	$5,000,000

Form Type	**Expiring**	**Proposed**
Form Type	Occurrence	Occurrence

Endorsements (including but not limited to)
Public Entity – Jacket – SSS EXS PE JKT CW 05 23
SSIC Privacy Notice – SSICPRI 08 22
Company Contact Notice – SSC ML PHN CONTACT 09 23
IL Surplus Lines Notice – SSS SLN IL 04 21
Illinois Policyholder Notice – SSC ML PHN 0007 IL 04 25
Excess Public Entity Liability Declaration – SSS EXS PE DEC 0002 CW 11 24
Schedule of Forms and Endorsements – SSS EXS PE SCHED 0004 CW 05 23
Schedule of Underlying Insurance – SSS EXS PE SCHED UL 0003 CW 05 23
Excess Public Entity Liability Policy – SSS EXS PE POL 0001 CW 05 23
Trade or Economic Sanctions – SSC SANCTIONS END CW 08 23
OFAC Advisory Notice to Policyholders – SSC OFAC CW 08 23
Claim Reporting – SSS EXS PE CLM 2000 CW 05 23
Service of Suit – SSS EXS PE END 1012 CW 05 23
Cap On Losses From Certified Acts of Terrorism – SSS EXS PE TRIA 4002 CW 05 23
Policyholder Disclosure Notice of Terrorism Insurance Coverage ($1,260) – SSS EXS PE TRIA 4003 CW 05 23
Disclosure Pursuant To Terrorism Risk Insurance Act – SSS EXS PE TRIA 4004 CW 05 23

Exclusions (including but not limited to)
Employment-Related Practices Exclusion
Professional Liability Exclusion
Workers' Compensation, Auto No Fault, Uninsured/ Underinsured Motorists, Disability, and Unemployment Compensation Laws
Pollution (Hostile Fire Exception)
Asbestos
Physical Damage to Property in Insured's Care, Custody, or Control
Auto First-party Coverage
Pollution (Auto)
Products Recall
Total Pollution Exclusion
Retained Limit
Access or Disclosure of Confidential or Personal Information And Data-Related Liability Exclusion – SSS EXS PE END 1000 CW 05 23
Asbestos Exclusion – SSS EXS PE END 1001 CW 05 23
Communicable Disease Exclusion – SSS EXS PE END 1002 CW 05 23
Fungi or Bacteria Exclusion – SSS EXS PE END 1005 CW 05 23
Lead Exclusion – SSS EXS PE END 1006 CW 05 23
Nuclear Energy Liability Exclusion Endorsement – SSS EXS PE END 1008 CW 05 23
Perfluoroalkyl And Polyfluoroalkyl Substances (PFAS) Exclusion – SSS EXS PE END 1009 CW 05 23
Biometrics Information Exclusion – SSS EXS PE END 1022 CW 10 24
Exclusion of Punitive Damages Related To A Certified Act of Terrorism – SSS EXS PE TRIA 4001 CW 05 23

Underlying Policies:

Coverage	*Description*	*Limit*	*Carrier Name*	*Effective Date*	*Expiration Date*
Excess Liability	Each Occurrence	$3,000,000	General Star Indemnity Company	1/1/2026	1/1/2027
Excess Liability	Each Occurrence	$2,000,000	AXIS Surplus Insurance Company	1/1/2026	1/1/2027
General Liability	Each Occurrence	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
General Liability	General Aggregate	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
General Liability	Products-Completed Operations Aggregate	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027
Auto Liability	Each Accident	$1,000,000	Hudson Excess Insurance Company	1/1/2026	1/1/2027

Other Significant Terms and Conditions/Restrictions:

Description
Terrorism Coverage the Additional Premium Will be $1,260 Plus Surplus Lines Tax of $45

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Premium Summary

The estimated program cost for the options is outlined in the following table:

Line of Coverage		*Expiring (Annualized Premium)* Hudson Excess Insurance Company	*Proposed* Hudson Excess Insurance Company
General Liability	Premium	$107,102.00	$109,821.00
	Surplus Lines Taxes	$3,749.00	$3,844.00
	Fees	$43.00	$44.00
	TRIA (Optional)	$91.00	$105.00
	Estimated Cost*	**$110,894.00**	**$113,814.00**
	Change ($)	–	$2,920.00
	Change (%)	–	2.63%
		AXIS Surplus Insurance Company	AXIS Surplus Insurance Company
Excess Liability – $2M Lead	Premium	$55,000.00	$67,500.00
	Surplus Lines Taxes	$1,925.00	$2,363.00
	Fees	$22.00	$27.00
	TRIA (Optional)	$2,750.00	$3,494.00
	Estimated Cost*	**$56,947.00**	**$73,384.00**
	Change ($)	–	$16,437.00
	Change (%)	–	28.86%
		General Star Indemnity Company	General Star Indemnity Company
Excess Liability – $3M xs $2M	Premium	$52,500.00	$50,250.00
	Surplus Lines Taxes	$1,838.00	$1,759.00
	Fees	$21.00	$20.00
	TRIA (Optional)	$207.00	$103.00
	Estimated Cost*	**$54,359.00**	**$52,132.00**
	Change ($)	–	($2,330.00)
	Change (%)	–	(4.10%)
		StarStone Specialty Insurance Company	StarStone Specialty Insurance Company
Excess Liability – $5M xs $5M	Premium	$68,000.00	$63,000.00
	Surplus Lines Taxes	$2,380.00	$2,205.00
	Fees	$27.00	$25.00
	TRIA (Optional)	$1,360.00	$1,305.00
	Estimated Cost*	**$70,407.00**	**$66,535.00**
	Change ($)	–	($3,872.00)
	Change (%)	–	(5.50%)
Total Program Cost		**$292,607.00**	**$305,865.00**

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*Estimated Cost includes all taxes, fees, surcharges and TRIA premium (if applicable)

Quote from **Hudson Excess Insurance Company (Fairfax Financial (USA) Group)** is valid until **12/31/2025**

Quote from **AXIS Surplus Insurance Company (AXIS Capital Holdings Limited)** is valid until **1/1/2026**

Quote from **General Star Indemnity Company (Berkshire Hathaway Insurance Group)** is valid until **1/1/2026**

Quote from **StarStone Specialty Insurance Company (Core Specialty Insurance Holdings, Inc.)** is valid until **1/1/2026**

Gallagher is responsible for the placement of the following lines of coverage:

General Liability

Excess Liability – $2M Lead

Excess Liability – $3M xs $2M

Excess Liability $5M xs $5M

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

Premiums are due and payable as billed and may be financed, subject to acceptance by an approved finance company. Following acceptance, completion (and signature) of a premium finance agreement with the specified down payment is required. Note: Unless prohibited by law, Gallagher may earn compensation for this optional value-added service.

Where permitted by law, Gallagher may assess a $100 Agency Bill Administration Fee on all new and renewal policy placements where Gallagher is responsible for collecting client premium and remitting payment to insurance carriers and other third parties. In connection with such billing obligations, Gallagher assumes additional administrative, financial and compliance obligations that introduce significant risks to Gallagher's business. Should you change to direct bill, where available, or premium finance the transaction, you will not incur the Agency Bill Administration Fee.

Payment Plans

Carrier/Payable Carrier	*Line of Coverage*	*Payment Schedule*	*Payment Method*
Hudson Excess Insurance Company (Fairfax Financial (USA) Group)	General Liability	Annual	Agency Bill
AXIS Surplus Insurance Company (AXIS Capital Holdings Limited)	Excess Liability – $2M Lead	Annual	Agency Bill
General Star Indemnity Company (Berkshire Hathaway Insurance Group)	Excess Liability – $3M xs $2M	Annual	Agency Bill
StarStone Specialty Insurance Company (Core Specialty Insurance Holdings, Inc.)	Excess Liability – $5M xs $5M	Annual	Agency Bill

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Proposal Disclosures

Proposal Disclosures

The following disclosures are hereby made a part of this proposal. Please review these disclosures prior to signing the Client Authorization to Bind or e-mail confirmation.

Proposal Disclaimer

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

Compensation Disclosure

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively “insurance coverages”) handled for a client’s account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

TRIA/TRIPRA Disclaimer

If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance, farm owners multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a $100 billion cap on insurers' aggregate liability.

TRIPRA is set to expire on December 31, 2027. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2027. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate “Stand Alone” terrorism policy be purchased to satisfy those obligations.

Confidentiality Statement

We consider as confidential any information presented by Risk Program Administrators in response to your “request for proposal,” as well as subsequent verbal and written communications between our organizations. We ask that other brokers not have access to our material and that information presented in this proposal be shared only with those who have a need to know within your company. We make our commitment to you that information already received from you, and additional to follow, will be treated with the same high level of respect and confidentiality.

Terms and Conditions

It is important that we clearly outline the nature of our mutual relationship. The following terms and conditions (these "Terms") govern your relationship with Gallagher unless you have separately entered into a written services agreement with Gallagher relative to the policies and services outlined in this Proposal, in which case that services agreement will govern and control with respect to any conflicts with these Terms. These Terms will become effective upon your execution of the Client Authorization to Bind Coverage (the "CAB") included in this Proposal and shall survive for the duration of your relationship with Gallagher relative to the policies placed pursuant to the CAB or otherwise at your request.

Services

Gallagher will represent and assist you in all discussions and transactions with insurance companies relating to the lines of insurance coverage set forth in the CAB and any other lines of insurance coverage with which you request Gallagher's assistance. Gallagher will consult with you regarding any matters involving these or other coverages for which you have engaged Gallagher. You have the sole discretion for approving any insurance policies placed, as well as all other material decisions involving your risk management, risk transfer and/or loss prevention needs.

Although you are responsible for notifying applicable insurance companies directly in connection with any claims, demands, suits, notices of potential claims or any other matters as required by the terms and conditions of your policies, Gallagher will assist you in determining applicable claim reporting requirements.

Treatment of Information

Gallagher understands the need to protect the confidentiality and security of your confidential and sensitive information and strives to comply with applicable data privacy and security laws. Your confidential and sensitive information will be protected by Gallagher and only used to perform services for you; provided that Gallagher may disclose and transfer your information to our affiliates, agents or vendors that have a need to know such information in connection with the provision of such services (including insurance markets, as necessary, for marketing, quoting, placing and/or servicing insurance coverages). We may also disclose such information as required by applicable data protection laws or the order of any court or tribunal, subject to our providing you with prior notice as permitted by law.

We will (i) implement appropriate administrative, physical and technical safeguards to protect personal information; (ii) timely report security incidents involving personal information to affected parties and/or regulatory bodies; (iii) create and maintain required policies and procedures; and (iv) comply with data subjects' rights, as applicable. To the extent applicable under associated data protection laws, you are a "business" or "controller" and Gallagher is a "service provider" or "data processor." You will ensure that any information provided to Gallagher has been provided with any required notices and that you have obtained all required consents, if any and where required, or are otherwise authorized to transfer all information to Gallagher and enable Gallagher to process the information for the purposes described in this Proposal and as set forth in Gallaher's Privacy Policy located at https://www.ajg.com/privacy-policy/. Gallagher may update its Privacy Policy from time to time and any updates will be posted to such site.

Dispute Resolution

Gallagher does not expect that it will ever have a formal dispute with any of its clients. However, in the event that one should arise, we should each strive to achieve a fair, expedient and efficient resolution and we'd like to clearly outline the resolution process.

A. If the parties have a dispute regarding Gallagher's services or the relationship governed by this Proposal ("Dispute"), each party agrees to resolve that Dispute by mediation. If mediation fails to resolve the Dispute, you and Gallagher agree to binding arbitration. Each party waives all rights to commence litigation in court to resolve a Dispute, and specifically waives all rights to pursue relief by class action or mass action in court or through arbitration. However, the parties do not waive the ability to seek a court order of injunction in aid of the mediation and arbitration required by these Terms.

B. The party asserting a Dispute must provide a written notice ("Notice") of the claim to the other party and to the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules and Mediation Procedures. All Dispute resolutions will take place in Chicago, IL, unless you and Gallagher agree to another location. The parties will equally divide all costs of the mediation and arbitration proceedings and will each pay their own attorneys' fees. All matters will be before a neutral, impartial and disinterested mediator or arbitrator(s) that have at least 20 years' experience in commercial and insurance coverage disputes.

C. Mediation will occur within sixty (60) days of filing the Notice with the AAA. Mediation results will be reduced to a memorandum of understanding signed by you, Gallagher and the mediator. A Dispute that is not resolved in mediation will commence to binding arbitration. For Disputes in excess of $500,000, either party may elect to have the Dispute heard by a panel of three (3) arbitrators. The award of the arbitrator(s) must be accompanied by a reasoned opinion prepared and signed by the arbitrator(s). Except as may be required by law, neither you, Gallagher, nor a mediator or arbitrator may disclose the existence, content or results of any Dispute or its dispute resolution proceeding without the prior written consent of both you and Gallagher.

Electronic Delivery

In lieu of receiving documents in paper format, you agree, to the fullest extent permitted by law, to accept electronic delivery of any documents that Gallagher may be required to deliver to you (including, but not limited to, insurance policies and endorsements, account statements and all other agreements, forms and communications) in connection with services provided by Gallagher. Electronic delivery of a document to you may be made via electronic mail or by other electronic means, including posting documents to a secure website.

Miscellaneous Terms

Gallagher is engaged to perform services as an independent contractor and not as your employee or agent, and Gallagher will not be operating in a fiduciary capacity.

Where applicable, insurance coverage placements and other services may require the payment of federal excise taxes, surplus lines taxes, stamping or other fees to the Internal Revenue Service, various State(s) departments of revenue, state regulators, boards or associations. In such cases, you will be responsible for the payment of the taxes and/or fees, which Gallagher will separately identify on related invoices.

The Proposal and these Terms are governed by the laws of the State of Illinois, without regard to its conflict of law rules.

If an arbitrator/court of competent jurisdiction determines that any provision of these Terms is void or unenforceable, that provision will be severed, and the arbitrator/court will replace it with a valid and enforceable provision that most closely approximates the original intent, and the remainder of these Terms will remain in effect.

Except to the extent in conflict with a services agreement that you may enter into with Gallagher, these Terms and the remainder of the Proposal constitute the entire agreement between you and Gallagher with respect to the subject matter of the Proposal, and supersede all prior negotiations, agreements and understandings as to such matters.

Client Signature Requirements

Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated December 3, 2025, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

	Coverage/Carrier
☐ Accept ☐ Reject	**General Liability**
	Hudson Excess Insurance Company
☐ Accept ☐ Reject	**TRIA – General Liability**
☐ Accept ☐ Reject	**Excess Liability – $2M Lead**
	AXIS Surplus Insurance Company
☐ Accept ☐ Reject	**TRIA – Excess Liability – $2M Lead**
☐ Accept ☐ Reject	**Excess Liability – $3M xs $2M**
	General Star Indemnity Company
☐ Accept ☐ Reject	**TRIA – Excess Liability – $3M xs $2M**
☐ Accept ☐ Reject	**Excess Liability $5M xs $5M**
	StarStone Specialty Insurance Company
☐ Accept ☐ Reject	**TRIA – Excess Liability $5M xs $5M**

Additional Recommended Coverages

Gallagher recommends that you purchase the following additional coverages for which you have exposure. By checking the box(es) below, you are requesting that Gallagher provide you with a Proposal for this coverage. By not requesting a Proposal for this coverage, you assume the risk of any uncovered loss.

Other Coverages to Consider

☐ Flood

The above coverage(s) does not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those listed in the Additional Recommended Coverages, please list below:

Coverage Amendments and Notes:

Exposures and Values

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

Additional Terms and Disclosures

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business, but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any of Gallagher's acts or omissions will not exceed $20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential, reliance or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of the claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at https://www.ajg.com/privacy-policy/.

You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal, is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

By: _____

Print Name (Specify Title)

_____

Company

_____

Signature

Date: _____

Appendix

Compensation Disclosure Schedule

Client Name: City of Highland Park

Coverage(s)	*Carrier Name(s)*	*Wholesaler, MGA, or Intermediary Name[1]*	*Est. Annual Premium[2]*	*Gallagher U.S. Owned Wholesaler, MGA, or Intermediary % and/or Fee %*
General Liability including Automobile	Hudson Excess Insurance Company (Fairfax Financial (USA) Group)	Euclid Insurance Services, Inc.	$109,821.00	15.0%
Excess Liability – $2M Lead	AXIS Surplus Insurance Company (AXIS Capital Holdings Limited)	Risk Placement Services	$67,500.00	7.5%
Excess Liability – $3M xs $2M – Genstar PACE	General Star Indemnity Company (Berkshire Hathaway Insurance Group)	Risk Placement Services	$50,250.00	6.5%
Excess Liability $5M xs $5M	StarStone Specialty Insurance Company (Core Specialty Insurance Holdings, Inc.)	Risk Placement Services	$63,000.00	5.0%

1. We were able to obtain more advantageous terms and conditions for you through an intermediary/wholesaler.
2. If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

   * A verbal quotation was received from this carrier. We are awaiting a quotation in writing.

Note: When placing business with insurance companies, Gallagher Companies receive commission based on negotiated contractual terms with those carriers. The commission rate is a percentage of the premium excluding taxes and fees. Major lines of coverage, and their typical range of commissions are listed below. If you wish to receive more details on actual compensation paid to Gallagher Companies, please contact your Gallagher representative.

- **Accident & Health:** 15%-25%
- **Aviation:** 14%-15%
- **Contract Bonds:** 20%-30%
- **All Other Bonds/Surety:** 30%-35%
- **Builders Risk:** 15%-18%
- **Property:** 15%-22%
- **Inland Marine:** 20%-22.5%
- **Ocean Marine:** 15%-17.5%
- **Casualty:** 14%-15%
- **Commercial Auto:** 12.5%-15%
- **Package/Business Owners Package:** 15%-16.8%
- **Workers' Compensation:** 8%-11%
- **All Other Commercial:** 10%-20%
- **Executive/Professional Lines:** 15%-17.5%
- **Medical Malpractice:** 10%-12%

Compensation to Gallagher may also be disclosed in a Client Services Agreement or Consulting Services Agreement.

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Binding Requirements

Coverage (Issuing Carrier)	*Binding Requirements*
General Liability Hudson Excess Insurance Company	Subject to:
	- Terrorism Risk Insurance Act
Excess Liability – $2M Lead AXIS Surplus Insurance Company	Subject to:
	Diligent Effort Affidavit
	Illinois Brokers Service Contract
	Signed TRIA Form
Excess Liability – $3M xs $2M General Star Indemnity Company	Subject To:
	- Signed and Dated Completed Acord or Supplemental Application Confirming Exposure as Presented at Binding
	- Signed TRIA/Policyholder Disclosure Notice of Terrorism Insurance Coverage
	- Diligent Effort Affidavit
	- Illinois Brokers Service Contract
Excess Liability $5M xs $5M StarStone Specialty Insurance Company	Subject to :
	- Signed TRIA form
	- Signed Diligent Effort Form
	- Illinois Brokers Service Contract
	- Fully completed StarStone surplus line tax form
	- We reserve the right to amend our terms and conditions subject to receipt and review of the underlying terms
	- All underlying policies must be received within 60 days of binding

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Claims Reporting By Policy

Immediately report all claims. Each insurer requires notice of certain types of claims depending on the potential exposure or particular injury types. It is important to thoroughly review your policy to ensure you are reporting particular incidents and claims, based upon the insurer's policy requirements.

If you are using a third party administrator ("TPA"), your TPA may or may not report claims to an insurer on your behalf. Although we will assist you where requested, it is important that you understand whether your TPA will be completing this notification.

Reporting Direct to Carrier

Coverage(s): General Liability	***Report To:***
Insurer: Hudson Excess Insurance Company Policy Term: 7/1/2025 – 7/1/2026	Insurer/TPA Name: Hudson Excess Insurance Company Phone: 866.546.3981 Email: HudsonClaims300@hudsongroup.com

Coverage(s): Excess Liability – $2M Lead	***Report To:***
Insurer: AXIS Surplus Insurance Company Policy Term: 7/1/2025 – 7/1/2026	Insurer/TPA Name: AXIS Surplus Insurance Company Phone: 203.628.5700/312.526.7574 Fax: 203.328.5082 Web: https://www.generalstar.com/claims/report-a-claim.html

Coverage(s): Excess Liability – $3M xs $2M	***Report To:***
Insurer: General Star Indemnity Company Policy Term: 7/1/2025 – 7/1/2026	Insurer/TPA Name: AXIS Surplus Insurance Company Phone: 678.746.9566 Email: chip.dickerson@axiscapital.com

Coverage(s): Excess Liability – $5M xs $5M	***Report To:***
Insurer: StarStone Specialty Insurance Company Policy Term: 7/1/2025 – 7/1/2026	Insurer/TPA Name: StarStone Specialty Insurance Company Phone: 844.722.7827 Email: claims@corespecialty.com Web: www.corespecialty.com

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Staff Report

Meeting Date: December 15, 2025

Staff Contact: Joe O'Neill, Deputy Director of Public Works
Keith Miller, Utilities Superintendent

Department: Public Works Department

Title: A Resolution Approving the Purchase of a Model 900 Sewer Freightliner through the Sourcewell Purchasing Cooperative

Recommendation:
City Staff recommends authorizing the purchase of a 2026 Freightliner 114 SD Multipurpose Bio-Diesel Truck through the Sourcewell Purchasing Cooperative from joint purchase contract holder, Brown Equipment (Sewer Equipment of America), of Evansville, Indiana, for a purchase price of $643,531.07. The truck purchase was discussed and approved as part of FY26 Public Works Department Equipment Replacement Program.

Policy Consideration:
The Public Works Department relies on the use of specialized trucks and equipment to maintain the City's underground infrastructure. A truck with the ability to efficiently perform cleaning and Hydro Excavation is critical for maintenance of the storm and sanitary sewer systems. Its ability to excavate also allows for safe excavation near the more dangerous utilities such as natural gas and electrical lines. Currently, a select number of trucks within the fleet are outfitted to perform specific duties for this type of work. As the Public Works Department continues to move towards greater efficiency and a reduction in overall fleet vehicles, use of combination multipurpose vehicles and equipment is essential.

The proposed one (1) new 2026 Freightliner 114 SD Multipurpose Truck will replace a 2008 International Flusher Truck. The truck is past the industry standard of 15 years life expectancy. The truck has recently required expensive repairs and fixes. Once the new vehicle is received, the old truck will be declared surplus. The surplus truck will be stripped for usable parts and sold at auction. Based on previous vehicle auction sales, staff expects to receive approximately $10,000 for the vehicle.

The new Freightliner truck are specified with the Cummins L9 engine, which is capable of running on B-20 ultra-low-sulfur biodiesel fuel. The Cummins engine meets or exceeds all current emissions standards. The truck is also equipped with an automatic idle shutdown system, which will shut the engine off after a specified amount of time. The purchase of the truck as a

replacement for the older unit, will result in a cost savings related to fuel and maintenance. The replacement will provide greater flexibility and functionality to operate and manage day-to-day operational programs.

As part of the purchasing process, the Department of Public Works investigated and explored several vehicles that were environmentally friendly, functional to the task at hand and capable of providing greater efficiencies. Staff researched gas, diesel, hybrid, and electric options for the multi-functional truck purchases and found no gas, electric or hybrid options. As part of the City's Green Fleet initiatives, City staff actively participates in several Chicagoland Green Fleet organization and has been in contact with the Metropolitan Mayors Caucus (MMC) for any environmentally friendly comparable vehicles and availability of any grants or incentives. Staff recommends the purchase of the Freightliner 114 SD Multipurpose Bio-Diesel Sewer Truck, as the best option available to meet our current needs.

The City engages in cooperative purchasing arrangements to seek lower prices through combined specification and to reduce duplication of effort and administrative costs. The City is a member of the Sourcewell Purchasing Cooperative (formally NJPA) and obtained pricing under Sourcewell contract# 101221-SCA.

Recently, the City has experienced unprecedented lead times and delays as well as fluctuating pricing in the procurement of vehicles and heavy equipment. These challenges have made it increasingly difficult to budget and plan for the replacement of aged or failing assets. As in the past, a traditional fiscal year would provide ample time to receive City Council approval, place an order, and take delivery of the asset; this is no longer the case. By authorizing this FY 2026 expenditure now, the City can continue to move forward within the purchasing process and lock in 2025 pricing that will likely increase by 5% if purchased in 2026. It is very important to start the order queue for this equipment as soon as possible. We estimate a delivery date of late 2026. Because of the long timeline, the contract does not guarantee final contract pricing due to potential material and labor cost increases. The City will have the option to not accept the equipment if costs rise beyond an acceptable level. Staff will bring this contract back for council approval if costs exceed the current CPI.

The Fleet (Equipment) Section of the Public Works Department is managing the contract. Pertinent documents are available for review at the Public Service Building Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

Sufficient funding is allocated in the Fy 2026 Public Works Fleet (Equipment) Section capitol improvement budget for this purchase.

Attachments:

1. Highland Park Sewer Eq 900eco SOURCEWELL QUOTE from BEC Build Based off meeting and demo 11 12 2025
2. Sewer Equip. Co. Contract 101221

CITY OF HIGHLAND PARK

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF A MODEL 900 SEWER FREIGHTLINER THROUGH THE SOURCEWELL PURCHASING COOPERATIVE

WHEREAS, the City Department of Public Works has identified the need to purchase a new Model 900 Sewer Freightliner (***"Sewer Freightliner"***); and

WHEREAS, the City participates in the Sourcewell Purchasing Cooperative Program (***"Sourcewell"***), which permits local governments to purchase commodities through cooperative purchasing arrangements, resulting in significant savings for the City; and

WHEREAS, Sourcewell sought bids for the award of Contract No. 101221 for Sourcewell participants to purchase sewer vacuums, hydro-excavation, and municipal pumping equipment with related accessories and supplies (***"Contract"***); and

WHEREAS, Sourcewell identified Sewer Equipment Co. of America, of Dixon, Illinois (***"Sewer Equipment Co."***), as the low responsible bidder for the Contract for the sale of a Sewer Freightliner; and

WHEREAS, the City now proposes to purchase a Sewer Freightliner from Sewer Equipment Co., in accordance with the Contract, in the total amount of $643,531.07; and

WHEREAS, the City Council has determined it will serve and be in the best interest of the City and its residents to purchase the Sewer Freightliner from Sewer Equipment Co.;

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. The City Council hereby approves the purchase of the Sewer Freightliner from Sewer Equipment Co., in the amount of $604,860, in accordance with the Contract.

SECTION THREE: EXECUTION OF REQUIRED DOCUMENTATION. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, the Contract and all documents necessary to complete the purchase authorized pursuant to Section Two of this Resolution.

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

Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q16513
11/15/2025

Bill To

CITY OF HIGHLAND PARK IL
(CUSTOMER)
1150 Half Day Rd
Highland Park IL 60035
United States

Ship To

CITY OF HIGHLAND PARK IL
(CUSTOMER)
1150 Half Day Rd
Highland Park IL 60035
United States

TOTAL

$643,531.07

Sales Rep: Gary Lindesmith

Expires	PO #	Quote Information	Shipping Method
12/31/2025		Custom 900eco due 2026 Pricing increases Jan 1, 2026	

Item	Description	Qty	Price	Extended Price
SEWER-900-12-TA-SPP	SEWER EQUIPMENT COMPANY OF AMERICA MODEL 900-ECO-12-TA-SPP Freightliner 114SD - Cummins L9 Single Engine Design NO Transfer Case (Runs in NEUTRAL) No CANbus No Computers Simple 12-Volt Architecture Complete Build Sheet with Options on the following pages 12 Cubic Yard 1,300 Fresh Water Capacity 800' 1" Piranha Hose (1,000' Capacity Hose Reel) OPTIONS INCLUDED (but not limited to): - 80gpm @ 2,500psi Single Piston Pump w/Accumulator - 800gpm Debris Body Pump Off System - Cold Weather Hydro-Excavation Kit (w/400,000 BTU Boiler) - Auto Levelwind with Hydraulic UP/DOWN - Smart Footage Counter - Enhanced Visibility Camera Package (w/blind spots) - Hydraulic Tool Circuit (9.5GPM) - Central Lubrication System (3 Blocks) - Boom & Body UP Alarm - Mechanics Training for FOUR at Sewer Equipment Co. of America Factory Freight OUT Included (*If customer picks up at BEC Facility - $1,000 Parts Credit will be applied to Customer Account)	1	$675,555.00	$675,555.00
Partner's Discount	Sourcewell Discount	1	($16,023.93)	($16,023.93)
Partner's Discount	BEC Discount	1	($16,000.00)	($16,000.00)



*Photo for reference - Quoted unit may differ

Payment Information

A 3% fee will be applied to credit card transactions process through our system. Please note that this fee will only be applied to credit card transactions, and all other payment methods will remain without any additional fees, including the option to pay via ACH. For inquiries about this update or assistance with setting up ACH payments, please contact accounting@brownequipment.net.

Subtotal	$643,531.07
Tax (0%)	$0.00
Total	$643,531.07

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY

1590 Dutch Road I Dixon, IL 61021

p 815.835.5566 I f 815.284.5600

www.SewerEquipment.com

November 15, 2025	**PO#**
	Product Class:
Payment Terms:	**REV:**
Distributor: BEC	**WO#**
Salesman:	
End User: City of Highland Park, IL **Sourcewell Account #56587**	
Address:1150 Half Day Rd	
City, State, Zip: Highland Park, IL 60035-1740	
Phone:	
Contact:	
Email:	

900 ECO 12 Yard Combination Sewer Cleaner

Vacuum System:
- 4400 CFM Blower
- 8" Vacuum Hose system
- 18" Hg vacuum rating
- Dual Cyclone Separator
- Dual Element 10 Micron Final Filter
- Remote Vacuum Relief
- Analog Vacuum Display
- (6) Tube / Tube Rack

Boom:
- Telescoping Boom System
- Telescoping Reach 17' 2" to 27' 2"
- Hydraulic Powered Boom
- 180° Working Radius
- Boom Joystick Control

Debris Tank:
- 12 Cubic Yard Capacity
- Exten Steel Construction
- Debris Level Indicator
- Hydraulic Dump, 50° Dump Angle (LIFT CLYINDER)
- Dual Ported Rear Door w/ Knife Valve
- Dump Height 60"
- Hydraulic Open/Close/Lock Door

Water System:
- 1300 Gallon Capacity Water Tank
- Giant plunger style triplex
  - 65 gpm @ 2000 psi w/ 30 min run dry
- Black Duraprolene™ Water Tank Construction
  - w/ 10 Year Warranty
- Cold Weather Recirculation System
- 2.5" Hydrant Fill system
- Air Purge Valve
- Variable Volume Delivery
- Low Water Warning Light
- Analog Pressure Display
- Front and Mid Ship Hand Gun Ports

Electrical:
- NEMA 4 Control Panel
- Hour Meter (Blower & Water Pump)
- Military Spec. Sealed Switches

Truck:
- Mounting to Approved Chassis
- (1) Alum Toolbox 24"x42"x100" - Behind Cab
- LED D.O.T. Approved Lighting
- (2) Tow Hooks Front Bumper

Hose Reel & Hose:
- Front Mounted Telescoping & Rotating
- 800' X 1" Hose Capacity
- 10' Leader Hose
- Single Side Controls

Accessories:
- (3) 8" x 6' Extension Tube
- (1) 8" X 3' Extension Tube
- (1) 8" x 6' Crowned Suction Nozzle
- (1) 6" x 10' Flat Discharge Hose
- (6) Quick Clamps
- BB Hose Guide
- Tri-Star (chisel point) nozzle
- DD (high flow) nozzle
- Finned Nozzle extension
- Nozzle Rack (Mounted midship toolbox)
- 25' Fill Hose
- Upstream Pulley Guide
- Washdown Gun w/ 50' of Hose
- Cleaner, Tip,Torch,Small
- (1) Hydrant Wrench
- (1) Paper Owner's Manual

BASE UNIT AS OUTLINED ABOVE	**$ 350,575.00**	1	**$350,575.00**
		LIST PRICE OF SELECTED OPTIONS:	$183,556.00
		SOURCEWELL LESS PERCENTAGE DISCOUNT (enter % →) **3%**	($16,023.93)
		NET PRICE OF UNIT:	**$518,107.07**
FACTORY SUPPLIED STOCK CHASSIS	**Select ----------->**		$139,224.00
Freightliner w/Cummins L9 ALUM wheels	*ESTIMATED FREIGHT (Inbound & Outbound*):*		$2,200.00
		ESTIMATED TOTAL:	**$659,531.07**

FOR ALL NON STANDARD OPTIONS PLEASE CONTACT FACTORY FOR PRICING

STANDARD OPTIONS:

HOSE REEL ASSEMBLY:	**LIST PRICE**		**TOTAL**
AUTOMATIC LEVELWIND W/ HYDRAULIC UP/DOWN ACTION	$ 9,458.00	1	$9,458.00
DIGITAL 'SMART COUNTER' FOOTAGE METER ±3% ACCURACY	$ 3,778.00	1	$3,778.00
FOOTAGE METER (mounted on jetter hose reel)	$ 959.00		$0.00
SECONDARY OPERATOR'S STATION (controls include analog water and vacuum pressure gauges and hose reel payout/retreive control)	$ 1,640.00	1	$1,640.00
PINCH ROLLER (air strut powered sewer hose retention)	$ 1,879.00	1	$1,879.00
TESTING FEE (for units ordered without sewer hose)	$ 578.00		$0.00

FREIGHT AND/OR APPLICABLE TAXES ARE NOT INCLUDED

2025

3/4" ID X 3,000 PSI OPERATING PRESSURE - PER FT	$ 5.62		$0.00
1" ID x 2,500 PSI OPERATING PRESSURE - PER FT	$ 5.67	800	$4,536.00
1" ID x 3,000 PSI OPERATING PRESSURE - PER FT	$ 7.44		$0.00
1-1/4" ID x 2,000 PSI OPERATING PRESSURE - PER FT	$ 8.88		$0.00
3/4" X 25' LEADER HOSE (in lieu of standard 10')	$ 278.00		$0.00
1" X 25' LEADER HOSE (in lieu of standard 10')	$ 449.00		$0.00
1-1/4" X 25' LEADER HOSE (in lieu of standard 10')	$ 680.00		$0.00
HIGH CAPACITY HOSE REEL (1,000' x 1" or 600' x 1-1/4" sewer hose)	$ 2,784.00	1	$2,784.00
WATER PUMPS:			
UPGRADE WATER PUMP TO GIANT 55GPM @ 3,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY	$ 10,751.00		$0.00
UPGRADE WATER PUMP TO GIANT 80GPM @ 2,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY	$ 11,476.00		$0.00
UPGRADE WATER PUMP TO GIANT 80GPM @ 2,500PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY	$ 12,833.00		$0.00
UPGRADE WATER PUMP TO GIANT 80GPM @ 3,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY (Chassis horsepower must be reviewed)	$ 20,695.00		$0.00
UPGRADE WATER PUMP TO GIANT 100GPM @ 2,500PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY (Chassis horsepower must be reviewed)	$ 20,695.00		$0.00
UPGRADE WATER PUMP TO GIANT 120GPM @ 2,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY (Chassis horsepower must be reviewed)	$ 24,459.00		$0.00
GIANT PUMP PULSATION SYSTEM	$ 311.00		$0.00
SINGLE PISTON 80GPM @ 2,500PSI WATER PUMP (not available with 18"x18"x30" toolbox option)	$ 30,714.00	1	$30,714.00
SINGLE PISTON 100GPM @ 2,500PSI WATER PUMP (Not available with 18"x18"x30" toolbox option. Chassis horsepower must be reviewed.)	$ 34,477.00		$0.00
ACCUMULATOR FOR SINGLE PISTON WATER PUMP	$ 3,930.00	1	$3,930.00
UPGRADE WATER PUMP DRAIN VALVES	$ 372.00	1	$372.00
WATER TANKS:			
ADDITIONAL FULLY BAFFLED 200 GALLON DURAPROLENE™ (BLACK) WATER TANK W/ 10 YEAR WARRANTY (mounted on driver's side rail - subject to chassis load capacity)	$ 10,155.00		$0.00
ADDITIONAL FULLY BAFFLED 200 GALLON DURAPROLENE™ (BLACK) WATER TANK W/ 10 YEAR WARRANTY (mounted between frame rails - subject to chassis load capacity)	$ 6,896.00	1	$6,896.00
DIGITAL WATER TANK LEVEL GAUGE	$ 1,177.00	1	$1,177.00
WATER TANK LOW LEVEL AUDIBLE ALARM (level set point is fixed at 150 gallons)	$ 656.00	1	$656.00
CONTINUOUS FILL SYSTEM	$ 1,912.00		$0.00
DUAL SIDE FILL	$ 2,228.00	1	$2,228.00
2" WYE-STRAINER ON INLET FILL SYSTEM	$ 684.00	1	$684.00
WATER SYSTEM ATTACHMENTS:			
FILL HOSE STORAGE RACK	$ 263.00	1	$263.00
STANDARD HYDROEXCAVATION CLEANING KIT 20GPM @ 2000PSI - Includes 8" x 6' dig tube, 8GPM rotary dig wand, 10GPM linear nozzle (shipped loose), (2) 5' extension wands, and automatic reel w/ 75' of 3/8" hose	$ 7,793.00		$0.00
HIGH CAPACITY HYDROEXCAVATION COOLING PACKAGE (Recommended for units used for extended times hydroexcavating, using low volumes of water, or extreme environments/temps)	$ 4,508.00		$0.00
COLD WEATHER HYDROEXCAVATION CLEANING KIT 10GPM @ 2000PSI - Includes enclosed 400K BTU diesel water heater, 8" x 6' dig tube, 8GPM rotary dig wand, 10GPM linear nozzle, (2) 5' extension wands, & automatic reel w/ 75' of 3/8" hose (Replaces the (2) standard toolboxes on passenger side)	$ 18,092.00	1	$18,092.00
COLD WEATHER HYDROEXCAVATION CLEANING KIT 20GPM @ 2000PSI - Includes enclosed 800K BTU diesel water heater, 8" x 6' dig tube, 8GPM rotary dig wand, 10GPM linear nozzle, (2) 5' extension wands, & automatic reel w/ 75' of 3/8" hose (Replaces the (2) standard toolboxes on passenger side)	$ 23,573.00		$0.00
SANITIZING SYSTEM (Includes sewer hose clamp on sanitizer nozzle and separate washdown system with 50' of hose and spray nozzle on a retractable reel. Not available w/ Root Foam Control, Degreaser, or Lateral Line Cleaning Kit options)	$ 14,551.00		$0.00
WINTERIZATION SYSTEM (Includes 66 gallon antifreeze tank with isolation valve, additional 130 gallons of water storage, and mounts on driver's side rail.)	$ 14,185.00		$0.00
LATERAL LINE CLEANING KIT (200' x 1/2" sewer hose on a stationary reel w/ electric rewind. Includes a dedicated auxiliary cleaning circuit rated at system pressure, a flushing nozzle, and a penetrating nozzle. Mounts on the front driver's side bumper.)	$ 5,178.00		$0.00
LATERAL LINE CLEANING KIT (200' x 1/2" sewer hose on a stationary reel w/ variable electric rewind. Includes a dedicated auxiliary cleaning circuit rated at system pressure, a flushing nozzle, and a penetrating nozzle. Mounts on the front driver's side bumper.)	$ 8,125.00		$0.00
CENTRAL WASHDOWN SYSTEM W/ 50FT RETRACTABLE HOSE REEL (mounted at midship)	$ 1,695.00		$0.00
DEGREASER SYSTEM (Includes 15 gallon tank. Not available w/ Sanitizing System or Lateral Line Cleaning Kit options.)	$ 9,600.00		$0.00
ADDITIONAL EXTENSION WAND w/ HIGH FLOW QUICK CONNECT	$ 426.00		$0.00
ADDITIONAL ROTARY DIG WAND w/ HIGH FLOW QUICK CONNECT & ROTARY DIG TIP - (select flow rate)	$ 613.00		$0.00
LINEAR DIG WAND w/ HIGH FLOW QUICK CONNECT & LINEAR DIG TIP w/ 4 ORIFICES - (select flow rate)	$ 710.00		$0.00
HEATED ENCLOSURE FOR WATER SYSTEM (Unavailable with single piston or 80@3 or larger triplex pumps)	$ 4,635.00		$0.00

TOOLBOX CONFIGURATIONS:			
REAR TOOLBOX GROUP (Includes qty 2 24"x18"x18" boxes and qty 1 63.75"x17.25"12" center section w/ pass-through opening. Only available on tandem axle chassis.)	$ 2,815.00		$0.00
REAR TOOLBOX GROUP W/ LONG HANDLE STORAGE (Includes qty 2 4" long handle tool storage tubes, qty 2 24"x18"x18" boxes, and qty 1 63.75"x17.25"12" center section w/ pass-through opening. Only available on tandem axle chassis and requires rear suspension approval.)	$ 3,787.00	1	$3,787.00
ADD QTY 2 30"X18"X18" PASSENGER SIDE ALUMINUM TOOLBOXES W/ RETRACTABLE 2 STEP LADDER (not available with cold weather hydroexcavation cleaning kit option)	$ 2,897.00		$0.00
ADD QTY 1 30"X18"X18" PASSENGER SIDE ALUMINUM TOOLBOX W/ RETRACTABLE 2 STEP LADDER (not available with cold weather hydroexcavation cleaning kit options)	$ 2,042.00		$0.00
ADD QTY 1 30"X18"X18" PASSENGER SIDE RAIL ALUMINUM TOOLBOX (maximum 1 allowed, not available with single piston water pump option)	$ 1,213.00		$0.00
LOCKING ACCESS COVER FOR DRIVER'S SIDE FRONT BUMPER	$ 408.00	1	$408.00
DRIVER'S SIDE TUBE STORAGE RACK (holds qty 4 6' tubes, tubes not included, not available w/ extra driver's side water tank)	$ 1,421.00		$0.00
BETWEEN THE RAILS STORAGE TRAY W/ REAR OPENING AND LOCKABLE COVER (not available with between rails water tank option)	$ 2,884.00		$0.00
LONG HANDLE TOOL STORAGE (two 4" tubes and 63.75"x17.25"x12" cabinent, subject to rear suspension approval)	$ 1,849.00		$0.00
LONG HANDLED TOOL STORAG IN BACK OF CAB TOOLBOX (Unavailable with back of cab toolbox deduct)	$ 494.00		$0.00
EXPANDED METAL STORAGE BASKET (mounted on driver's side frame rail, not available with driver's side water tank or winterization options)	$ 2,268.00		$0.00
ADDITIONAL 30" DRIVER SIDE TOOLBOX (Unvailable with expanded metal tool basket, or driver side water tank)	$ 1,545.00	1	$1,545.00
DEBRIS BOX & BOOM:			
DEBRIS BODY PUMP OFF SYSTEM (4" hydrulic driven pump rated @ 800GPM located on rear door of debris box, includes swing out decant screen) (Torque PTO bolts & studs @ 50ft-lbs)	$ 16,592.00	1	$16,592.00
DEBRIS BODY POSITIVE PRESSURE DECANTING SYSTEM (Includes 6" discharge port with cam-lock)	$ 8,437.00		$0.00
UPGRADE TO 827 BLOWER (5000CFM @ 18"HG) (Subject to chassis horsepower requirements)	$ 10,661.00		$0.00
UPGRADE TO 1024 BLOWER (5400CFM @ 18"HG) - N/A w/ Debris Body Positive Pressure Decanting System (Subject to chassis horsepower requirements)	$ 34,806.00		$0.00
DEBRIS LIQUID LEVEL AUDIBLE ALARM (Level set point is adjustable. Tied to vacuum relief and opens vacuum relief valve.)	$ 1,102.00	1	$1,102.00
EXTENDABLE BOOM SYSTEM w/ 17' 2" to 25' 2" REACH (In lieu of telescopic boom system)	$ -		$0.00
MANUAL/ELECTRIC BOOM CONTORL VALVE (Control valves have built in manual boom control levers. Located at midship.)	$ 533.00	1	$533.00
VARIABLE VACUUM CONTROL (Located at hose reel. Recommended for simultaneous use of vacuum system and 4" debris body pump off system.)	$ 1,348.00		$0.00
VARIABLE VACUUM CONTROL (Located at midship. Recommended for hydroexcavation operation.)	$ 1,348.00		$0.00
DUAL VARIABLE VACUUM CONTROL (located at both hose reel and midship)	$ 3,168.00	1	$3,168.00
DEBRIS BODY VIBRATOR SYSTEM (12V electric switch near dump controls)	$ 3,675.00		$0.00
DEBRIS BODY WASH OUT SYSTEM (includes dual nozzles in debris box)	$ 1,512.00	1	$1,512.00
CATCH BASIN PACKAGE (fold away arm with additional hose extension and clamps)	$ 7,321.00		$0.00
ADDITIONAL 6" KNIFE VALVE ON REAR DOOR (in addition to standard valve)	$ 1,640.00		$0.00
AIR OPERATED DECANT VALVE (in lieu of standard valve)	$ 3,926.00	1	$3,926.00
DECANT SCREEN ON REAR DOOR PORT (swing out perforated shield)	$ 1,782.00		$0.00
STAINLESS STEEL DECANT SCREEN UPGRADE (only available with pump off or decant screen options)	$ 1,698.00		$0.00
8" VAC TUBE HANDLE	$ 250.00		$0.00
BAND LOCK UPGRADE (In lieu of standard)	$ 1,380.00		$0.00
AIR INDUCTION TUBE	$ 250.00		$0.00
ELECTRICAL & LIGHTING:			
WIRELESS REMOTE PENDANT CONTROL (w/ hose reel payout/retreive, water pump on/off, vacuum relief open/close, boom up/down, boom left/right, boom extend/retract, and kill switch)	$ 5,758.00	1	$5,758.00
WIRELESS REMOTE ALARM (buzzer alarm sounds when truck is taken out of neutral with remote not in charging dock)	$ 314.00	1	$314.00
UPGRADE TO BELLY PACK LITE REMOTE TRANSMITTER	$ 2,080.00		$0.00
LED TOOLBOX LIGHTING	$ 1,245.00	1	$1,245.00
LED STROBE LIGHT PACKAGE (6 lights total - 2 lights in grill, 1 light right side, 1 light left side, and 2 lights on rear)	$ 1,881.00		$0.00
PREMIUM STROBE LIGHT PACKAGE (12 lights total)	$ 3,979.00	1	$3,979.00
LED ARROW BOARD	$ 1,618.00		$0.00
LED ARROW STICK	$ 1,361.00	2	$2,722.00
LED MANHOLE AREA WORK LIGHT	$ 574.00	1	$574.00
LED CURBSIDE BODY MOUNTED WORK LIGHT	$ 574.00	1	$574.00
LED BOOM MOUNTED WORK LIGHTS (2 lights mounted on boom with limb guard)	$ 1,184.00	1	$1,184.00
LED REAR MOUNTED WORK LIGHTS (2 lights mounted above rear door)	$ 1,184.00	1	$1,184.00

HAND-HELD WIRELESS LED SPOTLIGHT (rechargable with 12v and 110v and includes storage bracket)	$ 428.00		$0.00
DC/AC 2000W PURE SINE WAVE POWER INVERTER (inverter mounted in cab w/ 1 GFCI power outlet in cab and 1 GFCI power outlet at midship on curbside of unit)	$ 3,655.00		$0.00
CHASSIS:			
DEDUCT TO REMOVE "BEHIND CAB TOOLBOX" (not available with single piston water pump option, decreases boom reach 15'-2" to 23'-2")	$ (2,325.00)		$0.00
NON-STOCK CHASSIS MOUNTING ALTERATIONS	$ 7,957.00		$0.00
AIR PURGE SYSTEM (powered via chassis air system)	$ 1,742.00	1	$1,742.00
TOW PACKAGE (20,000 lbs. maximum towing capacity with combination heavy duty ball hitch, brake controller, and 7 pin RV type receptical. Subject to chassis approval.)	$ 1,378.00		$0.00
ENHANCED VISIBILITY CAMERA SYSTEM (includes front and rear mounted cameras with split screen monitor in cab)	$ 1,942.00		$0.00
ENHANCED VISIBILITY CAMERA SYSTEM W/ BLIND SPOT CAMERAS (includes front and rear mounted cameras with split screen monitor in cab)	$ 3,638.00	1	$3,638.00
HIGH CAPACITY HYDRO-DRIVE SUBSTITUTE (For 80GPM @ 2,500PSI water pump, contact factory for chassis horespower requirement. Common chassis requiring this option includes Peterbilt 567, Kenworth T880, Freightliner 114SD with ISX12N engine, and International HV with A26 engine)	$ 10,965.00		$0.00
STANDARD HYDRO-DRIVE SUBSTITUTE (For 65GPM @ 2,000PSI, 80GPM @ 2,000PSI, and 55GPM @ 3,000PSI water pumps, contact factory for chassis horespower requirement. Common chassis requiring this option includes Peterbilt 567, Kenworth T880, Freightliner 114SD with ISX12N engine, and International HV with A26 engine)	$ 5,482.00		$0.00
QTY 4 RUBBER BUMPERS MOUNTED ON REAR BUMPER (Recommended when dumping into containers)	$ 346.00	1	$346.00
SIX 28" D.O.T. SAFETY CONES AND HOLDER	$ 476.00	1	$476.00
CENTRAL LUBRICATION SYSTEM	$ 3,579.00	1	$3,579.00
HYDRAULIC TOOL CIRCUIT - (9.5GPM w/ hand control valve and quick connects)	$ 4,209.00	1	$4,209.00
ON-BOARD SCALE SYSTEM (display mounted in cab)	$ 8,624.00		$0.00
ON-BOARD SCALE SYSTEM (display mounted in cab w/ second display on wireless remote, requires wireless pendant option)	$ 9,407.00		$0.00
TWO TOW HOOKS ON REAR BUMPER	$ 927.00		$0.00
GREASE GUN KIT (Includes grease gun, 2 grease tubes, and mount)	$ 188.00		$0.00
PAINT:			
DEBRIS TANK - STANDARD WHITE (specify color in special options) BOOM - STANDARD WHITE (specify color in special options) HOSE REEL & UPRIGHT - STANDARD SEWER BLUE (specify color in special options) FRAME & HOSE REEL SLIDE - STANDARD BLACK (specify color in special options)	$ 3,461.00	1	$3,461.00
CONTACT FACTORY FOR METALLIC PAINT AND CLEAR COAT OPTIONS	CONTACT FACTORY		
MANUALS & TRAINING:			
ADDITIONAL PAPER OPERATOR'S MANUAL	$ 102.00	1	$102.00
USB OPERATOR'S MANUAL	$ 76.00	1	$76.00
TRAINING AT CUSTOMER'S LOCATION (1 day)	$ 2,133.00	1	$2,133.00
TRAINING AT CUSTOMER'S LOCATION (additional day)	$ 1,589.00		$0.00
SEWER UNIVERSITY FOR 900 MODLES	$ 1,400.00		$0.00
SPECIAL ITEMS:			
Hydraulic Tool Curcuit to include Hanney reel hose (can it go in the spot that the washdown reel typically goes?)	$1,500.00	1	$1,500.00
Four mechanics to be trained at Sewer Equipment	$1,400.00	4	$5,600.00
Boom Up Alarm AND Body Up Alarm (with light and buzzer in the cab)	$3,000.00	1	$3,000.00
Set of Filters for Blower	$1,500.00	1	$1,500.00
Install 2 way radio (customer supplied)	$1,000.00	1	$1,000.00
ENZ Nozzle Kit	$10,000.00	1	$10,000.00
TWO Spare Wheels & Tires (One front & One rear)	$2,000.00	1	$2,000.00
Arrow Stick in front and rear -- Color ELITE GRAY match #11473 -- Strobes "Amber Clear			$0.00
Lifetime warranty on Water Tanks (Parts & Labor) as long as Highland Park, IL owns the machine			
SIGNATURE		DATE	

FREIGHT AND/OR APPLICABLE TAXES ARE NOT INCLUDED 2025

Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q16513

11/15/2025

FINAL INVOICE AMOUNT MAY BE SUBJECT TO ADDITIONAL MATERIAL AND MANUFACTURING SURCHARGES INCLUDING ANY TARIFFS THAT MAY ARISE. THIS ESTIMATE DOES NOT INCLUDE APPLICABLE TAXES. CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS ESTIMATE.

PLEASE NOTE THAT A RESTOCKING FEE AND SHIPPING COSTS MAY BE ADDED TO ELIGIBLE PART RETURNS.

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TERMS AND CONDITIONS

1. ACCEPTANCE. This quotation is an offer to sell products (equipment and/or parts) and/or service to potential customer(s). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTE, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OF WARRANTIES NOT FULLY EXPRESSED HEREIN.

2. LIMITED WARRANTIES. Seller warrants that it can convey good title to the goods sold under this contract and that they are free of liens and encumbrances. Warranties are per manufacturer's written warranty or unless specified. There are no warranties, express or implied with respect to products sold hereunder which are misused, abused, or used in conjunction with mechanical equipment improperly designed, used or maintained or which are used, supplied for use or made available for use in any nuclear application of which Seller has not been notified in writing by Buyer at the time of order for the products sold hereunder. SELLER MAKES NO OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY SELLER AND EXCLUDED FROM THIS CONTRACT.

3. LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY. Seller's liability hereunder shall be limited to the obligation to repair or replace only those products proven to have been defective in material or workmanship at the time of delivery, or allow credit, at its option. Seller's total cumulative liability in any way arising from or pertaining to any product sold or required to be sold under this contract shall NOT in any case exceed the purchase price paid by Buyer for such products. IN NO EVENT SHALL SELLER HAVE ANY LIABILITY FOR COMMERCIAL LOSS, LOST PROFITS, CLAIMS FOR LABOR, OR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY TYPE, WHETHER BUYER'S CLAIM BE BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, OR OTHERWISE. IT IS EXPRESSLY AGREED THAT BUYER'S REMEDIES EXPRESSED IN THIS PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES.

4. LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY FOR FAILURE OR DELAY IN DELIVERY. NO DELIVERY DATES ARE GUARANTEED. BUYER'S SOLE AND EXCLUSIVE REMEDIES AND SELLER'S ONLY LIABILITY FOR ANY DELAY IN DELIVERY SHALL BE LIMITED AS SET FORTH IN PARAGRAPH 3 OF THIS CONTRACT.

5. FORCE MAJEURE. In any event and in addition to all other limitations stated herein, Seller shall not be liable for any act, omission, result or consequence, including but not limited to any delay in delivery or performance, which is (i) due to any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty , governmental regulation or requirement, shortage or failure or raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller's is capable of settling any such labor problem.

6. BUYER'S OBLIGATION TO PASS ON LIMITATION OR WARRANTIES AND REMEDIES. In order to protect Seller against claims by Buyer's buyer, if Buyer resells any of the goods purchased under this agreement, Buyer shall include the language contained in paragraphs 2 and 3 of this agreement, dealing with Seller's limitations of warranties and remedies, in an enforceable agreement with Buyer's buyer, or otherwise include language in an enforceable agreement with its buyer that makes Seller's limitation of warranties and remedies binding on its buyer. Buyer shall also include a provision in its agreement with its buyer applying Indiana law to any claims its buyer might assert against Seller with respect to goods repaired, manufactured or sold by Seller, and requiring its buyer to bring any such action against Seller either in federal district court in Evansville, IN or the common pleas court for Vanderburgh County, Indiana. Buyer shall defend, indemnify and hold Seller harmless from any and all claims, causes of action, damages, losses or expenses (including reasonable attorneys' fees) that Seller incurs by reason of Buyer's failure to comply with this paragraph.

7. PASSAGE OF TITLE. Except with respect to title for vehicles that have a certificate of title or for equipment vehicles for which the full purchase price has not been paid, title to the products sold hereunder shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or re-consign such shipment to any destination other than specified in the bill of lading without permission of the Seller. Unless otherwise agreed, Seller reserves the right to select the mode of transportation. With respect to title for vehicles that have a certificate of title or vehicles for which the full purchase price has not been paid to the Seller, title will only transfer on the delivery of the certificate of title and payments due from the Buyer to the Seller has been paid in full. After the Buyer takes possession of a piece of equipment from the Seller, the risk of loss passes to the Buyer regardless of whether the legal title is transferred to the Buyer. Buyer will indemnify and hold harmless the seller with respect to any losses, damages, or claims related to the vehicle(s) after the Buyer receives possession of the vehicle(s), including any attorney's fees or costs associated with the indemnity or the enforcement of the Seller's rights herein.

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8. PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS. Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms of this contract or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-½% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts.

9. TRANSPORTATION CHARGES. Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.

10. CLAIMS BY BUYER. Buyer shall thoroughly inspect products sold under this contract immediately upon receipt to verify for itself that they conform to the specifications of the contract. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective goods within 30 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer disposes of the material, or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.

11. MECHANICAL PROPERTIES; CHEMICAL ANALYSES. Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the materials at other locations.

12. PATENTS. Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the material delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the material is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.

13. PERMISSIBLE VARIATIONS. The products sold hereunder shall be subject to Seller's standard manufacturing variations, tolerances and classifications.

14. TECHNICAL ADVICE. Buyer represents that it has made its own independent determination that the products it is purchasing under this contract meet the design requirements of Buyer's project and are suitable for Buyer's intended application. Buyer further represents that it has not relied in any respect on any written or oral statements or advice from Seller, other than the standard product specifications set forth in the most recent addition of Seller's published product brochures, in making that determination.

15. TAXES. Any applicable sales, excise and/or use taxes, if any, due under the laws of any state, any local government authority, or the federal government of the United States, in connection with the purchase and sale of any equipment, parts, and/or services shall be the responsibility of the Buyer.

16. BUYER'S RIGHT OF TERMINATION. Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract, and Buyer shall pay Seller the sum of the following: (1) the contract price for all products which have been completed prior to termination; (2) the cost to Seller of the material or work in process as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price; (3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and (4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.

17. SELLER'S RIGHT OF TERMINATION. In addition to the other rights of termination provided for in this contract, and if this contract is made pursuant to any governmental rule or regulation, plan, order or other directive, upon the termination thereof, Seller shall have the option of canceling this contract in whole or in part.

18. WAIVER. Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

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19. DELIVERY. Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of five (5) days after the wanted date shown on the face of the order or within five (5) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials in accordance with this Contract, Seller, at Seller's option, may:

(a) invoice the Buyer for the materials less freight if applicable; store the material in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored materials; add any applicable price increases listed on the face of the order; charge for any repair work to protective coatings harmed by weathering while such material is being stored; and charge applicable freight when shipment to the Buyer is made. Materials remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion. In that event, Buyer shall not be liable for the invoice price of the materials, but shall be liable for the storage fee and any repair work to protective coatings; or

(b) cancel the order and invoice the Buyer for cancellation charges, which shall be 50% of the selling price of the materials if the materials are standard, in- stock material, or the full selling price if the materials are special or nonstandard in nature and were especially fabricated for the Buyer.

20. PERIOD OF LIMITATIONS. Buyer and Seller agree that any action by Buyer against Seller for a breach of this contract, including any action for breach of warranty, or otherwise in connection with the goods sold under this contract, must be commenced by Buyer against Seller within one year after the cause of action therefore accrues.

21. CONFLICTING PROVISIONS OFFERED BY BUYER. Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.

22. SEVERABILITY. In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

23. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Indiana. Buyer and Seller specifically agree that any legal action brought relating to this contract will be brought and tried in the federal district court in Evansville, Indiana, or, in the absence of jurisdiction, the Vanderburgh County Court of Common Pleas in Evansville, IN.

Name(Printed)	**Signature**
Title	**Date**

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Solicitation Number: RFP #101221

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Sewer Equipment Co. of America, 1590 Dutch Rd., Dixon, IL 61021 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment with Related Accessories and Supplies from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

B. EXPIRATION DATE AND EXTENSION. This Contract expires November 29, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.

C. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above.

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Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be

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returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;

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- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell

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contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum; the terms of which will be negotiated directly between the Participating Entity and the Supplier. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

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- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased

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by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. WAIVER. Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

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E. CONTRACT COMPLETE. This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party.For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any act or omission in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
   a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use thetrademark(s) provided to Supplier by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.
   b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.
2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers,

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resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. As applicable, Supplier agrees to indemnify and hold harmless Sourcewell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcewell or its Participating Entities supplied by Supplier in violation of applicable patent or copyright laws.

5. Termination. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

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14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

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The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*
Workers' Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:
Minimum limits:
$500,000 each accident for bodily injury by accident
$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.
Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for Products-Completed operations
$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms

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no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:
$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

5. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
$2,000,000 per occurrence
$2,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is

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primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

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21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all references to "federal" should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier's Equipment, Products, or Services with United States federal funds.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

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C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names

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of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation

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and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier not use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by an Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

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T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

DocuSigned by:
By: Jeremy Schwartz
C0FD2A139D06489...

Jeremy Schwartz
Title: Chief Procurement Officer
Date: 11/23/2021 | 8:44 PM CST

Sewer Equipment Co. of America

DocuSigned by:
By: Shawn Bondele
B5011C400B714B6...

Shawn Bondele
Title: Inside Sales Manager
Date: 11/23/2021 | 4:13 PM EST

Approved:

DocuSigned by:
By: Chad Coauette
7E42B8F817A64CC...

Chad Coauette
Title: Executive Director/CEO
Date: 11/24/2021 | 6:48 PM CST

RFP 101221 - Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment with Related Accessories and Supplies

Vendor Details

Company Name:	Sewer Equipment Co. of America
Does your company conduct business under any other name? If yes, please state:	IL
Address:	1590 Dutch Road DIXON, IL 61021
Contact:	Shawn Bondele
Email:	shawnbondele@sewerequipment.com
Phone:	815-835-5623
Fax:	815-284-0452
HST#:	36-2786536

Submission Details

Created On:	Wednesday August 25, 2021 07:50:30
Submitted On:	Monday October 11, 2021 15:11:12
Submitted By:	Shawn Bondele
Email:	shawnbondele@sewerequipment.com
Transaction #:	44e1e7e4-e719-4802-a155-e76c8332dafc
Submitter's IP Address:	98.142.194.242

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond “N/A” if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	Sewer Equipment Co. of America	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	Rock Rentals	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	Sewer Equipment	*
4	Proposer Physical Address:	1590 Dutch Rd., Dixon, IL 61021	*
5	Proposer website address (or addresses):	www.sewerequipment.com, www.rock-rental.com, www.sewershop.com	*
6	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the “Proposer’s Assurance of Compliance” on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Shawn Bondele Inside Sales Manager 1590 Dutch Rd. Dixon, IL 61021 shawnbondele@sewerequipment.com 815-835-5566	*
7	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Shawn Bondele Inside Sales Manager 1590 Dutch Rd. Dixon, IL 61021 shawnbondele@sewerequipment.com 815-835-5566	*
8	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Tom Hochmuth Regional Sales Manager 1590 Dutch Rd. Dixon, IL 61021 tomhochmuth@sewerequipment.com 815-342-1700 Vanessa Gomez Inside Sales Coordinator 1590 Dutch Rd. Dixon, IL 61021 vanessagomez@sewerequipment.com 815-835-5566	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	
9	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	"Best Product, Best Local Support" is a promise to our customers and is also a tagline that acts as a guiding principle to us each day. We have long been known for robust and innovative products that focus on simplicity, an increasingly rare characteristic in our marketplace. Sewer Equipment is also unique among manufacturers for our breadth of product, which ultimately allows our salespeople and distributors to sell in a consultative fashion. No other manufacture provides full size combination (jet/vacuum) trucks, mini combo trucks, water recycling combo trucks, truck and trailer jets both large and small, rodders, easement machines, and accessories for sewer cleaning applications as well as purpose built hydro excavation and air excavation trucks of all sizes. Our 76-year history has been one of growth and meaningful innovation. In 1941, our founder, H.T. O'Brien, developed the idea of using a rotating, spring tipped rod for cleaning drains in buildings, and a company was born. Throughout the 1940's and into the 1960's, O'Brien Manufacturing refined and expanded this principle to include trailer mounted rodders for cleaning mainline sewer pipes – these rodders were the predecessors of today's sewer jetters. The late 1960's saw the advent of modern-day sewer jet trucks and water powered rotating root cutters by O'Brien. O'Brien Manufacturing was sold in the early 70's and Sewer Equipment Company of America was opened by Jim O'Brien, son of the founder. The company grew from accessory sales to the manufacture of rodders, bucket machines, vacuum trailers, and truck and trailer jetters. In the mid 2000's we began manufacturing an extensive line of hydro excavating trucks and trailers. In 2012, the company was moved from a 37,000 sq/ft manufacturing facility in Chadwick Il to a 122,000 sq/ft plant in Dixon IL to accommodate our growth. This move allowed us to begin producing the 900-ECO combination sewer cleaner 2015. In the 6 years since its release, the 900-ECO has achieved approximately a 13% share of this hotly contested segment, measured in annual new truck sales in the US. In the last 4 years, we have also released the 400-ECO mini combo truck, the Genesis water recycling combo, and the AX-4000 air excavator truck. May of 2021 marked the completion of our 9000th piece of "big equipment" in company history.	*
10	What are your company's expectations in the event of an award?	We would immediately schedule a video conference meeting with all distributor sales personnel, reiterating the terms of the contract and calling attention to any changes. This would be followed up with in person reviews as well as e-mail / social media blasts to dealers and end users. We would remain the sole source of responsibility for this contract and would handle all order entry and reporting tasks required by the contract as we currently do.	*
11	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Sewer Equipment has a consistent track record of growth and profitability. The company's past performance assures ample resources to enhance our product offerings for the markets we serve. Sewer Equipment maintains insurance coverage that is customary for the business being conducted. (Attachment – 11-2020 Sewer Equipment Co……., 11 – Huntington National Bank……., 11 – 2021-2022 Sewer Equipment COI)	*
12	What is your US market share for the solutions that you are proposing?	Our US Market Share data listed here for combination trucks, truck jets, and hydro excavation trucks is based on data reporting through the American Association of Equipment Manufacturers. Combination Sewer Cleaners (2018) 6.4% (2019) 7.1% (2020) 14% (2021y.t.d.) 13.3% Truck Jets (2018) 58.5% (2019) 8% (2020) 44.6% (2021y.t.d.) 31.7% Hydro-Excavation Trucks (2018) 5.9% (2019) 9.3% (2020) 6.9% (2021y.t.d.) 8.1%	*
13	What is your Canadian market share for the solutions that you are proposing?	Our Canadian Market Share data listed here for combination trucks, truck jets, and hydro-excavation trucks is based on data reporting through the American Association of Equipment Manufacturers. Combination Sewer Cleaners (2018) 1.7% (2019) 2.0% (2020) 7.7% (2021y.t.d.)7.5% Truck Jets (2018) 66.7% (2019) 42.9% (2020) 75% (2021y.t.d.) 75% Hydro-Excavation Trucks (2018) 2.1% (2019) 2.0% (2020) 0% (2021y.t.d.) 7.8%	*
14	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	Since its formation, Sewer Equipment has never petitioned for bankruptcy protection.	*
15	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	As a manufacturer, our primary means of going to market is via exclusive distributors that are typically responsible for covering the municipal entities in an entire state/states, multiple provinces, or multiple countries. We have distributors in 46 States and 2 Providences in Canada, as well as 5 overseas countries. The only exception is in some states/provinces that are in a transitional phase. Distributors act on our behalf as local sales, service, training, and warranty providers. These distributor sales and service people are 3rd party employees and are looked after by regional sales managers from Sewer Equipment. Distributor service personnel work closely with, and have direct access to Sewer Equipment's warranty department, technical service department and engineering group.	*
16	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	As a United States based company, we are an Illinois corporation registered with the Illinois Secretary of State (File No. 50370119). Our Federal Employer Identification Number is 36-2786536. Our Illinois Certificate of Resale Number is 0252-2705. As a manufacturing making mobile products operating on US highways, we have two dealer licenses. DL1582 for trucks and DLT1419 for trailers. Each of our Dealers also hold Dealer Licenses in their respective territories. Where required, Sewer Equipment is licensed as a Manufacturer or Motor Vehicle Converter including Iowa Manufacturer License No. M241, Texas Motor Vehicle Converter License No. 105517, Louisiana Motor Vehicle Converter License No. CV-2021-00122, Washington Vehicle Manufacturer License No. 08152 and Montana New Motor Vehicle Manufacturer License No. 139. Sewer Equipment is also a member of the National Association of Trailer Manufacturers. This assures our trailers are manufactured in accordance with all DOT and NATM guidelines.	*
17	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	Sewer Equipment has not within the ten-year period preceding this bid been debarred or suspended from any public transactions (Federal, State, or local).	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
18	Describe any relevant industry awards or recognition that your company has received in the past five years	Sewer Equipment was awarded patent number "US 9,863,135 B2" for our Hydro-Drive system on January 9th, 2018. This Hydro-Drive System is the heart of our 900-ECO Combination Sewer Cleaner and has been a major contributor to the continued growth and success of our company. In the July 2021 issue of THE MUNICIPAL, Sewer Equipment was featured in an article "Moving Beyond Transactional Relationships Toward Partnerships." referencing a sale to King County, WA, where they utilized the Sourcewell Contract for the purchase and National Cooperative Lease for the financing. Sewer Equipment's products are in focus on almost a monthly basis in Industry Trade Publications such as CLEANER, DIG DIFFERENT, and MUNICIPAL WATER & SEWER.	*
19	What percentage of your sales are to the governmental sector in the past three years	(2018) 47%, (2019) 52%, (2020) 53%, (2021) 54%	*
20	What percentage of your sales are to the education sector in the past three years	(2018) .032%, (2019) .058%, (2020) 0%, (2021) 0%	*
21	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	The figures below do not include state and other local contracts that are manages by our distributors. These are only contract held directly by Sewer Equipment. HGAC (2018) $361,491.00, (2019) $496,502.00, (2020) $0.00, (2021) $0.00, State of Ohio (2018) $66,914.00, (2019) $337,639.00, (2020) $569,970.00, (2021) $248,523.00 Florida Sheriffs (2018) $0.00, (2019) $0.00, (2020) $0.00, (2021) $87,886.00 BuyBoard (2018) $0.00, (2019) $0.00, (2020) $0.00 (2021) $52,325.00	*
22	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Sewer Equipment partners with Fedharmony on a GSA contract. We also directly hold a DLA contract. GSA (2018) $0.00, (2019) $250,619.00, (2020) $263,271.00, (2021) $58,479.00 DLA (2018) $0.00, (2019) $256,309.83, (2020) $274,847.00, (2021) $0.00	*

Table 4: References/Testimonials

Line Item 23. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
City of Reno, NV	Zac Haffner	775-399-8692	*
City of Salem, OR	Jerry Smith	503-385-7560	*
City of Atlanta, GA	Robert Horton	404-982-1426	*

Table 5: Top Five Government or Education Customers

Line Item 24. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
City of Atlanta, GA	Government	Georgia - GA	Combination Sewer Cleaners	8 - 900-ECO's	$2,171,740.00	*
City of Reno, NV	Government	Nevada - NV	Combination Sewer Cleaners, Truck Jets, Easement Machines	3 - 800-HPRs, 3 - 900-ECO's, 1 - JAJ-600WH	$1,141,776.00	*
Snohomish County	Government	Washington - WA	Combination Sewer Cleaners	3 - 900-ECO's	$812,988.00	*
City of Salem, OR	Government	Oregon - OR	Combination Sewer Cleaners	3 - 900-ECO's	$755,912.00	*
City of Hamilton, ON	Government	ON - Ontario	Hydro Excavators	2 - Ramvac HX-12's	$705,804.00	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
25	Sales force.	We directly employ a national sales manager as well as an eastern, central, and western regional sales manager that are responsible for our distributor network. We employ 3 inside salespeople as well as 7 direct salespeople that serve markets that are not fully covered by distribution (primarily contractors, but also some federal agencies and education to a very small degree). Three full time demonstration specialists work with our regional sales managers and distributor salespeople to allow our customers to "try it before they buy it", which is a very important aspect of our sales program.	*

26	Dealer network or other distribution methods.	In total, our distributor network employs approximately 140 salespeople. As a premium specialty product, our distributors are quite focused on the Sewer Equipment line, typically spending 50% or more of their efforts on our offerings. A new focus moving forward will be an intensive product and presentation technique training (SEAL - Sewer Equipment Advanced Learning) program for our distributors, with the goal being the most educated and knowledgeable sales staff in the industry. This has already begun with a dealer "walkaround" event (live product presentation), in which dealer salespeople presented several products to their peers and factory personnel and were graded for certification purposes. This program will be expanded with more events and more content in the coming years.	*
27	Service force.	(See attachment: 27 Service Distributor Map – US) As the Sewer Equipment distributor network evolves, our service presence has improved in recent years. With more professional organizations in our ranks, our number of service techs at the dealer in the US and Canada is approximately 170. Each of our distributors is required to have at least two technicians certified at Sewer University, a multi-day class that is regularly held at our Dixon IL headquarters. 99% of our customer's service needs are accommodated at the distributor level. Sewer Equipment also employs 3 mobile service technicians equipped with service trucks that fill in any gaps in service coverage and cover special projects. A relatively unique offering for customers in remote regions is our willingness to provide warranty coverage via a 3rd party repair shop of their choice or to reimburse the customer to perform simple warranty repairs themselves. This is very popular among customers in the rural western US, and is largely made possible by our simple products and factory tech support.	*
28	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	As in the past, Sewer Equipment distributors will provide Sourcewell quotations to customers and will accept purchase orders from customers following Sourcewell guidelines as called out in our Quick start guide for distributors which will be updated (Attachment - 28 Quick Start Guide for dealers- Sourcewell INTERNAL - rev6 4-6-2020). Upon securing the order from the end user, the distributor will in turn place their order with Sewer Equipment and must include a copy of their customer's purchase order complete with Sourcewell discount information, customer Sourcewell number, and our Sourcewell contract number. Said in a simpler way, customers will order from their authorized distributor, and the distributor will order from Sewer Equipment as they normally would, with the exception that Sourcewell quote and order protocols will be followed.	*
29	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	The first and likely most important aspect of our service program is building equipment that can be worked on by the customer or a local shop. Because Sewer Equipment has consciously avoided the use of computers, circuit boards, and CANbus communication protocols in our products, a mechanic with traditional skills and a knowledge of 12-volt wiring systems can often help themselves. If the customer does not possess the skills or cannot resolve the issue on their own, they should make a call to their local distributor to schedule a service visit, or to our corporate service technicians for assistance via the phone. Our corporate, in-house customer service department is comprised of both parts sales specialists and technical support specialists that provide toll-free service and tech support 24-7 & 365 days a year to end users and distributor service groups. Depending upon the issue, many can be handled over the phone with minor adjustments to either the operator's use of the equipment or to the machine itself. Our support specialists have extensive experience in troubleshooting issues and offering solutions. If repair service and parts are required, our specialists will work with the customer and/or dealer to most quickly and easily remedy the situation. To assist in this process, each unit we build is assigned a 4 digit serial number that allows us to retrieve electronic copies of every document related to the system from the sales order to product manuals that contain as built wiring diagrams and hydraulic schematics. We stock an extensive inventory of repair parts and accessories to give expedited service to our customers. Due to our stock levels and standardization on most buy out components, we have a track record of consistently shipping 95+% parts the same day ordered. For those remaining parts, we go to our vendor suppliers for support to meet our customer and dealer network needs. In regard to response time, most customers can expect a personal visit from a dealer technician within 24 hours with some exceptions due to geographic challenges. As detailed above, technical phone support is available all day, every day.	*
30	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	All personnel, physical assets. and procedures are already in place to provide our products and product support nationwide.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	We are prepared and have already utilized the Sourcewell contract in Canada for a substantial transaction with Hamilton, Ontario (2 Hydro-Excavator trucks)	*
32	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	Hawaii is the only geography not covered by an exclusive distributor, but we do utilize a non-exclusive reseller to facilitate service issues and the few sales that we see there.	*
33	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Although we are willing and able to serve all sectors, 98-99% of our customers fall in the government segment with some tribal entities and an occasional school district or university mixed in.	*
34	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	We do not have any restrictions in regards to the contract for the States of Alaska and Hawaii.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
35	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	• Product Literature: We display the Sourcewell contract awarded logo on our product line cards, product catalogs, and our website. See supporting document "Sewer Equipment Co. of America Full Product Line Catalog". • Website: We will highlight this in our website blog content when awarded and highlight on our social platforms. • Magazines: Collaborate with Industry Partners and Trade Publications advertise and write articles highlighting the benefits of utilizing the Sourcewell Contract. • Training on Finance Options: Promote the use of the Contract and Finance Options during our yearly Dealer Meetings. • Main Phone Line: Our on-hold message for our main Sewer Equipment phone line includes a narrative describing the contract and benefits to our customers. • Tradeshows: We display Sourcewell flags/banners at the major industry shows and our distribution (dealer) partners do as well at dozens of local shows each year. • Field: Our three regional sales managers, national sales manager, and demonstration specialists promote the contract at in person customer visits and demonstrations. Trailing has also been provided to our distribution (dealer) partners on how to also promote the contract in the field	*
36	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Our marketing platforms include: our websites (Sewer Equipment and Rock Rental), ad campaigns through Google AdWords, LinkedIn ads, and Facebook ads, social media platforms such as LinkedIn, Facebook, and Twitter, advertising and editorial content with trade magazines, and email campaigns to established dealer networks and customers.	*
37	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	We feel that Sourcewell provides the medium and Sewer Equipment supplies the product, both supplying prospects. Sourcewell's marketing efforts are important to expose municipalities to the contract and the accepted option as an alternative to the traditional bid process. Sewer Equipment's responsibility is to market our product to prospects and our distribution network. Integrate Into Sales Process: • We will continue with our existing plan which is mentioned in number 35 above. In addition to what is mentioned we have additional plans already in place that we will continue with that include: o WWETT show, Indianapolis, February 2022: announce renewal of contract at annual dealer meeting. o Each year we present the top 3 Sourcewell dealer salespersons with monetary awards covered by Sewer Equipment. o Our secured dealer portal website includes: all Sourcewell pricing, Sourcewell quick start guide which outlines all pertinent details of our contract. o Internal quarterly sales meeting includes update on sales success regarding the contract. o When a new dealer is brought on, we allocate for 1 hour of Sourcewell training.	*
38	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	We do not have an e-procurement system in place at this time.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	
39	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Operational training is standard and provided free of charge by our distributors at time of delivery of new machines. Because a large percentage of our customers are repeat buyers, we choose to offer additional on-site operator training by a factory representative on an optional basis for those that feel they need it. Price is $1,839.00 for the first day and $1,370.00 for each subsequent day, including all expenses such as transportation. Model specific maintenance training is optional, customizable, and available on demand. This covers daily, weekly, monthly, and annual maintenance requirements as well as basic and model specific troubleshooting. This is typically 2 days at our plant and is $943 per person. Meals and lodging are included in the price and customer is responsible for transportation.	*
40	Describe any technological advances that your proposed products or services offer.	Our primary "advancement" revolves around the principle of keeping our systems simple. Particularly in the combination truck, hydro excavator, and full-size truck jet market, nearly every manufacturer has moved to microprocessor-controlled modules that incorporate touch screens and complex digital user interfaces. We have retained the use of traditional 12-volt control systems. This makes our trucks easier and safer to run, easier to maintain without special training and tools (increasing up-time) and eliminates the obsolescence and fragility of high-tech components. We are in the process of manufacturing the world's only battery powered rodder for the City of Seattle sewer collections department. The Genesis Recycling Combination truck is an exclusive partnership with Cappellotto of Italy that allows us to offer their world leading technology of this product in North America with the sales efforts and support of our nationwide dealer network. Our patented Hydro Drive system utilized on our 900-ECO drives our blower and water pump in a very unique but surprisingly simple manner that offers a host of benefits. Eliminating the transfer case present in most other designs removes a potential maintenance headache, allows our truck to work in neutral offering unmatched operator safety and ease of setup, and consumes less horsepower, thus cutting fuel consumption and emissions. The 800-HPRTV Series IV was recently refined and is the most user friendly and productive TV/Jet combination systems in the truck and trailer market, allowing customers to TV and clean sewer lines simultaneously.	*

41	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Company 2020 solar panel project. Through the Illinois Adjustable Block Program Sewer Equipment's 706.86 kW solar system is generating 11,871 REC's (Renewable Energy Credits). (attachment – 41 Sewer Equipment Solar Renewable… and attachment - 41 Illinois Adjustable….), Sewer Equipment participated in ComEd's Smart Inverter rebate program which incentivizes non-residential customers to make renewable energy investments. (attachment – 41 Smart Inverter….) To date, Sewer Equipment's solar charging system has saved CO2 emissions of 895,396 lbs. (attachment 41 Solar Edge summary.) Battery powered forklifts and material handling devices utilize solar charging Adoption of low VOC paints has decreased overall VOC generation despite a 10-fold increase in production in the last 10 years. Installation of a water recirculation system for jetter testing, saving hundreds of thousands of gallons per year. Recycling Program Utilization of reusable, steel transport skids for our locally sourced large components eliminates the need for one-use wood and plastic skids. Recycling of wood and cardboard shipping components Plant-wide paper and plastic recycling program Products The Genesis recycler combo truck can clean sewers all day without using a drop of fresh water. It processes the debris and water that is vacuumed during the operating process, using the reclaimed water for jetting. Our 900-ECO truck, 800HPR-ECO truck and 747-ECO trailer operating system allows the engine to operate at 30-50% lower speed while in the work mode, offering reductions in fuel use, emissions, and ambient noise. Our rodders are the only commonly accepted waterless sewer cleaning tools, making them popular in arid regions where water conservation is of importance. Thousands of gallons of water are saved daily versus traditional sewer jet-vac technology. Although traditionally gas powered, we have now developed a battery powered rodder. Biodegradable hydraulic fluid is offered as an option in all our systems. We have manufactured several CNG powered jet trucks for the Southern California Market	*
42	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Sewer Equipment has not received any third-party ECO ratings specifically. However, a patent has been granted by the US Patent office for our HydroDrive system described above, as used on our 900-ECO. This system does provide fuel saving vs traditional drive systems. (Attachment 42 HydroDrive…)	*
43	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	We continue to receive the EDGE credit from the State of Illinois. This credit is based on the number of jobs created and retained. (Attachment 43 Edge Credit……)	*
44	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	One of the most unique attributes of our offering is our unprecedented breadth of product. No other manufacturer in our marketplace offers everything from small jetters used in the plumbing segment to full size combo trucks, and everything in between. This means that our distributors cans be consultants starting with assessing a customer's needs and then supplying the proper product. This also makes us one of the only suppliers of smaller products in the sewer industry that has a strong nationwide sales and service network.	*

Table 9A: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
45	Do your warranties cover all products, parts, and labor?	Sewer Equipment's standard warranty policy covers all items manufactured by Sewer Equipment except for wear items. Many major components are covered by their respective manufactures warranty policy. (Attachment 45 Warranty Policy……)	*
46	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Sewer Equipment's standard warranty policy covers 12 months or use or 2000 hours. The 2000 hours limit covers typical usage by all Municipalities.	*
47	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Sewer Equipment provides up to 3 hours of travel time for warranty reimbursement. Our Dealers pick up travel time in addition to the 3 hours as needed. Our Municipal customers do not have to pay for travel time regardless of where they are located.	*
48	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Sewer Equipment has dealers that cover 46 of States in the U.S. In Canada we have dealers currently covering 4 Providences. Our dealers cover service in these areas. For customer in other states or providences in Canada we have two options for service. First Sewer Equipment employs direct field service personnel that we can send directly to the customers locations. We also work with third party service centers across North America that will do warranty work on Sewer Equipment products. Regardless of the customers location, we have service handled.	*
49	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Sewer Equipment assist in processing warranty claims for all purchased items covered by their respective manufacturer's warranties. For most items we handle these claims directly with the manufacturer for a seamless claim by the end user. This would be similar to claims on Sewer manufactured items. The only exception is auxiliary engines. Engine warranty claims and repairs are handled by the respective manufacturers service centers around the country. Sewer Equipment does assist with communication between the end user and the service center.	*
50	What are your proposed exchange and return programs and policies?	If the customer decides to return a purchased item such as a spare part, Sewer Equipment charges a 25% re-stocking fee. The customer will also be responsible for shipping charges. This policy does not apply to new custom-built equipment sold through our dealer network. Any potential return for new equipment would be negotiated with the selling dealer.	*
51	Describe any service contract options for the items included in your proposal.	Sewer Equipment's dealer network offers service packages for customers. These packages are priced by our dealers. For regions not supported by our dealer network, Sewer Equipment offers quarterly maintenance packages with work performed by our own Field Service Personnel. Pricing is on a case-by-case basis based on expectations of the customer.	*

Table 9B: Performance Standards or Guarantees

Describe in detail your performance standards or guarantees, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your performance materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
52	Describe any performance standards or guarantees that apply to your services	Sewer Equipment does not have any performance guarantees that apply to service. We do offer a 27/7 phone support for all service-related issues. For urgent parts needs, we typically ship 90% of orders within 24 hours.	*
53	Describe any service standards or guarantees that apply to your services (policies, metrics, KPIs, etc.)	We do not have service performance standards currently but are looking to implement a program in 2022.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
54	Describe your payment terms and accepted payment methods?	Sewer Equipment's payment terms for all municipal and educational Customers is Net 30. Our dealers would also utilize Net 30-day terms to their customers.	*
55	Describe any leasing or financing options available for use by educational or governmental entities.	Sewer Equipment utilizes and recommends NCL Government Capital for leasing options to our Municipal Customers. This has proved very useful for long term leasing arrangements. For short term rental needs, we offer rentals through our subsidiary Rock Rentals. Many of our dealers also partner with us in offering short term equipment rentals.	*
56	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	Sewer Equipment and our dealers utilize our standard Sourcewell Price sheets for quoting to our customers. When a customer submits a purchase order to one of our dealers, the dealer submits a copy of the customer purchase order along with the worksheet used for quotation to us. We utilize this information to establish the Sourcewell Contract fee. All other related transaction documents are handled between our dealers and customers. See copies of our worksheets uploaded in the pricing section.	*
57	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Sewer Equipment does not accept P-Card for payments currently.	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
58	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Sewer Equipment utilizes a straightforward discount off list pricing model for all our new equipment sales. This also applies to all spare parts and accessories. Pricing for all our new equipment models has been uploaded and is included with this submittal. We do not utilize SKUs for our equipment. All worksheets are identified by their model name. Pricing for all parts and accessories is not included with this submittal as the number of items is quite large. MSRP pricing for most items can be found at www.sewershop.com.	*
59	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	The Sourcewell Contract discount for all new equipment is 3% off MSRP. The discount for parts and accessories is 5% off MSRP. The discount for rentals is 3% off published rates. The buyout price for rentals if applicable is priced at 3% off MSRP. These discounts are minimums, and our dealers may provide additional discounts.	*
60	Describe any quantity or volume discounts or rebate programs that you offer.	Sewer Equipment does not have a standard volume discount pricing structure. However, us and our dealers will offer volume discounts as necessary on a case by case basis. When offered, these discounts are noted on the quote to be above and beyond the standard Sourcewell discount.	*
61	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Sewer Equipment and/or our dealers will provide non-standard items to be mounted on our equipment at request of our customers. These items are quoted on a case-by-case basis and are considered part of our product. These non-standard items are subject to the Sourcewell discount. Sewer Equipment and/or our dealers will also supply chassis for our truck mounted models. These chassis are currently being quoted at cost on a case by case basis due to pricing influx in the market. We consider these items to be “pass-thru” items and are not subject to Sourcewell discounts or fee reporting.	*
62	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Items that can be included on a quotation to a customer but are not on our pricing worksheet or discussed in the above sections include the following. Dealer supplied freight, training, and pre-delivery inspections. These items are not subject to Sourcewell Discount or fee reporting.	*
63	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Sewer Equipment charges freight from our Dixon, IL location to our Dealers location. We charge freight on a per mile bases. Our dealers may impose an additional charge for freight from their location to the customers location depending on location. That is a separate charge as listed in question 62.	*
64	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	For freight charges to customers located outside of the continental United States or Canada, we will with our freight broker to establish the lowest price options for our customers. Our customers are also welcomed to take on the freight responsibility themselves.	*
65	Describe any unique distribution and/or delivery methods or options offered in your proposal.	We do not currently offer any unique freight programs other that what is listed above.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
66	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	Sewer Equipment has always offered a discount from list price on the Sourcewell Contract.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
67	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	Our Sourcewell pricing worksheets are accessible for download on our dealer website. This assures that our dealer sales staff have access to the correct price pages. These contract specific price sheets have the 3% minimum discount already listed to prevent error. Sewer Equipment audits every incoming order to determine if our Dealers have sold it via the Sourcewell Contract. If it was determined it was a Sourcewell sale, we verify all contract pricing via our worksheet and the customer purchase order. Every customer purchase order utilizing the Sourcewell contract must list their Sourcewell membership number and Sewer Equipment's contract number. Upon confirming the order is purchased via the contract, we document every order on an Excel spreadsheet. This spreadsheet tracks contract sell price, contract fee, and so on. Our Accounting Department audits this spreadsheet on every order that is completed before shipping. We also identify the use of the contract on our order tracking database for an easy to access record of all Sourcewell orders. For fee reporting and remittance we have a dedicated person in our Accounting Department that audits the Sourcewell Orders spreadsheet and reports sales on a quarterly basis. Fees are paid based on this quarterly reporting.	*
68	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	We continually monitor contract usage against overall sales volumes through our Dealerships. We track and award the highest grossing dealer salesperson that utilizes the Sourcewell Contract on a yearly basis during our dealer awards ceremony. It should be noted that the Sourcwell Contract is the only contract where we offer this award. We also compare the Sourcewell contract against competing national contracts and dealer held state contracts. These comparisons help us to put emphasis on training dealer sales staff.	*
69	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Sewer Equipment will pay an administrative fee to Sourcewell based on 1% of the Sourcewell sell price to the customer. This 1% fee is paid on our equipment, spare parts, and accessories. We do not pay the administrative fee on chassis which are considered a pass thru with our units. We will also pay the 1% administrative fee on all rental billings limited to 18 months and to buyouts of rentals based on the negotiated buyout price. The fees are calculated and paid on a quarterly basis.	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
70	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Sewer Equipment is offering an extensive range of equipment that all fall into the Sewer Vacuum, & Hydro-Excavation Category on this proposal. Our list of offered equipment is as follows…. • Our models 400-ECO & 900-ECO Combination Sewer Cleaners • Our Genesis Recycler Sewer Cleaner • Our Mongoose Series of Truck and Trailer Jetters • Our 545 & 747 Series of Truck and Trailer Jetters • Our 800 Series Truck Jetters • Our Ramvac Series Hydro Excavation Trucks • Or Ramvac Series Air Excavation Trucks. • Our JAJ Series of Easement Machines for Sewer Cleaning • Our 444, 866 & 877 Rodders for Sewer Cleaning • Spare parts and Accessories for above listed equipment. • Our Rental Program of above equipment.	*
71	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	All our equipment falls under the primary category on the proposal.	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
72	Sewer vacuums or combination sewer cleaners	(•) Yes ( ) No	See Equipment List	*
73	Hydro or air excavation equipment	(•) Yes ( ) No	See Equipment List	*
74	Jetters and rodders	(•) Yes ( ) No	See Equipment List	*
75	Dewatering, mud, trash, and centrifugal pumps	( ) Yes (•) No	No items specifically in this category, but our Geneisis Recycler unit does de-water before dumping.	*
76	Pumps used in lift stations, sewage treatment, water treatment, or water collection facilities	( ) Yes (•) No	No items specifically in this category, but our 900-ECO with optional trash pump can be used as an emergency pump system.	*
77	Accessories, supplies and replacement or wear parts related to the offerings above.	(•) Yes ( ) No		

Table 15: Industry Specific Questions

Line Item	Question	Response *	
78	Describe any product or equipment features that improve operator safety.	Our 900-ECO with patented HydroDrive system operates with the transmission in neutral and no transfer case required which has the potential to pop into gear and drive away. All of our ECO Series equipment operators at a reduced RPM for lowered noise for the operator. Our standard wireless remote has an e-stop safety check built in.	*
79	Describe any product or equipment innovations that increase uptime and operator productivity.	Our 900-ECO with patented HydroDrive system operates with the transmission in neutral and no transfer case required. The operator simply puts the truck in neutral, sets the parking brake, gets out of the truck, and turns on one switch to activate the unit. Then they can vacuum and/or jet within seconds. We do not utilize any completed computers or touch screens that prevent the operator from using while wearing gloves. Our dig-deep boom available on the 900-ECO and our HX12 series allows for increase vacuum depth without the need for as many vacuum tube additions.	

Table 16: Exceptions to Terms, Conditions, or Specifications Form

Line Item 80. **NOTICE**: To identify any exception, or to request any modification, to the Sourcewell template Contract terms, conditions, or specifications, a Proposer must submit the exception or requested modification on the **Exceptions to Terms, Conditions, or Specifications Form** immediately below. The contract section, the specific text addressed by the exception or requested modification, and the proposed modification must be identified in detail. Proposer's exceptions and proposed modifications are subject to review and approval of Sourcewell and will not automatically be included in the contract.

Contract Section	Term, Condition, or Specification	Exception or Proposed Modification

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as “Marketing Plan.”

- Pricing - Price Sheets.zip - Monday October 11, 2021 13:50:43
- Financial Strength and Stability - Financials.zip - Monday October 11, 2021 13:51:14
- Marketing Plan/Samples - Marketing Documents.zip - Monday October 11, 2021 13:52:29
- WMBE/MBE/SBE or Related Certificates - 43 Edge Credit Cert of Verification.pdf - Monday October 11, 2021 13:53:20
- Warranty Information - 45 WARRANTY POLICY AND PROCEDURE.docx - Monday October 11, 2021 13:52:48
- Standard Transaction Document Samples - Sourewell Order Transaction Document.pdf - Monday October 11, 2021 13:57:20
- Upload Additional Document - Additional Documents.zip - Monday October 11, 2021 13:54:30

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:

    1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

    3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Shawn Bondele, Inside Sales Manager, Sewer Equipment Co. of America

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_3_Sewer_Vac_Hydro-Excavation_Pumps_RFP_101221 Thu September 30 2021 03:29 PM	☑	2
Addendum_2_Sewer_Vac_Hydro-Excavation_Pumps_RFP_101221 Fri September 10 2021 02:40 PM	☑	2
Addendum_1_Sewer_Vac_Hydro-Excavation_Pumps_RFP_101221 Thu August 26 2021 05:40 PM	☑	1

Docusign Envelope ID: 09E36B0D-A471-4756-A940-15CC2CCCF11B

AMENDMENT #1
TO
SOURCEWELL AGREEMENT #101221-SCA

THIS AMENDMENT, effective upon the date of the last signature below, is by and between **Sourcewell** and **Sewer Equipment Co. of America** (Supplier).

Sourcewell entered into a contract, 101221-SCA, with Supplier to provide Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment with Related Accessories and Supplies, effective November 24, 2021, through November 29, 2026 (Contract).

Supplier has requested to modify the Contract.

NOW, THEREFORE, the parties amend the Contract as follows:

Article 18. Insurance of the Contract is amended to modify section A. Requirements 5. Network Security and Privacy Liability Insurance to decrease the Minimum limits to:

$1,000,000 per occurrence
$1,000,000 annual aggregate

Except as amended, the Contract remains in full force and effect.

Sou Signed by: Jeremy Schwartz C0FD2A139D06489...

By: _____

Jeremy Schwartz
Chief Operating and Procurement Officer

Date: 9/15/2025 | 5:17 PM CDT

Sev Signed by: Dave Madole 8E5340F016584C8... **of America**

By: _____

Dave Madole
Vice President/General Manager

Date: 9/23/2025 | 3:10 PM CDT

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: An Ordinance Granting a Special Use Permit for a Planned Development (250 Skokie Valley Road)

Recommendation:
Staff recommends granting a Planned Development ("***PUD***") and authorizing a Development Agreement ("***DA***"), for the proposed changes for the dealership at 250 Skokie Valley Rd. (the "***Property***").

Policy Consideration:
Project Summary.
The Oct. 6, 2025 meeting packet includes a detailed staff report about the project. Briefly, the project proposes changes to an existing dealership site[1], as follows:

- Addition of Showroom and Sales Offices of 7,158 sf.
- Addition of Service Reception and shop 3,887 sf.
- Removal of 34 vehicle spaces for the additions.
- A request for a variation to Article 22 of Chapter 150 of the City's Zoning Code, which pertains to foundation & vehicular use area landscaping.
- Will return for separate project for a new sign on the roofline of the newly renovated façade (with associated modifications from sign code).

Council Consideration.
At its Oct. 6, 2025 meeting, the City Council provided feedback to the Applicant regarding landscaping and traffic study, and directed staff draft approval documents granting Planned Development.

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Applicant has responded to Council's feedback as follows:

- Landscaping concerns.
    - Applicant indicates the site plan depicts planters and plants around the proposed signage that is seasonal. These are not new changes – these depictions were made in response to Plan and Design Commission comments.
        - The site plan depicts six planters along the foundation of the addition for seasonal plantings.
        - The site plan also depicts seasonal plantings around the ground signage (referred to as pylon signage in the site plan). This was updated with an amended site plan in **Exhibit C**.
- Incomplete information in the traffic impact study.
    - Applicant states this has been updated and indicates 'no crashes' occurred in the five-year period at either (1) the Skokie Valley road/north access drive intersection or (2) the Skokie Valley road/south access drive intersection. See **Attachment 1** - go to Page 6.
    - CivilTech, the City's third party traffic consultant, reviewed the updated impact study and does not have any comments – see **Attachment 2**.

Economic Incentive.
The Applicant has applied for a tax rebate economic incentive as part of the City's business development program; the proposed agreement is tentatively scheduled for the January 12, 2026 Council meeting.

Commission Consideration.
The Plan and Design Commission recommended approval at its Sept. 16 meeting, after providing comments about landscaping, screening, and ext. lighting, as well as recommending a condition of approval that no loading and unloading shipments on site occur.

Approval Documents Summary.

Ordinance.

- The ordinance grants a Planned Development for this site and requires development to be in conformance with the plans reviewed by the City Council.
- The ordinance grants the landscaping variations requested; however, landscaping must still be provided as depicted on within the two site plan sheets in **Exhibit C**.
- There are standard conditions of approval included in the ordinance, and also, the condition from the Commission's consideration, "Vehicle Loading and Unloading. Deliveries or shipments of motor vehicles to the Property may only occur on the

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Property; no vehicle loading or unloading may occur on the public right-of-way."

Development Agreement.
The Development Agreement contains standard requirements only. There are no public improvements related to this development, nor inclusionary housing or public benefit.

Public Comment.
No public comments have been received.

[1] Per Sec. 150.490 the land use is "Motor Vehicle Salesroom" but is commonly referred to as a dealership.

Core Priorities:

Fiscal Stability
See economic development

Economic Development
The project is a land use and development application that will create jobs and generate sales tax revenue.

Attachments:

1. Ordinance - Granting Special Use Permit 250 Skokie Valley Road
2. Exhibit A - Legal Description of the Property
3. Exhibit B - Development Agreement
4. Exhibit C - Site Plan
5. Exhibit D - Site Improvements Plan
6. Exhibit E - Roof Plan
7. Exhibit F - Demolition Floor Plan
8. Exhibit G - Finish Plan
9. Exhibit H - Ceiling Plan
10. Exhibit I - Lighting Schedule
11. Exhibit J - Exterior Elevations and Materials
12. Attachment 1 - Updated Traffic Report
13. Attachment 2 - Updated CivilTech Comments

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City of Highland Park

Ordinance No. _____

An Ordinance Granting a Special Use Permit
for a Planned Development
(250 Skokie Valley Road)

WHEREAS, McGrath Highland Park Properties LLC, an Illinois limited liability company ("***Owner***"), is the record title owner of that certain parcel of real property commonly known as 250 Skokie Valley Road, Highland Park, Illinois, located within the B3 Highway Commercial District of the City ("***B3 District***"), consisting of approximately 2.4 acres, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("***Property***"); and

WHEREAS, the Property is currently improved with a one-story commercial building ("***Existing Building***") and an off-street accessory parking lot, collectively used as a motor vehicle dealership; and

WHEREAS, the Owner desires to remove 34 off-street parking spaces from the parking lot on the Property and to construct a new addition to the Existing Building for use as a showroom, sales office, service reception, and for motor vehicle repair (***"Proposed Development"***); and

WHEREAS, pursuant to Section 150.505(D)(2) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), the Owner must obtain a special use permit for a planned development for the Property because the Property is in the B3 District, and the Proposed Development would expand an existing building from under 25,000 square feet to over 25,000 square feet of gross floor area; and

WHEREAS, pursuant to Articles IV, V, and XIV of the Zoning Code, the Owner has filed an application with the City for approval of: (i) a special use permit for a planned development for the Property; (ii) certain zoning modifications within the Proposed Development; and (iii) a preliminary and final development plan for the proposed planned development of the Property (collectively, the "***Requested Relief***"); and

WHEREAS, pursuant to Section 150.550 of the Zoning Code, the Owner has requested that the preliminary and final development plans for the proposed planned development of the Property be reviewed concurrently; and

WHEREAS, a public hearing of the Plan and Design Commission of the City of Highland Park ("***Plan and Design Commission***") to consider approval of the Requested Relief was duly advertised on August 18, 2025, in the Lake County News-Sun newspaper, and held on September 2 and September 16, 2025; and

WHEREAS, on September 16, 2025, the Plan and Design Commission adopted Findings of Fact (Public Hearing No. 2025-PUD-00059), recommending to the City Council approval of the Requested Relief for the Property; and

WHEREAS, the Owner has agreed to execute and record a development agreement prepared by the City's Corporation Counsel, governing the use and development of the Property and incorporating the conditions set forth in this Ordinance, the text of which is in substantially

the form attached to and, by this reference, made a part of this Ordinance as **Exhibit B** ("***Development Agreement***"); and

WHEREAS, the City Council has determined that the Requested Relief complies with the required standards for special use permits and planned developments, as set forth in Articles IV, V, and XIV of the Zoning Code; and

WHEREAS, consistent with the Plan and Design Commission recommendation, the City Council has determined that it will serve and be in the best interests of the City and its residents to approve the preliminary and final planned development for the Proposed Development of the Property and to grant the special use permits and zoning modifications for the proposed planned development, all in accordance with, and subject to, the conditions, restrictions, and provisions of 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: APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Five of this Ordinance, the City Council hereby grants a special use permit for a planned development for the Property, in accordance with, and pursuant to, Articles V and XIV of the Zoning Code and the home rule powers of the City.

SECTION THREE: APPROVAL OF A FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Five of this Ordinance, the final development plan for the planned development for the Property, consisting of the following documents (collectively, the "***Final Development Plan***"), is hereby approved:

A. The Site Plan, consisting of two sheets and prepared by Simon Design Group, LLC, with a latest revision date of November 17, 2025, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit C**;

B. The Site Improvement Plans, consisting of 14 sheets and prepared by Spaceco, Inc., with a latest revision date of May 28, 2025, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit D**;

C. The Roof Plan, consisting of six sheets and prepared by Simon Design Group, LLC, with a latest revision date of September 11, 2025, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit E**;

D. The Demolition Floor Plan, consisting of two sheets and prepared by Simon Design Group, LLC, with a latest revision date of December 20, 2024, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit F**;

E. The Finish Plan, consisting of nine sheets and prepared by Simon Design Group, LLC, with a latest revision date of December 20, 2024, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit G**;

F. The Ceiling Plan, consisting of two sheets and prepared by Simon Design Group, LLC, with a latest revision date of December 20, 2024, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit H**;

G. The Lighting Schedule, consisting of four sheets and prepared by Simon Design Group, LLC, with a latest revision date of December 20, 2024, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit I**; and

H. The Exterior Elevations and Materials, consisting of two sheets and prepared by Simon Design Group, LLC, with a latest revision date of December 20, 2024, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit J**.

SECTION FOUR: APPROVAL OF ZONING MODIFICATIONS WITHIN A PLANNED DEVELOPMENT: Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Five of this Ordinance, the Owner's requests for the following modifications in conjunction with a special use permit for a planned development on the Property are hereby granted for, and with respect to, the Proposed Development, in accordance with and pursuant to Section 150.510 of the Zoning Code and the home rule powers of the City:

A. Open-Space Buffer Modification. A modification from Section 150.2220(B) of the Zoning Code to waive the requirement for a 10-foot-wide landscaped open space buffer within that portion of the Property located within 25 feet of Skokie Valley Road.

B. Vehicle Use Area Modification. A modification from Section 150.2220(C)(2) of the Zoning Code to waive the requirement for a landscape island within the vehicle use area of the Property.

C. Landscape Buffer Modification. A modification from Section 150.2225 of the Zoning Code to decrease the minimum required depth for a landscape buffer along the east façade of the building on the Property, from five feet to zero feet.

SECTION FIVE: 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 Owner may have, the approvals granted in Sections Two, Three, and Four of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. Development Agreement.

1. Execution and Recordation. Within 30 days after the adoption of this Ordinance, the Owner must execute the Development Agreement.

2. Compliance. The development, use, operation, and maintenance of the Property must at all times comply with all terms, conditions, restrictions, and provisions of the Development Agreement

B. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Final Development Plan, except for minor changes and site work approved by the Director of Community Development and the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards.

C. Lighting Requirements. No light fixture installed on the Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

D. Vehicle Loading and Unloading. Deliveries or shipments of motor vehicles to the Property may only occur on the Property; no vehicle loading or unloading may occur on the public right-of-way.

SECTION SIX: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded in the Office of the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property and inure to the benefit of, and be binding upon, the Owner and its heirs, personal representatives, successors, and assigns.

SECTION SEVEN: FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections Two, Three, and Four of this Ordinance will, 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 in Sections Two, Three, and Four unless it first provides the Owner 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 such revocation, the City Manager and Corporation Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION EIGHT: AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of special use permits.

SECTION NINE: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council by a majority vote in the manner required by law;

2. Publication in pamphlet form in the manner required by law;

3. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of Lake County;

4. Passage and approval of a resolution by a majority of the members of the City Council, in the manner provided by law, authorizing the execution of the Development Agreement; and

5. Execution by the Owner of the Development Agreement, and delivery to the City of the executed Development Agreement, within 30 days after the passage of this Ordinance.

B. In the event that the Owner does not deliver fully executed copies of the Development Agreement within 30 days after the date of final passage of this Ordinance by the City Council, as required by Section 9.A.5 of this Ordinance, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURES ON FOLLOWING PAGE]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk

EXHIBIT A

Legal Description of the Property

The subject property address is commonly known as: 250 Skokie Valley Rd.

The subject property is legally described as:

LOT 1 OF CHRYSLER REALTY CORPORATION'S SUBDMSION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PI.AT THEREOF, RECORDED APRIL 6, 1970, AS DOCUMENT 1455069 IN BOOK 49 OF PI.ATS, PAGE 22, IN LAKE COUNTY, ILLINOIS.

PIN: 16-35-305-002

EXHIBIT B

Development Agreement

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

City of Highland Park
Planning Division
1150 Half Day Road
Highland Park, IL 60035

Above Space For Recorder's Use Only

DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK AND

MCGRATH HIGHLAND PARK PROPERTIES LLC

(250 SKOKIE VALLEY ROAD)

DATED AS OF _____ ___, 2025

Development Agreement
Between
The City of Highland Park and
McGrath Highland Park Properties LLC
(250 Skokie Valley Road)

THIS DEVELOPMENT AGREEMENT (***"Agreement"***) is made as of the ___ day of _____, 2025, by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***) and **MCGRATH HIGHLAND PARK PROPERTIES LLC**, an Illinois limited liability company (***"Owner"***).

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. BACKGROUND.*

A. The property is an approximately 2.4-acre property located at the address commonly known as 250 Skokie Valley Road in Highland Park, Illinois.

B. As of the Effective Date of this Agreement, Owner is the record title holder of the Property.

C. The Property is currently improved with a one-story commercial building (***"Existing Building"***) and an off-street accessory parking lot, collectively used as a motor vehicle dealership.

D. Owner desires to remove 34 off-street parking spaces from the Property and to construct a new addition to the Existing Building for use as a showroom, sales office, and service reception.

E. In connection with the proposed development of the Property, Owner filed applications with the City seeking approval of: (1) a special use permit for a planned development; (2) a preliminary and final development plan for the Property; and (3) certain zoning modifications within the proposed planned development on the Property.

F. Pursuant to Section 150.550 of the Zoning Code, Owner also requested that the City concurrently review the preliminary and final development plans for the proposed planned development of the Property.

G. A public hearing was held by the City of Highland Park Plan and Design Commission ("***Plan and Design Commission***") on September 2 and 16, 2025, to consider approval of the preliminary and final planned development for the Property. On September 16, 2025, the Plan and Design Commission adopted Findings of Fact, Public Hearing No. 2025-PUD-

*All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Zoning Code.

00059, recommending to the Corporate Authorities approval of the planned development of the Property, subject to specified conditions.

H. The Corporate Authorities have determined that the development of the Property pursuant to and in accordance with this Agreement would further enable the City to regulate the development of the Property.

I. On _____, 2025, the Corporate Authorities approved the Special Use Ordinance: (i) approving a special use permit for a planned development for the Property; (ii) approving the Final Development Plan for the Property; and (iii) granting zoning modifications within the approved planned development.

J. As provided in, and as a condition of, the Development Approvals, Owner has agreed to execute this so as to provide that the Property be developed only in compliance with this Agreement and the Development Approvals.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized terms and phrases in this Agreement have the meanings set forth in the preamble above and in this Section or elsewhere in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the City Laws.

***"Building Code"*:** Chapter 170 of the City Code.

***"City Code"*:** "The Highland Park Code of 1968", as amended from time to time.

"City Laws": The City Code, the Zoning Code, the Subdivision Code, and all other City laws, codes, ordinances, resolutions, rules, regulations, and policies.

***"Corporate Authorities"*:** The Mayor and City Council of the City.

***"CTM Plan"*:** Defined in Section 6.F.1 of this Agreement.

"Development": Described and defined in Section 3.A of this Agreement.

***"Development Approvals"*:** The ordinances, resolutions, permits, and administrative approvals listed in Section 3 of this Agreement.

***"Effective Date"*:** The date of execution of this Agreement by all of the Parties, as set forth in the first paragraph of page one of this Agreement.

***"Events of Default"*:** Defined in Section 14.A of this Agreement with respect to Owner and in Section 14.B of this Agreement with respect to the City.

***"Final Development Plan"*:** Collectively, the plans and specifications for the Development approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3 of this Agreement and the Requirements of Law.

"Final Engineering Plan":" The engineering plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

"Final Site Plan": The site plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

"Guarantee": Defined in Section 10.A of this Agreement.

"Improvement Construction Schedule": The schedule for construction of Improvements, as described in Section 5.A.3 of this Agreement.

"Improvements": The on-site and off-site improvements to be made in connection with the development of the Property, as provided in Section 4 of this Agreement.

"Indemnified Claims": Defined in Section 11.C of this Agreement.

"Letter of Credit": The performance security required by Section 10.A of this Agreement, in the form attached as **Exhibit C** to this Agreement.

"Maintenance Guarantee": Defined in Section 10.D of this Agreement.

"Parties": The City and Owner, collectively.

"Person": Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

"Property": The tract of land, consisting of approximately 2.4 acres, located at the address commonly known as 250 Skokie Valley Road, Highland Park, Illinois, and legally described in **Exhibit A** attached to this Agreement.

"Public Improvements Standards Manual": The "City Engineering Standards Details," as amended from time to time.

"Requirements of Law": All City Laws and all other applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

"Site Restoration": Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

"Special Use Ordinance": Ordinance No. ____, adopted by the Corporate Authorities and as may be amended: (i) approving a special use permit for a planned development for the Property; (ii) approving the Final Development Plan for the Property; and (iii) granting zoning modifications within the approved planned development.

***"Stormwater Improvements"*:** The Improvements depicted on the Final Engineering Plan: private storm sewers, related equipment, appurtenances, structures, swales, and storm drainage areas installed and maintained on the Property to ensure adequate storm water drainage and management and to collect and direct storm water into the City storm sewer system.

***"Structure"*:** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure will in all cases be deemed to include, without limitation, the Existing Building and the addition to be constructed on the Property, as part of the Development.

***"Subdivision Code"*:** Chapter 151 of the City Code, as amended from time to time.

***"Uncontrollable Circumstance"*:** Any of the following events and circumstances that materially change the ability of Owner to carry out its obligations under this Agreement:

a. a change in the Requirements of Law, other than an action taken by the City pursuant to Section 15.A.3 of this Agreement;

b. insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

c. epidemic or pandemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions preventing performance of work, or other similar Act of God;

d. governmental condemnation or taking other than by the City; or

e. strikes, lockouts, or labor disputes, other than those caused by the unlawful acts of Owner, its partners, or affiliated entities.

Uncontrollable Circumstance does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; or (ii) economic hardship, impracticability of performance, commercial, economic, or market conditions, or a failure of performance by a contractor (except as caused by events that are Uncontrollable Circumstances as to the contractor).

***"Vertical Construction"*:** The construction of any portion of a Structure above grade level.

***"Zoning Code"*:** The "City of Highland Park Zoning Ordinance of 1997", as amended from time to time.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, feminine or neutral pronouns are to be substituted for those masculine in form and vice versa, and plural terms are to be substituted for singular and singular for plural, in any place in which the context requires.

2. Headings. The headings, titles, and captions in this Agreement are used only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement or any of the substantive provisions of this Agreement.

3. Calendar Days; Calculation of Time Periods. Unless otherwise specified in this Agreement, references to days in this Agreement are to calendar days. Unless otherwise specified in this Agreement, in computing any period of time under 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 will run until the end of the next day which is not a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central prevailing time.

4. Compliance and Conflict with Other Requirements. Unless otherwise specified in this Agreement, if there is a conflict between this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the City, as determined by the City Manager, will control. All of the provisions in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. APPROVAL OF DEVELOPMENT.

A. Description of Development. Owner submitted applications to the City for approval of the construction of an addition to the Existing Building. Owner proposes the removal of 34 existing parking spaces from the Property and the construction of an addition to the Existing Building, to be used as a showroom, sales offices, service reception, and for motor vehicle repair.

B. Concurrent Approvals. Immediately prior to the approval and execution of this Agreement, the Corporate Authorities will consider adoption of Ordinance No. _____, the Special Use Permit Ordinance.

SECTION 4. DEVELOPMENT OF THE PROPERTY.

A. Compliance with this Agreement. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Laws or any other rights Owner may have, during the term of this Agreement, the Property may only be developed pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the development conditions set forth in this Section 4. Development of the Property in a manner deviating from these conditions will be deemed a violation of this Agreement and Owner's obligations hereunder, and an Event of Default pursuant to Section 14.A of this Agreement.

B. Development. The Development must consist of the following required elements, all of which were promised by Owner and served as an enticement to the City to enter into this Agreement and adopt the Development Approvals:

1. Removal of 34 existing parking spaces from the Property;

2. Installation of a new addition to the Existing Building for use as a showroom, sales office, and service reception; and

3. Construction of the Improvements, as described and depicted in Section 5 and Exhibit B of this Agreement.

C. General Development Restrictions. The development, construction, operation and maintenance of the Development 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 the following:

1. This Agreement;

2. The Development Approvals;

3. The Final Development Plan, and all individual plans and documents of which it is comprised;

4. The Zoning Code;

5. The Building Code;

6. The Subdivision Code;

7. The Public Improvements Standards Manual; and

8. The Requirements of Law.

Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 8 of this Section 4.C, the interpretative provisions of Section 2.B.4 will prevail.

SECTION 5. IMPROVEMENTS.

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and in Exhibit B, and include, without limitation, the following:

a. Stormwater sewer mains, service lines, and facilities;

b. Sanitary sewer mains and service lines; and

c. Water mains and service lines.

2. General Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Laws and the Public Improvements Standards Manual. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Improvement Construction Schedule, any Development Phasing Plan, as

well as all permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality. All Improvements must be constructed and installed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed in accordance with the Requirements of Law.

3. Improvement Construction Schedule. Prior to commencing any construction of any Public Improvement, or of any part of the Development that will affect existing utilities or roadways, Owner must meet with the City Engineer, or their designee, to develop a mutually-agreeable Improvement Construction Schedule for all of that construction. The meeting must take place not less than one week prior to the commencement of any of that construction. After the meeting, Owner must prepare and submit minutes of the meeting and Improvement Construction Schedule to the City Engineer. No construction may occur prior to the approval by the City Engineer of the meeting minutes and the Improvement Construction Schedule.

4. Contract Terms; Prosecution of the Work. Owner must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, the Final Development Plan, the Improvement Construction Schedule, and the Requirements of Law, until the work is properly completed, and providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

5. Engineering Services. Owner must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. Owner must promptly provide the City with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached at all times.

6. City Inspections and Approvals. All work on the Improvements is subject to inspection and approval by City representatives at all times. Owner will provide immediate access to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours upon notice by the City.

7. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency or private party, Owner must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain the consent, permission, or approval.

B. Connection of Utilities.

1. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade: (a) all public utility connections servicing the Property; and (b) the connection of all utilities to facilities located on the Property.

2. No utilities located on the Property may be connected to the sewer and water utilities belonging to the City except in accordance with the applicable provisions of the Requirements of Law and upon payment all fees required by City Laws.

C. [RESERVED].

D. Lighting.

1. All exterior lighting on the Property must comply at all times with the lighting requirements set forth in Section 150.605 of the Zoning Code.

2. No light fixture installed on the Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

E. [RESERVED].

F. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. Owner must notify the City when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the City. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the City time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Owner time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the City for construction of the Improvements). Owner must promptly make all necessary repairs and corrections as specified on the punch list. The City is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 5.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the City Director of Public Works has determined that the specific Improvement has been constructed to completion, in accordance with the Final Development Plan and Requirements of Law.

2. **[RESERVED].**

3. **[RESERVED].**

4. **[RESERVED].**

5. Effect of Approval and Acceptance. Approval or acceptance of any Improvement will not constitute a waiver of any rights or claims that the City has, before or after approval and acceptance, with respect to any breach of this Agreement by the Owner or any right of indemnification of the City by the Owner.

SECTION 6. CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. Compliance with Plans and Approvals. The development of the Property must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals. All work must be conducted in a good and workmanlike manner and with due dispatch. All materials used for construction on the Property will be in accordance with the specifications for the work to be performed.

2. Contracts for Work on Property. Owner must include in every contract for work on the Property terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, and the Requirements of Law, until the work is properly completed, and terms providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Application for Permits and Approvals. Owner will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement.

4. City Inspections and Approvals. All work on the Property will be subject to inspection and approval by City representatives at all times, subject to safety rules on the Property.

B. [RESERVED].

C. Single Phase of Development.

The construction of the Improvements and of the Development must take place in one continuous phase, subject to seasonal conditions.

D. Limits on Vertical Construction. In addition to any other applicable provision of this Agreement and the Requirements of Law, Owner may not commence any Vertical Construction, and the City will have the right to refuse to issue a building permit for any Vertical Construction, unless the City Manager has determined that the construction of the following Improvements is complete as required by this Agreement and Requirements of Law, except as may be authorized in writing by the City Manager in their sole discretion:

1. the Stormwater Improvements; and

2. a functional water system that can deliver water to all proposed fire hydrants, in the manner required by the City.

E. Diligent Pursuit of Construction.

1. Once commencement of construction is authorized pursuant to this Agreement, Owner must pursue, or cause to be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the City Code and the Requirements of Law. Owner will conduct all construction work on the Property in full compliance with the City's permitted construction work hours regulations.

2. Owner must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the City pursuant to the Improvement Construction Schedule approved by the City Engineer as part of the Final Engineering Plan. Owner may be allowed extensions of time beyond the completion dates set forth in the Improvement Construction Schedule only for unavoidable delay caused by Uncontrollable Circumstances or as may be approved by the City Manager.

F. Construction Traffic.

1. Construction and Traffic Management Plan. Owner must prepare and submit, for review and approval by the City Director of Public Works, a Construction and Traffic Management Plan (**"*CTM Plan*"**) for the development of the Property. The CTM Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The City has no obligation to issue a building permit for any Structure or Improvement, and no construction may be commenced with respect to the Structure or Improvement, unless and until the City Director of Public Works has approved, in writing, the CTM Plan. The City agrees to cause the CTM Plan to be promptly and expeditiously reviewed by the City Director of Public Works; provided, however, that nothing in this Agreement is to be deemed or interpreted to require approval of the CTM Plan. Owner must comply with the approved CTM Plan. The CTM Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas on the Property for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking to replace any parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees, which off-street parking must comply with the standards set forth in the City Code.

2. Designated Routes of Access. The City reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. Maintenance of Routes of Access. At all times during the construction of the Structures and Improvements, Owner must: (a) keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by construction traffic.

G. Tree Preservation. Owner must comply with all applicable tree preservation regulations set forth in Article IV of Chapter 94 of the City Code, and the following additional requirements:

1. Owner must, prior to construction, erect fencing satisfactory to the City Forester to protect those existing trees located on the Property: (i) designated in the Final Development Plan; and (ii) designated for protection by the City Forester.

2. No grade alteration or construction may take place within designated tree preservation areas, consistent with the tree fencing plan that must be submitted with Owner's applications for building permits for the Proposed Development.

H. Storm Water Management and Erosion Control During Construction. During construction of any of the Structures or Improvements on the Property, Owner must:

1. Install and implement measures necessary to temporarily divert or control any accumulation of storm water away from or through the Property in a manner approved in advance by the City Engineer, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, ice, water, and other materials from leaving the site and traveling onto other properties;

3. Take all practicable measures to mitigate dust, smoke, and other particulates resulting from the construction; and

4. Properly remove or dispose of all debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property in accordance with the Requirements of Law.

All installations made pursuant to this Section 6.H must be maintained by Owner until all final certificates of occupancy have been issued by the City for the Development, except as otherwise may be approved by the City Manager.

I. Damage to Public Property. Owner must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Owner must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Owner or any agent of or contractor hired by, or on behalf of, Owner; and (2) repair all damage caused by the activities of Owner or any agent of or contractor hired by, or on behalf of, Owner.

J. Issuance of Permits and Certificates.

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the City has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Property at any time when Owner has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Project Approvals, or the Requirements of Law.

2. Timing of Construction of the Improvements. The City has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or Structure located on the Property until the Improvements are completed by Owner and approved by the City. The foregoing does not preclude the City's issuance of conditional certificates of occupancy pursuant to the applicable provisions of the City Code. The issuance of any building permit or certificate of occupancy by the City at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the City will not constitute a waiver of the City's right to withhold any building permit or certificate of occupancy and will not confer on Owner any right or entitlement to any other building permit or certificate of occupancy.

3. Completion of Public Roads, Private Driveways, and Parking Areas. No conditional certificate of occupancy or final certificate of occupancy associated with any new Structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within the Structure has been completed.

K. Completion of Construction; Site Restoration. Subject to Uncontrollable Circumstances, if Owner fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the City for the demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Owner must, within 60 days after notice from the City: (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Owner has failed to complete the required demolition and construction, all in accordance with plans approved by the City.

L. As-Built Plans. After completion of construction of any new Structure or Improvement, Owner must submit to the City's Director of Community Development: (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, underground electrical, plumbing, gas service, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the City Engineer and the City Director of Community Development. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property. A licensed Professional Engineer (PE) and Professional Land Surveyor (PLS) registered in the State of Illinois must stamp the as-built site construction plans. The PE or PLS must stamp and sign the final engineering pages of the as-built construction plans, and the PLS must stamp and sign the final as-built survey.

SECTION 7. [RESERVED].

SECTION 8. [RESERVED].

SECTION 9. PAYMENT OF CITY FEES AND COSTS.

In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, and in addition to all other agreements between Owner and the City concerning the Development, Owner must pay to the City, contemporaneous with the execution of this Agreement by the City Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with: (1) the development of the Property, including, without limitation, the

preparation, review, and processing of plans, ordinances, resolutions, and other approvals therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement and all exhibits and associated documents. Payment of all fees, costs, and expenses must be made by a certified or cashier's check or by Federal Reserve wire transfer in accordance with written instructions from the City. Owner 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, the 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 Owner during the term of this Agreement in connection with the use and development of the Property. Further, Owner will 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.

SECTION 10. PERFORMANCE SECURITY.

A. General Requirements. As security to the City for the performance by Owner of its obligations pursuant to and in accordance with this Agreement, Owner will provide to the City performance and payment security ("***Guarantee"***) in the form of one or more letters of credit ("***Letter of Credit***") in the amount required by Section 93.075 of the City Code, and in accordance with Section 93.075 of the City Code. The Letter of Credit must be in form and substance substantially conforming in all material respects with **Exhibit C** to this Agreement and satisfactory to the Corporation Counsel. Specifically, and without limitation of the foregoing, the Letter of Credit must allow the City to draw from the Letter of Credit in the event that Owner does not fully reimburse the City for any costs and expenses incurred by the City for work performed pursuant to Section 6.I.2 of this Agreement. The Guarantee must be provided to the City prior to the issuance of any permits for the Development, and must be maintained at all times until all Improvements have been approved and, as appropriate, accepted. The Guarantee will be administered pursuant to Section 93.075 of the City Code.

B. Use of Guarantee Funds. If Owner fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.I of this Agreement, that failure or refusal is an Owner Event of Default, then the City in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. The City thereafter will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause the Improvements to be completed or corrected, and subject to the terms of the immediately preceding sentence, to reimburse itself from the proceeds of the Guarantee for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Guarantee are insufficient to repay fully the City for all costs and expenses, then Owner must, upon demand of the City, deposit with the City any additional funds as the City determines are necessary, within 30 days after receipt of a request therefor, to fully repay the required costs and expenses.

C. [RESERVED].

D. [RESERVED].

SECTION 11. LIABILITY AND INDEMNITY OF CITY.

A. City Review. Owner acknowledges and agrees that the City is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the City's

review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the Development or use of the Development or the Improvements, and that the City's review and approval of any plans and Improvements, and issuance of any approvals, permits, certificates, or acceptances, does not, and will not, in any way, be deemed to insure Owner or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. City Procedure. Owner acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and of the Development Approvals, and Owner agrees not to challenge these approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. Owner agrees to, and does hereby, hold harmless, indemnify, and, at the election of the City defend with counsel of the City's choice, 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: (i) the City's review and approval of any plans for the Development or the Improvements; (ii) the issuance of any approval, permit, certificate, or acceptance for the Development or the Improvements; and (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements (***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the City.

D. Defense Expense. Owner, only as to its own acts or omissions, must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the City in defending itself with regard to any and all of the Indemnified Claims.

E. Insurance. Owner, and its contractors and subcontractors constructing the Development, must obtain and maintain the insurance coverages in **Exhibit E** attached to this Agreement.

SECTION 12. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.

A. Runs with Land. The provisions of this Agreement run with and bind the Property and inures to the benefit of, is enforceable by, and obligates the City, Owner, and any of their respective, grantees, successors, assigns, and transferees, including all successor legal or beneficial owners of all or any portion of the Property, from the date this Agreement is recorded and until this Agreement is terminated or expires. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing time limits, then the affected privilege or right will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

B. Binding Effect. All obligations of Owner under this Agreement are and will be binding upon the following parties: (1) Owner, unless Owner, its successor, and the City execute a Transferee Assumption Agreement in accordance with Section 12.B of this Agreement; (2) any and all of Owner's heirs, successors, and assigns; and (3) any and all of the current and future legal and beneficial owners of all or any portion of the Property.

C. **Transferee Assumption Agreement**. Owner will remain fully bound by this Agreement, whether or not Owner owns any interest in the Property, unless Owner and its transferee execute an enforceable written agreement, in substantially the form of **Exhibit D** to this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***). The transferee must provide the City, upon request, with reasonable assurances of the financial ability of the transferee to meet those obligations as the City may require. The City agrees that upon a transferee becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of Owner will be released to the extent of the transferee's assumption of the liability. The failure of Owner to provide the City with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the City, with the transferee's proposed assurances of financial capability before completing any transfer, will: (1) constitute an Event of Default under this Agreement; and (2) result in Owner remaining fully liable for all of its obligations under this Agreement, but will not relieve the transferee of its liability for all the obligations as a successor to Owner.

D. **Required Provisions for Transfers of Property.** In the event Owner intends to transfer a legal or beneficial interest in any portion of the Property, Owner must:

1. Notify the City in writing at least 30 days prior to any date on which Owner transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party; and

2. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined below, entered into for the sale of all or any portion of the Property.

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

E. **Mortgagees of Property.**

1. This Agreement is not binding on mortgagees or other secured parties of the Property unless and until the mortgagee or secured party assumes title to the Property, in whole or in part. The requirements set forth in Section 12.C of this Agreement, concerning Transferee Assumption Agreements, do not apply to a mortgagee or secured party that assumes title via a foreclosure or a deed in lieu of foreclosure.

2. Owner may not grant a mortgage or other secured interest in the Property or the Development to any person except upon the execution by the mortgagee or secured party of a "Consent and Subordination" Agreement", in substantially the form attached to this Agreement as **Exhibit F**.

SECTION 13. TERM.

The term of this Agreement commences on the Effective Date and, unless terminated sooner pursuant to the provisions of this Agreement, expires on the date that the Development is approved by the City and the Improvements, as required by this Agreement, are accepted by the

City. Following approval of the Development and acceptance of the Improvements, the City agrees, upon written request of Owner, to execute appropriate and recordable evidence of the expiration of this Agreement. Notwithstanding anything to the contrary in this Section 13, Owner's indemnity and defense obligations as set forth in Section 11 of this Agreement, and all maintenance and guarantee periods established pursuant to this Agreement, including, without limitation, Section 10.D of this Agreement, will survive the termination of this Agreement.

SECTION 14. EVENTS OF DEFAULT.

A. Owner Events of Default. The following are Owner Events of Default:

1. If any representation made by Owner in this Agreement, or in any certificate, notice, demand or request made by Owner in writing and delivered to the City pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Owner.

3. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant, warranty or obligation contained in this Agreement.

4. Subject to cure as set forth in Section 14.C of this Agreement, construction by Owner of any Structure or Improvement that is not authorized by this Agreement or otherwise in a manner not permitted by law.

5. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to commence construction of the Development.

6. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to complete construction or installation of any Structure or Improvement on the Property or in connection with the Development.

7. Subject to cure as set forth in Section 14.C of this Agreement, Owner causes any damage to real or public property that is not owned by Owner.

8. Subject to cure as set forth in Section 14.C of this Agreement, Owner is not, or ceases to be, a legal entity qualified to do business in the State of Illinois.

9. Owner permits, or does not take reasonable steps to prevent, criminal activity on the Property.

10. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Owner in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Owner for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any the decree or order unstayed and in effect for a period of 60 consecutive days.

11. The commencement by Owner of a voluntary case under the federal bankruptcy laws, as may be amended from time to time, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Owner to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Owner or of any substantial part of the Property, or the making by any of those entities of any assignment for the benefit of creditors or the failure of Owner generally to pay the entity's debts as they become due or the taking of action by Owner in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

12. Subject to cure as set forth in Section 14.C of this Agreement, change in the organizational status of Owner except in accordance with the Transferee Assumption provisions in Section 12 of this Agreement.

13. Owner abandons the development of the Property. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement. The failure of Owner to secure any approvals required for the development or construction of the Property will not be a valid defense to abandonment.

14. Subject to cure as set forth in Section 14.C of this Agreement, Owner otherwise fails to comply with the Requirements of Law in connection with the Development or the Property.

B. City Events of Default. The following are City Events of Default under this Agreement:

1. If any material representation made by the City in this Agreement, or in any certificate, notice, demand or request made by the City in writing and delivered to Owner pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Uncontrollable Circumstances, default by the City for a period of 30 days after written notice from Owner in the performance or breach of any covenant contained in this Agreement; provided, however, that the default will not constitute an Event of Default if it cannot be cured within said 30 days and the City, within that 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures the default within 90 days after the notice.

C. Cure Period. For all Events of Default identified in Section 14.A for which Owner has the right to cure, Owner must cure the Event of Default within 15 days after receipt of the notice, or, if the Event of Default cannot be cured within 15 days, Owner must initiate and diligently pursues appropriate measures to remedy the default within 15 days, and in any event must cure the default within 60 days after receipt of the notice.

SECTION 15. REMEDIES AND ENFORCEMENT.

A. Remedies. In the case of an Event of Default:

1. Legal Procedures. Except as otherwise provided in this Agreement, the non-defaulting Party may institute proceedings in law or in equity, or any other proceeding, as may be necessary or desirable at its option to cure or remedy the Event of Default, including,

without limitation, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Removal and Restoration by City. In the event Owner fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.K of this Agreement or otherwise upon demand of the City after the occurrence of an Owner Event of Default, the City will have, and is hereby granted the right, at its option, to enter the Property and: (a) demolish and remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and (c) cause the Structures or Improvements to be completed in accordance with the plans submitted. Owner must fully reimburse the City for all costs and expenses, including legal and administrative costs, incurred by the City for this work. If Owner does not so fully reimburse the City, the City will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 10 of this Agreement, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If Owner does not fully reimburse the City, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance the work, then the City will have the right to place a lien on the Property for all the costs and expenses in the manner provided by law. The rights and remedies provided in this Section 15.A.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the City in this Agreement, at law, or in equity.

3. Repeal of Development Approvals. The City will have the absolute right to repeal the Development Approvals if an Owner Event of Default occurs under this Agreement without protest or objection by Owner.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, Owner may not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the City, on account of the negotiation, execution, performance, or breach of, or default under, this Agreement. The Parties acknowledge and agree that, except as expressly provided in this Agreement, the covenants and agreements set forth in this Agreement are those of the Parties, and are not the individual covenant or guarantee of any natural person.

C. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party on account of the negotiation, execution, performance, or breach of, or default under, this Agreement, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 16. REPRESENTATIONS AND WARRANTIES.

A. By the City. The City represents and warrants, as of the date of execution by the City of this Agreement, that:

1. The City is a home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has the corporate authority to enter into this Agreement;

2. The execution and performance of this Agreement by the City: (i) have been duly authorized by all necessary corporate action on the part of the City; and (ii) do not, for any reason, result in any breach of any agreement or other instrument to which the City is subject;

3. The execution of this Agreement by the City requires no other consents, approvals, or authorizations on the part of the City; and

4. To the best of the knowledge of the person executing this Agreement on behalf of the City there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting the City or the Property in any court or before any governmental authority that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement.

B. By Owner. Owner, and the person executing this Agreement on behalf of Owner, represent and warrant, as of the date of execution by Owner of this Agreement, that:

1. Owner is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Owner has the authority to execute and perform this Agreement, and Owner is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Owner to perform its obligations under this Agreement;

3. The execution and performance by Owner of this Agreement has been duly authorized by all necessary corporate action, and does not violate its organizational documents, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, or instrument to which Owner is now a party or by which Owner is now bound including any mortgages, secured loans, or instruments granting another party a superior interest in the Property or the Development;

4. Owner has complied with Section 12.E.2 of this Agreement with respect to all mortgagees and second parties existing as of the Effective Date;

5. The applications, plans, materials, and other submissions Owner has provided to the City: (i) accurately and truthfully represent Owner's capabilities, resources, and intentions for the construction of the Development on the Property; (ii) have induced the City to enter into this Agreement; and (iii) any material misrepresentation contained in Owner's submissions will constitute an incurable Owner Event of Default pursuant to Section 14 of this Agreement;

6. There are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting Owner or the Property that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement;

7. Owner has sufficient financial and economic resources to implement and complete its obligations under this Agreement; and

8. Owner has no knowledge of any liabilities, contingent or otherwise, of Owner which might have a material adverse effect upon its ability to perform its obligations under this Agreement.

SECTION 17. GENERAL PROVISIONS.

A. 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 email. 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. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its 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: City Manager
E-mail: gneukirch@cityhpil.com

With a copy to:

Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, Illinois 60654
Attention: Steven Elrod, Corporation Counsel
E-mail: steven.elrod@elrodfriedman.com

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

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

With a copy to:

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

B. Time of the Essence. Time is of the essence in the performance of this

Agreement.

C. Rights Cumulative. Unless otherwise provided in this Agreement, all rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. No waiver of any provision of this Agreement, and no delay in exercising or failure to exercise any right or authority set forth in 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.

E. Consents. Unless otherwise provided in this Agreement, all required permissions, authorizations, approvals, acknowledgments, or similar indications of assent of any Party must be in writing.

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

G. 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 Illinois circuit court for Lake County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

H. Severability. If any 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 is invalid, void, and unenforceable.

I. Entire Agreement. This Agreement and the Development Approvals constitute the entire agreement between the Parties, and supersede any and all previous or contemporaneous oral or written agreements and negotiations between the Parties, with respect to the Development.

J. Interpretation. This Agreement will be construed without regard to the identity of the Party who 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.

K. Exhibits. Exhibits A through **F** attached to this Agreement are incorporated in and made a part of this Agreement.

L. Amendments and Modifications.

1. 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 by all Parties.

2. Amendments or modifications to the Development Approvals can be considered and acted on by the City without the same being deemed an amendment or

modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and Subdivision Code and the provisions of this Agreement are satisfied.

M. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of Owner and City only and are not for the benefit of any third party, and, accordingly, no third party will 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 Owner, purportedly on behalf of the City, without the knowledge and approval of the Corporate Authorities.

N. Recording. The City is authorized to record this Agreement against the Property, at the sole cost and expense of Owner, with the Office of the Lake County Recorder of Deeds, promptly following the full execution of this Agreement by the Parties.

O. Counterpart Execution. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Facsimile or electronic counterpart copies of this Agreement will be considered for all purposes, including delivery, as originals.

P. City Actions, Consents, and Approvals. Unless otherwise provided in this Agreement, 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

_____
City Clerk

CITY OF HIGHLAND PARK, an Illinois home rule municipal corporation

By:_____
Ghida Neukirch
Its: City Manager

Date:

ATTEST:

By:_____

Its:_____

MCGRATH HIGHLAND PARK PROPERTIES LLC, an Illinois limited liability company

By: _____

Its: _____

Date:

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, 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 home rule municipal corporation.

Given under my hand and official seal this ____ day of _____, 20__.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF _____)
) SS.
COUNTY OF ____)

This instrument was acknowledged before me on _____, 20___, by _____, the _____ of McGrath Highland Park Properties LLC, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this ____ day of _____, 20__.

_____
Notary Public

My Commission expires:_____

SEAL

LENDER'S CONSENT AND SUBORDINATION

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Lake County Recorder of Deeds as indicated (collectively, the **"*Mortgage*"**):

> [*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of the above and foregoing Development Agreement (the **"*Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a notary public in and for the County in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of _____, _____, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation and _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 20__.

_____
Notary Public

INDEX OF EXHIBITS

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EXHIBIT C	PRELIMINARY DEVELOPMENT PLAN
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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(INSERT LEGAL DESCRIPTION)

PINs: _____

EXHIBIT B

IMPROVEMENT

EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT D

FORM LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT NO. _____ AMOUNT: _____

EXPIRATION DATE: _____ ***DATE OF ISSUE:***_____

_____
[Name of Bank]

_____
[Address]

TO: City of Highland Park
1707 St. Johns Avenue
Highland Park, Illinois 60035
Attention: City Manager

WE HEREBY AUTHORIZE YOU TO DRAW AT SIGHT on this Irrevocable Standby Letter of Credit No. _____ UP TO AN AGGREGATE AMOUNT OF _____ United States Dollars ($_____) for account of McGrath Highland Park Properties LLC (the "Customer").

Drafts under this Letter of Credit shall bear upon their face the words:

"Drawn under _____
Credit No._____ Dated:_____

Drafts may be for all or any portion of the amount of this Letter of Credit, and shall be in the form attached as Exhibit "A" and shall be accompanied by one of the following documents executed by the City Manager or an individual designated as acting City Manager:

(a) A written statement on the form attached as Exhibit "B" stating that, conditioned upon proper notice to the City Manager, Letter of Credit No. _____ will expire within 35 days or less and that the Customer has failed to deliver to the City Manager evidence of a renewal of Letter of Credit No. _____; or

(b) A written statement on the form attached as Exhibit "C" stating that all or any part of the improvements required to be constructed pursuant to the Subdivision and Development Agreement dated _____, 20___ by and between the City and McGrath Properties LLC (the "Agreement") have not been constructed in accordance with the Agreement; or

(c) A written statement on the form attached as Exhibit "D" stating that all or any part of the costs, payments, permit fees or other fees required to be paid to the City pursuant to the Agreement have not been paid in accordance with the Agreement; or

(d) A written statement on the form attached as Exhibit "E" stating that all or any portion of the maintenance, repair, or restoration required to be performed pursuant to the Agreement has not been performed in accordance with the Agreement; or

(e) A written statement on the form attached as Exhibit "F" stating that all or any portion of the Customer's undertakings pursuant to the Agreement have not been performed in accordance with the Agreement.

WE HEREBY AGREE with the beneficiary that:

1. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored immediately upon presentation to us if presented on or before the above-stated Expiration Date or presented at our office together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at our office on or before the Expiration Date.

2. If, within three banking days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the City in enforcing the terms hereof.

3. This Letter of Credit shall expire on _____, 20____, as stated above; provided, however, that we shall send notice to the City Manager by certified mail, return receipt requested, or hand-delivered courier at least 35 days prior to said Expiration Date, that this Letter of Credit is about to expire.

4. In no event shall this Letter of Credit or the obligations contained in this Letter of Credit expire except upon the prior written notice required above, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with the prior written notice required in this Letter of Credit.

5. No consent, acknowledgment, or approval of any kind from the Customer shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by us of a document executed by the City Manager stating that the aggregate amount shall be reduced in an amount permitted by the City's subdivision regulations because of the satisfactory completion of all or part of the improvements required to be constructed pursuant to the Agreement dated _____, 20____ by and between the City and _____.

7. This Letter of Credit is irrevocable.

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "***Uniform Customs***"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including, without limitation, Article 5 of the Uniform Commercial Code as in effect in the State of Illinois, and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the laws of the State of Illinois, without regard to principles of conflicts of law.

AS USED IN THIS LETTER OF CREDIT, THE TERM "BANKING DAY" MEANS ANY DAY OTHER THAN A SATURDAY, SUNDAY, OR A DAY ON WHICH BANKS IN THE STATE OF

ILLINOIS ARE AUTHORIZED OR REQUIRED TO BE CLOSED, AND A DAY ON WHICH PAYMENTS CAN BE EFFECTED ON THE FEDWIRE SYSTEM.

_____	_____
[Signature of Bank Officer]	[Signature of Bank Officer]
_____	_____
[Officer's Title]	[Officer's Title]

EXHIBIT "A" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

FORM OF DRAFT

[To Be Supplied by Issuing Bank]

EXHIBIT "B" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that Letter of Credit No. _____ dated _____, 20____ in the amount of $_____ will expire within 35 days or less and that _____ has failed to deliver to the City Manager evidence of a renewal of Letter of Credit No. _____.

Very truly yours,

_____
City Manager

EXHIBIT "C" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the improvements required to be constructed pursuant to the Subdivision and Development Agreement dated _____, 20___ by and between the City and McGrath Highland Park Properties LLC, have not been constructed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "D" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the costs, payments, permit fees or other fees required to be paid pursuant to the Agreement dated _____, 20___ by and between the City and McGrath Highland Park Properties LLC, have not been paid in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "E" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the maintenance, repair or restoration required to be performed pursuant to the Subdivision and Development Agreement dated _____, 20____ by and between the City and McGrath Highland Park Properties LLC, have not been performed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "F" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the undertakings of the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to the Subdivision and Development Agreement dated _____, 20____ by and between the City and McGrath Highland Park Properties LLC, have not been performed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT E

TRANSFEREE ASSUMPTION AGREEMENT

THIS AGREEMENT is made as of this _____ day of _____, 20__, between the City of Highland Park, an Illinois home rule municipal corporation (***"City"***), McGrath Highland Park Properties LLC, an Illinois limited liability company (***"Owner"***), and _____ (***"Transferee"***).

W I T N E S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from Owner certain real property situated in Lake County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the Property by Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Owner, the City and Owner require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of _____, 20__, and recorded in the office of the Lake County Recorder on _____, 20__, as Document No. _____, by and between the City and Owner (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of Owner to convey the Property to the Transferee, and of the City to accept the transfer of obligations as provided in this Agreement and to grant the releases granted in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the City, Owner, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated in this Paragraph and made a part of this Paragraph as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments, regardless of whether the terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Owner of the Property.

3. **Payment of City Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable City codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the City, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Owner.** The City hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements, and obligations of the Development Agreement, including all exhibits and

attachments, and the City hereby releases Owner from any personal liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

_____
City Clerk

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

By:_____
Its: City Manager

ATTEST:

By:_____

Its:_____

MCGRATH HIGHLAND PARK PROPERTIES LLC,
an Illinois limited liability company

By:_____

Its:_____

ATTEST:

By:_____

Its:_____

[TRANSFEREE]

By:_____

Its:_____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, by _____, the City Manager of the City of Highland Park, an Illinois home rule municipal corporation, and by _____, the City Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **MCGRATH HIGHLAND PARK PROPERTIES LLC**, a _____ limited liability company, and by _____, the _____ of said limited liability company.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 201_, by _____ the _____ of **[TRANSFEREE]**, and by _____, the _____ of **[TRANSFEREE]**.

_____
Signature of Notary

SEAL

EXHIBIT F

INSURANCE REQUIREMENTS

Owner, and its contractors and subcontractors constructing the Development, must obtain and maintain insurance as set forth in this **Exhibit E**.

A. **Worker's Compensation.** Worker's compensation insurance must be obtained with statutory coverage.

B. **Employer's Liability**. Employer's liability insurance must be obtained with coverage limits not less than $500,000 injury per occurrence, $500,000 disease per employee, and $500,000 disease policy limit.

C. **Comprehensive Motor Vehicle Liability.** Comprehensive motor vehicle liability insurance must be obtained with a combined single coverage limit for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented. All employees must be included as insureds.

D. **Comprehensive General Liability.** Comprehensive general liability insurance must be obtained written on an "occurrence" basis and with coverage limits no less than $2,000,000 for bodily injury and property damage with a combined single limit. Coverage must include a broad form property damage endorsement and a blanket contractual liability endorsement with express coverage of the indemnity provisions of the Agreement.

E. **Professional Liability.** Professional liability insurance must be obtained with a coverage limit of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and covering the insured against all sums they may be obligated to pay on account of any liability arising out of the Agreement.

F. **Method of Coverage.** Required insurance coverage 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.

G. **Additional Insureds.** The following must be named as an additional insured on all policies except for worker's compensation and professional liability: City of Arlington Heights, including its Mayor, Board of Trustees, elected and appointed officials, officers, employees, agents, attorneys, and representatives.

H. **Other Requirements.** All policies must be primary and noncontributory to coverage held by the additional insureds listed in Section G, offer the additional insured their choice of counsel and the right to conduct their own defense, and state that coverage applies in the State of Illinois.

I. **Proof of Coverage.** Proof of adequate coverage and compliance with the requirements in this **Exhibit E** must be provided to the City (1) prior to the Effective Date, (2) prior to the commencement of Project construction, and (3) upon City request.

EXHIBIT G

LENDER'S CONSENT AND SUBORDINATION

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Lake County Recorder of Deeds as indicated (collectively, the **"*Mortgage*"**):

[*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of the above and foregoing Development Agreement (the **"*Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

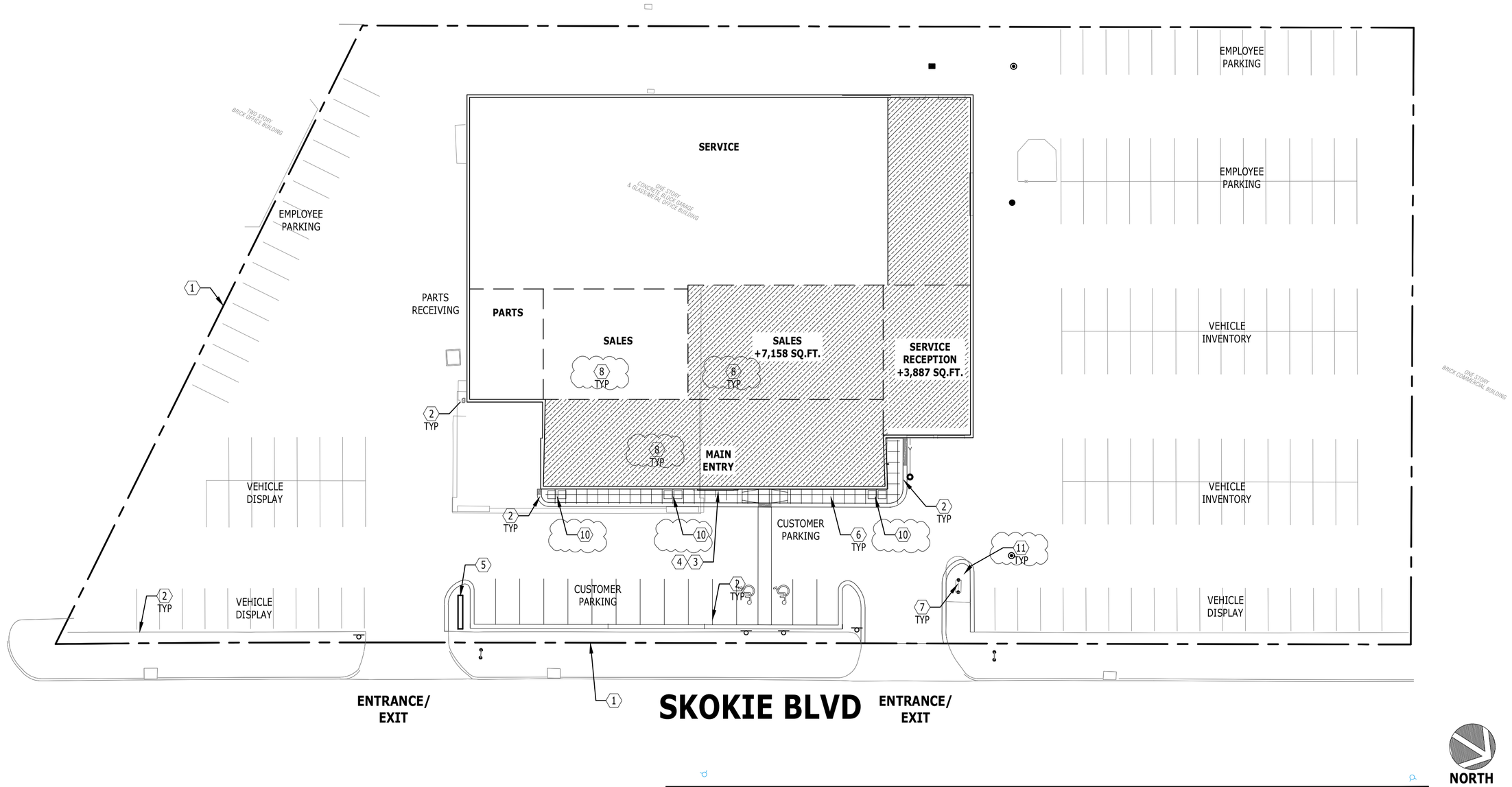
I, _____, a notary public in and for the County in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of _____, _____, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation and _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 20__.

_____
Notary Public

EXHIBIT C

Site Plan



SITE PLAN 1
SCALE: 20FT



PLANTER BOX 3
SCALE: NTS



PLYLON PLANTS 3
SCALE: NTS

	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
? X-#	DETAIL DESIGNATOR - REFER TO DETAIL "?" ON SHEET A-X

GENERAL NOTES

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH MATERIAL SPECIFICATIONS. SOLE FOR CIVIL DRAWINGS FOR SITE INFORMATION OF JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION

B. THE PROPOSED DESIGN SHEET ON THIS DRAWING FOR SITE INFORMATION

C. NOT USED

D. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. SIGNAGE WILL BE ISSUED BY SEPARATE SIGNAGE VENDOR

E. LIGHTING IS NOT BE REVISED IN THIS SOCPE

F. SEE SHEET A-6 FOR BUILDING GRAPHICS LOCATIONS.

G. SITE SIZE - 2.70 ACRES

H. NO SIGNAGE IS PART OF THIS APPLICATION, AND WILL BE PRESENTED IN A SEPARATE APPLICATION

I. INDICATES PROPOSED BUILDING ADDITION OR INFILL.

DRAWING NOTES

1. PROPERTY LINE, REF TO CIVIL ENG DWGS
2. 6" HIGH CONCRETE CURB.
3. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE PEDESTRIAN ENTRY.
4. PROVIDE RAMPED SIDEWALK FOR VEHICLE ACCESS.
5. DIRECTIONAL SIGNAGE OR PYLON. SEE GENERAL NOTE "D".
6. CONCRETE PAVING WITH 4'-0" X 4'-0" JOINT PATTERN WITH ELEV. +6" ABOVE ADJACENT PAVED AREAS.
7. EXISTING MONUMENT SIGN
8. ALL NEW RTU TO HAVE ROOF SCREENING, REFER TO DETAILS ON A2.05
9. SUGGESTED EV CHARGING STATION LOCATIONS.
10. PLANTERS FOR SEASONAL PLANTS, REFER TO DETAIL 2 FOR EXAMPLES
11. SEASONAL PLANTS AROUND PYLON SIGNAGE, REFER TO DETAIL 3 FOR EXAMPLES

PARKING ANALYSIS

REQUIRED - 66 SPACES PER CODE
50 PER OWNER'S EXPERIENCE
PROVIDED - 151 SPACES

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

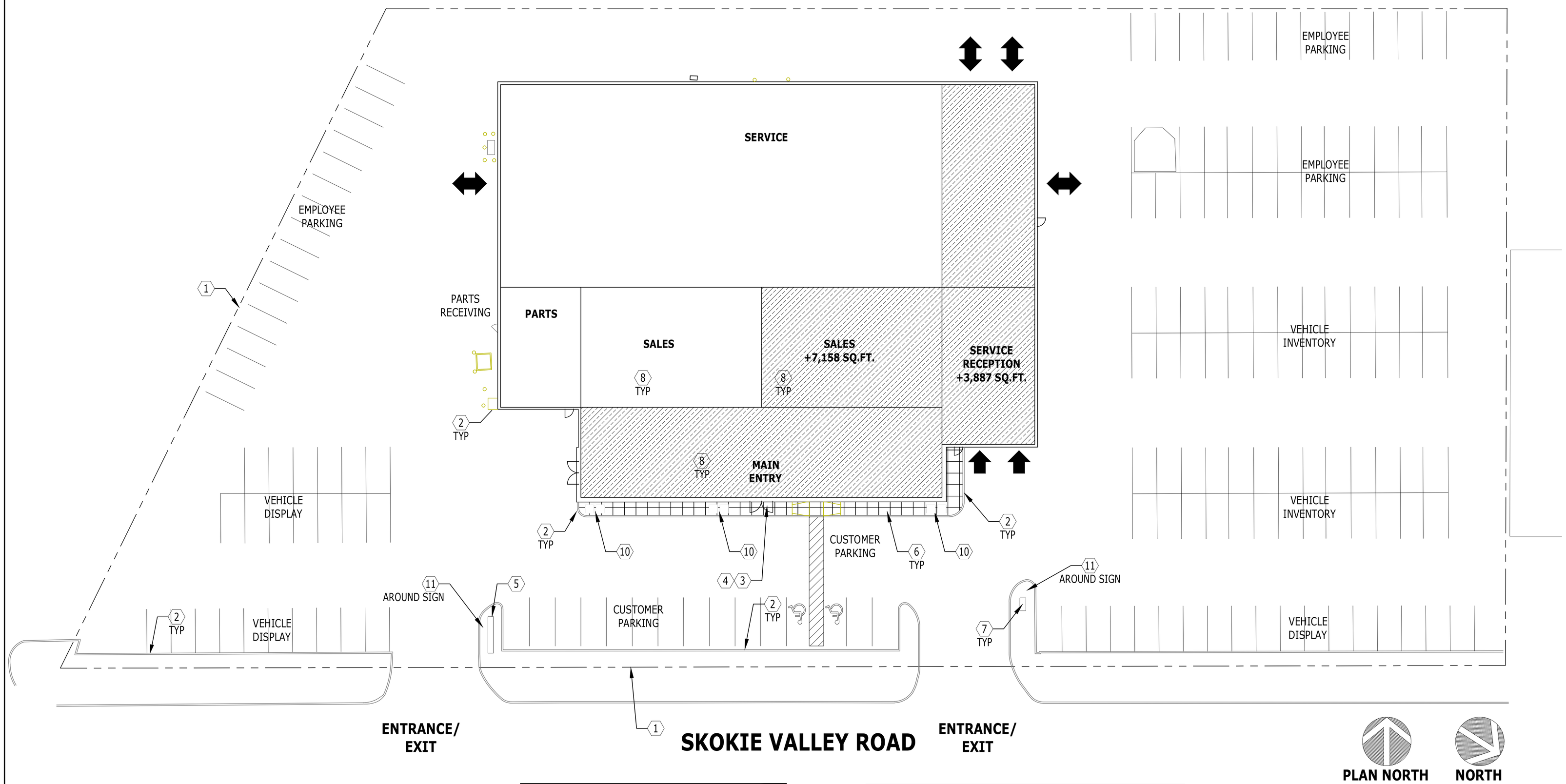
ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW
SEPT 11, 2025 – DESIGN REVIEW

SITE PLAN

A0.50

©2028 SIMON ARCH, LLC



SITE PLAN 1
SCALE: 1" = 20'-0"

	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
? X-#	DETAIL DESIGNATOR - REFER TO DETAIL "?" ON SHEET A-X

GENERAL NOTES

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH MATERIAL SPECIFICATIONS ONLY. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION
B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS BECAUSE OF JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION
C. NOT USED
D. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. SIGNAGE WILL BE ISSUED BY SEPARATE SIGNAGE VENDOR
E. LIGHTING IS NOT BE REVISED IN THIS SOCPE
F. SEE SHEET A-6 FOR BUILDING GRAPHICS LOCATIONS.
G. SITE SIZE - 2.70 ACRES
H. NO SIGNAGE IS PART OF THIS APPLICATION, AND WILL BE PRESENTED IN A SEPARATE APPLICATION
I. INDICATES PROPOSED BUILDING ADDITION OR INFILL.

DRAWING NOTES

1. PROPERTY LINE, REF TO CIVIL ENG DWGS
2. 6" HIGH CONCRETE CURB.
3. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE PEDESTRIAN ENTRY.
4. PROVIDE RAMPED SIDEWALK FOR VEHICLE ACCESS.
5. DIRECTIONAL SIGNAGE OR PYLON. SEE GENERAL NOTE "D".
6. CONCRETE PAVING WITH 4'-0" X 4'-0" JOINT PATTERN WITH ELEV. +6" ABOVE ADJACENT PAVED AREAS.
7. EXISTING MONUMENT SIGN
8. ALL NEW RTU TO HAVE ROOF SCREENING, REFER TO DETAILS ON A2.05
9. SUGGESTED EV CHARGING STATION LOCATIONS.
10. PLANTERS FOR SEASONAL PLANTS, REFER TO DETAIL 2 FOR EXAMPLES
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PARKING ANALYSIS

REQUIRED - 66 SPACES PER CODE
50 PER OWNER'S EXPERIENCE
PROVIDED - 151 SPACES

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
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ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW
SEPT 11, 2025 – DESIGN REVIEW
NOV 17, 2025 – DESIGN REVIEW

SITE PLAN

A0.50

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EXHIBIT D

Site Improvement Plans

SITE IMPROVEMENT PLANS
for

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS 60035

PROJECT NO: 13836

OWNER
McGRATH KIA OF HIGHLAND PARK
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, IL 60035
PHONE: (847) 545-0202

ARCHITECT
SIMON DESIGN GROUP
807 WAUKEGAN ROAD, SUITE 150
DEERFIELD, IL 60015
PHONE: (847) 571-3814

THIS STATES THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.

LICENSED ARCHITECT / LANDSCAPE ARCHITECT / LICENSED ENGINEER

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE COUNTY
CITY, TOWNSHIP HIGHLAND PARK, T43N
SEC. & ¼ SEC. NO. SEC. 35, R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

ORIGINAL PLAN DATE: MAY 28, 2025

#	SHEET #	REMARKS	DATE

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, ADOPTED JANUARY 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, 8TH EDITION UPDATED 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS, IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITYS OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

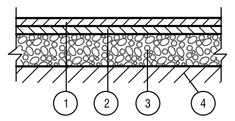
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

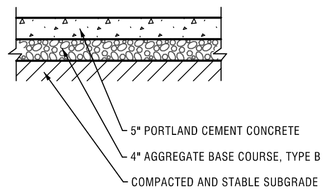
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" - MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



TYPICAL SIDEWALK SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W 8"-	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
-G G-	GAS MAIN	
-T T-	TELEPHONE LINES	
-E E-	ELECTRIC LINE	
-X-	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)
I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE
T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IDNR	XXXXXXX		XX/XX/XX
IHPA			
CITY OF HIGHLAND PARK			
NSWRD			

CONTACT INFORMATION

VILLAGE ENGINEER
ENGINEERING & PUBLIC WORKS
1150 HALF DAY ROAD
HIGHLAND PARK, ILLINOIS 60035
(847) 432-0807

COMCAST
688 INDUSTRIAL DIRVE
ELMHURST, ILLINOIS 60126
(630) 600-6352

LAKE COUNTY SMC
STORMWATER MANAGEMENT COMMISSION
500 W. WINCHESTER ROAD, SUITE 201
LIBERTYVILLE, ILLINOIS 60048
(847) 377-7700

NSWRD
14770 W. WM. KOEPSEL DRIVE
GURNEE, IL 60031
(847) 623-6060

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GENERAL NOTES & TYPICAL SECTIONS

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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EXISTING BUILDING
FF=±49.70

ONE STORY
CONCRETE BLOCK GARAGE
& GLASS/METAL OFFICE BUILDING

TWO STORY
BRICK OFFICE BUILDING

ONE STORY
BRICK COMMERCIAL BUILDING

SKOKIE VALLEY ROAD

APPROXIMATE LIMITS OF
BUILDING PER AERIAL

APPROXIMATE UP
LOCATION PER AERIAL

APPROXIMATE WATER MAIN
LOCATION TO BE VERIFIED

APPROXIMATE SANITARY SERVICE
LOCATION TO BE VERIFIED

APPROXIMATE WATER SERVICE
LOCATION TO BE VERIFIED

APPROXIMATE LIMITS OF JERSEY
BARRIER WALLS SURROUNDING
METAL GAS TANK FILLING STATION

APPROXIMATE LIMITS OF
ANTIFREEZE/OIL TANK STORAGE

CONCRETE STORM VAULT

CHANNEL VAULT

SIAMESE CONNECTION

METAL SIGN
"KIA MCGRATH OF
HIGHLAND PARK"

SITE BENCHMARK #1

SITE BENCHMARK #2

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: MAY 1ST, 2025

SOURCE BENCHMARK:
CITY OF HIGHLAND PARK, ILLINOIS
DESIGNATION: BM52
6"X6"X42" CONCRETE MONUMENT W/BRASS CAP LOCATED IN THE PARKWAY ON THE S.W. CORNER OF CLAVEY ROAD & RED OAK LANE. IRON PIPE LOCATED APPROXIMATELY 74.1' NNW AT ADJACENT PROPERTY CORNER.
ELEVATION = 660.62 NAVD88

SITE BENCHMARK #1:
S. BOLT ON FIRE HYDRANT IN CENTERLINE OF SKOKIE BOULEVARD MEDIAN ADJACENT TO E. CORNER OF SITE BUILDING SHOWROOM.
ELEVATION = 650.44 NAVD88

SITE BENCHMARK #2:
S. BOLT ON FIRE HYDRANT IN CENTERLINE OF SKOKIE BOULEVARD MEDIAN ADJACENT TO N.E. CORNER OF SITE.
ELEVATION = 651.45 NAVD88

SCALE 1" = 20'
0 20 40

LEGEND

STORM SEWER	GAS MANHOLE	MAILBOX	AIR CONDITIONING UNIT
SANITARY SEWER	COMBINATION MANHOLE	SIGN	BOLLARD
COMBINED SEWER	SANITARY MANHOLE	FLAG POLE	HAND HOLE
WATER MAIN	GREASE TRAP	SATELLITE DISH	TRAFFIC SIGNAL BOX
GAS MAIN	CLEANOUT	UNIDENTIFIED PEDESTAL	TRAFFIC SIGNAL
UNDERGROUND TELEPHONE LINE	DOWNSPOUT	VENT PIPE	ELECTRIC METER
UNDERGROUND ELECTRIC LINE	STORM MANHOLE	UNIDENTIFIED MANHOLE	GUY WIRE ANCHOR
UNDERGROUND CATV LINE	CULVERT	SOIL BORING	LIGHT POLE
OVERHEAD WIRES (ON UTILITY POLES	CATCH BASIN	RIGHT OF WAY MONUMENT	LANDSCAPE LIGHT/FLOOD LIGHT
FIBER OPTIC LINE	FLARED END SECTION	PK NAIL/WASHER	UTILITY POLE
RAILROAD	INLET	RAILROAD SPIKE	ELECTRIC PEDESTAL
FENCE	AUXILIARY VALVE	IRON ROD	ELECTRIC MANHOLE
GUARDRAIL	BACKFLOW PREVENTER	IRON PIPE	TELEPHONE PEDESTAL
EDGE OF WATER	SURFACE CONNECTION/AUTO SPRINKLER	CROSS	TELEPHONE MANHOLE
WETLAND LIMITS	WATER VALVE	CONCRETE MONUMENT	CABLE PEDESTAL
	FIRE HYDRANT	DISC	CABLE MANHOLE
	WELL	BORING	GAS METER
	WATER METER		GAS VALVE
	VAULT AND VAULT	TEST PIT	

TREE WITH SIZE	BUSH	BRICK
FIR TREE WITH SIZE	WINDOW WELL	CONTOUR
	ASPHALT	SPOT ELEVATION
	CONCRETE	
	GRAVEL	

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EXISTING CONDITIONS

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

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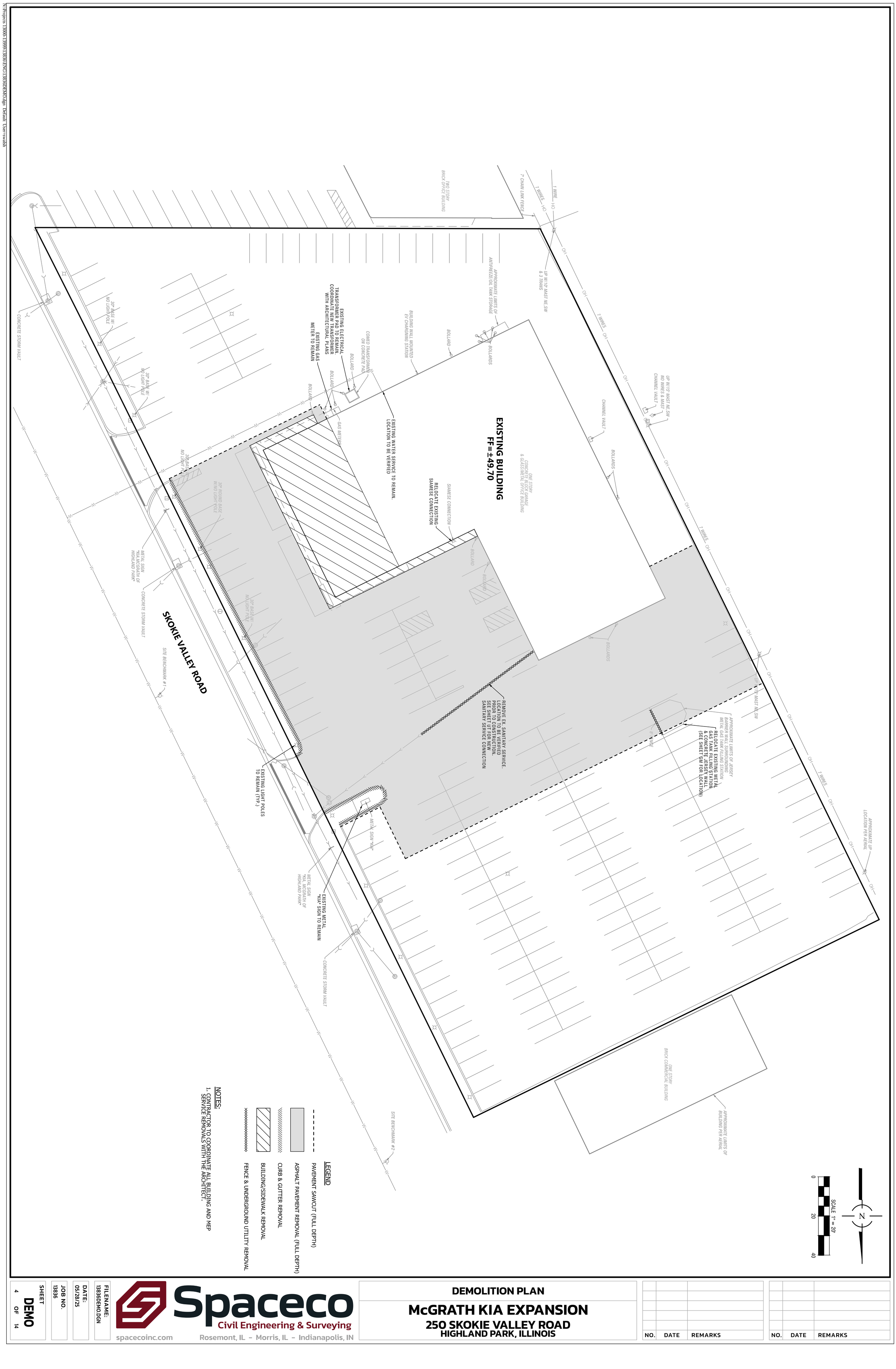

LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- CURB & GUTTER REMOVAL
- BUILDING/SIDEWALK REMOVAL
- FENCE & UNDERGROUND UTILITY REMOVAL

NOTES:

1. CONTRACTOR TO COORDINATE ALL BUILDING AND MEP SERVICE REMOVALS WITH THE ARCHITECT.

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DEMOLITION PLAN

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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GEOMETRIC PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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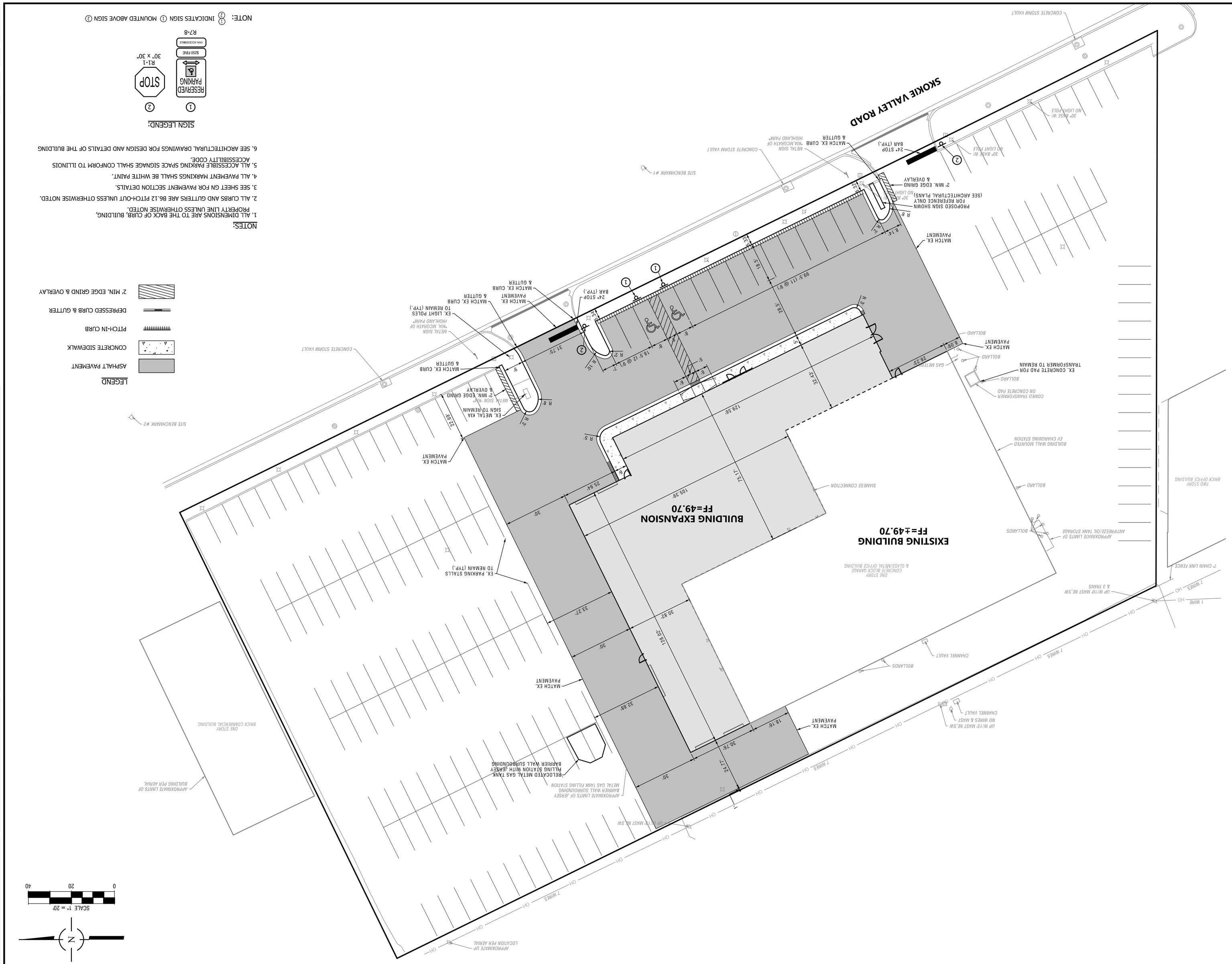


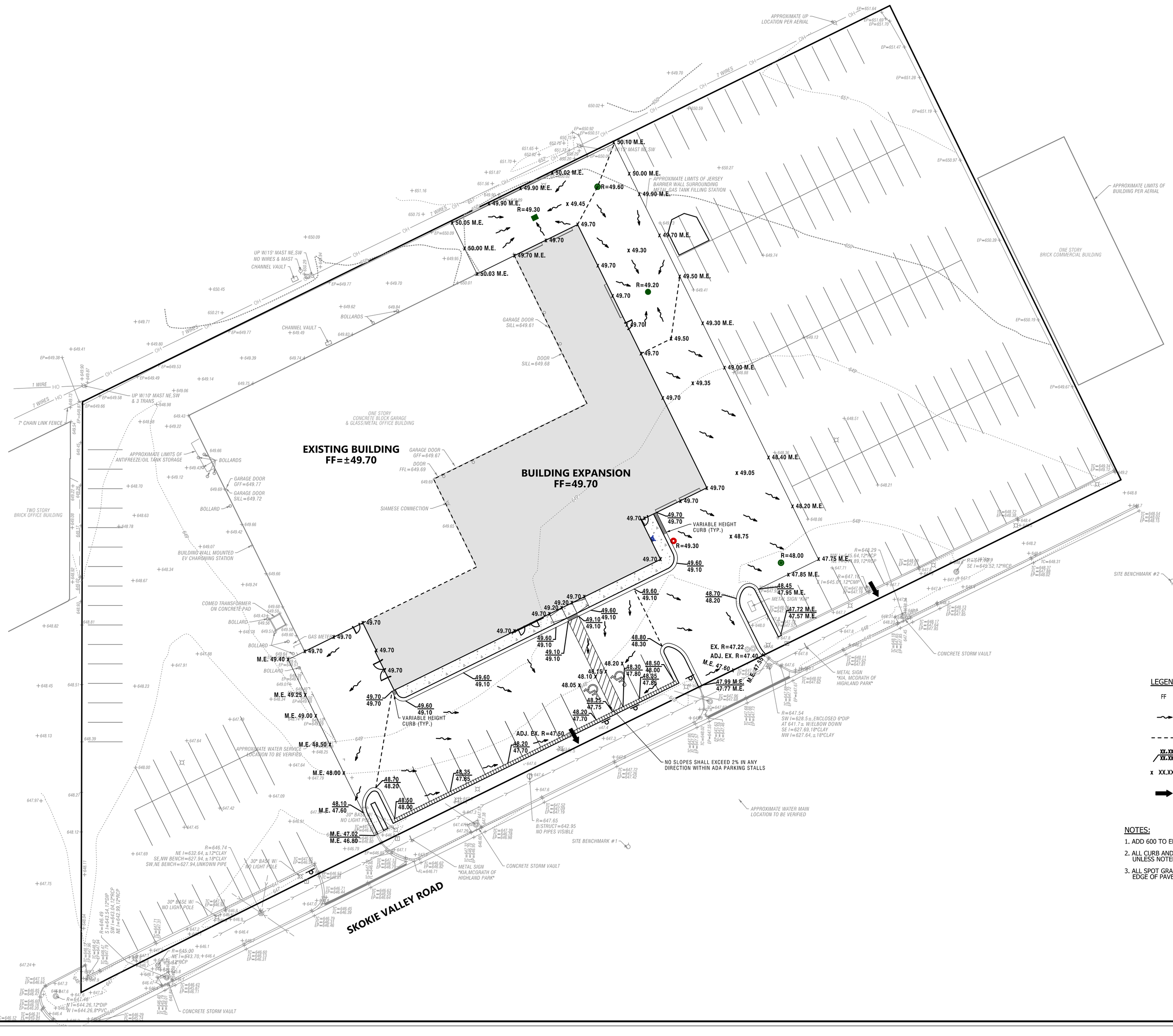
NOTES:
1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BUILDING, PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE B6.12 PITCH-OUT UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING

LEGEND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PITCH-IN CURB
- DEPRESSED CURB & GUTTER
- 2' MIN. EDGE GRIND & OVERLAY

SIGN LEGEND:

NOTE: ① INDICATES SIGN ② MOUNTED ABOVE SIGN ①

SCALE 1" = 20'
0 20 40
N



LEGEND

FF	FINISHED FLOOR
~→~	LOCAL DRAINAGE
- - - - -	LOCAL DRAINAGE DIVIDE
XX.XX / XX.XX	TOP OF CURB / EDGE OF PAVEMENT
x XX.XX	SPOT GRADE
➡	EMERGENCY OVERFLOW ROUTE

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH-OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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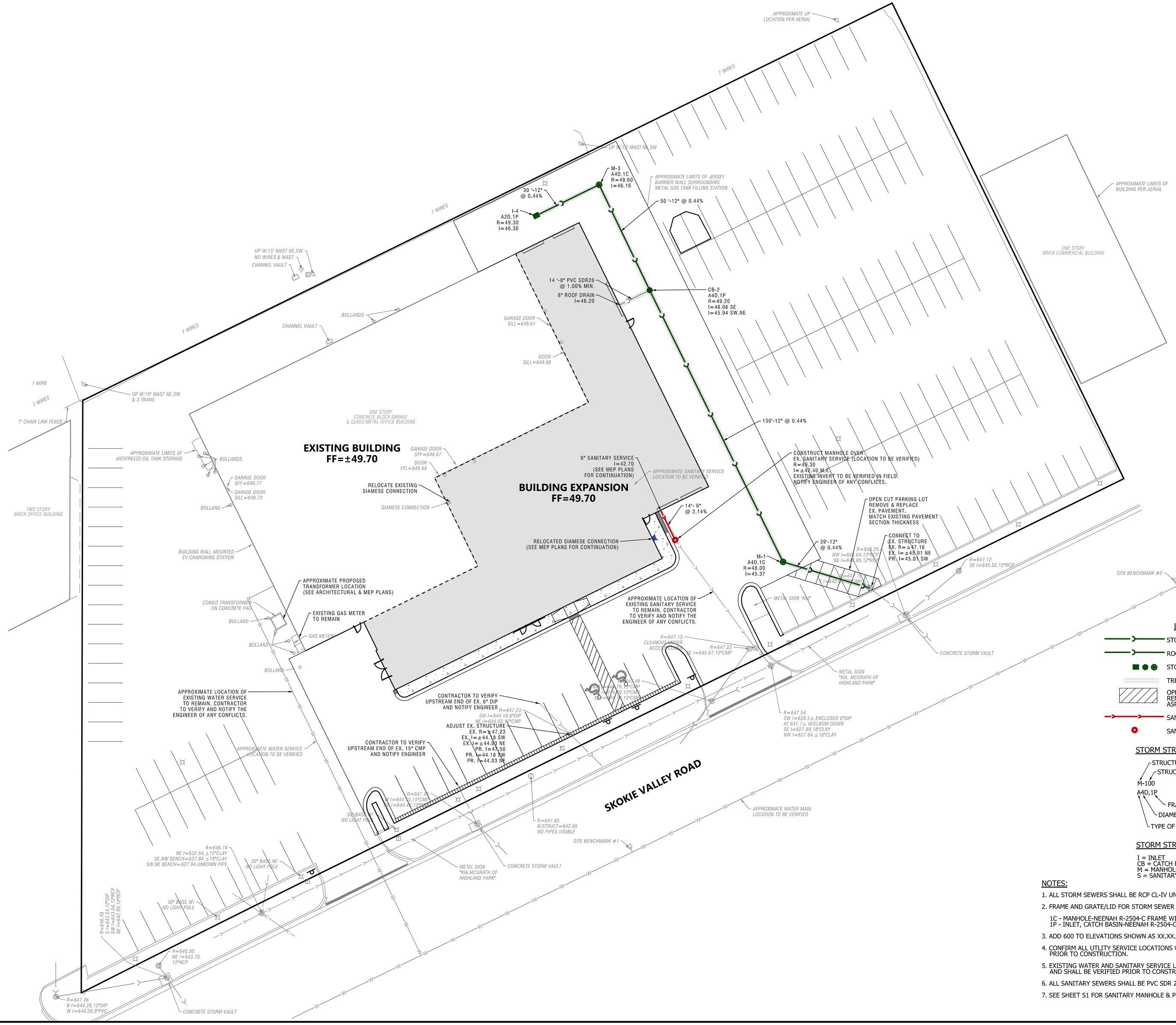

LEGEND

- STORM SEWER
- ROOF DRAIN CONNECTION
- STORM STRUCTURE
- TRENCH BACKFILL REQUIRED
- OPEN CUT PARKING LOT REMOVE & REPLACE EX. ASPHALT PAVEMENT
- SANITARY SEWER
- SANITARY MANHOLE

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
S = SANITARY MANHOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "D" GRATE
3. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
4. CONFIRM ALL UTLITY SERVICE LOCATIONS WITH MEP PLANS PRIOR TO CONSTRUCTION.
5. EXISTING WATER AND SANITARY SERVICE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
6. ALL SANITARY SEWERS SHALL BE PVC SDR 26.
7. SEE SHEET S1 FOR SANITARY MANHOLE & PIPE BEDDING DETAILS.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13836UT.DGN

DATE: 05/28/25

JOB NO. 13836

SHEET UT

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 N/A . The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP. shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or Inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: EXPANSION OF AN EXISTING CAR DEALERSHIP BUILDING WITH PARKING LOT AND STORM SEWER IMPROVEMENTS

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Grade site
4) Install storm sewer and associated inlet protection
5) Install pavement
6) Install building
7) Permanently stabilize lots
8) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 2.376 acres. Construction activity will disturb approximately 0.728 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90.
   2) Existing data describing the soil or quality of any discharge from the site is included in Phase I Environmental Site Assessment Report.

E. Refer to Sheets ET,GR,SE3 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): City of Highland Park Storm Sewer,
   2) The name of the ultimate receiving water is: Skokie River ,
   3) The extent of wetland acreage at the site is: 0.00 acres .

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Highland Park
- Lake County
- IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable,

   b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- other measures

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- storm sewers
- other measures

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event. If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area,

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The cried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used agalh on site (as approved by the Engineer) or hauled off sfte to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible dueto site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequilpment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the inspection:

- The inspection date
- The names and titles of personnel performing the inspection
- Approximate times that the dewatering discharge began and ended on the day of inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge: a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water,

D. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay inspections must be documented in the inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspectionconducted, including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall berepaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to said plan required by this permit at the construction site from the date of project initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION & SEDIMENT CONTROL PLAN - 1

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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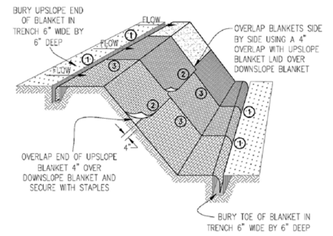
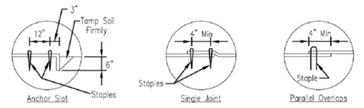
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

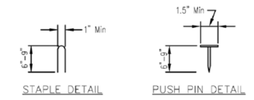
FILENAME: 13836SE1.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET SE1
8 OF 14

AM10/13/2016





DETAIL 1 DETAIL 2 DETAIL 3



STAPLE DETAIL PUSH PIN DETAIL

NOTES:

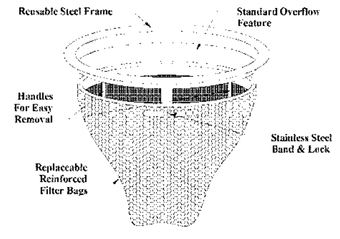
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: EB

EROSION CONTROL
BLANKET INSTALLATION DETAILS

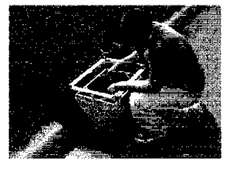
Engineer
Date
Drawn By: JOHNSON
Date
Checked
Date
Approved
Date

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



Catch-All HR is available to provide the added benefit of hydrocarbon removal.

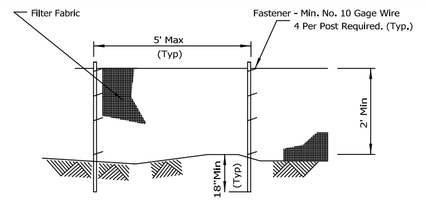
Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*



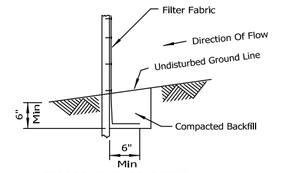
Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: IP

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL



ELEVATION



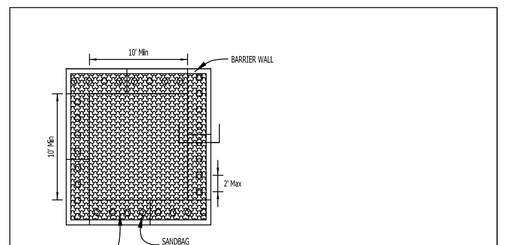
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 593 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

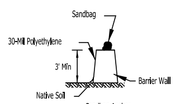
PLAN CODE: ——xx——

REFERENCE
Project
Designed Date
Checked Date
Approved Date

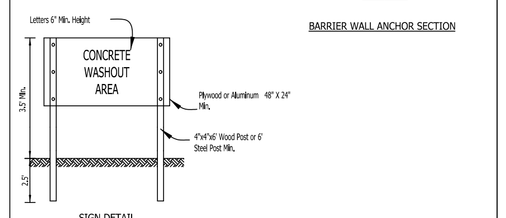
STANDARD DWG. NO.
IUM-620A
SHEET 1 OF 2
DATE 3-10-22



PLAN VIEW



BARRIER WALL ANCHOR SECTION

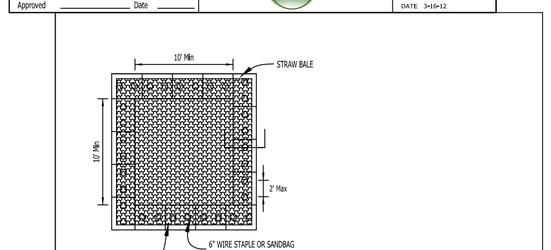


SIGN DETAIL

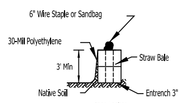
PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

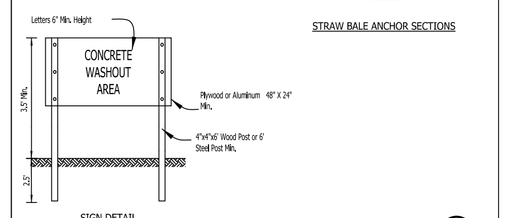
TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL



PLAN VIEW



STRAW BALE ANCHOR SECTIONS



SIGN DETAIL

PLAN CODE: CW

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

TEMPORARY CONCRETE
WASHOUT FACILITY - STRAW BALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION & SEDIMENT CONTROL PLAN - 2

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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FILENAME: 13836SE2.DGN

DATE: 05/28/25

JOB NO. 13836

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9 OF 14

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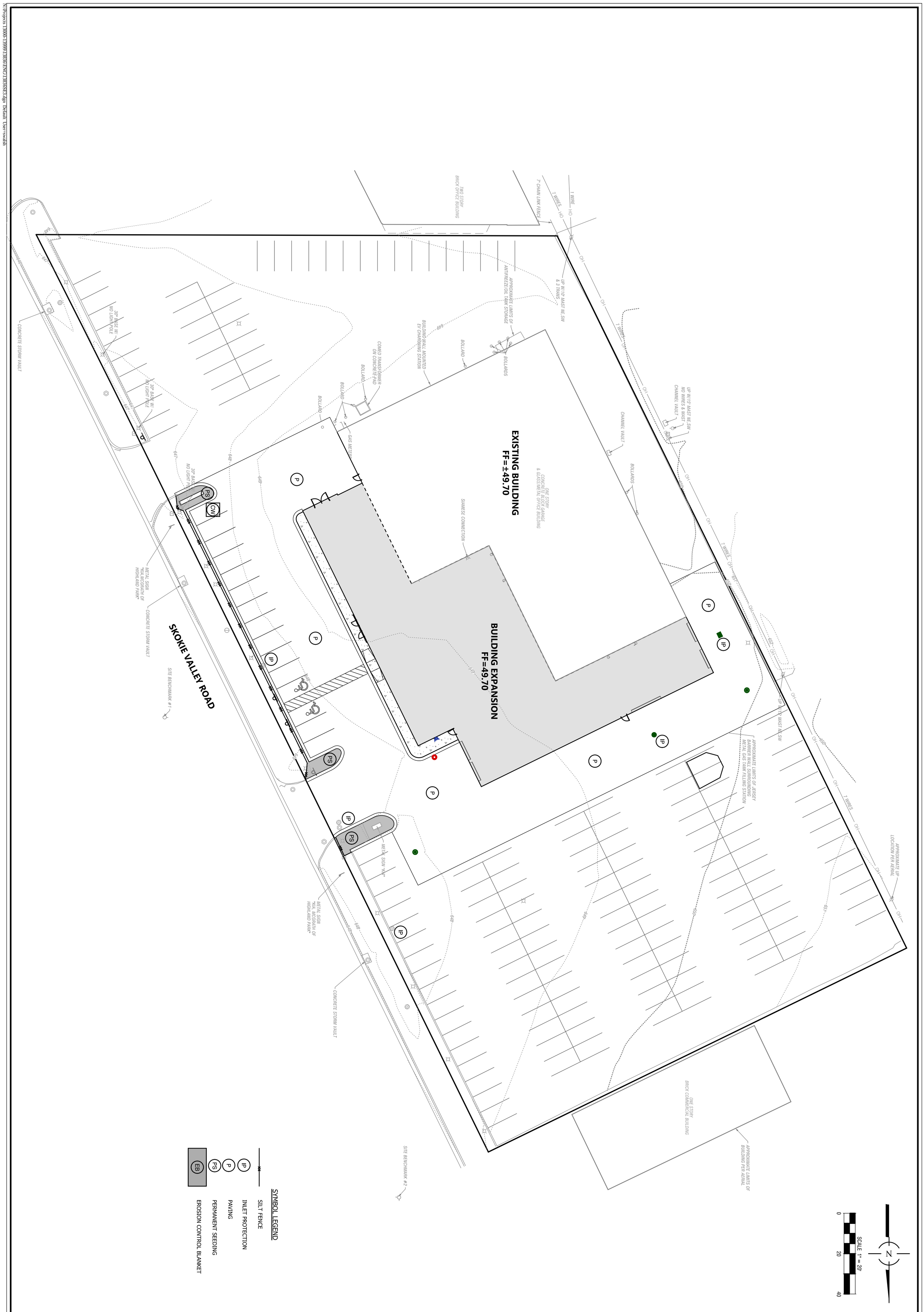

SYMBOL LEGEND

- SILT FENCE
- (IP) INLET PROTECTION
- (P) PAVING
- (PS) PERMANENT SEEDING
- (EB) EROSION CONTROL BLANKET

SOIL EROSION & SEDIMENT CONTROL PLAN – 3

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

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FILENAME: 13836SE3.DGN
DATE: 05/28/25
JOB NO. 13836
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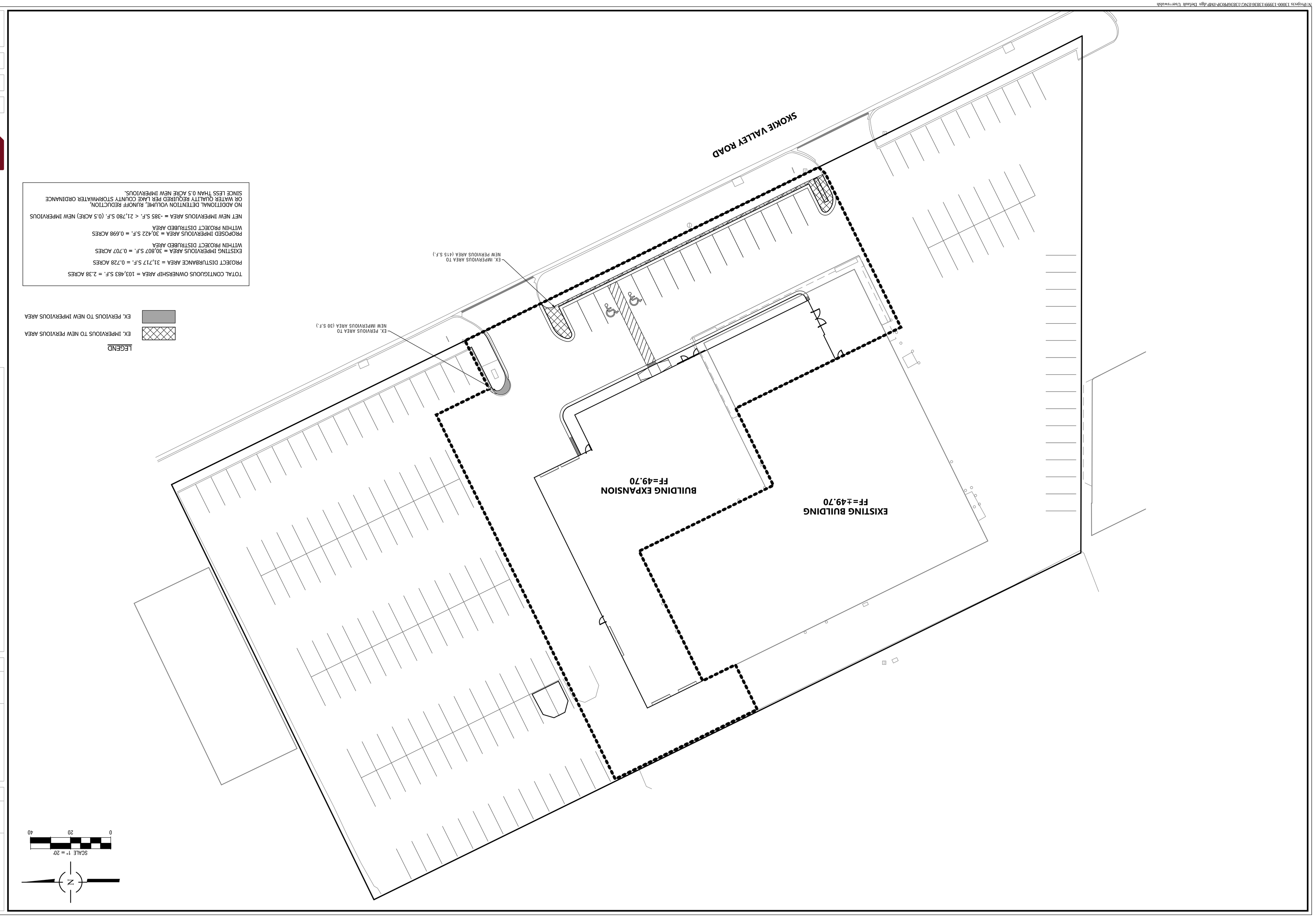

IMPERVIOUS AREA EXHIBIT

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

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FILENAME: 13836PR-IMP.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET IMP
11 OF 14

EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE.
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE CLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS, PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

STORM SEWER NOTES

1. GENERAL:
   A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

      PLAN CODE: MATERIAL
      RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

      PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

      HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

      UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

   B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

   C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

   E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

STORM SEWER NOTES

2. BEDDING:
   A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE, BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:
   A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.
   B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
   C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
   D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS. AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:
   A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:
   A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE, NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:
   A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:
   A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

SANITARY SEWER NOTES

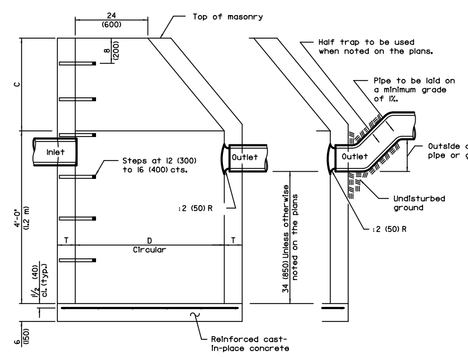
1. GENERAL
   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.
   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

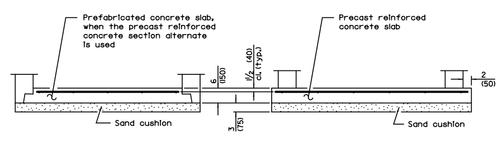
      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.
   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.
   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.
   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SEC



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

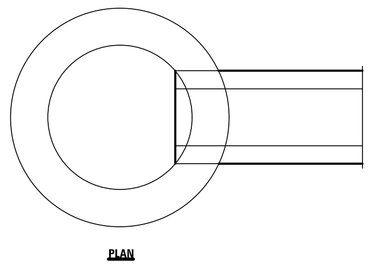
See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

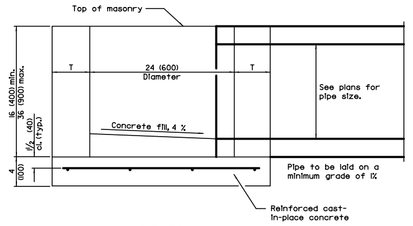
All dimensions are in inches (millimeters) unless otherwise shown.

CATCH BASIN TYPE A

STANDARD 602001-02

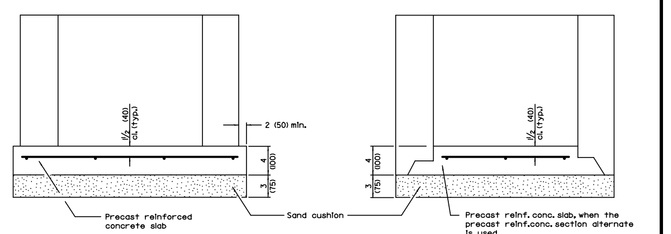


PLAN



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

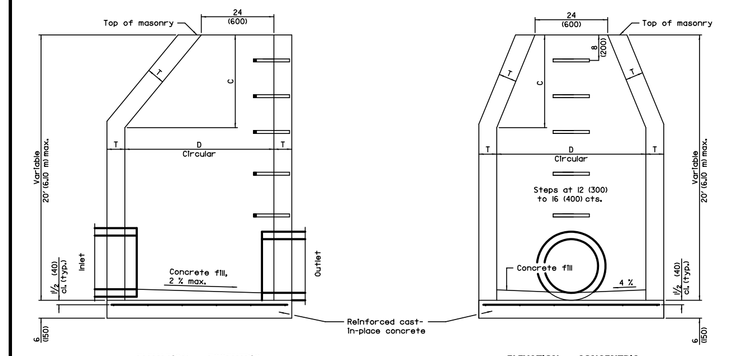
Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

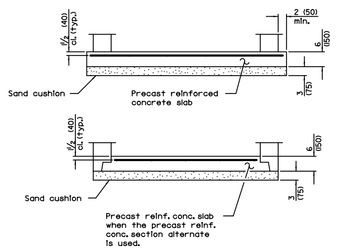
INLET – TYPE A

STANDARD 602301-03



ELEVATION – ECCENTRIC

ELEVATION – CONCENTRIC



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.31 sq. in./ft. (660 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602701 for details of steps.

See Standard 602601 for optional Precast Reinforced Concrete Flat Slab Top.

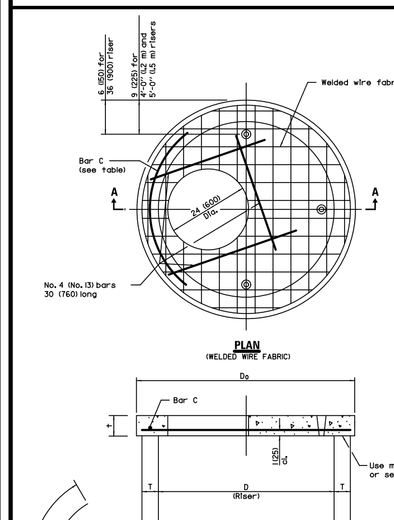
All dimensions are in inches (millimeters) unless otherwise shown.

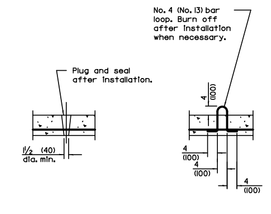
MANHOLE TYPE A

STANDARD 602401-03

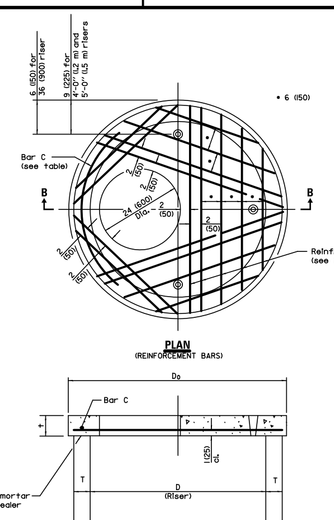
NO.	DATE	REMARKS

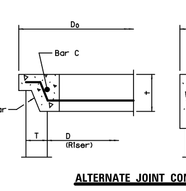
DETAILS - 1
McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

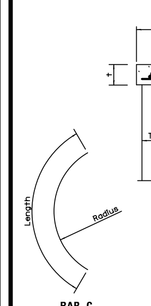




LIFTING HOLE OR LIFTING LOOP
TYPICAL
(3 required per slab)







TABLE

D	T	Ds min.	t	Reinforcement ½" R.M.F. each direction	Qt Bar size	No. 4 (No. 13) Bar C Length	Radius
36 (900)	8 (200)	24 (600)	4 (100)	0.20 sq. in./ft. (420 sq. mm/m)	No. 4 (No. 13)	4'-0" (1.2 m)	19 (480)
4'-0" (1.2 m)	8 (200)	24 (600)	6 (150)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	4'-6" (1.35 m)	26 (660)
5'-0" (1.5 m)	8 (200)	24 (600)	8 (200)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	5'-0" (1.5 m)	32 (810)

GENERAL NOTES

The flat slab top may be used in lieu of the tapered tops shown on Standards 602006, 602026, 602036, 602306, 602406, or 602506 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

All dimensions are in millimeters (inches) unless otherwise shown.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP

STANDARD 602601-02

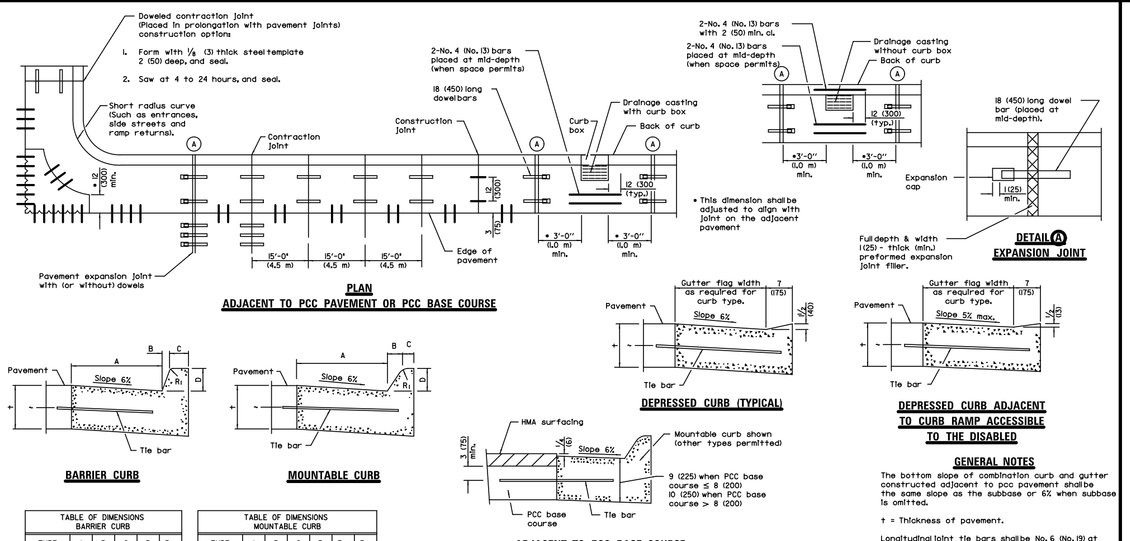
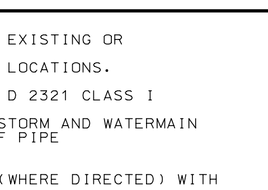


TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.12 (B-15.3)	12 (300)	7 (175)	5 (125)	6 (150)	3 (75)	12 (300)
B-7.12 (B-15.45)	12 (300)	7 (175)	6 (150)	6 (150)	3 (75)	12 (300)
B-8.24 (B-15.60)	24 (600)	7 (175)	6 (150)	6 (150)	3 (75)	24 (600)
B-9.12 (B-22.30)	12 (300)	7 (175)	6 (150)	6 (150)	3 (75)	12 (300)
B-9.24 (B-22.45)	24 (600)	7 (175)	6 (150)	6 (150)	3 (75)	24 (600)
B-12.24 (B-22.60)	24 (600)	7 (175)	6 (150)	6 (150)	3 (75)	24 (600)

TABLE OF DIMENSIONS MOUNTABLE CURB							
TYPE	A	B	C	D	R_1	R_2	
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	6 (150)	3 (75)	2 (50)	NA
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	6 (150)	3 (75)	2 (50)	NA
M-4.06 (M-10.15)	6 (150)	6 (150)	4 (100)	6 (150)	3 (75)	2 (50)	NA
M-4.12 (M-10.30)	12 (300)	6 (150)	4 (100)	6 (150)	3 (75)	2 (50)	NA
M-6.06 (M-15.45)	6 (150)	6 (150)	4 (100)	6 (150)	3 (75)	2 (50)	NA
M-6.12 (M-15.60)	12 (300)	6 (150)	4 (100)	6 (150)	3 (75)	2 (50)	NA
M-8.06 (M-20.60)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	2 (50)	NA
M-8.12 (M-20.75)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	2 (50)	NA
M-8.24 (M-20.90)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	2 (50)	NA
M-12.06 (M-30.90)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	2 (50)	NA
M-12.12 (M-30.90)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	2 (50)	NA
M-12.24 (M-30.90)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	2 (50)	NA



GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or EC when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

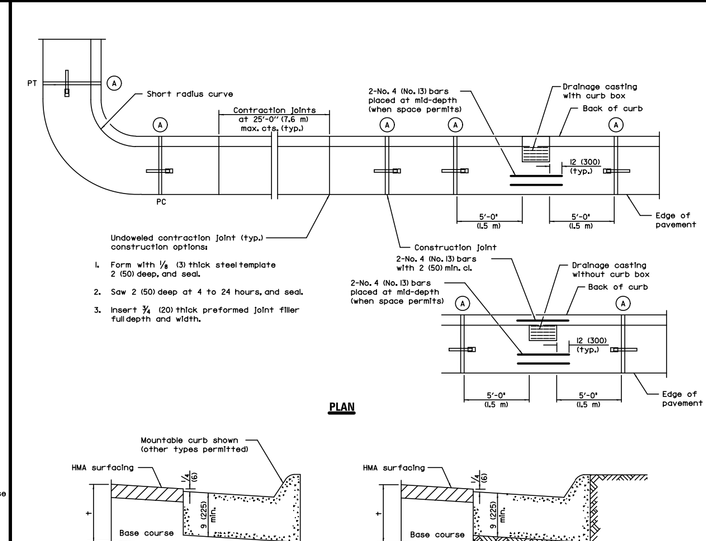
A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowelbars shown in contraction joints will only be required for monolithic construction.

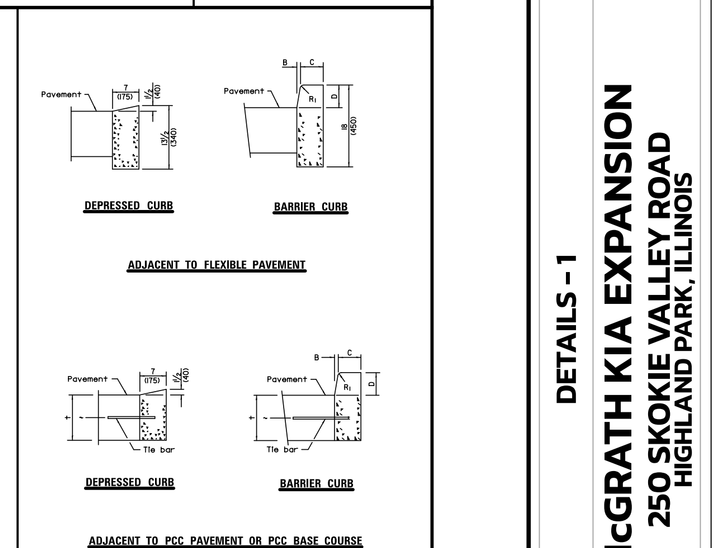
All dimensions are in inches (millimeters) unless otherwise shown.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
Sheet 1 of 2

STANDARD 606001-05

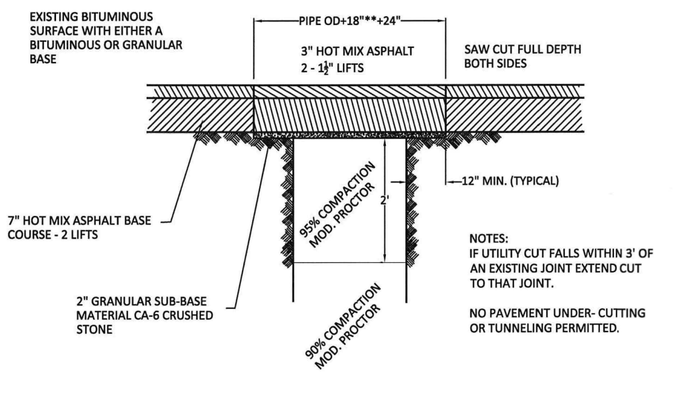


ADJACENT TO FLEXIBLE PAVEMENT



CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
Sheet 2 of 2

STANDARD 606001-05



BITUMINOUS PAVEMENT PATCH DETAIL

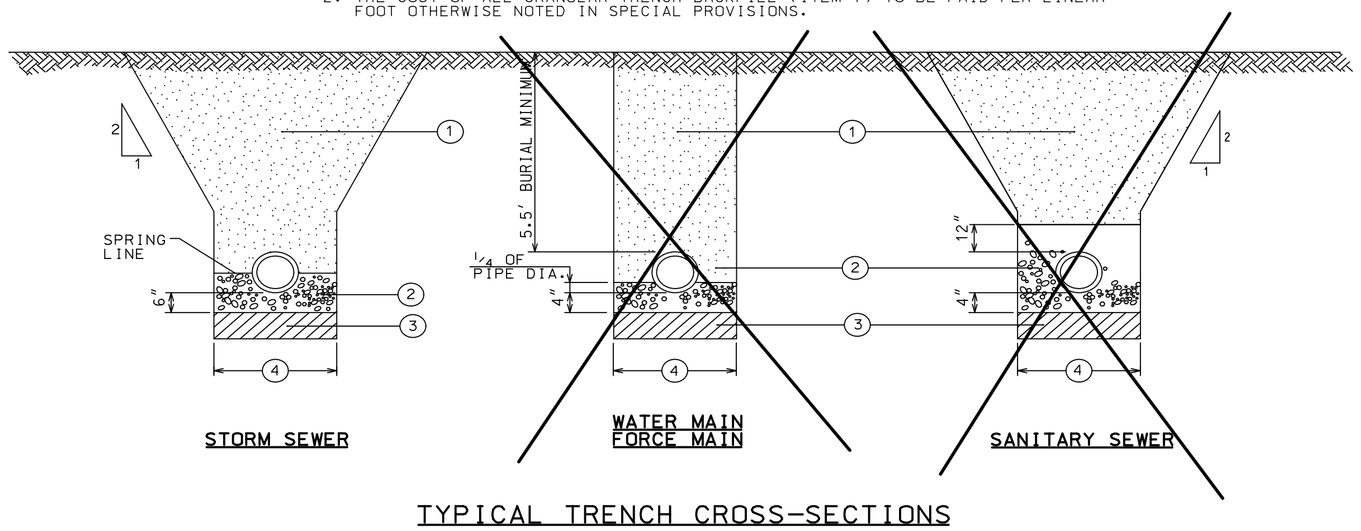
City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1035
Drawn By: M.B.
Revised By: E.J.

DATE: Bill Jan. 2015
Approved By: J.M.W.

1. GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK, MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.
2. GRANULAR BEDDING MATERIAL SHALL CONFORM TO ASTM D 2321 CLASS I FOR SANITARY SEWER AND IDOT CA-6. CRUSHED STONE ¾" TO ¼" IN SIZE (NO.67 ASTM D-448) FOR STORM AND WATERMAIN TAMPED INTO PLACE AS SHOWN. (ONLY TO ¼ POINT OF PIPE IF DUCTILE IRON PIPE IS USED).
3. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.
4. PIPE DIAMETER 8" AND LESS ----TRENCH WIDTH = 18"
   PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 X PIPE DIA.) + 8"

NOTES:
1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT OTHERWISE NOTED IN SPECIAL PROVISIONS.



TYPICAL TRENCH CROSS-SECTIONS
NOT TO SCALE

CAD-DTLS/SPDTLS/C005.DTL

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Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13836D1.DGN

DATE: 05/28/25

JOB NO. 13836

SHEET D1
13 OF 14

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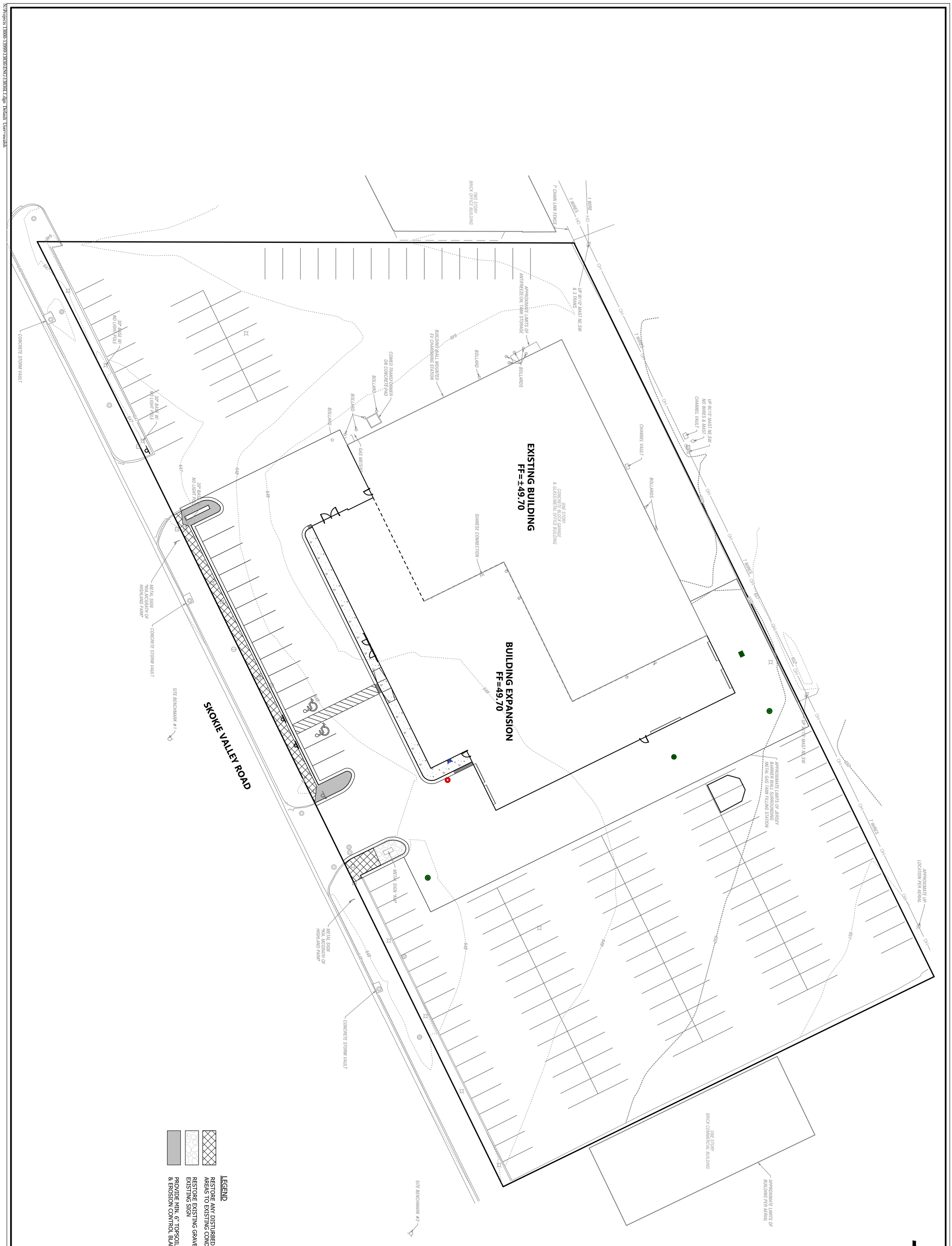


LEGEND

RESTORE ANY DISTURBED LANDSCAPE AREAS TO EXISTING CONDITION

RESTORE EXISTING GRAVEL AT EXISTING SIGN

PROVIDE MIN. 6" TOPSOIL, SEEDING, & EROSION CONTROL BLANKET

Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL – Morris, IL – Indianapolis, IN

LANDSCAPE PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

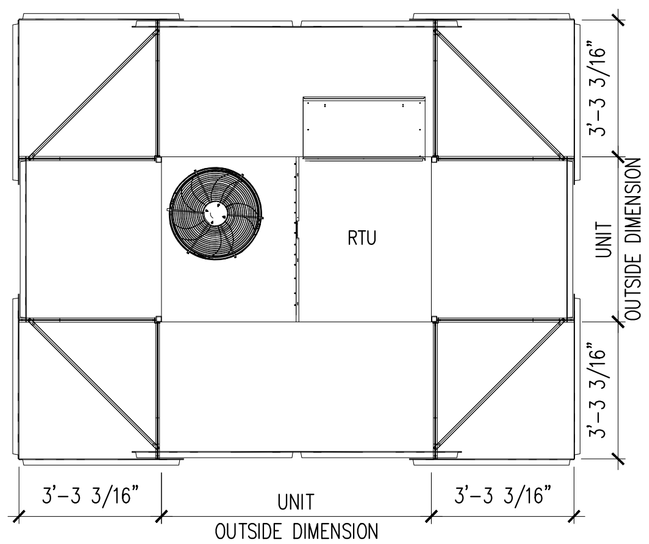
NO.	DATE	REMARKS

FILENAME: 13836L1.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET L1
14 OF 14

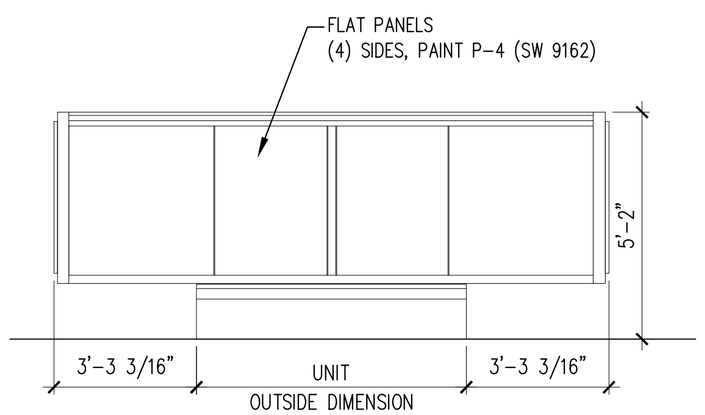
EXHIBIT E

Roof Plan

FLAT PAN STYLE ENVISOR
FOOTPRINT



FLAT PAN STYLE ENVISOR
ELEVATION



ROOF SCREEN DETAIL
SCALE: 3/8"

ROOF INSULATION, TAPERED TO DRAINS.
SLOPE AT 1/4" PER FOOT MIN.

SLOPE ROOF 1/4" PER FT MIN.

RD ROOF DRAIN AND OVERFLOW DRAIN

TPO WALKWAY PADS

(RO) ROOF DRAIN AND OVERFLOW SYSTEM, REFER TO PLUMBING DWG

ROOF LEGEND
SCALE: -

(A) ROOFINIG SYSTEM:
- WHITE TPO MEMBRANE ON RIGID POLYISO INSULATION.
INSULATION TO PROVIDE R-30 MIN (PER IECC C402.2).
LAYERS RIGID BOARD OF FIRESTONE POLYISO OR EQUAL,

(B) RTU TO BE FINISHED IN WHITE (OR PAINTED WHITE)

(C) RTU ROOF SCREEN, CITYSCAPE ENVISOR (OR EQUAL), REFER TO ROOF SCREEN DETIAL, THIS SHEET. VERTICAL WITH SHALLOW HORIZONTALLY ORIENTED RIBS. COLOR TO MATCH EIFS-1. SUBMIT COLOR TO ARCHITECT FOR APPROVAL.

(D) NEW ROOF HATCH, REFER TO DETAIL 1, 2, 3 / A5.01

(E) FLASHING TO MATCH ADJACENT WALL PANEL COLOR.

KEYED NOTES
SCALE: -

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

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SEPT 11, 2025 - DESIGN REVIEW

ROOF PLAN

A02.05

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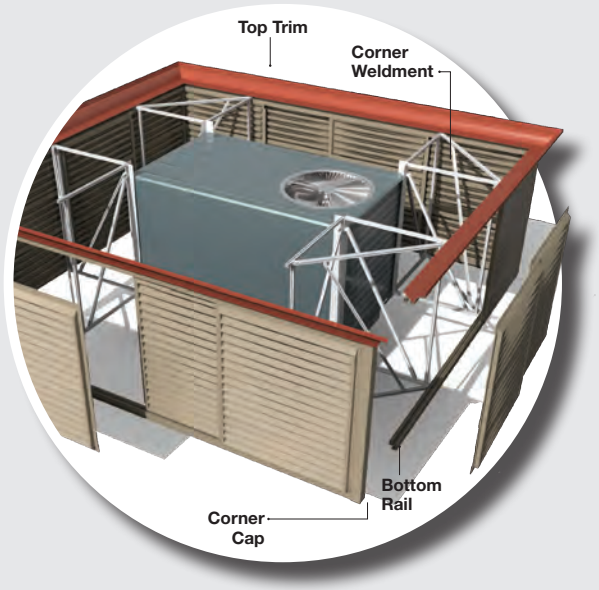
REGIONAL GROCERY CHAIN
• 52"/35" Stacked Louver & 52" Louver
• Color: Ranchero Red

envisor®

Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

CityScapes®
ARCHITECTURAL INNOVATIONS

COMMERCIAL OFFICE SPACE
• 52" Horizontal Louver panel with Lineal Band style top trim
• Color: Almond

THE LEADING ROOF SCREEN CHOICE OF ARCHITECTS, BUILDING OWNERS AND CONTRACTORS FOR MORE THAN 20 YEARS.



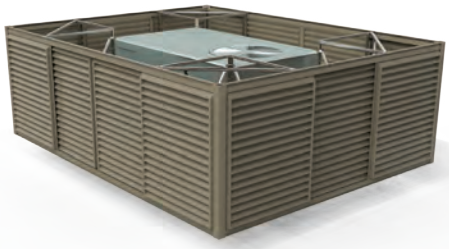
CHURCH OFFICE
• 52" Horizontal Louver panel with Cove top trim
• Color: Custom color match

NATIONAL RETAILER
• 70" Horizontal Louver panel with 2 Step top trim
• Color: Alabaster

DESIGN OPTIONS

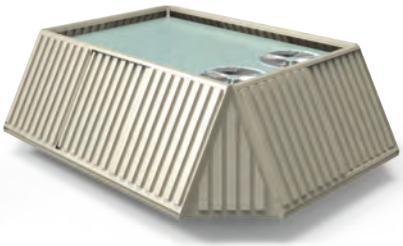
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

VERTICAL



(Available in Metal or Acrylicap® ABS)

CANTED



(Available in Acrylicap® ABS only)

POST MOUNT



(Available in Metal or Acrylicap® ABS)

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

ACRYLICAP® ABS SERIES PANELS



LOUVER HORIZONTAL



RIB HORIZONTAL



BRICK



FLAT PAN



FOREST



BATTEN VERTICAL



7.2 RIB HORIZONTAL



RIB VERTICAL

METAL SERIES PANELS



7.2 RIB
HORIZONTAL SOLID



7.2 RIB
VERTICAL SOLID



NEW!
4.0 CORRUGATED
HORIZONTAL SOLID



NEW!
4.0 CORRUGATED
VERTICAL SOLID



7.2 RIB
HORIZONTAL PERFORATED



7.2 RIB
VERTICAL PERFORATED



PAN SOLID



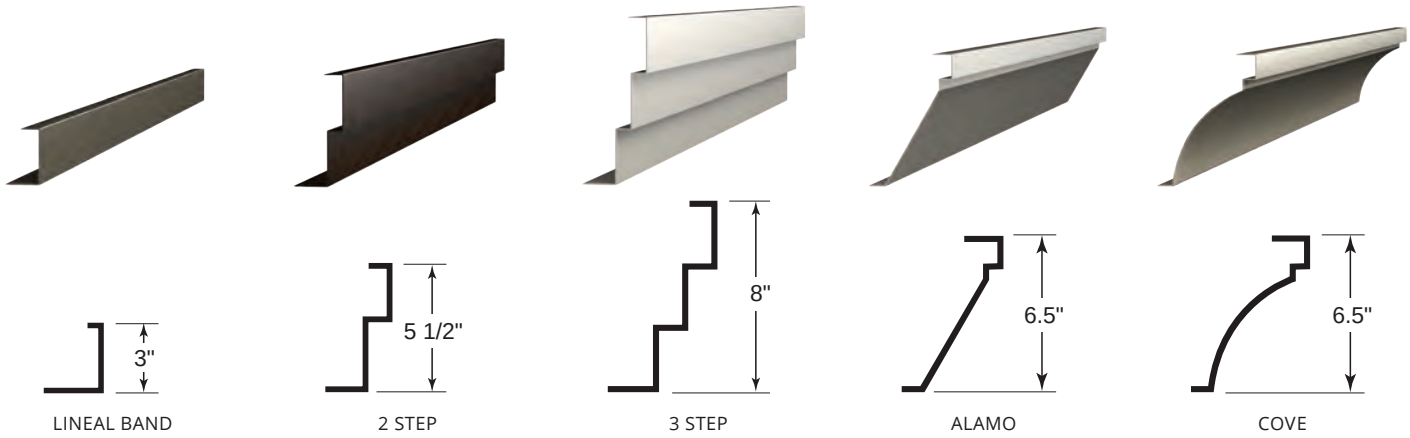
PAN PERFORATED

Don't see a panel that fits your project?

Tell us and we'll make one that you design. (Mold fee may apply)

TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



LINEAL BAND | 2 STEP | 3 STEP | ALAMO | COVE

COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.



ALABASTER | ALMOND | OYSTER | PUTTY | KHAKI | SAGEBRUSH | DARK BRONZE

SHADOW GRAY | SLATE GRAY | RANCHERO RED | CYPRESS MOSS | FOREST GREEN | MANSARD BROWN

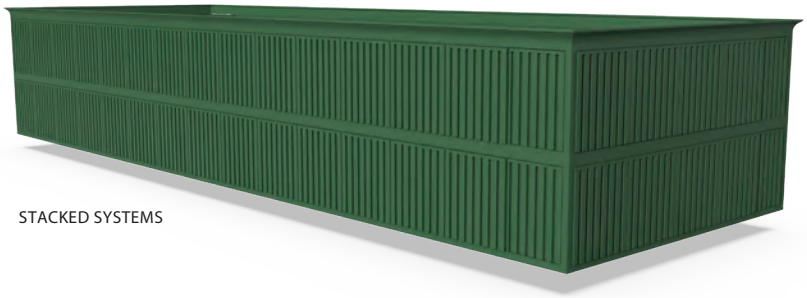
Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.

Speak to a project manager about our Envisor accessories, including lighting kits and more.

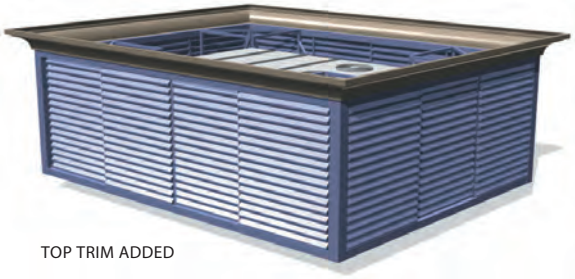
CityScapes
ARCHITECTURAL INNOVATIONS

CUSTOM SOLUTIONS

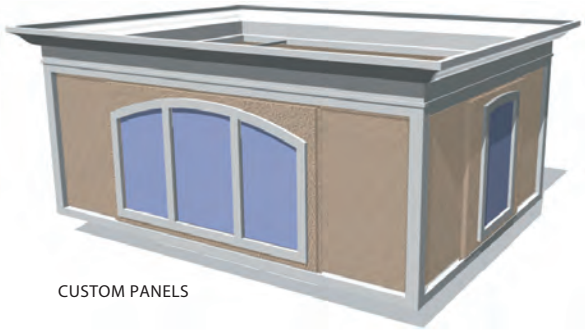
Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. **Additional costs may apply.*



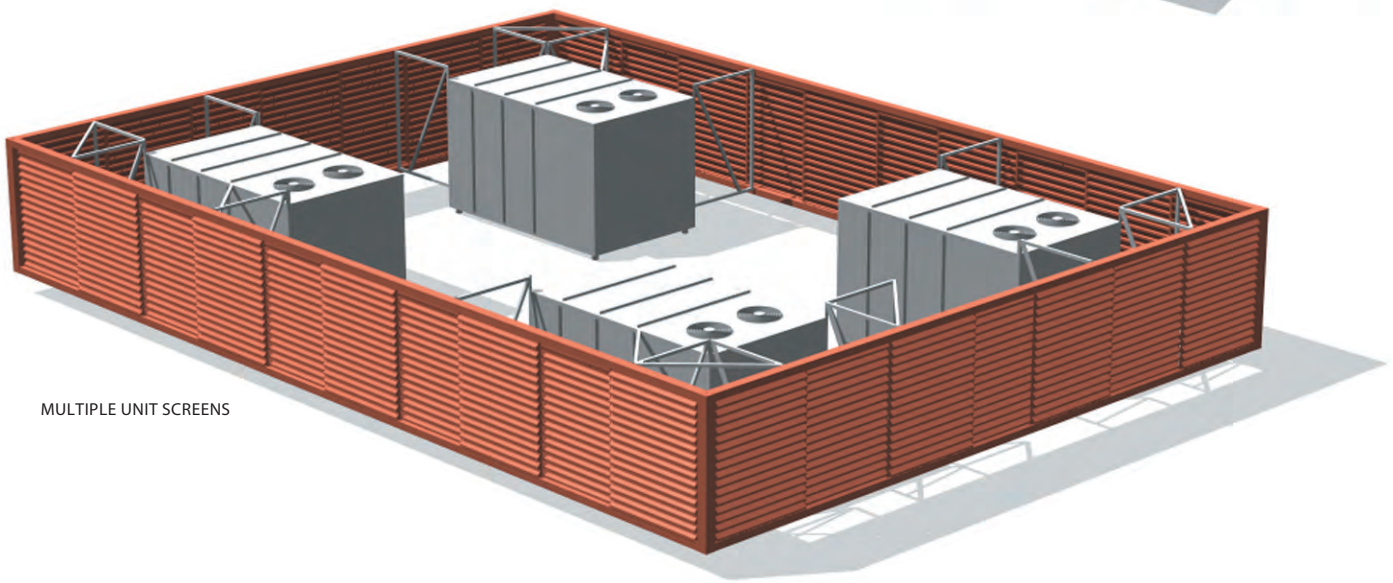
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



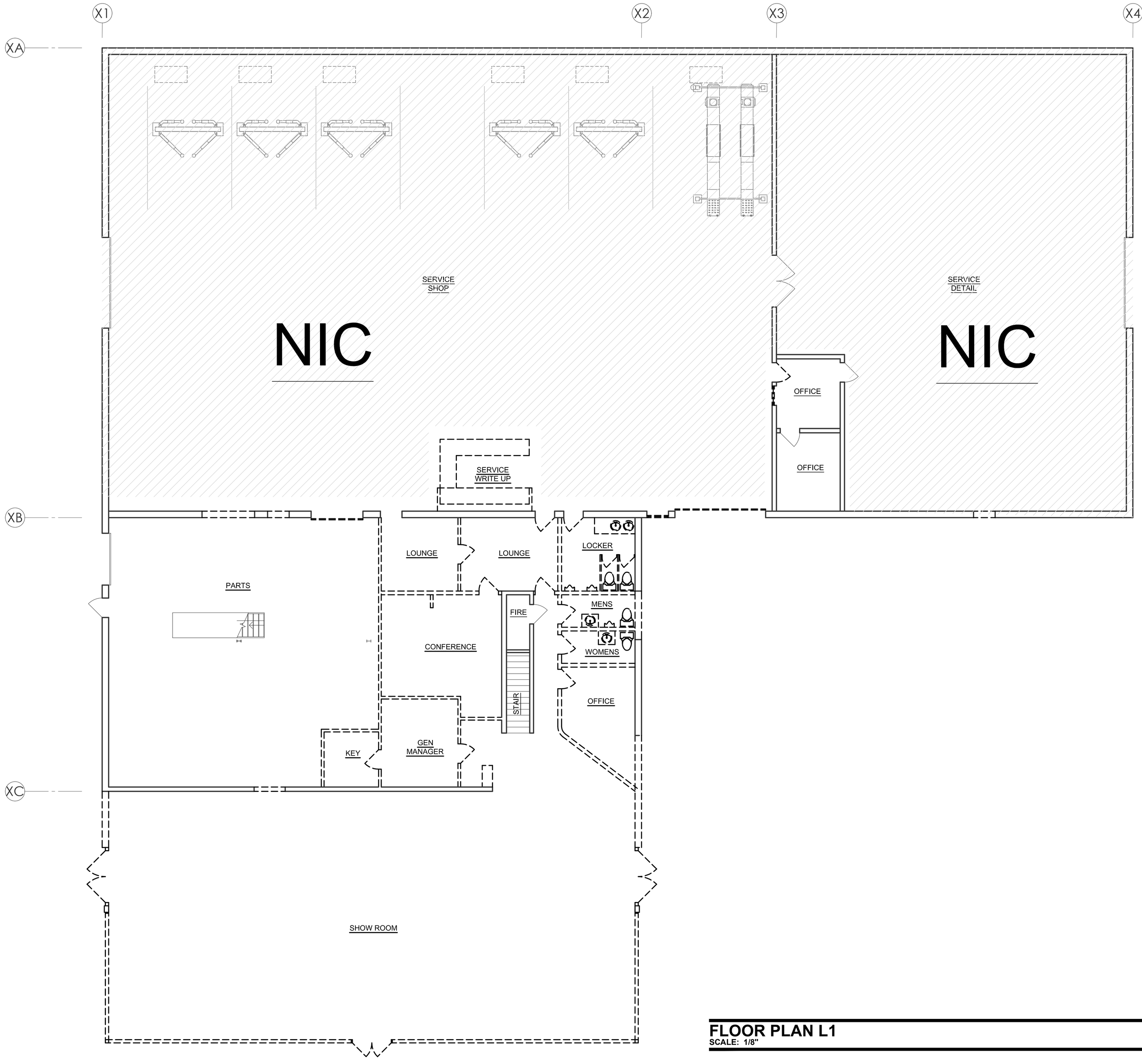
MULTIPLE UNIT SCREENS

Call **(877) 727-3367** today or visit our website at **cityscapesinc.com.**

Popular Applications: RTUs • HVACs • Air Chillers • Air Handlers • Cooling Towers Condensers • Exhaust Fans • Cellular • Equipment • Refrigeration Units

EXHIBIT F

Demolition Floor Plan



FLOOR PLAN L1 1
SCALE: 1/8"

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

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DEMO
FLOOR PLAN - L1

A1.01

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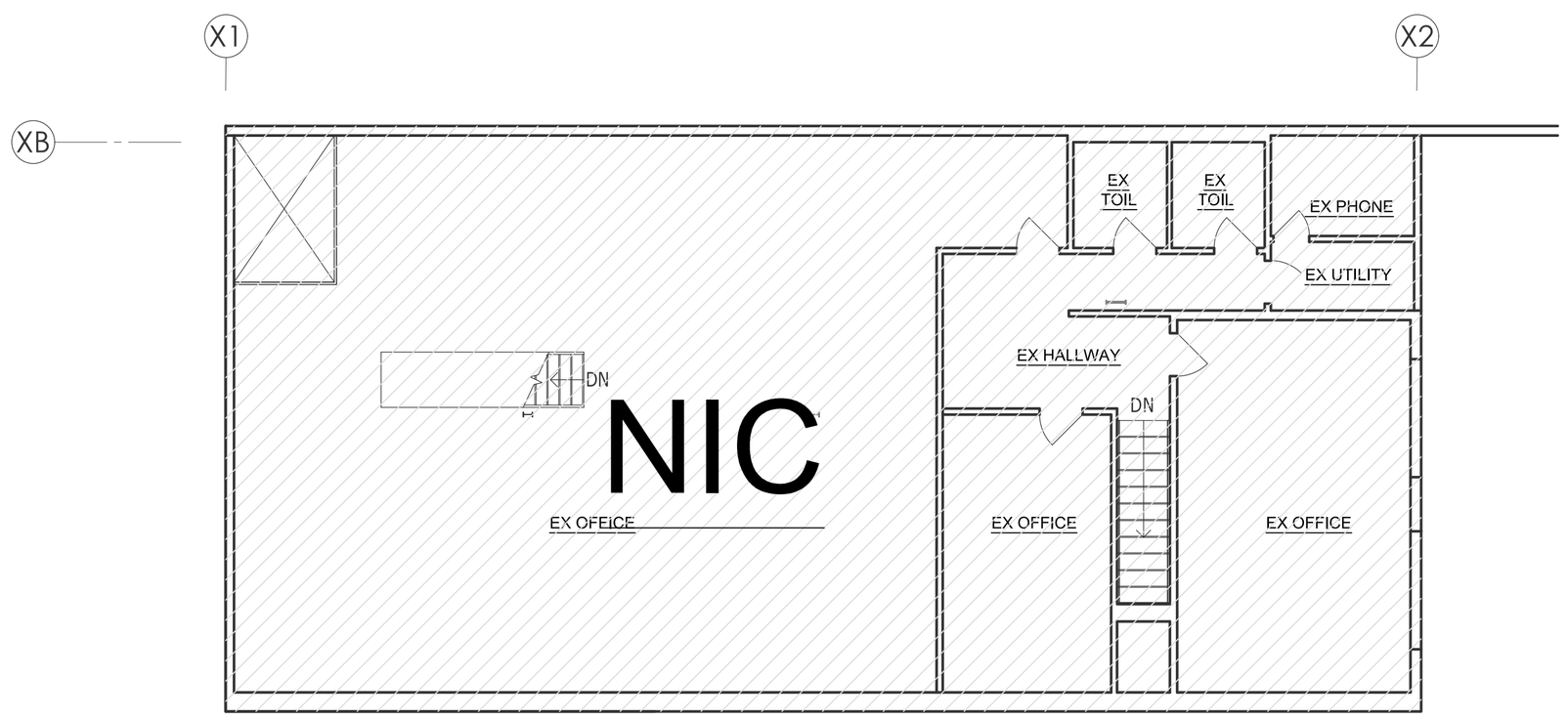

FLOOR PLAN L2
SCALE: 1/8"

2

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

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FLOOR PLAN - L2

A1.02

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EXHIBIT G

Finish Plan

X1 X2 X3 X4

XA XB XC

1 2 3 4 5 6 8 9 10 11 12 13

EV REPAIR BAY

EV WORK BAY

DETAIL

DETAIL

EXPRESS 154

EXPRESS 153

SERVICE SHOP

SERVICE BAYS 158

SERVICE BAYS 155

SERVICE BAYS 152

NIC

NIC

14 15 16 17 18

JAN / LAUNDRY 174

TECH WOMEN 171

OFFICE 156

TECH MEN RR 173

TECH BREAK / 172

TECH MEN LOCKER 175

OFFICE KEYS 157

TOOLS / EQUIPMENT 159

TECH PARTS 160

PARTS RECEIVING 162

PARTS 161

F&I 139

F&I 140

F&I 141

CONSULT 136

CONSULT 137

CONSULT 138

CONSULT 132

CONSULT 131

CONSULT 133

CONSULT 134

HALLWAY 130

HALLWAY 128

HALLWAY 129

FIRE

STAIR

GM

TOIL

STOR

WOMEN 124

MEN 123

HOSPITALITY BAR

MERCHANDISE

SERV MANAGER 122

INTERNET BAR 125

LOUNGE 127

CAFE 126

RETAIL PARTS

SERVICE ADMIN

WRITE-UP 121

SERVICE RECEPTION 151

TD

TV

BRAND WALL

CONSULT 103

CONSULT 104

CONSULT 105

CONSULT 106

CONSULT 107

CONSULT 108

SALES MANAGERS 110

REAL TIME CONFIGURATOR

SHOWROOM 101

WELCOME KIOSK

FOR AIR CURTAIN

FOCAL VEHICLE

PREMIUM LOUNGE 102

ABOVE 20A FOR SIGNAGE

ABOVE 20A FOR SIGNAGE

ABOVE 20A FOR SIGNAGE

ABOVE 20A FOR SIGNAGE

FLOOR PLAN - LEVEL 1

SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

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FLOOR PLAN
LEVEL 1

A2.01

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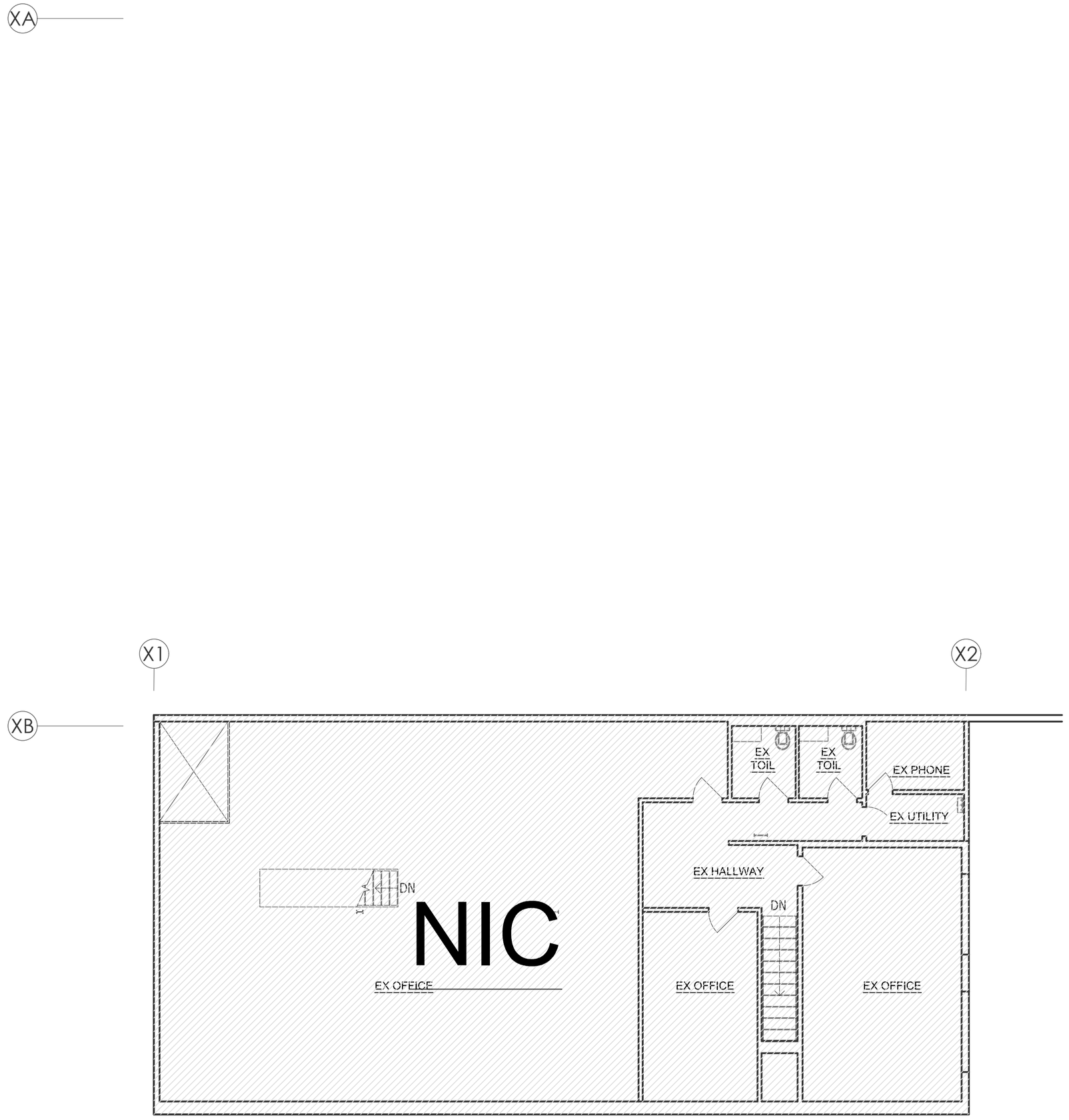

FLOOR PLAN - LEVEL 2
SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

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MECH / PLUMB ENGIN:

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FLOOR PLAN
LEVEL 2

A2.02

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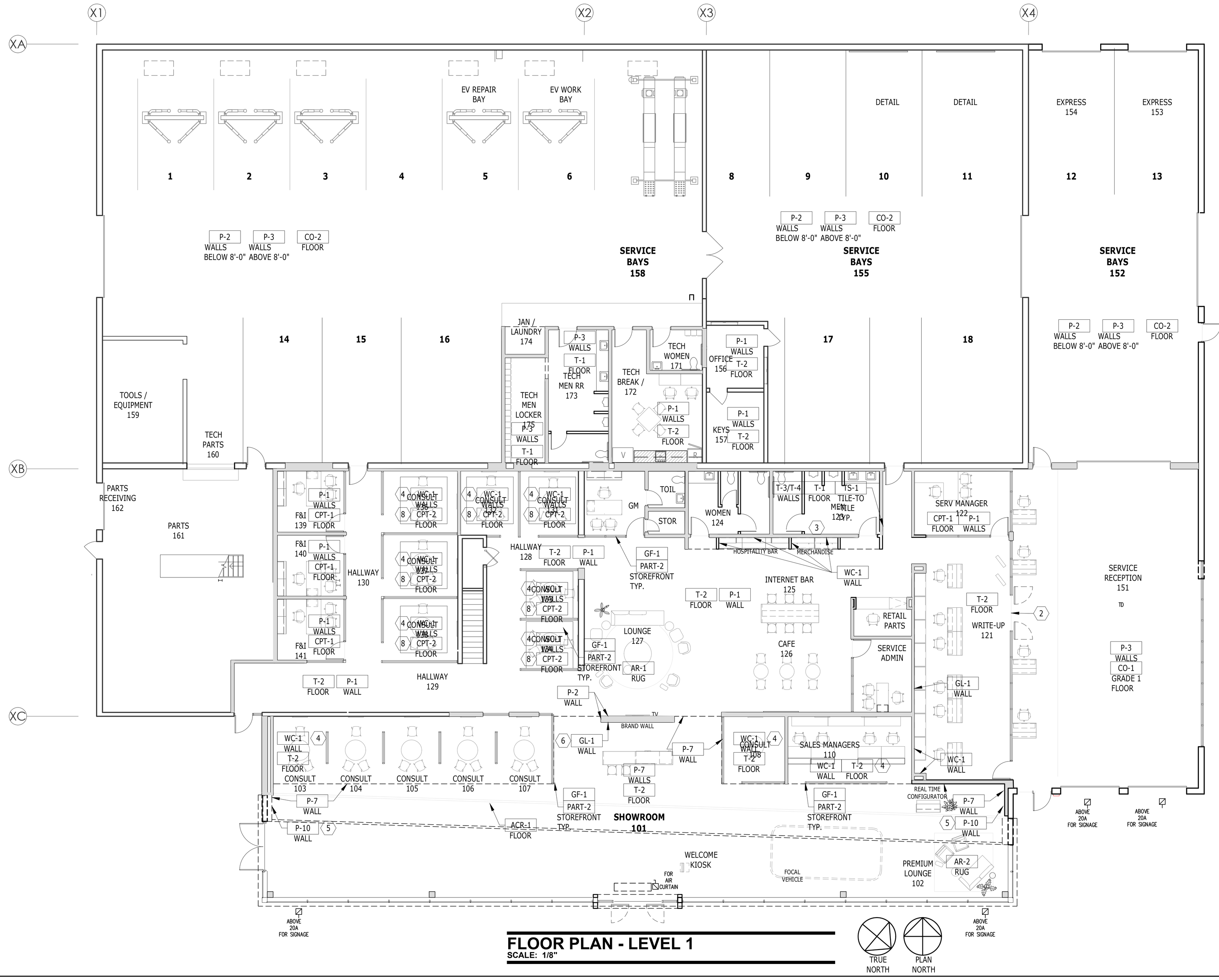

FLOOR PLAN - LEVEL 1
SCALE: 1/8"

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

FINISH PLAN
LEVEL 1

A2.21

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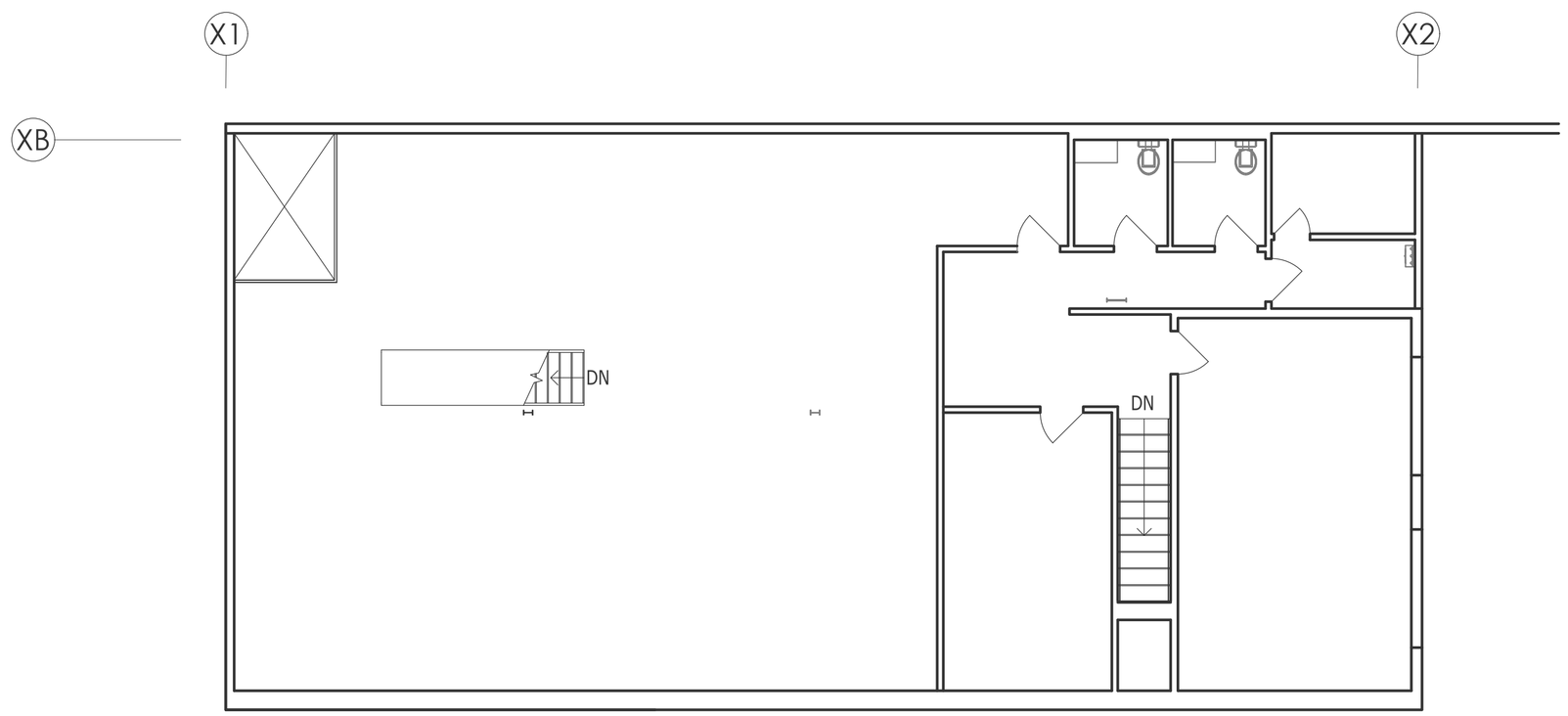

FLOOR PLAN - LEVEL 2
SCALE: 1/8"

TRUE NORTH

PLAN NORTH

GENERAL NOTES

A. SEE FLOOR TRANSITION DETAILS, THIS SHEET.

B. ALL INTERIOR SERVICE DOORS AND FRAMES

C. PAINT EXPOSED COLUMNS IN SHOWROOM P-3 U.O.N.

D. REFER TO SHEET A2.23 FOR FINISH INFORMATION. REFER TO A3.01-02 FOR CEILING FINISHES.

E. ALL INTERIOR GYP. BD. CEILINGS TO BE P-1 U.O.N.

F. ALL SHOWROOM GYP. BD. SOFFITS TO BE P-2 U.O.N.

G. ALL INTERIOR GYP. BD. WALLS TO BE P-1 WITH SEMI-GLOSS SHEEN FOR HIGH TRAFFIC AREA USE U.O.N.

H. ALL INTERIOR SERVICE RECEPTION WALLS TO BE P-1 WITH LOW-SHEEN U.O.N. ALL INTERIOR SERVICE SHOP WALLS FROM 4'-0" AND ABOVE, PAINT P-3, BELOW 4'-0" PAINT P-X, U.O.N.

I. FOR OTHER WALL FINISHES ON ELEVATIONS, REFER TO A8.01-A8.04

4. PROVIDE THRESHOLDS AT ALL EXTERIOR MAN DOORS.

6. SYSTEM AND/OR CASEWORK FURNITURE TO BE INSTALLED AFTER FLOORING WITH PENETRATION FOR INFEED POWER.

DRAWING NOTES

1. DOOR THRESHOLD.
2. FLOORING TRANSITION REQUIRED.
3. SEE ENLARGED PLAN FOR FINISHES AND SHEET A8.01-05 FOR ELEVATIONS.
4. 4" TILE BASE TO MATCH FLOOR TILE WITH SCHLUTER SCHIENE CAP.
5. 1' WALL FURRING TO INFINITY LOOP. PAINT FACE OF FURRING P-10, INSET INFINITY LOOP INTO EDGE, TRANSITION TO WALL PAINT COLOR.
6. FOR BRAND WALL DETAILS, SEE SHEET A7.01, DETAILS 8 AND 9.
7. INFINITY LOOP INLAID FLOOR TRANSITION. SEE DETAIL 2/A7.01
8. CPT-2 TO BE INSET. PROVIDE FLOORING TRANSITION AS REQUIRED.

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

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FINISH PLAN
LEVEL 2

A2.22

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KIA 2024 GALLERY INTERIOR MATERIALS AND FINISHES SCHEDULE

CODE	MATERIAL	NOTES	LOCATION	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION	WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
ACT-1	ACOUSTICAL CEILING TILES	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	SEE RCP	ARMSTRONG	LYRA PB CONCEALED ITEM 84339B	COLOR: WHITE (WH) EDGE: BEVELED CONCEALED 15/16 SUSPENSION SYSTEM: WHITE	24" W X 48" L	https://www.armstrongceilings.com/commercial/en/commercial-ceilings-walls/lyra-concealed-ceiling-tiles.html#!query=LYRA	COMPANY: ARMSTRONG WORLD INDUSTRIES NAME: DEBORAH L. PICKENS P: 480-695-9053 E: DLPICKENS@ARMSTRONGCEILINGS.COM WWW.ARMSTRONGCEILINGS.COM
ACT-2	ACOUSTICAL CEILING TILES	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	SEE RCP	ARMSTRONG	ACOUSTIBUILT SEAMLESS ACOUSTICAL CEILING SYSTEM ITEM 2604	COLOR: FINE WHITE TEXTURE FINISH (FW) EDGE: EDGE: TAPERED ACOUSTIBUILT PANELS MUST BE SPRAY APPLIED WITH ARMSTRONG FINE-TEXTURE FINISH PAINT.DO NOT USE PAINT OF ANY OTHER KIND. REFER TO MANUFACTURE INSTRUCTIONS.	48" W X 72" L	https://www.armstrongceilings.com/commercial/en/commercial-ceilings-walls/acoustibuilt-ceiling-panels.html	COMPANY: ARMSTRONG WORLD INDUSTRIES NAME: DEBORAH L. PICKENS P: 480-695-9053 E: DLPICKENS@ARMSTRONGCEILINGS.COM WWW.ARMSTRONGCEILINGS.COM
ACR-1	NON-ILLUMINATED INFINITY LOOP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	SEE FLOOR PLAN AND RCP	3 FORM	VARIA	COLOR: SO-572792.01 / LID:1065373 CLEAR SURFACE FINISH: STUCCO COLORED SURFACE FINISH: STUCCO	THICKNESS: ½"	https://3-form.com/materials/varia	COMPANY: 3FORM NAME: SUSAN STUDER P: 859-653-4069 E: SUSAN.STUDER@3DFORM.COM WWW.3-FORM.COM/
AR-1	AREA RUG	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	LOUNGE	SHAW CONTRACT	STYLE: INHERIT 5A229 CONSTRUCTION: MULTI-LEVEL PATTERN CUT/LOOP WEIGHT: 32 OZ. BACKING: NON-SKID RUBBER BACKING EDGE: RUBBER REDUCER, COLOR: 00114 LUNAR DUST	COLOR: GREY SLATE 64535 STYLE: R873A-12" ROUND	12' DIAMETER / 10' DIAMETER / 8' DIAMETER	https://www.shawcontract.com/en-us/products/5A229/	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
AR-2	SQUARE RUG	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	LOUNGE	SHAW CONTRACT	STYLE: INHERIT 5A229 CONSTRUCTION: MULTI-LEVEL PATTERN CUT/LOOP WEIGHT: 32 OZ. BACKING: NON-SKID RUBBER BACKING EDGE: RUBBER REDUCER, COLOR: 00114 LUNAR DUST	COLOR: GREY SLATE 64535 STYLE: R031B	10' X 10' SQUARE	https://www.shawcontract.com/en-us/products/5A229/	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
CO-1	CONCRETE DYE	FINISHING GRADE 1 = EXPOSES THE SAND PARTICLES IN THE CONCRETE. THE GRADE 1 FINISH SHOULD RESULT IN A "CREAMY LOOKING" SURFACE AND HAS THE MOST CONSISTENT APPEARANCE. FINISH CLASS 2: (SPECIFIED AS 800 GRIT) RESULTS IN A SURFACE THAT EXHIBITS A MODERATE LEVEL OF SPECULAR REFLECTIVITY. THIS FLOOR WITH BE REFLECTIVE, BUT WILL NOT BE "MIRROR-LIKE"	SHOWROOM, SERVICE RECEPTION, VEHICLE DELIVERY (VDC) / PHOTO BOOTH	SIKA	SCOFIELD FORMULA ONE LIQUID DYE FINISHING GRADE: GRADE 1 FINISHING CLASS: 2	COLOR: G388 SOFT GRAY	REFERENCE CONSTRUCTION DOCUMENTS	https://usa.sika.com/en/construction/concrete/decorative-concrete/stains-dyes/scofield-formulaoneliquiddyeconcentrate.html	COMPANY: SIKA NAME: CUSTOMER SERVICE P: 201-933-8800 WWW.USA.SIKA.COM
CO-2	CONCRETE	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER	PARTS, TOOLS, RECEIVING	TO BE DETERMINED BY CONTRACTOR	CONTRACTOR TO SEAL CONCRETE SLAB WITH INDUSTRIAL SEALER THAT CAN WITHSTAND WATER AND HARSH CHEMICALS	COLOR: CLEAR	REFERENCE CONSTRUCTION DOCUMENTS	N/A	N/A
CPT-1	CARPET TILE	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER INSTALLATION: ASHLAR PATTERN	OFFICES, SEE FINISH PLAN	SHAW CONTRACT	COLLECTION: COLLECTIVE STYLE: 5T438 COLLECTIVE I TILE CONSTRUCTION: MULTI-LEVEL PATTERN LOOP FIBER: 100% SOLUTION DYED ECO SOLUTION Q NYLON BACKING: ECOWORX TILE	COLOR: BLACK 38505	9" W X 36" L	https://www.shawcontract.com/en-us/product/details/5T438/colors/38505	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
CPT-2	CARPET TILE	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER INSTALLATION: ASHLAR PATTERN	CARPET INSET AT SEMI-ENCLOSED CONSULTATION OFFICES	SHAW CONTRACT	COLLECTION: WEST ELM + SHAW CONTRACT STYLE: 5T489 SPARK TILE CONSTRUCTION: MULTI-LEVEL PATTERN CUT/LOOP FIBER: 100% SOLUTION DYED ECO SOLUTION Q NYLON BACKING: ECOWORX TILE	COLOR: BRIO-COLOR 87485	24" W X 24" L	https://www.shawcontract.com/en-us/products/5T489/colors/87485	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
EPOXY-1	EPOXY	REFERENCE MANUFACUTERS GUIDELINES FOR SURFACE PREP AND INSTALLATION	SERVICE FLOOR	FLOROCK	FLUID-APPLIED FLOORING TYPE FAF-4: EPOXY FLOOR, FOLLOWED BY CHEMICAL RESISTANT HIGH WEAR URETHANE. 1: PRIMER COAT: TWO-COMPONENT EPOXY. APPLY AT 10-12 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4700 2: OVERLAY: EPOXY AND SAND AGGREGATE MIXTURE TROWELED IN PLACE, APPLIED AT 1/4" THICKNESS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: BLACK 3: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: BLACK 4: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS A: PRODUCT: FLOROCK FLOROPOXY 4805 B: COLOR: BLACK 5: TOPCOAT - URETHANE TOP COAT: FLOROTHAN MC HT A: COLOR: BLACK B: SLIP RESISTANCE AS REQUIRED	COLOR: BLACK FINISH: GLOSS TEXTURE: SAND	REFERENCE CONSTRUCTION DOCUMENTS	https://www.florock.net/	COMPANY: FLOROCK NAME: RICK OLEJNIK P: 616-915-4840 E: RICK.OLEJNIK@FLOROCK.NET WWW.FLOROCK.NET
EPOXY-2	EPOXY	REFERENCE MANUFACUTERS GUIDELINES FOR SURFACE PREP AND INSTALLATION	SERVICE FLOOR	FLOROCK	FLUID-APPLIED FLOORING TYPE FAF-4: EPOXY FLOOR, FOLLOWED BY CHEMICAL RESISTANT HIGH WEAR URETHANE. 1: PRIMER COAT: TWO-COMPONENT EPOXY. APPLY AT 10-12 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4700 2: OVERLAY: EPOXY AND SAND AGGREGATE MIXTURE TROWELED IN PLACE, APPLIED AT 1/4" THICKNESS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: LIGHT GREY 3: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: LIGHT GREY 4: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS A: PRODUCT: FLOROCK FLOROPOXY 4805 B: COLOR: LIGHT GREY 5: TOPCOAT - URETHANE TOP COAT: FLOROTHAN MC HT A: COLOR: LIGHT GREY B: SLIP RESISTANCE AS REQUIRED	COLOR: LIGHT GREY FINISH: GLOSS TEXTURE: SAND	REFERENCE CONSTRUCTION DOCUMENTS	https://www.florock.net/	COMPANY: FLOROCK NAME: RICK OLEJNIK P: 616-915-4840 E: RICK.OLEJNIK@FLOROCK.NET WWW.FLOROCK.NET
GF-1	GLASS FILM	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	ALL SHOWROOM AND LOUNGE AREA GLASS	DECORATIVE FILMS	SOLYX GLASS FINISHES	COLOR: SXJ -0548 DUAL FEATHER GRADIENT	60" WIDE ROLL	https://www.decorativefilm.com/sxj-0548-dual-feather-gradient	COMPANY: DECORATIVE FILM NAME: IBRAYDNA MANINAT P: 888-657-5224 F: 240-363-4818 E: N/A WWW.DECORATIVEFILM.COM
GL-1	GLASS	CONTRACTOR RESPONSIBLE TO COORDINATE GRAPH EXTRUSION SYSTEM WITH MANUFACTURER	BRAND WALL, SERVICE BACK WRITER WALL	SKYLINE GLASS	VITRACOLOR BACK-PAINTED LOW-IRON TEMPERED SAFETY GLASS	COLOR: CUSTOM TO MATCH PMS 7547 C	MAX PANEL SIZE: 46" X 144" 1/4" THICKNESS	TO BE SOURCED FROM FRY REGLET INCLUSIVE WITH GRAPH SYSTEM	COMPANY: FRY REGLET NAME: PATRICK SULLIVAN P: 470-763-8075 E: PATRICKSULLIVAN@FRYREGLET.COM WWW.FRYREGLET.COM
LVT-1	LUXURY VINYL TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	LOUNGE AREAS, CONSULT AREAS, CORRIDORS	SHAW CONTRACT	GRAIN DIRECT GLUE LVT STYLE NUMBER:0502V	COLOR: 64240 HONEY	7" W X 49" L	https://www.shawcontract.com/en-us/products/0502v/colors/64240?	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
LVT-1 ALT	LUXURY VINYL TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	LOUNGE AREAS, CONSULT AREAS, CORRIDORS	MATTER SURFACES	WINEO PURLINE LVT, WOOD XL	COLOR: CRAFTED OAK	10" W X 59" L	https://mattersurfaces.com/purline-crafted-oak	COMPANY: MATS INC. NAME: MARK SADAUSKAS P: 781-573-0216 M: 614-743-7146 E: MSADAUSKAS@MATSINC.COM WWW.MATSINC.COM
P-1	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	WALLS UNLESS NOTED OTHERWISE	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: OC-61 WHITE DIAMOND FINISH: FLAT FOR CEILINGS / SOFFITS FINISH: EGGSHELL FOR WALLS	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N522 https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-2	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SHOWROOM SOFFIT, LOUNGE, VEHICLE DELIVERY (VDC)/PHOTO BOOTH WALLS	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: 2129-10 MIDNIGHT DREAM FINISH: FLAT FOR SOFFITS FINISH: EGGSHELL FOR WALLS	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N522 https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-3	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SERVICE DRIVE WALLS AND SHOWROOM COLUMNS	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: HC-169 COVENTRY GRAY FINISH: EGGSHELL	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

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FINISH SCHEDULE

A2.23

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KIA 2024 GALLERY INTERIOR MATERIALS AND FINISHES SCHEDULE

CODE	MATERIAL	NOTES	LOCATION	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION	WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
P-4	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	DOORS	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: HC-169 COVENTRY GRAY FINISH: EGGSHELL	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-6	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	REFERENCE CONSTRUCTION DOCUMENTS	BENJAMIN MOORE	COROTECH COMMAND WATERBORNE ACRYLIC URETHANE	COLOR: 1117 GUESTHOUSE FINISH: EGGSHELL	N/A	https://www.benjaminmoore.com/en-ca/interior-exterior-paints-stains/product-catalog/cwq/corotech-waterborne-enamels	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-7	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SHOWROOM WALLS AS NOTED	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: OC-10 WHITE SAND FINISH: EGGSHELL	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-8	METALLIC PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SHOWROOM SOFFIT	MODERN MASTERS	SATIN METALLIC PAINT	TECHNICAL DATA: MDM-15 COLOR: ME200 PALE GOLD	N/A	https://www.modernmasters.com/landing/homeowners/brands/mpc	COMPANY: MODERN MASTERS NAME: CUSTOMER SERVICE P: 1-800-942-3166 WWW.MODERNMASTERS.COM
P-10	METALLIC PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	INFINITY LOOP	MODERN MASTERS	SATIN METALLIC PAINT	COLOR: ME792 BLACK SAPPHIRE	N/A	https://www.modernmasters.com/landing/homeowners/brands/mpc	COMPANY: MODERN MASTERS NAME: CUSTOMER SERVICE P: 1-800-942-3166 WWW.MODERNMASTERS.COM
PC-1	INTERIOR POWDERCOAT	N/A	INFINITY LOOP	PRISMATIC POWDERS	INTERIOR GRADE POWDERCOAT	COLOR: RAL 3020 FINISH: GLOSS	REFERENCE CONSTRUCTION DOCUMENTS	https://www.prismaticpowders.com/shop/powder-coating-colors/RAL-3020/ral-3020	COMPANY: NIC INDUSTRIES NAME: JESSIE GRAHAM P: 541-830-6502 M: 541-326-5051 E: JESSIE@NICINDUSTRIES.COM WWW.PRISMATICPOWDERS.COM
PC-2	INTERIOR POWDERCOAT	N/A	BRAND WALL BASE	TIGER DRYLAC	INTERIOR GRADE POWDERCOAT	COLOR: RAL 9005 49/82830 FINISH: MATTE	REFERENCE CONSTRUCTION DOCUMENTS	https://fs18.fromsite.com/JRowcI/specifierTIGERorderform/index.html	COMPANY: TIGER DRYLAC NAME: MITCH ANGELES P: 331-901-5783 M: 630-593-3532 E: MITCH.ANGELES@TIGER-COATINGS.COM WWW.TIGER-COATINGS.COM
PC-3	INTERIOR POWDERCOAT	N/A	PART-1	PRISMATIC POWDERS	INTERIOR GRADE POWDERCOAT	COLLECTION: ARCHITECTURAL METALLICS COLOR: EMB-4448, TOMIC GOLD II FINISH: SATIN	REFERENCE CONSTRUCTION DOCUMENTS	https://www.prismaticpowders.com/shop/powder-coating-colors/EMB-4448/tomic-gold-ii	COMPANY: NIC INDUSTRIES NAME: JESSIE GRAHAM P: 541-830-6502 M: 541-326-5051 E: JESSIE@NICINDUSTRIES.COM WWW.PRISMATICPOWDERS.COM
PL-1	PLASTIC LAMINATE	N/A	FIXTURES, CUSTOMER FACING CABINETS, CUSTOMER FACING DOORS	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: 7996-38 NATURAL RECON FINISH: FINE VELVET	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.wilsonart.com/natural-recon-7996	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
PL-3	PLASTIC LAMINATE	N/A	BATHROOM CABINETS	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: BLACK #1595 FINISH: 60 MATTE	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.wilsonart.com/designer-white-d354	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
PL-4	PLASTIC LAMINATE	N/A	BACK OF HOUSE CABINETS	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: CARBON MESH 4880-38 FINISH: FINE VELVET	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.wilsonart.com/carbon-mesh-4880	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
SS-1	SOLID SURFACE	N/A	FIXTURES, RESTROOMS, CUSTOMER FACING COUNTERS	LX HAUSYS	HI-MACS SOLID SURFACE	COLOR: KAMET L017	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	ttps://www.lxhausys.com/us/products.html#/himacs/Kamet/2551	COMPANY: LX HAUSYS NAME: MICHELLE ALLEN P: 513-214-9939 E: MALLEN@LXHAUSYS.COM WWW.LXHAUSYS.COM
SS-1 ALT	SOLID SURFACE	ALTERNATE TO SS-1	FIXTURES, RESTROOMS, CUSTOMER FACING COUNTERS	WILSONART	ACRYLIC RESIN BASED SOLID SURFACE	COLOR: WHITE STONE 9208CS	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.richelieu.com/us/en/category/surfaces-panels-and-edgebanding/solid-surfaces-wilsonart/wilsonart-solid-surfaces-particulate-colors/white-stone-9208cs-sheet/1201983/sku-W9208CSS130	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
T-1	TILE	ALTERNATE TO CO-1 TO BE USED WHEN NEW CONCRETE CANNOT BE POURED INSTALL STACKBOND	ALTERNATE TO CO-1, RESTROOMS	AUTOSTONE	CERAMIC TILE	COLLECTION: CONCRETE COLOR: SMOKE FINISH: NATURAL, HONED GROUT COLOR: MAPEI 27 SILVER	32" W X 32" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-1 ALT	TILE	ALTERNATE TO CO-1 TO BE USED WHEN NEW CONCRETE CANNOT BE POURED INSTALL STACKBOND	ALTERNATE TO CO-1, RESTROOMS	DALTILE	CERAMIC TILE	COLLECTION: ANDERS COLOR: SHADOW AN13 FINISH: MATTE GROUT COLOR: MAPEI 27 SILVER	32" W X 32" L	https://www.daltile.com/products/Concrete-Look/Anders/Shadow	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-2	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	CUSTOMER SALES AREA, SALES AREA	CREATIVE MATERIALS CORP.	CERAMIC TILE	COLLECTION: INYO COLOR: GOLD FINISH: MATTE GROUT COLOR: MAPEI 05 CHAMOIS	8" W X 48" L	https://www.creativematerialscorp.com/product/inyo/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-2 ALT1	TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	CUSTOMER SALES AREA, SALES AREA	AUTOSTONE	CERAMIC TILE	COLLECTION: AMBERWOOD PLAN COLOR: MAPPLE HARVEST FINISH: NATURAL GROUT COLOR: MAPEI 05 CHAMOIS	8" W X 48" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-2 ALT2	TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	CUSTOMER SALES AREA, SALES AREA	DALTILE	CERAMIC TILE	COLLECTION: FOREST PARK COLOR: SUMMERTREE FP9995 GROUT COLOR: MAPEI 05 CHAMOIS	9" W X 36" L	https://www.daltile.com/products/wood-look/forest-park	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-3	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. INSTALLED IN VERTICAL STACK BOND, 4'-0" TO UNDERSIDE OF CLG	RESTROOMS	CREATIVE MATERIALS CORP.	WALL TILE	COLLECTION: URBAN SUBWAY COLOR: WHITE FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	3" W X 10" L	https://www.creativematerialscorp.com/product/tune/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-3 ALT1	TILE	ALTERNATE TO T-3 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, 4'-0" TO UNDERSIDE OF CLG	RESTROOMS	AUTOSTONE	WALL TILE	COLLECTION: STATION AMERICAN-A COLOR: WHITE FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 16" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-3 ALT2	TILE	ALTERNATE TO T-3 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, 4'-0" TO UNDERSIDE OF CLG	RESTROOMS	DALTILE	WALL TILE	COLLECTION: STENCIL,FLAT FLOOR TILE COLOR: WHITE SC32 FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 12" L	https://www.daltile.com/products/Monochromatic-Look/Stencil/White	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

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planning - retail - automotive

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CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

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FINISH SCHEDULE

A2.24

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KIA 2024 GALLERY INTERIOR MATERIALS AND FINISHES SCHEDULE

CODE	MATERIAL	NOTES	LOCATION	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION	WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
T-4	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, FINISH FLOOR TO 4'-0"	RESTROOMS (WAINSCOT)	CREATIVE MATERIALS CORP.	WALL TILE	COLLECTION: URBAN SUBWAY COLOR: WHITE LINEAR DECO FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	3" W X 10" L	https://www.creativematerialscorp.com/product/tune/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-4 ALT1	TILE	ALTERNATE TO T-4 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, FINISH FLOOR TO 4'-0"	RESTROOMS (WAINSCOT)	AUTOSTONE	WALL TILE	COLLECTION: STATION AMERICA-B COLOR: WHITE FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 16" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-4 ALT2	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, FINISH FLOOR TO 4'-0"	RESTROOMS (WAINSCOT)	DALTILE	WALL TILE	COLLECTION: STENCIL,LINEAR WALL TILE COLOR: WHITE SC32 FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 12" L	https://www.daltile.com/products/Monochromatic-Look/Stencil/White	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-5	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	TECH RESTROOMS	ROYAL MOSA	WALL TILE	COLOR: GLOBAL FINISH: MOUSE GRAY 16880 GROUT COLOR: MAPEI 27 SILVER	4" W X 12" L	https://www.mosa.com/en-us/products/collection/4x12	COMPANY: ROYAL MOSA NAME: NAN MCGINNIS P: 513-703-5801 WWW.MOSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-5 ALT1	TILE	ALTERNATE TO T-5 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	TECH RESTROOMS	AUTOSTONE	CERAMIC TILE	COLLECTION: SHOP WALL! COLOR: STORMY GREY FINISH: GLOSSY GROUT COLOR: MAPEI 27 SILVER	12" W X 24" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-6	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	OPTIONAL NEW VEHICLE DELIVERY, SERVICE RECEPTION DRIVE LANES	AUTOSTONE	TILE	COLLECTION: DRIVE SERIES COLOR: ALLOY GREY SURFACE-R-12 TEXTURED GROUT COLOR: MAPEI 27 SILVER	8" W X 8" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-7	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	OPTIONAL SERVICE RECEPTION DRIVE LANES	AUTOSTONE	TILE	COLLECTION: DRIVE SERIES COLOR:CARBON BLACK SURFACE-R-12 TEXTURED GROUT COLOR: MAPEI 27 SILVER	8" W X 8" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
TS-1	TRANSITION STRIP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	WALL BASE RESTROOMS	SCHLUTER	DILEX-AHK	FINISH: SATIN ANODIZED	REFERENCE CONSTRUCTION DOCUMENTS	https://www.schluter.com/schluter-us/en_US/Profiles/Cove-shaped-Profiles/Schluter®-DILEX-AHK/p/DILEX_AHK?facets=false	COMPANY: SCHLUTER SYSTEM NAME: LANCE BEARMAN P: 888-472-4588 M: 502-264-1199 E: LBEARMAN@SCHLUTER.COM WWW.SCHLUTER.COM
TS-2	TRANSITION STRIP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	BETWEEN T-3 AND T-4 IN RESTROOMS	SCHLUTER	SCHIENE	FINISH: SATIN ANODIZED	REFERENCE CONSTRUCTION DOCUMENTS	https://www.schluter.com/schluter-us/en_US/Profiles/For-Floors/Same-height-Transitions/Schluter%C2%AE-SCHIENE/p/SCHIENE	COMPANY: SCHLUTER SYSTEM NAME: LANCE BEARMAN P: 888-472-4588 M: 502-264-1199 E: LBEARMAN@SCHLUTER.COM WWW.SCHLUTER.COM
TS-3	TRANSITION STRIP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	NVD	SCHLUTER	RENO-T	FINISH: SATIN ANODIZED	1"	https://www.schluter.com/schluter-us/en_US/Profiles/For-Floors/Same-height-Transitions/Schluter%C2%AE-RENO-T/p/RENO_T	COMPANY: SCHLUTER SYSTEM NAME: LANCE BEARMAN P: 888-472-4588 M: 502-264-1199 E: LBEARMAN@SCHLUTER.COM WWW.SCHLUTER.COM
WB-1	WALL BASE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	ROOMS WITH T-2	CREATIVE MATERIALS CORP.	CERAMIC TILE - CUT TO 4" WITH SCHLUTER SCHIENE CAP (CLEAR ANODIZED)	COLLECTION: INYO COLOR: GOLD FINISH: MATTE GROUT COLOR: MAPEI 108 BAMBOO	4" H X 48" L	https://www.creativematerialscorp.com/product/inyo/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
WB-2	WALL BASE	N/A	ROOMS WITH CO-1	TARKETT	TRADITIONAL VINYL 4-1/8" TOELESS (TYPE TV)	COLOR: TAS COLONIAL GRAY	0.125" D X 4" H X 48" L	https://commercial.tarkett.com/en_US/collection-C000494-traditional-vinyl-1-8-type-tv	COMPANY: TARKETT NAME: ERIN RINK P: 513-504-5734 E: ERIN.RINK@TARKETT.COM WWW.TARKETT.COM
WB-3	WALL BASE	N/A	ROOMS WITH CPT-1	TARKETT	TRADITIONAL VINYL 4-1/8" TOELESS (TYPE TV)	COLOR: 40 BLACK	0.125" D X 4" H X 48" L	https://commercial.tarkett.com/en_US/collection-C000494-traditional-vinyl-1-8-type-tv	COMPANY: TARKETT NAME: ERIN RINK P: 513-504-5734 E: ERIN.RINK@TARKETT.COM WWW.TARKETT.COM
WB-4	WALL BASE	SPECIFICATION INTENDED FOR DESIGN INTENT ONLY	ROOMS WITH LVT-1	HOME DEPOT	FINISHED ELEGANCE MDF MOULDING BOARD	P-6 U.N.O. SEE INTERIOR ELEVATIONS	1" D X 3" H X 96" L	N/A	COMPANY: THE HOME DEPOT NAME: CUSTOMER SERVICE P: 800-466-3337 WWW.HOMEXDEPOT.COM
WC-1	WALLCOVERING	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS DRYWALL SUBSTRATE TO BE FINISHED IN A LEVEL 5 FINISH STRAIGHT HANG, RANDOM MATCH, VERTICAL GRAIN	SHOWROOM, VEHICLE DELIVERY (VDC) / PHOTO BOOTH	MOMENTUM	WOODS WALLCOVERING	COLOR: SWS-54 RED OAK SKU: NA-19-KIA54	36" W	https://www.momentumtextilesandwalls.com/09305525	COMPANY: MOMENTUM TEXTILES & WALLCOVERING NAME: AMBER GAINES P: 800-366-6839 x819 E: AGAINES@MOMTEX.COM WWW.MEMOSAMPLES.COM
WC-1 ALT1	WALLCOVERING	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS DRYWALL SUBSTRATE TO BE FINISHED IN A LEVEL 5 FINISH REVERSE HANG, RANDOM MATCH, VERTICAL GRAIN	SHOWROOM, VEHICLE DELIVERY (VDC) / PHOTO BOOTH	MOMENTUM	ELOWEN WALLCOVERING	COLOR: A212-441 CEDAR SKU: NA-19-KIA41	54" W	https://www.momentumtextilesandwalls.com/09562650	COMPANY: MOMENTUM TEXTILES & WALLCOVERING NAME: AMBER GAINES P: 800-366-6839 x819 E: AGAINES@MOMTEX.COM WWW.MEMOSAMPLES.COM

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
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ARCHITECT:

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MECH / PLUMB ENGIN:

ELEC ENGIN:

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CODE	MATERIAL	MANUFACTURER	DOOR SCHEDULE			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
D-1	CURTAIN WALL SYSTEM ENTRANCE	PITTCO ARCHITECTURAL METALS, INC. OR EQUAL	STANDARD NARROW STILE CENTER HUNG DOOR	#63 BLACK FINISH GLASS & ALUMINUM	PAIR 3070-MAIN ENTRY; PAIR 4080-VEHICLE ACCESS (8' OPENING)	SHOWROOM	CONTACT: PITTCO ARCHITECTURAL METALS (800) 992-7488
D-2	STORE FRONT SYSTEM ENTRANCE	PROVIDED BY ARCHITECT OF RECORD		#63 BLACK FINISH GLASS & ALUMINUM	7'-0" X 3'-0"	SERVICE RECEPTION, VEHICLE DELIVERY	
D-3	ALUM. ROLLING OVERHEAD DOOR (GLASS)	PROVIDED BY ARCHITECT OF RECORD		NO GLAZING PAINT: SEE EP-1		PARTS RECEIVING	
D-4	ALUM. ROLLING OVERHEAD DOOR (METAL)	PITTCO ARCHITECTURAL METALS, INC. OR EQUAL	STANDARD NARROW STILE CENTER HUNG DOOR	#63 BLACK FINISH GLASS & ALUMINUM	3070	SHOWROOM	CONTACT: PITTCO ARCHITECTURAL METALS (800) 992-7488
D-5	SOLID MAIN DOOR (NO GLASS, SERVICE)	PROVIDED BY ARCHITECT OF RECORD		PAINT: BENJAMIN MOORE, REGAL SELECT EXTERIOR LATEX PAINT, COLOR: COVENTRY GRAY, FINISH: FLAT - SEE P-4			
D-6	SOLID DOOR (NO GLASS)	PROVIDED BY ARCHITECT OF RECORD		PAINT: BENJAMIN MOORE, REGAL SELECT EXTERIOR LATEX PAINT		BREAKROOMS, RESTROOMS, LOCKER ROOM, FILES STORAGE	
D-7	STORE FRONT SYSTEM ENTRANCE (SLIDING)	PROVIDED BY ARCHITECT OF RECORD		#63 BLACK FINISH GLASS & ALUMINUM	7'-0" 'X 6'-0"		
D-8	SOLID DOOR	PROVIDED BY ARCHITECT OF RECORD		FINISH: PL-1 WILSONART, 38 NATURAL RECON BLACK POWDERCOAT FRAME		RESTROOMS	
D-9	SOLID DOOR	PROVIDED BY ARCHITECT OF RECORD		P-1 COLOR: BENJAMIN MOORE DC-61 WHITE DIAMOND			

CODE	MATERIAL	MANUFACTURER	DOOR HARDWARE SCHEDULE			ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION	
A	SATIN ALUMINUM, ANODIZED	STANDARD METAL HARDWARE	D352- STRAIGHT PULL W/ STANDARD POSTS – FLAT ENDS	CLEAR TO MATCH MULLION FRAMES	36"H	https://www.smhardware.com/product/straight-pull-w-standard-posts-flat-ends/
B	SATIN ALUMINUM, ANODIZED	STANDARD METAL HARDWARE	D352- STRAIGHT PULL W/ STANDARD POSTS – FLAT ENDS	CLEAR TO MATCH MULLION FRAMES	18" H	https://www.smhardware.com/product/straight-pull-w-standard-posts-flat-ends/
C	STANDARD METAL	PROVIDED BY HAWORTH	D-PULLS	CUSTOM POWDERCOATED (TO MATCH PC-3)	12" H RECTILINEAR	FOR HAWORTH ENCLOSE OFFICE SYSTEMS
D	STANDARD METAL	PROVIDED BY HAWORTH	D-PULLS	SATIN CHROME FINISH	12" H RECTILINEAR	FOR HAWORTH ENCLOSE OFFICE SYSTEMS
E	STANDARD METAL	STANDARD METAL HARDWARE	D352- STRAIGHT PULL W/ STANDARD POSTS – FLAT ENDS	FLAT BLACK POWDERCOAT	18" H	https://www.smhardware.com/product/straight-pull-w-standard-posts-flat-ends/
F	ALUMINUM, STANDARD DOOR HANDLE	FBS	LEVER HANDLE 1070			https://www.fsbna.com/us/products/range/mod.jsp?a=lk0tsm0so03&m=na

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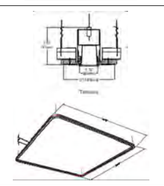
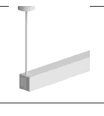
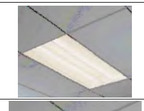
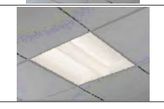
TYPE	SYMBOL	DESCRIPTION	MOUNTING	MFG	SERIES	LOCATION	COLOR	FINISH	APPROX. SIZE	CAT. NO.	LAMPS			CONTACT INFO
											WATT	TYPE	NOTES	
A		SPOTLIGHT IN CHANNEL	RECESS	ALW	LPSR	SHOWROOM	BLACK	TB - TEXTURED MATTE BLACK POWDERCOAT	5" DIA.	LPSRMLID-DIRY-S-NONE-DL2500/90/4000/40-N-*-TB	NA	2500 LU 92 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
B		LINEAR	SUSPENDED	LEDALITE	TRUGROOVE RECESSED MICRO	VARIOUS GYP CEILINGS	COOL	WHITE	1.75" X LENGTH PER PLAN	230 1 L 940 30 Q S 3 XX	10W/FT	750 LU/FT 90 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
C1		RECTANGLE	SUSPENDED	FORUM	ARC3	SHOWROOM LOUNGE	COOL	CUSTOM	12'-8" x 12'-8"	ARCD 33 95 40 WOL H REC V C WITH ROUND CORNERS	9W/FT	950 LU/FT 90 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
C2		RECTANGLE	SUSPENDED	FORUM	ARC3	UPPER LOUNGE	COOL	CUSTOM	15'-5" x 8'-9"	ARCD 33 95 40 WOL H REC V C WITH ROUND CORNERS	9W/FT	950 LU/FT 90 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
D2		TRIMLESS DOWNLIGHT	RECESSED	AMERLUX	EVOKE 4.75"	VARIOUS GYP CEILINGS	COOL	TRIMLESS	5" DIA.	E4.75R NC A17 T 16 VOLTS 0-10V SD FL 409	16W	1200 LU 90 CRI 4000K	4,7	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
D3		TRIMLESS DOWNLIGHT	RECESSED	AMERLUX	EVOKE 4.75"	VARIOUS GYP CEILINGS	COOL	TRIMLESS	5" DIA.	E4.75R NC A17 T 16 VOLTS 0-10V SD FL 409	29W	2100 LU 90 CRI 4000K	4,7	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
D4		DOWNLIGHT	RECESSED	AMERLUX	EVOKE 2.9"	RETAIL SHOP	COOL	CLEAR	3" DIA.	E2.9RD HP T 11 20 X 1-10V T CLC NF 40	11W	700 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
E		STRIP LIGHTING	RECESSED (IN COVE)	TBD	TBD	LIGHT COVES THROUGHOUT	COOL	CLEAR	1.2" X 1.4" X LENGTH PER PLANS	TBD	TBD	TBD	4,9	TBD
F		LINEAR	SUSPENDED/ STEM	FORUM	ALUMINA	SERVICE RECEPTION	COOL	WHITE	4"X4"X LENGTH PER PLANS	SAD 44 95 40 WOL H 20' UNV WH	8.9W /FT	950 LU 80 CRI 4000K	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F1		HIGH BAY	SUSPENDED	LSI	ALLIANCE	SERVICE BAYS	WHITE	N/A	2' x 1'	LSI ALI2 2LEDSE 18L LL W UNV 40 HCH10	118W	18,060 LUMENS 4000K 80+ CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F1-ALT1		HIGH BAY	SUSPENDED	SIGNIFY	DAY-BRITE	SERVICE BAYS	WHITE	CLEAR	2' x 1'-2"	PHILIPS DAYBRITE FBX 16L L 40 UNV	124W	16,000 LUMENS 4000K 80+ CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F1-ALT2		HIGH BAY	SUSPENDED	MERCURY ARCHITECTURAL LIGHTING	LHBT SERIES	SERVICE BAYS	WHITE	N/A	2' x 1'-8"	MERCURY LHBT 4 20000 40K R UNI	142W	18,000 LUMENS 4000K 80+ CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F2		HIGH BAY	SUSPENDED	LSI	EG3	SERVICE BAYS	WHITE	N/A	4'	LSI EG3 4 LED 6L DA S UNV DIM 40 80 HCH10	32W	4,400 LUMENS 4000K 80 CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F2-ALT1		HIGH BAY	SUSPENDED	SIGNIFY	DAYBRITE	SERVICE BAYS	WHITE	CLEAR	4'	PHILIPS DAYBRITE DWA E 65L 840 4 UNV	65W	7,000 LUMENS 4000K 80 CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F3		HIGH BAY	SUSPENDED	LSI	EG3	SERVICE BAYS	WHITE	N/A	4'	LSI EG3 4 LED 6L DA S UNV DIM 40 80 HCH10	32W	6,695 LUMENS 4000K 80 CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
M24		RECESSED GRID LED LIGHT	LAY-IN	DAY BRITE	ARIOSO	VARIOUS PER PLAN	COOL	WHITE	2'-0" X 4'-0"	2 AVE G 43L 840 4 ACR UNV DIM	40W	4300 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
M22		RECESSED GRID LED LIGHT	LAY-IN	DAY BRITE	ARIOSO	VARIOUS PER PLAN	COOL	WHITE	2'-0" X 2'-0"	2 AVE G 38L 840 2 ACR UNV DIM	40W	3800 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
M24S		SURFACE MOUNT LED LIGHT	SURFACE	DAY BRITE	ARIOSO	VARIOUS PER PLAN	COOL	WHITE	2'-0" X 4'-0"	2 SAVC 2 28 PMW UNV	130W INPUT	3150 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
S		WRAPAROUND STRIP	SURFACE	DAY BRITE	FLUXSTREAM	VARIOUS	COOL	WHITE	4" X 48"	FSWEZ 4 40L 840 UNV	32W	4000 LU 80+ CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
LT-2		HANGING PENDANT	SUSPENDED	A+R	PABLO DESIGNS BOLA SPHERE	OFFICES	WARM	MATTE BLACK DOWNROD, WHITE GLOBE	12"	PLO-BOLA-SPH-12-BLK	6W	1625 LU 95 CRI 2700K		FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
LT-3		NOT USED												
LT-4		NOT USED												

NOTES:	NOTES (CONTINUED):	GENERAL NOTES:
1. PROVIDE CABLE SUSPENSION AS NEEDED.	5. PROVIDE EMERGENCY OPTION FOR NORMAL/EMERGENCY EGRESS LIGHTING AS REQUIRED.	A. PROVIDE 4100K HIGH CRI LAMPS, UNLESS NOTED OTHERWISE.
2. ENCLOSED & GASKETED.	6. SEE CEILING PLANS FOR MOUNTING HEIGHT(S).	B. PROVIDE EXIT AND EGRESS LIGHTING TO COMPLY WITH NATIONAL AND LOCAL CODES. VOLTAGES ARE TO BE DETERMINED BY ELECTRICAL ENGINEER.
3. LENGTH PER PLANS.	7. PROVIDE PLASTER RING FOR DRYWALL APPLICATION.	C. LAMP COMPATIBILITY TO BE VERIFIED BY ELECTRICAL ENGINEER.
4. COORDINATE COLOR/FINISH WITH ARCHITECT.	8. FOR OPEN CEILINGS, PROVIDE SMK-CR24 SURFACE MOUNTING KIT FOR SUSPENDED INSTALLATION.	D. ALL LIGHTING AS SPECIFIED OR APPROVED EQUAL. ARCHITECT OF RECORD TO CONTACT CHANGEUP FOR LIGHT FIXTURE SUBSTITUTION APPROVAL AS REQUIRED.
	9. INCLUDE ALL SYSTEM INTEGRATION ACCESSORIES (POWER SUPPLIES, FEED CABLES, MOUNTING HARDWARE, ETC.) AS NEEDED.	

LIGHTING SCHEDULE

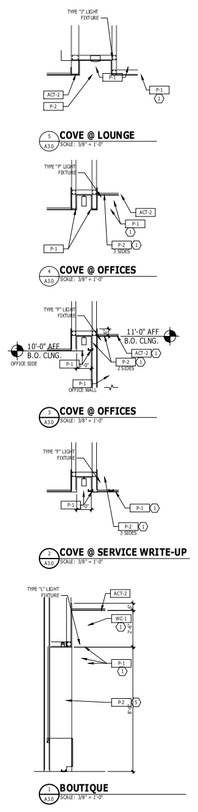
SCALE: NONE

GENERAL NOTES

1. PROVIDE 0-10V DIMMING CAPABILITY AND APPROPRIATE CONTROLS FOR ALL LUMINAIRES
2. PROVIDE HIGH CRI (80+) LEDS
3. INCLUDE ALL SYSTEM INTEGRATION ACCESSORIES (POWER SUPPLIES, FEED CABLES, MOUNTING HARDWARE, ETC) AS NEEDED.
4. PROVIDE EXIT AND EGRESS LIGHTING TO COMPLY WITH NATIONAL AND LOCAL CODES
5. VOLTAGES ARE TO BE DETERMINED BY ELECTRICAL ENGINEER
6. ALL LIGHTING SHALL BE AS SPECIFIED OR APPROVED EQUAL. ARCHITECT OF RECORD TO CONTACT CHANGE UP FOR LIGHT FIXTURE SUBSTITUTION APPROVAL AS REQUIRED.

ALTERNATE LIGHTING VENDORS

1. COMPANY: KING LIGHTING, INC
   NAME: MEGAN BLANEY
   P: 513-519-1986
   E: MEGAN.BLANEY@KING-LIGHTING.COMX
2. COMPANY:BR LIGHTING & CONTROLS
   NAME: CLIFF BROOKS
   P: 937-672-3064
   E: CLIFF@BRLTG.COM



PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

LIGHTING SCHEDULE

A3.03

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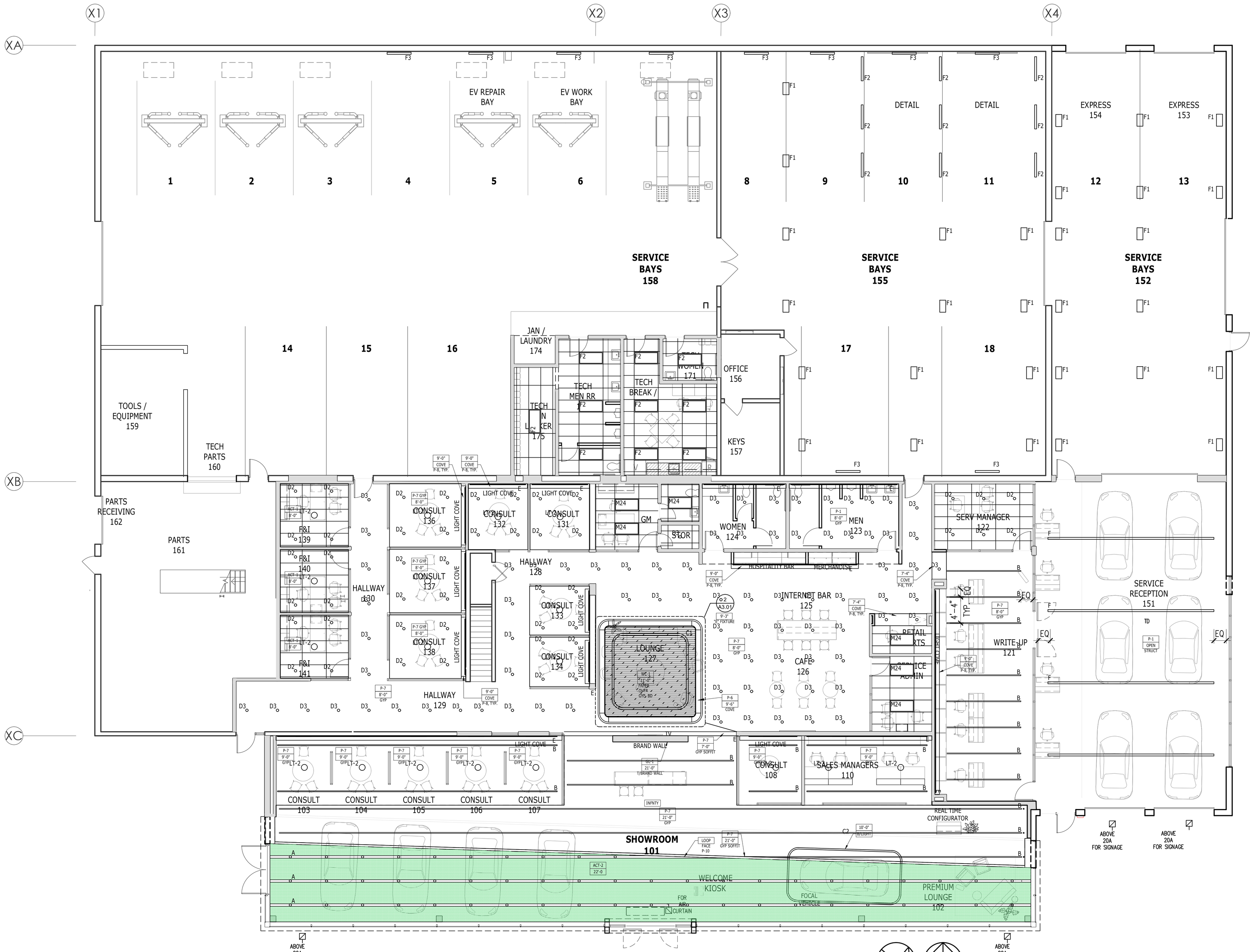
EXHIBIT H

Ceiling Plan



FLOOR PLAN - LEVEL 1

SCALE: 1/8"

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

CEILING PLAN
LEVEL 1

A3.01

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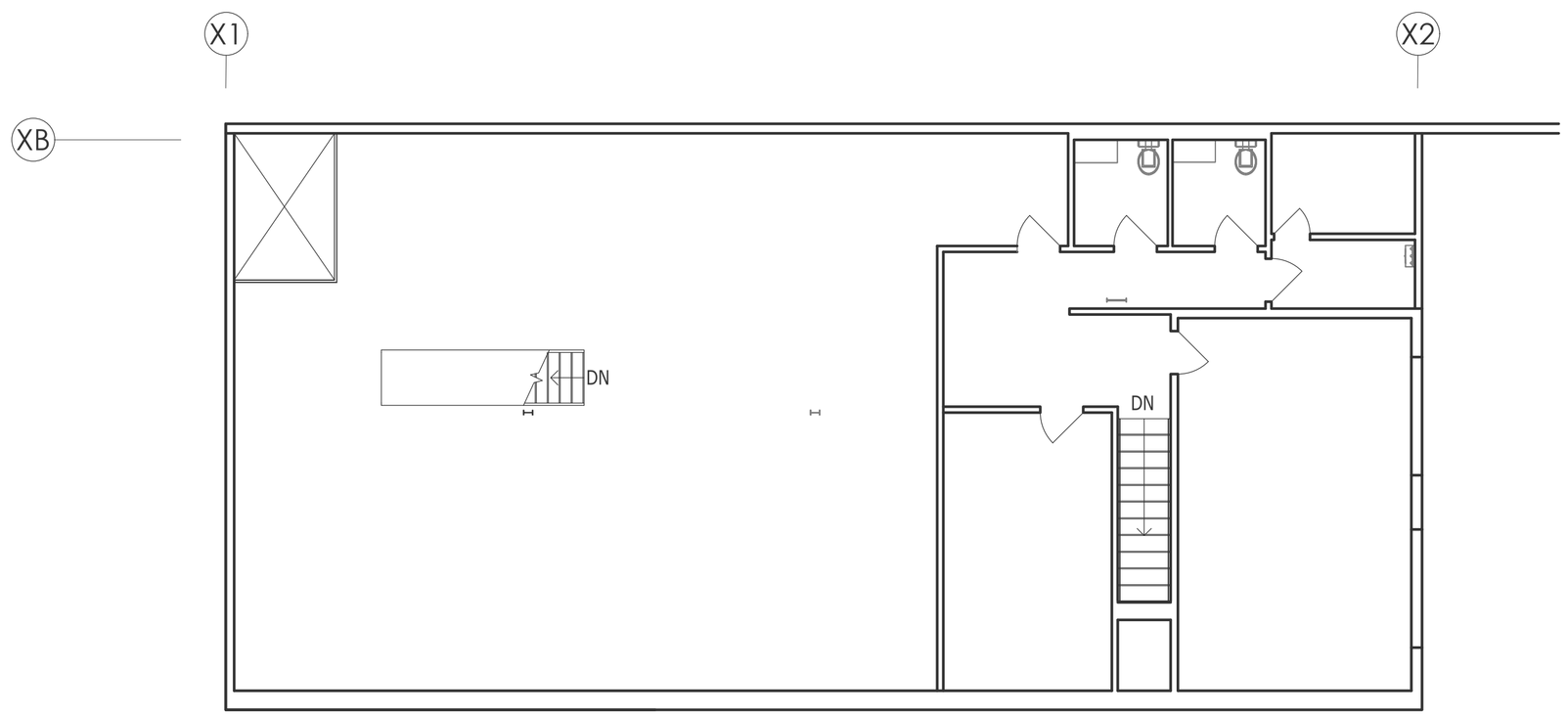

FLOOR PLAN - LEVEL 2
SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

CEILING PLAN
LEVEL 2

A3.02

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EXHIBIT I

Lighting Schedule



WST LED
Architectural Wall Sconce

Catalog Number

Notes

Type

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

Specifications

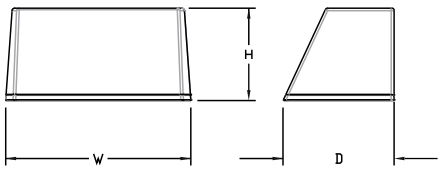
Luminaire

Height: 8-1/2" *(21.59 cm)*

Width: 17" *(43.18 cm)*

Depth: 10-3/16" *(25.9 cm)*

Weight: 20 lbs *(9.1 kg)*



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[2] 208[2] 240[2] 277[2] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket PBBW Premium surface-mounted back box[3,4] **Shipped separately** BBW Surface-mounted back box[3]

Options

NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[5,6,7]
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[5,6,7]
PE	Photoelectric cell, button type[8]
PER	NEMA twist-lock receptacle only (controls ordered separate)[9]
PER5	Five-wire receptacle only (controls ordered separate)[9]
PER7	Seven-wire receptacle only (controls ordered separate)[9]
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[5,6]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,6]
PIRH	180° motion/ambient light sensor, 15-30' mounting height[5,6]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,6]
SF	Single fuse (120, 277, 347V)[2]
DF	Double fuse (208, 240, 480V)[2]
DS	Dual switching[10]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[11]
E7WH	Emergency battery backup, Non CEC compliant (7W)[7]
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,12]
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,13]
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7]
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,12]
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[7,12,14]
LCE	Left side conduit entry[15]
RCE	Right side conduit entry[15]
BAA	Buy America(n) Act Compliant

Shipped separately

RBPW	Retrofit back plate[3]
VG	Vandal guard[15]
WG	Wire guard[15]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

See Accessories and Notes on next page.

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Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[17]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[17]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[17]

NOTES

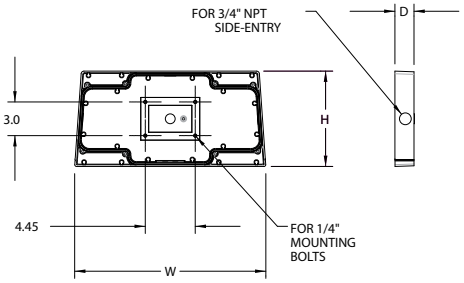
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Not available with VG or WG. See PER Table.
6 Reference Motion Sensor table.
7 Not available with 208V, 347V or 480V. Only available with 120V or 277V.
8 Need to specify 120, 208, 240 or 277 voltage.
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Not available with Emergency options, PE or PER options.
11 DMG option not available with standalone or networked sensors/controls.
12 Battery pack rated for -20° to 40°C.
13 Comes with PBBW.
14 Warranty period is 3-years.
15 Not available with BBW.
16 Must order with fixture; not an accessory.
17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Optional Back Box (PBBW)

Height: 8.49″ *(21.56 cm)*

Width: 17.01″ *(43.21 cm)*

Depth: 1.70″ *(4.32 cm)*

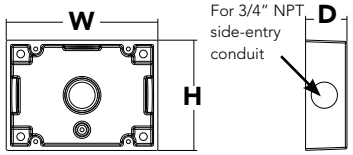


Optional Back Box (BBW)

Height: 4″ *(10.2 cm)*

Width: 5-1/2″ *(14.0 cm)*

Depth: 1-1/2″ *(3.8 cm)*



Emergency Battery Operation

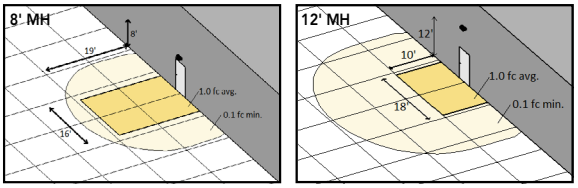
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

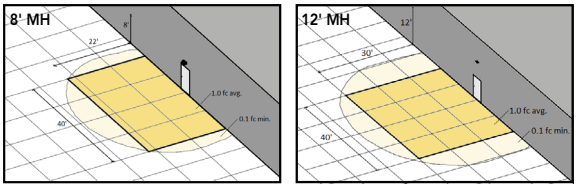
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT[1])	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

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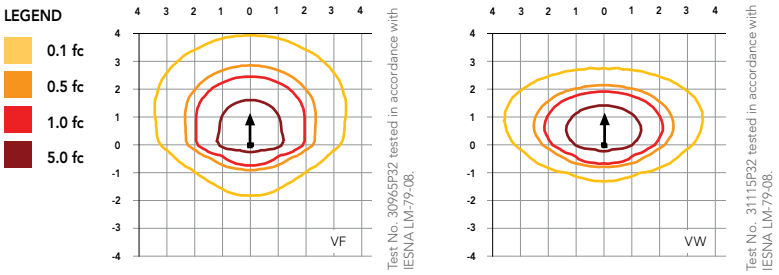
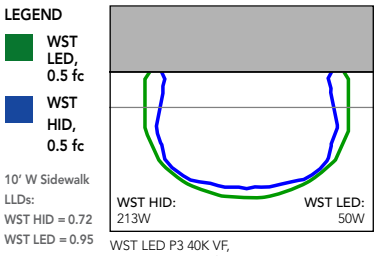
Photometric Diagrams

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

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



WST LED P3 40K VF,
WST 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

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

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

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EXHIBIT J

Exterior Elevations and Materials

LEGEND

(#)	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
EG-X	GRAPHICS DESIGNATOR - REFER TO SHEET G-X
?-#	FINISH DESIGNATOR - REFER TO EXTERIOR FINISH SCHEDULE

ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. ALL SIGNAGE PROVIDED BY PATTISON SIGN GROUP. SEE "A-XX" SERIES SHEETS FOR ADDITIONAL INFORMATION.

GENERAL NOTES

THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH MATERIAL SPECIFICATIONS ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT. COMPLIANCE WITH LOCAL BUILDING ORDINANCES, FIRE REGULATIONS, ZONING CODES AND ADA REGULATIONS IS BEYOND THE SCOPE OF THESE DOCUMENTS.

A. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. CONTACT ZONE MANAGER FOR INFORMATION ON SIGNAGE PROGRAM AND ONSITE SIGNAGE SURVEY, AND TO SCHEDULE SIGN SURVEY.

B. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REVIEW GRAPHICS SECTION OF THIS BOOK TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.

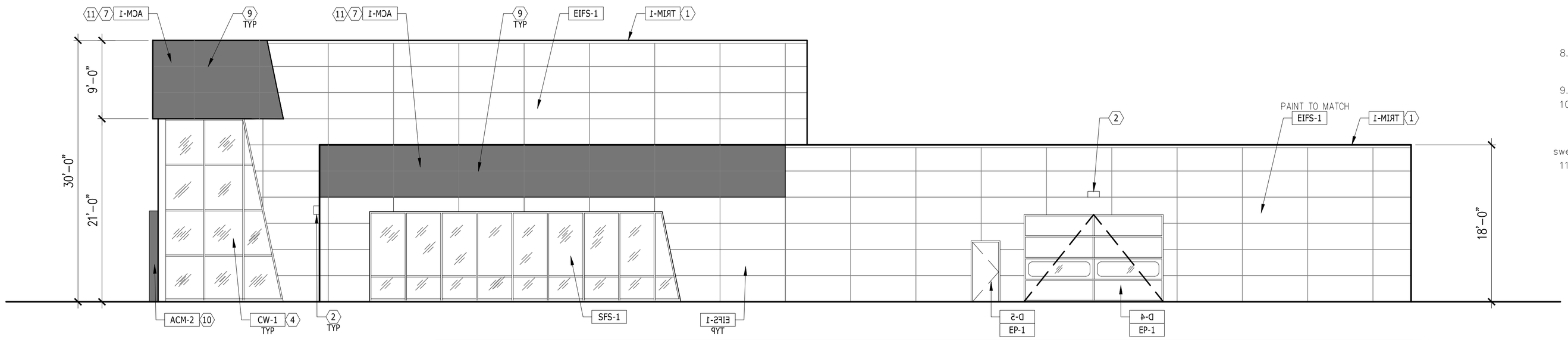
C. ELEVATIONS NOT SHOWN SHALL RECEIVE THE SAME OR COMPLEMENTARY FINISHES TO MATERIALS SHOWN.

D. SEE SHEETS A-XX FOR LIGHTING DESIGN CRITERIA AND LIGHT FIXTURE SCHEDULE.

E. EIFS SCORING AND JOINT LAYOUT PER MANUFACTURER REQUIREMENTS.

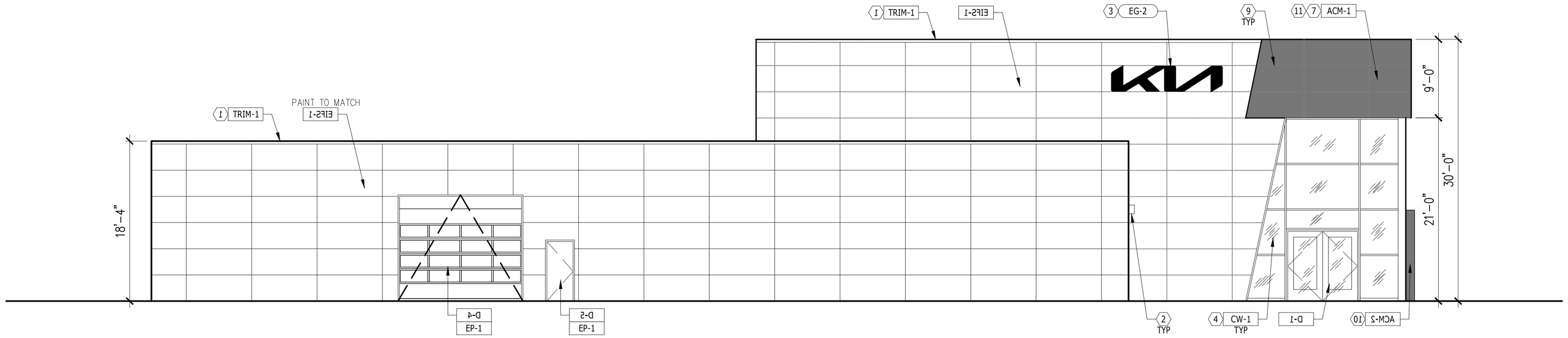
(#) DRAWING NOTES

1. METAL COPING
2. EXTERIOR LIGHTING FIXTURE. SEE LIGHTING SCHEDULE FOR DESCRIPTION.
3. BUILDING SIGNAGE. SEE GRAPHICS SHEETS.
4. CENTERLINE OF MULLIONS CURTAIN WALL SYSTEM SHALL BE EQUAL FRAME SPACING AS ALLOWABLE.
5. NOT USED.
6. NOT USED.
7. ENVIRONMENTAL IMPACT IMPROVEMENT FLEX: DEALER HAS OPTION TO: PROVIDE BUILDING INTEGRATED PHOTOVOLTAICS (BIPV) EQUAL CLADDING VISUALLY TO ACM-1. ELEMENTS. X SOLETEX IS PREFERRED AOR TO COORDINATE APPROVED ELEVATION FOR FEATURED BIPV CLADDING SYSTEM.
8. DEALER NAME TO BE ALL UPPERCASE, 2'-0" ALL LETTERS OR 1'-6" LETTER FOR LONGER NAMES.
9. ACM PANEL JOINT, TYP.
10. ENTRY PORTAL PROVIDED BY PATTISON SIGN GROUP. CONTACT BELOW FOR COORDINATION AND REQUIREMENTS.
    CONTACT: STEVIE WEBB
    swebb@pattisonsign.com
11. ACM PANELS PROVIDED AND INSTALLED BY PATTISON SIGN GROUP. NO EXCEPTIONS.
    CONTACT: STEVIE WEBB
    swebb@pattisonsign.com



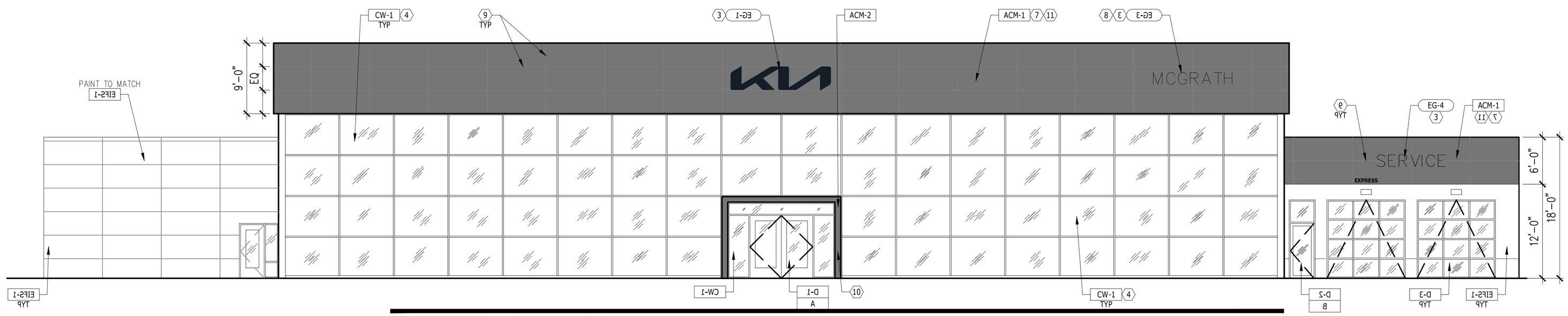
EXTERIOR ELEVATION - LEFT

SCALE: 1/8" **3**



EXTERIOR ELEVATION - LEFT

SCALE: 1/8" **2**



EXTERIOR ELEVATION - FRONT

SCALE: 1/8" **1**

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

EXTERIOR ELEVATIONS

A4.01

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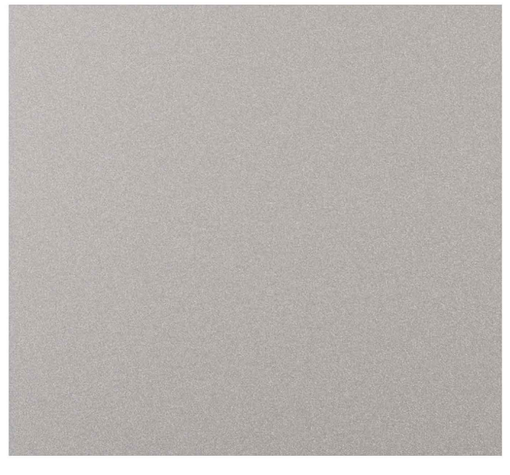
EXTERIOR RENDERING
SCALE: NTS

KIA EXTERIOR MATERIALS



ACM-1 ALUMINUM COMPOSITE MATERIAL



ACM-2 ALUMINUM COMPOSITE MATERIAL



EIFS-1 EXTERIOR INSULATION FINISH SYSTEM



EP-1 PAINT

EXTERIOR MATERIALS
SCALE: NTS

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
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CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

EXTERIOR MATERIALS

A4.02

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Traffic Impact Study
Kia Dealership Expansion
Highland Park, Illinois



Prepared For:

Spaceco
Civil Engineering & Surveying

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

October 9, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the McGrath Kia of Highland Park dealership located in Highland Park, Illinois. The existing 28,998 square-foot dealership is located on the west side of Skokie Valley Road south of Clavey Road. Access to the dealership is currently provided via two access drives located on the west side of Skokie Valley Road. As proposed, the existing dealership will be expanded to approximately 47,253 square feet. Access to the expanded dealership will continue to be provided via the two existing access drives on Skokie Valley Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed expansion will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed expansion.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

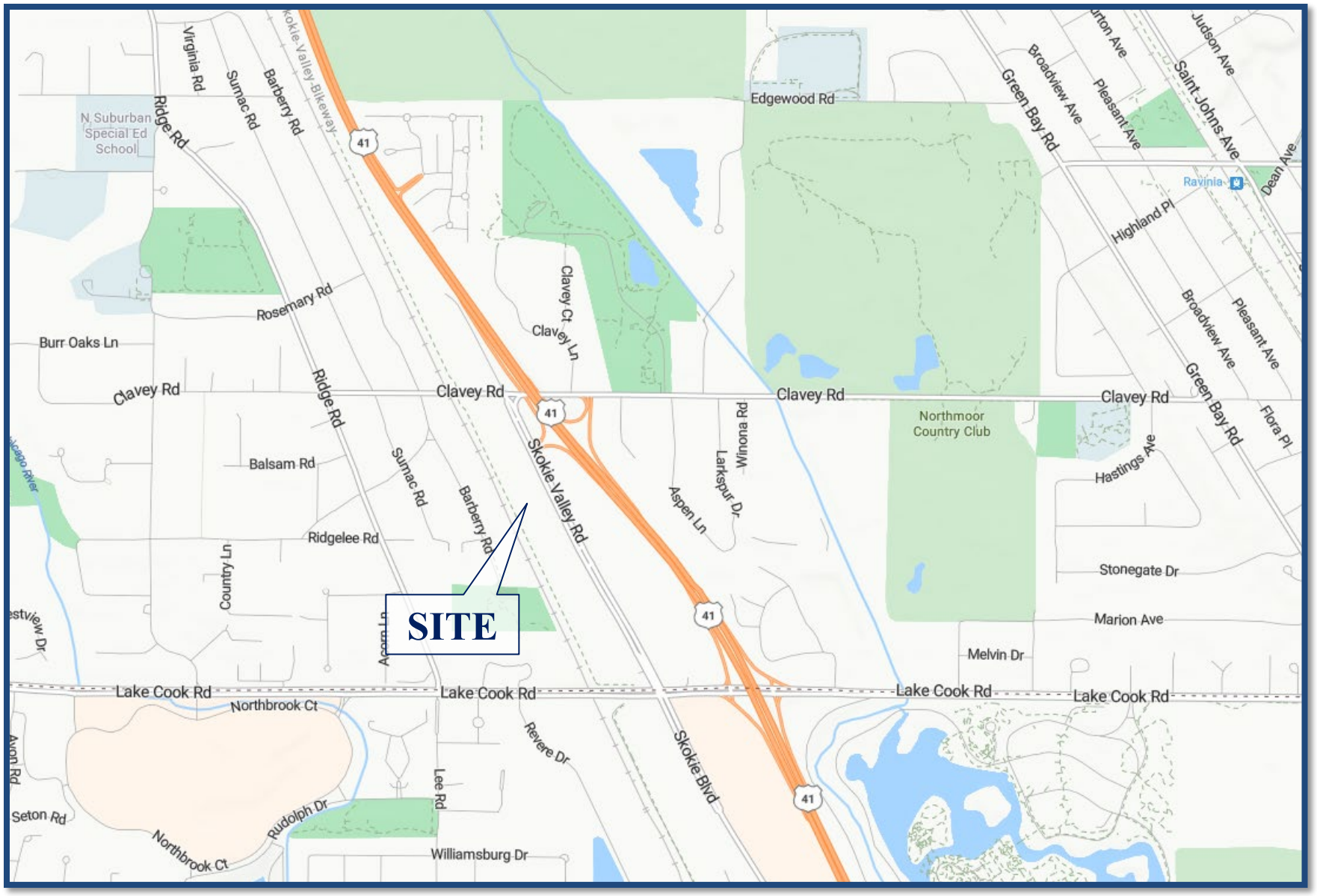
- Existing roadway conditions
- A description of the proposed expansion
- Vehicle trip generation for the expansion
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes from traffic counts conducted in 2025.

2. No-Build Conditions – Analyzes the capacity of the future roadway system using existing traffic volumes increased by an ambient area growth factor.

3. Total Projected Conditions – Analyzes the capacity of the future roadway system consisting of the no-build traffic volumes plus the traffic estimated to be generated by the proposed expansion.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The existing Kia dealership is located at 250 Skokie Valley Road on the west side of the roadway. The site is bounded by commercial properties to the north and south, Skokie Valley Road to the east, and power transmission lines to the west. US Route 41 has a southbound interchange approximately 445 feet north of the site. Land uses in the vicinity of the dealership consist primarily of commercial developments.

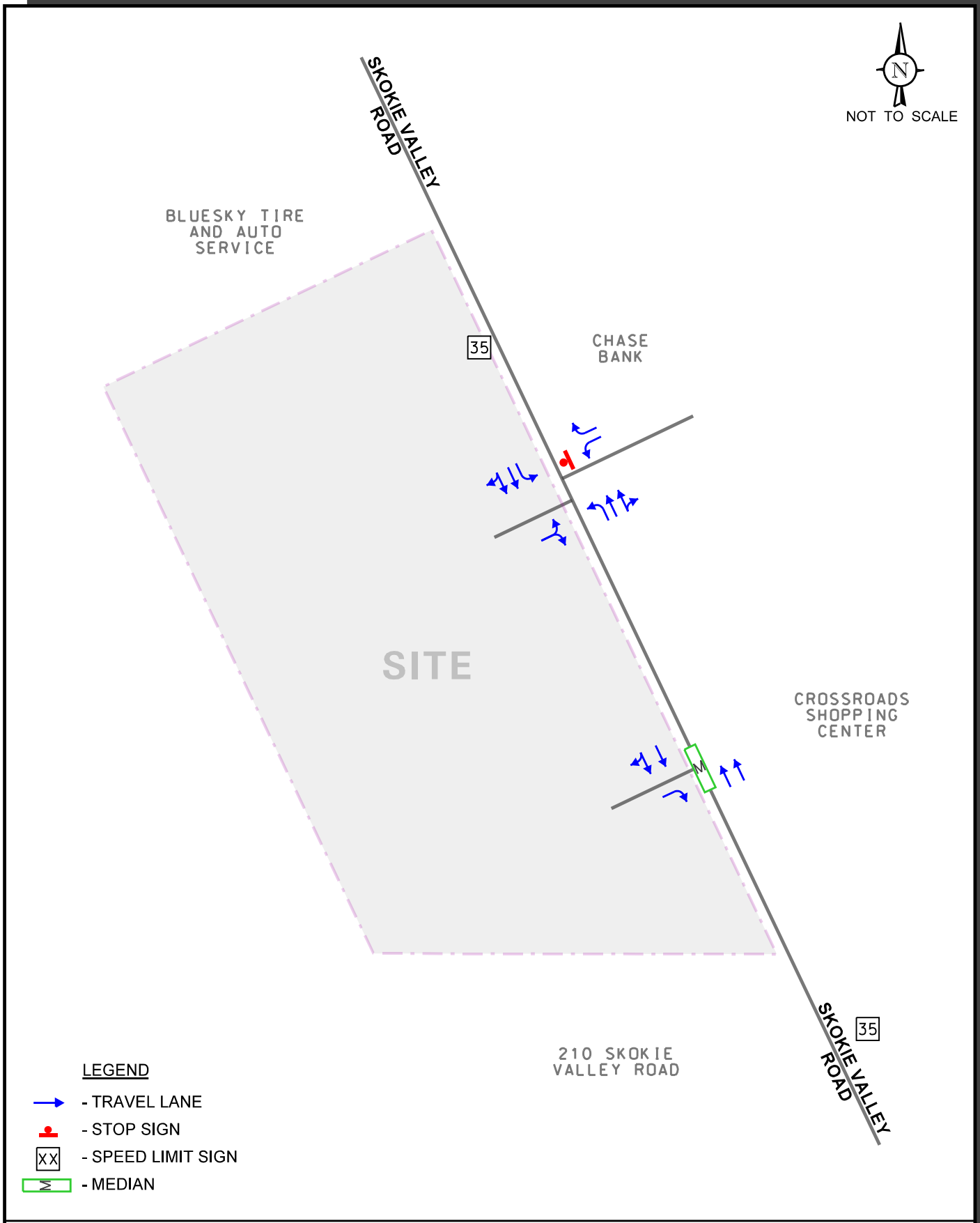
Existing Roadway System Characteristics

The characteristics of the existing roadways serving the dealership are described below and illustrated in **Figure 3**.

Skokie Valley Road is a north-south major collector roadway that provides two through lanes in each direction, separated by a landscaped median in the vicinity of the site. At its unsignalized intersection with the Kia dealership north access drive/Crossroads Shopping Center north access drive, Skokie Valley Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound and southbound approaches. At its unsignalized intersection with the Kia dealership south access drive, Skokie Valley Road provides two through lanes on the northbound approach and a through lane and a combined through/right-turn lane on the southbound approach. Skokie Valley Road carries an annual average daily traffic (AADT) volume of 10,500 vehicles (Illinois Department of Transportation [IDOT] 2023), is under the jurisdiction of the City of Highland Park, and has a posted speed limit of 35 miles per hour.

The *Kia dealership north access drive/Crossroads Shopping Center north access drive* are private east-west access drives aligned opposite one another. At its unsignalized intersection with Skokie Valley Road, the Kia dealership north access drive provides a combined left-turn/through/right-turn lane on the eastbound approach and the Crossroads Shopping Center north access drive provides a left-turn lane and a right-turn lane on the westbound approach.

The *Kia dealership south access drive* is a private east-west access drive that is restricted to right-turn in and right-turn out movements only. At its unsignalized intersection with Skokie Valley Road, the Kia dealership south access drive provides a right-turn lane on the eastbound approach.



Kia Dealership Expansion
Highland Park, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-128 Figure: 3

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, peak period traffic classification counts were conducted on Thursday, May 15, 2025, during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Skokie Valley Road with Kia dealership north access drive/Crossroads Shopping Center north access drive
- Skokie Valley Road with Kia dealership south access drive

The results of the traffic counts show that the peak hours of traffic generally occur from 8:00 to 9:00 A.M. during the weekday morning peak period and from 4:30 to 5:30 P.M. during the weekday evening peak period.

The existing traffic volumes are illustrated in **Figure 4** and a copy of the traffic count summary sheets is included in the Appendix.

Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available five-year period (2020-2024) for the intersections of Skokie Valley Road with each of the two existing access drives. A review of the crash data indicated that no crashes occurred in the five-year period at either (1) the Skokie Valley Road/north access drive intersection or (2) the Skokie Vally Road/south access drive intersection.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



Kia Dealership Expansion
Highland Park, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-128 Figure: 4

3. Traffic Characteristics of the Proposed Expansion

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed expansion, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Expansion Plan

As proposed, the existing 28,998 square-foot Kia dealership will be expanded by 47,253 square feet for a total building size of 76,251 square feet. Based on information provided by the developer, the expanded dealership will have a total of 60 employees and 18 service bays and is expected to service approximately 75 vehicles per day. Access will continue to be provided via the two existing access drives located on the west side of Skokie Valley Road. It is recommended that the outbound lanes be under stop sign control. A copy of the site plan is included in the Appendix.

Directional Distribution

The directions from which vehicles will approach and depart the dealership were estimated based on existing travel patterns, as determined from the traffic counts. The directional distribution for the new trips is consistent with the existing site-generated traffic.

Peak Hour Traffic Volumes

The estimate of the additional traffic to be generated by the expanded dealership was based on the existing traffic generated by the dealership and the projected increase in business that will result from the proposed expansion. **Table 1** presents several of the existing and proposed physical and operating characteristics of the dealership. From the table, it can be seen that the proposed characteristics of the dealership are projected to increase between 63 percent and 13 percent or an average of approximately 40 percent. As such, the existing traffic generated by the dealership was increased by 40 percent. **Table 2** summarizes the existing traffic generated by the dealership and the estimated additional traffic to be generated by the expansion.

Table 1
EXISTING AND PROPOSED DEALERSHIP PHYSICAL AND OPERATING CHARACTERISTICS

Characteristics	Existing Dealership	Expanded Dealership	Percent Increase
Building Square Footage	28,998 SF	76,251 SF	63%
Number of Employees	46	60	31%
Number of Service Bays	16	18	13%
Average Number of Vehicles Serviced per Day	50	75	50%

Table 2
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Existing Traffic	22	5	27	7	20	27
Expansion Traffic	9	2	11	3	8	11
Total Traffic	**31**	**7**	**38**	**10**	**28**	**38**

4. Projected Traffic Conditions

The total projected traffic volumes take into consideration the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed expansion.

Expansion Traffic Assignment

The estimated weekday morning and weekday evening traffic volumes that will be generated by the proposed expansion were assigned to the roadway system in accordance with the previously described directional distribution. **Figure 5** illustrates the traffic assignment of the estimated new trips.

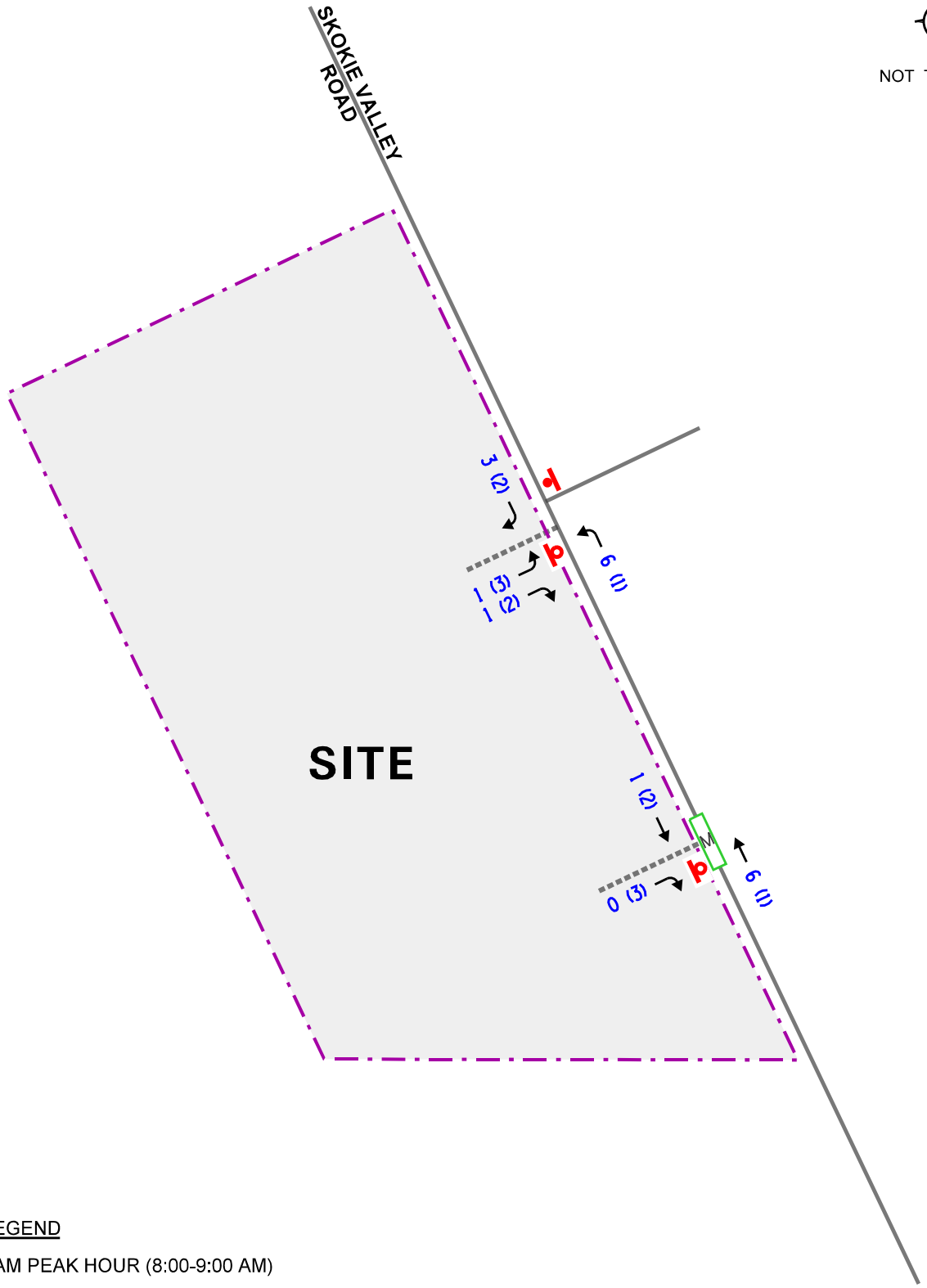
Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any planned development). Based on a letter provided by CMAP dated May 2, 2025, the existing traffic volumes are projected to increase by an annually compounded growth rate of 0.7 percent per year or approximately four percent over six years (one year build-out plus five years) to represent 2031 no-build traffic volumes.

The Year 2031 no-build traffic volumes are illustrated in **Figure 6**.

Total Projected Traffic Volumes

The expansion-generated traffic (Figure 5) was added to the no-build traffic volumes (Figure 6) to determine the Year 2031 total projected traffic volumes, as shown in **Figure 7**.

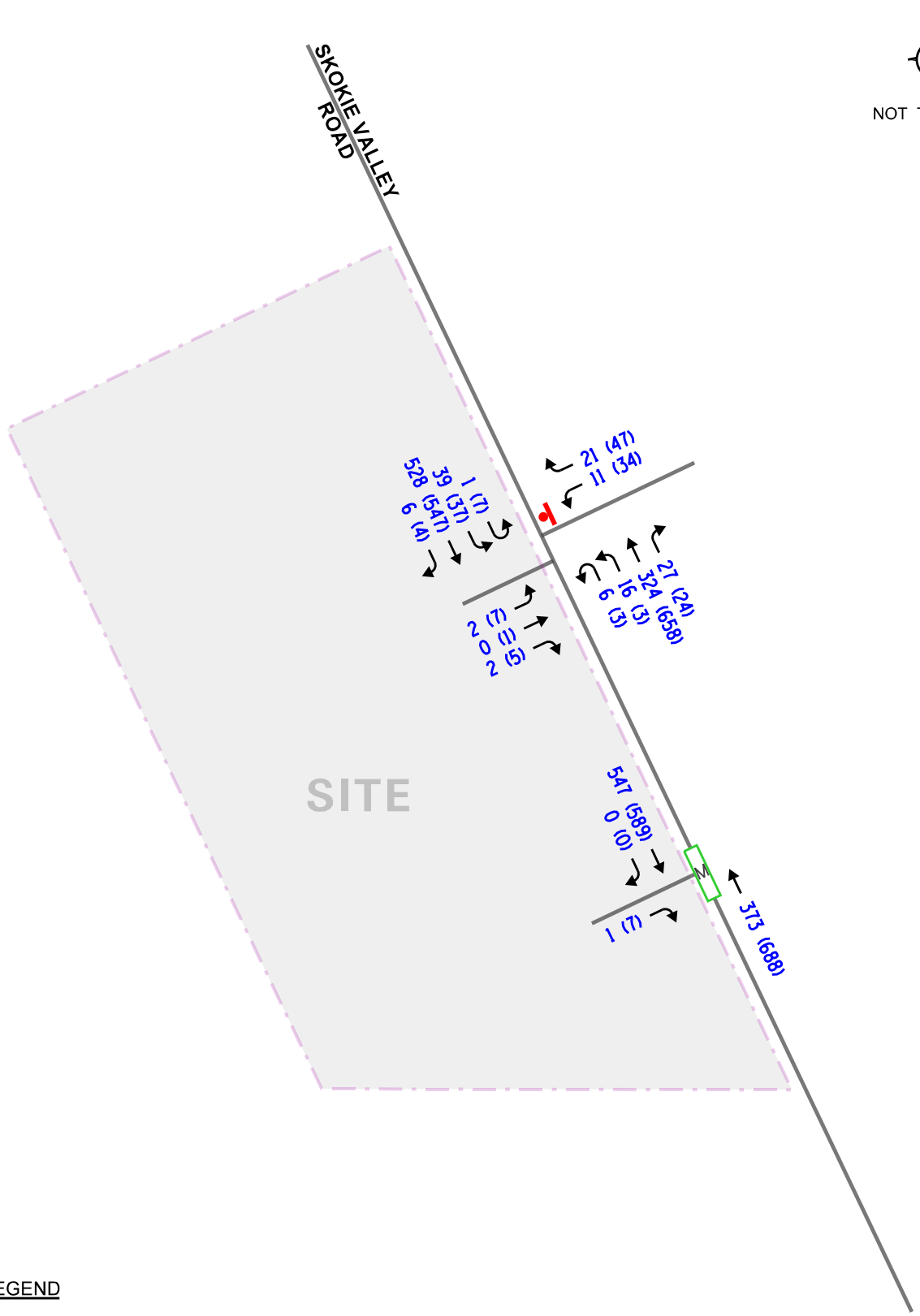


Kia Dealership Expansion
Highland Park, Illinois

Site-Generated Traffic Volumes
New Trips

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-128 Figure: 5

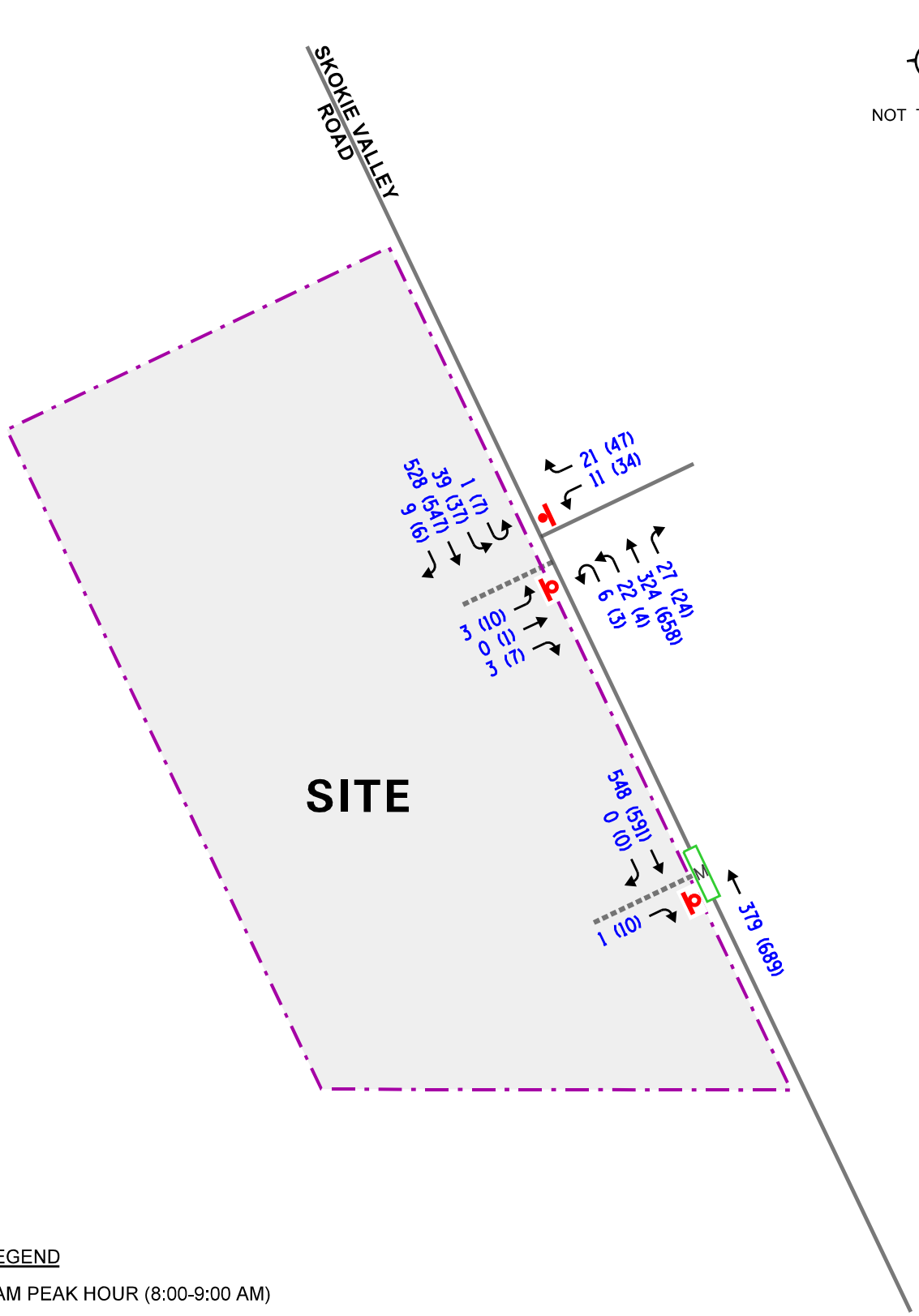


LEGEND

00 - AM PEAK HOUR (8:00-9:00 AM)

(00) - PM PEAK HOUR (4:30-5:30 PM)

Kia Dealership Expansion Highland Park, Illinois	Year 2031 No-Build Traffic Volumes	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc. Job No: 25-128 Figure: 6



Kia Dealership Expansion
Highland Park, Illinois

Year 2031 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-128 Figure: 7

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing, no-build, and total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 software. The analysis for the traffic signal-controlled intersections were performed using actual cycle lengths, phasings, and offsets to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, no-build, and total projected conditions are presented in **Tables 3** through **5**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3
UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Skokie Valley Road with Kia North Access Drive/Crossroads North Access Drive[1]				
• Eastbound Approach	B	13.7	C	15.0
• Westbound Left-Turn Lane	C	15.3	C	19.2
• Westbound Right-Turn Lane	A	9.8	B	10.9
• Northbound Left-Turn Movement	A	9.5	A	9.6
• Southbound Left-Turn Movement	A	8.4	A	9.8
Skokie Valley Road with Kia South Access Drive[1]				
• Eastbound Approach	B	10.2	B	10.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 4
UNSIGNALIZED – YEAR 2031 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Skokie Valley Road with Kia North Access Drive/Crossroads North Access Drive[1]				
• Eastbound Approach	B	13.9	C	15.4
• Westbound Left-Turn Lane	C	15.6	C	19.8
• Westbound Right-Turn Lane	A	9.8	B	11.1
• Northbound Left-Turn Movement	A	9.6	A	9.7
• Southbound Left-Turn Movement	A	8.5	A	9.9
Skokie Valley Road with Kia South Access Drive[1]				
• Eastbound Approach	B	10.2	B	10.3

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 5
UNSIGNALIZED – YEAR 2031 TOTAL CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Skokie Valley Road with Kia North Access Drive/Crossroads North Access Drive[1]				
• Eastbound Approach	B	14.1	C	15.5
• Westbound Left-Turn Lane	C	15.9	C	19.9
• Westbound Right-Turn Lane	A	9.8	B	11.1
• Northbound Left-Turn Movement	A	9.5	A	9.6
• Southbound Left-Turn Movement	A	8.5	A	9.9
Skokie Valley Road with Kia South Access Drive[1]				
• Eastbound Approach	B	10.3	B	10.3

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the expansion. The following describes the analysis of the available capacity at the study area intersections.

Skokie Valley Road with Kia Dealership North Access Drive/Crossroads Shopping Center North Access Drive

The results of the capacity analysis indicate that all of the critical movements operate at a Level of Service (LOS) C or better during the weekday morning and evening peak hours. Under Year 2031 no-build and total projected conditions, the critical movements are projected to continue to operate at LOS C or better during the peak hours. The 95th percentile queues for the eastbound approach from the dealership are projected to be approximately one to two vehicles during the peak hours which can be accommodated via the existing access drive. As stated previously, a stop sign should be posted for outbound movements from the dealership. As such, this access drive will continue to provide flexible and efficient access to the dealership and no additional roadway or traffic control modifications are required.

Skokie Valley Road with Kia Dealership South Access Drive

The results of the capacity analysis indicate that the eastbound right-turn movement currently operates at LOS B during the weekday morning and weekday evening peak hours. Under Year 2031 no-build and total projected conditions, the eastbound right-turn movement is projected to continue to operate at LOS B during the peak hours. The 95th percentile queues projected to be one to two vehicles which can be accommodated by the existing access drive. As stated previously, a stop sign should be posted for outbound movements from the dealership. As such, this access drive will continue to provide flexible and efficient access to the dealership and no additional roadway or traffic control modifications are required.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the existing Kia dealership will be expanded by approximately 47,253 square feet to provide a total of 76,251 square feet.
- Access to the dealership will continue to be provided via two existing access drives located on the west side of Skokie Valley Road.
- The results of the capacity analysis indicate that the intersections of Skokie Valley Road with the two access drivers have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed expansion.
- Stop signs should be provided for the outbound movements from the access drives.
- The proposed access system can adequately accommodate the expansion-generated traffic.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Skokie Valley Road with Access Drive (north) TMC
Site Code:
Start Date: 05/15/2025

Turning Movement Data

Start Time	Access Drive Eastbound						Access Drive Westbound						Skokie Valley Road Northbound						Skokie Valley Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	1	0	1	0	0	0	2	0	2	0	3	42	1	0	46	0	2	58	2	0	62	111
7:15 AM	0	0	0	1	0	1	0	1	0	2	0	3	0	0	39	2	0	41	0	1	87	1	0	89	134
7:30 AM	0	0	0	1	0	1	0	2	0	1	4	3	0	3	61	3	0	67	0	1	79	1	0	81	152
7:45 AM	0	1	0	0	0	1	0	2	0	0	0	2	1	3	61	3	0	68	0	3	105	0	0	108	179
Hourly Total	0	1	0	3	0	4	0	5	0	5	4	10	1	9	203	9	0	222	0	7	329	4	0	340	576
8:00 AM	0	1	0	1	0	2	0	4	0	4	0	8	0	2	73	4	0	79	0	7	107	1	0	115	204
8:15 AM	0	0	0	1	0	1	0	3	0	2	1	5	2	1	67	4	0	74	0	14	132	0	0	146	226
8:30 AM	0	0	0	0	0	0	0	2	0	6	0	8	2	4	79	13	0	98	1	6	123	1	0	131	237
8:45 AM	0	1	0	0	0	1	0	2	0	9	0	11	2	9	91	6	0	108	0	12	145	4	0	161	281
Hourly Total	0	2	0	2	0	4	0	11	0	21	1	32	6	16	310	27	0	359	1	39	507	6	0	553	948
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	0	3	0	4	0	5	0	15	0	20	2	1	152	6	0	161	1	9	133	2	0	145	330
4:15 PM	0	0	0	4	0	4	0	4	0	12	0	16	1	1	147	9	0	158	1	6	131	2	0	140	318
4:30 PM	0	4	0	0	0	4	0	12	0	10	0	22	0	0	140	8	0	148	1	12	135	1	0	149	323
4:45 PM	0	1	1	2	0	4	0	7	0	17	0	24	1	1	146	9	0	157	3	11	120	2	0	136	321
Hourly Total	0	6	1	9	0	16	0	28	0	54	0	82	4	3	585	32	0	624	6	38	519	7	0	570	1292
5:00 PM	0	1	0	2	0	3	0	11	0	15	0	26	0	1	192	5	0	198	1	8	106	1	0	116	343
5:15 PM	0	1	0	1	0	2	0	4	0	5	0	9	2	1	154	2	0	159	2	6	141	0	0	149	319
5:30 PM	0	1	0	3	0	4	0	9	0	13	0	22	0	1	137	6	0	144	1	4	99	1	0	105	275
5:45 PM	0	0	0	2	0	2	0	8	0	6	0	14	1	0	108	1	0	110	1	5	93	0	0	99	225
Hourly Total	0	3	0	8	0	11	0	32	0	39	0	71	3	3	591	14	0	611	5	23	439	2	0	469	1162
Grand Total	0	12	1	22	0	35	0	76	0	119	5	195	14	31	1689	82	0	1816	12	107	1794	19	0	1932	3978
Approach %	0.0	34.3	2.9	62.9	-	-	0.0	39.0	0.0	61.0	-	-	0.8	1.7	93.0	4.5	-	-	0.6	5.5	92.9	1.0	-	-	-
Total %	0.0	0.3	0.0	0.6	-	0.9	0.0	1.9	0.0	3.0	-	4.9	0.4	0.8	42.5	2.1	-	45.7	0.3	2.7	45.1	0.5	-	48.6	-
Lights	0	12	1	22	-	35	0	75	0	115	-	190	14	31	1652	80	-	1777	11	105	1727	19	-	1862	3864
% Lights	-	100.0	100.0	100.0	-	100.0	-	98.7	-	96.6	-	97.4	100.0	100.0	97.8	97.6	-	97.9	91.7	98.1	96.3	100.0	-	96.4	97.1
Buses	0	0	0	0	-	0	0	0	0	1	-	1	0	0	11	0	-	11	1	1	21	0	-	23	35
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.8	-	0.5	0.0	0.0	0.7	0.0	-	0.6	8.3	0.9	1.2	0.0	-	1.2	0.9
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	2	-	3	0	0	18	2	-	20	0	0	26	0	-	26	49
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	1.3	-	1.7	-	1.5	0.0	0.0	1.1	2.4	-	1.1	0.0	0.0	1.4	0.0	-	1.3	1.2
Articulated Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	8	0	-	8	0	1	20	0	-	21	30
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.8	-	0.5	0.0	0.0	0.5	0.0	-	0.4	0.0	0.9	1.1	0.0	-	1.1	0.8
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0

% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Skokie Valley Road with Access Drive (north) TMC
Site Code:
Start Date: 05/15/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Access Drive Eastbound						Access Drive Westbound						Skokie Valley Road Northbound						Skokie Valley Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	1	0	1	0	2	0	4	0	4	0	8	0	2	73	4	0	79	0	7	107	1	0	115	204
8:15 AM	0	0	0	1	0	1	0	3	0	2	1	5	2	1	67	4	0	74	0	14	132	0	0	146	226
8:30 AM	0	0	0	0	0	0	0	2	0	6	0	8	2	4	79	13	0	98	1	6	123	1	0	131	237
8:45 AM	0	1	0	0	0	1	0	2	0	9	0	11	2	9	91	6	0	108	0	12	145	4	0	161	281
Total	0	2	0	2	0	4	0	11	0	21	1	32	6	16	310	27	0	359	1	39	507	6	0	553	948
Approach %	0.0	50.0	0.0	50.0	-	-	0.0	34.4	0.0	65.6	-	-	1.7	4.5	86.4	7.5	-	-	0.2	7.1	91.7	1.1	-	-	-
Total %	0.0	0.2	0.0	0.2	-	0.4	0.0	1.2	0.0	2.2	-	3.4	0.6	1.7	32.7	2.8	-	37.9	0.1	4.1	53.5	0.6	-	58.3	-
PHF	0.000	0.500	0.000	0.500	-	0.500	0.000	0.688	0.000	0.583	-	0.727	0.750	0.444	0.852	0.519	-	0.831	0.250	0.696	0.874	0.375	-	0.859	0.843
Lights	0	2	0	2	-	4	0	11	0	19	-	30	6	16	295	25	-	342	0	38	485	6	-	529	905
% Lights	-	100.0	-	100.0	-	100.0	-	100.0	-	90.5	-	93.8	100.0	100.0	95.2	92.6	-	95.3	0.0	97.4	95.7	100.0	-	95.7	95.5
Buses	0	0	0	0	-	0	0	0	0	1	-	1	0	0	2	0	-	2	1	0	10	0	-	11	14
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	4.8	-	3.1	0.0	0.0	0.6	0.0	-	0.6	100.0	0.0	2.0	0.0	-	2.0	1.5
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	11	2	-	13	0	0	8	0	-	8	22
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	4.8	-	3.1	0.0	0.0	3.5	7.4	-	3.6	0.0	0.0	1.6	0.0	-	1.4	2.3
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	1	4	0	-	5	7
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.6	0.0	-	0.6	0.0	2.6	0.8	0.0	-	0.9	0.7
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Skokie Valley Road with Access Drive (north) TMC
Site Code:
Start Date: 05/15/2025

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Drive Eastbound						Access Drive Westbound						Skokie Valley Road Northbound						Skokie Valley Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	4	0	0	0	4	0	12	0	10	0	22	0	0	140	8	0	148	1	12	135	1	0	149	323
4:45 PM	0	1	1	2	0	4	0	7	0	17	0	24	1	1	146	9	0	157	3	11	120	2	0	136	321
5:00 PM	0	1	0	2	0	3	0	11	0	15	0	26	0	1	192	5	0	198	1	8	106	1	0	116	343
5:15 PM	0	1	0	1	0	2	0	4	0	5	0	9	2	1	154	2	0	159	2	6	141	0	0	149	319
Total	0	7	1	5	0	13	0	34	0	47	0	81	3	3	632	24	0	662	7	37	502	4	0	550	1306
Approach %	0.0	53.8	7.7	38.5	-	-	0.0	42.0	0.0	58.0	-	-	0.5	0.5	95.5	3.6	-	-	1.3	6.7	91.3	0.7	-	-	-
Total %	0.0	0.5	0.1	0.4	-	1.0	0.0	2.6	0.0	3.6	-	6.2	0.2	0.2	48.4	1.8	-	50.7	0.5	2.8	38.4	0.3	-	42.1	-
PHF	0.000	0.438	0.250	0.625	-	0.813	0.000	0.708	0.000	0.691	-	0.779	0.375	0.750	0.823	0.667	-	0.836	0.583	0.771	0.890	0.500	-	0.923	0.952
Lights	0	7	1	5	-	13	0	34	0	47	-	81	3	3	625	24	-	655	7	37	498	4	-	546	1295
% Lights	-	100.0	100.0	100.0	-	100.0	-	100.0	-	100.0	-	100.0	100.0	100.0	98.9	100.0	-	98.9	100.0	100.0	99.2	100.0	-	99.3	99.2
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.2	0.0	-	0.2	0.0	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	4	0	-	4	6
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.3	0.0	-	0.3	0.0	0.0	0.8	0.0	-	0.7	0.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	0	0	0	-	0	4
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.6	0.0	-	0.6	0.0	0.0	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Skokie Valley Road with Access Drive (south) TMC
Site Code:
Start Date: 05/15/2025
Page No: 1

Turning Movement Data

Start Time	Access Drive Eastbound					Skokie Valley Road Northbound					Skokie Valley Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	0	1	0	1	0	0	46	0	46	0	57	0	0	57	104
7:15 AM	0	0	0	0	0	0	0	45	0	45	0	92	0	0	92	137
7:30 AM	0	0	0	0	0	0	0	63	0	63	0	78	0	0	78	141
7:45 AM	0	0	0	0	0	0	0	72	0	72	0	106	1	0	107	179
Hourly Total	0	0	1	0	1	0	0	226	0	226	0	333	1	0	334	561
8:00 AM	0	0	0	0	0	0	0	73	0	73	0	108	0	0	108	181
8:15 AM	0	0	1	0	1	0	0	77	0	77	0	136	0	0	136	214
8:30 AM	0	0	0	0	0	0	0	98	0	98	0	124	0	0	124	222
8:45 AM	0	0	0	0	0	0	0	104	0	104	0	146	0	0	146	250
Hourly Total	0	0	1	0	1	0	0	352	0	352	0	514	0	0	514	867
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	3	0	3	0	0	153	0	153	0	138	0	0	138	294
4:15 PM	0	0	3	0	3	0	0	157	0	157	0	140	0	0	140	300
4:30 PM	0	0	0	0	0	0	0	142	0	142	0	152	0	0	152	294
4:45 PM	0	0	2	0	2	0	0	153	0	153	0	132	0	0	132	287
Hourly Total	0	0	8	0	8	0	0	605	0	605	0	562	0	0	562	1175
5:00 PM	0	0	2	1	2	0	0	201	0	201	0	130	0	0	130	333
5:15 PM	0	0	3	0	3	0	0	164	0	164	0	152	0	0	152	319
5:30 PM	0	0	1	0	1	0	0	138	0	138	0	111	0	0	111	250
5:45 PM	0	0	0	0	0	0	0	109	0	109	0	107	0	0	107	216
Hourly Total	0	0	6	1	6	0	0	612	0	612	0	500	0	0	500	1118
Grand Total	0	0	16	1	16	0	0	1795	0	1795	0	1909	1	0	1910	3721
Approach %	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	0.0	99.9	0.1	-	-	-
Total %	0.0	0.0	0.4	-	0.4	0.0	0.0	48.2	-	48.2	0.0	51.3	0.0	-	51.3	-
Lights	0	0	16	-	16	0	0	1761	-	1761	0	1848	1	-	1849	3626
% Lights	-	-	100.0	-	100.0	-	-	98.1	-	98.1	-	96.8	100.0	-	96.8	97.4
Buses	0	0	0	-	0	0	0	11	-	11	0	20	0	-	20	31
% Buses	-	-	0.0	-	0.0	-	-	0.6	-	0.6	-	1.0	0.0	-	1.0	0.8
Single-Unit Trucks	0	0	0	-	0	0	0	16	-	16	0	22	0	-	22	38
% Single-Unit Trucks	-	-	0.0	-	0.0	-	-	0.9	-	0.9	-	1.2	0.0	-	1.2	1.0
Articulated Trucks	0	0	0	-	0	0	0	7	-	7	0	19	0	-	19	26
% Articulated Trucks	-	-	0.0	-	0.0	-	-	0.4	-	0.4	-	1.0	0.0	-	1.0	0.7
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Skokie Valley Road with Access Drive (south) TMC
Site Code:
Start Date: 05/15/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Access Drive Eastbound					Skokie Valley Road Northbound					Skokie Valley Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	0	0	0	0	0	0	73	0	73	0	108	0	0	108	181
8:15 AM	0	0	1	0	1	0	0	77	0	77	0	136	0	0	136	214
8:30 AM	0	0	0	0	0	0	0	98	0	98	0	124	0	0	124	222
8:45 AM	0	0	0	0	0	0	0	104	0	104	0	146	0	0	146	250
Total	0	0	1	0	1	0	0	352	0	352	0	514	0	0	514	867
Approach %	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	0.0	100.0	0.0	-	-	-
Total %	0.0	0.0	0.1	-	0.1	0.0	0.0	40.6	-	40.6	0.0	59.3	0.0	-	59.3	-
PHF	0.000	0.000	0.250	-	0.250	0.000	0.000	0.846	-	0.846	0.000	0.880	0.000	-	0.880	0.867
Lights	0	0	1	-	1	0	0	337	-	337	0	493	0	-	493	831
% Lights	-	-	100.0	-	100.0	-	-	95.7	-	95.7	-	95.9	-	-	95.9	95.8
Buses	0	0	0	-	0	0	0	2	-	2	0	10	0	-	10	12
% Buses	-	-	0.0	-	0.0	-	-	0.6	-	0.6	-	1.9	-	-	1.9	1.4
Single-Unit Trucks	0	0	0	-	0	0	0	11	-	11	0	8	0	-	8	19
% Single-Unit Trucks	-	-	0.0	-	0.0	-	-	3.1	-	3.1	-	1.6	-	-	1.6	2.2
Articulated Trucks	0	0	0	-	0	0	0	2	-	2	0	3	0	-	3	5
% Articulated Trucks	-	-	0.0	-	0.0	-	-	0.6	-	0.6	-	0.6	-	-	0.6	0.6
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Skokie Valley Road with Access Drive (south) TMC
Site Code:
Start Date: 05/15/2025

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Drive Eastbound					Skokie Valley Road Northbound					Skokie Valley Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	0	0	0	0	0	0	142	0	142	0	152	0	0	152	294
4:45 PM	0	0	2	0	2	0	0	153	0	153	0	132	0	0	132	287
5:00 PM	0	0	2	1	2	0	0	201	0	201	0	130	0	0	130	333
5:15 PM	0	0	3	0	3	0	0	164	0	164	0	152	0	0	152	319
Total	0	0	7	1	7	0	0	660	0	660	0	566	0	0	566	1233
Approach %	0.0	0.0	100.0	-	-	0.0	0.0	100.0	-	-	0.0	100.0	0.0	-	-	-
Total %	0.0	0.0	0.6	-	0.6	0.0	0.0	53.5	-	53.5	0.0	45.9	0.0	-	45.9	-
PHF	0.000	0.000	0.583	-	0.583	0.000	0.000	0.821	-	0.821	0.000	0.931	0.000	-	0.931	0.926
Lights	0	0	7	-	7	0	0	656	-	656	0	563	0	-	563	1226
% Lights	-	-	100.0	-	100.0	-	-	99.4	-	99.4	-	99.5	-	-	99.5	99.4
Buses	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Buses	-	-	0.0	-	0.0	-	-	0.2	-	0.2	-	0.0	-	-	0.0	0.1
Single-Unit Trucks	0	0	0	-	0	0	0	1	-	1	0	3	0	-	3	4
% Single-Unit Trucks	-	-	0.0	-	0.0	-	-	0.2	-	0.2	-	0.5	-	-	0.5	0.3
Articulated Trucks	0	0	0	-	0	0	0	2	-	2	0	0	0	-	0	2
% Articulated Trucks	-	-	0.0	-	0.0	-	-	0.3	-	0.3	-	0.0	-	-	0.0	0.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Site Plan

DRAWING NOTES

1. PROPERTY LINE.
2. 6" HIGH CONCRETE CURB.
3. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE PEDESTRIAN ENTRY.
4. PROVIDE RAMPED SIDEWALK FOR VEHICLE ACCESS.
5. DIRECTIONAL SIGNAGE OR PYLON. SEE GENERAL NOTE "D".
6. CONCRETE PAVING WITH 4'-0" X 4'-0" JOINT PATTERN WITH ELEV. +6" ABOVE ADJACENT PAVED AREAS.
7. NOT USED
8. NOT USED.
9. EV CHARGING STATION LOCATIONS.

LEGEND

?	

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH MATERIAL SPECIFICATIONS ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT. COMPLIANCE WITH LOCAL BUILDING ORDINANCES, FIRE REGULATIONS, ZONING CODES AND ADA REGULATIONS ARE BEYOND THE SCOPE OF THESE DOCUMENTS.

B. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. CONTACT ZONE MANAGER FOR INFORMATION ON SIGNAGE PROGRAM AND ONSITE SIGNAGE SURVEY.

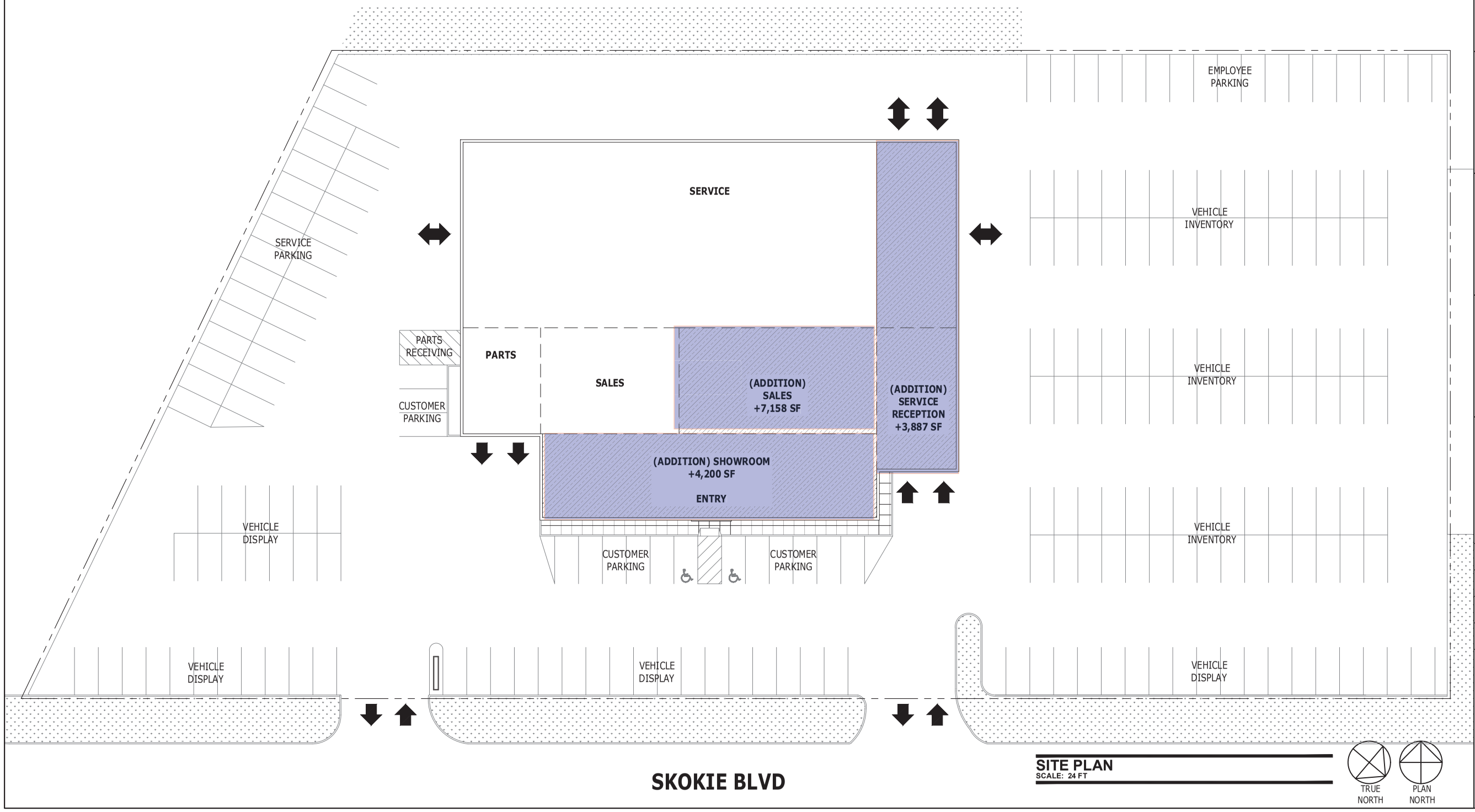
C. SEE SHEET A-XX FOR SITE AND BUILDING LIGHTING DESIGN CRITERIA.

D. SEE SHEET A-XX FOR BUILDING GRAPHICS LOCATIONS.

E. SITE SIZE - 2.70 ACRES

F. INDICATES GREEN SPACE/LOW LANDSCAPING. SEE SHEET A

G. INDICATES PROPOSED BUILDING ADDITION OR INFILL.



SITE PLAN
SCALE: 24 FT

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW

SITE PLAN

A0.50

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CMAP Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

May 2, 2025

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Skokie Valley Road from Clavey Road to Lake Cook Road
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated May 1, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Skokie Valley Road from Clavey Road to Lake Cook Road	10,500	12,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2025_trafficForecasts\HighlandPark\la-22-25\la-22-25.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Existing Conditions

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	2	0	2	11	0	21	6	16	310	27	1	39	507	6
Future Vol, veh/h	2	0	2	11	0	21	6	16	310	27	1	39	507	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	-	None
Storage Length	-	-	-	0	-	0	-	45	-	-	-	35	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	0	0	10	0	0	5	7	100	3	4	0
Mvmt Flow	2	0	2	13	0	25	7	19	369	32	1	46	604	7

Major/Minor	Minor2			Minor1			Major1				Major2			
Conflicting Flow All	939	1156	305	835	-	201	611	611	0	0	401	401	0	0
Stage 1	702	702	-	438	-	-	-	-	-	-	-	-	-	-
Stage 2	237	454	-	397	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	7.1	6.4	4.1	-	-	8.4	4.16	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.4	2.5	2.2	-	-	3.5	2.23	-	-
Pot Cap-1 Maneuver	222	198	697	264	0	783	597	978	-	-	487	1147	-	-
Stage 1	399	443	-	573	0	-	-	-	-	-	-	-	-	-
Stage 2	751	573	-	605	0	-	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-			-	-
Mov Cap-1 Maneuver	199	184	697	244	-	783	832	832	-	-	1107	1107	-	-
Mov Cap-2 Maneuver	301	294	-	364	-	-	-	-	-	-	-	-	-	-
Stage 1	382	424	-	555	-	-	-	-	-	-	-	-	-	-
Stage 2	704	555	-	577	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.66	11.65	0.58	0.61
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	832	-	-	420	364	783	1107	-	-
HCM Lane V/C Ratio	0.031	-	-	0.011	0.036	0.032	0.043	-	-
HCM Ctrl Dly (s/v)	9.5	-	-	13.7	15.3	9.8	8.4	-	-
HCM Lane LOS	A	-	-	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0.1	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	359	526	0
Future Vol, veh/h	0	1	0	359	526	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	0	0	0	4	4	0
Mvmt Flow	0	1	0	413	605	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	302	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	700	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	700	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.15	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	700	-	-
HCM Lane V/C Ratio	-	0.002	-	-
HCM Ctrl Dly (s/v)	-	10.2	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Existing Conditions

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	7	1	5	34	0	47	3	3	632	24	7	37	524	4
Future Vol, veh/h	7	1	5	34	0	47	3	3	632	24	7	37	524	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	-	None
Storage Length	-	-	-	0	-	0	-	45	-	-	-	35	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	1	0	0	0	1	0
Mvmt Flow	7	1	5	36	0	49	3	3	665	25	7	39	552	4

Major/Minor	Minor2			Minor1			Major1				Major2			
Conflicting Flow All	992	1349	278	1059	-	345	556	556	0	0	691	691	0	0
Stage 1	646	646	-	691	-	-	-	-	-	-	-	-	-	-
Stage 2	345	703	-	369	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	6.9	6.4	4.1	-	-	6.4	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.3	2.5	2.2	-	-	2.5	2.2	-	-
Pot Cap-1 Maneuver	203	152	725	181	0	657	646	1025	-	-	531	914	-	-
Stage 1	431	470	-	406	0	-	-	-	-	-	-	-	-	-
Stage 2	649	443	-	629	0	-	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-			-	-
Mov Cap-1 Maneuver	176	142	725	168	-	657	789	789	-	-	804	804	-	-
Mov Cap-2 Maneuver	290	255	-	290	-	-	-	-	-	-	-	-	-	-
Stage 1	406	443	-	403	-	-	-	-	-	-	-	-	-	-
Stage 2	595	439	-	587	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	15.04	14.39	0.09	0.75
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	789	-	-	372	290	657	804	-	-
HCM Lane V/C Ratio	0.008	-	-	0.037	0.124	0.075	0.058	-	-
HCM Ctrl Dly (s/v)	9.6	-	-	15	19.2	10.9	9.8	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.4	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	7	0	662	566	0
Future Vol, veh/h	0	7	0	662	566	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	0	8	0	712	609	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	304	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	698	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	698	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.22	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	698	-	-
HCM Lane V/C Ratio	-	0.011	-	-
HCM Ctrl Dly (s/v)	-	10.2	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – No-Build Conditions

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	2	0	2	11	0	21	6	16	324	27	1	39	528	6
Future Vol, veh/h	2	0	2	11	0	21	6	16	324	27	1	39	528	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	-	None
Storage Length	-	-	-	0	-	0	-	45	-	-	-	35	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	0	0	10	0	0	5	7	100	3	4	0
Mvmt Flow	2	0	2	13	0	25	7	19	386	32	1	46	629	7

Major/Minor	Minor2			Minor1			Major1				Major2			
Conflicting Flow All	973	1198	318	864	-	209	636	636	0	0	418	418	0	0
Stage 1	727	727	-	454	-	-	-	-	-	-	-	-	-	-
Stage 2	245	470	-	410	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	7.1	6.4	4.1	-	-	8.4	4.16	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.4	2.5	2.2	-	-	3.5	2.23	-	-
Pot Cap-1 Maneuver	210	187	684	251	0	773	575	957	-	-	472	1131	-	-
Stage 1	386	432	-	560	0	-	-	-	-	-	-	-	-	-
Stage 2	742	563	-	595	0	-	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-			-	-
Mov Cap-1 Maneuver	188	173	684	232	-	773	809	809	-	-	1090	1090	-	-
Mov Cap-2 Maneuver	290	284	-	353	-	-	-	-	-	-	-	-	-	-
Stage 1	369	413	-	542	-	-	-	-	-	-	-	-	-	-
Stage 2	695	545	-	567	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.94	11.8	0.57	0.59
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	809	-	-	407	353	773	1090	-	-
HCM Lane V/C Ratio	0.032	-	-	0.012	0.037	0.032	0.044	-	-
HCM Ctrl Dly (s/v)	9.6	-	-	13.9	15.6	9.8	8.5	-	-
HCM Lane LOS	A	-	-	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0.1	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	373	547	0
Future Vol, veh/h	0	1	0	373	547	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	0	0	0	4	4	0
Mvmt Flow	0	1	0	429	629	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	314	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	687	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	687	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.25	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	687	-	-
HCM Lane V/C Ratio	-	0.002	-	-
HCM Ctrl Dly (s/v)	-	10.2	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – No-Build Conditions

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	7	1	5	34	0	47	3	3	658	24	7	37	547	4
Future Vol, veh/h	7	1	5	34	0	47	3	3	658	24	7	37	547	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	-	None
Storage Length	-	-	-	0	-	0	-	45	-	-	-	35	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	1	0	0	0	1	0
Mvmt Flow	7	1	5	36	0	49	3	3	693	25	7	39	576	4

Major/Minor	Minor2			Minor1			Major1				Major2			
Conflicting Flow All	1029	1401	290	1099	-	359	580	580	0	0	718	718	0	0
Stage 1	671	671	-	718	-	-	-	-	-	-	-	-	-	-
Stage 2	359	731	-	381	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	6.9	6.4	4.1	-	-	6.4	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.3	2.5	2.2	-	-	2.5	2.2	-	-
Pot Cap-1 Maneuver	191	141	713	170	0	643	624	1004	-	-	510	892	-	-
Stage 1	417	458	-	391	0	-	-	-	-	-	-	-	-	-
Stage 2	637	430	-	619	0	-	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-			-	-
Mov Cap-1 Maneuver	164	132	713	156	-	643	766	766	-	-	781	781	-	-
Mov Cap-2 Maneuver	279	244	-	278	-	-	-	-	-	-	-	-	-	-
Stage 1	392	431	-	388	-	-	-	-	-	-	-	-	-	-
Stage 2	583	427	-	576	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	15.42	14.75	0.08	0.73
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	766	-	-	359	278	643	781	-	-
HCM Lane V/C Ratio	0.008	-	-	0.038	0.129	0.077	0.059	-	-
HCM Ctrl Dly (s/v)	9.7	-	-	15.4	19.8	11.1	9.9	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.4	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	7	0	688	589	0
Future Vol, veh/h	0	7	0	688	589	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	0	8	0	740	633	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	317	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	685	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	685	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.31	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	685	-	-
HCM Lane V/C Ratio	-	0.011	-	-
HCM Ctrl Dly (s/v)	-	10.3	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Projected Conditions

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	3	0	3	11	0	21	6	22	324	27	1	39	528	9
Future Vol, veh/h	3	0	3	11	0	21	6	22	324	27	1	39	528	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	-	None
Storage Length	-	-	-	0	-	0	-	45	-	-	-	35	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	0	0	10	0	0	5	7	100	3	4	0
Mvmt Flow	4	0	4	13	0	25	7	26	386	32	1	46	629	11

Major/Minor	Minor2			Minor1			Major1				Major2			
Conflicting Flow All	989	1214	320	878	-	209	639	639	0	0	418	418	0	0
Stage 1	729	729	-	468	-	-	-	-	-	-	-	-	-	-
Stage 2	260	485	-	410	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	7.1	6.4	4.1	-	-	8.4	4.16	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.4	2.5	2.2	-	-	3.5	2.23	-	-
Pot Cap-1 Maneuver	204	183	682	246	0	773	572	954	-	-	472	1131	-	-
Stage 1	385	431	-	550	0	-	-	-	-	-	-	-	-	-
Stage 2	728	555	-	595	0	-	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-			-	-
Mov Cap-1 Maneuver	181	168	682	224	-	773	834	834	-	-	1090	1090	-	-
Mov Cap-2 Maneuver	286	279	-	344	-	-	-	-	-	-	-	-	-	-
Stage 1	368	412	-	528	-	-	-	-	-	-	-	-	-	-
Stage 2	677	533	-	566	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.1	11.9	0.7	0.59
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	834	-	-	403	344	773	1090	-	-
HCM Lane V/C Ratio	0.04	-	-	0.018	0.038	0.032	0.044	-	-
HCM Ctrl Dly (s/v)	9.5	-	-	14.1	15.9	9.8	8.5	-	-
HCM Lane LOS	A	-	-	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.1	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	379	548	0
Future Vol, veh/h	0	1	0	379	548	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	0	0	0	4	4	0
Mvmt Flow	0	1	0	436	630	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	315	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	687	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	687	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.25	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	687	-	-
HCM Lane V/C Ratio	-	0.002	-	-
HCM Ctrl Dly (s/v)	-	10.3	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Projected C

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	10	1	7	34	0	47	3	4	658	24	7	37	547	6
Future Vol, veh/h	10	1	7	34	0	47	3	4	658	24	7	37	547	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	-	None
Storage Length	-	-	-	0	-	0	-	45	-	-	-	35	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	1	0	0	0	1	0
Mvmt Flow	11	1	7	36	0	49	3	4	693	25	7	39	576	6

Major/Minor	Minor2			Minor1			Major1				Major2			
Conflicting Flow All	1033	1404	291	1101	-	359	582	582	0	0	718	718	0	0
Stage 1	672	672	-	720	-	-	-	-	-	-	-	-	-	-
Stage 2	361	733	-	381	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	-	6.9	6.4	4.1	-	-	6.4	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.3	2.5	2.2	-	-	2.5	2.2	-	-
Pot Cap-1 Maneuver	190	141	711	169	0	643	622	1002	-	-	510	892	-	-
Stage 1	417	458	-	390	0	-	-	-	-	-	-	-	-	-
Stage 2	635	430	-	619	0	-	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-			-	-
Mov Cap-1 Maneuver	163	131	711	155	-	643	790	790	-	-	781	781	-	-
Mov Cap-2 Maneuver	278	244	-	277	-	-	-	-	-	-	-	-	-	-
Stage 1	392	431	-	386	-	-	-	-	-	-	-	-	-	-
Stage 2	581	426	-	574	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	15.53	14.78	0.1	0.73
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	790	-	-	361	277	643	781	-	-
HCM Lane V/C Ratio	0.009	-	-	0.053	0.129	0.077	0.059	-	-
HCM Ctrl Dly (s/v)	9.6	-	-	15.5	19.9	11.1	9.9	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.4	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	10	0	689	591	0
Future Vol, veh/h	0	10	0	689	591	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	0	11	0	741	635	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	318	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	684	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	684	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	10.35	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	684	-	-
HCM Lane V/C Ratio	-	0.016	-	-
HCM Ctrl Dly (s/v)	-	10.3	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220
Chicago, IL 60602
Phone: 312.726.5910
Fax: 312.726.5911

Transportation Design

Traffic Engineering

Civil Engineering

Construction Engineering

Environmental Studies

Water Resources

Structural Design

Right of Way

Urban Design

Transportation Planning

Program Management

Memorandum

Date: November 7, 2025

To: Mr. Sam Hertel, EIT
Civil Engineer

From: Steve Pautsch, P.E., PTOE
Civiltech Engineering, Inc.

Re: 250 Skokie Valley Road Development in Highland Park, IL

Civiltech Engineering, Inc. has been retained by the City of Highland Park to conduct a third-party review of the traffic impact statement prepared for the proposed 250 Skokie Valley Road car dealership expansion. This review was performed in accordance with industry standards and best practices set forth in resources such as the *ITE Trip Generation Manual*, the *Manual on Uniform Traffic Control Devices*, the *TRB Highway Capacity Manual*, and the *AASHTO Green Book*.

Civiltech has reviewed the traffic impact statement dated October 9, 2025 prepared by KLOA, Inc. and site plan included therein and does not have any comments.

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Resolution Approving a Development Agreement (250 Skokie Valley Road)

Recommendation:
Staff recommend granting a Planned Development ("***PUD***") and authorizing a Development Agreement ("***DA***"), for the proposed changes for the dealership at 250 Skokie Valley Rd. (the "***Property***").

This agenda item is the resolution with the Development Agreement. Refer to the report accompanying the ordinance.

Policy Consideration:
This agenda item is the resolution with the Development Agreement. Refer to the report accompanying the ordinance.

Core Priorities:
Fiscal Stability
See economic development

Economic Development
The project is a land use and development application that will create jobs and generate sales tax revenue.

Attachments:
1. Resolution - Approving Development Agreement 250 Skokie Valley Road
2. Resolution Exhibit A - Development Agreement
3. DA Exhibit A - Legal Description of the Property
4. DA Exhibit B - Improvement

4935-5820-2227, v. 1

4935-5820-2227, v. 1

5. DA Exhibit C - Preliminary Development Plan
6. DA Exhibit D - Form Letter of Credit
7. DA Exhibit E - Transferee Assumption Agreement
8. DA Exhibit F - Insurance Requirements

4935-5820-2227, v. 1

City of Highland Park

Resolution No. _____

A Resolution Approving a Development Agreement
(250 Skokie Valley Road)

WHEREAS, McGrath Highland Park Properties LLC, an Illinois limited liability company ("***Owner***"), is the record title owner of that certain parcel of real property commonly known as 250 Skokie Valley Road, Highland Park, Illinois, located within the B3 Highway Commercial District of the City ("***B3 District***"), and consisting of approximately 2.4 acres ("***Property***"); and

WHEREAS, the Owner has filed an application with the City for: (i) a special use permit for a planned development for the Property; (ii) certain zoning modifications within the Proposed Development; and (iii) a preliminary and final development plan for the proposed planned development of the Property; and

WHEREAS, on _____ __, 2025, the City Council adopted Ordinance No. _____, granting a special use permit for a planned development on the Property ("***Final Approvals***"); and

WHEREAS, the Final Approvals require that the City and the Owner enter into a development agreement governing the use and development of the Property ("***Development Agreement***"); and

WHEREAS, the City Council has determined that entering into 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.

SECTION TWO: APPROVAL OF DEVELOPMENT AGREEMENT. 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 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 Development Agreement upon receipt by the City Clerk of at least one original copy of the Development Agreement executed by the Owner; provided, however, that if the executed copy of 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.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

Development Agreement

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

City of Highland Park
Planning Division
1150 Half Day Road
Highland Park, IL 60035

Above Space For Recorder's Use Only

DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK AND

MCGRATH HIGHLAND PARK PROPERTIES LLC

(250 SKOKIE VALLEY ROAD)

DATED AS OF _____ ___, 2025

Development Agreement
Between
The City of Highland Park and
McGrath Highland Park Properties LLC
(250 Skokie Valley Road)

THIS DEVELOPMENT AGREEMENT (***"Agreement"***) is made as of the ___ day of _____, 2025, by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***) and **MCGRATH HIGHLAND PARK PROPERTIES LLC**, an Illinois limited liability company (***"Owner"***).

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. BACKGROUND.*

A. The property is an approximately 2.4-acre property located at the address commonly known as 250 Skokie Valley Road in Highland Park, Illinois.

B. As of the Effective Date of this Agreement, Owner is the record title holder of the Property.

C. The Property is currently improved with a one-story commercial building (***"Existing Building"***) and an off-street accessory parking lot, collectively used as a motor vehicle dealership.

D. Owner desires to remove 34 off-street parking spaces from the Property and to construct a new addition to the Existing Building for use as a showroom, sales office, and service reception.

E. In connection with the proposed development of the Property, Owner filed applications with the City seeking approval of: (1) a special use permit for a planned development; (2) a preliminary and final development plan for the Property; and (3) certain zoning modifications within the proposed planned development on the Property.

F. Pursuant to Section 150.550 of the Zoning Code, Owner also requested that the City concurrently review the preliminary and final development plans for the proposed planned development of the Property.

G. A public hearing was held by the City of Highland Park Plan and Design Commission ("***Plan and Design Commission***") on September 2 and 16, 2025, to consider approval of the preliminary and final planned development for the Property. On September 16, 2025, the Plan and Design Commission adopted Findings of Fact, Public Hearing No. 2025-PUD-

*All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Zoning Code.

00059, recommending to the Corporate Authorities approval of the planned development of the Property, subject to specified conditions.

H. The Corporate Authorities have determined that the development of the Property pursuant to and in accordance with this Agreement would further enable the City to regulate the development of the Property.

I. On _____, 2025, the Corporate Authorities approved the Special Use Ordinance: (i) approving a special use permit for a planned development for the Property; (ii) approving the Final Development Plan for the Property; and (iii) granting zoning modifications within the approved planned development.

J. As provided in, and as a condition of, the Development Approvals, Owner has agreed to execute this so as to provide that the Property be developed only in compliance with this Agreement and the Development Approvals.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized terms and phrases in this Agreement have the meanings set forth in the preamble above and in this Section or elsewhere in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the City Laws.

***"Building Code"*:** Chapter 170 of the City Code.

***"City Code"*:** "The Highland Park Code of 1968", as amended from time to time.

"City Laws": The City Code, the Zoning Code, the Subdivision Code, and all other City laws, codes, ordinances, resolutions, rules, regulations, and policies.

***"Corporate Authorities"*:** The Mayor and City Council of the City.

***"CTM Plan"*:** Defined in Section 6.F.1 of this Agreement.

"Development": Described and defined in Section 3.A of this Agreement.

***"Development Approvals"*:** The ordinances, resolutions, permits, and administrative approvals listed in Section 3 of this Agreement.

***"Effective Date"*:** The date of execution of this Agreement by all of the Parties, as set forth in the first paragraph of page one of this Agreement.

***"Events of Default"*:** Defined in Section 14.A of this Agreement with respect to Owner and in Section 14.B of this Agreement with respect to the City.

***"Final Development Plan"*:** Collectively, the plans and specifications for the Development approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3 of this Agreement and the Requirements of Law.

"Final Engineering Plan":" The engineering plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

"Final Site Plan": The site plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

"Guarantee": Defined in Section 10.A of this Agreement.

"Improvement Construction Schedule": The schedule for construction of Improvements, as described in Section 5.A.3 of this Agreement.

"Improvements": The on-site and off-site improvements to be made in connection with the development of the Property, as provided in Section 4 of this Agreement.

"Indemnified Claims": Defined in Section 11.C of this Agreement.

"Letter of Credit": The performance security required by Section 10.A of this Agreement, in the form attached as **Exhibit C** to this Agreement.

"Maintenance Guarantee": Defined in Section 10.D of this Agreement.

"Parties": The City and Owner, collectively.

"Person": Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

"Property": The tract of land, consisting of approximately 2.4 acres, located at the address commonly known as 250 Skokie Valley Road, Highland Park, Illinois, and legally described in **Exhibit A** attached to this Agreement.

"Public Improvements Standards Manual": The "City Engineering Standards Details," as amended from time to time.

"Requirements of Law": All City Laws and all other applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

"Site Restoration": Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

"Special Use Ordinance": Ordinance No. ____, adopted by the Corporate Authorities and as may be amended: (i) approving a special use permit for a planned development for the Property; (ii) approving the Final Development Plan for the Property; and (iii) granting zoning modifications within the approved planned development.

***"Stormwater Improvements"*:** The Improvements depicted on the Final Engineering Plan: private storm sewers, related equipment, appurtenances, structures, swales, and storm drainage areas installed and maintained on the Property to ensure adequate storm water drainage and management and to collect and direct storm water into the City storm sewer system.

***"Structure"*:** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure will in all cases be deemed to include, without limitation, the Existing Building and the addition to be constructed on the Property, as part of the Development.

***"Subdivision Code"*:** Chapter 151 of the City Code, as amended from time to time.

***"Uncontrollable Circumstance"*:** Any of the following events and circumstances that materially change the ability of Owner to carry out its obligations under this Agreement:

a. a change in the Requirements of Law, other than an action taken by the City pursuant to Section 15.A.3 of this Agreement;

b. insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

c. epidemic or pandemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions preventing performance of work, or other similar Act of God;

d. governmental condemnation or taking other than by the City; or

e. strikes, lockouts, or labor disputes, other than those caused by the unlawful acts of Owner, its partners, or affiliated entities.

Uncontrollable Circumstance does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; or (ii) economic hardship, impracticability of performance, commercial, economic, or market conditions, or a failure of performance by a contractor (except as caused by events that are Uncontrollable Circumstances as to the contractor).

***"Vertical Construction"*:** The construction of any portion of a Structure above grade level.

***"Zoning Code"*:** The "City of Highland Park Zoning Ordinance of 1997", as amended from time to time.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, feminine or neutral pronouns are to be substituted for those masculine in form and vice versa, and plural terms are to be substituted for singular and singular for plural, in any place in which the context requires.

2. Headings. The headings, titles, and captions in this Agreement are used only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement or any of the substantive provisions of this Agreement.

3. Calendar Days; Calculation of Time Periods. Unless otherwise specified in this Agreement, references to days in this Agreement are to calendar days. Unless otherwise specified in this Agreement, in computing any period of time under 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 will run until the end of the next day which is not a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central prevailing time.

4. Compliance and Conflict with Other Requirements. Unless otherwise specified in this Agreement, if there is a conflict between this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the City, as determined by the City Manager, will control. All of the provisions in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. APPROVAL OF DEVELOPMENT.

A. Description of Development. Owner submitted applications to the City for approval of the construction of an addition to the Existing Building. Owner proposes the removal of 34 existing parking spaces from the Property and the construction of an addition to the Existing Building, to be used as a showroom, sales offices, service reception, and for motor vehicle repair.

B. Concurrent Approvals. Immediately prior to the approval and execution of this Agreement, the Corporate Authorities will consider adoption of Ordinance No. _____, the Special Use Permit Ordinance.

SECTION 4. DEVELOPMENT OF THE PROPERTY.

A. Compliance with this Agreement. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Laws or any other rights Owner may have, during the term of this Agreement, the Property may only be developed pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the development conditions set forth in this Section 4. Development of the Property in a manner deviating from these conditions will be deemed a violation of this Agreement and Owner's obligations hereunder, and an Event of Default pursuant to Section 14.A of this Agreement.

B. Development. The Development must consist of the following required elements, all of which were promised by Owner and served as an enticement to the City to enter into this Agreement and adopt the Development Approvals:

1. Removal of 34 existing parking spaces from the Property;

2. Installation of a new addition to the Existing Building for use as a showroom, sales office, and service reception; and

3. Construction of the Improvements, as described and depicted in Section 5 and Exhibit B of this Agreement.

C. General Development Restrictions. The development, construction, operation and maintenance of the Development 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 the following:

1. This Agreement;

2. The Development Approvals;

3. The Final Development Plan, and all individual plans and documents of which it is comprised;

4. The Zoning Code;

5. The Building Code;

6. The Subdivision Code;

7. The Public Improvements Standards Manual; and

8. The Requirements of Law.

Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 8 of this Section 4.C, the interpretative provisions of Section 2.B.4 will prevail.

SECTION 5. IMPROVEMENTS.

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and in Exhibit B, and include, without limitation, the following:

a. Stormwater sewer mains, service lines, and facilities;

b. Sanitary sewer mains and service lines; and

c. Water mains and service lines.

2. General Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Laws and the Public Improvements Standards Manual. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Improvement Construction Schedule, any Development Phasing Plan, as

well as all permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality. All Improvements must be constructed and installed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed in accordance with the Requirements of Law.

3. Improvement Construction Schedule. Prior to commencing any construction of any Public Improvement, or of any part of the Development that will affect existing utilities or roadways, Owner must meet with the City Engineer, or their designee, to develop a mutually-agreeable Improvement Construction Schedule for all of that construction. The meeting must take place not less than one week prior to the commencement of any of that construction. After the meeting, Owner must prepare and submit minutes of the meeting and Improvement Construction Schedule to the City Engineer. No construction may occur prior to the approval by the City Engineer of the meeting minutes and the Improvement Construction Schedule.

4. Contract Terms; Prosecution of the Work. Owner must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, the Final Development Plan, the Improvement Construction Schedule, and the Requirements of Law, until the work is properly completed, and providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

5. Engineering Services. Owner must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. Owner must promptly provide the City with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached at all times.

6. City Inspections and Approvals. All work on the Improvements is subject to inspection and approval by City representatives at all times. Owner will provide immediate access to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours upon notice by the City.

7. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency or private party, Owner must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain the consent, permission, or approval.

B. Connection of Utilities.

1. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade: (a) all public utility connections servicing the Property; and (b) the connection of all utilities to facilities located on the Property.

2. No utilities located on the Property may be connected to the sewer and water utilities belonging to the City except in accordance with the applicable provisions of the Requirements of Law and upon payment all fees required by City Laws.

C. [RESERVED].

D. Lighting.

1. All exterior lighting on the Property must comply at all times with the lighting requirements set forth in Section 150.605 of the Zoning Code.

2. No light fixture installed on the Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

E. [RESERVED].

F. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. Owner must notify the City when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the City. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the City time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Owner time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the City for construction of the Improvements). Owner must promptly make all necessary repairs and corrections as specified on the punch list. The City is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 5.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the City Director of Public Works has determined that the specific Improvement has been constructed to completion, in accordance with the Final Development Plan and Requirements of Law.

2. **[RESERVED].**

3. **[RESERVED].**

4. **[RESERVED].**

5. Effect of Approval and Acceptance. Approval or acceptance of any Improvement will not constitute a waiver of any rights or claims that the City has, before or after approval and acceptance, with respect to any breach of this Agreement by the Owner or any right of indemnification of the City by the Owner.

SECTION 6. CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. Compliance with Plans and Approvals. The development of the Property must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals. All work must be conducted in a good and workmanlike manner and with due dispatch. All materials used for construction on the Property will be in accordance with the specifications for the work to be performed.

2. Contracts for Work on Property. Owner must include in every contract for work on the Property terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, and the Requirements of Law, until the work is properly completed, and terms providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Application for Permits and Approvals. Owner will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement.

4. City Inspections and Approvals. All work on the Property will be subject to inspection and approval by City representatives at all times, subject to safety rules on the Property.

B. [RESERVED].

C. Single Phase of Development.

The construction of the Improvements and of the Development must take place in one continuous phase, subject to seasonal conditions.

D. Limits on Vertical Construction. In addition to any other applicable provision of this Agreement and the Requirements of Law, Owner may not commence any Vertical Construction, and the City will have the right to refuse to issue a building permit for any Vertical Construction, unless the City Manager has determined that the construction of the following Improvements is complete as required by this Agreement and Requirements of Law, except as may be authorized in writing by the City Manager in their sole discretion:

1. the Stormwater Improvements; and

2. a functional water system that can deliver water to all proposed fire hydrants, in the manner required by the City.

E. Diligent Pursuit of Construction.

1. Once commencement of construction is authorized pursuant to this Agreement, Owner must pursue, or cause to be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the City Code and the Requirements of Law. Owner will conduct all construction work on the Property in full compliance with the City's permitted construction work hours regulations.

2. Owner must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the City pursuant to the Improvement Construction Schedule approved by the City Engineer as part of the Final Engineering Plan. Owner may be allowed extensions of time beyond the completion dates set forth in the Improvement Construction Schedule only for unavoidable delay caused by Uncontrollable Circumstances or as may be approved by the City Manager.

F. Construction Traffic.

1. Construction and Traffic Management Plan. Owner must prepare and submit, for review and approval by the City Director of Public Works, a Construction and Traffic Management Plan (**"*CTM Plan*"**) for the development of the Property. The CTM Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The City has no obligation to issue a building permit for any Structure or Improvement, and no construction may be commenced with respect to the Structure or Improvement, unless and until the City Director of Public Works has approved, in writing, the CTM Plan. The City agrees to cause the CTM Plan to be promptly and expeditiously reviewed by the City Director of Public Works; provided, however, that nothing in this Agreement is to be deemed or interpreted to require approval of the CTM Plan. Owner must comply with the approved CTM Plan. The CTM Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas on the Property for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking to replace any parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees, which off-street parking must comply with the standards set forth in the City Code.

2. Designated Routes of Access. The City reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. Maintenance of Routes of Access. At all times during the construction of the Structures and Improvements, Owner must: (a) keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by construction traffic.

G. Tree Preservation. Owner must comply with all applicable tree preservation regulations set forth in Article IV of Chapter 94 of the City Code, and the following additional requirements:

1. Owner must, prior to construction, erect fencing satisfactory to the City Forester to protect those existing trees located on the Property: (i) designated in the Final Development Plan; and (ii) designated for protection by the City Forester.

2. No grade alteration or construction may take place within designated tree preservation areas, consistent with the tree fencing plan that must be submitted with Owner's applications for building permits for the Proposed Development.

H. Storm Water Management and Erosion Control During Construction. During construction of any of the Structures or Improvements on the Property, Owner must:

1. Install and implement measures necessary to temporarily divert or control any accumulation of storm water away from or through the Property in a manner approved in advance by the City Engineer, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, ice, water, and other materials from leaving the site and traveling onto other properties;

3. Take all practicable measures to mitigate dust, smoke, and other particulates resulting from the construction; and

4. Properly remove or dispose of all debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property in accordance with the Requirements of Law.

All installations made pursuant to this Section 6.H must be maintained by Owner until all final certificates of occupancy have been issued by the City for the Development, except as otherwise may be approved by the City Manager.

I. Damage to Public Property. Owner must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Owner must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Owner or any agent of or contractor hired by, or on behalf of, Owner; and (2) repair all damage caused by the activities of Owner or any agent of or contractor hired by, or on behalf of, Owner.

J. Issuance of Permits and Certificates.

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the City has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Property at any time when Owner has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Project Approvals, or the Requirements of Law.

2. Timing of Construction of the Improvements. The City has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or Structure located on the Property until the Improvements are completed by Owner and approved by the City. The foregoing does not preclude the City's issuance of conditional certificates of occupancy pursuant to the applicable provisions of the City Code. The issuance of any building permit or certificate of occupancy by the City at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the City will not constitute a waiver of the City's right to withhold any building permit or certificate of occupancy and will not confer on Owner any right or entitlement to any other building permit or certificate of occupancy.

3. Completion of Public Roads, Private Driveways, and Parking Areas. No conditional certificate of occupancy or final certificate of occupancy associated with any new Structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within the Structure has been completed.

K. Completion of Construction; Site Restoration. Subject to Uncontrollable Circumstances, if Owner fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the City for the demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Owner must, within 60 days after notice from the City: (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Owner has failed to complete the required demolition and construction, all in accordance with plans approved by the City.

L. As-Built Plans. After completion of construction of any new Structure or Improvement, Owner must submit to the City's Director of Community Development: (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, underground electrical, plumbing, gas service, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the City Engineer and the City Director of Community Development. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property. A licensed Professional Engineer (PE) and Professional Land Surveyor (PLS) registered in the State of Illinois must stamp the as-built site construction plans. The PE or PLS must stamp and sign the final engineering pages of the as-built construction plans, and the PLS must stamp and sign the final as-built survey.

SECTION 7. [RESERVED].

SECTION 8. [RESERVED].

SECTION 9. PAYMENT OF CITY FEES AND COSTS.

In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, and in addition to all other agreements between Owner and the City concerning the Development, Owner must pay to the City, contemporaneous with the execution of this Agreement by the City Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with: (1) the development of the Property, including, without limitation, the

preparation, review, and processing of plans, ordinances, resolutions, and other approvals therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement and all exhibits and associated documents. Payment of all fees, costs, and expenses must be made by a certified or cashier's check or by Federal Reserve wire transfer in accordance with written instructions from the City. Owner 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, the 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 Owner during the term of this Agreement in connection with the use and development of the Property. Further, Owner will 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.

SECTION 10. PERFORMANCE SECURITY.

A. General Requirements. As security to the City for the performance by Owner of its obligations pursuant to and in accordance with this Agreement, Owner will provide to the City performance and payment security ("***Guarantee"***) in the form of one or more letters of credit ("***Letter of Credit***") in the amount required by Section 93.075 of the City Code, and in accordance with Section 93.075 of the City Code. The Letter of Credit must be in form and substance substantially conforming in all material respects with **Exhibit C** to this Agreement and satisfactory to the Corporation Counsel. Specifically, and without limitation of the foregoing, the Letter of Credit must allow the City to draw from the Letter of Credit in the event that Owner does not fully reimburse the City for any costs and expenses incurred by the City for work performed pursuant to Section 6.I.2 of this Agreement. The Guarantee must be provided to the City prior to the issuance of any permits for the Development, and must be maintained at all times until all Improvements have been approved and, as appropriate, accepted. The Guarantee will be administered pursuant to Section 93.075 of the City Code.

B. Use of Guarantee Funds. If Owner fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.I of this Agreement, that failure or refusal is an Owner Event of Default, then the City in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. The City thereafter will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause the Improvements to be completed or corrected, and subject to the terms of the immediately preceding sentence, to reimburse itself from the proceeds of the Guarantee for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Guarantee are insufficient to repay fully the City for all costs and expenses, then Owner must, upon demand of the City, deposit with the City any additional funds as the City determines are necessary, within 30 days after receipt of a request therefor, to fully repay the required costs and expenses.

C. [RESERVED].

D. [RESERVED].

SECTION 11. LIABILITY AND INDEMNITY OF CITY.

A. City Review. Owner acknowledges and agrees that the City is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the City's

review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the Development or use of the Development or the Improvements, and that the City's review and approval of any plans and Improvements, and issuance of any approvals, permits, certificates, or acceptances, does not, and will not, in any way, be deemed to insure Owner or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. City Procedure. Owner acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and of the Development Approvals, and Owner agrees not to challenge these approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. Owner agrees to, and does hereby, hold harmless, indemnify, and, at the election of the City defend with counsel of the City's choice, 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: (i) the City's review and approval of any plans for the Development or the Improvements; (ii) the issuance of any approval, permit, certificate, or acceptance for the Development or the Improvements; and (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements (***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the City.

D. Defense Expense. Owner, only as to its own acts or omissions, must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the City in defending itself with regard to any and all of the Indemnified Claims.

E. Insurance. Owner, and its contractors and subcontractors constructing the Development, must obtain and maintain the insurance coverages in **Exhibit E** attached to this Agreement.

SECTION 12. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.

A. Runs with Land. The provisions of this Agreement run with and bind the Property and inures to the benefit of, is enforceable by, and obligates the City, Owner, and any of their respective, grantees, successors, assigns, and transferees, including all successor legal or beneficial owners of all or any portion of the Property, from the date this Agreement is recorded and until this Agreement is terminated or expires. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing time limits, then the affected privilege or right will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

B. Binding Effect. All obligations of Owner under this Agreement are and will be binding upon the following parties: (1) Owner, unless Owner, its successor, and the City execute a Transferee Assumption Agreement in accordance with Section 12.B of this Agreement; (2) any and all of Owner's heirs, successors, and assigns; and (3) any and all of the current and future legal and beneficial owners of all or any portion of the Property.

C. **Transferee Assumption Agreement**. Owner will remain fully bound by this Agreement, whether or not Owner owns any interest in the Property, unless Owner and its transferee execute an enforceable written agreement, in substantially the form of **Exhibit D** to this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***). The transferee must provide the City, upon request, with reasonable assurances of the financial ability of the transferee to meet those obligations as the City may require. The City agrees that upon a transferee becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of Owner will be released to the extent of the transferee's assumption of the liability. The failure of Owner to provide the City with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the City, with the transferee's proposed assurances of financial capability before completing any transfer, will: (1) constitute an Event of Default under this Agreement; and (2) result in Owner remaining fully liable for all of its obligations under this Agreement, but will not relieve the transferee of its liability for all the obligations as a successor to Owner.

D. **Required Provisions for Transfers of Property.** In the event Owner intends to transfer a legal or beneficial interest in any portion of the Property, Owner must:

1. Notify the City in writing at least 30 days prior to any date on which Owner transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party; and

2. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined below, entered into for the sale of all or any portion of the Property.

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

E. **Mortgagees of Property.**

1. This Agreement is not binding on mortgagees or other secured parties of the Property unless and until the mortgagee or secured party assumes title to the Property, in whole or in part. The requirements set forth in Section 12.C of this Agreement, concerning Transferee Assumption Agreements, do not apply to a mortgagee or secured party that assumes title via a foreclosure or a deed in lieu of foreclosure.

2. Owner may not grant a mortgage or other secured interest in the Property or the Development to any person except upon the execution by the mortgagee or secured party of a "Consent and Subordination" Agreement", in substantially the form attached to this Agreement as **Exhibit F**.

SECTION 13. TERM.

The term of this Agreement commences on the Effective Date and, unless terminated sooner pursuant to the provisions of this Agreement, expires on the date that the Development is approved by the City and the Improvements, as required by this Agreement, are accepted by the

City. Following approval of the Development and acceptance of the Improvements, the City agrees, upon written request of Owner, to execute appropriate and recordable evidence of the expiration of this Agreement. Notwithstanding anything to the contrary in this Section 13, Owner's indemnity and defense obligations as set forth in Section 11 of this Agreement, and all maintenance and guarantee periods established pursuant to this Agreement, including, without limitation, Section 10.D of this Agreement, will survive the termination of this Agreement.

SECTION 14. EVENTS OF DEFAULT.

A. Owner Events of Default. The following are Owner Events of Default:

1. If any representation made by Owner in this Agreement, or in any certificate, notice, demand or request made by Owner in writing and delivered to the City pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Owner.

3. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant, warranty or obligation contained in this Agreement.

4. Subject to cure as set forth in Section 14.C of this Agreement, construction by Owner of any Structure or Improvement that is not authorized by this Agreement or otherwise in a manner not permitted by law.

5. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to commence construction of the Development.

6. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to complete construction or installation of any Structure or Improvement on the Property or in connection with the Development.

7. Subject to cure as set forth in Section 14.C of this Agreement, Owner causes any damage to real or public property that is not owned by Owner.

8. Subject to cure as set forth in Section 14.C of this Agreement, Owner is not, or ceases to be, a legal entity qualified to do business in the State of Illinois.

9. Owner permits, or does not take reasonable steps to prevent, criminal activity on the Property.

10. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Owner in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Owner for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any the decree or order unstayed and in effect for a period of 60 consecutive days.

11. The commencement by Owner of a voluntary case under the federal bankruptcy laws, as may be amended from time to time, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Owner to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Owner or of any substantial part of the Property, or the making by any of those entities of any assignment for the benefit of creditors or the failure of Owner generally to pay the entity's debts as they become due or the taking of action by Owner in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

12. Subject to cure as set forth in Section 14.C of this Agreement, change in the organizational status of Owner except in accordance with the Transferee Assumption provisions in Section 12 of this Agreement.

13. Owner abandons the development of the Property. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement. The failure of Owner to secure any approvals required for the development or construction of the Property will not be a valid defense to abandonment.

14. Subject to cure as set forth in Section 14.C of this Agreement, Owner otherwise fails to comply with the Requirements of Law in connection with the Development or the Property.

B. City Events of Default. The following are City Events of Default under this Agreement:

1. If any material representation made by the City in this Agreement, or in any certificate, notice, demand or request made by the City in writing and delivered to Owner pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Uncontrollable Circumstances, default by the City for a period of 30 days after written notice from Owner in the performance or breach of any covenant contained in this Agreement; provided, however, that the default will not constitute an Event of Default if it cannot be cured within said 30 days and the City, within that 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures the default within 90 days after the notice.

C. Cure Period. For all Events of Default identified in Section 14.A for which Owner has the right to cure, Owner must cure the Event of Default within 15 days after receipt of the notice, or, if the Event of Default cannot be cured within 15 days, Owner must initiate and diligently pursues appropriate measures to remedy the default within 15 days, and in any event must cure the default within 60 days after receipt of the notice.

SECTION 15. REMEDIES AND ENFORCEMENT.

A. Remedies. In the case of an Event of Default:

1. Legal Procedures. Except as otherwise provided in this Agreement, the non-defaulting Party may institute proceedings in law or in equity, or any other proceeding, as may be necessary or desirable at its option to cure or remedy the Event of Default, including,

without limitation, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Removal and Restoration by City. In the event Owner fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.K of this Agreement or otherwise upon demand of the City after the occurrence of an Owner Event of Default, the City will have, and is hereby granted the right, at its option, to enter the Property and: (a) demolish and remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and (c) cause the Structures or Improvements to be completed in accordance with the plans submitted. Owner must fully reimburse the City for all costs and expenses, including legal and administrative costs, incurred by the City for this work. If Owner does not so fully reimburse the City, the City will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 10 of this Agreement, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If Owner does not fully reimburse the City, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance the work, then the City will have the right to place a lien on the Property for all the costs and expenses in the manner provided by law. The rights and remedies provided in this Section 15.A.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the City in this Agreement, at law, or in equity.

3. Repeal of Development Approvals. The City will have the absolute right to repeal the Development Approvals if an Owner Event of Default occurs under this Agreement without protest or objection by Owner.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, Owner may not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the City, on account of the negotiation, execution, performance, or breach of, or default under, this Agreement. The Parties acknowledge and agree that, except as expressly provided in this Agreement, the covenants and agreements set forth in this Agreement are those of the Parties, and are not the individual covenant or guarantee of any natural person.

C. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party on account of the negotiation, execution, performance, or breach of, or default under, this Agreement, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 16. REPRESENTATIONS AND WARRANTIES.

A. By the City. The City represents and warrants, as of the date of execution by the City of this Agreement, that:

1. The City is a home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has the corporate authority to enter into this Agreement;

2. The execution and performance of this Agreement by the City: (i) have been duly authorized by all necessary corporate action on the part of the City; and (ii) do not, for any reason, result in any breach of any agreement or other instrument to which the City is subject;

3. The execution of this Agreement by the City requires no other consents, approvals, or authorizations on the part of the City; and

4. To the best of the knowledge of the person executing this Agreement on behalf of the City there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting the City or the Property in any court or before any governmental authority that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement.

B. By Owner. Owner, and the person executing this Agreement on behalf of Owner, represent and warrant, as of the date of execution by Owner of this Agreement, that:

1. Owner is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Owner has the authority to execute and perform this Agreement, and Owner is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Owner to perform its obligations under this Agreement;

3. The execution and performance by Owner of this Agreement has been duly authorized by all necessary corporate action, and does not violate its organizational documents, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, or instrument to which Owner is now a party or by which Owner is now bound including any mortgages, secured loans, or instruments granting another party a superior interest in the Property or the Development;

4. Owner has complied with Section 12.E.2 of this Agreement with respect to all mortgagees and second parties existing as of the Effective Date;

5. The applications, plans, materials, and other submissions Owner has provided to the City: (i) accurately and truthfully represent Owner's capabilities, resources, and intentions for the construction of the Development on the Property; (ii) have induced the City to enter into this Agreement; and (iii) any material misrepresentation contained in Owner's submissions will constitute an incurable Owner Event of Default pursuant to Section 14 of this Agreement;

6. There are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting Owner or the Property that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement;

7. Owner has sufficient financial and economic resources to implement and complete its obligations under this Agreement; and

8. Owner has no knowledge of any liabilities, contingent or otherwise, of Owner which might have a material adverse effect upon its ability to perform its obligations under this Agreement.

SECTION 17. GENERAL PROVISIONS.

A. 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 email. 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. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its 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: City Manager
E-mail: gneukirch@cityhpil.com

With a copy to:

Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, Illinois 60654
Attention: Steven Elrod, Corporation Counsel
E-mail: steven.elrod@elrodfriedman.com

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

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

With a copy to:

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

B. Time of the Essence. Time is of the essence in the performance of this

Agreement.

C. Rights Cumulative. Unless otherwise provided in this Agreement, all rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. No waiver of any provision of this Agreement, and no delay in exercising or failure to exercise any right or authority set forth in 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.

E. Consents. Unless otherwise provided in this Agreement, all required permissions, authorizations, approvals, acknowledgments, or similar indications of assent of any Party must be in writing.

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

G. 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 Illinois circuit court for Lake County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

H. Severability. If any 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 is invalid, void, and unenforceable.

I. Entire Agreement. This Agreement and the Development Approvals constitute the entire agreement between the Parties, and supersede any and all previous or contemporaneous oral or written agreements and negotiations between the Parties, with respect to the Development.

J. Interpretation. This Agreement will be construed without regard to the identity of the Party who 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.

K. Exhibits. Exhibits A through **F** attached to this Agreement are incorporated in and made a part of this Agreement.

L. Amendments and Modifications.

1. 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 by all Parties.

2. Amendments or modifications to the Development Approvals can be considered and acted on by the City without the same being deemed an amendment or

modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and Subdivision Code and the provisions of this Agreement are satisfied.

M. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of Owner and City only and are not for the benefit of any third party, and, accordingly, no third party will 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 Owner, purportedly on behalf of the City, without the knowledge and approval of the Corporate Authorities.

N. Recording. The City is authorized to record this Agreement against the Property, at the sole cost and expense of Owner, with the Office of the Lake County Recorder of Deeds, promptly following the full execution of this Agreement by the Parties.

O. Counterpart Execution. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Facsimile or electronic counterpart copies of this Agreement will be considered for all purposes, including delivery, as originals.

P. City Actions, Consents, and Approvals. Unless otherwise provided in this Agreement, 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

_____
City Clerk

CITY OF HIGHLAND PARK, an Illinois home rule municipal corporation

By: _____
Ghida Neukirch
Its: City Manager

Date:

ATTEST:

By: _____

Its: _____

MCGRATH HIGHLAND PARK PROPERTIES LLC, an Illinois limited liability company

By: _____

Its: _____

Date:

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, 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 home rule municipal corporation.

Given under my hand and official seal this ____ day of _____, 20__.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF _____)
) SS.
COUNTY OF ____)

This instrument was acknowledged before me on _____, 20___, by _____, the _____ of McGrath Highland Park Properties LLC, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this ____ day of _____, 20__.

_____
Notary Public

My Commission expires:_____

SEAL

LENDER'S CONSENT AND SUBORDINATION

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Lake County Recorder of Deeds as indicated (collectively, the **"*Mortgage*"**):

> [*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of the above and foregoing Development Agreement (the **"*Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a notary public in and for the County in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of _____, _____, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation and _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 20__.

_____
Notary Public

INDEX OF EXHIBITS

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EXHIBIT B	IMPROVEMENTS
EXHIBIT C	PRELIMINARY DEVELOPMENT PLAN
	B-1 FINAL SITE PLAN
	B-2 FINAL SITE IMPROVEMENT PLAN
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EXHIBIT G	CONSENT AND SUBORDINATION AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The subject property address is commonly known as: 250 Skokie Valley Rd.
The subject property is legally described as:
LOT 1 OF CHRYSLER REALTY CORPORATION'S SUBDMSION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PI.AT THEREOF, RECORDED APRIL 6, 1970, AS DOCUMENT 1455069 IN BOOK 49 OF PI.ATS, PAGE 22, IN LAKE COUNTY, ILLINOIS.
PIN: 16-35-305-002

EXHIBIT B

IMPROVEMENT

EXHIBIT D

Site Improvement Plans

SITE IMPROVEMENT PLANS
for

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS 60035

PROJECT NO: 13836

OWNER
McGRATH KIA OF HIGHLAND PARK
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, IL 60035
PHONE: (847) 545-0202

ARCHITECT
SIMON DESIGN GROUP
807 WAUKEGAN ROAD, SUITE 150
DEERFIELD, IL 60015
PHONE: (847) 571-3814

THIS STATES THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.

LICENSED ARCHITECT / LANDSCAPE ARCHITECT / LICENSED ENGINEER

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE COUNTY
CITY, TOWNSHIP HIGHLAND PARK, T43N
SEC. & ¼ SEC. NO. SEC. 35, R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

ORIGINAL PLAN DATE: MAY 28, 2025

#	SHEET #	REMARKS	DATE

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, ADOPTED JANUARY 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, 8TH EDITION UPDATED 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS, IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITYS OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

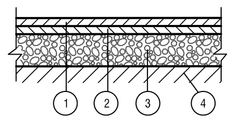
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

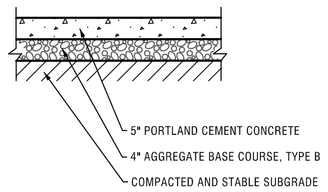
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" - MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



TYPICAL SIDEWALK SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W 8" W-	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
-G G-	GAS MAIN	
-T T-	TELEPHONE LINES	
-E E-	ELECTRIC LINE	
-X-	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)
I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE
T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IDNR	XXXXXXX		XX/XX/XX
IHPA			
CITY OF HIGHLAND PARK			
NSWRD			

CONTACT INFORMATION

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ENGINEERING & PUBLIC WORKS
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COMCAST
688 INDUSTRIAL DIRVE
ELMHURST, ILLINOIS 60126
(630) 600-6352

LAKE COUNTY SMC
STORMWATER MANAGEMENT COMMISSION
500 W. WINCHESTER ROAD, SUITE 201
LIBERTYVILLE, ILLINOIS 60048
(847) 377-7700

NSWRD
14770 W. WM. KOEPSEL DRIVE
GURNEE, IL 60031
(847) 623-6060

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GENERAL NOTES & TYPICAL SECTIONS

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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LEGEND

STORM SEWER	GAS MANHOLE	MAILBOX	AIR CONDITIONING UNIT
SANITARY SEWER	COMBINATION MANHOLE	SIGN	BOLLARD
COMBINED SEWER	SANITARY MANHOLE	FLAG POLE	HAND HOLE
WATER MAIN	GREASE TRAP	SATELLITE DISH	TRAFFIC SIGNAL BOX
GAS MAIN	CLEANOUT	UNDERBRUSH PEDESTAL	TRAFFIC SIGNAL
UNDERGROUND TELEPHONE LINE	DOWNSPOUT	VENT PIPE	ELECTRIC METER
UNDERGROUND ELECTRIC LINE	STORM MANHOLE	UNDERBRUSH MANHOLE	GUY WIRE ANCHOR
UNDERGROUND CATV LINE	CULVERT	SURVEY MONUMENT	LIGHT POLE
OVERHEAD WIRES (ON UTILITY POLES	CATCH BASIN	RIGHT OF WAY MONUMENT	LANDSCAPE LIGHT/FLOOD LIGHT
FIBER OPTIC LINE	FLARED END SECTION	PK NAIL/WING NAIL	UTILITY POLE
RAILROAD	INLET	RAILROAD SPIKE	ELECTRIC PEDESTAL
FENCE	AUXILIARY VALVE	IRON ROD	ELECTRIC MANHOLE
GUARDRAIL	BLOW-OFF VALVE	IRON PIPE	TELEPHONE PEDESTAL
EDGE OF WATER	SURFACE CONNECTION/AUTO SPRINKLER	CROSS	TELEPHONE MANHOLE
WETLAND LIMITS	WATER VALVE	CONCRETE MONUMENT	CABLE PEDESTAL
	FIRE HYDRANT	DISC	CABLE MANHOLE
	WELL	BORING	GAS METER
	WATER METER		GAS VALVE
	VAULT AND VAULT	TEST PIT	

TREE WITH SIZE	MAILBOX	STORM SEWER
FIR TREE WITH SIZE	SIGN	SANITARY SEWER
BUSH	FLAG POLE	COMBINED SEWER
WINDOW WELL	SATELLITE DISH	WATER MAIN
ASPHALT	UNDERBRUSH PEDESTAL	GAS MAIN
CONCRETE	VENT PIPE	UNDERGROUND TELEPHONE LINE
GRAVEL	UNDERBRUSH MANHOLE	UNDERGROUND ELECTRIC LINE
BRICK	SURVEY MONUMENT	UNDERGROUND CATV LINE
CONTOUR	RIGHT OF WAY MONUMENT	OVERHEAD WIRES (ON UTILITY POLES
SPOT ELEVATION	PK NAIL/WING NAIL	FIBER OPTIC LINE
	RAILROAD SPIKE	RAILROAD
	IRON ROD	FENCE
	IRON PIPE	GUARDRAIL
	CROSS	EDGE OF WATER
	CONCRETE MONUMENT	WETLAND LIMITS
	DISC	
	BORING	
	TEST PIT	

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: MAY 1ST, 2025

SOURCE BENCHMARK:
CITY OF HIGHLAND PARK, ILLINOIS
DESIGNATION: BM52
6"X6"X42" CONCRETE MONUMENT W/BRASS CAP LOCATED IN THE PARKWAY ON THE S.W. CORNER OF CLAVEY ROAD & RED OAK LANE. IRON PIPE LOCATED APPROXIMATELY 74.1' NNW AT ADJACENT PROPERTY CORNER.
ELEVATION = 660.62 NAVD88

SITE BENCHMARK #1:
S. BOLT ON FIRE HYDRANT IN CENTERLINE OF SKOKIE BOULEVARD MEDIAN ADJACENT TO E. CORNER OF SITE BUILDING SHOWROOM.
ELEVATION = 650.44 NAVD88

SITE BENCHMARK #2:
S. BOLT ON FIRE HYDRANT IN CENTERLINE OF SKOKIE BOULEVARD MEDIAN ADJACENT TO N.E. CORNER OF SITE.
ELEVATION = 651.45 NAVD88

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EXISTING CONDITIONS

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FILENAME: 13836ET.DGN
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LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- CURB & GUTTER REMOVAL
- BUILDING/SIDEWALK REMOVAL
- FENCE & UNDERGROUND UTILITY REMOVAL

NOTES:

1. CONTRACTOR TO COORDINATE ALL BUILDING AND MEP SERVICE REMOVALS WITH THE ARCHITECT.

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DEMOLITION PLAN

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GEOMETRIC PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

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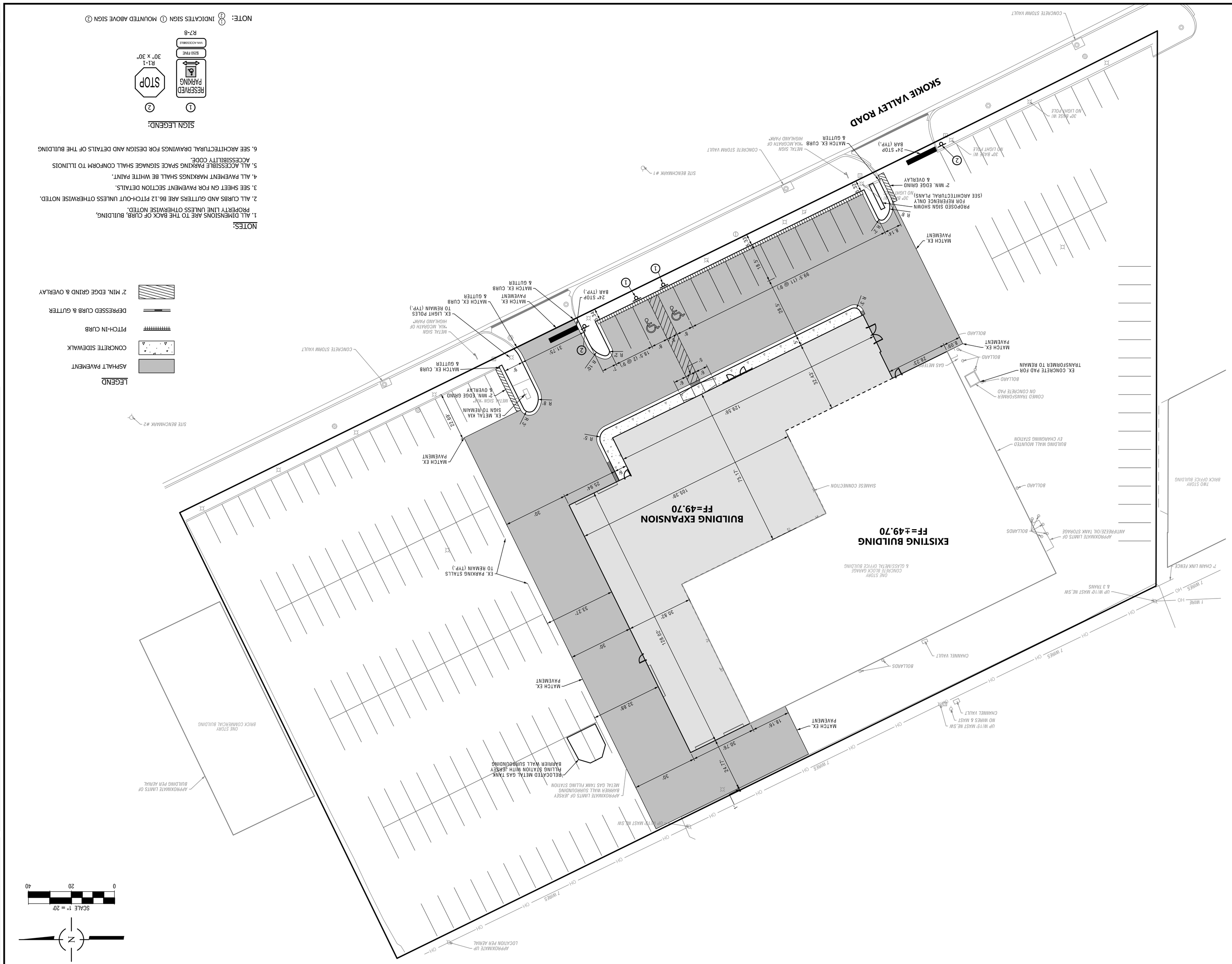
JOB NO. 13836
SHEET GM
5 OF 14


SKOKIE VALLEY ROAD
BUILDING EXPANSION
FF=±49.70
EXISTING BUILDING
FF=±49.70
SITE BENCHMARK #1
SITE BENCHMARK #2
CONCRETE STORM VAULT
MATCH EX. PAVEMENT
MATCH EX. CURB & GUTTER
24" STOP BAR (TYP.)
PROPOSED SIGN SHOWN FOR REFERENCE ONLY (SEE ARCHITECTURAL PLANS)
2' MIN. EDGE GRIND & OVERLAY
EX. METAL SIGN TO REMAIN
EX. LIGHT POLES TO REMAIN (TYP.)
EX. PARKING STALLS TO REMAIN (TYP.)
BOLLARD
CHANNEL VAULT
GAS METER
EX. CONCRETE PAD FOR TRANSFORMER TO REMAIN
COMED TRANSFORMER ON CONCRETE PAD
BUILDING WALL MOUNTED EV CHARGING STATION
ANTIFREEZE/OIL TANK STORAGE
APPROXIMATE LIMITS OF ANTIFREEZE/OIL TANK STORAGE
SIAMESE CONNECTION
DEDICATED METAL GAS TANK FILLING STATION WITH JERSEY BARRIER WALL SURROUNDING
APPROXIMATE LIMITS OF JERSEY BARRIER WALL SURROUNDING METAL GAS TANK FILLING STATION
APPROXIMATE LOCATION FOR AERIAL
APPROXIMATE LIMITS OF BUILDING FOR AERIAL
ONE STORY BRICK COMMERCIAL BUILDING
TWO STORY BRICK OFFICE BUILDING
ONE STORY CONCRETE BLOCK GARAGE & GLASS/METAL OFFICE BUILDING
UP W/17' MAST NE.SW NO WIRES & MAST
UP W/17P MAST NE.SW & 3 THANS
1 WIRE HO
7 WIRES OH
P CHAIN LINK FENCE
30" BASE W/ NO LIGHT POLE
99.5' (11 @ 9')
18.5'
31.75'
129.56'
125.39'
33.27'
32.88'
24.17'
18.16'
30'
25.94'
30.78'
30.82'
38.25'
R 3'
R 5'
R 8'
R 10'
R 15'
R 20'
R 25'
R 30'
R 40'
R 50'
R 60'
R 70'
R 80'
R 90'
R 100'
R 110'
R 120'
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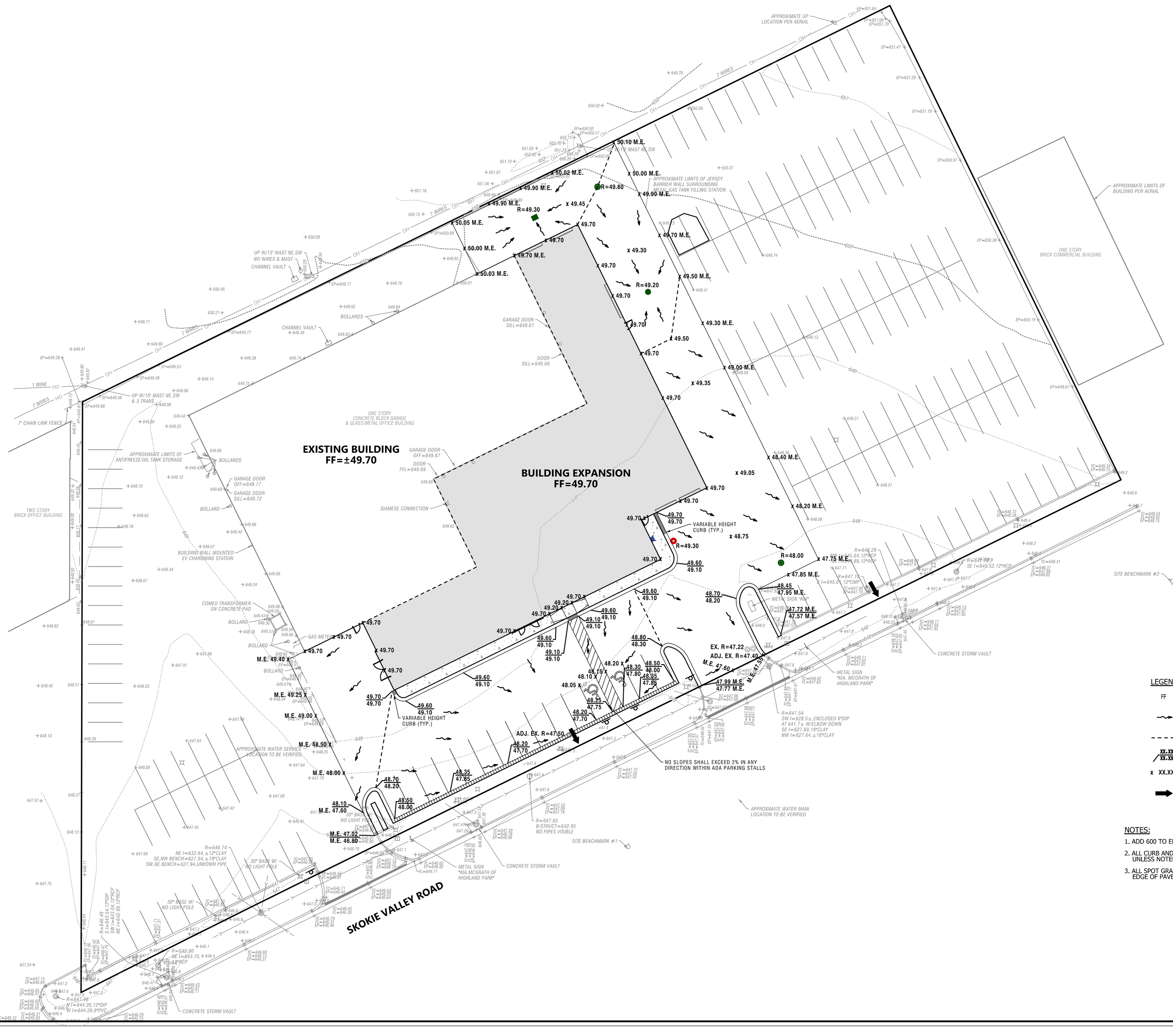
R 190'
R 200'
R 210'
R 220'
R


SCALE 1" = 20'
0
20
40
EXISTING BUILDING
FF=±49.70
BUILDING EXPANSION
FF=49.70
SKOKIE VALLEY ROAD
APPROXIMATE LIMITS OF JERSEY BARRIER WALL SURROUNDING METAL GAS TANK FILLING STATION
APPROXIMATE LIMITS OF BUILDING PER AERIAL
ONE STORY BRICK COMMERCIAL BUILDING
ONE STORY CONCRETE BLOCK GARAGE & GLASS/METAL OFFICE BUILDING
TWO STORY BRICK OFFICE BUILDING
APPROXIMATE LIMITS OF ANTIFREEZE/OIL TANK STORAGE
APPROXIMATE UP LOCATION PER AERIAL
UP W/15' MAST NE,SW NO WIRES & MAST
UP W/10' MAST NE,SW & 3 TRANS
7' CHAIN LINK FENCE
CHANNEL VAULT
BOLLARDS
GARAGE DOOR SILL=649.61
DOOR SILL=649.68
GARAGE DOOR GFF=649.67
DOOR FFL=649.69
GARAGE DOOR GFF=649.77
GARAGE DOOR SILL=649.72
SIAMESE CONNECTION
BUILDING-WALL MOUNTED EV CHARGING STATION
COMED TRANSFORMER ON CONCRETE PAD
GAS METER
VARIABLE HEIGHT CURB (TYP.)
NO SLOPES SHALL EXCEED 2% IN any DIRECTION WITHIN ADA PARKING STALLS
APPROXIMATE WATER SERVICE LOCATION TO BE VERIFIED
APPROXIMATE WATER MAIN LOCATION TO BE VERIFIED
30" BASE W/ NO LIGHT POLE
METAL SIGN "KIA, MCGRATH OF HIGHLAND PARK"
CONCRETE STORM VAULT
SITE BENCHMARK #1
SITE BENCHMARK #2
R=649.29 SW l=642.64,12"RCP NE l=641.89,12"RCP
R=646.74 NE l=632.64,±12"CLAY SE,NW BENCH=627.94,±18"CLAY SW,NE BENCH=627.94,UNKNOWN PIPE
R=645.30 NE l=643.70 SW l=643.54,12"DIP SW l=642.64,12"RCP NE l=642.89,12"RCP
R=641.46' W l=644.26,12"DIP E l=644.26,8"PVC
R=647.54 SW l=628.5±=ENCLOSED 6"DIP AT 641.7± W/ELROW DOWN SE l=627.69,18"CLAY NW l=627.64,±18"CLAY
R=647.65 B/STRUCT=642.95 NO PIPES VISIBLE
R=647.15 SE l=645.01,12"CMP
R=648.39 SE l=645.52,12"RCP
EX. R=47.22
ADJ. EX. R=47.40
ADJ. EX. R=47.50
R=49.60
R=49.30
R=49.20
R=48.00
R=49.30
R=48.75
M.E. 49.40
M.E. 49.25
M.E. 49.00
M.E. 48.50
M.E. 48.00
M.E. 47.60
M.E. 47.02
M.E. 46.80
M.E. 47.75
M.E. 47.85
M.E. 47.72
M.E. 47.57
M.E. 47.99
M.E. 47.77
M.E. 48.40
M.E. 48.20
M.E. 47.95
50.10 M.E.
50.02 M.E.
50.00 M.E.
49.90 M.E.
50.05 M.E.
49.70 M.E.
50.03 M.E.
49.30 M.E.
49.50 M.E.
49.00 M.E.
49.35
49.05
49.45
49.80
48.30
48.50
48.35
48.25
48.20
48.10
48.05
48.19
48.20
49.70
49.60
49.20
49.10
48.70
48.20
48.80
48.30
48.50
48.00
48.35
47.85
48.25
47.75
48.20
47.70
48.10
47.60
48.70
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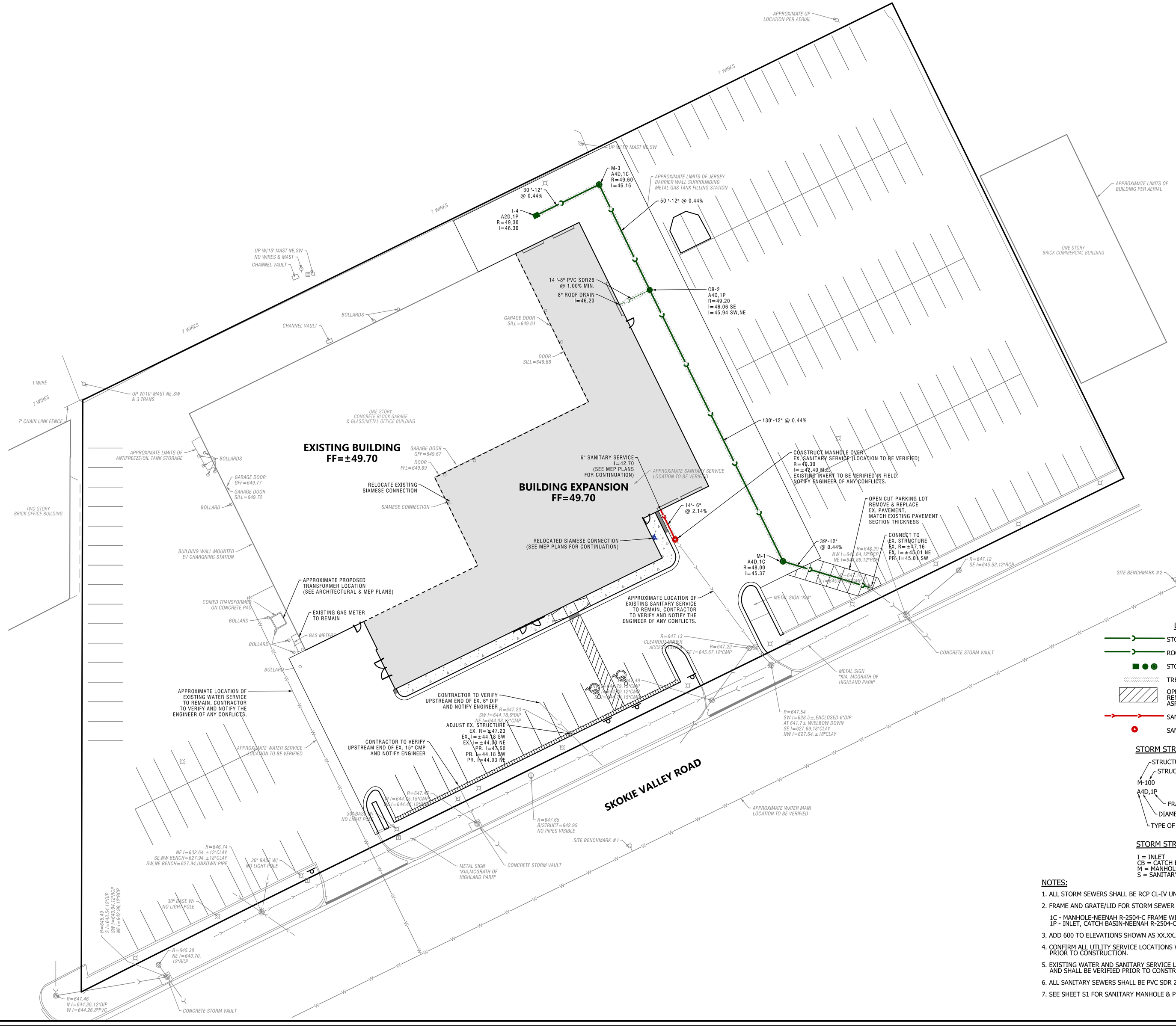
49.70
49.70



LEGEND

- STORM SEWER
- ROOF DRAIN CONNECTION
- STORM STRUCTURE
- TRENCH BACKFILL REQUIRED
- OPEN CUT PARKING LOT REMOVE & REPLACE EX. ASPHALT PAVEMENT
- SANITARY SEWER
- SANITARY MANHOLE

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
S = SANITARY MANHOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "D" GRATE
3. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
4. CONFIRM ALL UTLITY SERVICE LOCATIONS WITH MEP PLANS PRIOR TO CONSTRUCTION.
5. EXISTING WATER AND SANITARY SERVICE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
6. ALL SANITARY SEWERS SHALL BE PVC SDR 26.
7. SEE SHEET S1 FOR SANITARY MANHOLE & PIPE BEDDING DETAILS.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13836UT.DGN

DATE: 05/28/25

JOB NO. 13836

SHEET UT

7 OF 14

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 N/A . The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP. shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or Inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: EXPANSION OF AN EXISTING CAR DEALERSHIP BUILDING WITH PARKING LOT AND STORM SEWER IMPROVEMENTS

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Grade site
4) Install storm sewer and associated inlet protection
5) Install pavement
6) Install building
7) Permanently stabilize lots
8) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 2.376 acres. Construction activity will disturb approximately 0.728 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90.
   2) Existing data describing the soil or quality of any discharge from the site is included in Phase I Environmental Site Assessment Report.

E. Refer to Sheets ET,GR,SE3 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): City of Highland Park Storm Sewer,
   2) The name of the ultimate receiving water is: Skokie River ,
   3) The extent of wetland acreage at the site is: 0.00 acres .

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Highland Park
- Lake County
- IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable,

   b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- other measures

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- storm sewers
- other measures

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event. If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area,

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The cried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used agalh on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible dueto site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequilpment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the Inspection:

- The inspection date
- The names and titles of personnel performing the inspection
- Approximate times that the dewatering discharge began and ended on the day of Inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge: a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water,

D. Based on the results of the Inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the Inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the Inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay inspections must be documented in the inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any Inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an Inspectionconducted, including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall berepaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to said plan required by this permit at the construction site from the date of project initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION & SEDIMENT CONTROL PLAN - 1

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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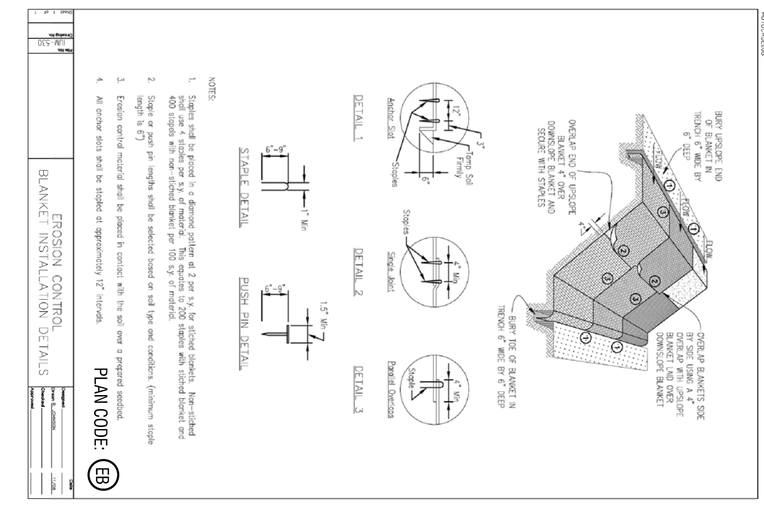
FILENAME: 13836SE1.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET SE1
8 OF 14



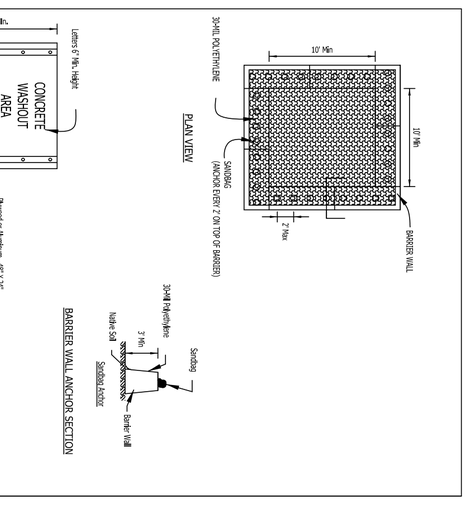
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched blankets shall be stapled per s.y. equivalent to 200 staples per 100 s.y. or minimum 400 staples with non-stitched blankets per 100 s.y. or installed.
2. Slope or push pin lengths shall be selected based on soil type and conditions (minimum staple length is 6").
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: EB

Drawn			
Design			
Project Engineer			
Checked			
Approved			

EROSION CONTROL BLANKET INSTALLATION DETAILS



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed to a new area once washout becomes two-thirds full.

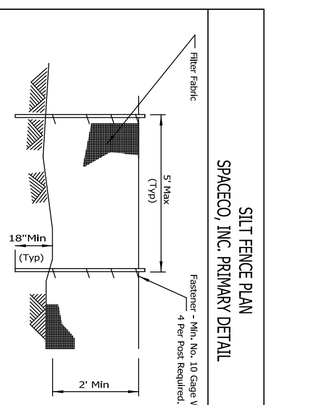
PLAN CODE: CW

Drawn			
Design			
Project Engineer			
Checked			
Approved			

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Drawing No.	13836SE6W		
Sheet 1 of 1			

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL



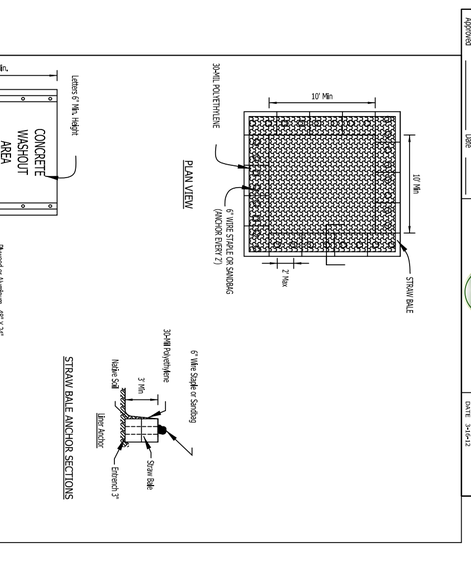
NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile, Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: ——XX——

Drawn			
Design			
Project Engineer			
Checked			
Approved			

STANDARD DWG. NO. 1UH-620A
SHEET 1 OF 2
DATE 3/14/22



NOTES:

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

PLAN CODE: CW

Drawn			
Design			
Project Engineer			
Checked			
Approved			

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE

Drawing No.	13836SE6S		
Sheet 1 of 1			

SHEET 9 OF 14 — SE2

JOB NO. 13836

DATE: 05/28/25

FILENAME: 13836SE2.DGN

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SOIL EROSION & SEDIMENT CONTROL PLAN - 2

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

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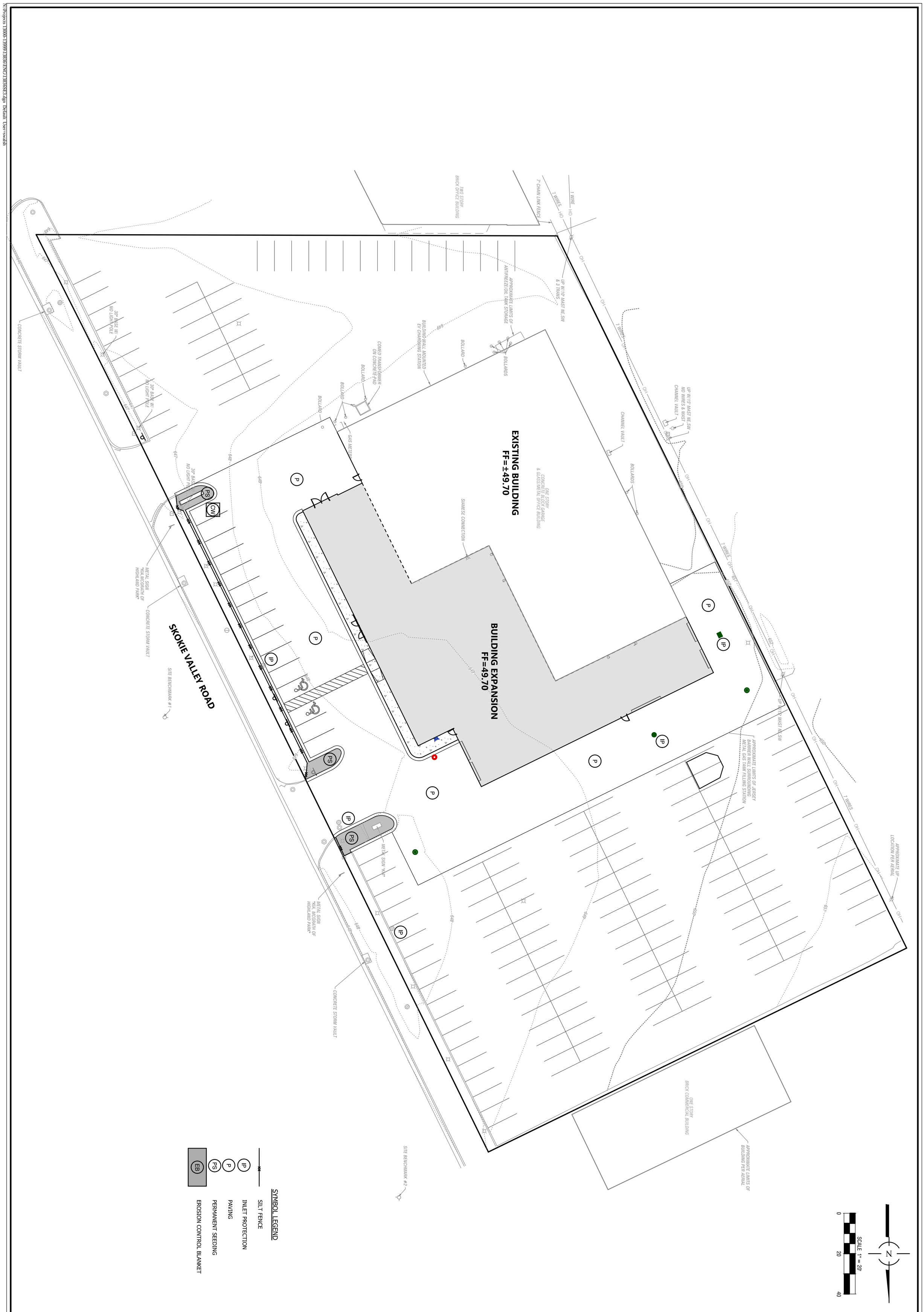

SYMBOL LEGEND

- SILT FENCE
- (IP) INLET PROTECTION
- (P) PAVING
- (PS) PERMANENT SEEDING
- (EB) EROSION CONTROL BLANKET

SOIL EROSION & SEDIMENT CONTROL PLAN – 3

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

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FILENAME: 13836SE3.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET SE3
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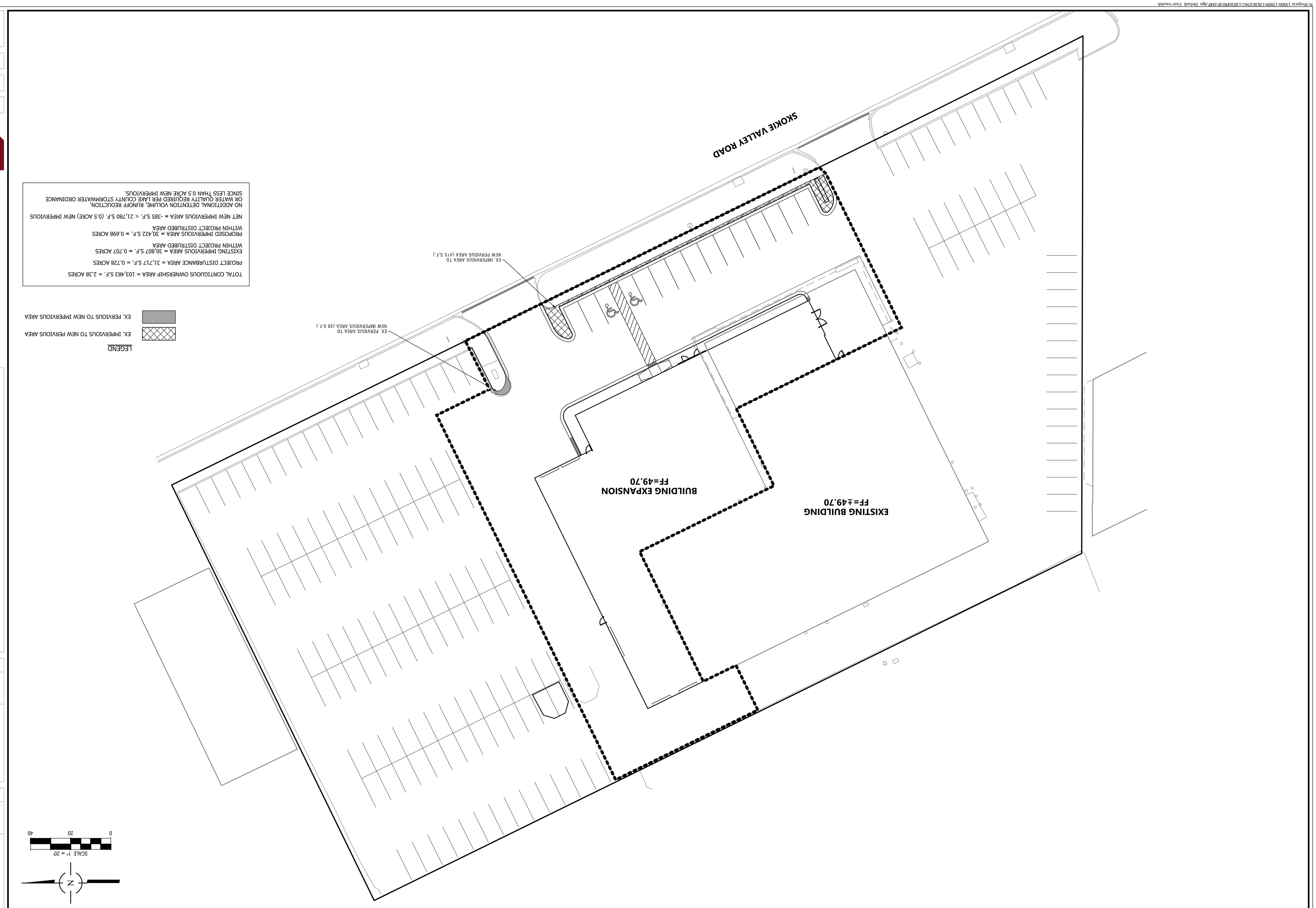

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FILENAME: 13836PR-IMP.DGN

DATE: 05/28/25

JOB NO. 13836

SHEET IMP

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IMPERVIOUS AREA EXHIBIT

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE.
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE CLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS, PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

STORM SEWER NOTES

1. GENERAL:
   A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

      PLAN CODE: MATERIAL
      RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

      PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

      HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

      UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

   B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

   C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

   E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

STORM SEWER NOTES

2. BEDDING:
   A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE, BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:
   A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.
   B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
   C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
   D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS. AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:
   A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:
   A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE, NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:
   A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:
   A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

SANITARY SEWER NOTES

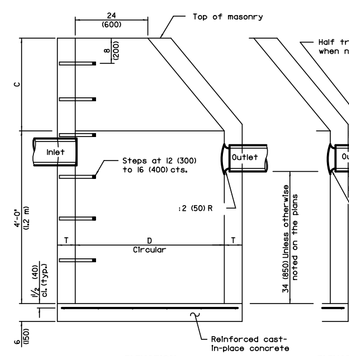
1. GENERAL
   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.
   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

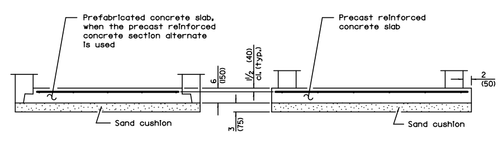
      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.
   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.
   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.
   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SEC



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

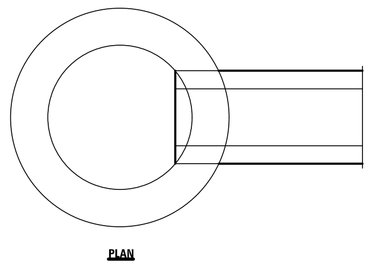
See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

CATCH BASIN TYPE A

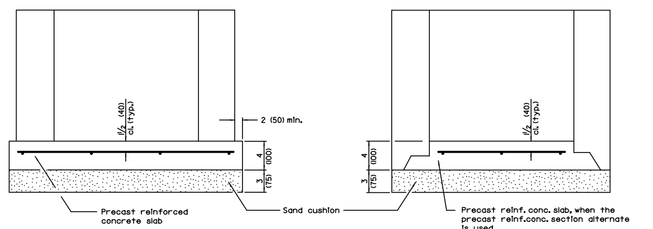
STANDARD 602001-02



PLAN

ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

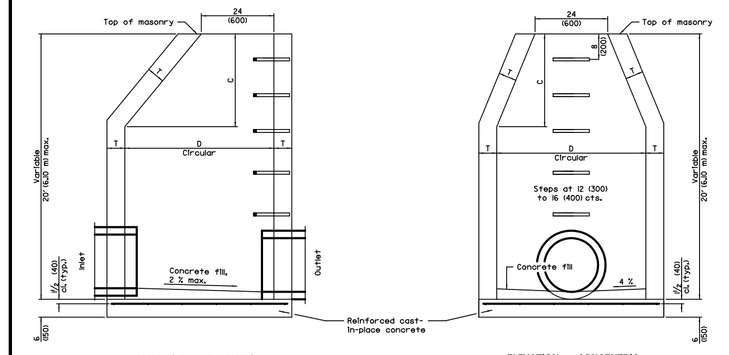
Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

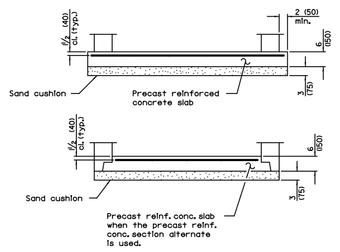
INLET – TYPE A

STANDARD 602301-03



ELEVATION – ECCENTRIC

ELEVATION – CONCENTRIC



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.31 sq. in./ft. (660 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

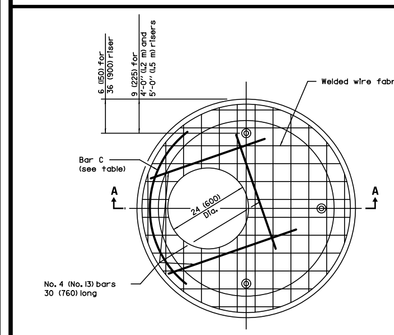
See Standard 602701 for details of steps.

See Standard 602601 for optional Precast Reinforced Concrete Flat Slab Top.

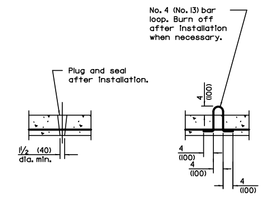
All dimensions are in inches (millimeters) unless otherwise shown.

MANHOLE TYPE A

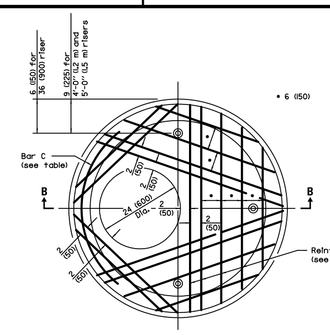
STANDARD 602401-03



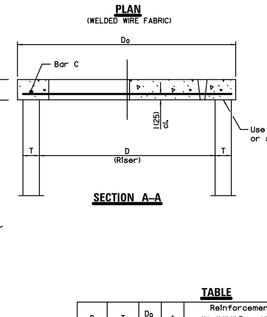
PLAN
(WELDED WIRE FABRIC)



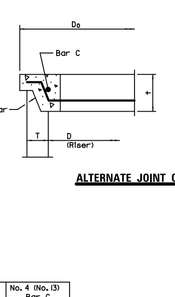
LIFTING HOLE OR LIFTING LOOP
TYPICAL
(3 required per slab)



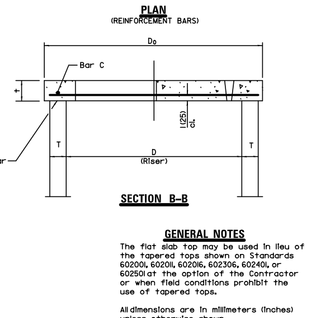
PLAN
(REINFORCEMENT BARS)



SECTION A–A



ALTERNATE JOINT CONFIGURATIONS



SECTION B–B

TABLE

D	T	Ds min.	T	Reinforcement ¹⁄₄" W.W.F. each direction	QB Bar size	No. 4 (No. 13) Bar C Length	Radius
36 (900)	8 (200)	12 (300)	4 (100)	0.20 sq. in./ft. (420 sq. mm/m)	No. 4 (No. 13)	4'-0" (1.2 m)	19 (480)
4'-0" (1.2 m)	8 (200)	12 (300)	6 (150)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	4'-6" (1.35 m)	26 (660)
5'-0" (1.5 m)	8 (200)	12 (300)	8 (200)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	5'-0" (1.5 m)	32 (810)

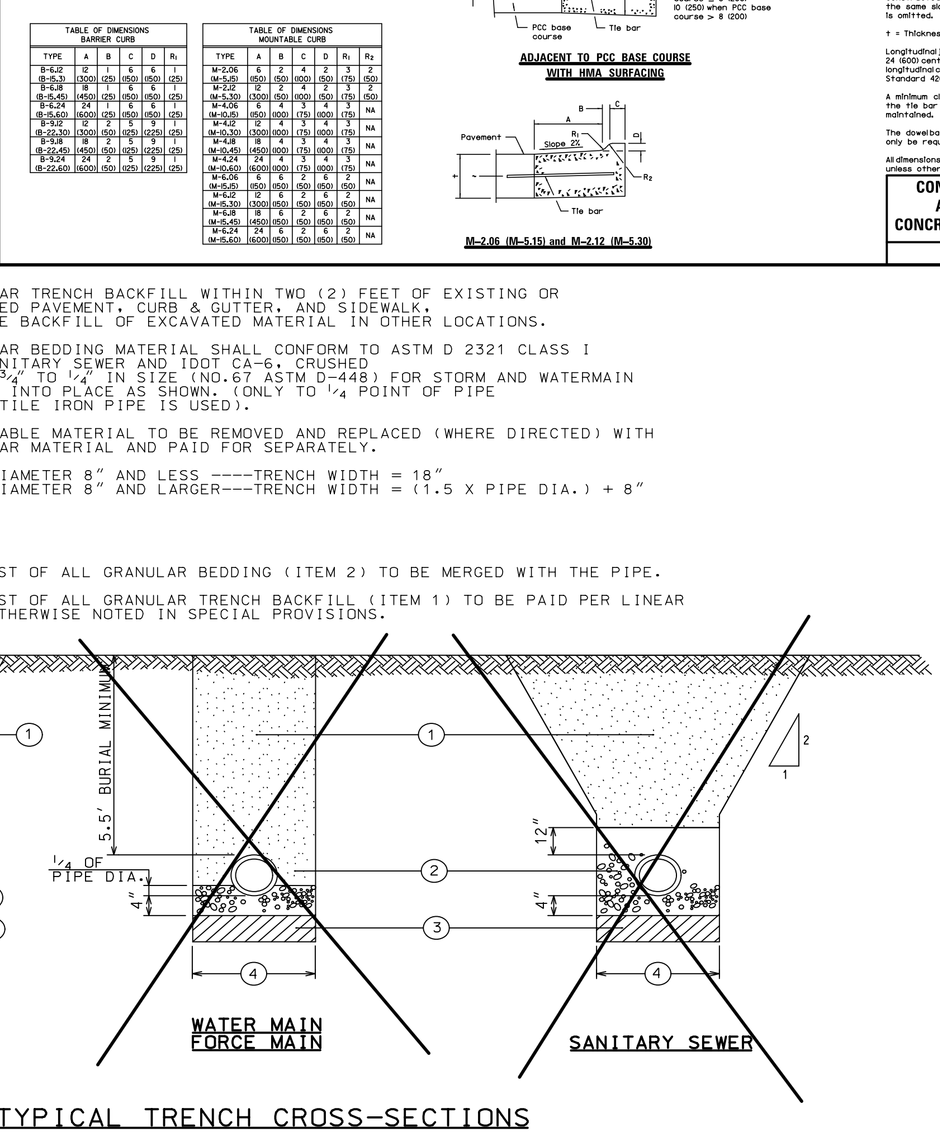
GENERAL NOTES

The flat slab top may be used in lieu of the tapered tops shown on Standards 602006, 602026, 602066, 602306, 602406, or 602506 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

All dimensions are in millimeters (inches) unless otherwise shown.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP

STANDARD 602601-02



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL A
EXPANSION JOINT

DEPRESSED CURB (TYPICAL)

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

BARRIER CURB

MOUNTABLE CURB

TABLE OF DIMENSIONS BARRIER CURB							
TYPE	A	B	C	D	R_1	
B-6.24 (B-6.3)	12 (300)	7 (175)	6 (150)	6 (150)	3 (75)	
B-6.36 (B-9.45)	12 (300)	9 (225)	6 (150)	6 (150)	3 (75)	
B-6.24 (B-15.60)	24 (600)	7 (175)	6 (150)	6 (150)	3 (75)	
B-9.12 (B-24.30)	12 (300)	9 (225)	6 (150)	6 (150)	3 (75)	
B-9.24 (B-22.65)	24 (600)	9 (225)	6 (150)	6 (150)	3 (75)	
B-9.24 (B-22.60)	24 (600)	9 (225)	6 (150)	6 (150)	3 (75)	

TABLE OF DIMENSIONS MOUNTABLE CURB							
TYPE	A	B	C	D	R_1	R_2	
M-2.06 (M-5.15)	6 (150)	6 (150)	4 (100)	6 (150)	2 (50)	2 (50)	NA
M-4.12 (M-5.30)	12 (300)	6 (150)	4 (100)	6 (150)	3 (75)	3 (75)	NA
M-4.06 (M-10.15)	6 (150)	6 (150)	4 (100)	6 (150)	3 (75)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	6 (150)	4 (100)	6 (150)	3 (75)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	6 (150)	4 (100)	6 (150)	3 (75)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	6 (150)	6 (150)	2 (50)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	6 (150)	6 (150)	2 (50)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	6 (150)	6 (150)	2 (50)	2 (50)	NA

ADJACENT TO PCC BASE COURSE WITH HMA SURFACING

M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or EC when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

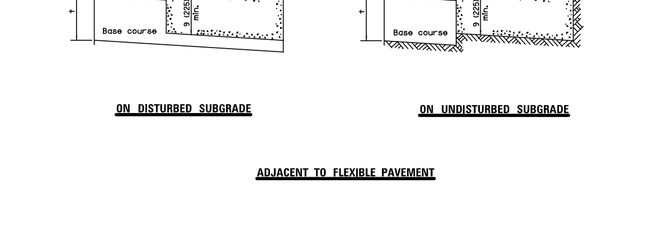
A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowelbars shown in contraction joints will only be required for monolithic construction.

All dimensions are in inches (millimeters) unless otherwise shown.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
Sheet 1 of 2

STANDARD 606001-05

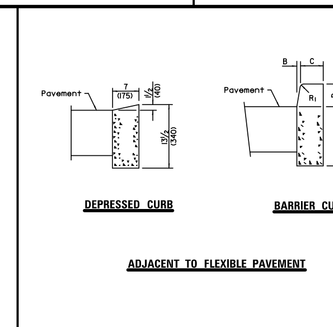


PLAN

ON DISTURBED SUBGRADE

ON UNDISTURBED SUBGRADE

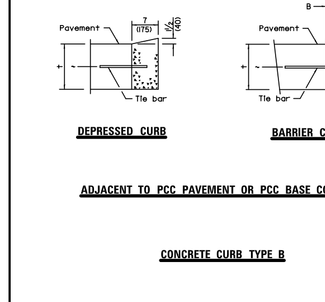
ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

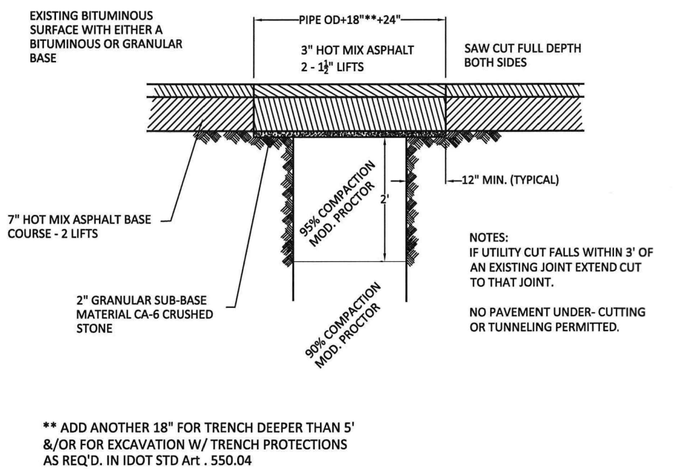
BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
Sheet 2 of 2

STANDARD 606001-05



NOTES:
IF UTILITY CUT FALLS WITHIN 3' OF AN EXISTING JOINT EXTEND CUT TO THAT JOINT.

NO PAVEMENT UNDER- CUTTING OR TUNNELING PERMITTED.

** ADD ANOTHER 18" FOR TRENCH DEEPER THAN 5' &/OR FOR EXCAVATION W/ TRENCH PROTECTIONS AS REQ'D. IN IDOT STD Art . 550.04

BITUMINOUS PAVEMENT PATCH DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1035
Drawn By: M.B.
Revised By: E.J.

DATE: 8th Jan. 2015
Approved By: J.M.W.

1. GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK, MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.
2. GRANULAR BEDDING MATERIAL SHALL CONFORM TO ASTM D 2321 CLASS I FOR SANITARY SEWER AND IDOT CA-6, CRUSHED STONE ¾" TO ¼" IN SIZE (NO.67 ASTM D-448) FOR STORM AND WATERMAIN TAMPED INTO PLACE AS SHOWN. (ONLY TO ¼ POINT OF PIPE IF DUCTILE IRON PIPE IS USED).
3. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.
4. PIPE DIAMETER 8" AND LESS ----TRENCH WIDTH = 18"
   PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 X PIPE DIA.) + 8"

NOTES:
1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT OTHERWISE NOTED IN SPECIAL PROVISIONS.

TYPICAL TRENCH CROSS-SECTIONS
NOT TO SCALE

CAD-DTLS/SPDTLS/C005.DTL

DETAILS - 1

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13836D1.DGN

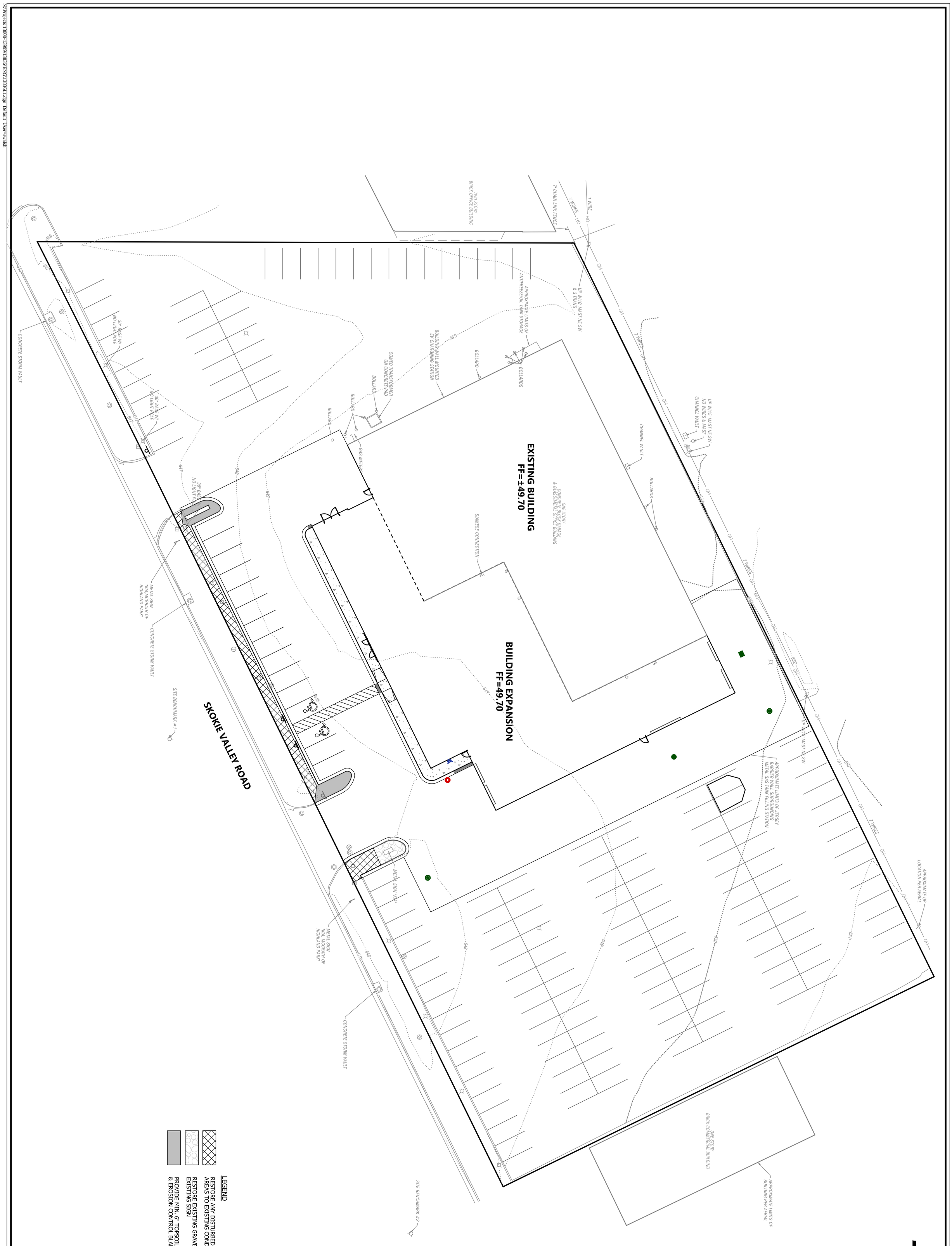
DATE: 05/28/25

JOB NO. 13836

SHEET D1
13 OF 14

N:\Projects 13000-13999\13836\ENG\13836D1.dgn Default User=swalsh

N:\Projects 13000-13999\13836\ENG\13836L1.dgn Default User=swalsh



LEGEND

RESTORE ANY DISTURBED LANDSCAPE AREAS TO EXISTING CONDITION

RESTORE EXISTING GRAVEL AT EXISTING SIGN

PROVIDE MIN. 6" TOPSOIL, SEEDING, & EROSION CONTROL BLANKET

Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL – Morris, IL – Indianapolis, IN

LANDSCAPE PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

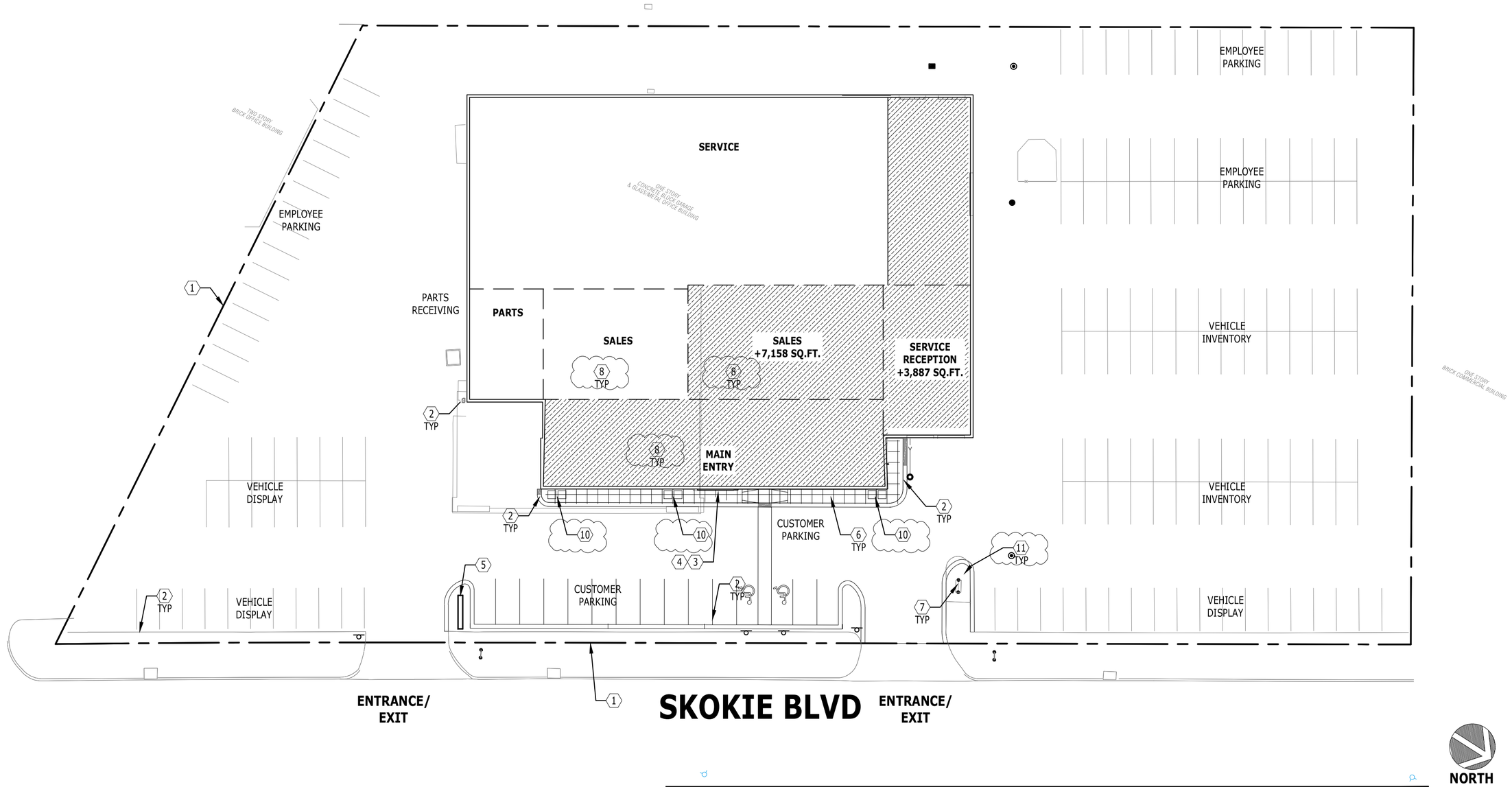
NO.	DATE	REMARKS

NO.	DATE	REMARKS

FILENAME: 13836L1.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET L1
14 OF 14

EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN



SITE PLAN
SCALE: 20FT — 1



PLANTER BOX
SCALE: NTS — 3



PLYLON PLANTS
SCALE: NTS — 3

	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
? X-#	DETAIL DESIGNATOR - REFER TO DETAIL "?" ON SHEET A-X

GENERAL NOTES

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH MATERIAL SELECTIONS FOR THE PROPOSED DESIGN. REFER TO CIVIL DRAWINGS FOR ADDITIONAL OF JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION

B. SPECIFICATIONS AND CONSTRUCTION

C. NOT USED

D. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. SIGNAGE WILL BE ISSUED BY SEPARATE SIGNAGE VENDOR

E. LIGHTING IS NOT BE REVISED IN THIS SOCPE

F. SEE SHEET A-6 FOR BUILDING GRAPHICS LOCATIONS.

G. SITE SIZE - 2.70 ACRES

H. NO SIGNAGE IS PART OF THIS APPLICATION, AND WILL BE PRESENTED IN A SEPARATE APPLICATION

I. INDICATES PROPOSED BUILDING ADDITION OR INFILL.

DRAWING NOTES

1. PROPERTY LINE, REF TO CIVIL ENG DWGS
2. 6" HIGH CONCRETE CURB.
3. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE PEDESTRIAN ENTRY.
4. PROVIDE RAMPED SIDEWALK FOR VEHICLE ACCESS.
5. DIRECTIONAL SIGNAGE OR PYLON. SEE GENERAL NOTE "D".
6. CONCRETE PAVING WITH 4'-0" X 4'-0" JOINT PATTERN WITH ELEV. +6" ABOVE ADJACENT PAVED AREAS.
7. EXISTING MONUMENT SIGN
8. ALL NEW RTU TO HAVE ROOF SCREENING, REFER TO DETAILS ON A2.05
9. SUGGESTED EV CHARGING STATION LOCATIONS.
10. PLANTERS FOR SEASONAL PLANTS, REFER TO DETAIL 2 FOR EXAMPLES
11. SEASONAL PLANTS AROUND PYLON SIGNAGE, REFER TO DETAIL 3 FOR EXAMPLES

PARKING ANALYSIS

REQUIRED - 66 SPACES PER CODE
- 50 PER OWNER'S EXPERIENCE

PROVIDED - 151 SPACES

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW
SEPT 11, 2025 – DESIGN REVIEW

SITE PLAN

A0.50

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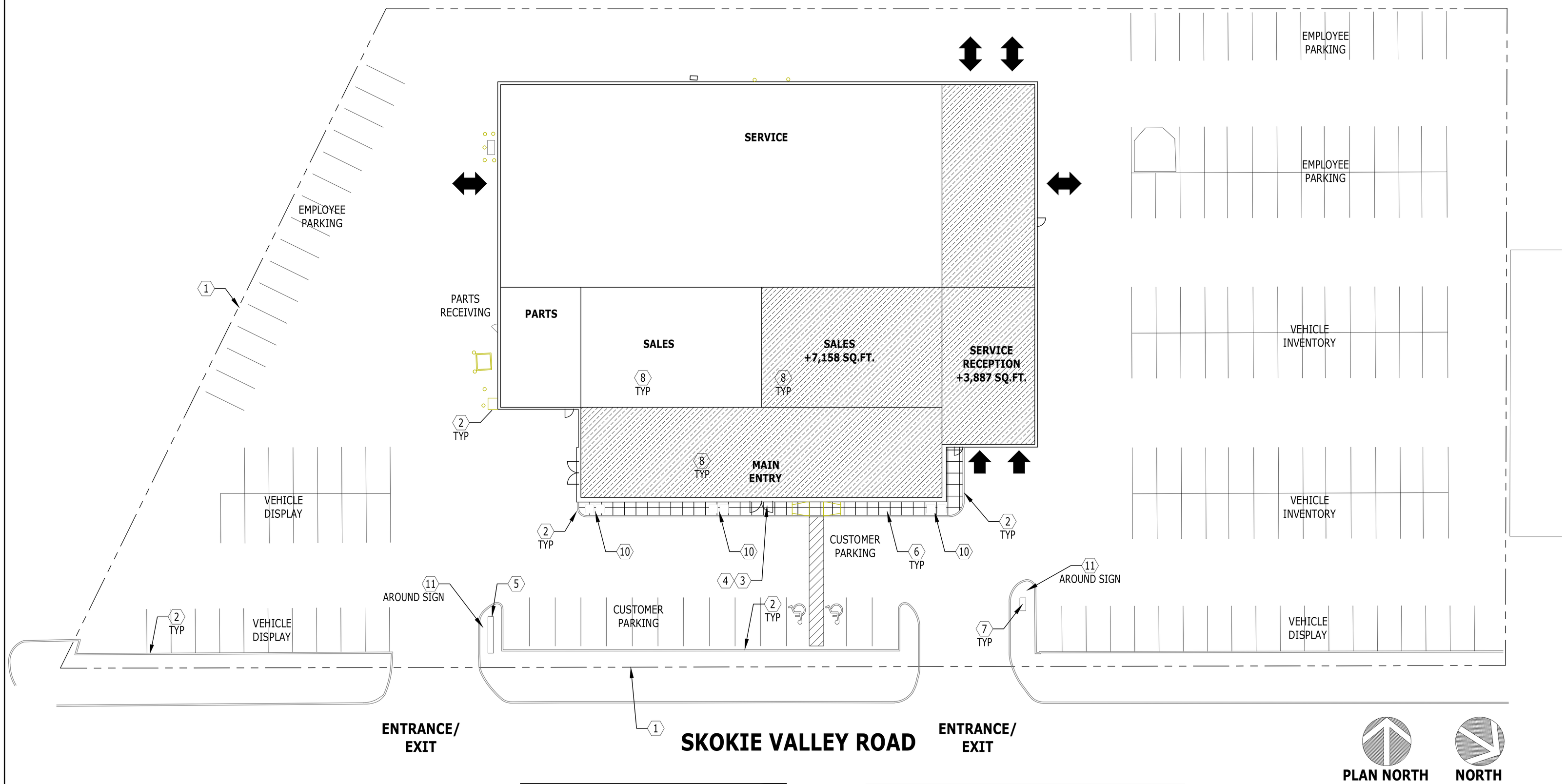

SITE PLAN 1
SCALE: 1" = 20'-0"

	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
? X-#	DETAIL DESIGNATOR - REFER TO DETAIL "?" ON SHEET A-X

GENERAL NOTES

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH MATERIAL SPECIFICATIONS ONLY. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION
B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS BECAUSE OF JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION
C. NOT USED
D. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. SIGNAGE WILL BE ISSUED BY SEPARATE SIGNAGE VENDOR
E. LIGHTING IS NOT BE REVISED IN THIS SOCPE
F. SEE SHEET A-6 FOR BUILDING GRAPHICS LOCATIONS.
G. SITE SIZE - 2.70 ACRES
H. NO SIGNAGE IS PART OF THIS APPLICATION, AND WILL BE PRESENTED IN A SEPARATE APPLICATION
I. INDICATES PROPOSED BUILDING ADDITION OR INFILL.

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50 PER OWNER'S EXPERIENCE
PROVIDED - 151 SPACES

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
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CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW
SEPT 11, 2025 – DESIGN REVIEW
NOV 17, 2025 – DESIGN REVIEW

SITE PLAN

A0.50

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SITE IMPROVEMENT PLANS
for

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS 60035

PROJECT NO: 13836

OWNER
McGRATH KIA OF HIGHLAND PARK
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, IL 60035
PHONE: (847) 545-0202

ARCHITECT
SIMON DESIGN GROUP
807 WAUKEGAN ROAD, SUITE 150
DEERFIELD, IL 60015
PHONE: (847) 571-3814

THIS STATES THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.

LICENSED ARCHITECT / LANDSCAPE ARCHITECT / LICENSED ENGINEER

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE COUNTY
CITY, TOWNSHIP HIGHLAND PARK, T43N
SEC. & ¼ SEC. NO. SEC. 35, R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

ORIGINAL PLAN DATE: MAY 28, 2025

#	SHEET #	REMARKS	DATE

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, ADOPTED JANUARY 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, 8TH EDITION UPDATED 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS, IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITYS OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

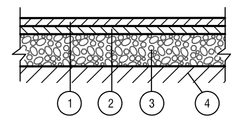
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

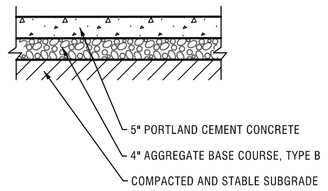
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" - MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



TYPICAL SIDEWALK SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W 8" W-	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
-G G-	GAS MAIN	
-T T-	TELEPHONE LINES	
-E E-	ELECTRIC LINE	
-X-	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)
I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE
T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IDNR	XXXXXXX		XX/XX/XX
IHPA			
CITY OF HIGHLAND PARK			
NSWRD			

CONTACT INFORMATION

VILLAGE ENGINEER
ENGINEERING & PUBLIC WORKS
1150 HALF DAY ROAD
HIGHLAND PARK, ILLINOIS 60035
(847) 432-0807

LAKE COUNTY SMC
STORMWATER MANAGEMENT COMMISSION
500 W. WINCHESTER ROAD, SUITE 201
LIBERTYVILLE, ILLINOIS 60048
(847) 377-7700

NSWRD
14770 W. WM. KOEPSEL DRIVE
GURNEE, IL 60031
(847) 623-6060

COMCAST
688 INDUSTRIAL DIRVE
ELMHURST, ILLINOIS 60126
(630) 600-6352

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GENERAL NOTES & TYPICAL SECTIONS

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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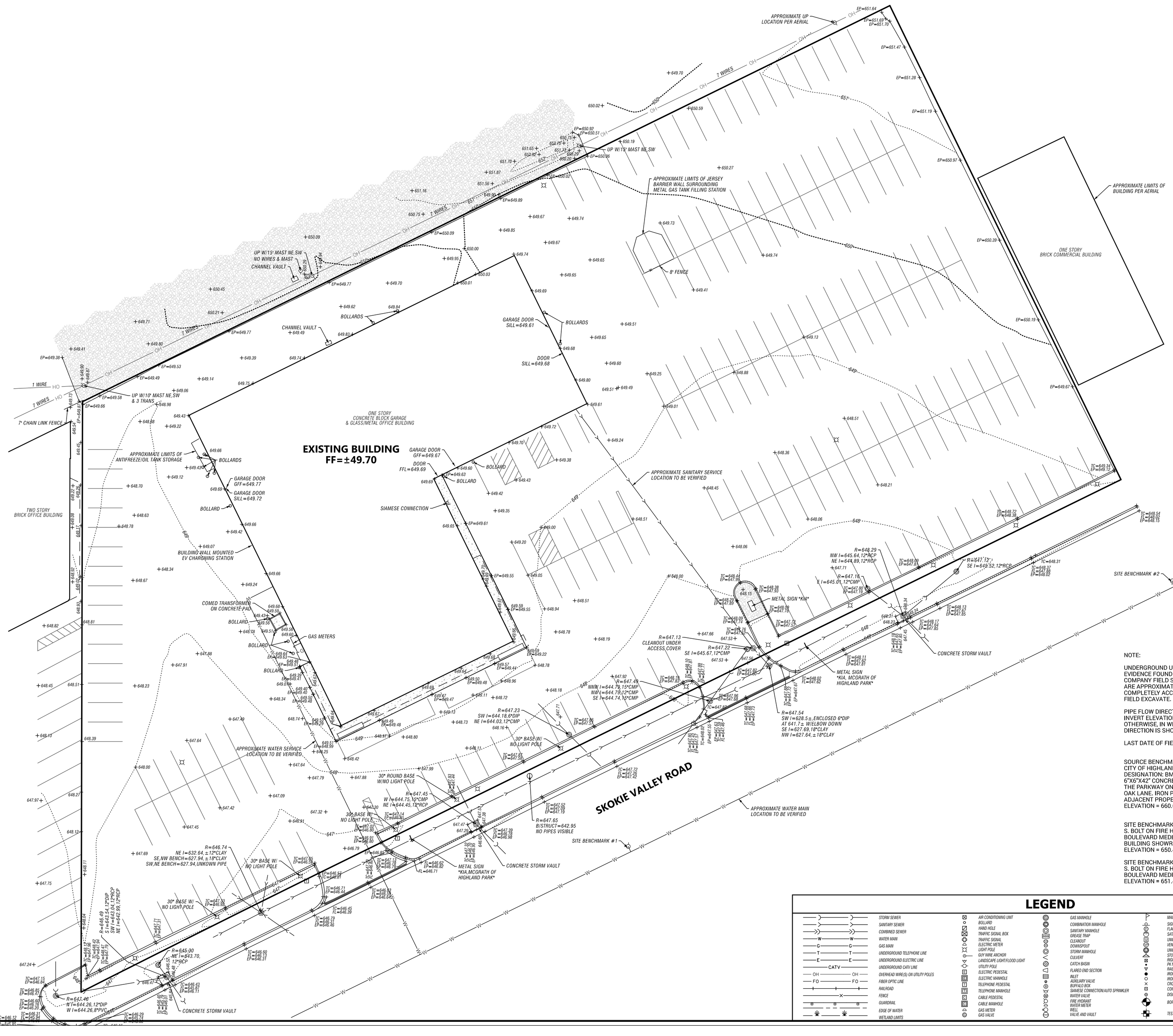

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: MAY 1ST, 2025

SOURCE BENCHMARK:
CITY OF HIGHLAND PARK, ILLINOIS
DESIGNATION: BM52
6"X6"X42" CONCRETE MONUMENT W/BRASS CAP LOCATED IN THE PARKWAY ON THE S.W. CORNER OF CLAVEY ROAD & RED OAK LANE. IRON PIPE LOCATED APPROXIMATELY 74.1' NNW AT ADJACENT PROPERTY CORNER.
ELEVATION = 660.62 NAVD88

SITE BENCHMARK #1:
S. BOLT ON FIRE HYDRANT IN CENTERLINE OF SKOKIE BOULEVARD MEDIAN ADJACENT TO E. CORNER OF SITE BUILDING SHOWROOM.
ELEVATION = 650.44 NAVD88

SITE BENCHMARK #2:
S. BOLT ON FIRE HYDRANT IN CENTERLINE OF SKOKIE BOULEVARD MEDIAN ADJACENT TO N.E. CORNER OF SITE.
ELEVATION = 651.45 NAVD88

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BOWING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- CONTOUR
- SPOT ELEVATION

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS
McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- CURB & GUTTER REMOVAL
- BUILDING/SIDEWALK REMOVAL
- FENCE & UNDERGROUND UTILITY REMOVAL

NOTES:

1. CONTRACTOR TO COORDINATE ALL BUILDING AND MEP SERVICE REMOVALS WITH THE ARCHITECT.

DEMOLITION PLAN

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PITCH-IN CURB
- DEPRESSED CURB & GUTTER
- 2" MIN. EDGE GRIND & OVERLAY

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BUILDING, PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE B6.12 PITCH-OUT UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING

SIGN LEGEND:

1 — RESERVED PARKING / $250 FINE / VAN ACCESSIBLE — R7-8

2 — STOP — R1-1, 30" x 30"

NOTE: ① ② INDICATES SIGN ① MOUNTED ABOVE SIGN ②

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GEOMETRIC PLAN

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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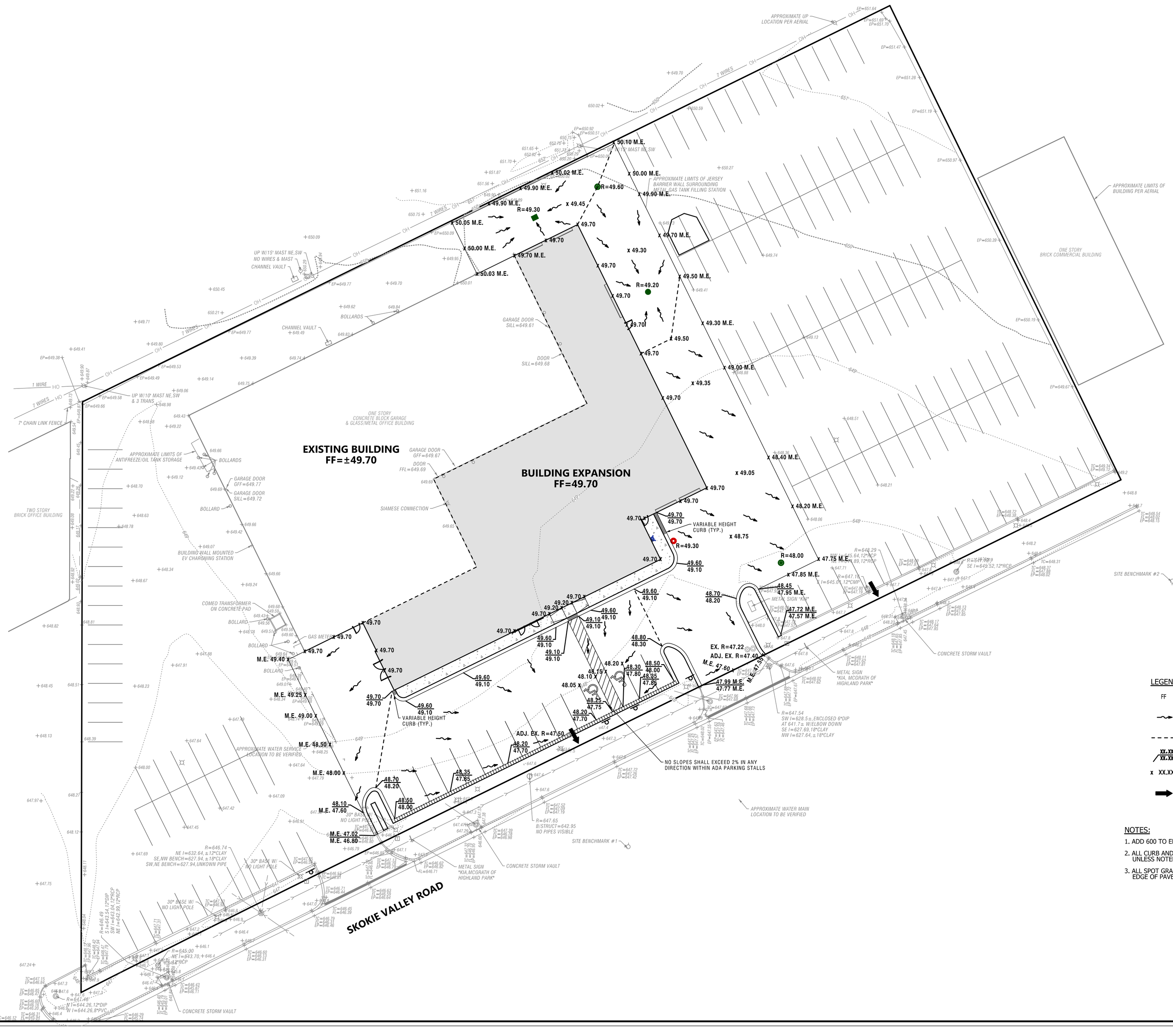

LEGEND

FF	FINISHED FLOOR
~~	LOCAL DRAINAGE
- - - - -	LOCAL DRAINAGE DIVIDE
XX.XX / XX.XX	TOP OF CURB / EDGE OF PAVEMENT
x XX.XX	SPOT GRADE
➡	EMERGENCY OVERFLOW ROUTE

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH-OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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JOB NO. 13836

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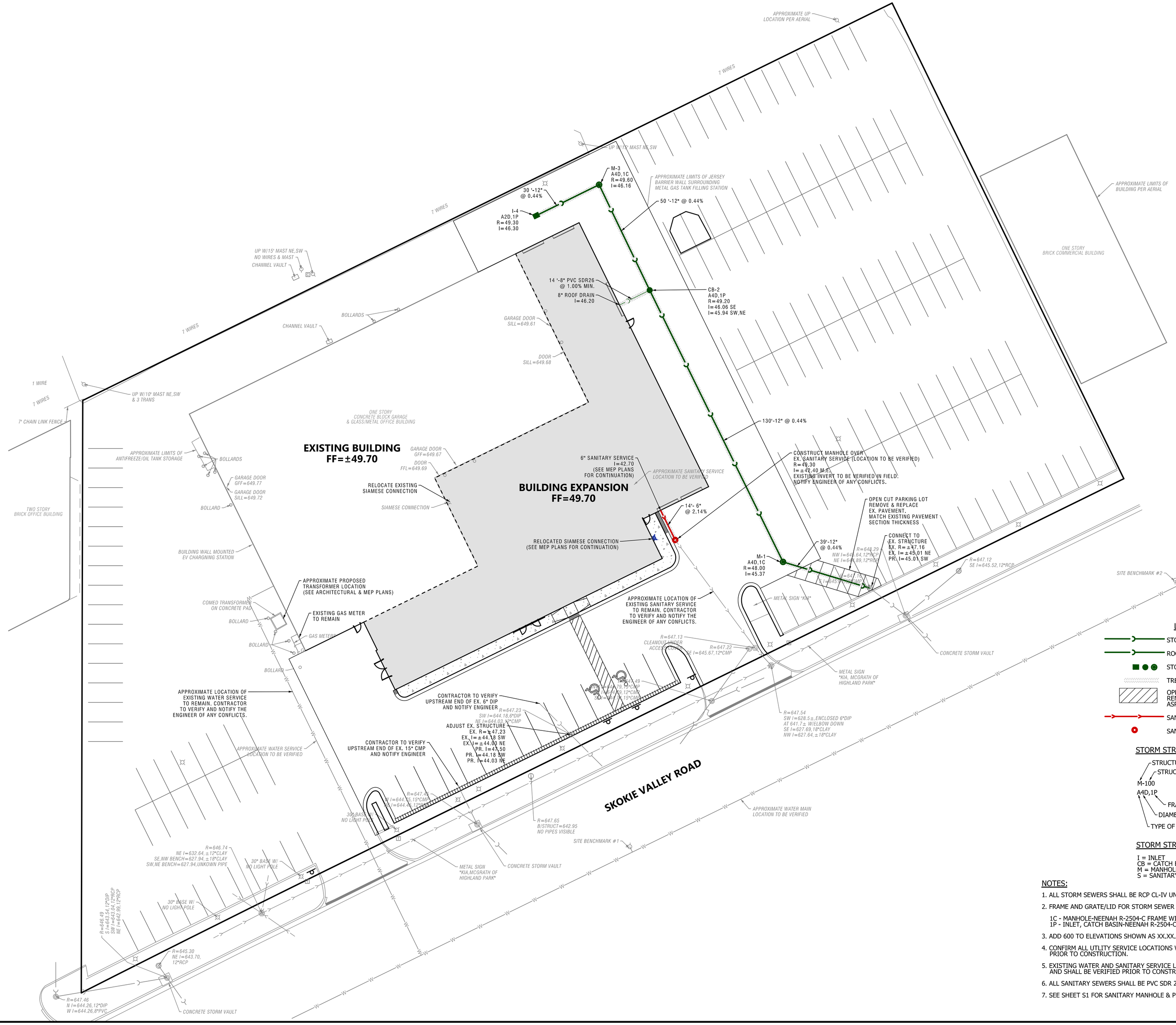

SCALE 1" = 20'

0 20 40

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

LEGEND

- STORM SEWER
- ROOF DRAIN CONNECTION
- STORM STRUCTURE
- TRENCH BACKFILL REQUIRED
- OPEN CUT PARKING LOT REMOVE & REPLACE EX. ASPHALT PAVEMENT
- SANITARY SEWER
- SANITARY MANHOLE

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
S = SANITARY MANHOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "D" GRATE
3. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
4. CONFIRM ALL UTLITY SERVICE LOCATIONS WITH MEP PLANS PRIOR TO CONSTRUCTION.
5. EXISTING WATER AND SANITARY SERVICE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
6. ALL SANITARY SEWERS SHALL BE PVC SDR 26.
7. SEE SHEET S1 FOR SANITARY MANHOLE & PIPE BEDDING DETAILS.

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13836UT.DGN

DATE: 05/28/25

JOB NO. 13836

SHEET UT

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 N/A . The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP. shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or Inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: EXPANSION OF AN EXISTING CAR DEALERSHIP BUILDING WITH PARKING LOT AND STORM SEWER IMPROVEMENTS

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Grade site
4) Install storm sewer and associated inlet protection
5) Install pavement
6) Install building
7) Permanently stabilize lots
8) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 2.376 acres. Construction activity will disturb approximately 0.728 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90.
   2) Existing data describing the soil or quality of any discharge from the site is included in Phase I Environmental Site Assessment Report.

E. Refer to Sheets ET,GR,SE3 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): City of Highland Park Storm Sewer,
   2) The name of the ultimate receiving water is: Skokie River ,
   3) The extent of wetland acreage at the site is: 0.00 acres .

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Highland Park
- Lake County
- IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart.
A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable,

   b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- other measures

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- storm sewers
- other measures

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event. If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area,

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The cried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used agalh on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible dueto site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequilpment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the inspection:

- The inspection date
- The names and titles of personnel performing the inspection
- Approximate times that the dewatering discharge began and ended on the day of inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge: a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water,

D. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay inspections must be documented in the inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspectionconducted, including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall berepaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to said plan required by this permit at the construction site from the date of project initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

NO.	DATE	REMARKS

NO.	DATE	REMARKS

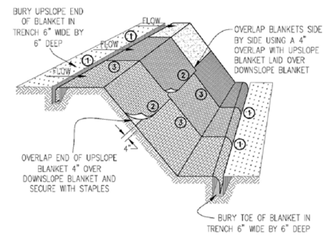
SOIL EROSION & SEDIMENT CONTROL PLAN - 1

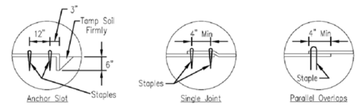
McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

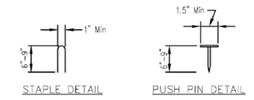
FILENAME: 13836SE1.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET SE1
8 OF 14

AM10/13/2016





DETAIL 1 DETAIL 2 DETAIL 3



STAPLE DETAIL PUSH PIN DETAIL

NOTES:

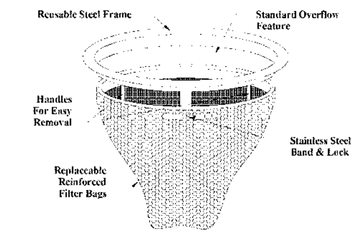
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: EB

EROSION CONTROL
BLANKET INSTALLATION DETAILS

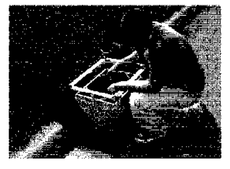
Project
Designed
Drawn S. JOHNSON
Checked
Approved

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



Catch-All HR is available to provide the added benefit of hydrocarbon removal.

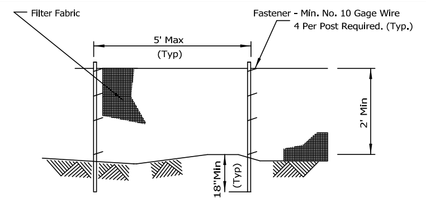
Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*



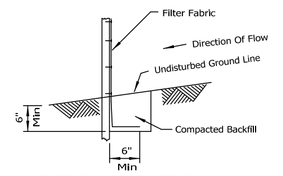
Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: IP

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL



ELEVATION



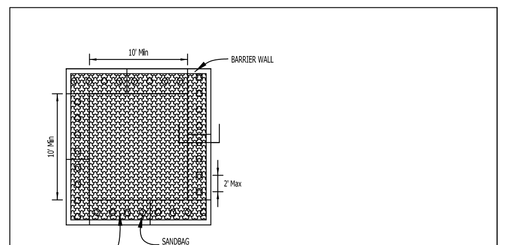
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 593 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

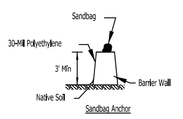
PLAN CODE: ——xx——

REFERENCE
Project
Designed Date
Checked Date
Approved Date

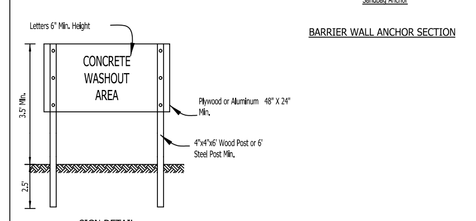
STANDARD DWG. NO.
IUM-620A
SHEET 1 OF 2
DATE 3-10-22



PLAN VIEW



BARRIER WALL ANCHOR SECTION

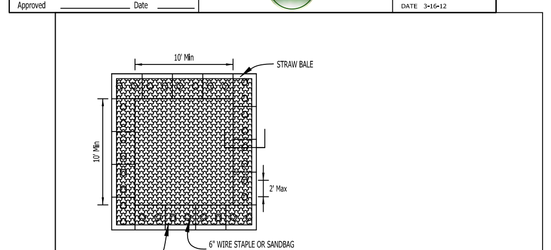


SIGN DETAIL

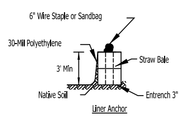
PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

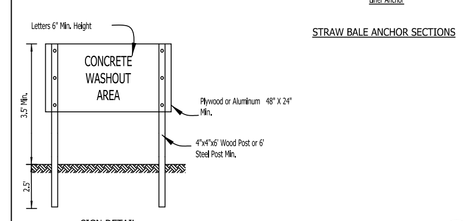
TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL



PLAN VIEW



STRAW BALE ANCHOR SECTIONS



SIGN DETAIL

PLAN CODE: CW

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

TEMPORARY CONCRETE
WASHOUT FACILITY - STRAW BALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION & SEDIMENT CONTROL PLAN - 2

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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FILENAME: 13836SE2.DGN

DATE: 05/28/25

JOB NO. 13836

SHEET SE2
9 OF 14

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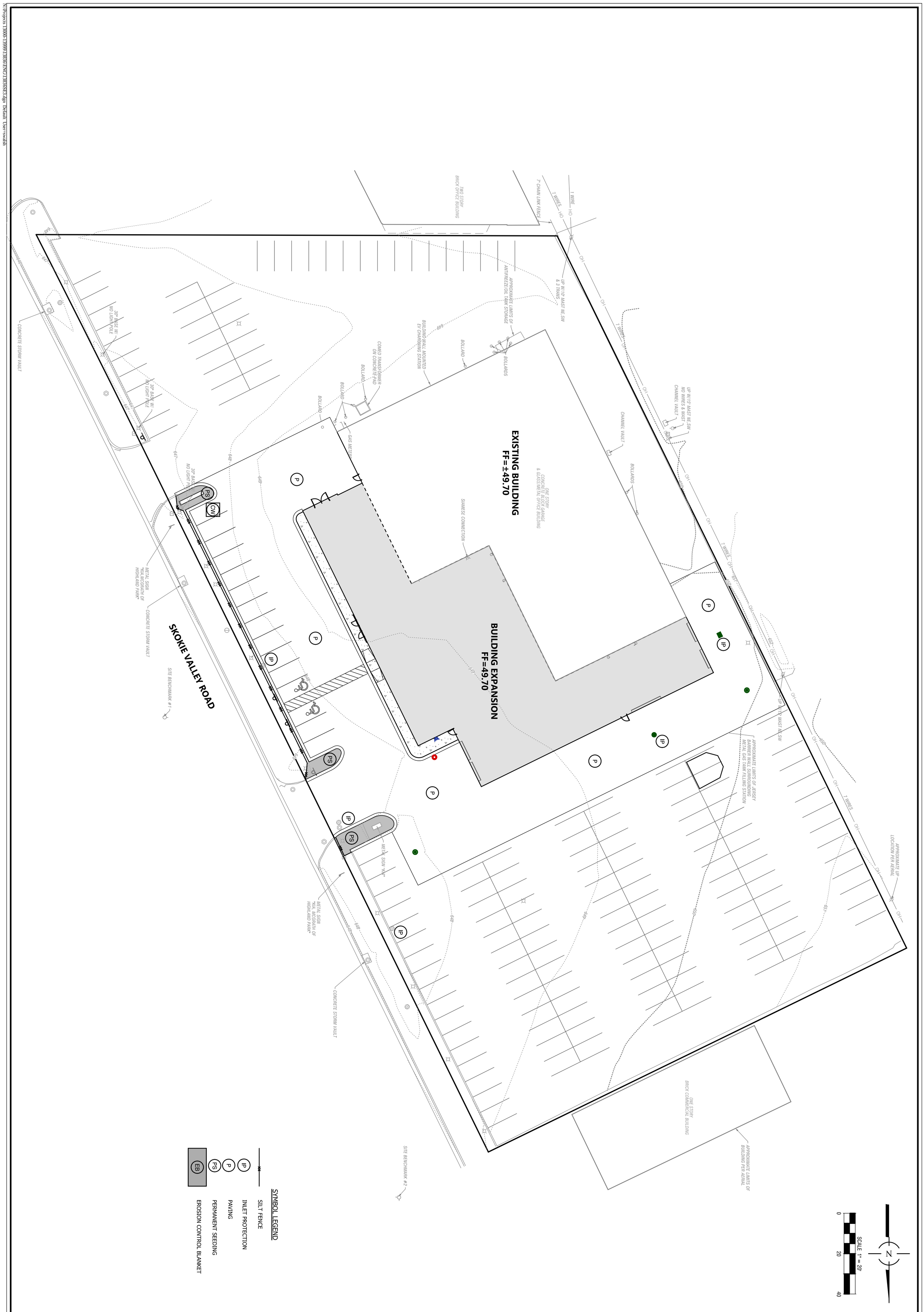

SYMBOL LEGEND

- SILT FENCE
- IP — INLET PROTECTION
- P — PAVING
- PS — PERMANENT SEEDING
- EB — EROSION CONTROL BLANKET

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SOIL EROSION & SEDIMENT CONTROL PLAN – 3

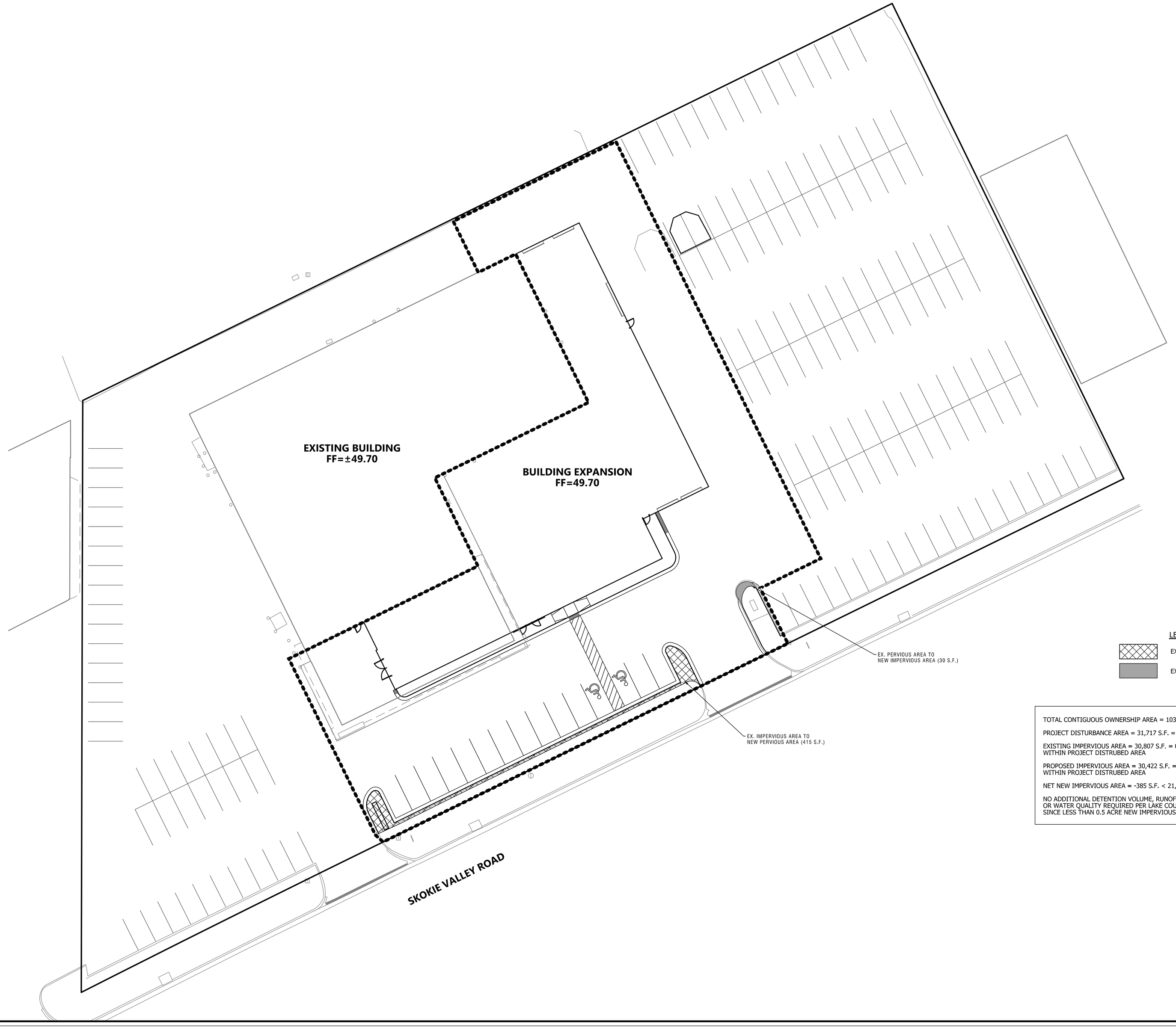
McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FILENAME: 13836SE3.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET SE3
10 OF 14



N

SCALE 1" = 20'

0 20 40

LEGEND

EX. IMPERVIOUS TO NEW PERVIOUS AREA

EX. PERVIOUS TO NEW IMPERVIOUS AREA

TOTAL CONTIGUOUS OWNERSHIP AREA = 103,483 S.F. = 2.38 ACRES

PROJECT DISTURBANCE AREA = 31,717 S.F. = 0.728 ACRES

EXISTING IMPERVIOUS AREA = 30,807 S.F. = 0.707 ACRES
WITHIN PROJECT DISTRUBED AREA

PROPOSED IMPERVIOUS AREA = 30,422 S.F. = 0.698 ACRES
WITHIN PROJECT DISTRUBED AREA

NET NEW IMPERVIOUS AREA = -385 S.F. < 21,780 S.F. (0.5 ACRE) NEW IMPERVIOUS

NO ADDITIONAL DETENTION VOLUME, RUNOFF REDUCTION,
OR WATER QUALITY REQUIRED PER LAKE COUNTY STORMWATER ORDINANCE
SINCE LESS THAN 0.5 ACRE NEW IMPERVIOUS.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

IMPERVIOUS AREA EXHIBIT

McGRATH KIA EXPANSION

250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

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FILENAME: 13836PR-IMP.DGN

DATE: 05/28/25

JOB NO. 13836

SHEET IMP

11 OF 14

EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE.
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE CLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS, PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

STORM SEWER NOTES

1. GENERAL:
   A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

      PLAN CODE: MATERIAL
      RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

      PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

      HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

      UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

   B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

   C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

   E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

STORM SEWER NOTES

2. BEDDING:
   A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE, BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:
   A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.
   B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
   C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
   D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS. AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:
   A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:
   A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE, NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:
   A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:
   A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

SANITARY SEWER NOTES

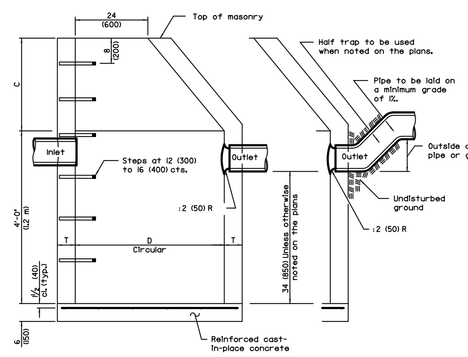
1. GENERAL
   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.
   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

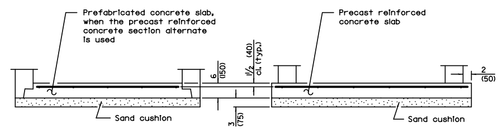
      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.
   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.
   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.
   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SEC



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

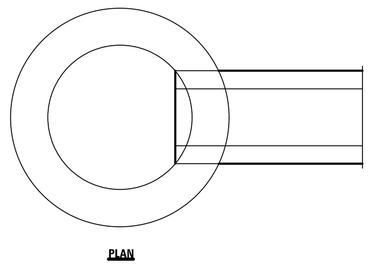
See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

CATCH BASIN TYPE A

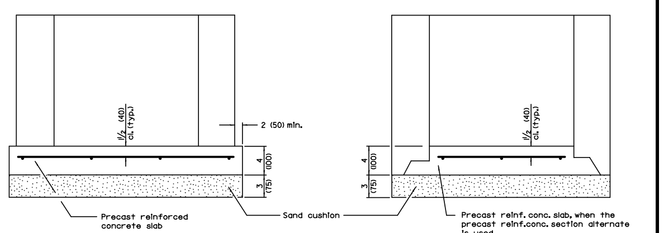
STANDARD 602001-02



PLAN

ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

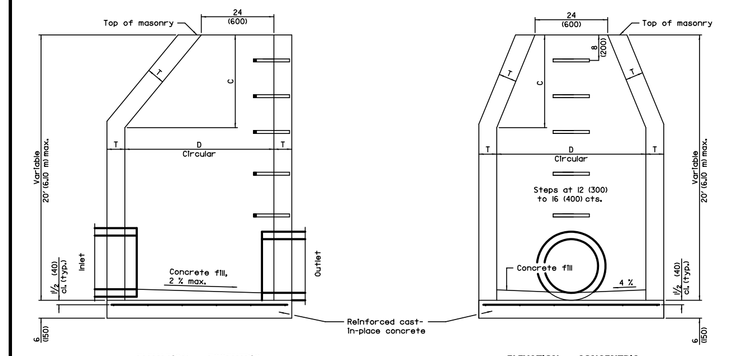
Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

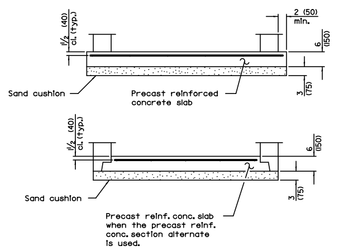
INLET – TYPE A

STANDARD 602301-03



ELEVATION – ECCENTRIC

ELEVATION – CONCENTRIC



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.31 sq. in./ft. (660 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

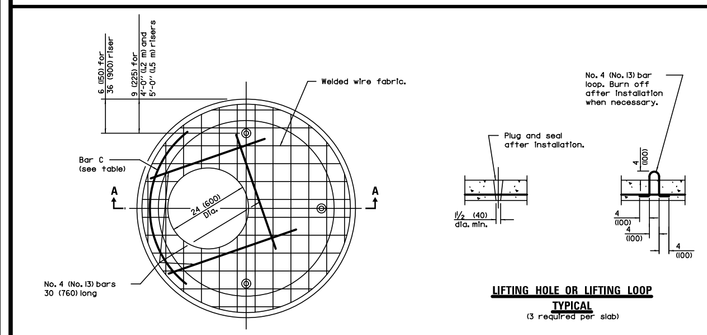
See Standard 602701 for details of steps.

See Standard 602601 for optional Precast Reinforced Concrete Flat Slab Top.

All dimensions are in inches (millimeters) unless otherwise shown.

MANHOLE TYPE A

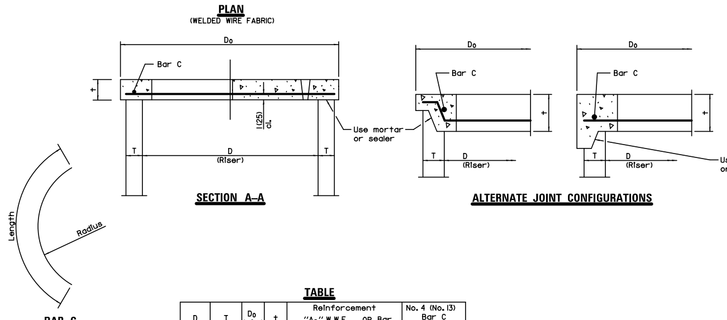
STANDARD 602401-03



PLAN
(WELDED WIRE FABRIC)

PLAN
(REINFORCEMENT BARS)

LIFTING HOLE OR LIFTING LOOP
TYPICAL
(3 required per slab)



SECTION A–A

ALTERNATE JOINT CONFIGURATIONS

SECTION B–B

D	T	Ds min.	t	Reinforcement ½" R.M.F. each direction	Bar size	No. 4 (No. 13) Bar C Length	Radius
36 (900)	8 (200)	6 (150)	4 (100)	0.20 sq. in./ft. (420 sq. mm/m)	No. 4 (No. 13)	4'-0" (1.2 m)	19 (480)
4'-0" (1.2 m)	8 (200)	6 (150)	6 (150)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	4'-6" (1.35 m)	26 (660)
5'-0" (1.5 m)	8 (200)	8 (200)	8 (200)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	5'-0" (1.5 m)	32 (810)

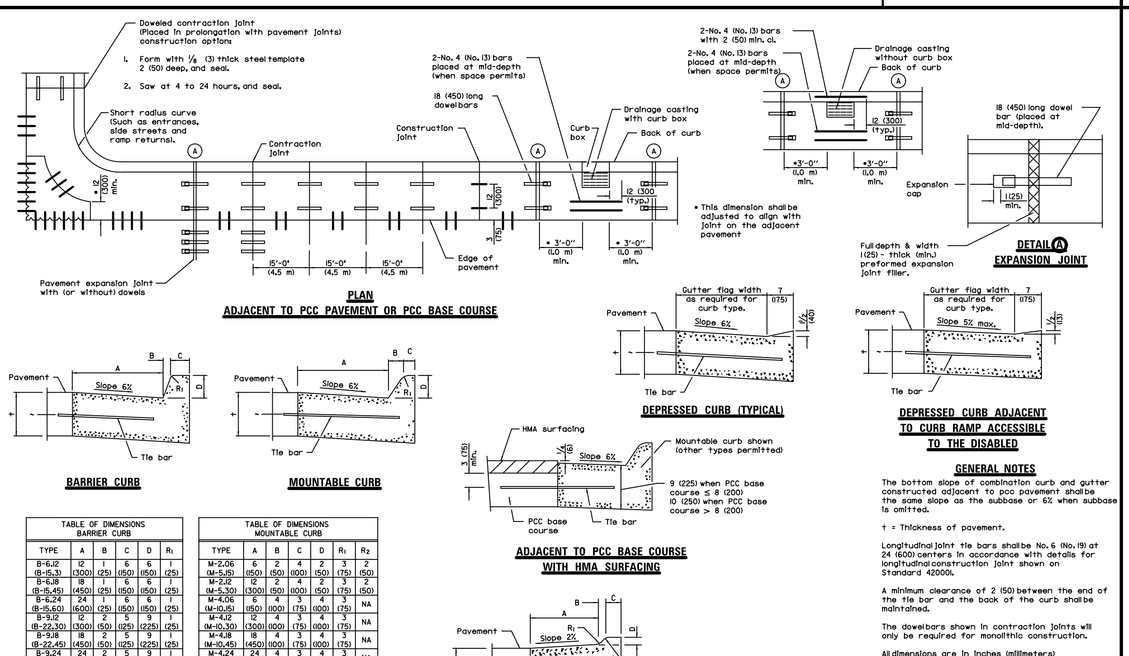
GENERAL NOTES

The flat slab top may be used in lieu of the tapered tops shown on Standards 602006, 602026, 602036, 602206, 602306, 602406, or 602502 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

All dimensions are in millimeters (inches) unless otherwise shown.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP

STANDARD 602601-02



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL A
EXPANSION JOINT

BARRIER CURB

MOUNTABLE CURB

TABLE OF DIMENSIONS BARRIER CURB							
TYPE	A	B	C	D	R_1	
B-6.12 (B-6.3)	12 (300)	7 (175)	5 (125)	6 (150)	6 (150)	12 (300)
B-6.24 (B-6.6)	24 (600)	7 (175)	5 (125)	6 (150)	6 (150)	12 (300)
B-9.12 (B-9.30)	12 (300)	7 (175)	5 (125)	6 (150)	6 (150)	12 (300)
B-9.24 (B-9.60)	24 (600)	7 (175)	5 (125)	6 (150)	6 (150)	12 (300)
B-12.24 (B-12.60)	24 (600)	7 (175)	5 (125)	6 (150)	6 (150)	12 (300)

TABLE OF DIMENSIONS MOUNTABLE CURB								
TYPE	A	B	C	D	R_1	R_2	
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	5 (125)	3 (75)	2 (50)	7 (175)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	5 (125)	3 (75)	2 (50)	7 (175)
M-4.06 (M-10.15)	6 (150)	2 (50)	6 (150)	5 (125)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	2 (50)	6 (150)	5 (125)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	2 (50)	6 (150)	5 (125)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	2 (50)	8 (200)	5 (125)	3 (75)	6 (150)	3 (75)	NA
M-6.12 (M-15.30)	12 (300)	2 (50)	8 (200)	5 (125)	3 (75)	6 (150)	3 (75)	NA
M-6.24 (M-15.60)	24 (600)	2 (50)	8 (200)	5 (125)	3 (75)	6 (150)	3 (75)	NA

ADJACENT TO PCC BASE COURSE

ADJACENT TO PCC BASE COURSE WITH HMA SURFACING

M-2.06 (M-5.15) and M-2.12 (M-5.30)

BARRIER CURB

MOUNTABLE CURB

DEPRESSED CURB (TYPICAL)

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or EC when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

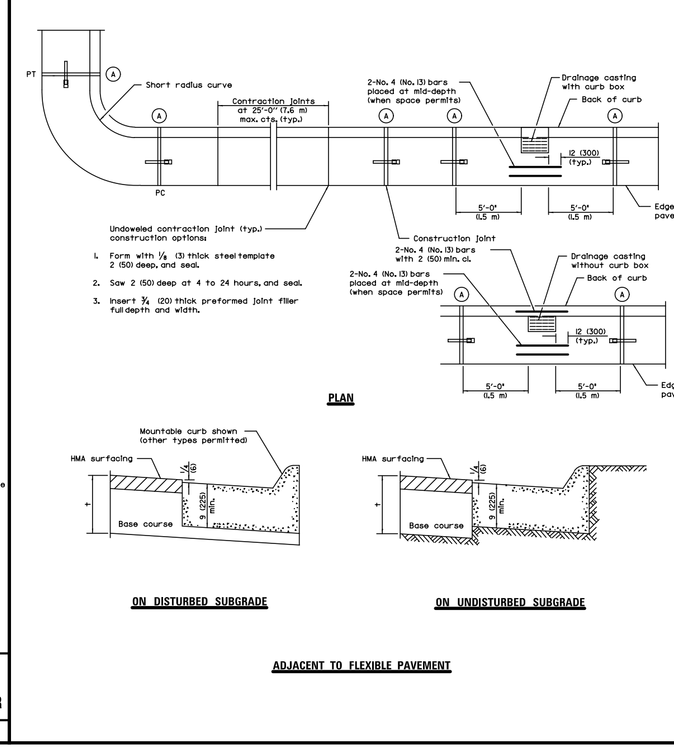
A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowelbars shown in contraction joints will only be required for monolithic construction.

All dimensions are in inches (millimeters) unless otherwise shown.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
Sheet 1 of 2

STANDARD 606001-05

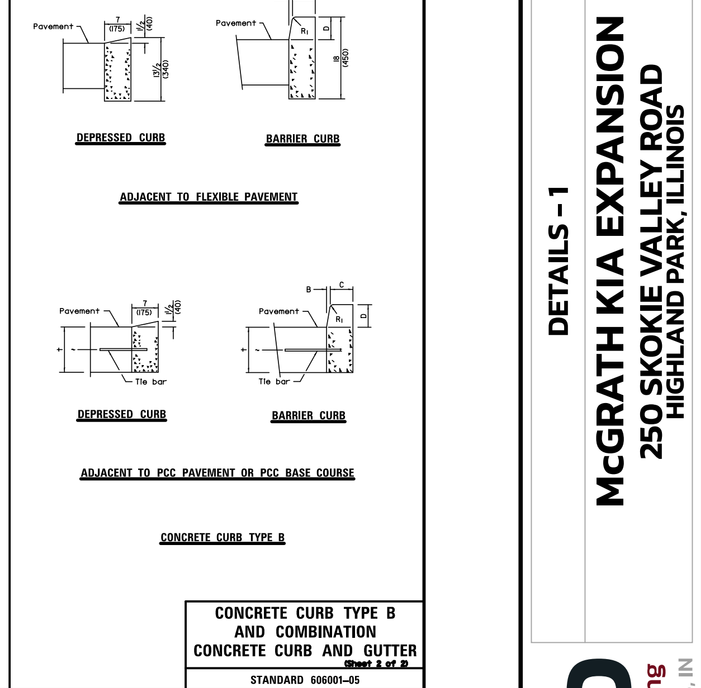


PLAN

ON DISTURBED SUBGRADE

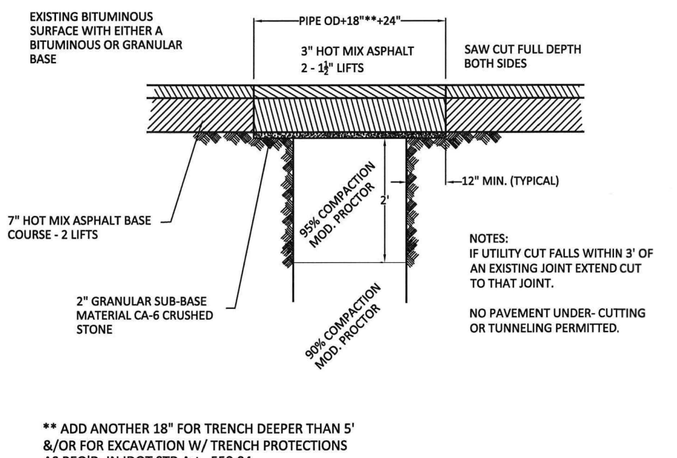
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT



CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
Sheet 2 of 2

STANDARD 606001-05



NOTES:
IF UTILITY CUT FALLS WITHIN 3' OF AN EXISTING JOINT EXTEND CUT TO THAT JOINT.

NO PAVEMENT UNDER- CUTTING OR TUNNELING PERMITTED.

** ADD ANOTHER 18" FOR TRENCH DEEPER THAN 5' &/OR FOR EXCAVATION W/ TRENCH PROTECTIONS AS REQ'D. IN IDOT STD Art . 550.04

BITUMINOUS PAVEMENT PATCH DETAIL

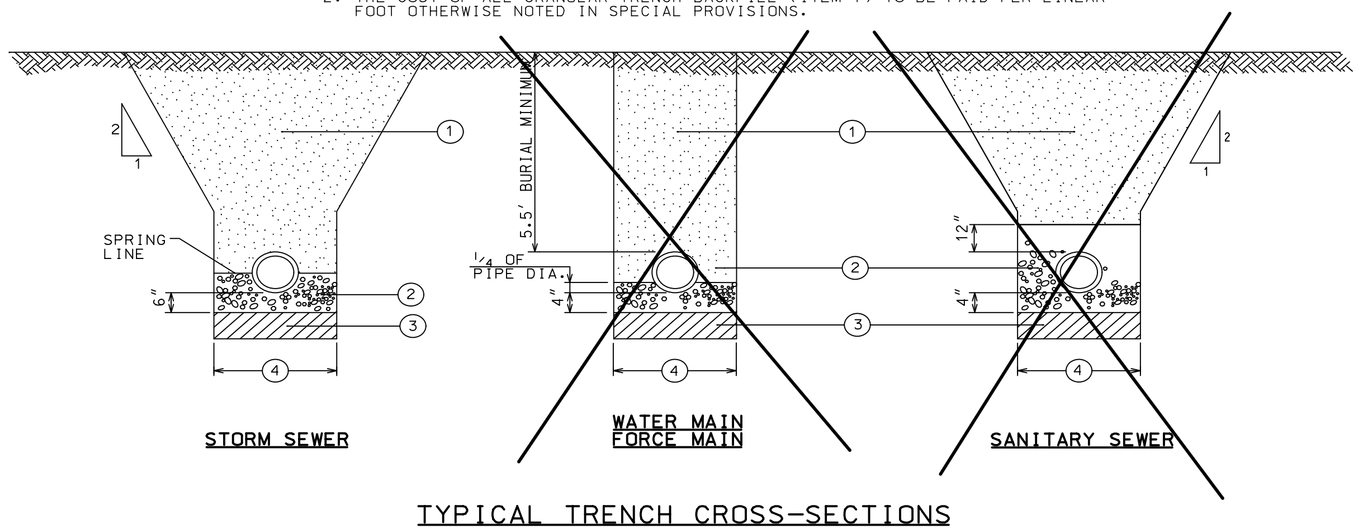
City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1035
Drawn By: M.B.
Revised By: E.J.

DATE: Bid Jan. 2015
Revised
Approved By: J.M.W.

1. GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK, MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.
2. GRANULAR BEDDING MATERIAL SHALL CONFORM TO ASTM D 2321 CLASS I FOR SANITARY SEWER AND IDOT CA-6, CRUSHED STONE ¾" TO ¼" IN SIZE (NO.67 ASTM D-448) FOR STORM AND WATERMAIN TAMPED INTO PLACE AS SHOWN. (ONLY TO ¼ POINT OF PIPE IF DUCTILE IRON PIPE IS USED).
3. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.
4. PIPE DIAMETER 8" AND LESS ----TRENCH WIDTH = 18"
   PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 X PIPE DIA.) + 8"

NOTES:
1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT OTHERWISE NOTED IN SPECIAL PROVISIONS.



TYPICAL TRENCH CROSS-SECTIONS
NOT TO SCALE

CAD-DTLS/SPDTLS/C005.DTL

DETAILS - 1

McGRATH KIA EXPANSION
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13836D1.DGN

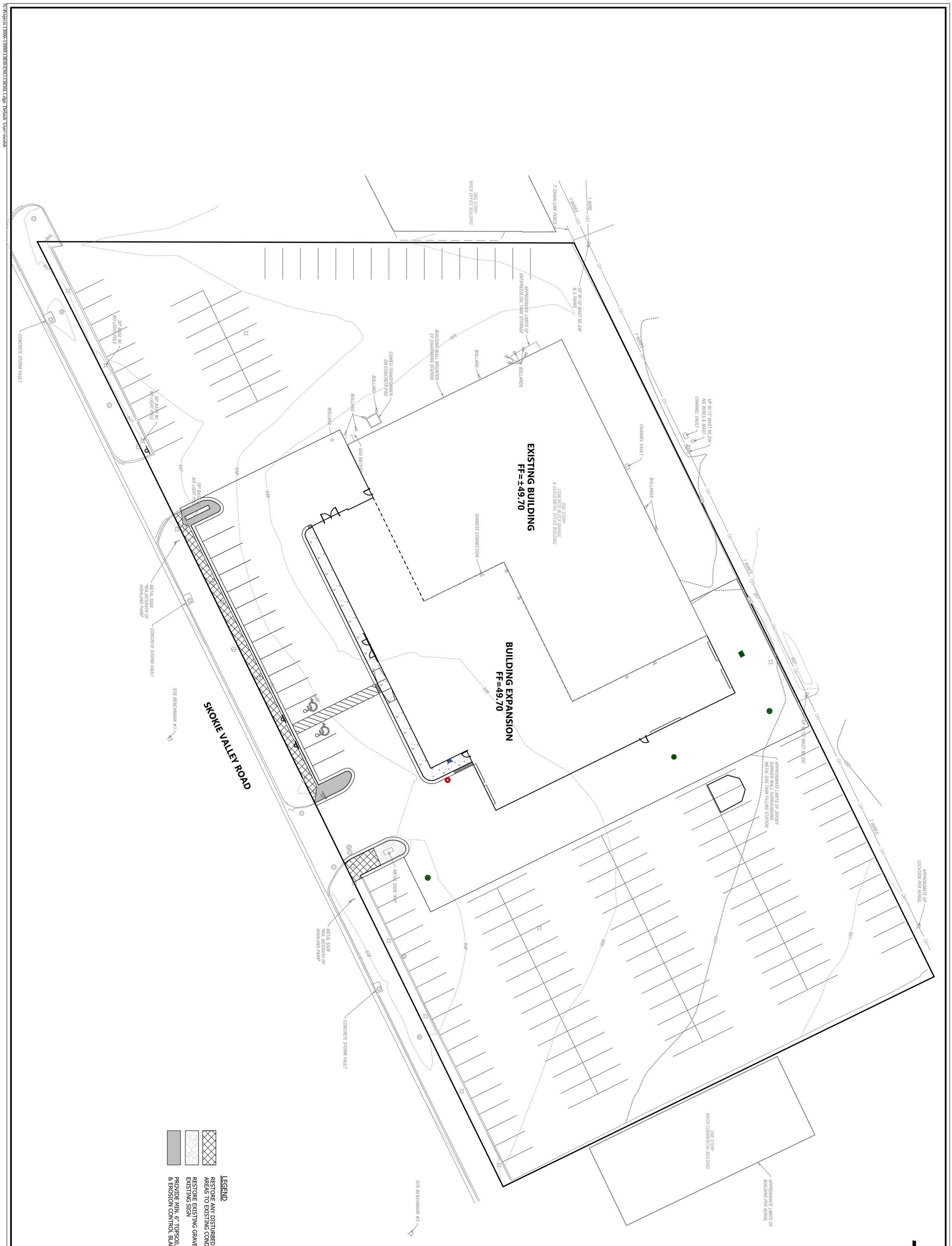
DATE: 05/28/25

JOB NO. 13836

SHEET D1
13 OF 14

N:\Projects 13000-13999\13836\ENG\13836D1.dgn Default User=swalsh

N:\Projects 13000-13999\13836\ENG\13836L1.dgn Default User=swalsh



LEGEND

RESTORE ANY DISTURBED LANDSCAPE AREAS TO EXISTING CONDITION

RESTORE EXISTING GRAVEL AT EXISTING SIGN

PROVIDE MIN. 6" TOPSOIL, SEEDING, & EROSION CONTROL BLANKET

Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL – Morris, IL – Indianapolis, IN

LANDSCAPE PLAN

McGRATH KIA EXPANSION

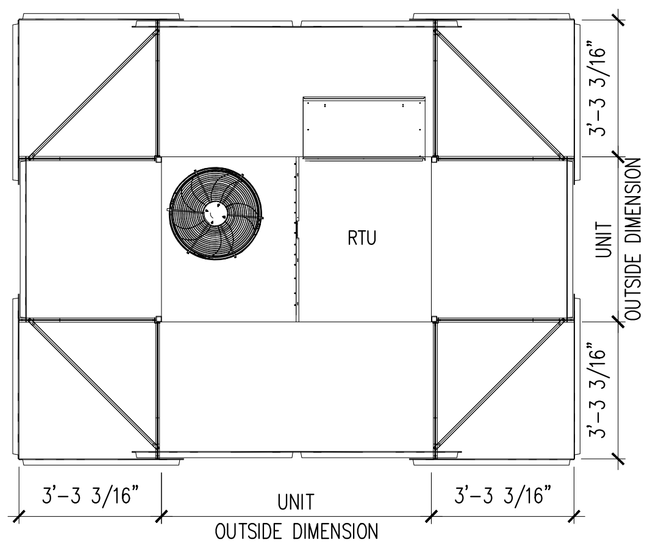
250 SKOKIE VALLEY ROAD
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

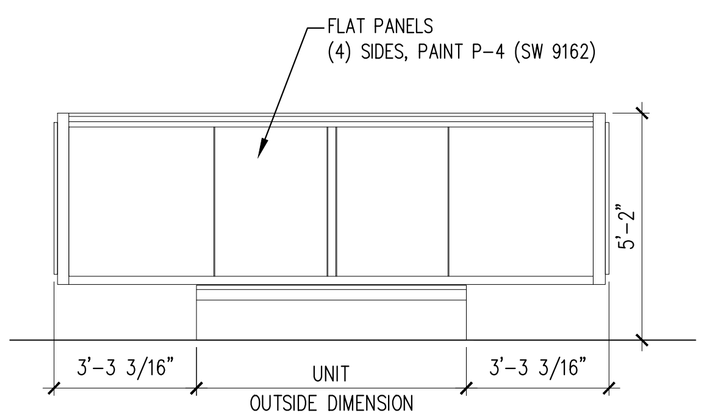
NO.	DATE	REMARKS

FILENAME: 13836L1.DGN
DATE: 05/28/25
JOB NO. 13836
SHEET L1
14 OF 14

FLAT PAN STYLE ENVISOR
FOOTPRINT



FLAT PAN STYLE ENVISOR
ELEVATION



ROOF SCREEN DETAIL
SCALE: 3/8"

ROOF INSULATION, TAPERED TO DRAINS.
SLOPE AT 1/4" PER FOOT MIN.

SLOPE ROOF 1/4" PER FT MIN.

RD ROOF DRAIN AND OVERFLOW DRAIN

TPO WALKWAY PADS

(RO) ROOF DRAIN AND OVERFLOW SYSTEM, REFER TO PLUMBING DWG

ROOF LEGEND
SCALE: -

(A) ROOFINIG SYSTEM:
- WHITE TPO MEMBRANE ON RIGID POLYISO INSULATION.
INSULATION TO PROVIDE R-30 MIN (PER IECC C402.2).
LAYERS RIGID BOARD OF FIRESTONE POLYISO OR EQUAL,

(B) RTU TO BE FINISHED IN WHITE (OR PAINTED WHITE)

(C) RTU ROOF SCREEN, CITYSCAPE ENVISOR (OR EQUAL), REFER TO ROOF SCREEN DETIAL, THIS SHEET. VERTICAL WITH SHALLOW HORIZONTALLY ORIENTED RIBS. COLOR TO MATCH EIFS-1. SUBMIT COLOR TO ARCHITECT FOR APPROVAL.

(D) NEW ROOF HATCH, REFER TO DETAIL 1, 2, 3 / A5.01

(E) FLASHING TO MATCH ADJACENT WALL PANEL COLOR.

KEYED NOTES
SCALE: -

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

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ROOF PLAN

A02.05

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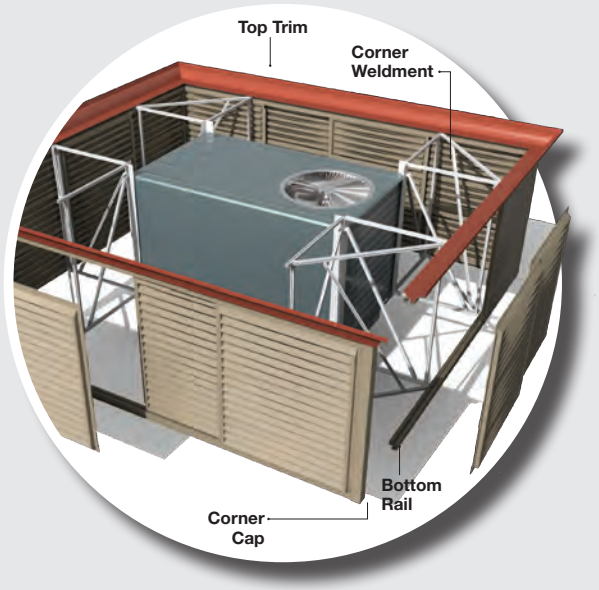
REGIONAL GROCERY CHAIN
• 52"/35" Stacked Louver & 52" Louver
• Color: Ranchero Red

envisor®

Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

CityScapes®
ARCHITECTURAL INNOVATIONS



COMMERCIAL OFFICE SPACE
• 52" Horizontal Louver panel with Lineal Band style top trim
• Color: Almond

THE LEADING ROOF SCREEN CHOICE OF ARCHITECTS, BUILDING OWNERS AND CONTRACTORS FOR MORE THAN 20 YEARS.



CHURCH OFFICE
• 52" Horizontal Louver panel with Cove top trim
• Color: Custom color match

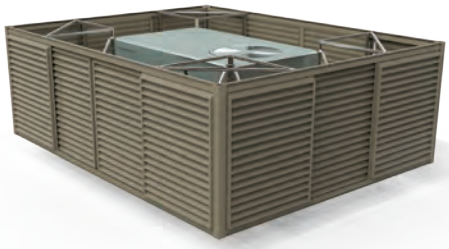


NATIONAL RETAILER
• 70" Horizontal Louver panel with 2 Step top trim
• Color: Alabaster

DESIGN OPTIONS

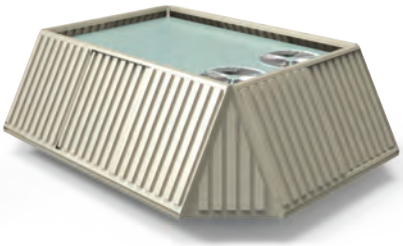
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

VERTICAL



(Available in Metal or Acrylicap® ABS)

CANTED



(Available in Acrylicap® ABS only)

POST MOUNT



(Available in Metal or Acrylicap® ABS)

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

ACRYLICAP® ABS SERIES PANELS



LOUVER HORIZONTAL



RIB HORIZONTAL



BRICK



FLAT PAN



FOREST



BATTEN VERTICAL



7.2 RIB HORIZONTAL



RIB VERTICAL

METAL SERIES PANELS



7.2 RIB
HORIZONTAL SOLID



7.2 RIB
VERTICAL SOLID



NEW!
4.0 CORRUGATED
HORIZONTAL SOLID



NEW!
4.0 CORRUGATED
VERTICAL SOLID



7.2 RIB
HORIZONTAL PERFORATED



7.2 RIB
VERTICAL PERFORATED



PAN SOLID



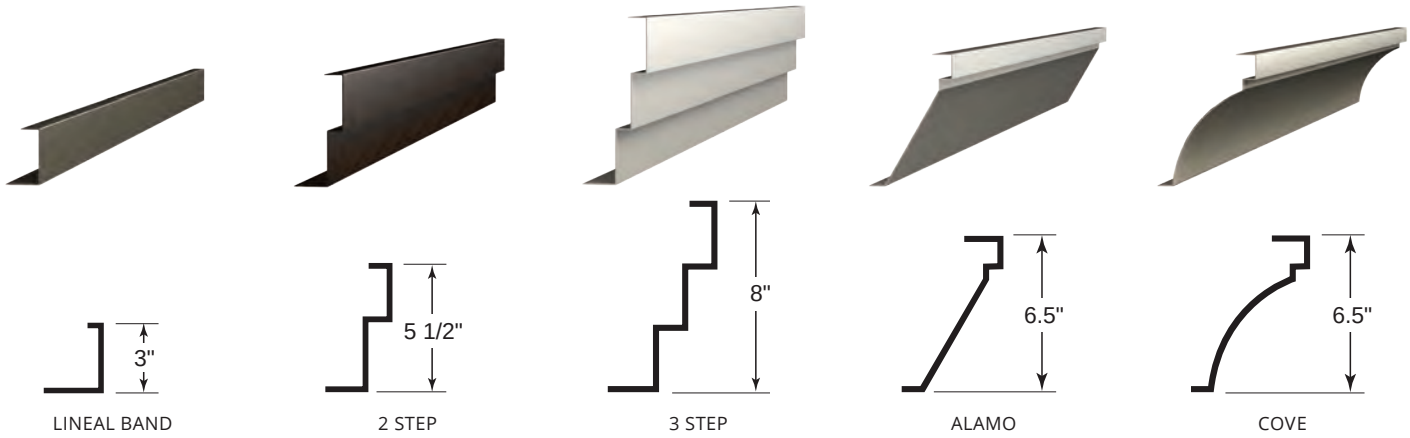
PAN PERFORATED

Don't see a panel that fits your project?

Tell us and we'll make one that you design. (Mold fee may apply)

TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



LINEAL BAND | 2 STEP | 3 STEP | ALAMO | COVE

COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.



ALABASTER | ALMOND | OYSTER | PUTTY | KHAKI | SAGEBRUSH | DARK BRONZE

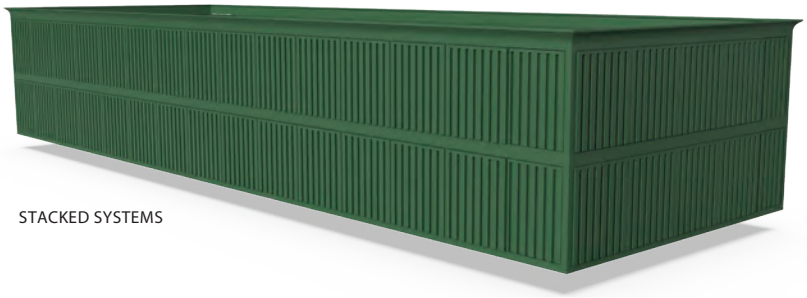
SHADOW GRAY | SLATE GRAY | RANCHERO RED | CYPRESS MOSS | FOREST GREEN | MANSARD BROWN

Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.

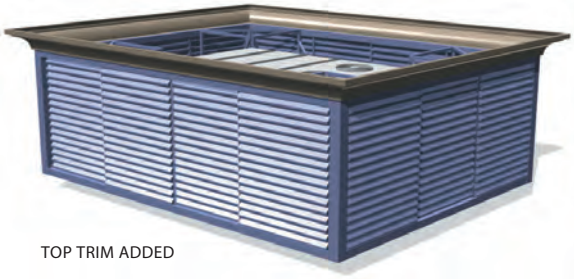
Speak to a project manager about our Envisor accessories, including lighting kits and more.

CUSTOM SOLUTIONS

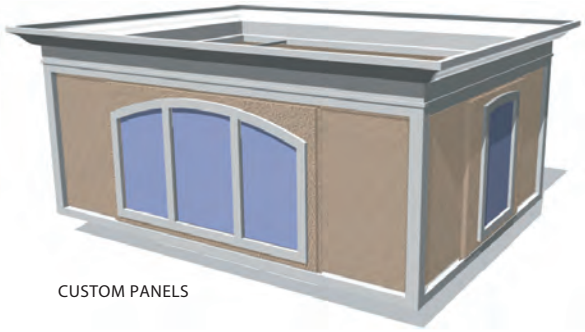
Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. **Additional costs may apply.*



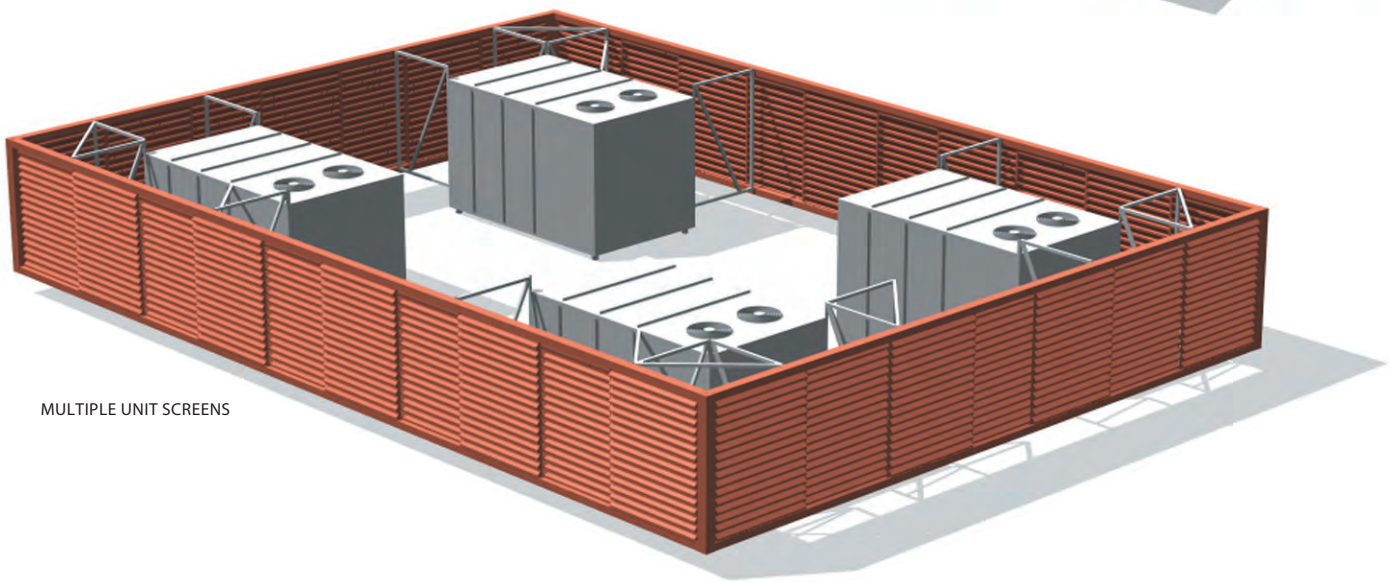
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



MULTIPLE UNIT SCREENS

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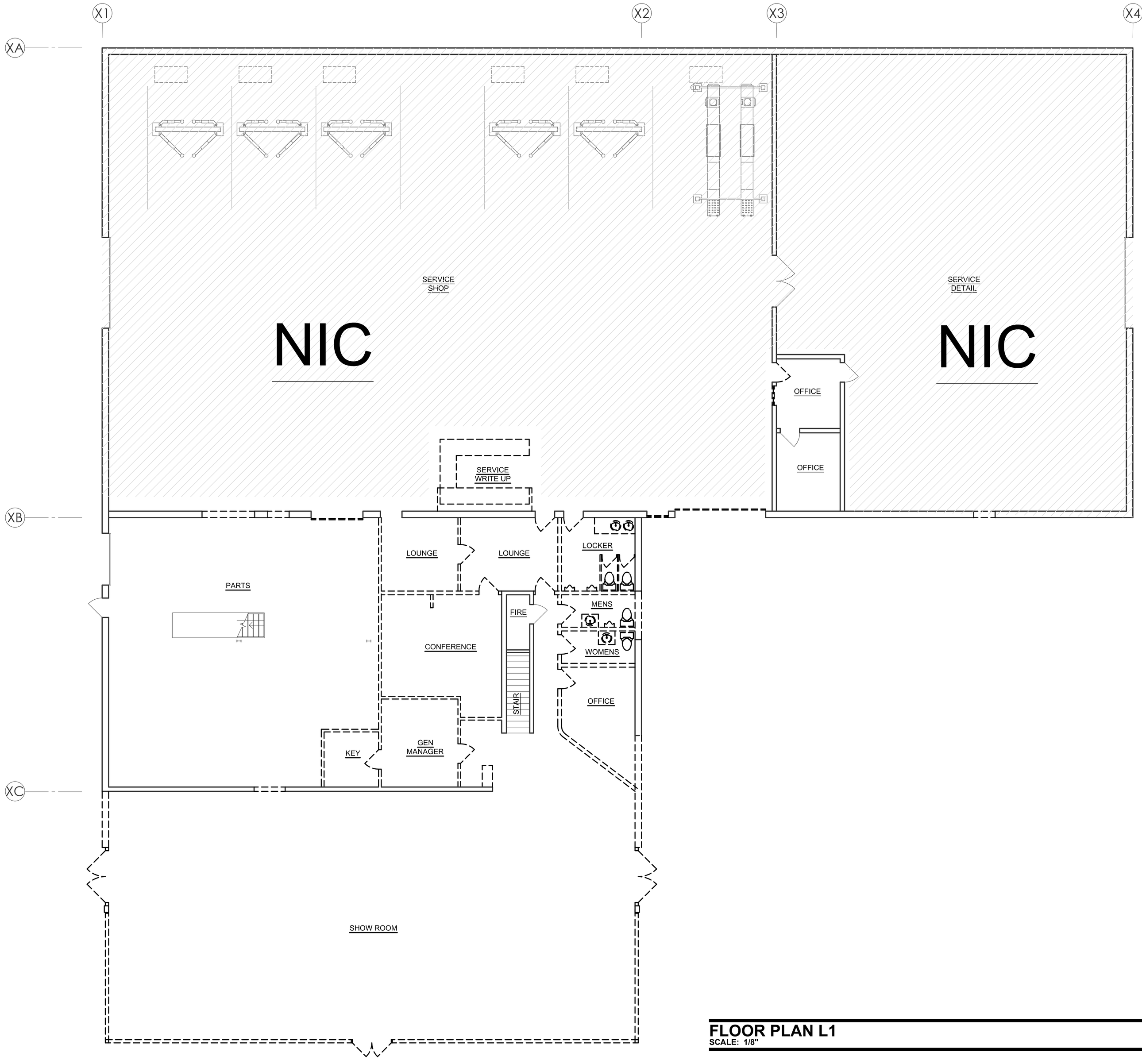
Popular Applications: RTUs • HVACs • Air Chillers • Air Handlers • Cooling Towers Condensers • Exhaust Fans • Cellular • Equipment • Refrigeration Units



FLOOR PLAN L1 1
SCALE: 1/8"

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

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DEMO
FLOOR PLAN - L1

A1.01

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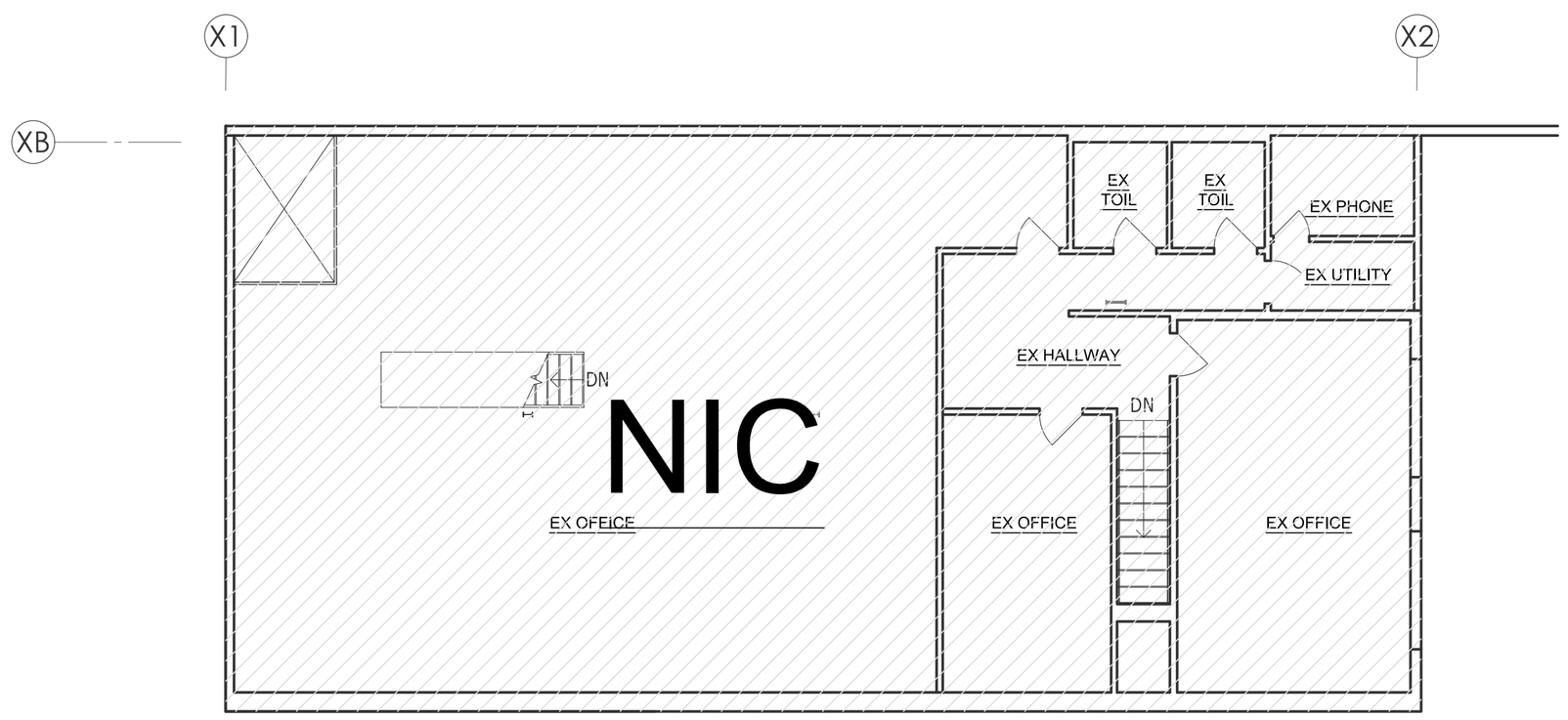

FLOOR PLAN L2
SCALE: 1/8"

2

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

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FLOOR PLAN - L2

A1.02

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X1 X2 X3 X4

XA

XB

XC

1 2 3 4 5 6 8 9 10 11 12 13

EV REPAIR BAY

EV WORK BAY

DETAIL

DETAIL

EXPRESS 154

EXPRESS 153

SERVICE SHOP

SERVICE BAYS 158

SERVICE BAYS 155

SERVICE DETAIL

SERVICE BAYS 152

NIC

NIC

14 15 16 17 18

JAN / LAUNDRY 174

TECH WOMEN 171

OFFICE 156

TECH MEN RR 173

TECH BREAK / 172

TECH MEN LOCKER 175

OFFICE KEYS 157

TOOLS / EQUIPMENT 159

TECH PARTS 160

PARTS RECEIVING 162

PARTS 161

F&I 139

F&I 140

F&I 141

CONSULT 136

CONSULT 137

CONSULT 138

CONSULT 132

CONSULT 131

CONSULT 133

CONSULT 134

HALLWAY 130

HALLWAY 128

HALLWAY 129

FIRE

STAIR

GM

TOIL

STOR

WOMEN 124

MEN 123

HOSPITALITY BAR

MERCHANDISE

SERV MANAGER 122

INTERNET BAR 125

LOUNGE 127

CAFE 126

RETAIL PARTS

SERVICE ADMIN

WRITE-UP 121

SERVICE RECEPTION 151

TD

TV

BRAND WALL

CONSULT 103

CONSULT 104

CONSULT 105

CONSULT 106

CONSULT 107

CONSULT 108

SALES MANAGERS 110

REAL TIME CONFIGURATOR

SHOWROOM 101

WELCOME KIOSK

FOR AIR CURTAIN

FOCAL VEHICLE

PREMIUM LOUNGE 102

ABOVE 20A FOR SIGNAGE

ABOVE 20A FOR SIGNAGE

ABOVE 20A FOR SIGNAGE

ABOVE 20A FOR SIGNAGE

FLOOR PLAN - LEVEL 1

SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
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FLOOR PLAN
LEVEL 1

A2.01

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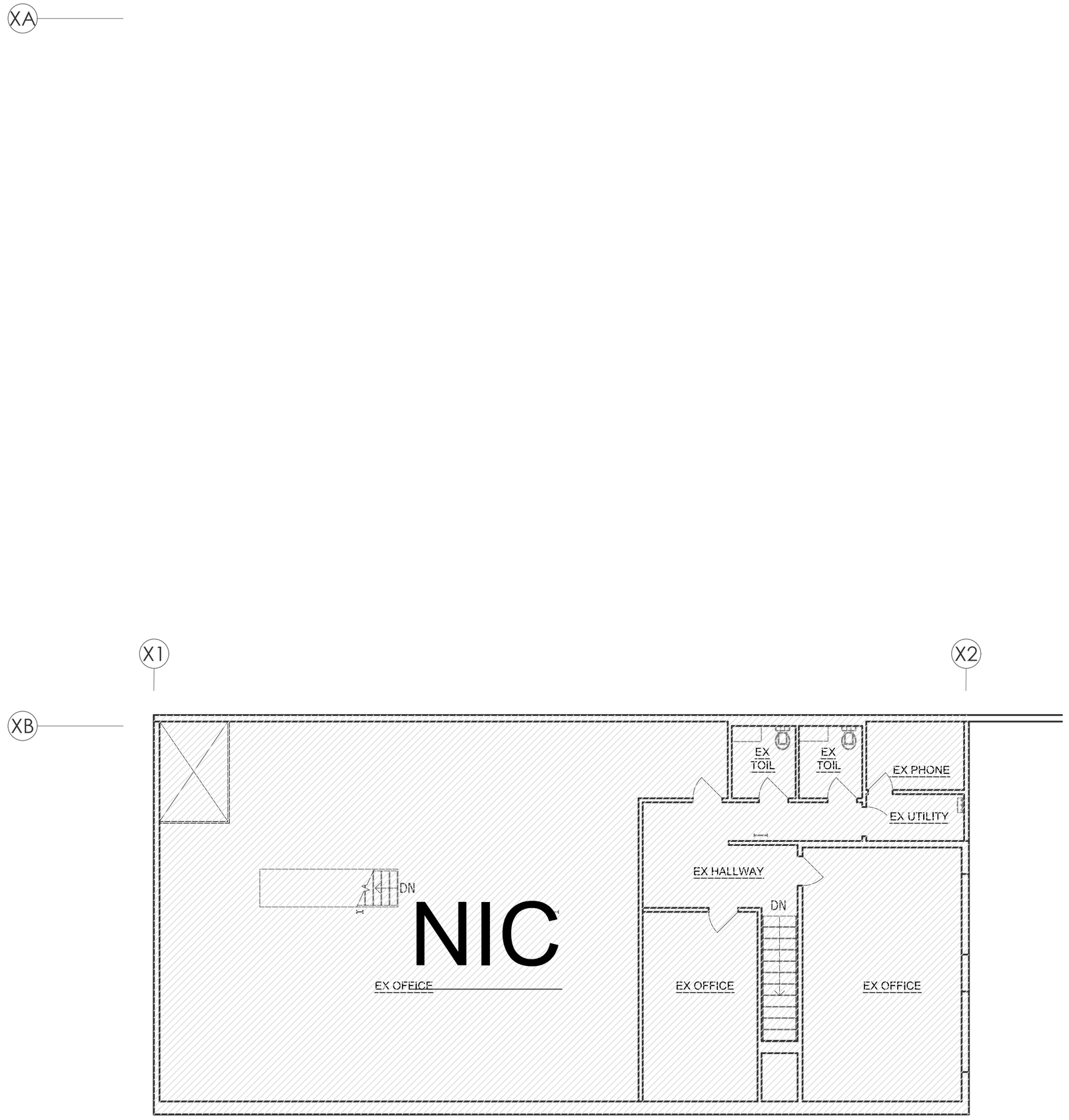

FLOOR PLAN - LEVEL 2
SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

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FLOOR PLAN
LEVEL 2

A2.02

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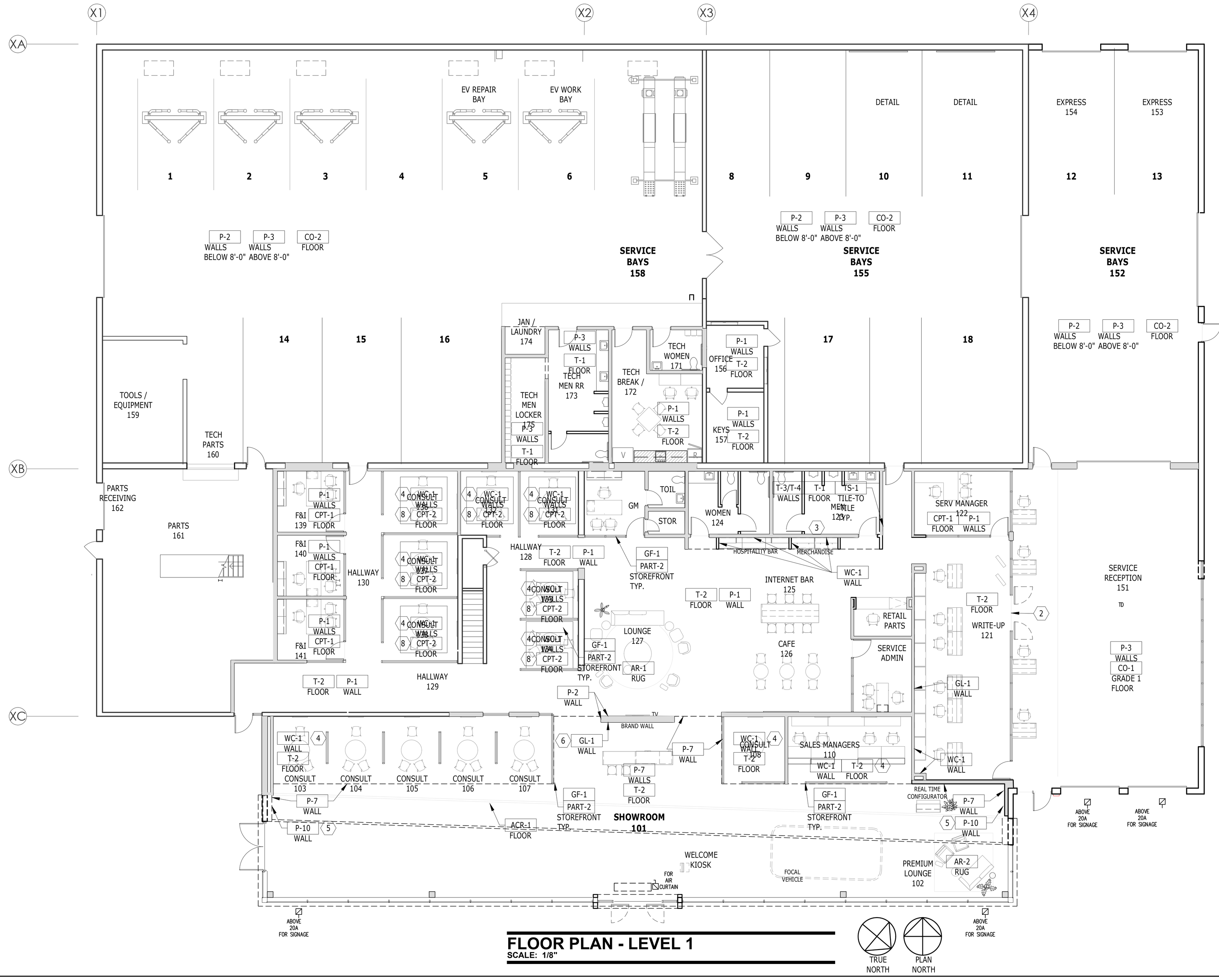

FLOOR PLAN - LEVEL 1

SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

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planning - retail - automotive
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Deerfield, IL 60015
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FINISH PLAN
LEVEL 1

A2.21

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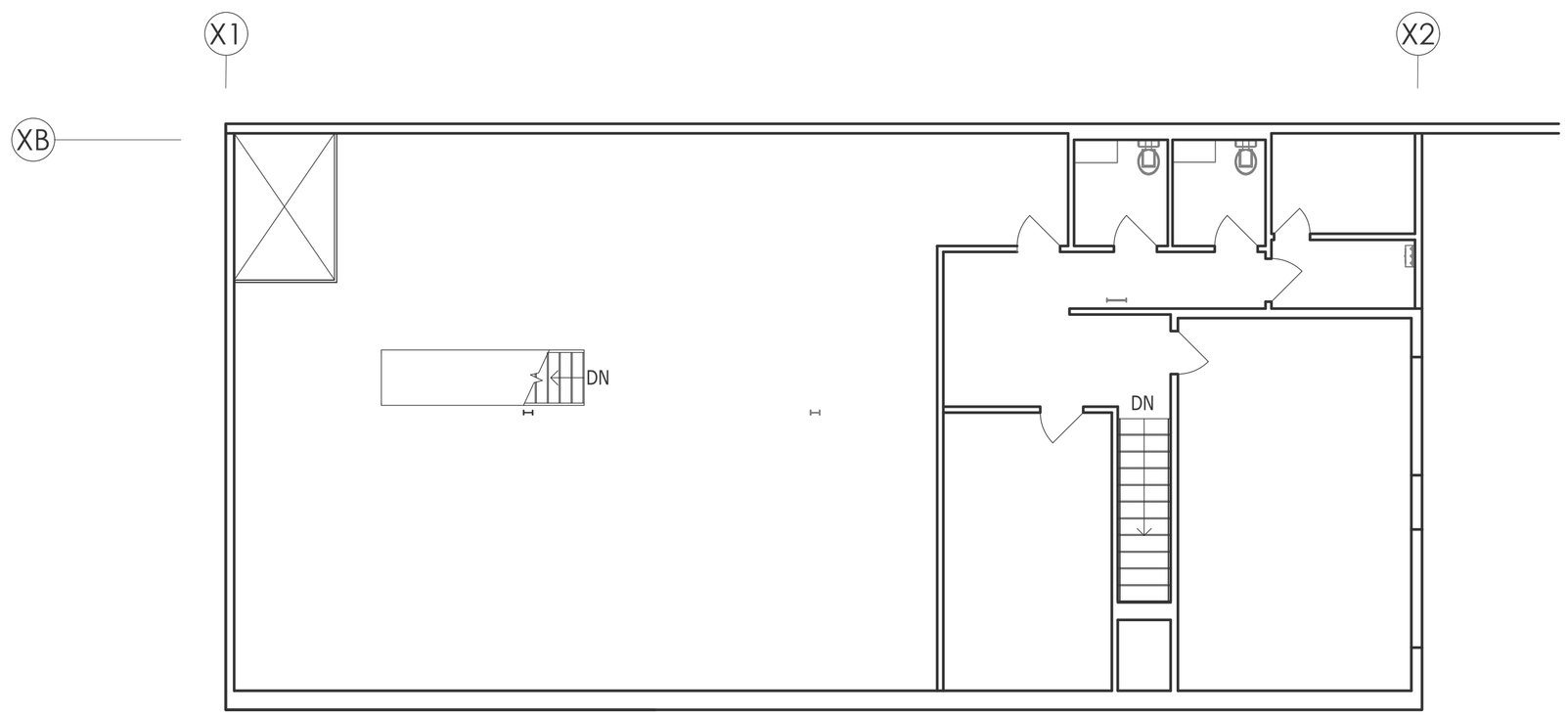

FLOOR PLAN - LEVEL 2
SCALE: 1/8"

TRUE NORTH

PLAN NORTH

GENERAL NOTES

A. SEE FLOOR TRANSITION DETAILS, THIS SHEET.

B. ALL INTERIOR SERVICE DOORS AND FRAMES

C. PAINT EXPOSED COLUMNS IN SHOWROOM P-3 U.O.N.

D. REFER TO SHEET A2.23 FOR FINISH INFORMATION. REFER TO A3.01-02 FOR CEILING FINISHES.

E. ALL INTERIOR GYP. BD. CEILINGS TO BE P-1 U.O.N.

F. ALL SHOWROOM GYP. BD. SOFFITS TO BE P-2 U.O.N.

G. ALL INTERIOR GYP. BD. WALLS TO BE P-1 WITH SEMI-GLOSS SHEEN FOR HIGH TRAFFIC AREA USE U.O.N.

H. ALL INTERIOR SERVICE RECEPTION WALLS TO BE P-1 WITH LOW-SHEEN U.O.N. ALL INTERIOR SERVICE SHOP WALLS FROM 4'-0" AND ABOVE, PAINT P-3, BELOW 4'-0" PAINT P-X, U.O.N.

I. FOR OTHER WALL FINISHES ON ELEVATIONS, REFER TO A8.01-A8.04

4. PROVIDE THRESHOLDS AT ALL EXTERIOR MAN DOORS.

6. SYSTEM AND/OR CASEWORK FURNITURE TO BE INSTALLED AFTER FLOORING WITH PENETRATION FOR INFEED POWER.

DRAWING NOTES

1. DOOR THRESHOLD.
2. FLOORING TRANSITION REQUIRED.
3. SEE ENLARGED PLAN FOR FINISHES AND SHEET A8.01-05 FOR ELEVATIONS.
4. 4" TILE BASE TO MATCH FLOOR TILE WITH SCHLUTER SCHIENE CAP.
5. 1' WALL FURRING TO INFINITY LOOP. PAINT FACE OF FURRING P-10, INSET INFINITY LOOP INTO EDGE, TRANSITION TO WALL PAINT COLOR.
6. FOR BRAND WALL DETAILS, SEE SHEET A7.01, DETAILS 8 AND 9.
7. INFINITY LOOP INLAID FLOOR TRANSITION. SEE DETAIL 2/A7.01
8. CPT-2 TO BE INSET. PROVIDE FLOORING TRANSITION AS REQUIRED.

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
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CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

FINISH PLAN
LEVEL 2

A2.22

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KIA 2024 GALLERY INTERIOR MATERIALS AND FINISHES SCHEDULE

CODE	MATERIAL	NOTES	LOCATION	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION	WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
ACT-1	ACOUSTICAL CEILING TILES	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	SEE RCP	ARMSTRONG	LYRA PB CONCEALED ITEM 84339B	COLOR: WHITE (WH) EDGE: BEVELED CONCEALED 15/16 SUSPENSION SYSTEM: WHITE	24" W X 48" L	https://www.armstrongceilings.com/commercial/en/commercial-ceilings-walls/lyra-concealed-ceiling-tiles.html#!query=LYRA	COMPANY: ARMSTRONG WORLD INDUSTRIES NAME: DEBORAH L. PICKENS P: 480-695-9053 E: DLPICKENS@ARMSTRONGCEILINGS.COM WWW.ARMSTRONGCEILINGS.COM
ACT-2	ACOUSTICAL CEILING TILES	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	SEE RCP	ARMSTRONG	ACOUSTIBUILT SEAMLESS ACOUSTICAL CEILING SYSTEM ITEM 2604	COLOR: FINE WHITE TEXTURE FINISH (FW) EDGE: EDGE: TAPERED ACOUSTIBUILT PANELS MUST BE SPRAY APPLIED WITH ARMSTRONG FINE-TEXTURE FINISH PAINT.DO NOT USE PAINT OF ANY OTHER KIND. REFER TO MANUFACTURE INSTRUCTIONS.	48" W X 72" L	https://www.armstrongceilings.com/commercial/en/commercial-ceilings-walls/acoustibuilt-ceiling-panels.html	COMPANY: ARMSTRONG WORLD INDUSTRIES NAME: DEBORAH L. PICKENS P: 480-695-9053 E: DLPICKENS@ARMSTRONGCEILINGS.COM WWW.ARMSTRONGCEILINGS.COM
ACR-1	NON-ILLUMINATED INFINITY LOOP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	SEE FLOOR PLAN AND RCP	3 FORM	VARIA	COLOR: SO-572792.01 / LID:1065373 CLEAR SURFACE FINISH: STUCCO COLORED SURFACE FINISH: STUCCO	THICKNESS: ½"	https://3-form.com/materials/varia	COMPANY: 3FORM NAME: SUSAN STUDER P: 859-653-4069 E: SUSAN.STUDER@3DFORM.COM WWW.3-FORM.COM/
AR-1	AREA RUG	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	LOUNGE	SHAW CONTRACT	STYLE: INHERIT 5A229 CONSTRUCTION: MULTI-LEVEL PATTERN CUT/LOOP WEIGHT: 32 OZ. BACKING: NON-SKID RUBBER BACKING EDGE: RUBBER REDUCER, COLOR: 00114 LUNAR DUST	COLOR: GREY SLATE 64535 STYLE: R873A-12" ROUND	12' DIAMETER / 10' DIAMETER / 8' DIAMETER	https://www.shawcontract.com/en-us/products/5A229/	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
AR-2	SQUARE RUG	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	LOUNGE	SHAW CONTRACT	STYLE: INHERIT 5A229 CONSTRUCTION: MULTI-LEVEL PATTERN CUT/LOOP WEIGHT: 32 OZ. BACKING: NON-SKID RUBBER BACKING EDGE: RUBBER REDUCER, COLOR: 00114 LUNAR DUST	COLOR: GREY SLATE 64535 STYLE: R031B	10' X 10' SQUARE	https://www.shawcontract.com/en-us/products/5A229/	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
CO-1	CONCRETE DYE	FINISHING GRADE 1 = EXPOSES THE SAND PARTICLES IN THE CONCRETE. THE GRADE 1 FINISH SHOULD RESULT IN A "CREAMY LOOKING" SURFACE AND HAS THE MOST CONSISTENT APPEARANCE. FINISH CLASS 2: (SPECIFIED AS 800 GRIT) RESULTS IN A SURFACE THAT EXHIBITS A MODERATE LEVEL OF SPECULAR REFLECTIVITY. THIS FLOOR WITH BE REFLECTIVE, BUT WILL NOT BE "MIRROR-LIKE"	SHOWROOM, SERVICE RECEPTION, VEHICLE DELIVERY (VDC) / PHOTO BOOTH	SIKA	SCOFIELD FORMULA ONE LIQUID DYE FINISHING GRADE: GRADE 1 FINISHING CLASS: 2	COLOR: G388 SOFT GRAY	REFERENCE CONSTRUCTION DOCUMENTS	https://usa.sika.com/en/construction/concrete/decorative-concrete/stains-dyes/scofield-formulaoneliquiddyeconcentrate.html	COMPANY: SIKA NAME: CUSTOMER SERVICE P: 201-933-8800 WWW.USA.SIKA.COM
CO-2	CONCRETE	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER	PARTS, TOOLS, RECEIVING	TO BE DETERMINED BY CONTRACTOR	CONTRACTOR TO SEAL CONCRETE SLAB WITH INDUSTRIAL SEALER THAT CAN WITHSTAND WATER AND HARSH CHEMICALS	COLOR: CLEAR	REFERENCE CONSTRUCTION DOCUMENTS	N/A	N/A
CPT-1	CARPET TILE	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER INSTALLATION: ASHLAR PATTERN	OFFICES, SEE FINISH PLAN	SHAW CONTRACT	COLLECTION: COLLECTIVE STYLE: 5T438 COLLECTIVE I TILE CONSTRUCTION: MULTI-LEVEL PATTERN LOOP FIBER: 100% SOLUTION DYED ECO SOLUTION Q NYLON BACKING: ECOWORX TILE	COLOR: BLACK 38505	9" W X 36" L	https://www.shawcontract.com/en-us/product/details/5T438/colors/38505	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
CPT-2	CARPET TILE	CONTRACTOR TO PREP SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER INSTALLATION: ASHLAR PATTERN	CARPET INSET AT SEMI-ENCLOSED CONSULTATION OFFICES	SHAW CONTRACT	COLLECTION: WEST ELM + SHAW CONTRACT STYLE: 5T489 SPARK TILE CONSTRUCTION: MULTI-LEVEL PATTERN CUT/LOOP FIBER: 100% SOLUTION DYED ECO SOLUTION Q NYLON BACKING: ECOWORX TILE	COLOR: BRIO-COLOR 87485	24" W X 24" L	https://www.shawcontract.com/en-us/products/5T489/colors/87485	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
EPOXY-1	EPOXY	REFERENCE MANUFACUTERS GUIDELINES FOR SURFACE PREP AND INSTALLATION	SERVICE FLOOR	FLOROCK	FLUID-APPLIED FLOORING TYPE FAF-4: EPOXY FLOOR, FOLLOWED BY CHEMICAL RESISTANT HIGH WEAR URETHANE. 1: PRIMER COAT: TWO-COMPONENT EPOXY. APPLY AT 10-12 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4700 2: OVERLAY: EPOXY AND SAND AGGREGATE MIXTURE TROWELED IN PLACE, APPLIED AT 1/4" THICKNESS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: BLACK 3: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: BLACK 4: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS A: PRODUCT: FLOROCK FLOROPOXY 4805 B: COLOR: BLACK 5: TOPCOAT - URETHANE TOP COAT: FLOROTHAN MC HT A: COLOR: BLACK B: SLIP RESISTANCE AS REQUIRED	COLOR: BLACK FINISH: GLOSS TEXTURE: SAND	REFERENCE CONSTRUCTION DOCUMENTS	https://www.florock.net/	COMPANY: FLOROCK NAME: RICK OLEJNIK P: 616-915-4840 E: RICK.OLEJNIK@FLOROCK.NET WWW.FLOROCK.NET
EPOXY-2	EPOXY	REFERENCE MANUFACUTERS GUIDELINES FOR SURFACE PREP AND INSTALLATION	SERVICE FLOOR	FLOROCK	FLUID-APPLIED FLOORING TYPE FAF-4: EPOXY FLOOR, FOLLOWED BY CHEMICAL RESISTANT HIGH WEAR URETHANE. 1: PRIMER COAT: TWO-COMPONENT EPOXY. APPLY AT 10-12 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4700 2: OVERLAY: EPOXY AND SAND AGGREGATE MIXTURE TROWELED IN PLACE, APPLIED AT 1/4" THICKNESS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: LIGHT GREY 3: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS. A: PRODUCT: FLOROCK FLOROPOXY 4865 B: COLOR: LIGHT GREY 4: GROUT COAT: HIGH-PERFORMANCE EPOXY RESIN. APPLY AT 16 MILS A: PRODUCT: FLOROCK FLOROPOXY 4805 B: COLOR: LIGHT GREY 5: TOPCOAT - URETHANE TOP COAT: FLOROTHAN MC HT A: COLOR: LIGHT GREY B: SLIP RESISTANCE AS REQUIRED	COLOR: LIGHT GREY FINISH: GLOSS TEXTURE: SAND	REFERENCE CONSTRUCTION DOCUMENTS	https://www.florock.net/	COMPANY: FLOROCK NAME: RICK OLEJNIK P: 616-915-4840 E: RICK.OLEJNIK@FLOROCK.NET WWW.FLOROCK.NET
GF-1	GLASS FILM	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	ALL SHOWROOM AND LOUNGE AREA GLASS	DECORATIVE FILMS	SOLYX GLASS FINISHES	COLOR: SXJ -0548 DUAL FEATHER GRADIENT	60" WIDE ROLL	https://www.decorativefilm.com/sxj-0548-dual-feather-gradient	COMPANY: DECORATIVE FILM NAME: IBRAYDNA MANINAT P: 888-657-5224 F: 240-363-4818 E: N/A WWW.DECORATIVEFILM.COM
GL-1	GLASS	CONTRACTOR RESPONSIBLE TO COORDINATE GRAPH EXTRUSION SYSTEM WITH MANUFACTURER	BRAND WALL, SERVICE BACK WRITER WALL	SKYLINE GLASS	VITRACOLOR BACK-PAINTED LOW-IRON TEMPERED SAFETY GLASS	COLOR: CUSTOM TO MATCH PMS 7547 C	MAX PANEL SIZE: 46" X 144" 1/4" THICKNESS	TO BE SOURCED FROM FRY REGLET INCLUSIVE WITH GRAPH SYSTEM	COMPANY: FRY REGLET NAME: PATRICK SULLIVAN P: 470-763-8075 E: PATRICKSULLIVAN@FRYREGLET.COM WWW.FRYREGLET.COM
LVT-1	LUXURY VINYL TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	LOUNGE AREAS, CONSULT AREAS, CORRIDORS	SHAW CONTRACT	GRAIN DIRECT GLUE LVT STYLE NUMBER:0502V	COLOR: 64240 HONEY	7" W X 49" L	https://www.shawcontract.com/en-us/products/0502v/colors/64240?	COMPANY: SHAW CONTRACT NAME: THERESA SCHNEIDER P: 513-581-0321 E: THERESA.SCHNEIDER@SHAWCONTRACT.COM WWW.SHAWCONTRACT.COM
LVT-1 ALT	LUXURY VINYL TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	LOUNGE AREAS, CONSULT AREAS, CORRIDORS	MATTER SURFACES	WINEO PURLINE LVT, WOOD XL	COLOR: CRAFTED OAK	10" W X 59" L	https://mattersurfaces.com/purline-crafted-oak	COMPANY: MATS INC. NAME: MARK SADAUSKAS P: 781-573-0216 M: 614-743-7146 E: MSADAUSKAS@MATSINC.COM WWW.MATSINC.COM
P-1	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	WALLS UNLESS NOTED OTHERWISE	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: OC-61 WHITE DIAMOND FINISH: FLAT FOR CEILINGS / SOFFITS FINISH: EGGSHELL FOR WALLS	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N522 https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-2	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SHOWROOM SOFFIT, LOUNGE, VEHICLE DELIVERY (VDC)/PHOTO BOOTH WALLS	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: 2129-10 MIDNIGHT DREAM FINISH: FLAT FOR SOFFITS FINISH: EGGSHELL FOR WALLS	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N522 https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-3	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SERVICE DRIVE WALLS AND SHOWROOM COLUMNS	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: HC-169 COVENTRY GRAY FINISH: EGGSHELL	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM

PROJECT:

Movement that inspires

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Highland Park, IL

ARCHITECT:

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planning - retail - automotive

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Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

FINISH SCHEDULE

A2.23

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KIA 2024 GALLERY INTERIOR MATERIALS AND FINISHES SCHEDULE

CODE	MATERIAL	NOTES	LOCATION	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION	WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
P-4	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	DOORS	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: HC-169 COVENTRY GRAY FINISH: EGGSHELL	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-6	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	REFERENCE CONSTRUCTION DOCUMENTS	BENJAMIN MOORE	COROTECH COMMAND WATERBORNE ACRYLIC URETHANE	COLOR: 1117 GUESTHOUSE FINISH: EGGSHELL	N/A	https://www.benjaminmoore.com/en-ca/interior-exterior-paints-stains/product-catalog/cwq/corotech-waterborne-enamels	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-7	PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SHOWROOM WALLS AS NOTED	BENJAMIN MOORE	AURA WATERBORNE INTERIOR ACRYLIC LATEX PAINT	COLOR: OC-10 WHITE SAND FINISH: EGGSHELL	N/A	https://store.benjaminmoore.com/storefront/us/en/coating/interior-paints/benjamin-moore/aura-waterborne-interior-paint/aura/p/N524	COMPANY: BENJAMIN MOORE NAME: DOROTHY HAZINSKI P: 866-708-9181 M: 330-353-3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM WWW.BENJAMINMOORE.COM
P-8	METALLIC PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	SHOWROOM SOFFIT	MODERN MASTERS	SATIN METALLIC PAINT	TECHNICAL DATA: MDM-15 COLOR: ME200 PALE GOLD	N/A	https://www.modernmasters.com/landing/homeowners/brands/mpc	COMPANY: MODERN MASTERS NAME: CUSTOMER SERVICE P: 1-800-942-3166 WWW.MODERNMASTERS.COM
P-10	METALLIC PAINT	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	INFINITY LOOP	MODERN MASTERS	SATIN METALLIC PAINT	COLOR: ME792 BLACK SAPPHIRE	N/A	https://www.modernmasters.com/landing/homeowners/brands/mpc	COMPANY: MODERN MASTERS NAME: CUSTOMER SERVICE P: 1-800-942-3166 WWW.MODERNMASTERS.COM
PC-1	INTERIOR POWDERCOAT	N/A	INFINITY LOOP	PRISMATIC POWDERS	INTERIOR GRADE POWDERCOAT	COLOR: RAL 3020 FINISH: GLOSS	REFERENCE CONSTRUCTION DOCUMENTS	https://www.prismaticpowders.com/shop/powder-coating-colors/RAL-3020/ral-3020	COMPANY: NIC INDUSTRIES NAME: JESSIE GRAHAM P: 541-830-6502 M: 541-326-5051 E: JESSIE@NICINDUSTRIES.COM WWW.PRISMATICPOWDERS.COM
PC-2	INTERIOR POWDERCOAT	N/A	BRAND WALL BASE	TIGER DRYLAC	INTERIOR GRADE POWDERCOAT	COLOR: RAL 9005 49/82830 FINISH: MATTE	REFERENCE CONSTRUCTION DOCUMENTS	https://fs18.fromsite.com/JRowcI/specifierTIGERorderform/index.html	COMPANY: TIGER DRYLAC NAME: MITCH ANGELES P: 331-901-5783 M: 630-593-3532 E: MITCH.ANGELES@TIGER-COATINGS.COM WWW.TIGER-COATINGS.COM
PC-3	INTERIOR POWDERCOAT	N/A	PART-1	PRISMATIC POWDERS	INTERIOR GRADE POWDERCOAT	COLLECTION: ARCHITECTURAL METALLICS COLOR: EMB-4448, TOMIC GOLD II FINISH: SATIN	REFERENCE CONSTRUCTION DOCUMENTS	https://www.prismaticpowders.com/shop/powder-coating-colors/EMB-4448/tomic-gold-ii	COMPANY: NIC INDUSTRIES NAME: JESSIE GRAHAM P: 541-830-6502 M: 541-326-5051 E: JESSIE@NICINDUSTRIES.COM WWW.PRISMATICPOWDERS.COM
PL-1	PLASTIC LAMINATE	N/A	FIXTURES, CUSTOMER FACING CABINETS, CUSTOMER FACING DOORS	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: 7996-38 NATURAL RECON FINISH: FINE VELVET	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.wilsonart.com/natural-recon-7996	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
PL-3	PLASTIC LAMINATE	N/A	BATHROOM CABINETS	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: BLACK #1595 FINISH: 60 MATTE	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.wilsonart.com/designer-white-d354	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
PL-4	PLASTIC LAMINATE	N/A	BACK OF HOUSE CABINETS	WILSONART	STANDARD HIGH PRESSURE LAMINATE	COLOR: CARBON MESH 4880-38 FINISH: FINE VELVET	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.wilsonart.com/carbon-mesh-4880	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
SS-1	SOLID SURFACE	N/A	FIXTURES, RESTROOMS, CUSTOMER FACING COUNTERS	LX HAUSYS	HI-MACS SOLID SURFACE	COLOR: KAMET L017	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	ttps://www.lxhausys.com/us/products.html#/himacs/Kamet/2551	COMPANY: LX HAUSYS NAME: MICHELLE ALLEN P: 513-214-9939 E: MALLEN@LXHAUSYS.COM WWW.LXHAUSYS.COM
SS-1 ALT	SOLID SURFACE	ALTERNATE TO SS-1	FIXTURES, RESTROOMS, CUSTOMER FACING COUNTERS	WILSONART	ACRYLIC RESIN BASED SOLID SURFACE	COLOR: WHITE STONE 9208CS	REFERENCE CONSTRUCTION AND FIXTURE DOCUMENTS	https://www.richelieu.com/us/en/category/surfaces-panels-and-edgebanding/solid-surfaces-wilsonart/wilsonart-solid-surfaces-particulate-colors/white-stone-9208cs-sheet/1201983/sku-W9208CSS130	COMPANY: WILSONART NAME: LIZ MCMILLAN P: 562-781-4057 E: MCMILLE@WILSONART.COM WWW.WILSONART.COM
T-1	TILE	ALTERNATE TO CO-1 TO BE USED WHEN NEW CONCRETE CANNOT BE POURED INSTALL STACKBOND	ALTERNATE TO CO-1, RESTROOMS	AUTOSTONE	CERAMIC TILE	COLLECTION: CONCRETE COLOR: SMOKE FINISH: NATURAL, HONED GROUT COLOR: MAPEI 27 SILVER	32" W X 32" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-1 ALT	TILE	ALTERNATE TO CO-1 TO BE USED WHEN NEW CONCRETE CANNOT BE POURED INSTALL STACKBOND	ALTERNATE TO CO-1, RESTROOMS	DALTILE	CERAMIC TILE	COLLECTION: ANDERS COLOR: SHADOW AN13 FINISH: MATTE GROUT COLOR: MAPEI 27 SILVER	32" W X 32" L	https://www.daltile.com/products/Concrete-Look/Anders/Shadow	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-2	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	CUSTOMER SALES AREA, SALES AREA	CREATIVE MATERIALS CORP.	CERAMIC TILE	COLLECTION: INYO COLOR: GOLD FINISH: MATTE GROUT COLOR: MAPEI 05 CHAMOIS	8" W X 48" L	https://www.creativematerialscorp.com/product/inyo/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-2 ALT1	TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	CUSTOMER SALES AREA, SALES AREA	AUTOSTONE	CERAMIC TILE	COLLECTION: AMBERWOOD PLAN COLOR: MAPPLE HARVEST FINISH: NATURAL GROUT COLOR: MAPEI 05 CHAMOIS	8" W X 48" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-2 ALT2	TILE	ALTERNATE TO T-2 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	CUSTOMER SALES AREA, SALES AREA	DALTILE	CERAMIC TILE	COLLECTION: FOREST PARK COLOR: SUMMERTREE FP9995 GROUT COLOR: MAPEI 05 CHAMOIS	9" W X 36" L	https://www.daltile.com/products/wood-look/forest-park	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-3	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS. INSTALLED IN VERTICAL STACK BOND, 4'-0" TO UNDERSIDE OF CLG	RESTROOMS	CREATIVE MATERIALS CORP.	WALL TILE	COLLECTION: URBAN SUBWAY COLOR: WHITE FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	3" W X 10" L	https://www.creativematerialscorp.com/product/tune/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-3 ALT1	TILE	ALTERNATE TO T-3 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, 4'-0" TO UNDERSIDE OF CLG	RESTROOMS	AUTOSTONE	WALL TILE	COLLECTION: STATION AMERICAN-A COLOR: WHITE FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 16" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-3 ALT2	TILE	ALTERNATE TO T-3 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, 4'-0" TO UNDERSIDE OF CLG	RESTROOMS	DALTILE	WALL TILE	COLLECTION: STENCIL,FLAT FLOOR TILE COLOR: WHITE SC32 FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 12" L	https://www.daltile.com/products/Monochromatic-Look/Stencil/White	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

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MECH / PLUMB ENGIN:

ELEC ENGIN:

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FINISH SCHEDULE

A2.24

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KIA 2024 GALLERY INTERIOR MATERIALS AND FINISHES SCHEDULE

CODE	MATERIAL	NOTES	LOCATION	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION	WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
T-4	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, FINISH FLOOR TO 4'-0"	RESTROOMS (WAINSCOT)	CREATIVE MATERIALS CORP.	WALL TILE	COLLECTION: URBAN SUBWAY COLOR: WHITE LINEAR DECO FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	3" W X 10" L	https://www.creativematerialscorp.com/product/tune/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-4 ALT1	TILE	ALTERNATE TO T-4 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, FINISH FLOOR TO 4'-0"	RESTROOMS (WAINSCOT)	AUTOSTONE	WALL TILE	COLLECTION: STATION AMERICA-B COLOR: WHITE FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 16" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-4 ALT2	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN VERTICAL STACK BOND, FINISH FLOOR TO 4'-0"	RESTROOMS (WAINSCOT)	DALTILE	WALL TILE	COLLECTION: STENCIL,LINEAR WALL TILE COLOR: WHITE SC32 FINISH: MATTE GROUT COLOR: MAPEI 77 FROST	4" W X 12" L	https://www.daltile.com/products/Monochromatic-Look/Stencil/White	COMPANY: DALTILE NAME: DAVID SANTIBANEZ M: 562-644-4360 E: DAVID.SANTIBANEZ@DALTILE.COM WWW.DALTILE.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-5	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	TECH RESTROOMS	ROYAL MOSA	WALL TILE	COLOR: GLOBAL FINISH: MOUSE GRAY 16880 GROUT COLOR: MAPEI 27 SILVER	4" W X 12" L	https://www.mosa.com/en-us/products/collection/4x12	COMPANY: ROYAL MOSA NAME: NAN MCGINNIS P: 513-703-5801 WWW.MOSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-5 ALT1	TILE	ALTERNATE TO T-5 PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	TECH RESTROOMS	AUTOSTONE	CERAMIC TILE	COLLECTION: SHOP WALL! COLOR: STORMY GREY FINISH: GLOSSY GROUT COLOR: MAPEI 27 SILVER	12" W X 24" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-6	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	OPTIONAL NEW VEHICLE DELIVERY, SERVICE RECEPTION DRIVE LANES	AUTOSTONE	TILE	COLLECTION: DRIVE SERIES COLOR: ALLOY GREY SURFACE-R-12 TEXTURED GROUT COLOR: MAPEI 27 SILVER	8" W X 8" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
T-7	TILE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS INSTALLED IN HORIZONTAL STACK BOND	OPTIONAL SERVICE RECEPTION DRIVE LANES	AUTOSTONE	TILE	COLLECTION: DRIVE SERIES COLOR:CARBON BLACK SURFACE-R-12 TEXTURED GROUT COLOR: MAPEI 27 SILVER	8" W X 8" L	https://autostoneusa.com/kia/	COMPANY: AUTOSTONE USA NAME: BARRY WELLS P: 214-830-1206 E: KIA@AUTOSTONEUSA.COM WWW.AUTOSTONEUSA.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
TS-1	TRANSITION STRIP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	WALL BASE RESTROOMS	SCHLUTER	DILEX-AHK	FINISH: SATIN ANODIZED	REFERENCE CONSTRUCTION DOCUMENTS	https://www.schluter.com/schluter-us/en_US/Profiles/Cove-shaped-Profiles/Schluter®-DILEX-AHK/p/DILEX_AHK?facets=false	COMPANY: SCHLUTER SYSTEM NAME: LANCE BEARMAN P: 888-472-4588 M: 502-264-1199 E: LBEARMAN@SCHLUTER.COM WWW.SCHLUTER.COM
TS-2	TRANSITION STRIP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	BETWEEN T-3 AND T-4 IN RESTROOMS	SCHLUTER	SCHIENE	FINISH: SATIN ANODIZED	REFERENCE CONSTRUCTION DOCUMENTS	https://www.schluter.com/schluter-us/en_US/Profiles/For-Floors/Same-height-Transitions/Schluter%C2%AE-SCHIENE/p/SCHIENE	COMPANY: SCHLUTER SYSTEM NAME: LANCE BEARMAN P: 888-472-4588 M: 502-264-1199 E: LBEARMAN@SCHLUTER.COM WWW.SCHLUTER.COM
TS-3	TRANSITION STRIP	CONTRACTOR TO COORDINATE ALL ADDITIONAL PARTS AND SYSTEMS THAT ARE RECOMMENDED BY THE MANUFACTURER TO COMPLETE INSTALL	NVD	SCHLUTER	RENO-T	FINISH: SATIN ANODIZED	1"	https://www.schluter.com/schluter-us/en_US/Profiles/For-Floors/Same-height-Transitions/Schluter%C2%AE-RENO-T/p/RENO_T	COMPANY: SCHLUTER SYSTEM NAME: LANCE BEARMAN P: 888-472-4588 M: 502-264-1199 E: LBEARMAN@SCHLUTER.COM WWW.SCHLUTER.COM
WB-1	WALL BASE	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS	ROOMS WITH T-2	CREATIVE MATERIALS CORP.	CERAMIC TILE - CUT TO 4" WITH SCHLUTER SCHIENE CAP (CLEAR ANODIZED)	COLLECTION: INYO COLOR: GOLD FINISH: MATTE GROUT COLOR: MAPEI 108 BAMBOO	4" H X 48" L	https://www.creativematerialscorp.com/product/inyo/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 C: 518-281-8264 E: DSALATINO@CREATIVEMATERIALSCORP.COM WWW.CREATIVEMATERIALSCORP.COM COMPANY: MAPEI NAME: LISA FYKE P: 909-247-5324 E: LFYKE@MAPEI.COM WWW.MAPEI.COM
WB-2	WALL BASE	N/A	ROOMS WITH CO-1	TARKETT	TRADITIONAL VINYL 4-1/8" TOELESS (TYPE TV)	COLOR: TAS COLONIAL GRAY	0.125" D X 4" H X 48" L	https://commercial.tarkett.com/en_US/collection-C000494-traditional-vinyl-1-8-type-tv	COMPANY: TARKETT NAME: ERIN RINK P: 513-504-5734 E: ERIN.RINK@TARKETT.COM WWW.TARKETT.COM
WB-3	WALL BASE	N/A	ROOMS WITH CPT-1	TARKETT	TRADITIONAL VINYL 4-1/8" TOELESS (TYPE TV)	COLOR: 40 BLACK	0.125" D X 4" H X 48" L	https://commercial.tarkett.com/en_US/collection-C000494-traditional-vinyl-1-8-type-tv	COMPANY: TARKETT NAME: ERIN RINK P: 513-504-5734 E: ERIN.RINK@TARKETT.COM WWW.TARKETT.COM
WB-4	WALL BASE	SPECIFICATION INTENDED FOR DESIGN INTENT ONLY	ROOMS WITH LVT-1	HOME DEPOT	FINISHED ELEGANCE MDF MOULDING BOARD	P-6 U.N.O. SEE INTERIOR ELEVATIONS	1" D X 3" H X 96" L	N/A	COMPANY: THE HOME DEPOT NAME: CUSTOMER SERVICE P: 800-466-3337 WWW.HOMEXDEPOT.COM
WC-1	WALLCOVERING	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS DRYWALL SUBSTRATE TO BE FINISHED IN A LEVEL 5 FINISH STRAIGHT HANG, RANDOM MATCH, VERTICAL GRAIN	SHOWROOM, VEHICLE DELIVERY (VDC) / PHOTO BOOTH	MOMENTUM	WOODS WALLCOVERING	COLOR: SWS-54 RED OAK SKU: NA-19-KIA54	36" W	https://www.momentumtextilesandwalls.com/09305525	COMPANY: MOMENTUM TEXTILES & WALLCOVERING NAME: AMBER GAINES P: 800-366-6839 x819 E: AGAINES@MOMTEX.COM WWW.MEMOSAMPLES.COM
WC-1 ALT1	WALLCOVERING	PREP AND PRIME SURFACES PER MANUFACTURER'S RECOMMENDATIONS DRYWALL SUBSTRATE TO BE FINISHED IN A LEVEL 5 FINISH REVERSE HANG, RANDOM MATCH, VERTICAL GRAIN	SHOWROOM, VEHICLE DELIVERY (VDC) / PHOTO BOOTH	MOMENTUM	ELOWEN WALLCOVERING	COLOR: A212-441 CEDAR SKU: NA-19-KIA41	54" W	https://www.momentumtextilesandwalls.com/09562650	COMPANY: MOMENTUM TEXTILES & WALLCOVERING NAME: AMBER GAINES P: 800-366-6839 x819 E: AGAINES@MOMTEX.COM WWW.MEMOSAMPLES.COM

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
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ARCHITECT:

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MECH / PLUMB ENGIN:

ELEC ENGIN:

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CODE	MATERIAL	MANUFACTURER	DOOR SCHEDULE			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
D-1	CURTAIN WALL SYSTEM ENTRANCE	PITTCO ARCHITECTURAL METALS, INC. OR EQUAL	STANDARD NARROW STILE CENTER HUNG DOOR	#63 BLACK FINISH GLASS & ALUMINUM	PAIR 3070-MAIN ENTRY; PAIR 4080-VEHICLE ACCESS (8' OPENING)	SHOWROOM	CONTACT: PITTCO ARCHITECTURAL METALS (800) 992-7488
D-2	STORE FRONT SYSTEM ENTRANCE	PROVIDED BY ARCHITECT OF RECORD		#63 BLACK FINISH GLASS & ALUMINUM	7'-0" X 3'-0"	SERVICE RECEPTION, VEHICLE DELIVERY	
D-3	ALUM. ROLLING OVERHEAD DOOR (GLASS)	PROVIDED BY ARCHITECT OF RECORD		NO GLAZING PAINT: SEE EP-1		PARTS RECEIVING	
D-4	ALUM. ROLLING OVERHEAD DOOR (METAL)	PITTCO ARCHITECTURAL METALS, INC. OR EQUAL	STANDARD NARROW STILE CENTER HUNG DOOR	#63 BLACK FINISH GLASS & ALUMINUM	3070	SHOWROOM	CONTACT: PITTCO ARCHITECTURAL METALS (800) 992-7488
D-5	SOLID MAIN DOOR (NO GLASS, SERVICE)	PROVIDED BY ARCHITECT OF RECORD		PAINT: BENJAMIN MOORE, REGAL SELECT EXTERIOR LATEX PAINT, COLOR: COVENTRY GRAY, FINISH: FLAT - SEE P-4			
D-6	SOLID DOOR (NO GLASS)	PROVIDED BY ARCHITECT OF RECORD		PAINT: BENJAMIN MOORE, REGAL SELECT EXTERIOR LATEX PAINT		BREAKROOMS, RESTROOMS, LOCKER ROOM, FILES STORAGE	
D-7	STORE FRONT SYSTEM ENTRANCE (SLIDING)	PROVIDED BY ARCHITECT OF RECORD		#63 BLACK FINISH GLASS & ALUMINUM	7'-0" 'X 6'-0"		
D-8	SOLID DOOR	PROVIDED BY ARCHITECT OF RECORD		FINISH: PL-1 WILSONART, 38 NATURAL RECON BLACK POWDERCOAT FRAME		RESTROOMS	
D-9	SOLID DOOR	PROVIDED BY ARCHITECT OF RECORD		P-1 COLOR: BENJAMIN MOORE DC-61 WHITE DIAMOND			

CODE	MATERIAL	MANUFACTURER	DOOR HARDWARE SCHEDULE			ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION	
A	SATIN ALUMINUM, ANODIZED	STANDARD METAL HARDWARE	D352- STRAIGHT PULL W/ STANDARD POSTS – FLAT ENDS	CLEAR TO MATCH MULLION FRAMES	36"H	https://www.smhardware.com/product/straight-pull-w-standard-posts-flat-ends/
B	SATIN ALUMINUM, ANODIZED	STANDARD METAL HARDWARE	D352- STRAIGHT PULL W/ STANDARD POSTS – FLAT ENDS	CLEAR TO MATCH MULLION FRAMES	18" H	https://www.smhardware.com/product/straight-pull-w-standard-posts-flat-ends/
C	STANDARD METAL	PROVIDED BY HAWORTH	D-PULLS	CUSTOM POWDERCOATED (TO MATCH PC-3)	12" H RECTILINEAR	FOR HAWORTH ENCLOSE OFFICE SYSTEMS
D	STANDARD METAL	PROVIDED BY HAWORTH	D-PULLS	SATIN CHROME FINISH	12" H RECTILINEAR	FOR HAWORTH ENCLOSE OFFICE SYSTEMS
E	STANDARD METAL	STANDARD METAL HARDWARE	D352- STRAIGHT PULL W/ STANDARD POSTS – FLAT ENDS	FLAT BLACK POWDERCOAT	18" H	https://www.smhardware.com/product/straight-pull-w-standard-posts-flat-ends/
F	ALUMINUM, STANDARD DOOR HANDLE	FBS	LEVER HANDLE 1070			https://www.fsbna.com/us/products/range/mod.jsp?a=lk0tsm0so03&m=na

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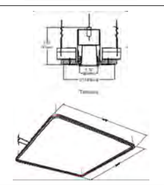
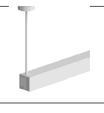
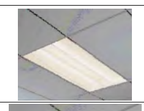
TYPE	SYMBOL	DESCRIPTION	MOUNTING	MFG	SERIES	LOCATION	COLOR	FINISH	APPROX. SIZE	CAT. NO.	LAMPS			CONTACT INFO
											WATT	TYPE	NOTES	
A		SPOTLIGHT IN CHANNEL	RECESS	ALW	LPSR	SHOWROOM	BLACK	TB - TEXTURED MATTE BLACK POWDERCOAT	5" DIA.	LPSRMLID-DIRY-S-NONE-DL2500/90/4000/40-N-*-TB	NA	2500 LU 92 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
B		LINEAR	SUSPENDED	LEDALITE	TRUGROOVE RECESSED MICRO	VARIOUS GYP CEILINGS	COOL	WHITE	1.75" X LENGTH PER PLAN	230 1 L 940 30 Q S 3 XX	10W/FT	750 LU/FT 90 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
C1		RECTANGLE	SUSPENDED	FORUM	ARC3	SHOWROOM LOUNGE	COOL	CUSTOM	12'-8" x 12'-8"	ARCD 33 95 40 WOL H REC V C WITH ROUND CORNERS	9W/FT	950 LU/FT 90 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
C2		RECTANGLE	SUSPENDED	FORUM	ARC3	UPPER LOUNGE	COOL	CUSTOM	15'-5" x 8'-9"	ARCD 33 95 40 WOL H REC V C WITH ROUND CORNERS	9W/FT	950 LU/FT 90 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
D2		TRIMLESS DOWNLIGHT	RECESSED	AMERLUX	EVOKE 4.75"	VARIOUS GYP CEILINGS	COOL	TRIMLESS	5" DIA.	E4.75R NC A17 T 16 VOLTS 0-10V SD FL 409	16W	1200 LU 90 CRI 4000K	4,7	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
D3		TRIMLESS DOWNLIGHT	RECESSED	AMERLUX	EVOKE 4.75"	VARIOUS GYP CEILINGS	COOL	TRIMLESS	5" DIA.	E4.75R NC A17 T 16 VOLTS 0-10V SD FL 409	29W	2100 LU 90 CRI 4000K	4,7	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
D4		DOWNLIGHT	RECESSED	AMERLUX	EVOKE 2.9"	RETAIL SHOP	COOL	CLEAR	3" DIA.	E2.9RD HP T 11 20 X 1-10V T CLC NF 40	11W	700 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
E		STRIP LIGHTING	RECESSED (IN COVE)	TBD	TBD	LIGHT COVES THROUGHOUT	COOL	CLEAR	1.2" X 1.4" X LENGTH PER PLANS	TBD	TBD	TBD	4,9	TBD
F		LINEAR	SUSPENDED/ STEM	FORUM	ALUMINA	SERVICE RECEPTION	COOL	WHITE	4"X4"X LENGTH PER PLANS	SAD 44 95 40 WOL H 20' UNV WH	8.9W /FT	950 LU 80 CRI 4000K	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F1		HIGH BAY	SUSPENDED	LSI	ALLIANCE	SERVICE BAYS	WHITE	N/A	2' x 1'	LSI ALI2 2LEDSE 18L LL W UNV 40 HCH10	118W	18,060 LUMENS 4000K 80+ CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F1-ALT1		HIGH BAY	SUSPENDED	SIGNIFY	DAY-BRITE	SERVICE BAYS	WHITE	CLEAR	2' x 1'-2"	PHILIPS DAYBRITE FBX 16L L 40 UNV	124W	16,000 LUMENS 4000K 80+ CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F1-ALT2		HIGH BAY	SUSPENDED	MERCURY ARCHITECTURAL LIGHTING	LHBT SERIES	SERVICE BAYS	WHITE	N/A	2' x 1'-8"	MERCURY LHBT 4 20000 40K R UNI	142W	18,000 LUMENS 4000K 80+ CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F2		HIGH BAY	SUSPENDED	LSI	EG3	SERVICE BAYS	WHITE	N/A	4'	LSI EG3 4 LED 6L DA S UNV DIM 40 80 HCH10	32W	4,400 LUMENS 4000K 80 CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F2-ALT1		HIGH BAY	SUSPENDED	SIGNIFY	DAYBRITE	SERVICE BAYS	WHITE	CLEAR	4'	PHILIPS DAYBRITE DWA E 65L 840 4 UNV	65W	7,000 LUMENS 4000K 80 CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
F3		HIGH BAY	SUSPENDED	LSI	EG3	SERVICE BAYS	WHITE	N/A	4'	LSI EG3 4 LED 6L DA S UNV DIM 40 80 HCH10	32W	6,695 LUMENS 4000K 80 CRI	1,2,3,4,8	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
M24		RECESSED GRID LED LIGHT	LAY-IN	DAY BRITE	ARIOSO	VARIOUS PER PLAN	COOL	WHITE	2'-0" X 4'-0"	2 AVE G 43L 840 4 ACR UNV DIM	40W	4300 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
M22		RECESSED GRID LED LIGHT	LAY-IN	DAY BRITE	ARIOSO	VARIOUS PER PLAN	COOL	WHITE	2'-0" X 2'-0"	2 AVE G 38L 840 2 ACR UNV DIM	40W	3800 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
M24S		SURFACE MOUNT LED LIGHT	SURFACE	DAY BRITE	ARIOSO	VARIOUS PER PLAN	COOL	WHITE	2'-0" X 4'-0"	2 SAVC 2 28 PMW UNV	130W INPUT	3150 LU 80 CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
S		WRAPAROUND STRIP	SURFACE	DAY BRITE	FLUXSTREAM	VARIOUS	COOL	WHITE	4" X 48"	FSWEZ 4 40L 840 UNV	32W	4000 LU 80+ CRI 4000K	4	FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
LT-2		HANGING PENDANT	SUSPENDED	A+R	PABLO DESIGNS BOLA SPHERE	OFFICES	WARM	MATTE BLACK DOWNROD, WHITE GLOBE	12"	PLO-BOLA-SPH-12-BLK	6W	1625 LU 95 CRI 2700K		FARREN FAUST, COMMERCIAL LIGHTING O: (888) CLI-8964 C: (760) 831-9815
LT-3		NOT USED												
LT-4		NOT USED												

NOTES:	NOTES (CONTINUED):	GENERAL NOTES:
1. PROVIDE CABLE SUSPENSION AS NEEDED.	5. PROVIDE EMERGENCY OPTION FOR NORMAL/EMERGENCY EGRESS LIGHTING AS REQUIRED.	A. PROVIDE 4100K HIGH CRI LAMPS, UNLESS NOTED OTHERWISE.
2. ENCLOSED & GASKETED.	6. SEE CEILING PLANS FOR MOUNTING HEIGHT(S).	B. PROVIDE EXIT AND EGRESS LIGHTING TO COMPLY WITH NATIONAL AND LOCAL CODES. VOLTAGES ARE TO BE DETERMINED BY ELECTRICAL ENGINEER.
3. LENGTH PER PLANS.	7. PROVIDE PLASTER RING FOR DRYWALL APPLICATION.	C. LAMP COMPATIBILITY TO BE VERIFIED BY ELECTRICAL ENGINEER.
4. COORDINATE COLOR/FINISH WITH ARCHITECT.	8. FOR OPEN CEILINGS, PROVIDE SMK-CR24 SURFACE MOUNTING KIT FOR SUSPENDED INSTALLATION.	D. ALL LIGHTING AS SPECIFIED OR APPROVED EQUAL. ARCHITECT OF RECORD TO CONTACT CHANGEUP FOR LIGHT FIXTURE SUBSTITUTION APPROVAL AS REQUIRED.
	9. INCLUDE ALL SYSTEM INTEGRATION ACCESSORIES (POWER SUPPLIES, FEED CABLES, MOUNTING HARDWARE, ETC.) AS NEEDED.	

LIGHTING SCHEDULE

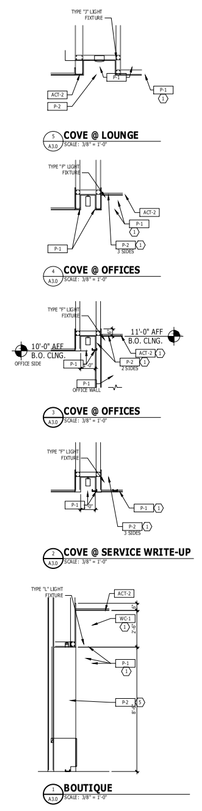
SCALE: NONE

GENERAL NOTES

1. PROVIDE 0-10V DIMMING CAPABILITY AND APPROPRIATE CONTROLS FOR ALL LUMINAIRES
2. PROVIDE HIGH CRI (80+) LEDS
3. INCLUDE ALL SYSTEM INTEGRATION ACCESSORIES (POWER SUPPLIES, FEED CABLES, MOUNTING HARDWARE, ETC) AS NEEDED.
4. PROVIDE EXIT AND EGRESS LIGHTING TO COMPLY WITH NATIONAL AND LOCAL CODES
5. VOLTAGES ARE TO BE DETERMINED BY ELECTRICAL ENGINEER
6. ALL LIGHTING SHALL BE AS SPECIFIED OR APPROVED EQUAL. ARCHITECT OF RECORD TO CONTACT CHANGE UP FOR LIGHT FIXTURE SUBSTITUTION APPROVAL AS REQUIRED.

ALTERNATE LIGHTING VENDORS

1. COMPANY: KING LIGHTING, INC
   NAME: MEGAN BLANEY
   P: 513-519-1986
   E: MEGAN.BLANEY@KING-LIGHTING.COMX
2. COMPANY:BR LIGHTING & CONTROLS
   NAME: CLIFF BROOKS
   P: 937-672-3064
   E: CLIFF@BRLTG.COM



PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive

807 Waukegan Rd, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

LIGHTING SCHEDULE

A3.03

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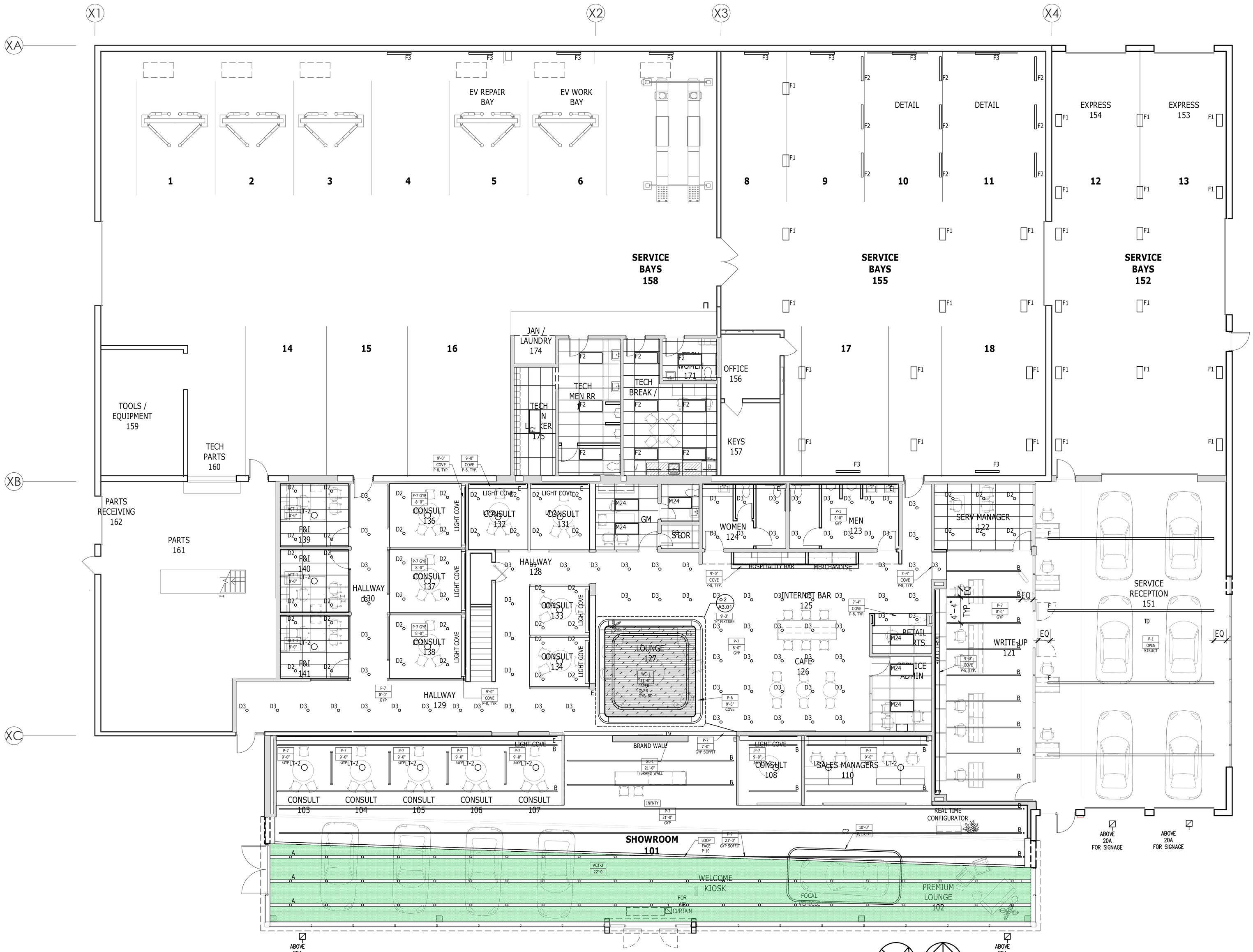

FLOOR PLAN - LEVEL 1

SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

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CEILING PLAN
LEVEL 1

A3.01

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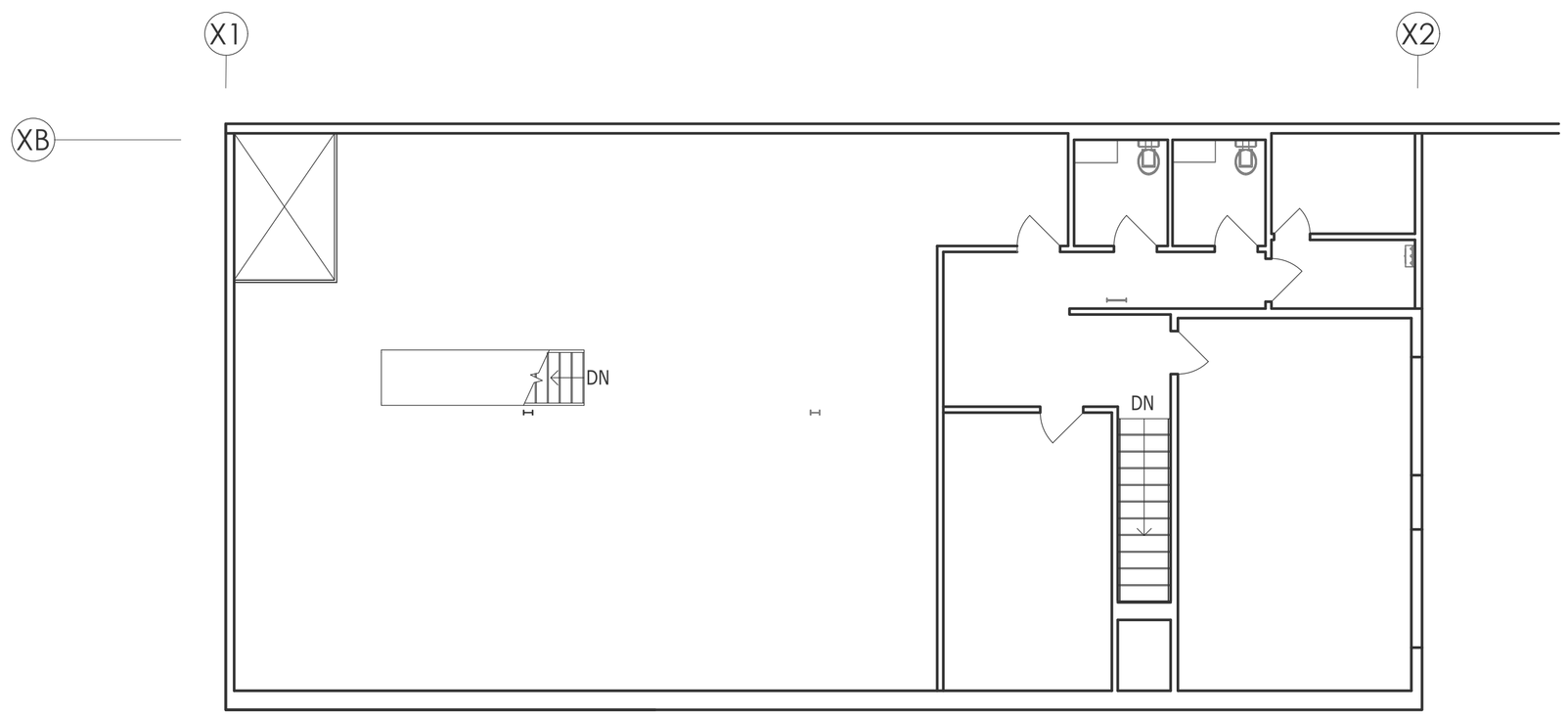

FLOOR PLAN - LEVEL 2
SCALE: 1/8"

TRUE NORTH

PLAN NORTH

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

CEILING PLAN
LEVEL 2

A3.02

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WST LED
Architectural Wall Sconce

Catalog Number

Notes

Type

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

Specifications

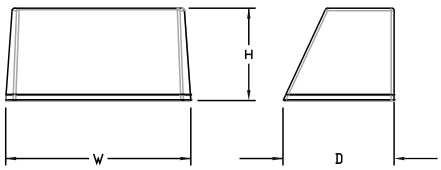
Luminaire

Height: 8-1/2" *(21.59 cm)*

Width: 17" *(43.18 cm)*

Depth: 10-3/16" *(25.9 cm)*

Weight: 20 lbs *(9.1 kg)*



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[2] 208[2] 240[2] 277[2] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket PBBW Premium surface-mounted back box[3,4] **Shipped separately** BBW Surface-mounted back box[3]

Options

NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[5,6,7]
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[5,6,7]
PE	Photoelectric cell, button type[8]
PER	NEMA twist-lock receptacle only (controls ordered separate)[9]
PER5	Five-wire receptacle only (controls ordered separate)[9]
PER7	Seven-wire receptacle only (controls ordered separate)[9]
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[5,6]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,6]
PIRH	180° motion/ambient light sensor, 15-30' mounting height[5,6]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,6]
SF	Single fuse (120, 277, 347V)[2]
DF	Double fuse (208, 240, 480V)[2]
DS	Dual switching[10]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[11]
E7WH	Emergency battery backup, Non CEC compliant (7W)[7]
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,12]
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,13]
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7]
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,12]
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[7,12,14]
LCE	Left side conduit entry[15]
RCE	Right side conduit entry[15]
BAA	Buy America(n) Act Compliant

Shipped separately

RBPW	Retrofit back plate[3]
VG	Vandal guard[15]
WG	Wire guard[15]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

See Accessories and Notes on next page.

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Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[17]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[17]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[17]

NOTES

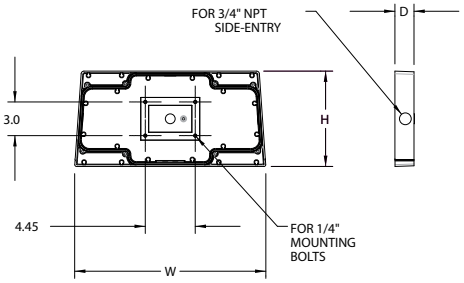
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Not available with VG or WG. See PER Table.
6 Reference Motion Sensor table.
7 Not available with 208V, 347V or 480V. Only available with 120V or 277V.
8 Need to specify 120, 208, 240 or 277 voltage.
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Not available with Emergency options, PE or PER options.
11 DMG option not available with standalone or networked sensors/controls.
12 Battery pack rated for -20° to 40°C.
13 Comes with PBBW.
14 Warranty period is 3-years.
15 Not available with BBW.
16 Must order with fixture; not an accessory.
17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Optional Back Box (PBBW)

Height: 8.49″ *(21.56 cm)*

Width: 17.01″ *(43.21 cm)*

Depth: 1.70″ *(4.32 cm)*

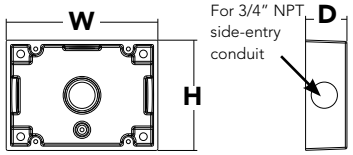


Optional Back Box (BBW)

Height: 4″ *(10.2 cm)*

Width: 5-1/2″ *(14.0 cm)*

Depth: 1-1/2″ *(3.8 cm)*



Emergency Battery Operation

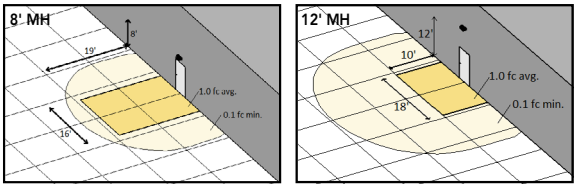
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

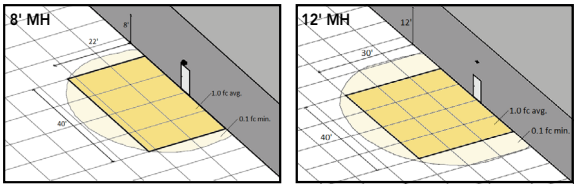
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT[1])	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

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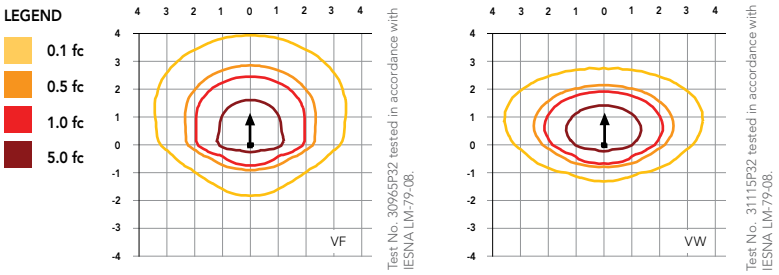
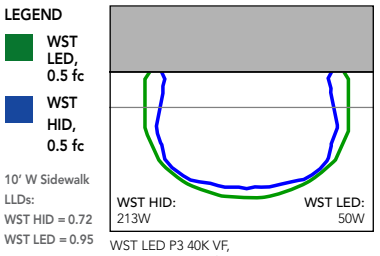
Photometric Diagrams

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

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



WST LED P3 40K VF,
WST 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

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

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

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LEGEND

(#)	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
EG-X	GRAPHICS DESIGNATOR - REFER TO SHEET G-X
?-#	FINISH DESIGNATOR - REFER TO EXTERIOR FINISH SCHEDULE

ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. ALL SIGNAGE PROVIDED BY PATTISON SIGN GROUP. SEE "A-XX" SERIES SHEETS FOR ADDITIONAL INFORMATION.

GENERAL NOTES

THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT AND FINISH MATERIAL SPECIFICATIONS ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT. COMPLIANCE WITH LOCAL BUILDING ORDINANCES, FIRE REGULATIONS, ZONING CODES AND ADA REGULATIONS IS BEYOND THE SCOPE OF THESE DOCUMENTS.

A. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. APPROVAL SUBJECT TO LOCAL JURISDICTION. CONTACT ZONE MANAGER FOR INFORMATION ON SIGNAGE PROGRAM AND ONSITE SIGNAGE SURVEY, AND TO SCHEDULE SIGN SURVEY.

B. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REVIEW GRAPHICS SECTION OF THIS BOOK TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.

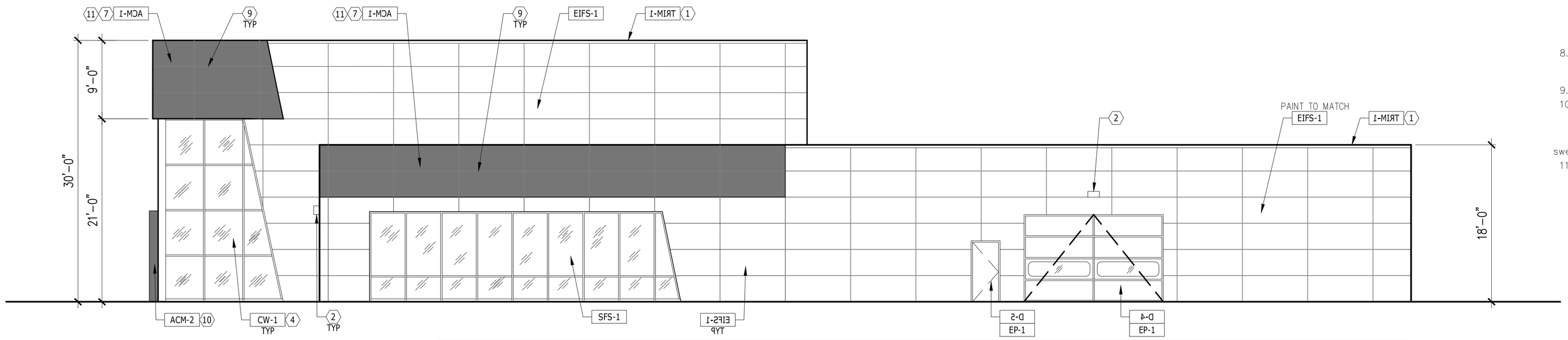
C. ELEVATIONS NOT SHOWN SHALL RECEIVE THE SAME OR COMPLEMENTARY FINISHES TO MATERIALS SHOWN.

D. SEE SHEETS A-XX FOR LIGHTING DESIGN CRITERIA AND LIGHT FIXTURE SCHEDULE.

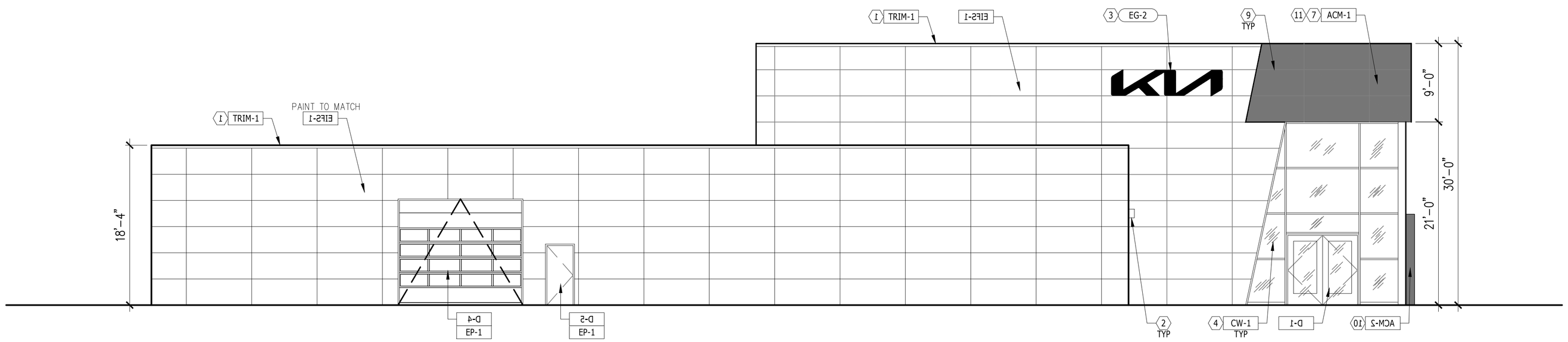
E. EIFS SCORING AND JOINT LAYOUT PER MANUFACTURER REQUIREMENTS.

(#) DRAWING NOTES

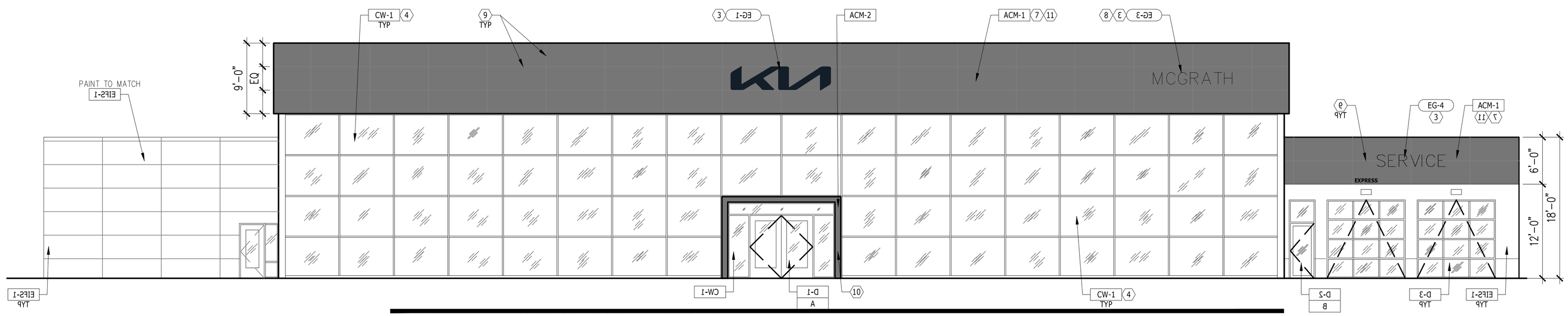
1. METAL COPING
2. EXTERIOR LIGHTING FIXTURE. SEE LIGHTING SCHEDULE FOR DESCRIPTION.
3. BUILDING SIGNAGE. SEE GRAPHICS SHEETS.
4. CENTERLINE OF MULLIONS CURTAIN WALL SYSTEM SHALL BE EQUAL FRAME SPACING AS ALLOWABLE.
5. NOT USED.
6. NOT USED.
7. ENVIRONMENTAL IMPACT IMPROVEMENT FLEX: DEALER HAS OPTION TO: PROVIDE BUILDING INTEGRATED PHOTOVOLTAICS (BIPV) EQUAL CLADDING VISUALLY TO ACM-1. ELEMENTS. X SOLETEX IS PREFERRED AOR TO COORDINATE APPROVED ELEVATION FOR FEATURED BIPV CLADDING SYSTEM.
8. DEALER NAME TO BE ALL UPPERCASE, 2'-0" ALL LETTERS OR 1'-6" LETTER FOR LONGER NAMES.
9. ACM PANEL JOINT, TYP.
10. ENTRY PORTAL PROVIDED BY PATTISON SIGN GROUP. CONTACT BELOW FOR COORDINATION AND REQUIREMENTS.
    CONTACT: STEVIE WEBB
    swebb@pattisonsign.com
11. ACM PANELS PROVIDED AND INSTALLED BY PATTISON SIGN GROUP. NO EXCEPTIONS.
    CONTACT: STEVIE WEBB
    swebb@pattisonsign.com



EXTERIOR ELEVATION - LEFT
SCALE: 1/8" **3**



EXTERIOR ELEVATION - LEFT
SCALE: 1/8" **2**



EXTERIOR ELEVATION - FRONT
SCALE: 1/8" **1**

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

EXTERIOR ELEVATIONS

A4.01

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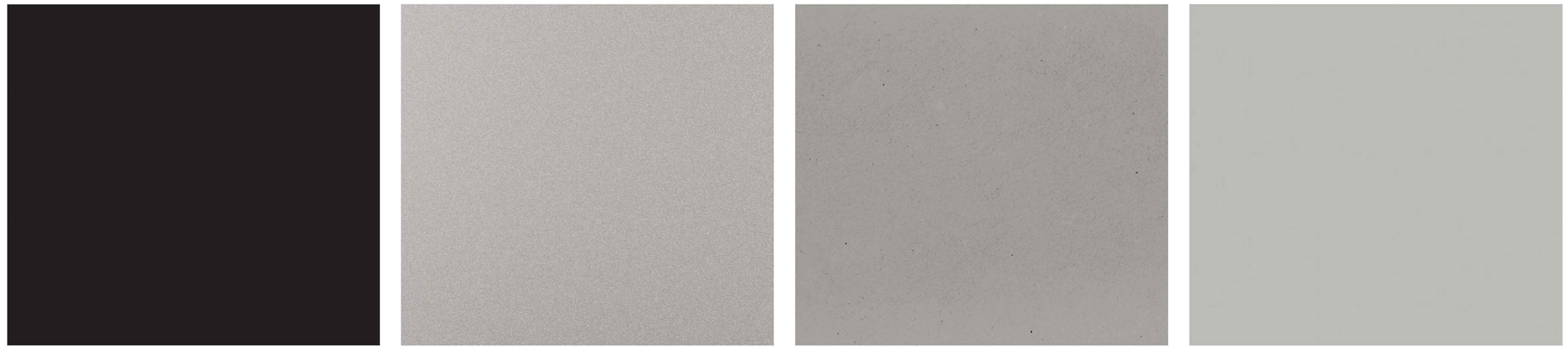
EXTERIOR RENDERING
SCALE: NTS

KIA EXTERIOR MATERIALS



ACM-1 ALUMINUM COMPOSITE MATERIAL

ACM-2 ALUMINUM COMPOSITE MATERIAL

EIFS-1 EXTERIOR INSULATION FINISH SYSTEM

EP-1 PAINT

EXTERIOR MATERIALS
SCALE: NTS

PROJECT:

Movement that inspires

McGrath Kia of Highland Park
250 Skokie Valley Road
Highland Park, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
planning - retail - automotive
807 Waukegan Rd, Suite 150
Deerfield, IL 60015
Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

STRUCTURAL ENGIN:

MECH / PLUMB ENGIN:

ELEC ENGIN:

MAY 07, 2024 – DESIGN REVIEW
DEC 20, 2024 – DESIGN REVIEW

EXTERIOR MATERIALS

A4.02

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EXHIBIT D

FORM LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT NO. _____ AMOUNT: _____

EXPIRATION DATE: _____ ***DATE OF ISSUE:***_____

_____
[Name of Bank]

_____
[Address]

TO: City of Highland Park
1707 St. Johns Avenue
Highland Park, Illinois 60035
Attention: City Manager

WE HEREBY AUTHORIZE YOU TO DRAW AT SIGHT on this Irrevocable Standby Letter of Credit No. _____ UP TO AN AGGREGATE AMOUNT OF _____ United States Dollars ($_____) for account of McGrath Highland Park Properties LLC (the "Customer").

Drafts under this Letter of Credit shall bear upon their face the words:

"Drawn under _____
Credit No._____ Dated:_____

Drafts may be for all or any portion of the amount of this Letter of Credit, and shall be in the form attached as Exhibit "A" and shall be accompanied by one of the following documents executed by the City Manager or an individual designated as acting City Manager:

(a) A written statement on the form attached as Exhibit "B" stating that, conditioned upon proper notice to the City Manager, Letter of Credit No. _____ will expire within 35 days or less and that the Customer has failed to deliver to the City Manager evidence of a renewal of Letter of Credit No. _____; or

(b) A written statement on the form attached as Exhibit "C" stating that all or any part of the improvements required to be constructed pursuant to the Subdivision and Development Agreement dated _____, 20___ by and between the City and McGrath Properties LLC (the "Agreement") have not been constructed in accordance with the Agreement; or

(c) A written statement on the form attached as Exhibit "D" stating that all or any part of the costs, payments, permit fees or other fees required to be paid to the City pursuant to the Agreement have not been paid in accordance with the Agreement; or

(d) A written statement on the form attached as Exhibit "E" stating that all or any portion of the maintenance, repair, or restoration required to be performed pursuant to the Agreement has not been performed in accordance with the Agreement; or

(e) A written statement on the form attached as Exhibit "F" stating that all or any portion of the Customer's undertakings pursuant to the Agreement have not been performed in accordance with the Agreement.

WE HEREBY AGREE with the beneficiary that:

1. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored immediately upon presentation to us if presented on or before the above-stated Expiration Date or presented at our office together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at our office on or before the Expiration Date.

2. If, within three banking days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the City in enforcing the terms hereof.

3. This Letter of Credit shall expire on _____, 20____, as stated above; provided, however, that we shall send notice to the City Manager by certified mail, return receipt requested, or hand-delivered courier at least 35 days prior to said Expiration Date, that this Letter of Credit is about to expire.

4. In no event shall this Letter of Credit or the obligations contained in this Letter of Credit expire except upon the prior written notice required above, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with the prior written notice required in this Letter of Credit.

5. No consent, acknowledgment, or approval of any kind from the Customer shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by us of a document executed by the City Manager stating that the aggregate amount shall be reduced in an amount permitted by the City's subdivision regulations because of the satisfactory completion of all or part of the improvements required to be constructed pursuant to the Agreement dated _____, 20____ by and between the City and _____.

7. This Letter of Credit is irrevocable.

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "***Uniform Customs***"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including, without limitation, Article 5 of the Uniform Commercial Code as in effect in the State of Illinois, and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the laws of the State of Illinois, without regard to principles of conflicts of law.

AS USED IN THIS LETTER OF CREDIT, THE TERM "BANKING DAY" MEANS ANY DAY OTHER THAN A SATURDAY, SUNDAY, OR A DAY ON WHICH BANKS IN THE STATE OF

ILLINOIS ARE AUTHORIZED OR REQUIRED TO BE CLOSED, AND A DAY ON WHICH PAYMENTS CAN BE EFFECTED ON THE FEDWIRE SYSTEM.

_____	_____
[Signature of Bank Officer]	[Signature of Bank Officer]
_____	_____
[Officer's Title]	[Officer's Title]

EXHIBIT "A" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

FORM OF DRAFT

[To Be Supplied by Issuing Bank]

EXHIBIT "B" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that Letter of Credit No. _____ dated _____, 20____ in the amount of $_____ will expire within 35 days or less and that _____ has failed to deliver to the City Manager evidence of a renewal of Letter of Credit No. _____.

Very truly yours,

_____
City Manager

EXHIBIT "C" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the improvements required to be constructed pursuant to the Subdivision and Development Agreement dated _____, 20___ by and between the City and McGrath Highland Park Properties LLC, have not been constructed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "D" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the costs, payments, permit fees or other fees required to be paid pursuant to the Agreement dated _____, 20___ by and between the City and McGrath Highland Park Properties LLC, have not been paid in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "E" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the maintenance, repair or restoration required to be performed pursuant to the Subdivision and Development Agreement dated _____, 20____ by and between the City and McGrath Highland Park Properties LLC, have not been performed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "F" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the undertakings of the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to the Subdivision and Development Agreement dated _____, 20____ by and between the City and McGrath Highland Park Properties LLC, have not been performed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT E

TRANSFEREE ASSUMPTION AGREEMENT

THIS AGREEMENT is made as of this _____ day of _____, 20__, between the City of Highland Park, an Illinois home rule municipal corporation (***"City"***), McGrath Highland Park Properties LLC, an Illinois limited liability company (***"Owner"***), and _____ (***"Transferee"***).

W I T N E S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from Owner certain real property situated in Lake County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the Property by Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Owner, the City and Owner require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of _____, 20__, and recorded in the office of the Lake County Recorder on _____, 20__, as Document No. _____, by and between the City and Owner (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of Owner to convey the Property to the Transferee, and of the City to accept the transfer of obligations as provided in this Agreement and to grant the releases granted in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the City, Owner, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated in this Paragraph and made a part of this Paragraph as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments, regardless of whether the terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Owner of the Property.

3. **Payment of City Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable City codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the City, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Owner.** The City hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements, and obligations of the Development Agreement, including all exhibits and

attachments, and the City hereby releases Owner from any personal liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

_____
City Clerk

By:_____
Its: City Manager

ATTEST:

MCGRATH HIGHLAND PARK PROPERTIES LLC,
an Illinois limited liability company

By:_____

Its:_____

By:_____

Its:_____

ATTEST:

[TRANSFEREE]

By:_____

Its:_____

By:_____

Its:_____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, by _____, the City Manager of the City of Highland Park, an Illinois home rule municipal corporation, and by _____, the City Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **MCGRATH HIGHLAND PARK PROPERTIES LLC**, a _____ limited liability company, and by _____, the _____ of said limited liability company.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 201_, by _____ the _____ of **[TRANSFEREE]**, and by _____, the _____ of **[TRANSFEREE]**.

_____
Signature of Notary

SEAL

EXHIBIT F

INSURANCE REQUIREMENTS

Owner, and its contractors and subcontractors constructing the Development, must obtain and maintain insurance as set forth in this **Exhibit E**.

A. **Worker's Compensation.** Worker's compensation insurance must be obtained with statutory coverage.

B. **Employer's Liability**. Employer's liability insurance must be obtained with coverage limits not less than $500,000 injury per occurrence, $500,000 disease per employee, and $500,000 disease policy limit.

C. **Comprehensive Motor Vehicle Liability.** Comprehensive motor vehicle liability insurance must be obtained with a combined single coverage limit for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented. All employees must be included as insureds.

D. **Comprehensive General Liability.** Comprehensive general liability insurance must be obtained written on an "occurrence" basis and with coverage limits no less than $2,000,000 for bodily injury and property damage with a combined single limit. Coverage must include a broad form property damage endorsement and a blanket contractual liability endorsement with express coverage of the indemnity provisions of the Agreement.

E. **Professional Liability.** Professional liability insurance must be obtained with a coverage limit of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and covering the insured against all sums they may be obligated to pay on account of any liability arising out of the Agreement.

F. **Method of Coverage.** Required insurance coverage 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.

G. **Additional Insureds.** The following must be named as an additional insured on all policies except for worker's compensation and professional liability: City of Arlington Heights, including its Mayor, Board of Trustees, elected and appointed officials, officers, employees, agents, attorneys, and representatives.

H. **Other Requirements.** All policies must be primary and noncontributory to coverage held by the additional insureds listed in Section G, offer the additional insured their choice of counsel and the right to conduct their own defense, and state that coverage applies in the State of Illinois.

I. **Proof of Coverage.** Proof of adequate coverage and compliance with the requirements in this **Exhibit E** must be provided to the City (1) prior to the Effective Date, (2) prior to the commencement of Project construction, and (3) upon City request.

EXHIBIT G

LENDER'S CONSENT AND SUBORDINATION

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Lake County Recorder of Deeds as indicated (collectively, the **"*Mortgage*"**):

[*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of the above and foregoing Development Agreement (the **"*Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a notary public in and for the County in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of _____, _____, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation and _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 20__.

_____
Notary Public

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Archana Mohanchandra, Building Division Manager

Department: Community Development Department

Title: An Ordinance Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Approving a Renewal of an Agreement for the Provision of Elevator Plan Review and Inspection Services

Recommendation:
Staff recommends approving a waiver of purchasing policy and authorization to extend an existing agreement with ATIS Elevator Services in accordance with the changes in terms found in Exhibit A "Renewal" (see attached).

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 and 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 initially selected through a formal procurement process to provide the services stated. On January 10, 2022 the Council approved an agreement that allows for three one-year renewals. Staff recommends this agreement be amended to allow for a fourth one-year term. The Consultant has performed its duties in a satisfactory manner and met expectations. These services will be procured again in FY-2026.

Financial Impact:
Applicable service costs are billed to permit applicants.

Core Priorities:
Fiscal Stability - 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.

Public Safety - These services help ensure the safety of elevators in the City.

Attachments:

1. Ordiance,2025-12-15 - ATIS Prof Services Waiver and Renewal
2. Exhibit A - First Amendment to Professional Services Agreement (ATIS)
3. 2026 ATIS Elevator Inspections Renewal 4 - signed

City of Highland Park

Ordinance No. _____

An Ordinance Waiving the Formal Bidding Requirements of the City's Purchasing Manual, Approving an Amendment and Renewal of an Agreement for the Provision of Elevator Inspection Services and Elevator Plan Review Services

WHEREAS, the City identified the need to retain professional services for various elevator inspection and plan review services (collectively, the ***"Services"***);

WHEREAS, On January 10, 2022 the City entered into a professional services agreement with American Testing and Inspection Services, LLC dba ATIS Elevator Inspections LLC, of St. Louis, Missouri (***"Consultant"***), for the provision of the Services (***"Agreement"***); and

WHEREAS, pursuant to Section 2 of the Agreement, the parties may renew the Agreement for no more than three additional times; and

WHEREAS, the City and the Consultant have previously renewed the Agreement three times, through December 31, 2025; and

WHEREAS, the Consultant has satisfactorily performed the Services to date; and

WHEREAS, the City and the Consultant now desire to amend the Agreement to permit the Agreement to be renewed for a fourth renewal term and to renew the Agreement for a fourth term commencing on January 1, 2026 and ending on December 31, 2026 in substantially the form attached to this Ordinance as **Exhibit A** (***"First Amendment"***); and

WHEREAS, pursuant to Section 30.070(A) of "The Highland Park Code of 1968," as amended, and in order to authorize the First Amendment, the City Council has determined that it is appropriate to waive competitive bidding for the Proposed Renewal of 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 First Amendment;

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: WAIVER OF COMPETITIVE BIDDING REQUIREMENTS. The advertising and bidding requirements for the First Amendment are hereby waived in accordance with the Purchasing Manual and the home rule powers of the City.

SECTION THREE: APPROVAL OF FIRST AMENDMENT. The First Amendment is hereby approved in substantially the form attached to this Ordinance as **Exhibit A** (***"First Amendment***).

SECTION FOUR: EXECUTION OF FIRST AMENDMENT. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest the First Amendment upon receipt by the City Clerk of at least one original copy of the First Amendment executed by the Consultant; provided, however, that if an executed copy of the First Amendment is not received by the City Clerk within 30 days after the effective date of this Ordinance, then this authority to execute and attest the First Amendment will, at the option of the City Council, be null and void.

SECTION FIVE: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, by a vote of two-thirds of the City Council, and approval in the manner provided by law.

ADOPTED

AYES:

ABSENT:

ADOPTED:

ORDINANCE NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

First Amendment to the Professional Services Agreement
Between the City of Highland Park and
American Testing and Inspection Services, LLC

THIS IS A FIRST AMENDMENT ("***First Amendment***"), dated as of _____ __, 2025, to a Professional Services Agreement ("***Agreement***") dated as of January 10, 2022, between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (*"**City**"*), and **AMERICAN TESTING AND INSPECTION SERVICES, LLC** dba ATIS Elevator Inspections LLC, a Missouri limited liability company ***("Consultant***").

RECITALS

WHEREAS, pursuant to the Agreement, the City engaged the Consultant to provide elevator inspection services and elevator plan review services ("***Services***"); and

WHEREAS, pursuant to Section 2 of the Agreement, the parties may renew the Agreement for no more than three additional times; and

WHEREAS, the City and the Consultant have previously renewed the Agreement three times; and

WHEREAS, the City and the Consultant now desire to amend the Agreement to permit the Agreement to be renewed for a fourth renewal term, commencing on January 1, 2026 and ending on December 31, 2026; and

NOW, THEREFORE, in consideration of the mutual covenants set forth in this First Amendment, the receipt and sufficiency of which are hereby acknowledged, the City and the Consultant agree as follows:

SECTION ONE: RECITALS. The foregoing recitals are hereby incorporated into, and made a part of, this First Amendment as if fully set forth therein.

SECTION TWO: 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 this First Amendment. If a word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the Agreement.

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Agreement and the text of this First Amendment, the text of this First Amendment controls.

SECTION THREE: AMENDMENTS TO AGREEMENT. The Agreement is hereby amended as follows (deletions are ~~stricken through~~, additions are **bold** and double underlined):

> "SECTION 2. TIME OF PERFORMANCE**.** The Consultant shall perform the Services for the period beginning January 1, 2022 and ending December 31, 2022 ("Term"). The Consultant shall be responsible for the completion of all services

during the Term, notwithstanding any strike or other work stoppage by employees of either the Consultant or of the City.

This agreement may be renewed for no more than ~~three~~ **four** additional and consecutive one-year terms, upon mutual written consent of the City and Consultant. For all Services performed by the Consultant during any renewal term, Consultant shall be paid an amount equal to the agreement amount set forth in Section 3.A of this Agreement, as adjusted by the Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics of the United States Department of Labor for Chicago-Gary-Kenosha, IL-IN-WI, All items (1982-84=100) for the previous year, except as the City and Consultant may otherwise mutually agree."

SECTION FOUR: RENEWAL OF THE AGREEMENT. The City and the Consultant agree to renew the term of the Agreement for one additional term commencing on January 1, 2026 and ending on December 31, 2026.

SECTION FIVE: 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 City; (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 Consultant. The Consultant hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by Consultant; (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 Consultant enforceable in accordance with its terms.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the City and the Consultant have executed this First Amendment as of the date first stated on the first page of this First Amendment.

ATTEST:

By: _____
Ashley Palbitska, Deputy City Clerk

Date: _____

CITY OF HIGHLAND PARK

By: _____
Ghida S. Neukirch

Date: _____

ATTEST:

By: _____

Date: _____

CONSULTANT

By: _____

Date: _____

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 4**

DATE OF ISSUANCE: October 20, 2025

PROJECT: Elevator Inspection Services

CONTRACTOR: ATIS Elevator Inspections LLC

Description: Renewal of the Elevator 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	ATIS Elevator Inspections, LLC **Company name**
_____	Jay Sitzmann _____
City Manager	**Signature**
_____	10/3/2025
Date	**Date**
_____	Jay Sitzmann
Print Name	**Print Name**

Staff Report

Meeting Date: December 15, 2025

Staff Contact:

Department: Community Development Department

Title: A Resolution Approving an Elevator Safety Program Agreement with the Office of the Illinois State Fire Marshal

Recommendation:
Staff recommend the Council authorize the City Manager to execute the attached Agreement with the Office of the State Fire Marshall related to the City's local Elevator Safety Program.

Policy Consideration:
The attached Elevator Safety Program Agreement represents a contract between the Office of the State Fire Marshall (OSFM) and the City (Local Authority). The Agreement permits the City to operate an Elevator Safety Program in conformity with Section 140 of the Elevator Safety Act (225 ILCS 312/140) and the Administrative Rules adopted at 41 Ill. Adm. Code 1000. These agreements become effective on the date they are accepted by the OSFM and remain valid for four years.

This program is implemented by the OSFM, as the Administrator of the Elevator Safety Act, through agreement with municipalities (attached). Absent such an agreement, authority over a local elevator program reverts to the OSFM. Staff recommends that the City enter into this agreement to reauthorize its Local Elevator Safety Program. This program is provided for the safety and convenience of property owners with elevators within the City. The City provides services for this program via a separate contract with a qualified professional services provider for inspections, plan review, and consulting services as recommended in another legislative item on the agenda.

This agreement requires Local Authorities to enforce safety standards, codes and regulations at least as stringent as those adopted in the current version of the Illinois Elevator Safety Rules, 41 Ill. Adm. Code 1000.60 as amended related to the Adoption of Nationally Recognized Safety Codes. Sec. 170.1301 of the City's Code includes reference to the appropriate State Codes and Rules, and the City's local provisions.

Core Priorities:

Public Safety
This program helps ensure life safety for Highland Park.

Attachments:
1. Resolution,2025-12-15 - State Fire Marshal - Elevator Safety Program
2. Exhibit A - Program Agreement - Elevator Safety Program

CITY OF HIGHLAND PARK

RESOLUTION NO. R_____

A RESOLUTION APPROVING AN ELEVATOR SAFETY PROGRAM AGREEMENT WITH THE OFFICE OF THE ILLINOIS STATE FIRE MARSHAL

WHEREAS, pursuant to Section 140 of the Illinois Elevator Safety and Regulation Act, 225 ILCS 312/140, the City may enter into an elevator safety program agreement with the Office of the State Fire Marshal (***"OSFM"***) for the administration of a local elevator safety program (***"Program Agreement"***); and

WHEREAS, the City Council has determined that entering into the Program Agreement with the OSFM will serve and be in the best interests 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 PROGRAM AGREEMENT. The City Council hereby approves the Program Agreement with OSFM, in substantially the form attached to this Resolution as **Exhibit A**.

SECTION THREE: EXECUTION OF AGREEMENT. The Mayor and the City Clerk are hereby authorized and directed to execute, on behalf of the City, the Program Agreement and all necessary documentation related thereto.

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

ADOPTED

AYES:

ADOPTED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

ILLINOIS LOCAL ELEVATOR SAFETY PROGRAM AGREEMENT

This Illinois Local Elevator Safety Program Agreement ("Agreement") is made between the Office of the State Fire Marshal ("OSFM") and the municipality or county ("Local Administrator") as hereinafter identified.

This Agreement constitutes a contract between the OSFM and Local Administrator which permits the Local Administrator to operate a Local Elevator Safety Program ("Program") in conformity with Section 140 of the Elevator Safety Act (225 ILCS 312/140) and the Administrative Rules adopted at 41 Ill. Adm. Code 1000. In that regard, the Local Administrator agrees to the following:

1. This Agreement will become effective on the date it is accepted by the OSFM and shall remain valid for a period of four (4) calendar years thereafter. Prior to the expiration of this Agreement, the Local Administrator shall reapply for approval of its Program by submitting to the OSFM the information detailed in Section 2, below.

2. The Local Administrator shall submit to the OSFM, along with this Agreement executed by an officer of the Local Administrator, the following information, and shall notify the OSFM in writing of any changes to subsections "A" and "B" thereafter during the term of this Agreement:
   A. The name and contact information of the Local Administrator's designated Local Elevator Safety Program manager. It is the responsibility of the Local Administrator to notify the OSFM of any changes to the Local Elevator Safety Program manager's name and contact information.
   B. The name and contact information of any third party inspection company or companies under contract with the Local Administrator, or the name and license number of the inspector(s) employed by the Local Administrator to perform such inspections.
   C. The number and type of conveyances covered by the Program.
   D. The number and type of conveyances NOT covered by the Program, if any. These records shall be maintained by the Local Administrator.

3. The Local Administrator, by signing this Agreement, attests to the OSFM that it will enforce safety standards, codes and regulations at least as stringent as those adopted in the current version of the Illinois Elevator Safety Rules, 41 Ill. Adm. Code 1000.60. The Local Administrator also agrees to amend and enforce its Program, as required by Section 6(I) of this Agreement, to reflect subsequent amendments to the safety standards, codes and regulations adopted by the Illinois Elevator Safety Rules.

4. Should the Local Administrator desire to amend any of the Standards, the Local Administrator must submit to the OSFM, for approval by the Illinois Elevator Safety Review Board ("Board'"), a copy of the amendment and its reason for the change. The Board shall review the amendment and notify the Local Administrator no later than thirty (30) days after the Board meeting at which the variance request is heard of its approval or denial.

5. With respect to ASME A17.3-2005, Safety Code for Existing Elevators and Escalators, upgrades required by Section 35(h) must be completed no later than January 1, 2015. By signing this Agreement, the Local Administrator recognizes that Public Act 97-1048 adjusted the compliance date for upgrade requirements to the restricted opening of hoistway doors or car doors on passenger elevators from January 1, 2015 to January 1, 2014. An

existing conveyance is a conveyance located in a building for which a building permit was issued prior to the effective date of the Administrative Rules which were adopted in conformance with the Elevator Safety and Regulation Act.

6. By signing this Agreement, the Local Administrator agrees to operate its Program in compliance and conformance with the Elevator Safety and Regulation Act and Administrative Rules. Under the Program, the Local Administrator shall:

   A. Issue construction and alteration permits and certificates of operation.
   B. Consider requests to extend the time frame for construction or alteration permits. Such requests shall be granted for an additional twelve (12) months if the request is received by the Local Administrator prior to expiration of the existing permit. Extension requests received by the Local Administrator after the expiration of the existing permit shall be denied, requiring a new application that must be accompanied by payment of the current fee charged by the Local Administrator.
   C. Provide for inspection of elevators, including temporary operation inspections.
   D. Grant exceptions and variances from the literal requirements of applicable State codes, standards and regulations in cases in which such variances would not jeopardize the public safety and welfare. The OSFM shall be notified immediately by mail of any exception or variance granted. The OSFM may object to such exception or variance within seven (7) business days of receipt of the notice. Should the OSFM and Local Administrator not reach agreement on the exception or variance, the matter shall be directed to the Board to hear and decide.
   E. Enforce the applicable provisions of the Elevator Safety Act, and levy fines in accordance with the Municipal Code [65 ILCS 5] or Counties Code [55 ILCS 5].
   F. Maintain for inspection by the OSFM the following documentation and information, all of which shall be maintained for a 2-year period:
      i. All permit applications;
      ii. All permits issued by the Local Administrator;
      iii. All exceptions or variances granted or denied;
      iv. All inspection reports for conveyances subject to the Program, and
      v. Proper records demonstrating the number of Certificates of Operation issued by the Local Administrator.
   G. Ensure that all inspections are performed by personnel properly licensed by the State.
   H. Notify the OSFM of any instances of non-compliance with the Elevator Safety Act and/or Administrative Rules of which it becomes aware.
   I. Amend its Program within ninety (90) days of receipt of notice from the OSFM informing them of changes to any form, document, the Standards and/or rules that affect the Program.
   J. Notify the OSFM at least ninety (90) days in advance of the date the Local Administrator elects to discontinue its Program.
   K. Require all conveyances in its jurisdiction to register and pay the associated fee to the OSFM, and put out-of-service and report to the OSFM the names of the owners of those conveyances that fail to register within thirty (30) days of determination that the conveyance is not registered.

L. To make itself available, upon reasonable notice, to meet with the OSFM or its representatives, to ensure compliance with the Elevator Safety Act and Administrative Rules.

7. In accordance with the Elevator Safety and Regulation Act and the Administrative Rules, with the exception of the registration fees, the fees and procedures for applications, permits, inspection and enforcement under the Local Administrator's Program shall remain the jurisdiction of the Local Administrator, and such procedures shall take precedence over the procedures adopted by the OSFM and Board.

8. Should the OSFM determine that the Program does not meet the requirements of the Elevator Safety and Regulation Act or the Administrative Rules, the OSFM shall notify the Local Administrator of the corrective actions needed to bring the Local Program into compliance. Should the Local Administrator fail to make the corrections, the OSFM may, after allowing time for corrective action, and after a hearing under Section 160 of the Administrative Rules, withdraw approval of the Program.

9. A copy of the Administrative Rules (41 Ill. Admin. Code 1000) is available at: https://www.ilga.gov/commission/jcar/admincode/041/04101000sections.html.

10. The Illinois Local Elevator Safety Program Agreement Signature Page follows on the next page of this document.

ILLINOIS LOCAL ELEVATOR SAFETY PROGRAM AGREEMENT SIGNATURE PAGE

LOCAL ADMINISTRATOR

_____

Name of Local Administrator (Municipality or County):

_____ _____ / _____ / _____

Signature of Local Administrator's Officer: **Date Signed:**

_____

Printed Name of Officer:

APPROVED AS TO FORM ONLY
CORPORATION COUNSEL

_____

Title of Officer:

Officer's Contact Information:

_____ _____

Email Address: **Street Address:**

_____ _____

Phone Number: **City, State, Zip:**

OFFICE OF THE STATE FIRE MARSHAL

Agreement Accepted for OSFM by:

_____ _____ / _____ / _____

Michele Pankow, State Fire Marshal
1035 Stevenson Drive
Springfield, IL 62703
(217) 785-0968

Date Signed/Accepted:

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Archana Mohanchandra, Building Division Manager

Department: Community Development Department

Title: A Resolution Authorizing A Professional Services Agreement for Structural Plan Review and Inspection Services

Recommendation:
Staff recommend adoption of a Resolution authorizing the execution of an agreement with Wildan Engineering for structural plan review and inspection services to supplement City staff services.

Policy Consideration:
Background: The Building Division uses contract plan review and inspection 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. Structural plan review and inspection services are included in this category since there are times when review by qualified structural engineer is needed. The consultant was identified through a formal RFP process in November 2025 to ensure best pricing for quality services provided.

The proposal from Willdan was evaluated and selected to provide these services. Staff recommends approval to allow the Building Division the flexibility to use the services of this firm to address Structural plan review and inspections.

The City's evaluation criteria included:

- Quality of the firm, its approach and understanding of the scope, and readiness.
- Past experience, qualifications of personnel, and quality control.
- References.
- Pricing.

Mr. James Barret, will be the principal contact for the assignment. He has extensive experience in building and safety inspection, code enforcement and plan review. Moreover, Boris Sverdlov, SE, PE is a licensed structural engineer (SE) with extensive experience in managing,

coordinating, structural analysis and design of mid-rise and high-rise buildings in concrete and structural steel. He has over forty years of experience, and, Nick Tsaggaris, SE, PE serves as a plan check engineer for Willdan with over 28 years of experience and will be the Principal Plan Check Engineer. He has experience in large commercial projects with a focus on office buildings, mixed-use buildings and rehabilitation of existing structures.

Price Proposal: $165/hour for plan review and $165 for on demand emergency inspections including travel charge. These rates are more competitive or comparable to the City's current contract for these services.

Financial Impact: Applicable contract plan review and inspection services costs managed by the Building Division are billed to permit applicants.
Term of Agreement: The term of the agreement is from Jan 1st to Dec. 31, 2026 with three additional one-year terms, upon mutual written consent of the City and Consultant.

Core Priorities:
Fiscal Stability - 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.
Public Safety - These services help ensure the safety of elevators in the City.

Attachments:
1. Resolution,2025-12-15 - Agreement with Wildan for Structural Eng Plan Rev and Inspection
2. Agreement2025-12- Structural Plan Rev and Inspections wWilldan Eng - Professional Services v2 Final

CITY OF HIGHLAND PARK

RESOLUTION NO.

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR STRUCTURAL PLAN REVIEW AND INSPECTION SERVICES

WHEREAS, the City sought proposals for the provision of structural plan review and inspection services for commercial and multi-family residential and other construction projects (***"Services"***); and

WHEREAS, the City has determined that the proposal submitted by Willdan Engineering of Chicago, IL ("***Consultant"***), is the most appropriate for the performance of the Services; and

WHEREAS, the City and Willdan Engineering desire to enter into an agreement for the provision of the Services by Willdan Engineering (***"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 said Consultant; and

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, in substantially the form attached to this Resolution as **Exhibit A** (***"Agreement"***).

SECTION THREE: EXECUTION OF AGREEMENT. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest the Agreement upon receipt by the City Clerk of at least one original copy of the Agreement executed by the Consultant; 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 and attest 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.

ADOPTED **[UNANIMOUS]**

AYES:

ABSENT:

ADOPTED:

RESOLUTION NO.

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk

CITY OF HIGHLAND PARK - DEPARTMENT OF COMMUNITY DEVELOPMENT
PROFESSIONAL SERVICES AGREEMENT

This **AGREEMENT** is dated as of the __day of December 2025, and is by and between the **CITY OF HIGHLAND PARK ("City")**, an Illinois home rule municipal corporation, and

WILLDAN
10 Martingale Rd
Suite 400
Schaumburg, IL 60173

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in the Agreement, and pursuant to the City's statutory and home rule powers, the parties agree as follows:

SECTION 1. SCOPE OF SERVICES. The City retains the Consultant to perform, and the Consultant agrees to perform, all necessary services to perform the work identified below ("***Services***"), which Services the Consultant shall provide pursuant to the terms and conditions of this Agreement:

The scope of services are for structural plan review and inspections services, as more fully described in **Attachment A & B** to this Agreement and as follows below. Authority to perform review services will be at the discretion of the Building Division Manager or designee.

Consultant will provide plan review, inspection and code consultant services on an as needed basis, at the City's discretion, depending on the City's workload and needs. Using industry best practices, the Consultant shall provide structural plan review and inspection services to ensure compliance with the City's code, as amended. In this capacity, the Consultant shall review structural plans and conduct field inspections related to structural matters and other matters, and provide detailed reports regarding its findings to the City. All such services shall be provided by a licensed structural engineer or licensed professional engineer, unless otherwise approved by the City in the City's sole discretion.

The Building Division Manager shall be the City's designated representative under this agreement. The Building Division Manager, or their designee, will transmit specific plans for review to Consultant.

The consultant will be expected to provide written comments and findings to be submitted to the Building Division for follow up, as necessary, and maintain accurate and complete plan review reports in a form acceptable to the City. The consultant will provide a high level of customer service to city representatives and customers by working cooperatively to consider alternative means to achieve compliance, when appropriate.

Plan review reports shall be submitted to the Building Division Manager or his designee no later than ten (10) business days from the Consultant's receipt of the plans (i.e. plans, calculations details, topographical, geotechnical and/or other pertinent information) for residential construction projects. See **Attachment A** for additional terms and details regarding scope of services and personnel assigned.

SECTION 2. TIME OF PERFORMANCE. The Consultant shall perform the Services for the period beginning **January 1, 2026** and ending **December 31, 2026 ("Term").** The Consultant shall be responsible for the completion of all services during the Term, notwithstanding any strike or other work stoppage by employees of either the Consultant or of the City.

This agreement may be renewed for no more than three additional and consecutive one-year terms, upon mutual written consent of the City and Consultant. For all Services performed by the Consultant during any renewal term, Consultant shall be paid an amount equal to the agreement amount set forth in Section 3.A of this Agreement, as adjusted by the Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics of the United States Department of Labor for Chicago-Gary-Kenosha, IL-IN-WI, All items (1982-84=100) for the previous year, except as the City and Consultant may otherwise mutually agree.

SECTION 3. COMPENSATION.

A. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed **$ 40,000**_ for the Term, including reimbursable expenses, without the prior express written authorization of the City Manager. The terms for payment to the Consultant shall be as follows:

Payment will be made within 45 days after receipt of an accurate and complete invoice with details and in a form acceptable to the City. Invoices shall be submitted not more often than once every two weeks. Specific billing rates and conditions are set forth in **Attachment B** to this Agreement.

B. Taxes, Benefits, and Royalties. Each payment by the City to the Consultant includes all applicable federal, state, and City 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 4. PERSONNEL; SUBCONTRACTORS.

A. Key Personnel. The Key Personnel identified in **Attachment A** shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Personnel shall not be changed without the City's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Personnel identified in this Agreement. The Consultant shall notify the City as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Personnel. The Consultant shall have no claim for damages and shall not bill the City 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, reassignment, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved in advance by the City in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the City. The City's approval of any subcontractor or subcontract shall 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 shall 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" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall 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 and consistent with commonly accepted professional practices, the Consultant shall immediately upon notice from the City remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the rates and terms contained in this Agreement as a result of any such removal or replacement.

SECTION 5. REPRESENTATIONS OF CONSULTANT. The Consultant represents and certifies that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consultants in performing services of a similar nature in existence at the Time of Performance. The representations and certifications expressed shall be in addition to any other representations and certifications expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the City.

The Consultant further represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the Services in a manner consistent with the standards of professional practice by recognized consultants providing services of a similar nature. All services provided shall be performed by competent, trained, and appropriately-certified personnel. The Consultant shall provide sufficient personnel to complete the Services in a timely manner in accordance with the standards of performance identified in Section 1 of this Agreement:

SECTION 6. INDEMNIFICATION; INSURANCE; LIABILITY.

A. Indemnification. The Consultant proposes and agrees that the Consultant 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 the Consultant's performance of, or failure to perform, the Services or any part thereof, or any failure to meet the representations and certifications set forth in Section 4 of this Agreement.

B. Insurance. The Consultant shall provide, at its sole cost and expense, liability insurance and motor vehicle insurance, each in the aggregate amount of $1,000,000, and worker's compensation insurance, in the amounts required by law, which insurance shall include, without limitation, protection for all activities associated with the Services. The liability insurance shall be for a minimum of $1,000,000 per occurrence for bodily injury and $1,000,000 per occurrence for property damage. The Consultant shall cause the City to be named as an additional insured on the insurance policy described in this Section 5.B. Not later than 10 days after the date of this Agreement, the Consultant shall provide the City with either: (a) a copy of the entire insurance policy; or (b) a Certificate of Insurance along with a letter from the broker issuing the insurance policy to the effect that the Certificate accurately reflects the contents of the insurance policy. The insurance coverages and limits set forth in this Section 5.B shall be deemed to be minimum coverages and limits, and shall not

be construed in any way as a limitation on the Consultant's duty to carry adequate insurance or on the Consultant's liability for losses or damages under this Agreement.

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

SECTION 7. GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed to (1) create the relationship of principal and agent, employer and employee, partners, or joint ventures between the City and Consultant; or (2) to create any relationship between the City and any subcontractor of the Contractor.

B. Conflicts of Interest. The Consultant 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 Consultant or in this Agreement, or has personally received payment or other consideration for this Agreement; (2) as of the date of this Agreement, neither Consultant nor any person employed or associated with Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither Consultant nor any person employed by or associated with Consultant 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. If, at any time, the Consultant becomes aware of or suspects a conflict of interest prohibited pursuant to this Section 6.B or otherwise by law, Consultant shall immediately notify City and fully cooperate with City to investigate the conflict and take remedial action. This provision shall survive the expiration of this Agreement.

C. 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 (1) 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 (2) 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.* If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the City for all loss or damage that the City may suffer, and this Agreement shall, at the City's option, be null and void.

D. Termination. Notwithstanding any other provision hereof, the City may terminate this Agreement at any time upon 15 days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed.

E. 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 the City or Consultant with respect to this Agreement or the Services. Consultant 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 Consultant's, or its subcontractors, performance of, or failure to perform, the Services or any part thereof. Every provision of law required by law to be inserted into this Agreement shall be deemed to be inserted herein.

F. Default. If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution 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 such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the City, then the City shall have the right, without prejudice to any other remedies provided by law or equity, to (1) terminate this Agreement without liability for further payment; or (2) withhold from any payment or 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.

G. Assignment. This Agreement may not be assigned by the City or by the Consultant without the prior written consent of the other party.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be delivered (1) personally, (2) by a reputable overnight courier, or by (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall 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. Notices and communications to the City shall be addressed to, and delivered at, the following address:

City Hall
1707 St. Johns Ave.
Highland Park, Illinois 60035
Attention: City Manager

With a copy to:

Elrod Friedman LLP
325 North Clark St. Second Floor
Chicago, IL 60654
Attention: Steven M. Elrod, Corporation Counsel

And

City of Highland Park
Dept. of Community Development
1150 Half Day Road
Highland Park, Illinois 60035
Attention: Joel J. Fontane, AICP, Director of Community Development

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

WILLDAN
Matt Ziska
10 N. Martingale Rd,
Suite 400
Schaumburg, IL 60173

I. Waiver. Neither the City nor the Consultant shall be under any obligation to exercise any of the rights granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the City's or the Consultant's right to enforce such rights or any other rights.

J. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made or be valid against the City.

K. Provisions Severable. 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 remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

L. Time. Time is of the essence in the performance of all terms and provisions of this Agreement.

M. Calendar Days and Time. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

N. Governing Laws. This Agreement 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.

O. Entire Agreement. This Agreement constitutes the entire agreement between the parties to this Agreement and supersedes all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

P. Waiver. Neither the City nor the Consultant shall be under any obligation to exercise any of the rights granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the City's or the Consultant's right to enforce such rights or any other rights.

Q. 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 shall be in writing.

R. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders and the plural includes the singular and vice versa.

S. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

T. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

U. 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 shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

ATTEST:

By: _____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK

By: _____
Ghida Neukirch, City Manager

ATTEST:

By:_____

Title:_____

CONSULTANT

By: _____

Its: _____

ATTACHMENT A

ADDITIONAL DETAILS REGARDING SCOPE OF SERVICES AND KEY PERSONNEL

City of Highland Park, IL

EXECUTIVE SUMMARY

Since 1964, Willdan Engineering has partnered with municipalities nationwide to deliver building inspection and plan review services that protect public safety, ensure code compliance, and support efficient permit operations. With more than 450 public agency clients and decades of municipal experience, we provide a service model tailored to government environments that is responsive, defensible, and cost-effective.

The City of Highland Park is seeking a dependable structural review and inspection partner that can deliver timely turnaround, clear documentation, and professional communication with both staff and applicants. Willdan's approach emphasizes coordination, accountability, and accessibility. Our licensed personnel are readily available by phone, email, or in person to resolve issues in real time, support staff during field inspections, and maintain transparency — reducing delays and supporting predictable outcomes for the City.





We're Close to Home

Conveniently located at **10 N. Martingale Road, Suite 400, in Schaumburg**, Willdan's Illinois office is strategically positioned to serve the city efficiently, and our dedicated team offers flexible scheduling options to ensure seamless collaboration with the city.

Willdan's dedicated inspection and plan review staff are readily available to begin working in accordance with the City's office hours of **8 AM – 5:00 PM.**

Key Project Personnel

All assigned personnel are experienced, licensed practitioners with direct municipal experience and a proven record enforcing state and local codes on behalf of Illinois jurisdictions. Key personnel include:

- **Matthew Ziska, MPA** – Primary Administrative Contact; Midwest Project Manager for Willdan
- **Boris Sverdlov SE, PE** - Structural Plan Review & Inspection; IL-Licensed Structural Engineer & Professional Engineer
- **Nick Tsaggaris SE** – Structural Plan Review & Inspection; IL-Licensed Structural Engineer
- **Patrick Johnson, PE, CBO** – Principal-in-Charge; Director of Willdan's Building & Safety Division

Together, our team offers an unmatched combination of technical knowledge, practical field experience, and public-sector insight. Our approach is designed to deliver full code compliance, proactive service, and consistent results on every project.

City of Highland Park, IL

QUALIFICATIONS



Matthew Ziska, MPA, is Willdan's Midwest Project Manager and will serve as the City's *Primary Administrative Contact*. A former Community & Economic Development Director for the Village of Mokena, IL (population 20,000), Matt managed a $1.1 million budget across Building, Planning, and Code Enforcement, directed multiple boards and commissions, and regularly advised the Village Board. His background in public policy, code enforcement, and municipal administration uniquely equips him to lead and support the inspection and plan review team.

Name/Title	Professional Licenses/Certifications	Services Provided
Matthew Ziska, MPA ***Primary Administrative Contact*** *17 Years of Public Administration Experience*	▪ MPA, Master of Public Administration, University of Illinois at Chicago ▪ BA, Urban & Regional Planning, University of Illinois at Urbana-Champaign ▪ ICC Certified Commercial Building Inspector ▪ ICC Certified Residential Building Inspector	▪ Site Plan and Building Plan Review ▪ Complaint Investigation and Management of all related proceedings ▪ Policy analysis, code adoptions, and local amendments ▪ Public hearings and presentations



Boris Sverdlov, P.E., S.E. is an Illinois-Licensed Professional Engineer who will continue to serve as a *primary structural inspector and structural plan reviewer*. Having supported the City for the past three years, Boris is highly familiar with local procedures, expectations, and project workflows. He brings an extensive and proven background in managing, coordinating, and performing structural analysis and design for large-scale projects, including mid-rise and high-rise buildings utilizing reinforced concrete and steel structural systems.

Name/Title	Professional Licenses/Certifications	Service Provided
Boris Sverdlov, SE, PE ***Structural Inspector & Plan Check Engineer*** *40 Years of Experience*	▪ Illinois Licensed Professional Engineer ▪ Illinois Licensed Structural Engineer ▪ New Jersey Licensed Professional Engineer ▪ Minnesota Licensed Professional Engineer	Inspection & plan reviews involving: ▪ Structural/Architectural ▪ Mechanical, Electrical, Plumbing ▪ Energy/ green building ▪ Fire Resistance and Separation



Nick Tsaggaris, S.E. is an Illinois-Licensed Structural Engineer and Structural Plans Examiner who will continue serving as one of the City's *primary structural inspectors and plan reviewers*. With three years of direct experience supporting the City, Nick is well-versed in its operations, review standards, and inspection protocols. He brings extensive project management and quality assurance expertise across hospitals, office buildings, industrial facilities, mixed-use developments, and structural rehabilitation projects

Name/Title	Professional Licenses/Certifications	Service Provided
Nicholas Tsaggaris, SE ***Structural Inspector & Plan Check Engineer*** *28 Years of Experience*	▪ Illinois Licensed Structural Engineer ▪ Nevada Licensed Professional /Structural Engineer ▪ New York Licensed Professional/ Structural Engineer ▪ BS Civil Engineering, University of Illinois at Chicago	Inspection & plan reviews involving: ▪ Structural/Architectural ▪ Mechanical, Electrical, ▪ Energy/ green building ▪ Fire Resistance/ Separation

City of Highland Park, IL



David Menden, *AIA* is available to provide *supplemental plan review support* and code interpretations. David is an Illinois-licensed architect with extensive experience designing commercial, residential, mixed-use, and retail developments. Mr. Menden has a proven track record working with health care centers, hospital renovations, and office towers. He possesses in-depth knowledge of building, fire, and life safety codes, ensuring compliance and safety in all his projects.

Name/Title	Professional Licenses/Certifications	Service Provided
David Menden, *AIA* ***Plans Examiner*** *30 years of Architectural Design Experience*	▪ IL Licensed Architect ▪ Association of Licensed Architects Member ▪ Master of Architecture, University of Wisconsin-Milwaukee ▪ Undergraduate Studies, Arizona State University-Tempe	**Plan Review Support:** ▪ Structural/Architectural ▪ Mechanical, Electrical, Plumbing ▪ Energy/ green building ▪ Accessibility Fire Resistance and Separation



Jason Garmoe, CBO, MCP is available to provide *backup inspection support* for the City on an as-needed basis. Jason is among the most credentialed code professionals in the region, holding 27 certifications from the International Code Council (ICC), including the elite Master Code Professional (MCP) and Certified Building Official (CBO) designations. His extensive background in building safety, code enforcement, and field operations ensures dependable, knowledgeable support that upholds the City's high standards for inspection quality.

Name/Title	Professional Licenses/Certifications	Services Provided
Jason Garmoe, CBO, MCP ***Building Inspector & Plans Examiner*** *25 Years of Inspection Experience*	▪ ICC Certified Master Code Professional ▪ ICC Certified Building Official ▪ ICC Certified Electrical Inspector ▪ ICC Certified HVAC Inspector ▪ ICC Certified Plans Examiner ▪ ICC Certified Property Maintenance & Housing Inspector ▪ ICC Certified Accessibility Inspector/Reviewer ▪ ICC Certified Energy Inspector	✓ Conducting rough and final inspections for *all trades and construction types*, including: ✓ Framing, Electric, HVAC, Plumbing inspections, Insulation ✓ Concrete Pre-pour Inspections (slabs, footings, foundations, etc.) ✓ Accessory structure inspections.



Sandie Hastings, CFPE is a Certified Fire Plans Examiner who will be available on an as-needed basis to provide *supplemental plan review support*. If the City requests fire-related review services, Ms. Hastings will work directly with the structural review team to provide technical consultation and ensure full compliance with all adopted fire and building code requirements.

Name/Title	Professional Licenses/Certifications	Service Provided
Sandie Hastings, CFPE ***Senior Fire Plans Examiner*** *40 Years of Fire Experience*	▪ ICC Certified Fire Plans Examiner ▪ ICC Certified Fire Inspector I and II ▪ ICC Certified Residential Fire Sprinklers Plans Examiner ▪ Society of Fire Protection Engineers, Southern California Chapter ▪ Fire Protection Specialist	Fire Alarm and Suppression Review, Flammable & Combustible Liquids, Ducts & Exhaust Systems Materials/ Intumescent Coatings, Assembly Means of Egress, Building Areas, Fire Areas, and Mixed Occupancies

City of Highland Park, IL



Daren Raskin, PE CBO is *Deputy Director of Willdan's Building & Safety Division* and Supervising Plan Check Engineer. Daren is a licensed professional engineer in several states whose expertise encompasses all major building materials, including structural steel, concrete, and masonry, as well as shear walls, concrete braced frames, and rigid diaphragm analysis. Daren's engineering experience includes structural design, analysis, and load calculations.

Name/Title	Professional Licenses/Certifications	Services Provided
Daren Raskin, PE, CBO ***Deputy Director of Building & Safety*** *30 Years of Experience*	▪ Civil Engineer, California No. 57577 ▪ Professional Engineer, Florida No. 57730 ▪ Professional Engineer, Texas No. 143746 ▪ ICC Certified Plans Examiner ▪ ICC Certified Building Official	**Deputy Director of Building & Safety:** Licensed Engineer and Certified Building Official. Performs structural, architectural, mechanical, electrical, energy, green building, accessibility, residential, and commercial reviews.



Patrick Johnson, PE, CBO is *Director of Willdan's Building and Safety Division* and *Principal in Charge*. Mr. Johnson is responsible for overseeing all Building and Safety services company-wide as well as providing structural plan reviews. He holds a Master of Engineering degree, specializing in structures, from California State Polytechnic University. Patrick has served as acting Building Official for several major cities and is a registered engineer with 25 years of construction and engineering experience.

Name/Title	Professional Licenses/Certifications	Service Provided
Patrick Johnson, PE, CBO ***Principal-in-Charge*** *26 Years of Experience*	▪ Civil Engineer, California No. CE67960 ▪ Civil Engineer, Arizona No. 50435 ▪ Professional Engineer, Nevada No. 20699 ▪ ICC Certified Plans Examiner ▪ ICC Certified Building Inspector ▪ ICC Certified Building Official	**Director of Building & Safety:** Licensed Engineer and Certified Building Official. Performs structural, architectural, mechanical, electrical, energy, green building, accessibility, residential, and commercial reviews.

Staff Preparation

All personnel assigned to this contract will be fully equipped to perform the required services without reliance on City resources. Willdan will supply vehicles, professional attire, code books, safety and review equipment, office supplies, business cards, and all other necessary materials. Each plan reviewer will have access to Bluebeam Revu and a dedicated workstation with reliable internet connectivity through Google Chrome (preferred), Edge, or Safari, supported by a static IP address. Direct contact information for assigned personnel will be provided to City staff. All team members will maintain a professional appearance and conduct themselves in a manner consistent with municipal service standards.

Turnaround Times

TYPE OF PROJECT	INITIAL REVIEW	SUBSEQUENT REVIEWS
Residential Plan Review (New construction, Addition, Remodel)	7 business days	3 business days
Commercial Plan Review (New construction, Addition, TI, Remodel)	9 business days	4 business days
Solar Plans	2-3 business days	1-2 business days

ATTACHMENT B

BILLING RATES AND CONDITIONS

2. Provide Hourly rates and hourly pricing for structural inspection and plan review services as the primary service in the agreement, as well as as-needed service charges for accident investigation, plan review, and/or existing repair/alteration inspections. Include pricing for travel charge, if any, separately. Proposers must use format below.

Pricing Table - Hourly

	Hourly Rate for Structural Inspections	Hourly Rate For Plan Review Services	Hourly Rate for On-Demand Emergency Structural Inspections	Hourly Rate Misc. Meetings/ Inspections	Travel Charge Cost per Round Trip to/ from Highland Park
Personnel					
Principal • *Patrick Johnson* • *Daren Raskin*	$165/hr.	$165/hr.	$248/hr.	$165/hr.	$120.00 *(Based on an average of 30 minutes each way)*
Senior Personnel • *Matt Zinks* • *Boris Sverdlov* • *Nicholas Tsaggaris*	$150/hr.	$150/hr.	$225/hr.	$150/hr.	$110.00 *(Based on an average of 30 minutes each way)*
Associate Personnel • *David Menden* • *Jason Garmoe* • *Sandie Hastings*	$135/hr.	$135/hr.	$205/hr.	$135/hr.	$100.00 *(Based on an average of 30 minutes each way)*
Other Pricing, Specialty, Misc. • *Forensic / peer structural reviews* • *Expert witness / appeal support* • *Code update consulting* • *Post-disaster or unsafe-structure evaluations*	$150 - $200/hr.	$150 - $200/hr.	$150 - $200/hr.	$150 - $200/hr.	$115.00 *(Based on an average of 30 minutes each way)*

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Resolution Approving a Plat of Consolidation (932 and 942 Deerfield Road)

Recommendation:
Staff recommend granting a plat of consolidation (in this agenda item) and approving a Planned Development ("***PUD***") for a 4-unit, 3-story attached townhome development at 932-942 Deerfield Rd. (the "***Property***").

This item is related to the PUD item, and the full report and analysis is provided with the PUD agenda item. The Applicant has requested a waiver to Sec. 151.008(B)(7) to not bury utility lines located in the adjacent City right-of-way (Deerfield Rd.). However, the Applicant indicates they will bury onsite utilities below ground.

Policy Consideration:
See the PUD report.

Core Priorities:

Economic Development. Creates jobs, increases property utilization and increases housing supply.

Vibrancy. Creates vibrancy by adding new housing supply and residents.

Attachments:
1. HP - Resolution Approving Plat of Resubdivision (932 and 945 Deerfield Road)
2. Resolution Exhibit A - Final Plat

City of Highland Park

Resolution No. _____

A Resolution Approving a Plat of Consolidation
(932 and 945 Skokie Valley Road)

WHEREAS, Alexander and Zbigniew Malecki (collectively, ***"Owner"***), are the record title owners of those certain parcels of real property commonly known as: (i) 932 Deerfield Road, Highland Park, Illinois, located within the RM1 Medium to High Density District of the City ("***RM1 District***"), consisting of approximately 7,426 square feet, and identified as the eastern 50 feet of Lot 31 of McDaniel's Subdivision on that certain plat titled "Stalwart's Deerfield Road Consolidation" (***"Final Plat"***), with a latest revision date of May 13, 2025, consisting of one sheet and prepared by R E Decker (***"Parcel 1"***); and (ii) 945 Deerfield Road, Highland Park, Illinois, located within the RM1 District, consisting of approximately 7,535 square feet, and identified as the western 50 feet of Lot 31 of McDaniel's Subdivision on the Final Plat (***"Parcel 2,"*** and collectively with Parcel 1, the ***"Property"***); and

WHEREAS, Owner seeks to consolidate the Property into a single lot of record ("***Proposed Resubdivision***"); and

WHEREAS, Owner filed an application with the City for preliminary and final approval of a plat of subdivision for the Proposed Resubdivision pursuant to Section 151.005 of "The Highland Park Code of 1968", as amended ("***City Code***"); and

WHEREAS, on October 21, 2025, the Plan and Design Commission of the City recommended approval of the proposed final plat of subdivision, subject to certain specified conditions; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to approve the Proposed Resubdivision, subject to the terms and conditions set forth in this Resolution;

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 hereby incorporated herein and made a part of this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF FINAL PLAT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Resolution, the Final Plat is hereby approved in the form attached to and, by this reference, made a part of this Resolution as **Exhibit A**.

SECTION THREE: GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Resolution, the City Council hereby approves a variation from Section 151.008(B)(7) of the City Code to waive the requirement to bury the existing utility lines on the portion of the right-of-way along the north boundary line of the Property.

SECTION FOUR: EXECUTION OF PLAT. The Mayor and City Clerk are hereby authorized and directed to execute and seal, on behalf of the City, the Final Plat only after the satisfaction of the following:

A. The Applicant must secure the necessary approvals from all public utility companies, provide easement statements, and locate all existing easements on the Final Plat, prior to its recordation;

B. The Applicant must secure the signatures of the City Engineer and the County Clerk on the Final Plat, prior to its recordation;

C. The Final Plat must include all certificates, signatures, and seals as required by Section 151.005(A)(12) of the City Code;

D. The Final Plat must identify monuments for all corners of the Proposed Lot;

E. The Final Plat must be tied into the state plane coordinate system; and

F. The Applicant must demolish the principal and accessory structures currently located on the Property.

SECTION FIVE: RECORDATION OF PLAT. Upon execution of the Final Plat by the Mayor and the City Clerk, as provided in Section Four of this Resolution, the City Clerk is directed to cause the Final Plat to be recorded in the office of the Lake County Recorder.

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

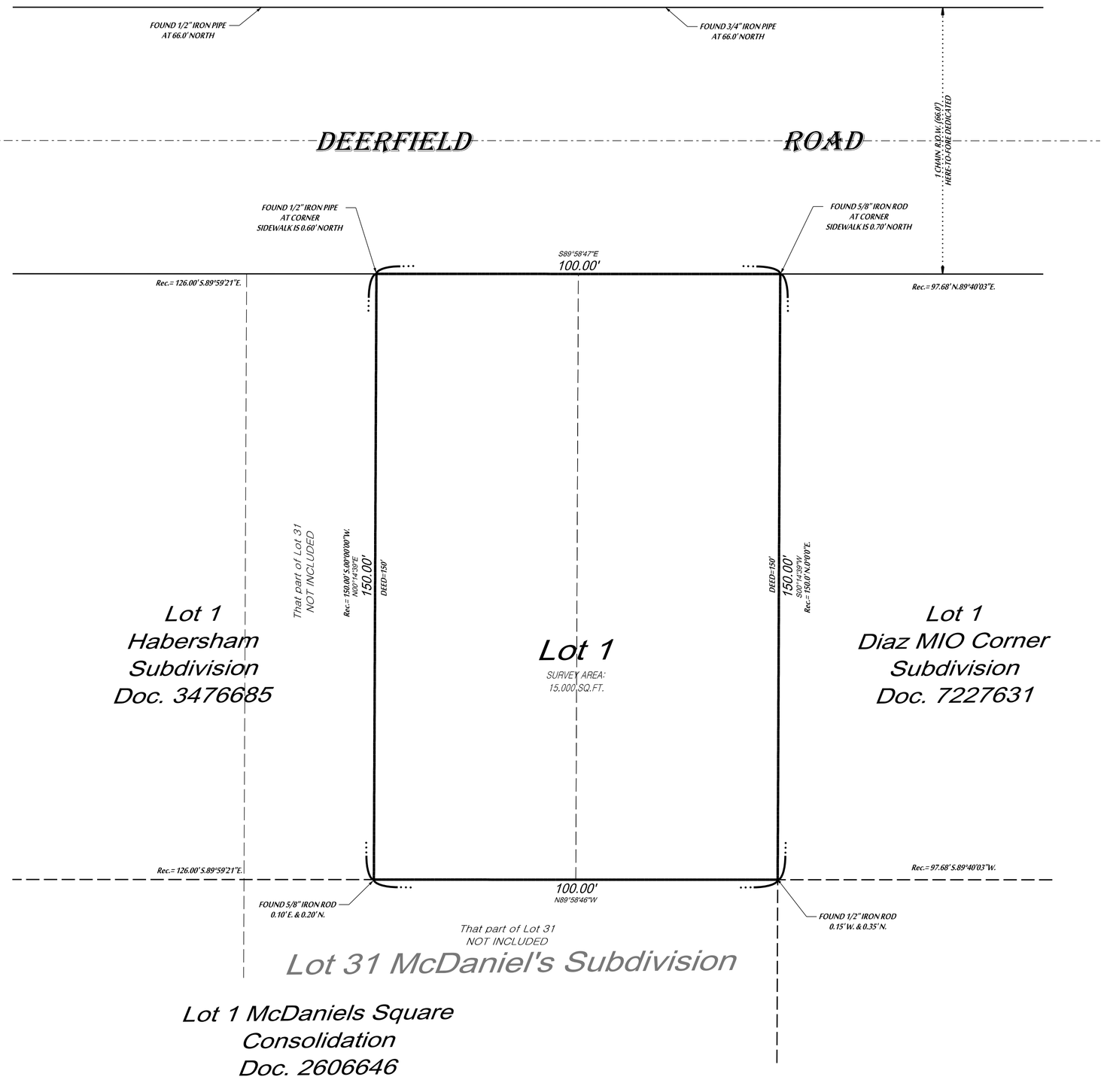
FINAL PLAT

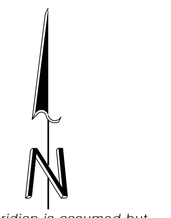
STALWART'S
DEERFIELD ROAD CONSOLIDATION

of

part of Lot 31 in McDaniel's Subdivision in the West Half of the Northeast Quarter of Section 26, Township 43 North, Range 12 East of the Third Principal Meridian, in Lake County, Illinois

Space Reserved for Recorder





Easement Provisions :

Non Exclusive Easements for serving the subdivision and other property with Electric, Communication, Sounds, Signals, Cable Television, Sewers, Water, Natural Gas, Street Lighting and Drainage are hereby granted to the City of Highland Park, Commonwealth Edison, Ameritech Telephone, Northern Illinois Gas and any Cable Television or Internet Company with a franchise agreement with the said municipality , and their respective succesors and/or assigns, jointly and severally over the areas of the property shown within the dotted lines on the plat and marked Easement, for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate the various utility mains, equipment and services over upon, along, under and through the surface said indicated easements, together with the right of access across the property of necessary people and equipment to do any of the above work.

The right is also granted to cut down, trim or remove any trees or other plants on the easements that interfere with the operation of said utility mains, equipment, services and related appurtenances. No permanent buildings shall be placed on said easement but same may be used for landscaping, parking and other purposes that do not then or later interfere with the aforesaid uses or rights.

Owner's Certificate with Notary

State of Illinois)
County of Lake)

This certifies that ALEXANDER MALECKI & ZBIGNIEW W. MALECKI are the owners of the land described in the subject plat, and that they have caused the same to be surveyed and consolidated, as indicated thereon, for the uses and purposes therein set forth, and they do hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated this _____ day of _____, A.D. 2025.

Signed: _____ By: ALEXANDER MALECKI , Owner

Signed: _____ By: ZBIGNIEW W. MALECKI , Owner

State of Illinois)
County of Lake)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that ALEXANDER MALECKI and ZBIGNIEW W. MALECKI are personally know to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 2025.

Signed: _____
Notary Public

Drainage Certificate

State of Illinois)
County of Lake)

The undersigned owner or duly authorized agent hereby certify that to the best of their knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining landowners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, A.D. 2025.

By: _____
Owner

City Council Certificate

State of Illinois)
County of Lake)

Approved by the Mayor and City Council of the City of Highland Park, Lake County, Illinois. Illinois at a meeting held the _____ day of _____, A.D. 2025.

By: _____ Attest: _____
Mayor City Clerk

City Treasurer Certificate

State of Illinois)
County of Lake)

I, _____, Treasurer for the City of Highland Park do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land in the subject plat.

Dated this _____ day of _____, A.D. 2025.

Signed: _____ , CityTreasurer

City Engineer Certificate

State of Illinois)
County of Lake)

I, the undersigned, being the City Engineer of the City of Highland Park, Illinois, hereby certify that the land improvements described in the subject plat and the plans and specifications thereof meet the minimum requirements of said City and have been approved by all public authorities having jurisdiction thereof.

Dated at Highland Park, Lake County, Illinois, this _____ day of _____, A.D. 2025.

By: _____
City Engineer

City Planning and Zoning Certificate

State of Illinois)
County of Lake)

Approved by the Planning and Zoning Boad of Appeals of the City of Highland Park, Lake County, Illinois. Illinois at a meeting held the _____ day of _____, A.D. 2025.

By: _____ Attest: _____
Chairman Secretary

County Clerk Certificate

State of Illinois)
County of Lake)

I, ANTHONY VEGA, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included in the described property. I further certify that I have recieved all statutory fees in connection with the plat.

Given under my hand and seal at Waukegan, Illinois, this _____ day of _____, A.D. 2025.

By: _____
County Clerk

School District Certificate

State of Illinois)
County of Lake)

Pursuant to Section 1.005 of the Plat Act, this document shall serve as the school district statement to as to the best of the owners knowledge, the tract of land described in the attatched Plat lies the following school districts:

Grade District - North Shore School District 112
High School District - Township High School District 113

By: _____, Owner
Alexander Malecki

Surveyor's Certificate

State of Illinois)
County of Lake)

This is to certify that I, Richard G Pavletic, Illinois Professional Land Surveyor, No. 3261, have surveyed and consolidated the following described property:

Parcel 1: The East 50 feet of the North 150 feet of Lot 31 in McDaniels Subdivision of the West half of the Northwest Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1871, in Book A of Plats, page 7, in Lake County, Illinois.

Parcel 2: The West 50 feet of the East 100 feet of the North 150 feet of that part of Lot 31 in McDaniels Subdivision of the West half of the Northwest Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1871, in Book A of Plats, page 7, in Lake County, Illinois.

as shown by the subject plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof.

Upon inspection of FIRM Rate Map Community Panel No.17097C 0291 L with an effective date of October 5, 2023 this consolidation shown hereon lies within a Zone "X" Areas of minimal flooding.

I further certify that this subdivision is within the corporate limits of the City of Highland Park.

Given under my hand and seal at Libertyville, Illinois this _____ day of _____, A.D. 2025.

By: _____
Professional Land Surveyor No. 3261

Prepared for:

Stalwart Development
3100 N. Kenmore Ave. Apt. G
Chicago, IL 60657-3472
Alex Malecki

Order Number: 25-264
Field Work Completed on: 5-2-2024
Date: 5-13-2025

R E DECKER
PROFESSIONAL LAND SURVEYORS PC
114 E. COOK AVENUE
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DECKERSURVEY@GMAIL.COM

PROFESSIONAL DESIGN FIRM
R.E. DECKER, P.C.
184-3086
Libertyville, IL
STATE OF ILLINOIS
expires 4-30-27

Staff Report

Meeting Date: December 15, 2025

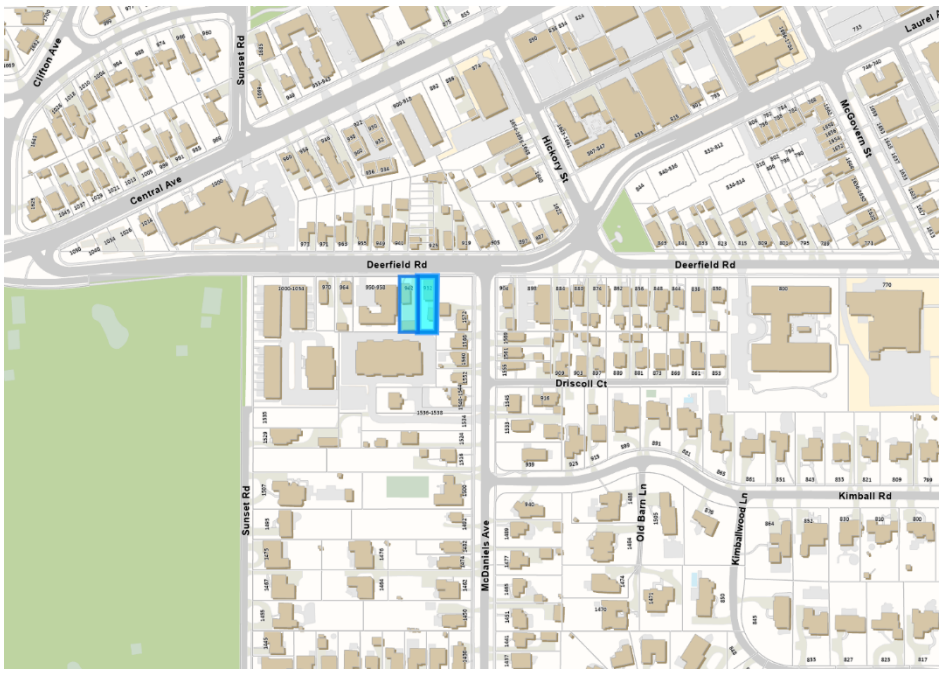
Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: An Ordinance Granting a Special Use Permit for a Planned Development (932 and 942 Deerfield Road)

Recommendation:

Based on Council feedback, staff recommends granting a plat of consolidation (in the prior related agenda item) and approving a Planned Development ("***PUD***") for a 4-unit, 3-story attached townhome development at 932-942 Deerfield Rd. (the "***Property***").



Policy Consideration:

Nov. 10, 2025 City Council Consideration.

At its Nov. 10 meeting, the Council considered a Plan and Design Commission recommendation that was to approve and also included additional commentary and conditions[1] and directed 7-0

for approval documents for the development.

- At the City Council meeting, it was opined that the alternate two rendering should be used for materials and outline on the south facing façade. That exhibit is used in the approval document.
- The Applicant has complied with the Forester's recommendation for the landscaping plan (updated version included in packet) that changes a specific species to Bald Cypress and verifies caliper of 3" at install.

These conditions of approval are included in the following ordinance in Section Five:

- "C. Signage Requirements. The Owner must install signage prohibiting parking in the drive aisle along the western property line of the Property to ensure access for emergency vehicles."
- "D. Final Engineering. The Owner must submit engineering plans for the Proposed Development, which are subject to review and approval by the City Public Works Department."
    1. The conditions require the Applicant to comply with Public Works-Engineering Division and Building Division comments before permit approval.
    2. See **Attachment 5** –Engineering Divisions comments. These are review comments for the **Attachment 2** – Civil Plans.
    3. Building Division grading and drainage comments for **Attachment 2** are as follows:
        - 1) The existing 12" storm sewer main along Deerfield Road appears to be too shallow for the proposed storm sewer designed for the site. The Civil Engineer should verify the depth of the existing main.
        - 2) If the existing 12" storm main invert has the depth for the proposed connection, does the proposed storm sewer have enough cover?
        - 3) An additional storm inlet/catch basin located to the Northeast of the proposed building corner should be considered.
        - 4) Swales shall have at least a 2% minimum grade in the grass areas.

Project Summary & Zoning.
The project summary was included in the Nov. 10 packet. The project by Alex Malecki of Stalwart Development ("Applicant"), is zoned RM1. The development proposes 4 attached three-story townhouse-style units oriented west on the lot; as seen in the Applicant's narrative and exhibits in **Attachments 1** and **Ordinance Exhibits B and D** (plan set and renderings). Each townhome unit has an attached two-car garage and there are two guest parking spaces located at the south of the lot. There is only one entry/exit for vehicular access off Deerfield Road. The Property is currently comprised of two parcels; each with a vacant residential structure set for demolition with issued demolition permits.

Modifications Requested.

- The only zoning relief requested, as stated in the Nov. 10 packet, is that the Applicant has

not provided eight of the eight required evergreen trees.

Commission Consideration.
The Commission recommended approval and had comments and conditions – these was included in the Nov. 10 Council packet and report.

Public Testimony.
There is one new comment included as **Attachment 3**.

Consideration Standards.
Reviewed in the Nov. 10 packet but further stated here.

- Planned Development, Sec. 150.520.
- Special Use Permit, Sec. 150.1404(A).
- Design Review – Chapter 176.
- Subdivision – Chapter 151.

Public Benefit.
No public benefit is required nor provided for this PUD. No zoning relief for bulk or density is requested and this is a smaller PUD than most that are considered by the Commission and City Council.

Inclusionary Housing Review.
No inclusionary review is required for this project as there are only 4 units. Article XXI – the Inclusionary Ordinance, only requires developments of 5 or more units to submit an inclusionary housing plan

Other Staff Comments.

- Public Works — Forestry Unit:
  - Comments have been addressed with updated and final landscaping submission.
- Public Works— Engineering Division:
  - See **Attachment 5**.
- Community Development – Building Division:
  - Comments posted earlier in report.
  - Also, the Building Division reviewed **Attachment 4**, the Applicant's compliance report regarding energy code, as it relates to insulation and windows. The Applicant had previously stated (paraphrasing) that a reason they had not expanded or included larger windows on the north street-facing facade was related to energy code compliance. The Applicant has several options to expand window size on the north facade, including increasing the insulation rating in other components elsewhere in the building or using different windows with increased insulation rating.

[1] The Nov. 10 staff report stated that the Commission considered on Sept. 2 and Sept. 16 but omitted the Oct. 21 consideration, and the Oct. 21 consideration date was the recommendation date. All other information about the Commission's consideration in the Nov. 10 report is correct.

Core Priorities:

Economic Development. Creates a tax base and increases number of households for this site.

Vibrancy. Creates vibrancy by adding new housing supply to a high-traffic corridor.

Attachments:

1. HP Ordinance Approving PUD (932 and 942 Deerfield Road)
2. Ordinance Exhibit A - Legal Description of the Property
3. Ordinance Exhibit B - Site Plan and Elevations
4. Ordinance Exhibit C - Landscape Plan
5. Ordinance Exhibit D - Renderings
6. Ordinance Exhibit E - Materials List
7. Attachment 1 - Project Narrative
8. Attachment 2 - Civil Plans
9. Attachment 3 - Public Comment
10. Attachment 4 - Compliance Doc. for Energy Code
11. Attachment 5 - Public Works Dept. Comments

City of Highland Park

Ordinance No. _____

An Ordinance Granting a Special Use Permit
for a Planned Development
(932 and 942 Deerfield Road)

WHEREAS, Alexander and Zbigniew Malecki (collectively, the "***Owner***"), are the record title owners of those certain parcels of real property commonly known as: (i) 932 Deerfield Road, Highland Park, Illinois, located within the RM1 Medium to High Density District of the City ("***RM1 District***"), consisting of approximately 7,426 square feet, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("***Parcel 1***"); and (ii) 942 Deerfield Road, Highland Park, Illinois, located within the RM1 District, consisting of approximately 7,535 square feet, and legally described in Exhibit A ("***Parcel 2***," and collectively with Parcel 1, the "***Property***"); and

WHEREAS, the Property is currently improved with two single-family residential buildings ("***Existing Buildings***") and accessory structures; and

WHEREAS, the Owner desires to demolish the Existing Buildings and develop one townhouse-style multi-family residential structure on the Property, containing a total of four residential units ("***Proposed Development***"); and

WHEREAS, pursuant to Section 150.505(E) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), the Applicant has voluntarily elected to seek approval of a special use permit for a planned development for the Property; and

WHEREAS, pursuant to Articles IV, V, and XIV of the Zoning Code, the Owner has filed an application with the City for approval of: (i) a special use permit for a planned development for the Property; (ii) certain zoning modifications within the Proposed Development; (iii) a preliminary and final development plan for the proposed planned development of the Property; and (iv) a plat of resubdivision for the Property (collectively, the "***Requested Relief***"); and

WHEREAS, pursuant to Section 150.550 of the Zoning Code, the Applicant has requested that the preliminary and final development plans for the proposed planned development of the Property be reviewed concurrently; and

WHEREAS, a public hearing of the Plan and Design Commission of the City of Highland Park ("***Plan and Design Commission***") to consider approval of the Requested Relief was duly advertised on August 15, 2025, in the Lake County News-Sun newspaper, and held on September 2 and 16, and October 21, 2025; and

WHEREAS, on October 21, 2025, the Plan and Design Commission adopted Findings of Fact (Public Hearing Nos. PUD-2025-00056), recommending to the City Council approval of the Requested Relief for the Property; and

WHEREAS, the City Council has determined that the Requested Relief complies with the required standards for special use permits and planned developments, as set forth in Articles IV, V, and XIV of the Zoning Code; and

WHEREAS, consistent with the Plan and Design Commission recommendation, the City Council has determined that it will serve and be in the best interests of the City and its residents to approve the preliminary and final planned development for the Proposed Development of the Property and to grant the special use permits and zoning modifications for the proposed planned development, all in accordance with, and subject to, the conditions, restrictions, and provisions of 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: APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Five of this Ordinance, the City Council hereby grants a special use permit for a planned development for the Property, in accordance with, and pursuant to, Articles V and XIV of the Zoning Code and the home rule powers of the City.

SECTION THREE: APPROVAL OF A FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Five of this Ordinance, the final development plan for the planned development for the Property, consisting of the following documents (collectively, the "***Final Development Plan***"), is hereby approved:

A. The Site Plans and Elevations, consisting of three sheets and prepared by Vari Architects Ltd., with a latest revision date of February 4, 2025, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit B**.

B. The Landscape Plan, consisting of one sheet and prepared by Tomek Design, with a latest revision date of December 8, 2025, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit C**.

C. The Renderings and updated Option 2, undated and consisting of seven sheets, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit D**.

D. The Materials List, undated and consisting of one sheet, a copy of which is attached to and, by this reference, made part of this Ordinance as **Exhibit E**.

SECTION FOUR: APPROVAL OF ZONING MODIFICATIONS WITHIN A PLANNED DEVELOPMENT: Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Five of this Ordinance, the Applicant's requests for a modification from Section 150.2230 of the Zoning Code to decrease the minimum required evergreen trees on the Property, from eight to zero, in conjunction with a special use permit for a planned development on the Property are hereby granted for, and with respect to, the Proposed Development, in accordance with and pursuant to Section 150.510 of the Zoning Code and the home rule powers of the City.

SECTION FIVE: 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 Applicant may have, the approvals granted in Sections Two, Three, Four, and Five of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and

maintenance of the Property in compliance with each and all of the following conditions:

A. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement; provided, however, that the City will waive enforcement of the 2018 SUP Ordinance for so long as the Applicant remains in compliance with each and every provision of this Ordinance.

2. Compliance with Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Final Development Plan, except: (a) for minor changes and site work approved by the Director of Community Development and the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards; and (b) for administrative approvals granted with respect to exterior design features of the Proposed Development, in accordance with Section 176.045(B)(2) of the City Code.

B. Lighting Requirements. No light fixture installed on the Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

C. Signage Requirements. The Owner must install signage prohibiting parking in the drive aisle along the western property line of the Property to ensure access for emergency vehicles.

D. Final Engineering. The Owner must submit engineering plans for the Proposed Development, which are subject to review and approval by the City Public Works Department.

E. 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, consideration, and review 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 by in connection with the aforesaid matters.

SECTION SIX: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded in the Office of the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property and inure to the benefit of, and be binding upon, the Owner, the Applicant, and their respective heirs, personal representatives, successors, and assigns.

SECTION SEVEN: 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, in addition to all other remedies available to the City, the approvals granted in Sections Two, Three, Four, and Five of this Ordinance will, 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 in Sections Two, Three, and Four 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 such revocation, the City Manager and Corporation Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION EIGHT: AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of special use permits.

SECTION NINE: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council by a majority vote in the manner required by law;

2. Publication in pamphlet form in the manner required by law;

3. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of Lake County;

4. Passage and approval of a resolution by a majority of the members of the City Council, in the manner provided by law, authorizing the execution of the Development Agreement; and

5. Execution by the Applicant of the Development Agreement, and delivery to the City of the executed Development Agreement, within 30 days after the passage of this Ordinance.

B. In the event that the Owner or the Applicant does not deliver fully executed copies of the Development Agreement within 30 days after the date of final passage of this Ordinance by the City Council, as required by Section 9.A.5 of this Ordinance, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURES ON FOLLOWING PAGE]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk

EXHIBIT A

Legal Description of the Property

The property commonly known as 932 Deerfield Road and 942 Deerfield Road is legally defined as follows:

Parcel 1: The East 50 feet of the North 150 feet of Lot 31 in McDaniels Subdivision of the West half of the Northwest Quat1er of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1871, in Book A of Plats, page 7, in Lake County, Illinois.

Parcel 2· The West 50 feet of the East 100 feet of the North 150 feet of that part of Lot 31 in McDaniels Subdivision of the West half of the Not1hwest Quat1er of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1871, in Book A of Plats, page 7, in Lake County, Illinois.

P.I.N: 16-26-101-011 and P.I.N: 16-26-101-012

EXHIBIT B

Site Plan and Elevations

CITY OF HIGHLAND PARK DESIGN CODES:
2018 INTERNATIONAL RESIDENTIAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2021 ILLINOIS ENERGY CONSERVATION CODE
2018 ILLINOIS ACCESSIBILITY CODE
2018 INTERNATIONAL BUILDING CODE
CITY OF HIGHLAND PARK AMENDMENTS
CITY OF HIGHLAND PARK ZONING ORDINANCE

ALL WORK IS TO COMPLY WITH LISTED ABOVE CODES.

ZONING CODE COMPLIANCE:	
ZONING DISTRICT:	RM1
ZONING USE:	MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT
MIN. AVERAGE WIDTH:	50'-0"
ACTUAL WIDTH:	100'-0"
MIN. LOT AREA:	11,616.00 S.F.
ACTUAL LOT AREA:	15,000.00 S.F.
MIN. LOT AREA PER UNIT:	2,904.00 S.F.
ACTUAL LOT AREA PER UNIT:	3,750.00 S.F.
MIN. FRONT YARD:	25'-0"
ACTUAL FRONT YARD:	25'-0"
MIN. REAR YARD:	25'-0"
ACTUAL REAR YARD:	25'-0"
MIN. SIDE YARD:	16'-0"
ACTUAL SIDE YARD (EAST):	16'-0"
ACTUAL SIDE YARD (WEST):	40'-11"
MAX. STRUCTURE HEIGHT:	35'-0"
ACTUAL STRUCTURE HEIGHT:	34'-8"
MAX. LOT COVERAGE:	4,995.00 S.F. - 33.30%
ACTUAL LOT COVERAGE:	4,470.00 S.F. - 29.80%
REQ'D PARKING SPACES PER UNIT:	2.00 SPACES
ACTUAL PARKING SPACES PER UNIT:	2.00 SPACES
REQ'D GUEST PARKING SPACES:	2.00 SPACES
ACTUAL GUEST PARKING SPACES:	2.00 SPACES

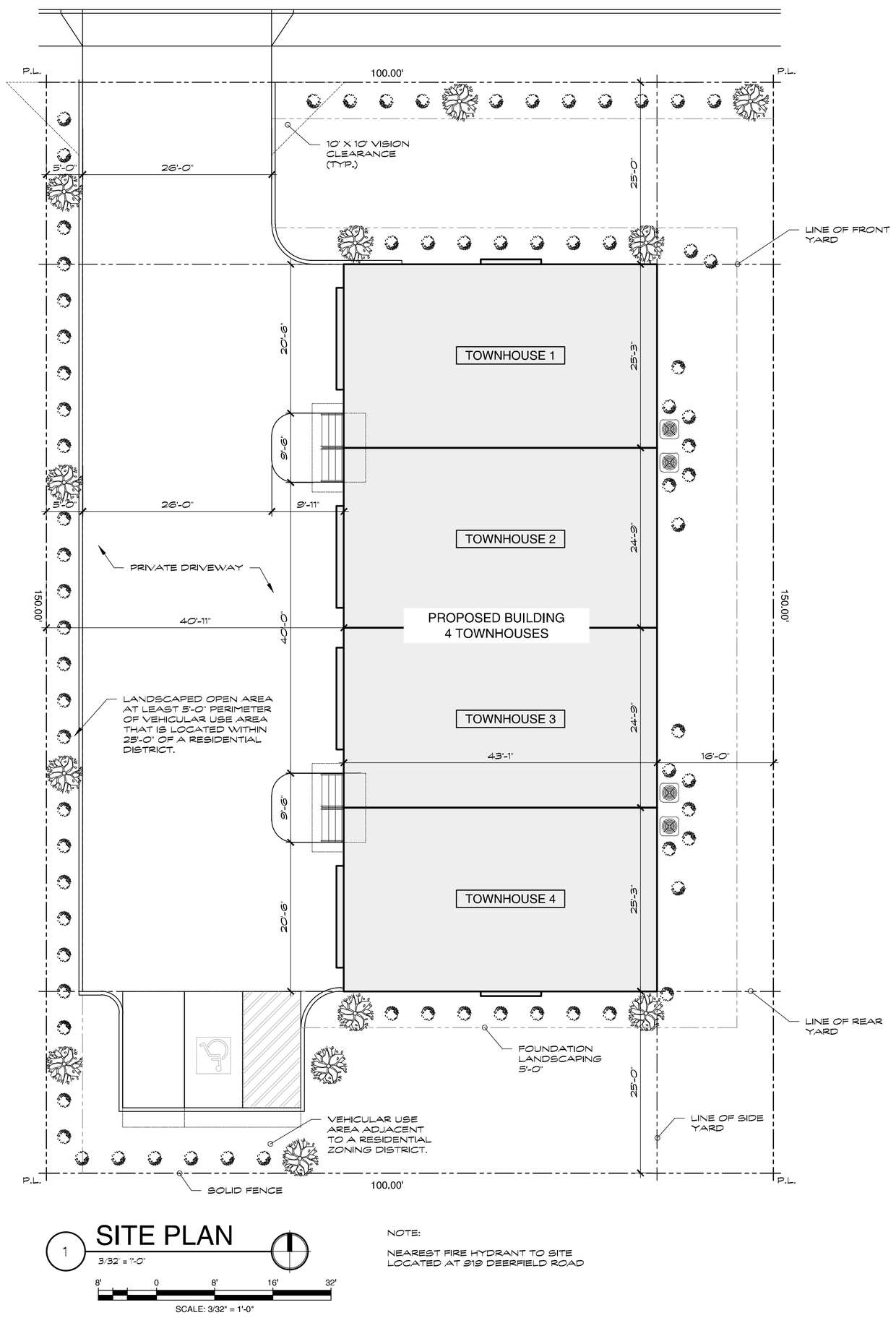
EACH TOWNHOUSE TO BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM NFPA 13D

2021 IECC COMPLIANCE PATH:

1. BUILDING THERMAL ENVELOPE: PRESCRIPTIVE COMPLIANCE OPTION AS SHOWN ON SUMMARY BELOW.
2. REQUIRED ENERGY TESTING:
   - 2.1. THE BUILDING SHALL HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3.0 AIR CHANGES PER HOUR.
   - 2.2. DUCTS SERVING HEATING AND/OR COOLING SYSTEMS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE RATE. THE AIR LEAKAGE RATE FOR DUCTS ENTIRELY WITHIN THE THERMAL ENVELOPE SHALL NOT EXCEED 8.0 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
3. ADDITIONAL EFFICIENCY PACKAGE OPTION:
   - 3.1. MORE EFFICIENT DUCT THERMAL DISTRIBUTION SYSTEM OPTION: 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE.

SUMMARY FOR INSULATION & FENESTRATION PRESCRIPTIVE COMPLIANCE 2021 ILLINOIS ENERGY CONSERVATION CODE	
RESIDENTIAL	
VALUES	COMPONENT
R-49 CAVITY (MIN.)	ROOF (UNCOMPRESSED INSULATION OVER TOP PLATE)
R-30 CONT. INSULATION (MIN.)	EXTERIOR WALL ABOVE GRADE (WOOD FRAMED WALL)
R-30 CAVITY (MIN.)	FLOOR (WOOD FRAME FLOOR ASSEMBLY)
R-10 CONT. (MIN.)	SLAB ON GRADE FLOOR (4'-0" DEPTH)
0.30 U-VALUE (MAX.)	FENESTRATION FOR GLAZING
0.40 SHGC	GLAZED FENESTRATION SHGC

DEERFIELD ROAD



1 SITE PLAN
3/32" = 1'-0"

8' 0 8' 16' 32'
SCALE: 3/32" = 1'-0"

NOTE:

NEAREST FIRE HYDRANT TO SITE LOCATED AT 919 DEERFIELD ROAD

GENERAL & BUILDING NOTES

1. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL INSPECT THE CONSTRUCTION SITE IN ITS ENTIRETY AND NOTE ALL SITE RESTRICTIONS AND CONDITIONS.
2. GENERAL CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ORDERING, FABRICATING, OR COMMENCING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS, VERIFY DIMENSIONING. ALL WORK TO BE PERFORMED PER DESIGN CODES AS LISTED ON SHEET T1.
4. ALL EXIT DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.
5. ALL GYPSUM BOARD SHALL BE MIN. ⅝" THICK.
6. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD RATING INDEX OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450
7. COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 3" FROM RECESSED LUMINARIES, FAN MOTORS AND OTHER HEAT-PRODUCING EQUIPMENT; RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE MUST BE IC RATED
8. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION MUST BE PROVIDED WITH SAFETY GLAZING MEETING APPROPRIATE STANDARD.
9. EXCEPT FOR CAST IRON AND GALVANIZED STEEL PIPING, PIPING CONCEALED WITHIN LIGHT-FRAMED CONSTRUCTION ASSEMBLIES AND LESS THAN 1 ½" FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, SHALL BE PROTECTED AGAINST PENETRATION BY FASTENERS BY THE USE OF MIN. 18 GA. SHIELD PLATES
10. FIREBLOCKING SHALL BE PROVIDED
    - 7.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS
      - 7.2.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      - 7.2.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
    - 7.3. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS AND COVE CEILINGS
    - 7.4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
    - 7.5. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
8. ALL APPLIANCES & EQUIPMENT TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE DURING INSPECTION

ENERGY CONSERVATION NOTES

1. ALL WORK TO COMPLY WITH 2021 ILLINOIS ENERGY CONSERVATION CODE.
2. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
3. ALL RECESSED LUMINARIES WITHIN BUILDING THERMAL ENVELOP SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
4. ALL EXPOSED BUILDING CAVITIES DURING CONSTRUCTION MUST BE FULLY FILLED WITH INSULATION OR TO THE LEVEL REQUIRED BY THE ENERGY CODE FOR THE SPECIFIC COMPONENT.
5. IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING OR INSULATION THAT ON INSULATION, READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
6. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
7. THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB.
8. AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES, ALTERNATIVELY, AIR SEALED BOXES SHALL BE INSTALLED

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

- GROUND SNOW LOAD: 30 PSF
- WIND SPEED: 90 MPH, EXPOSURE B
- SEISMIC DESIGN CATEGORY: A
- CONCRETE WEATHERING: SEVERE
- FROST LINE DEPTH: 42"
- TERMITE INFESTATION: SLIGHT TO MODERATE
- WINTER DESIGN TEMPERATURE: 4°F
- ICE BARRIER UNDERLAYMENT REQUIRED: YES
- FLOOD HAZARDS: OUTSIDE OF FLOODPLAIN / FLOODWAY

DESIGN LIVE LOADS

- UNINHABITABLE ATTICS WITHOUT STORAGE: 10 PSF
- SLEEPING ROOMS: 40 PSF
- ROOMS OTHER THAN SLEEPING ROOMS: 40 PSF
- STAIRS: 40 PSF
- HANDRAILS & GUARDS: 50 PLF

Sheet List Table	
Sheet Number	Sheet Title
T	SITE PLAN, CODE COMPLIANCE & NOTES
A1	1ST FLOOR PLAN, SCHEDULES & NOTES
A2	2ND FLOOR PLAN, DOOR SCHEDULE & NOTES
A3	3RD FLOOR & ROOF PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	BULDING & WALL SECTIONS
S1	FOUNDATION PLAN
S2	2ND & 3RD FLOOR FRAMING PLANS
S3	ROOF FRAMING PLANS
S4	1ST & 2ND FLOOR BRACED WALL PLANS
S5	3RD FLOOR BRACED WALL PLAN, SCHEDULE, DETAIL & NOTES
M1	1ST & 2ND FLOOR MECHANICAL PLANS, SCHEDULES & NOTES
M2	3RD FLOOR MECHANICAL PLAN, SCHEDULE & NOTES
E1	1ST & 2ND FLOOR ELECTRICAL PLANS, SERVICE & NOTES
E2	3RD FLOOR ELECTRICAL PLAN, TYPICAL PANEL & NOTES
P	SUPPLY & DRAINAGE DIAGRAMS, WATER SERVICE & NOTES

LICENSED ARCHITECT RONALD A. VARI 1-9030 STATE OF ILLINOIS

THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, CONFORM TO THE APPLICABLE CODES OF HIGHLAND PARK, ILLINOIS.

ARCHITECT IL LICENSE # 1-9030 EXPIRES NOVEMBER 30, 2026

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Design Firm Registration #184-005041

LICENSED ARCHITECT RONALD A. VARI 1-9030 STATE OF ILLINOIS

vari architects ltd
924 north racine avenue
chicago, illinois 60642
312.829.4788

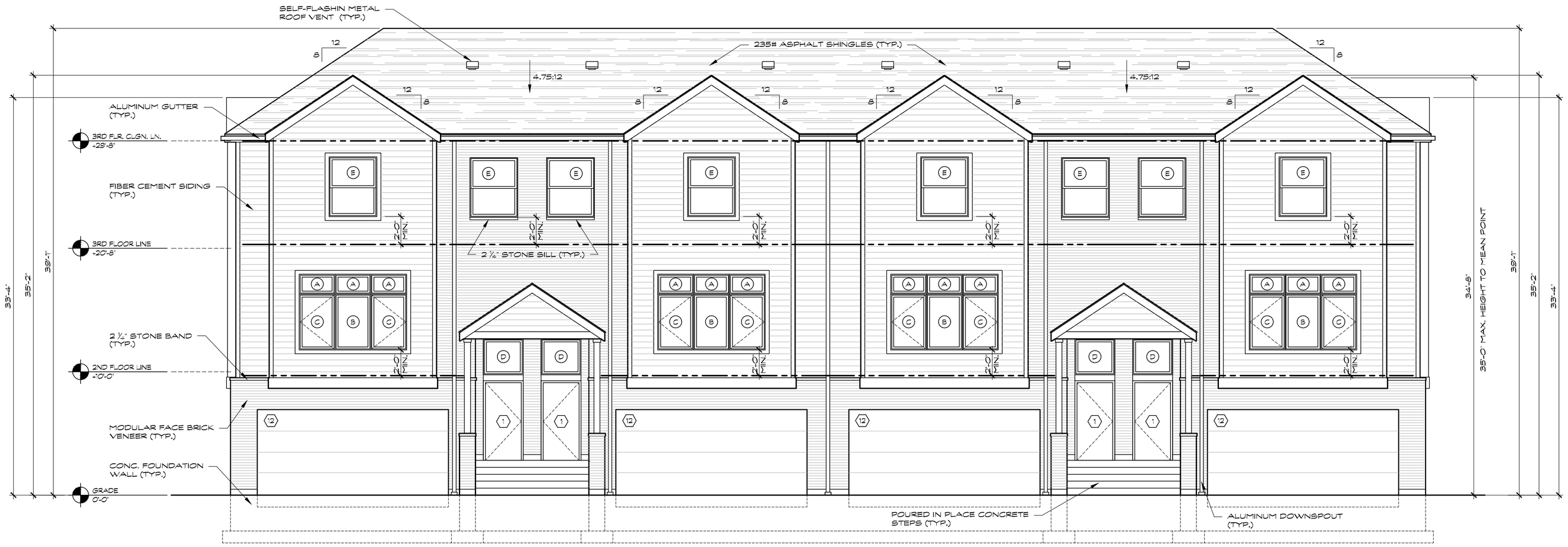
4 TOWNHOUSES
932 - 942 DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

REVISIONS

DATE:	2/4/2025
DRAWN BY:	AD
CHECKED BY:	JV
SCALE:	AS NOTED

SITE PLAN, CODE COMPLIANCE & NOTES

T



1 FRONT ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

SCALE: 3/16" = 1'-0"



2 REAR ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

SCALE: 3/16" = 1'-0"

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4 TOWNHOUSES

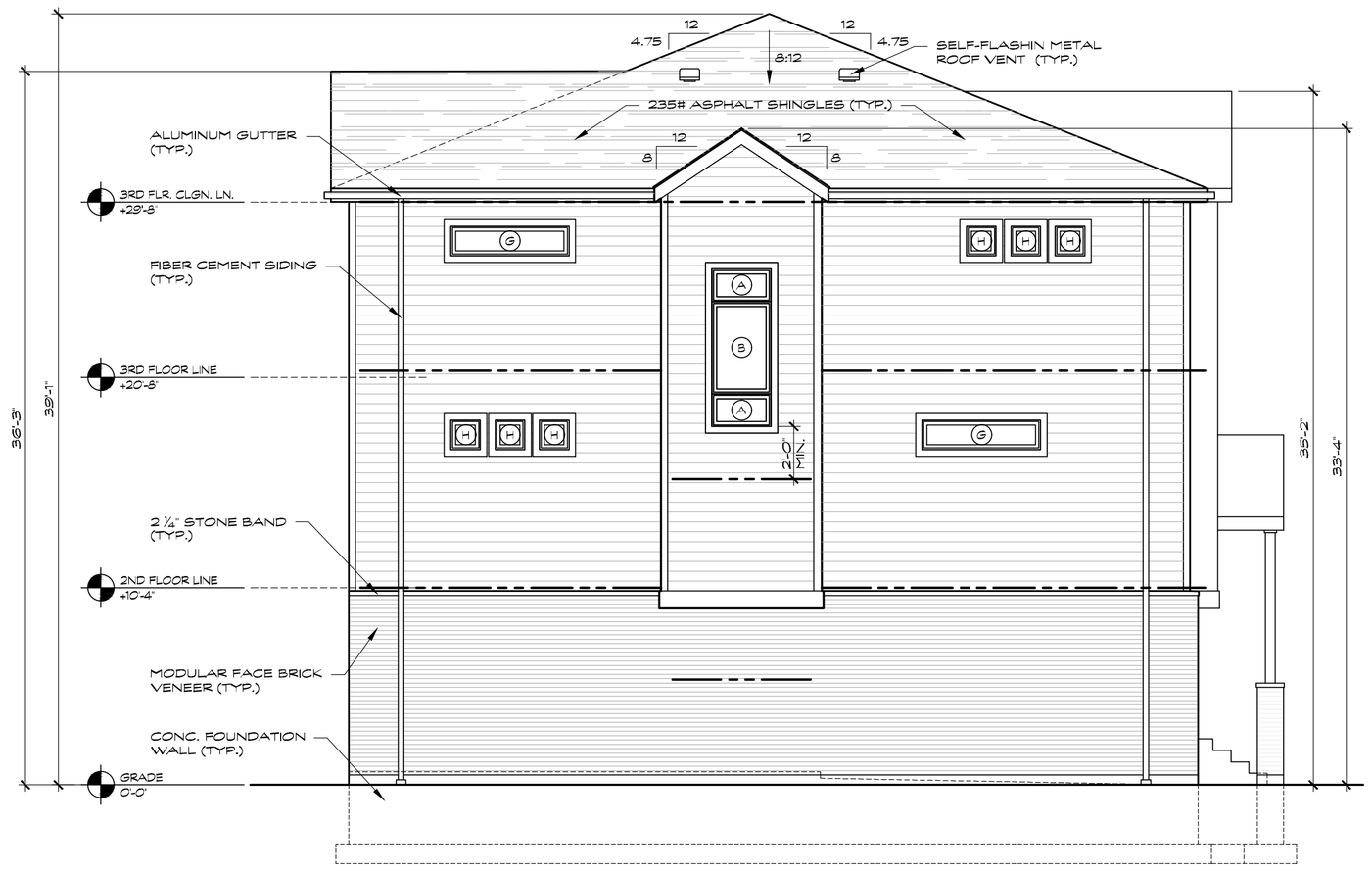
932 - 942 DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

REVISIONS		

DATE:	2/4/2025
DRAWN BY:	AD
CHECKED BY:	JV
SCALE:	AS NOTED

EXTERIOR ELEVATIONS

A4

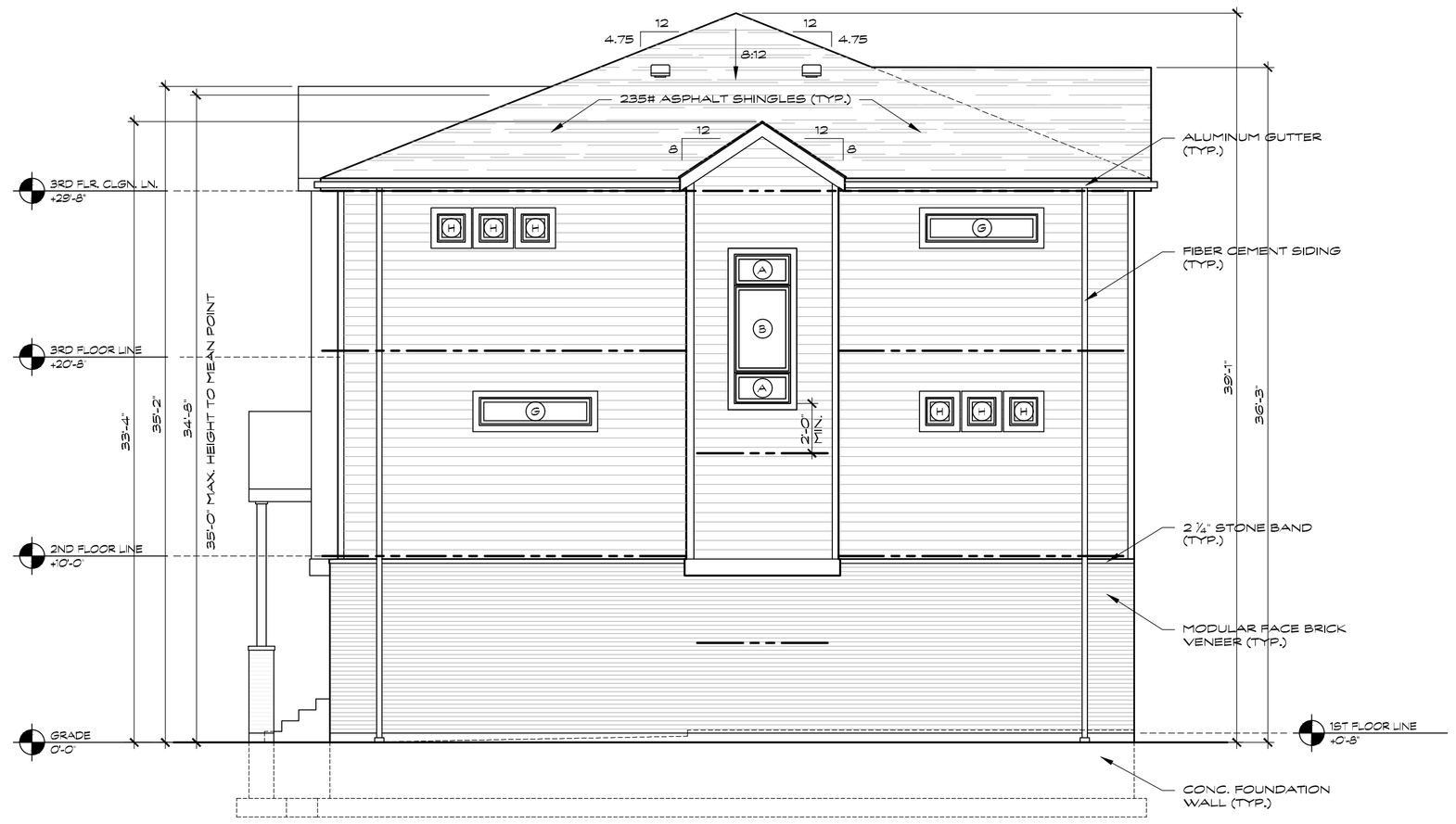


2 LEFT ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

SCALE: 3/16" = 1'-0"

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Design Firm Registration #184-005041

LICENSED ARCHITECT
RONALD A. VARI
1-9030
STATE OF ILLINOIS

vari architects ltd
824 north racine avenue
chicago, illinois 60642
312.829.4788

4 TOWNHOUSES

932 - 942 DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

REVISIONS

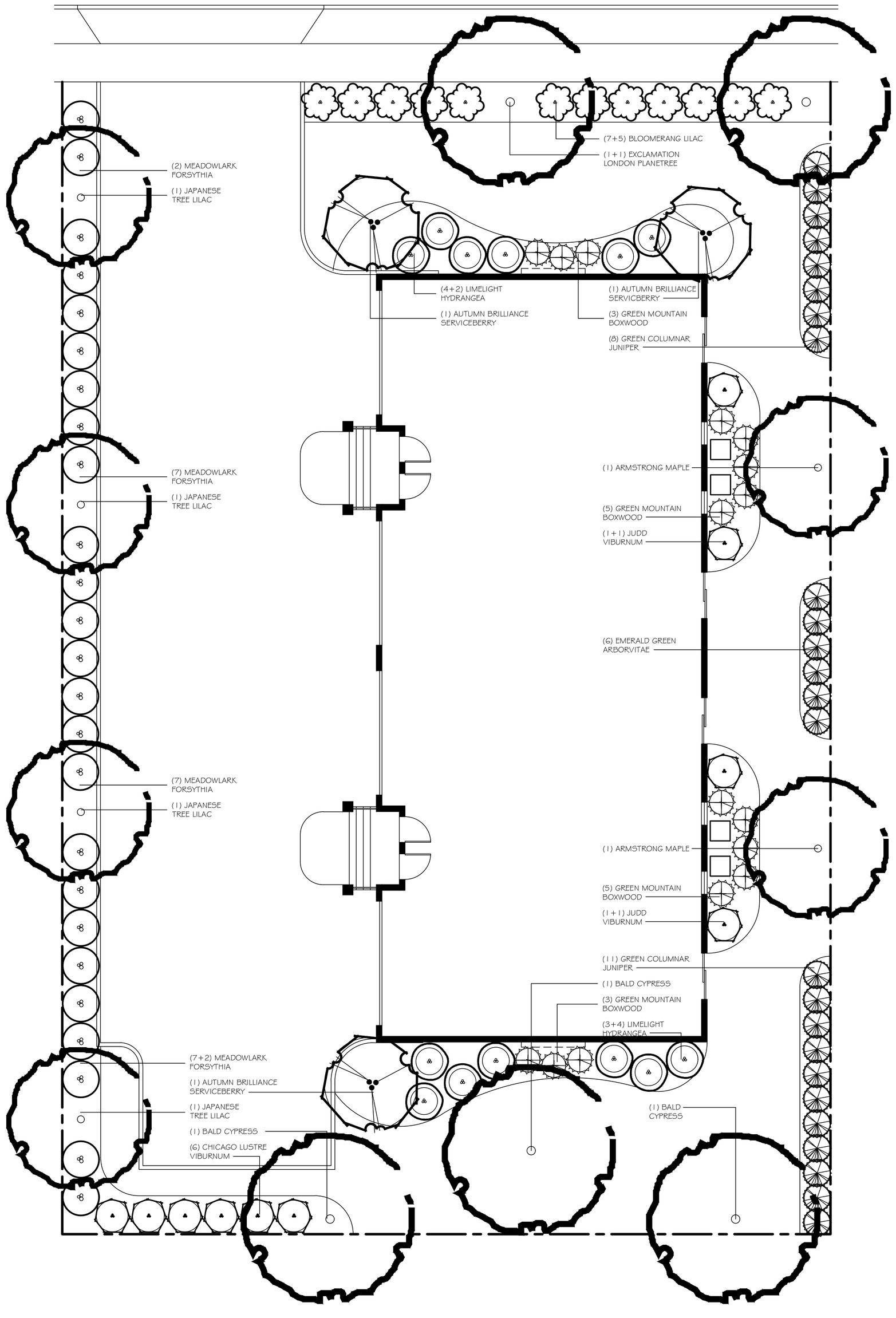
DATE:	2/4/2025
DRAWN BY:	AD
CHECKED BY:	JV
SCALE:	AS NOTED

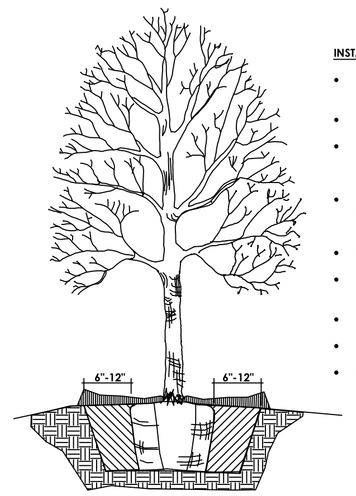
EXTERIOR ELEVATIONS

A5

EXHIBIT C

Landscape Plan

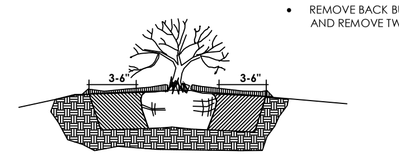




INSTALLATION NOTES:

- REMOVE BACK BURLAP FROM THE TOP OF THE BALL AND REMOVE THE TWINE
- BEND TOP OF METAL BASKET DOWN
- EXPOSE ROOT FLAIR AND MAKE SURE THE BOTTOM OF THE ROOT FLAIR IS ABOVE THE SURROUNDING GRADE
- REMOVE 'V' CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING / RUBBING BRANCHES
- PRUNE PLANTS AFTER PLANTING (IF NEEDED)
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED
- AMENDED SOIL TO BE USED AS BACKFILL
- 3" DEEP MULCH
- REMOVE BACK BURLAP FROM TOP OF BALL AND REMOVE TWINE

DECIDUOUS / ORNAMENTAL TREE PLANTING DETAIL



INSTALLATION NOTES:

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- EXPOSE ROOT FLAIR AND MAKE SURE THE BOTTOM OF THE ROOT FLAIR IS ABOVE THE SURROUNDING GRADE
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- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED
- AMENDED SOIL TO BE USED AS BACKFILL
- 3" DEEP MULCH
- REMOVE BACK BURLAP FROM TOP OF BALL AND REMOVE TWINE

DECIDUOUS / EVERGREEN SHRUB PLANTING DETAIL

PLANT SCHEDULE

DECIDUOUS TREES				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Bald Cypress	*Taxodium distichum*	B&B	3"	3
Exclamation London Planetree	*Platanus x acerifolia 'Morton Circle'*	B&B	3"	2
ORNAMENTAL TREES				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Autumn Brilliance Serviceberry	*Amelanchier x grandiflora 'Autumn Brilliance'*	B&B	8'	3
Armstrong Maple	*Acer rubrum 'Armstrong'*	B&B	3"	2
Japanese Tree Lilac	*Syringa reticulata subsp. reticulata*	B&B	3"	4
DECIDUOUS SHRUBS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Limelight Hydrangea	*Hydrangea paniculata 'Limelight'*	B&B	5'	13
Meadowlark Forsythia	*Forsythia x 'Meadowlark'*	B&B	36"	25
Chicago Lustre Viburnum	*Viburnum dentatum 'Synnestvedt'*	B&B	36"	6
Judd Viburnum	*Viburnum x juddii*	B&B	30"	4
Bloomerang Lilac	*Syringa x 'Bloomerang'*	B&B	24"	12
EVERGREEN SHRUBS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Green Mountain Boxwood	*Buxus x 'Green Mountain'*	B&B	24"	16
Green Columnar Juniper	*Juniperus chinensis 'Hetzs Columnaris'*	B&B	8'	19
Emerald Green Arborvitae	*Thuja occidentalis 'Emerald Green'*	B&B	8'	6

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

Landscape Development Plan

HIGHLAND PARK TOWNHOMES

932-942 Deerfield Road
Highland Park, Illinois

sheet:

date: 10 JULY 2025

project no.:

drawn: TM

checked: TM

scale: 1/8" = 1'-0"

north:

revisions:

3 | 10/31/25
4 | 12/8/25
1 | 7/30/25
2 | 7/31/25

TOMEK DESIGN
landscape architectural design

EXHIBIT D

Renderings













Option 2

EXHIBIT E

Materials List





Illinois Brick White,
Grey and black Brick

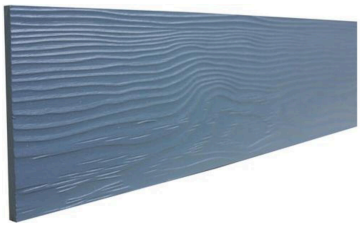
Matte Black Metal
Door, railings, Garage

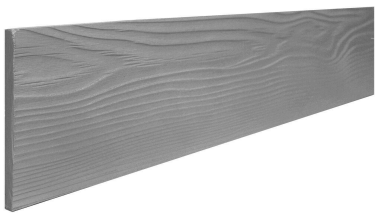
White Metal
Facia











Atlas Pinnacle Sun Cool Surf
Asphalt Shingle

Sherwin Williams Biscayne Blue Prefinished
Fiber Cement Siding and dover gray

Property under consideration by Stalwart Development located at 932-942 Deerfield Rd.
Materials are subject to availability and if changed then it will be approved by architect.

Stalwart Development is glad to propose a new 4 townhouse development. The development will replace 2 existing, run down old buildings. The project is thoroughly designed to enhance the beauty of the community. This stunning new building will provide a wonderful living environment to 4 new occupants. Our goal is to deliver this modern, high end building while following all codes, design standards, and zoning regulations.

We are combining two lots that are adjacent to each other. The properties are 932 and 942 Deerfield Rd. The current buildings there are over 100 years old. These old and run down buildings will be demolished. The lots will be combined to build 4 townhouses that are approximately 3000 sq ft each across the width of the lot. The townhouses will be 3 bedrooms and 3.5 baths. We plan to build on them as soon as possible. These units are planned to be for sale. The townhouses will be 3 stories tall. There will be a common driveway leading to each independent garage per townhome. There will be additional common parking in the front. The building will be similar to 898 Deerfield Rd. This will provide young families with room to grow and raise their children in a warm environment. Or alternatively, provide an elderly couple with a comfortable, low maintenance place to settle and live out their retirement.

We believe that through this project we will accomplish providing several things. We will enhance the appeal of the community through new design and updated construction. We will provide more housing than what is there currently. The space will have higher utilization while not impeding traffic or neighborhood flows.

We kindly welcome all feedback, comments and concerns. We are excited to help the community grow. We look forward to working collaboratively with the Plan & Design Commission, Building Division and Planning Division.

Cordially,
Alex
847 877 9740

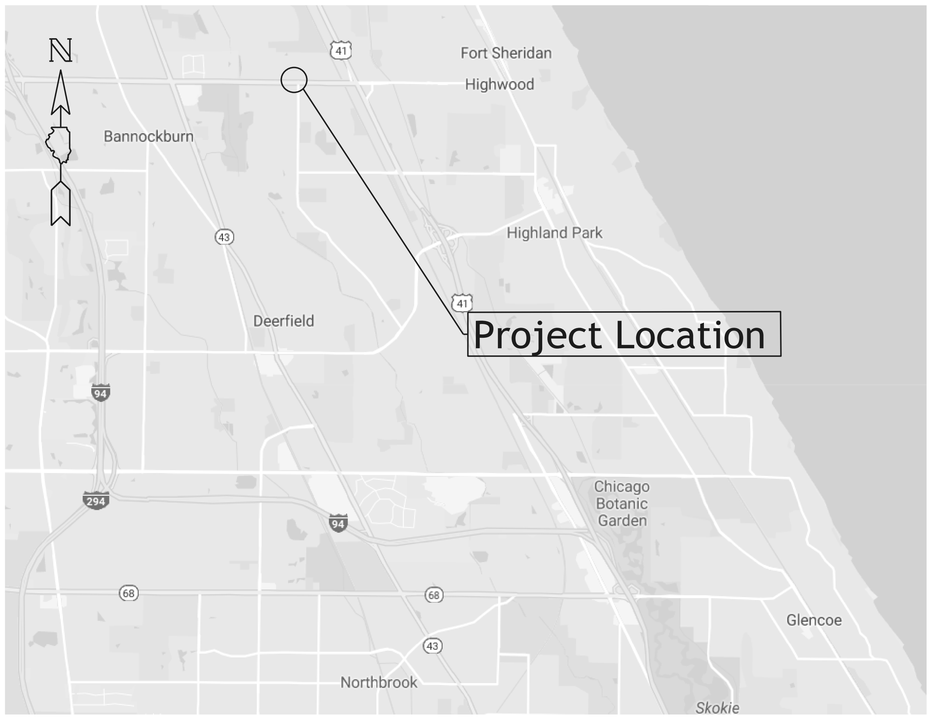
Proposed Improvement

New House Construction

942 Deerfield Rd., Highland Park,

Illinois, Lake County, 60035





SITE BENCH MARK(BM)

Elevation of Benchmark
Sidewalk Cross

ELEV. = 650.30 NAVD88 △

a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.

b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your obstract, deed contract or zoning ordinance.

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

Index of sheets:

C1 - Cover Sheet
C2 - Existing Site Conditions
C3 - Proposed Site Conditions
C4 - Grading Plan
C5 - Development Plan
C6 - General Notes

VALERIY LYKHOLAP
062.067021
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

By .
September 25, 2025
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2025

No.	Revision/Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

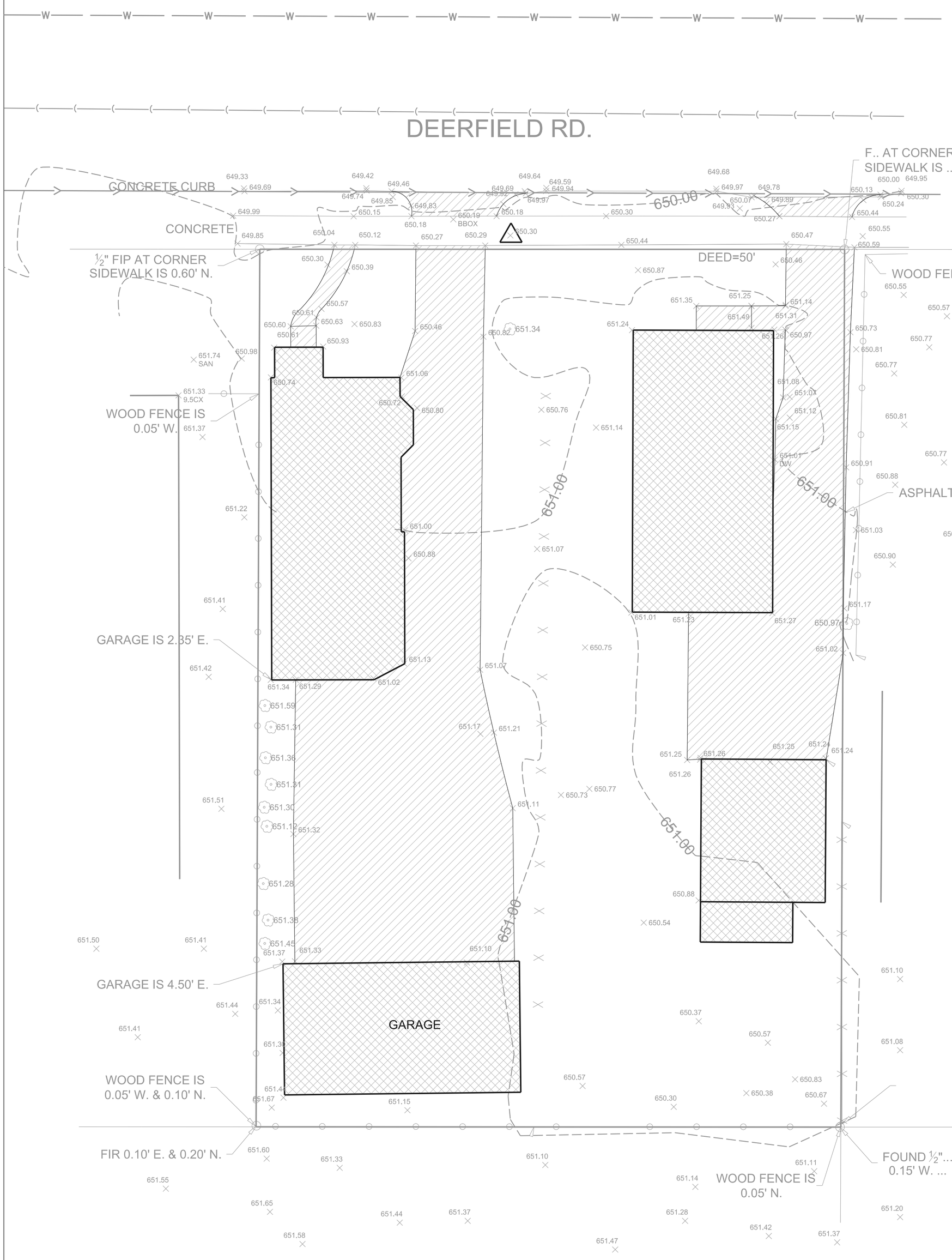
Project

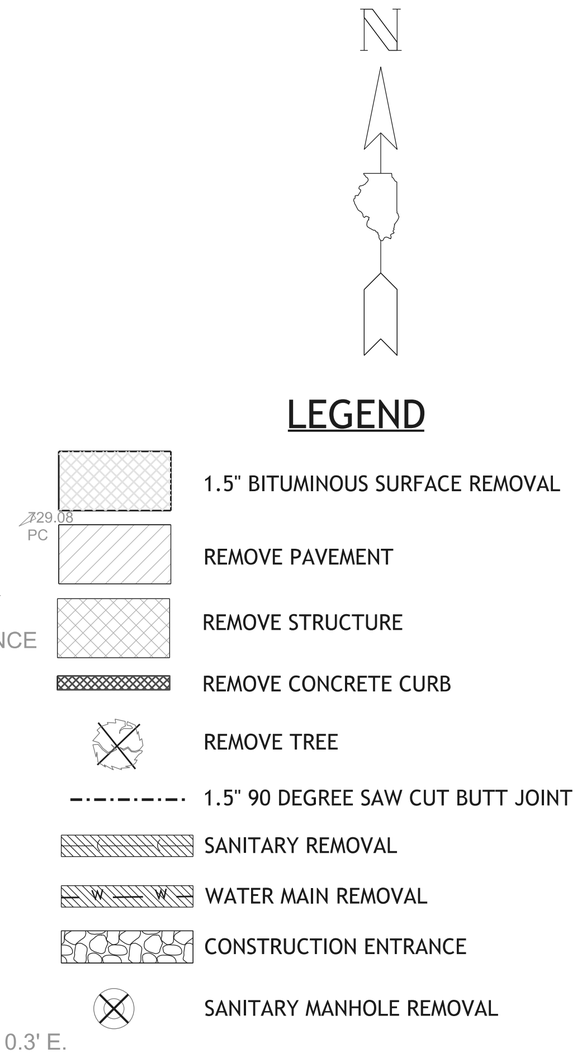
Date

Scale 1" - 15'

Sheet
C1

Existing Site Conditions





DEMOLITION NOTES:

1. ALL UTILITIES BEING ABANDONED WILL BE REMOVED AND TRENCHES BACK FILLED WITH ENGINEERED FILL COMPACTED TO 95%.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE DEMOLITION. IF THERE ARE ANY DISCREPANCIES CONTACT THE ENGINEER.
3. CONTRACTOR MUST BARRICADE ENTIRE CONSTRUCTION AREA WITH ORANGE SNOW FENCE AND CONSTRUCTION ENTRANCE GATE. ALL OPEN TRENCHES MUST BE BACK FILLED THE SAME DAY THEY ARE OPENED AS REQUIRED TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM ENTERING THE AREA.
4. DEMOLITION CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL OSHA REGULATIONS.
5. DEMOLITION CONTRACTOR SHALL CALL J.U.L.I.E. PRIOR TO ANY DEMOLITION WORK.
6.ALL UTILITIES SHALL BE DISCONNECTED AND CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF UTILITY COMPANY HAVING JURISDICTION AND CITY OF HIGHLAND PARK.
7. ALL MATERIAL MUST BE HAULED FROM SITE AND DISPOSED OF PROPERLY AS IT IS BEING REMOVED. DEMOLITION DEBRIS SHALL NOT BE BURIED ON SITE.
8. TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY SHALL MEET IDOT STANDARDS PER SECTION 900: STANDARDS SPECS, FOR ROAD AND BRIDGE CONSTRUCTION.
9. ALL EXCAVATIONS TO BE FILLED 9" LIFT WITH APPROVED ENGINEER BACK FILLED AND COMPACTED TO 95% MODIFIED PROCTER.
10. IT IS CONTRACTOR'S RESPONSIBILITY TO SERVICE THE PROPER PERMITS REQUIRED BY THE CITY OF HIGHLAND PARK.
11. ONLY THE CITY OF HIGHLAND PARK WATER DEPARTMENT SHALL BE PERMITTED TO OPERATE WATER VALVES. IT IS CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY WATER SHUT-DOWN WITH THE CITY OF HIGHLAND PARK WATER DEPARTMENT.
12. FULL DEPTH PATCHING WILL BE USED IN ALL AREAS OF PAVEMENT FAILURE. QUANTITIES AND LOCATIONS TO BE ADJUSTED ON SITE AS DETERMINED BY ENGINEER.
13. SANITARY AND WATER SERVICES FOR DEMOLISHED BUILDING WILL NEED TO BE ABANDONED BACK TO THE MAINS

Sheet: C2
Scale: 1" - 10'
Date:
Project:

Client Name and Address:

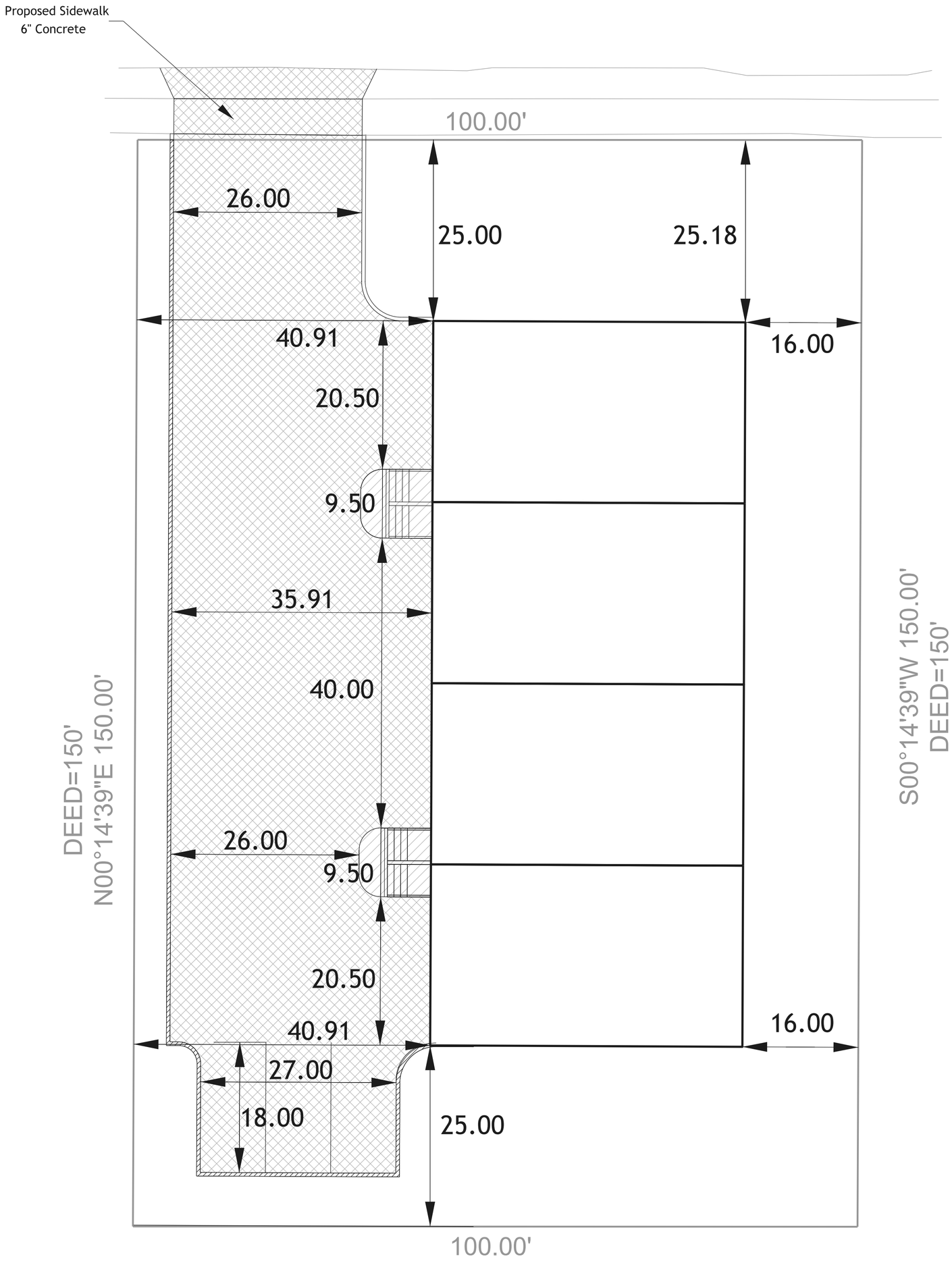
Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

No.	Revision/Issue	Date

Proposed Site Conditions



N

LEGEND

- PROPOSED CONCRETE PAVEMENT
- BITUMINUS SURFACE
- PERMEABLE PAVERS*
- CURB AND GUTTER B6.12
- EXISTING CURB AND GUTTER

* - permeable pavers with permeable base and permeable joints.

GENERAL NOTES:

1. ALL CURB AND GUTTER TO BE B6:12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED, SEE DETAIL.
2. ALL PROPERTY AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
3. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION WHICH IS NOT CALLED OUT ON A DEMOLITION PLAN
7. ALL EXISTING CONDITIONS SHOWN ON THE PLANS ARE PER SURVEY.
8. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST NOTIFY THE ENGINEER AT ONCE
9. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY BEARINGS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND FIELD VERIFYING ACTUAL GRADES, ELEVATIONS, DIMENSIONS AND DECLINATIONS.
10. THE CONTRACTOR SHALL CALL THE UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
11. CONTRACTOR SHALL NOT INTERRUPT CURRENT TRAFFIC ACCESS PATTERNS TO EXISTING ADJACENT PROPERTIES MAINTAIN ACCESS FOR FIRE DEPARTMENT AND DELIVERY VEHICLES.
12. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY LOCAL JURISDICTION AND IN PLACE PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL PERFORM THE WORK IN A WORKMANLIKE MANNER IN STRICT CONFORMANCE WITH THE BEST STANDARD PRACTICES USING QUALIFIED WORKER AND IN STRICT ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS. ALL WORK SHALL MEET THE CODE REQUIREMENTS CURRENTLY ADOPTED BY GOVERNING AUTHORITY.
14. BUILDING DIMENSIONS AND STAKING OF BUILDING MUST BE VERIFIED BY GENERAL CONTRACTOR WITH PLANS PRIOR TO CONSTRUCTION.
15. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
16. A HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK ABUTS A DRIVE, CROSSWALK, OR OTHER PEDESTRIAN ACCESS LOCATION AS WELL AS ALL OTHER LOCATIONS NOTED ON PLANS.
17. CONTRACTOR SHALL REPAIR ANY EXISTING PAVEMENT, CONCRETE, LANDSCAPING ETC. DAMAGED DURING CONSTRUCTION.

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 15000 SF

		EXISTING	PROPOSED
HOUSE AREA	=	2370.87 SF	4308.32 SF
DRIVEWAY AREA	=	4058.13 SF	4546.55 SF
WALKWAY AREA	=	127.75 SF	180.60 SF
GARAGE AREA	=	1534.02 SF	0.00 SF
CURB AREA	=	0.00 SF	114.90 SF
IMPERVIOUS TOTAL	=	8090.77 SF	9150.37 SF
PERVIOUS TOTAL	=	6909.23 SF	5849.63 SF

Sheet C3

Scale 1" - 10'

Date

Project

Client Name and Address:

Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

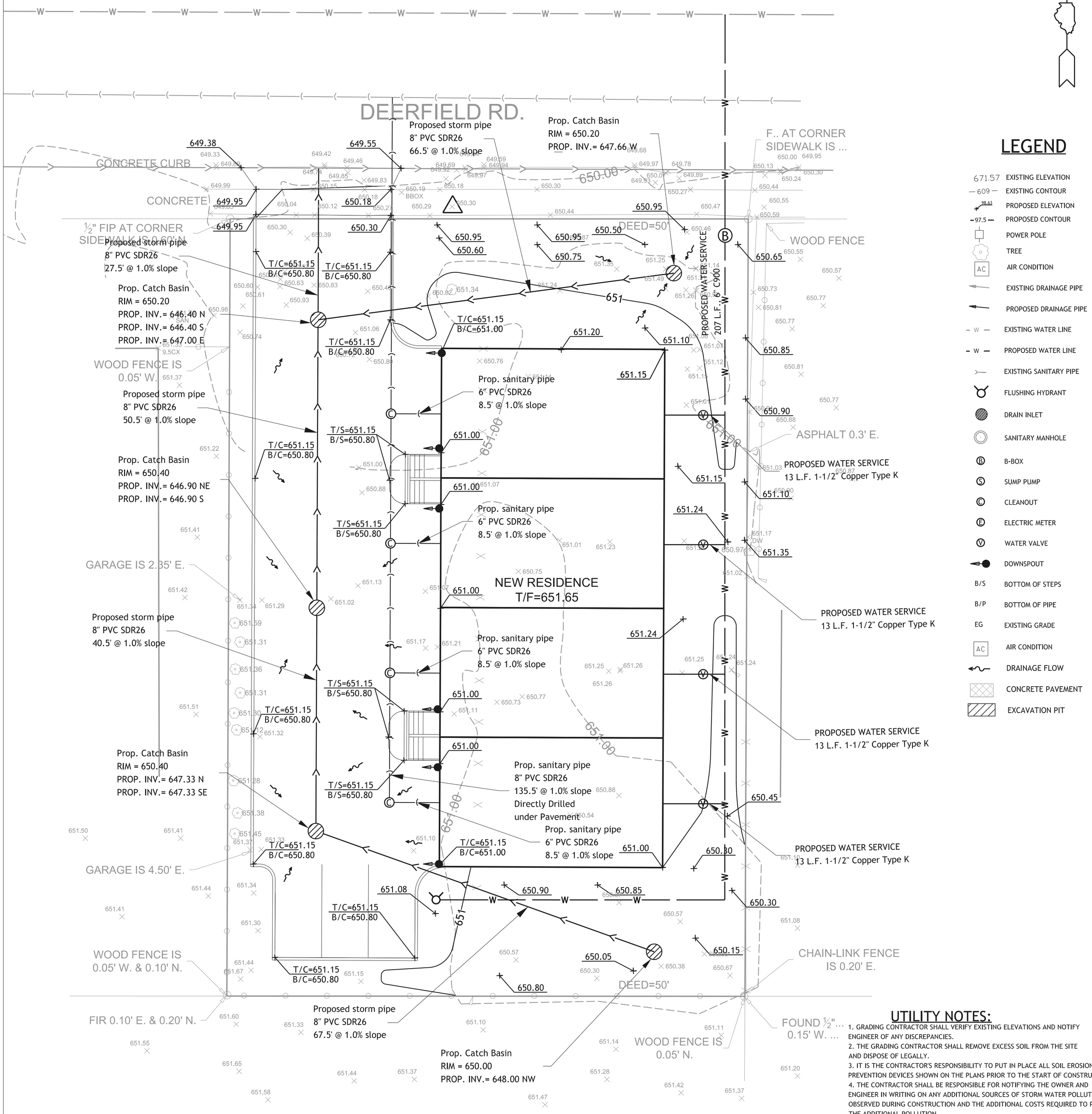
Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

FLUENTA CONSULTING

No.	Revision/Issue	Date

Grading Plan


DEERFIELD RD.
Proposed storm pipe
8" PVC SDR26
66.5' @ 1.0% slope
Prop. Catch Basin
RIM = 650.20
PROP. INV.= 647.66 W
CONCRETE CURB
CONCRETE
½" FIP AT CORNER
SIDEWALK IS 0.60' N.
F.. AT CORNER
SIDEWALK IS ...
DEED=50'
WOOD FENCE
649.38
649.55
649.95
649.95
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650.60
650.95
650.75
650.50
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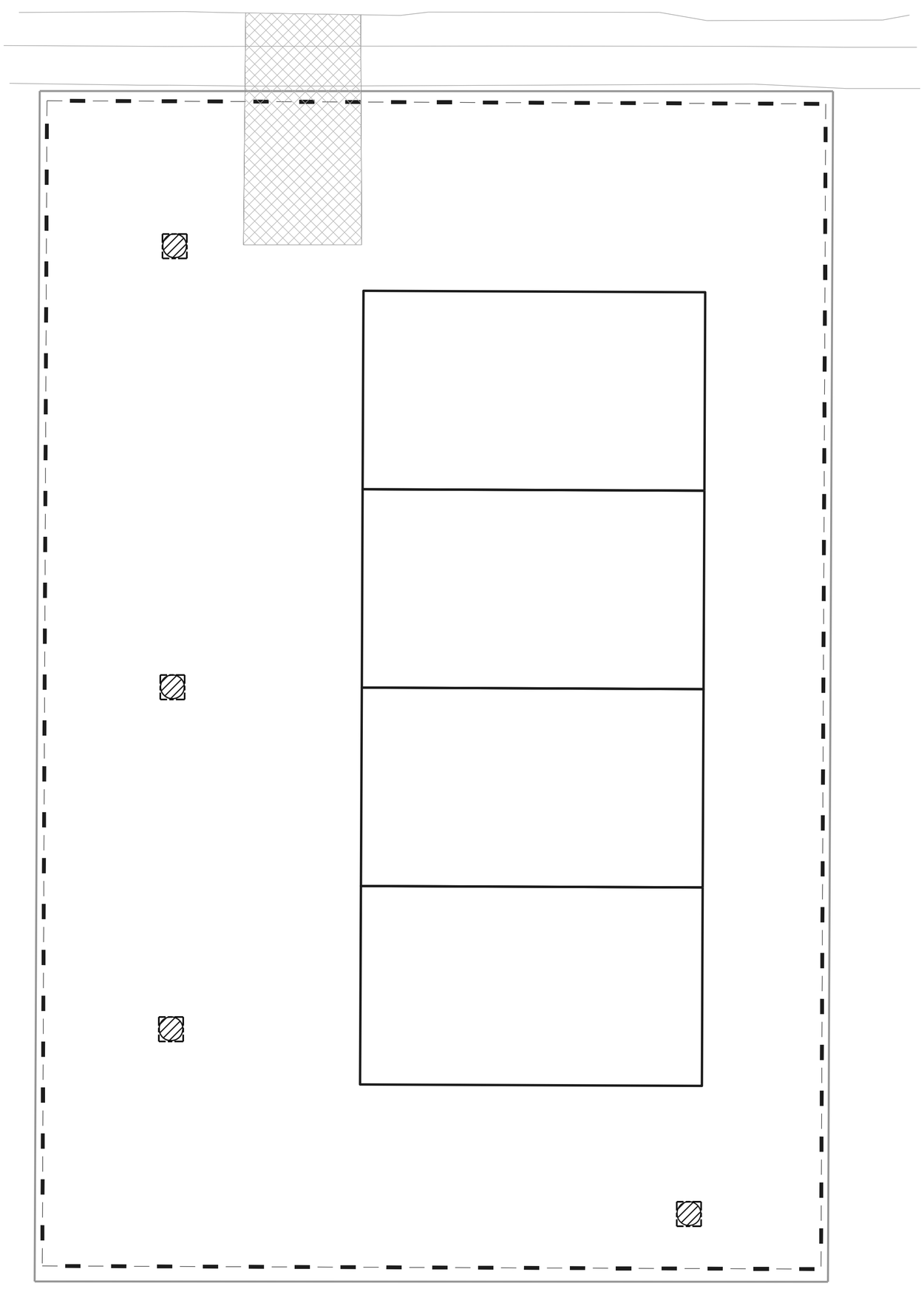
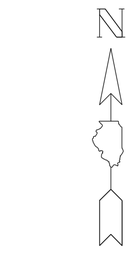
Development Plan





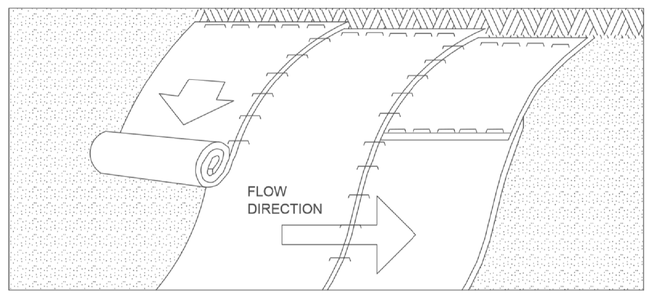
LEGEND

- 684 — PROPOSED ELEVATION
- × 682.47 — EXISTING ELEVATION
- — 609 — EXISTING CONTOUR
- 781 — PROPOSED CONTOUR
- DRAINAGE FLOW
- SILT FENCE
- PROPOSED STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING FIRE HYDRANT
- INLET BASKET PROTECTION
- H/P — HIGH POINT
- CONSTRUCTION ENTRANCE
- WASHOUT AREA

EROSION CONTROL NOTES:

1. APPLY EROSION CONTROL BLANKET ON ALL DISTURBED AREAS.
2. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.
3. STOCKPILES IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL PROCEDURES.
4. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT CONTROL MEASURE, SEDIMENT TRAP, OR SEDIMENT BASIN EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED
5. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
6. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS, ANY SOIL REACHING THE PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
7. THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR THE DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE, OR PERMIT, THE DUMPING, DEPOSITION, DROPPING, THROWING, BLOWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, POND, LAKE, WETLAND, BUFFER, OR WATERS OF DUPAGE COUNTY. THE APPLICANT SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS, DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACT TO WATER QUALITY.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITH 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

EROSION CONTROL DETAIL:



SLOPE INSTALLATION

NOTES:

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

Sheet: C5

Scale: 1" - 10'

Date:

Project:

Client Name and Address:

Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

FLUENTA CONSULTING

No.	Revision/Issue	Date

General Notes

NOTES AND CONDITIONS:

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.), ADOPTED JANUARY 1, 2012, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF HIGHLAND PARK.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, SIXTH EDITION" DATED JULY 2009, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF HIGHLAND PARK. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CITY OF HIGHLAND PARK REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF HIGHLAND PARK SHALL GOVERN OVER ALL.

4. THE CITY OF HIGHLAND PARK PUBLIC WORKS DEPARTMENT, MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE CITY OF HIGHLAND PARK WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. ONE SET OF AUTOCAD & PDF RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE CITY OF HIGHLAND PARK BY THE DEVELOPER.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, TELEPHONE, ELECTRIC GAS, CABLE, ETC. THE JULIE PHONE NUMBER IS 1-800-892-0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE CITY OF HIGHLAND PARK IF IT IS WITHIN CITY OF HIGHLAND PARK LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS IN MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY OF HIGHLAND PARK, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL EXISTING GRADES MUST BE MAINTAINED AT THE PROPERTY LINE. PLANTING, LANDSCAPING, AND/OR MULCHING ALONG THE PROPERTY LINES THAT EFFECTIVELY CHANGE ELEVATIONS, CREATES A BERM AND/OR DISPLACES WATER AT THE PROPERTY LINE WILL NOT BE PERMITTED.

13. SIDING TO 6-8" OF EXPOSED FOUNDATION

WATER MAIN:

1. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS FIVE AND ONE-HALF FEET (5-1/2') FROM FINISHED GRADE TO TOP OF PIPE.

2. ALL WATER MAINS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACK FILLED WITH GRANULAR BACK FILL MATERIAL I.D.O.T. GRADATION CA-6 CRUSHED STONE OR APPROVED EQUAL.

3. ALL WATER MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AWWA, THE ILLINOIS EPA AND THE CITY OF HIGHLAND PARK.

4. AFTER THE PRESSURE TEST HAS BEEN ACCEPTED, THE CONTRACTOR SHALL CHLORINATE THE WATER MAINS WITH GAS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, THE ILLINOIS EPA, AND THE CITY OF HIGHLAND PARK CHLORINATION SHALL BE PERFORMED UNDER THE DIRECTION OF THE CITY OF HIGHLAND PARK ENGINEERING DEPARTMENT AND/OR PUBLIC WORKS DEPARTMENT.

5. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH A MINIMUM 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN ONE OF THE FOLLOWING METHODS MUST ALSO BE CONSTRUCTED:
A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN QUALITY PIPE (FOR A DISTANCE TEN (10) FEET EITHER SIDE OF A CROSSING) AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACK FILLING, OR
B.) FOR CROSSINGS ONLY, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS, A.S.T.M. C-361 (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING) OR
C.) THE WATER MAIN SHALL BE ENCASED IN WATER MAIN QUALITY CASING PIPE (WATERTIGHT) AND SEALED AT BOTH ENDS (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING).

6. WATER SERVICES SHALL BE OF TYPE K COPPER, 1 ½" INCH MINIMUM TO TWO INCHES IN DIAMETER. ANYTHING LARGER SHALL BE DUCTILE IRON. CORPORATION STOPS SHALL BE FORD F1000-SQ OR AY MCDONALD 74701BQ FULL PORT. 1 ½" INCH IN DIAMETER. SADDLE BY FORD COMPANY, MODEL FS1, OR EQUAL, NO DIRECT TAPS ALLOWED.CURB VALVES SHALL BE AS MANUFACTURED BY FORD COMPANY, MODEL #B44-555MQ, MINNEAPOLIS TOP THREAD. AY MCDONALD 76104Q1 FULL PORT. CURB BOX: AY MCDONALD 5623, 1½" IN DIAMETER, MINNEAPOLIS PATTERN BASE. FORD COMPANY EM 26067. ALL B BOXES SHALL HAVE A THREADED COUPLING. NO ALTERNATIVES ALLOWED. TAPPING SLEEVE: FORD, MODEL FTSS OR AY MCDONALD. ALL ITEMS SHALL CONFORM TO THE CITY OF HIGHLAND PARK.

7. EXISTING WELLS TO BE CAPPED SHALL BE CAPPED BY A PROPERLY LICENSED CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE PROPER GOVERNING AUTHORITIES AND OBTAIN THE REQUIRED PERMITS FROM THEM.

SOIL EROSION AND SEDIMENT CONTROL:

1. STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, 1995, OR CURRENT EDITION). EROSION AND SEDIMENT CONTROL PLANNING SHALL BE IN ACCORDANCE WITH PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION SEDIMENTATION CONTROL IN ILLINOIS, (REVISED, JULY, 2002) BY THE URBAN COMWITTEE OF THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS (THE GREEN BOOK), CHAPTER 1-5. WHERE THE ILLINOIS URBAN MANUAL CONFLICTS WITH GREEN BOOK, THE ILLINOIS URBAN MANUAL SHALL PREVAIL. (NRCS)

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED AS SOON AS POSSIBLE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.

4. STOCKPILES SHALL HAVE A SILT FENCE AROUND THE CIRCUMFERENCE TO CONTROL SILT IF NEEDED. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT MUST HAVE SUFFICIENT VEGETATION TO CONTROL BOTH WATER AND WIND EROSION AND MUST BE STABILIZED IMMEDIATELY.

5. SILT FENCE FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCH BASINS, AND SWALES THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ADD FILTER BASKETS BETWEEN THE RIM AND FRAME.

6. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE SHALL BE PLACED AROUND THE RETENTION POND AND CHECK DAMS SHALL BE STAKED AROUND INLET STRUCTURES.

7. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH TOPSOIL AND SOD/SEED AT THE COMPLETION OF THE PROJECT.

10. ALL ADJACENT ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.

11. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN IF DEEMED NECESSARY BY THE ENGINEERING INSPECTOR DURING THE COURSE OF CONSTRUCTION.

EARTHWORK, GRADING, AND PAVING:

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MODIFIED PROCTOR DENSITY. PROOF-ROLL SHALL BE OBSERVED BY A SOILS ENGINEER.

3. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE CITY OF HIGHLAND PARK PRIOR TO PLACING THE BASE MATERIAL.

4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER AND HAVE PROPER EROSION STABILIZATION.

5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

6. ANY QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE.

7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) AND THE REQUIREMENTS OF THE CITY OF HIGHLAND PARK.

10. CONCRETE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH 5-8% AIR ENTRAINMENT, 6-BAG MIX, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. AT 14 DAYS. ALL CONCRETE SHALL BE BROOM FINISHED.

11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION).

12. THE CURB AND GUTTER SHALL HAVE 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 50-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 15-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. THE CURB CONTRACTOR IS RESPONSIBLE FOR THE BACKFILLING OF ALL CURBS WITH SUITABLE COMPACTED MATERIAL.

13. ALL CONCRETE SLABS SHALL HAVE JOINTS IN A SQUARE PATTERN, NOT TO EXCEED 15 FEET SPACING. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE JOINT DESIGN AND SPACING

STORM SEWER:

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF PVC SDR 26.

2. ALL INLETS, CATCH BASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACK FILLED WITH GRANULAR BACK FILL MATERIAL I.D.O.T. GRADATION CA-6 CRUSHED STONE OR APPROVED EQUAL.

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE CITY OF HIGHLAND PARK AND THE ENGINEER.

5. ALL DOWN SPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM AND NOT AT GRADE.

6. DOWNSPOUTS AND SUMP PUMP NEED TO CONNECT TO THE STORM SEWER

SANITARY SEWER:

1. THE CITY OF HIGHLAND PARK ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. POLYVINYL CHLORIDE (PVC) SDR 26, IN ACCORDANCE WITH A.S.T.M. D-3034 AND JOINTS IN ACCORDANCE WITH A.S.T.M D-3212 OR APPROVED EQUAL.

4. CITY OF HIGHLAND PARK APPROVED BEDDING MATERIAL FOR PVC PIPE SHALL CONFORM A.S.T.M. D-2321, CLASS II NON-ANGULAR AGGREGATE EXCEPT THE MAXIMUM SIZE SHALL BE 1/2 INCH, CA-6 WASHED STONE (NO LIMESTONE). BEDDING SHALL EXTEND 12" OVER TOP OF PIPE.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
A) CIRCULAR SAW-CUT OF THE SEWER MAIN BY PROPER TOOLS ("SE" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
B.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
C.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
D.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED.
APPROVAL MUST BE OBTAINED FROM THE CITY OF HIGHLAND PARK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. WATERMAIN & SANITARY SEWER SEPARATION SHALL BE PER SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, SIXTH EDITION" DATED JULY 2009, AND ALL REVISIONS AND SUPPLEMENTS THERETO OR SECTION 370.350 OF THE ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS.

9. SANITARY SEWER TESTING SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. SANITARY SEWERS SHALL BE AIR TESTED AND DEFLECTION TESTED.

10. ALL SANITARY SEWERS MUST BE TELEVISED BY CONTRACTOR AND THE TAPES MUST BE SUBMITTED TO THE CITY OF HIGHLAND PARK BEFORE FINAL ACCEPTANCE.

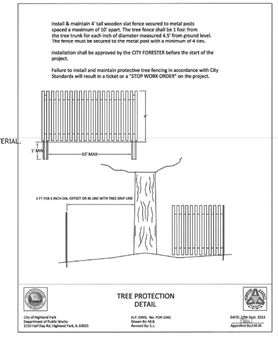
11. AFTER FINAL APPROVAL PROVIDE A REPRODUCIBLE RECORD DRAWING WHICH HAS BEEN FIELD-CHECKED FOR ACCURACY AND ALL NECESSARY TIES AND LOCATIONS.

12. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH A MINIMUM 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN ONE OF THE FOLLOWING METHODS MUST ALSO BE CONSTRUCTED:
A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN QUALITY PIPE (FOR A DISTANCE TEN (10) FEET EITHER SIDE OF A CROSSING) AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACK FILLING, OR
B.) FOR CROSSINGS ONLY, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS (A.S.T.M. C-361) (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING) OR
C.) THE WATER MAIN SHALL BE ENCASED IN WATER MAIN QUALITY CASING PIPE (WATERTIGHT) AND SEALED AT BOTH ENDS (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING).

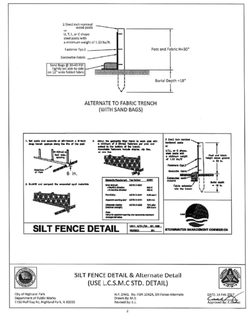
13.. THE SANITARY FORCE MAIN SHALL BE HYDROSTATIC PRESSURE TESTED TO FIFTY (50) PERCENT MORE THAN THE OPERATING PRESSURE AT THE LOWEST ELEVATION OF THE PIPE SECTION, BUT NOT TO EXCEED THE PRESSURE RATING OF THE TYPE OF PIPE SPECIFIED. STATIC PRESSURE SHOULD LAST FOR AT LEAST 2 HOURS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HIGHLAND PARK AND ART. 41-2.13B OF THE STANDARD SPECIFICATIONS OF WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. REFER TO ART. 41-2.13C "LEAKAGE TEST" FOR ALLOWABLE LEAKAGE.

14. MANHOLES SHALL BE TESTED IN ACCORDANCE WITH A.S.T.M. C-969 OR C-1244.

15. PROPOSED SANITARY SEWER SERVICE CONNECTION TO EXISTING MANHOLE SHALL BE CORED AND BOOTED.

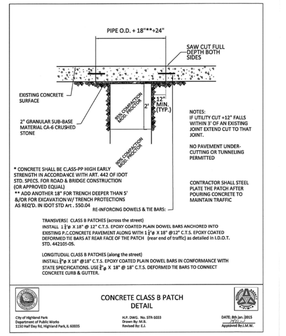


TREE PROTECTION DETAIL

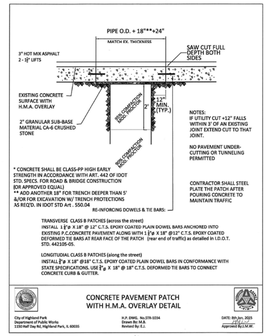


ALTERNATE TO FABRIC TRENCH (WITH SAND BAGS)

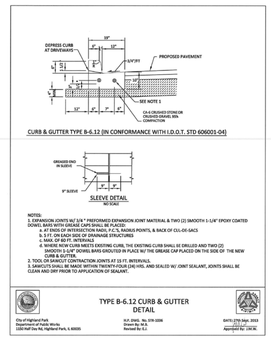
SILT FENCE DETAIL & Alternate Detail (USE I.,C.S.M.C STD. DETAIL)



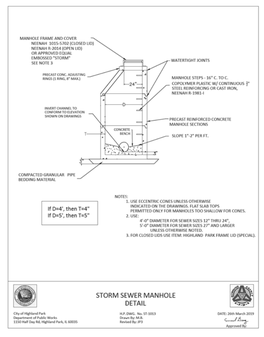
CONCRETE CLASS B PATCH DETAIL



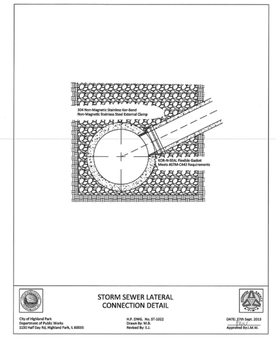
CONCRETE PAVEMENT PATCH WITH H.M.A. OVERLAY DETAIL



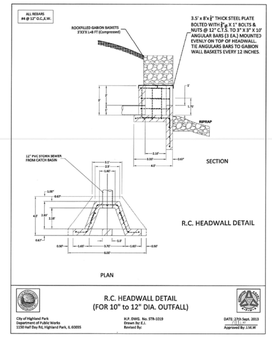
TYPE B-6.12 CURB & GUTTER DETAIL

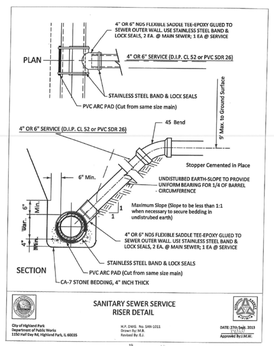


STORM SEWER MANHOLE DETAIL

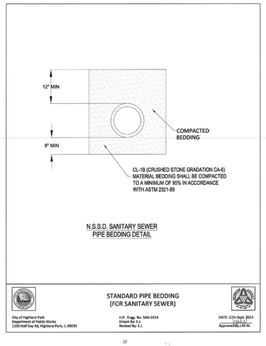


STORM SEWER LATERAL CONNECTION DETAIL

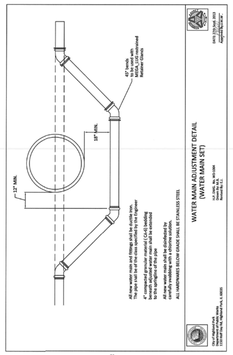


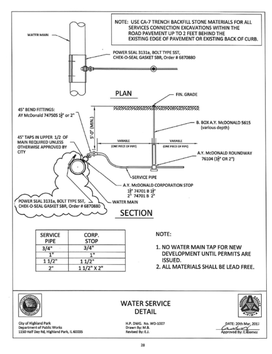


SANITARY SEWER SERVICE RISER DETAIL



STANDARD PIPE BEDDING (FOR SANITARY SEWER)




NOTE: USE CA-7 TRENCH BACKFILL STONE MATERIALS FOR ALL SERVICES CONNECTION EXCAVATIONS WITHIN THE ROAD PAVEMENT UP TO 2 FEET BEHIND THE EXISTING EDGE OF PAVEMENT OR EXISTING BACK OF CURB.
WATER MAIN
POWER SEAL 0131A, BOLT TYPE SST, CHEK-O-SEAL GASKET SBR, Order # 8870880
PLAN
FIN. GRADE
45° BEND FITTINGS
AY McDonald FA7045 Q5 4" or 2"
B. BOX A.Y. MCDONALD 5615 (without thrust)
45° TAPS IN UPP

Burhop, Karl

Subject: FW: New townhomes - 932 Deerfield Rd. and 942 Deerfield Rd.

> -----Original Message-----
> From: Jacqueline Kott-Wolle < >
> Sent: Sunday, November 16, 2025 7:45 PM
> To: Mohanchandra, Archana <amohanchandra@cityhpil.com>; Burhop, Karl <kburhop@cityhpil.com>
> Cc: David Wolle < >
> Subject: New townhomes -Deerfield road
>
> [EXTERNAL EMAIL]
>
>
> Hi - I'm a 20 year resident of Highland Park and we love this community.
>
> I read the article describing the new town house complex that is set to be built at 932/942 Deerfield road. While I support the concept of higher density development, I'm writing to you because I think the proposed design does not nearly reflect the beauty of our town. I see Deerfield road and Central Avenue as the gateways to Highland Park and these streets should feel special when one drives in to dine at our restaurants or invest in buying a home. Please consider an architectural design plan that is timeless and enhances and beautifies this important community thoroughfare.
>
> Thank you
> Jacqueline Kott-Wolle
> 883 Fairview rd, HP
> Sent from my iPhone

Compliance Certificate

Project Information

Project Title:	**4 Townhouses at 932-942 Deerfield Road, Highland Park, Illinois**
Energy Code:	2021 IECC
Location:	Lake, Illinois
Construction Type:	Multi-family
Project Type:	New Construction
Project Sub Type:	None
Orientation:	Bldg. faces 270 deg. from North
Conditioned Floor Area:	10470 ft2
Glazing Area:	16%
Climate Zone:	5a (6999 HDD)
Project No:	1758766
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump	false

Construction Site:

932-942 Deerfield Road
Highland Park , Illinois 60035

Owner/Agent:

Alex Malecki
932 Deerfield Road
Highland Park , Illinois 60035
8478779740
alexmalecki20@gmail.com

Designer/Contractor:

Ronald Vari
824 N. Racine Avenue
Vari Architects Ltd
Chicago , Illinois 60642
3128294788
ron@vari.pro

Project Notes:

Energy Credits

Description	Credits
Enhanced Envelope Performance Option - R408.2.1	1.0

Required: 1 Proposed: 1

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Ceiling (Roof): Flat Ceiling or Scissor Truss	4150	49.0	0.0	0.026	0.024	108	100
Ceiling (Above Garage): Flat Ceiling or Scissor Truss	1470	30.0	0.0	0.035	0.024	51	35
Floor: Slab-On-Grade (Unheated) Insulation depth: 4.00' Insulation position: Vertical Insulation	305		10.0	0.480	0.480	0	0
Wall (West 2nd & 3rd Floor): Wood Frame, 16" o.c. Orientation: Front	2396	30.0	0.0	0.049	0.045	95	88
Window: Metal Frame w/ Thermal Break Orientation: Front	428			0.200	0.300	86	128
Door: Solid Door (under 50% glazing) Orientation: Front	22			0.250	0.300	6	7
Wall (North): Wood Frame, 16" o.c. Orientation: Right side	684	30.0	0.0	0.049	0.045	31	28
Window 2: Metal Frame w/ Thermal Break Orientation: Right side	56			0.200	0.300	11	17
Wall (South): Wood Frame, 16" o.c. Orientation: Left side	684	30.0	0.0	0.049	0.045	31	28
Window 3: Metal Frame w/ Thermal Break Orientation: Left side	56			0.200	0.300	11	17
Wall (East): Wood Frame, 16" o.c. Orientation: Back	2842	30.0	0.0	0.049	0.045	107	99
Window: Metal Frame w/ Thermal Break Orientation: Back	172			0.200	0.300	34	52
Door 2: Glass Door (over 50% glazing) Orientation: Back	480			0.200	0.300	96	144
Wall (West Garage & Family Rm): Wood Frame, 16" o.c. Orientation: Front	802	30.0	0.0	0.049	0.045	38	35
Door: Solid Door (under 50% glazing) Orientation: Front	22			0.250	0.300	6	7

Compliance: Passes using UA trade-off

Compliance: 4.7% Better Than Code **Max UA: 746** **Your UA: 711**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in

RES*check*-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Ronald Vari REP	Ronald Vari	10/1/25
Name - Title	**Signature**	**Date**

City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: December 9, 2025

TO: Karl Burhop

FROM: Emmanuel Gomez, PE, City Engineer

BY: Alec Turkowski, Civil Engineer

SUBJECT: 932 Deerfield Rd

Plan Comments

1. Please submit a written response (disposition of comments) to each comment provided in this review memo. If a disposition of comments is not submitted, future reviews may be delayed.

2. RESUBMITTALS: A plan transmitted for resubmittal review shall so state on the transmittal sheet or letter accompanying the drawing. Identification of changes on all documents from previous issue must be clearly shown on each document by "scoping/clouding" all revisions from the previous issue.

3. A buffalo box is not acceptable for a 6" water service. Revise the plans to show a 6" valve with a valve box instead. Each individual water service shall have a shutoff valve.

4. The proposed fire hydrant does not show a gate valve and valve box. The city of Highland Park requires a valve and a valve box at the proposed fire hydrant. In addition, maintenance and ownership of this fire hydrant shall remain with the developer and shall not become the City's infrastructure.

5. It appears that the new downspouts are proposed to splash on grade. The City does not approve this as there is a storm sewer well within proximity of this development. Please revise the plans to connect the new downspouts to the proposed 8" storm sewer.

6. Indicate how the proposed utilities will connect to the City's utilities. Based on the City's GIS data, there are two sanitary mains running along Deerfield Road. Identify which sanitary main the development will be connecting to and show the connection location on the plans.

7. Show details for removing the existing water service line. The existing tee must be cut at the main.

8. There is a fair amount of utility crossings. Specify the elevation of each crossing and provide the required vertical separation between utilities on the plans.

9. Site Development appears to meet requirements of Watershed Development Permit.

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

- Proposed site appears to hydrologically disturb more than 5000 sqft.
- Development will be held to erosion and sediment control standards outlined in Sec. 600 of the WDO.

10. Development storm water detention calculations will need to be signed and sealed by a Professional Engineer.

C. Rob Bannon, Director of Public Works
Joe O'Neil, Deputy Director of Public Works
Archana Mohanchandra, Community Development, Building Division Manager

Staff Report

Meeting Date: December 15, 2025

Staff Contact: William Brennan, Deputy Fire Chief

Department: Fire Department

Title: A Resolution Approving the Purchase of Vehicles from Sutton Ford, of Matteson, Illinois

Recommendation:
Staff recommends the purchase of one fire administrative and one command vehicle in FY 2026. These vehicles are necessary for the City's public safety operations and are included in the FY2026 budget.

Policy Consideration:
The Fire Department identified the need to replace one administrative vehicle and one command vehicle to maintain optimal safety and efficiency. Both vehicles have reached their 10-year replacement schedule or have over 150,000 miles. Due to the age and mileage of these vehicle, staff recommends replacement to avoid costly repair expenses and to ensure the safety of all staff that use these vehicles. The recommendation is to purchase the following:

1. One 2026 Ford Explorer Police Utility (Interceptor) 3.3L V6 Direct-Injected Hybrid Electric Vehicle (AWD) which will replace a 2016 Ford Taurus Police Interceptor Package.
2. One 2026 Super Duty Pickup 6.8L V8 (F-250) which will replace a 2015 Ford Expedition.

The 2026 Ford Explorer Police Utility (Interceptor) 3.3L V6 Direct-Injected Hybrid Electric Vehicle (AWD) and 2026 Super Duty Pickup 6.8L V8 (F-250) are consistent with the Department's needs. The 2026 Ford Explorer Interceptor is powered by both gas and electricity. This vehicle will be equipped for basic incident command and response, which will allow the Chief to assist with local incident command and mutual aid in neighboring jurisdictions. The 2026 Super Duty Pickup will be the Department’s primary incident command vehicle, allowing for greater overall durability with increased capacity to meet the Department’s fire service demands.

The City engages in cooperative purchasing arrangements to seek lower prices through combined

specifications. Both the State of Illinois Joint Purchasing Master Contract and Suburban Purchasing Cooperative (SPC) were awarded to Sutton Ford, Commercial & Fleet 21315 Central Avenue, Matteson IL 60443. The detail of each vehicle is as follows:

1. The 2026 Ford Explorer Police Utility (Interceptor) was awarded to Sutton Ford, under the State of Illinois Joint Purchasing Master Contract (22-416CMS-Boss4-P-414049).
2. The 2026 Super Duty Pickup (F-250), not currently offered with an electric or hybrid option due to weight class of the vehicle which meets the fire department's demands, was awarded to Sutton Ford, under the Suburban Purchasing Cooperative (SPC) Contract #221.

Core Priorities:

Fiscal Stability

Purchasing and outfitting both vehicles, with all electronics, radios, equipment, and emergency lighting will not exceed the proposed vehicle budget of $175,000.00. This dollar amount is included in the FY2026 Fleet/Major Equipment Fund budget, Munis Org Object Number 2220804.71040 / Fund and Project Number Equipment Maintenance and Replacement Fund: ERF-3. No additional funding is required for this action.

Environmental Sustainability

Staff reviewed options that were available through both the State of Illinois Joint Purchasing Master Contract and the Suburban Purchasing Cooperative (SPC) to ensure purchases were made with environmental sustainability in mind in order to continue to maintain a green fleet.

Attachments:

1. A Resolution Approving the Purchases of Vehicles from Sutton Ford of Matteson Illinois

City of Highland Park

Resolution No. ___

A Resolution Approving the Purchase of Vehicles from
Sutton Ford, of Matteson, 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 Fire Department has identified the need to acquire a new 2026 Ford Explorer Police Utility Interceptor (***"2026 Interceptor"***) and a new 2026 Super Duty F-250 Pickup (***"F-250"***) (collectively, the 2026 Interceptor and the F-250 are the ***"New Vehicles"***) to replace old vehicles in the City's fleet;

WHEREAS, the City participates in the Illinois State Purchasing Contract Program (***"State Purchasing Program"***), which permits local governments to purchase commodities through cooperative purchasing arrangements, resulting in significant savings for the City; and

WHEREAS, the State Purchasing Program sought bids for the award of the 2026 Interceptor (***"State Contract"***); and

WHEREAS, the State Purchasing Program identified Sutton Ford of Matteson, Illinois (***"Sutton Ford"***) as the low responsible bidder for the State Contract, and was awarded the State Contract; and

WHEREAS, the City desires to purchase the 2026 Interceptor from Sutton Ford in accordance with the State Contract; and

WHEREAS, the City is a member of the Northwest Municipal Conference (***"NWMC"***), a corporate organization representing municipalities and townships located within the State of Illinois and Counties of Cook, DuPage, Kane, Lake, and McHenry; and

WHEREAS, the City participates in the NWMC Suburban Purchasing Cooperative (***"SPC"***), which permits local governments to purchase commodities and services according to contracts negotiated by the NWMC, resulting in significant savings for the City; and

WHEREAS, the SPC sought bids for the award of a contract for the purchase of the F-250 (***"SPC Contract"***); and

WHEREAS, Sutton Ford was identified as the lowest responsible bidder for the F-250 under the SPC, and was awarded the SPC Contract; and

WHEREAS, the City desires to purchase the F-250 from Sutton Ford in accordance with the SPC Contract; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City and its residents to purchase the New Vehicles from Sutton Ford, in accordance with the State Contract and the SPC Contract, in a total amount not to exceed $175,000.00;

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. The City Council hereby approves the purchase of the New Vehicles from Sutton Ford, in accordance with the State Contract and the SPC Contract, in the total amount not to exceed $175,000.00.

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, all documents necessary to complete the purchases approved pursuant to Section Two of this Resolution.

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

Staff Report

Meeting Date: December 15, 2025

Staff Contact: William Brennan, Deputy Fire Chief

Department: Fire Department

Title: A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Ratifying the Procurement of Vehicle Repair Services for a Fire Engine

Recommendation:
City staff recommends waiving bid requirements to approve the repair costs that were conducted on the Fire Department's front line Engine 32 through Chandler Fleet Collision and Paint.

Policy Consideration:
On July 14, 2025, Highland Park Fire Department Engine 32 incurred damage to the rear portion of the officer side due to a vehicle turning directly into the engine. While no injuries were sustained, there was significant damage that took the engine out of service.

After the accident, Chandler Fleet Collision and Paint was contacted to evaluate the scope of required repairs. They are the only vehicle repair provider in the region capable of providing the necessary repairs in order to get the engine back into service.

In order to ensure rapid repair and reinstatement of the engine, the City Manager executed all necessary paperwork related to the repairs; repairs included both stock and custom items. Chandler completed all required bodywork, including priming and painting the area, to ensure the engine's exterior was in excellent condition.

Core Priorities:
Fiscal Stability
The total dollar amount of the repairs was $36,151.28. The City of Highland Park will be reimbursed $25,000 by the insurance company of the driver that caused the damage to the engine. The net impact being $11,151.28 with the City having sufficient budget in 2025.

Attachments:

1. A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Ratifying the Procurement of Vehicle Repair Services for a Fi

City of Highland Park

Resolution No. _____

A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Ratifying the Procurement of Vehicle Repair Services for a Fire Engine

WHEREAS, on July 14, 2025, a City fire engine was involved in an automobile accident, resulting in $36,151.28 in damages; and

WHEREAS, in order to ensure the rapid repair and reinstatement of the fire engine into service, the City Manager previously executed all documentation necessary to procure vehicle repair services for the fire engine, in the amount of $36,151.28, from Chandler Fleet Collision and Paint, of Mokena, Illinois (***"Chandler"***); and

WHEREAS, Chandler is the only vehicle repair provider in the region surrounding the City capable of providing the necessary repairs to the fire engine; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City and its residents to ratify the procurement by the City Manager of the vehicle repair services from Chandler for the fire engine; and

WHEREAS, the City Council has determined that it is appropriate and in the best interest of the City to waive competitive bidding in accordance with the City's Purchasing and Fixed Asset Policies and Procedures Manual (***"Purchasing Manual"***), and to ratify, the procurement by the City Manager of the vehicle repair services from Chandler for the fire engine;

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 vehicle repair services for the fire engine are hereby waived in accordance with the Purchasing Manual and the home rule powers of the City.

SECTION THREE: RATIFICATION OF PROCUREMENT. The City Council hereby ratifies the procurement by the City Manager of the vehicle repair services from Chandler for the fire engine, in the amount of $36,151.28.

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.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____

Nancy R. Rotering, Mayor

ATTEST:

_____

Ghida S. Neukirch, City Clerk

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Patrick Hoffmann, Planner II

Department: Community Development Department

Title: Resolution Approving Plat of Resubdivision (1632, 1640, and 1646 Second Street)

Recommendation:
Staff recommends Approving Plat of Resubdivision (1632, 1640, and 1646 Second Street).

Policy Consideration:
See An Ordinance Granting a Special Use Permit for a Planned Development and Approving an Inclusionary Housing Plan (1632-1646 Secont St PUD) - the report and analysis is included with that item.

Core Priorities:
Economic Development & Vibrancy. Development supports the overall tax base, produces jobs, and contributes to vibrancy by attracting people to the community.

Attachments:
1. HP - Resolution Approving Plat of Resubdivision (1632, 1640, and 1646 Second Street)
2. Exhibit A - Plat of Consolidation

City of Highland Park

Resolution No. _____

A Resolution Approving a Plat of Resubdivision
(1632, 1640, and 1646 Second Street)

WHEREAS, One Realty Group LLC, an Illinois limited liability company ("***Owner***"), is the record title owner of those certain parcels of real property in the City commonly known as: (i) 1632 Second Street, Highland Park, Illinois, consisting of approximately ____ acres, and identified as Lot 14 on that certain plat of resubdivision titled "The Walton Resubdivision," consisting of one sheet, prepared by Greengard, Inc., with a latest revision date of June 5, 2025 ("***Final Plat***"); (ii) 1640 Second Street, Highland Park, Illinois, located within the RO District, consisting of approximately _____ acres, and identified as Lot 13 on the Final Plat; and (iii) 1646 Second Street, consisting of approximately _____ acres, and identified as Lot 12 and the southern half of Lot 11 on the Final Plat (collectively, the "***Property***"); and

WHEREAS, Owner seeks to consolidate the Property into a single lot of record comprising approximately 24,500 square feet ("***Proposed Resubdivision***"); and

WHEREAS, Owner has filed an application with the City for preliminary and final approval of a plat of subdivision for the Proposed Resubdivision, pursuant to Section 151.006 of "The Highland Park Code of 1968," as amended ("***City Code***"); and

WHEREAS, on September 16, 2025, the Plan and Design Commission of the City recommended approval of the Proposed Resubdivision, subject to certain specified conditions; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to approve the Proposed Resubdivision, subject to the terms and conditions set forth in this Resolution;

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 hereby incorporated herein and made a part of this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF FINAL PLAT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the Final Plat is hereby approved in the form attached to and, by this reference, made a part of this Resolution as **Exhibit A**.

SECTION THREE: EXECUTION OF FINAL PLAT. The Mayor and City Clerk are hereby authorized and directed to execute and seal, on behalf of the City, the Final Plat only after the satisfaction of the following:

A. The Applicant must secure the necessary approvals from all public utility companies, provide easement statements, and locate all existing easements on the Plat of Resubdivision, prior to its recordation;

B. The Applicant must secure the signatures of the City Engineer and the County Clerk on the Plat, prior to its recordation;

C. The Plat must include all certificates, signatures, and seals as required by Section 151.005(A)(12) of the City Code;

D. The Plat must identify monuments for all corners of the Proposed Lot; and

E. The Plat must be tied into the state plane coordinate system.

SECTION FOUR: RECORDATION OF FINAL PLAT. Upon execution of the Plat by the Mayor and the City Clerk, as provided in Section Three of this Resolution, the City Clerk is directed to cause the Plat to be recorded in the office of the Lake County Recorder.

SECTION FIVE: EFFECTIVE DATE. This Resolution will be effective only upon passage and approval of this Resolution by a majority of the members of the City Council, in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

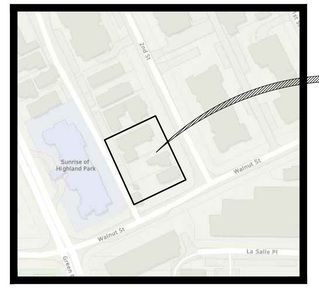
_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

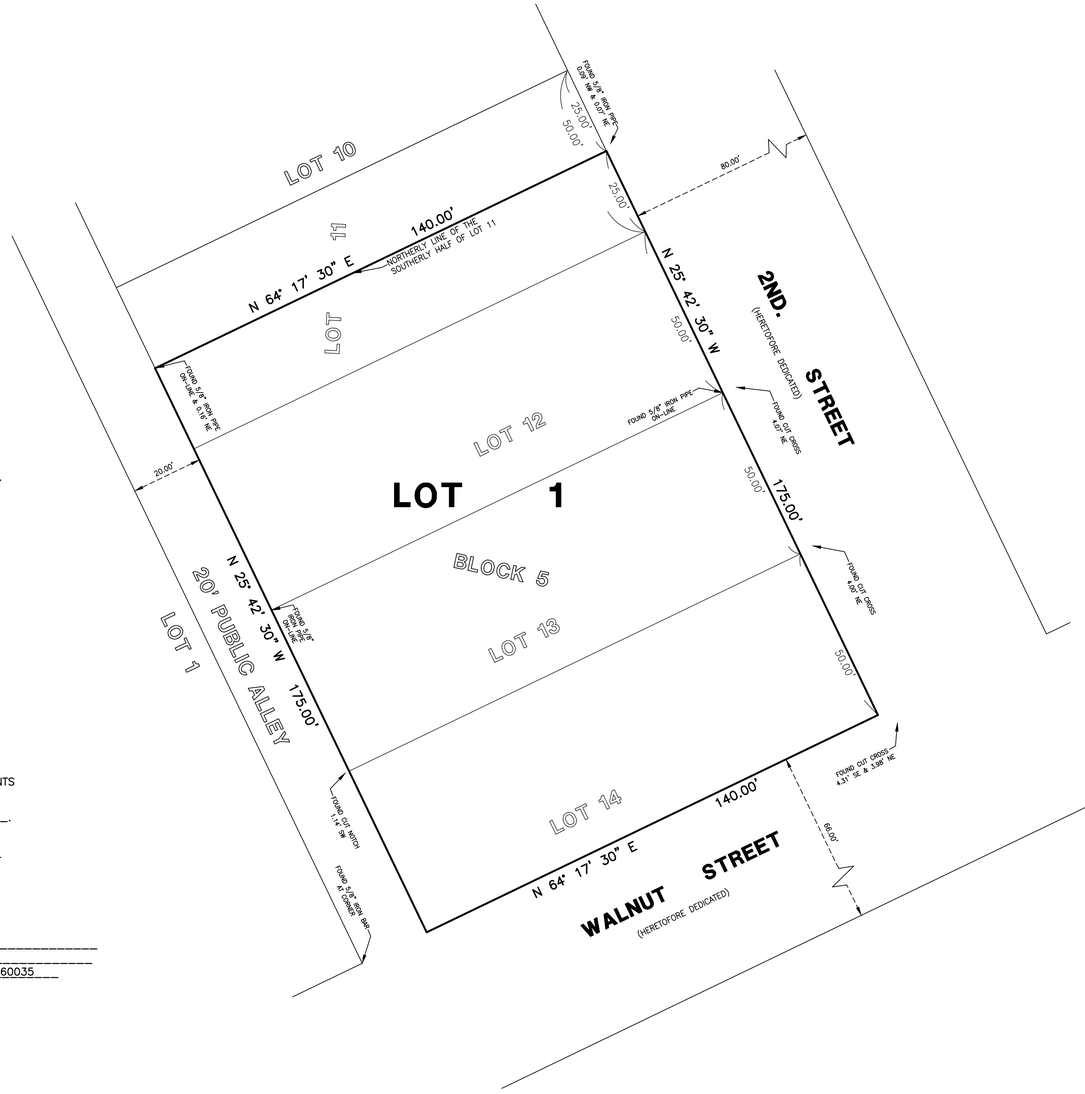
Final Plat

THE WALTON RESUBDIVISION

, BEING A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN BLOCK 5 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT ONE REALTY GROUP LLC , AS OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED AND HAVE DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH THE LOT LIES, AS FOLLOWS:

SCHOOL DISTRICTS	LOT NUMBERS
NORTH SHORE SCHOOL DISTRICT 112 TOWNSHIP HIGH SCHOOL DISTRICT 113 COLLEGE OF LAKE COUNTY	ALL LOTS

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____

_____
PRINTED NAME AND TITLE

_____

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY

CERTIFY THAT _____ OF THE

_____, DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN MY SIGNATURE AND SEAL DATED THIS _____ DAY

OF _____, A.D. 20____.

_____
NOTARY PUBLIC

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

I, _____, COLLECTOR FOR THE CITY OF HIGHLAND PARK, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

ON _____ DAY OF _____A.D. 20_____.

BY:_____
CITY COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

APPROVED BY THE PLAN COMMISION OF THE CITY OF HIGHLAND PARK.

ON _____ DAY OF _____A.D. 20____

BY: _____
CHAIRMAN

PRINTED NAME: _____

ATTEST: _____
SECRETARY

PRINTED NAME: _____

MUNICIPALITY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

APPROVED AND ACCEPTED BY THE CITY OF HIGHLAND PARK.

ON _____ DAY OF _____A.D. 20____

BY: _____
MAYOR

PRINTED NAME: _____

ATTEST: _____
CITY CLERK

PRINTED NAME: _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL THE STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

THIS _____ DAY OF _____A.D. 20_____

BY: _____
LAKE COUNTY CLERK

MORTGAGE CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

THE UNDERSIGNED AS MORTGAGEE UNDER THE PROVISIONS

OF A CERTAIN MORTGAGE DATED _____
AND RECORDED IN THE RECORDER'S OFFICE OF LAKE

COUNTY, ILLINOIS, ON THE _____ DAY OF _____,

A.D. 20____ AS DOCUMENT _____, HEREBY CONSENTS TO THE HEREON DRAWN PLAT.

DATED THIS _____ DAY OF _____ A.D. _____.

SIGNED: _____

_____
PRINTED NAME AND TITLE

ADDRESS: WINTRUST BANK

_____

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY

CERTIFY THAT _____ OF THE

_____, DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN MY SIGNATURE AND SEAL DATED THIS _____ DAY

OF _____, A.D. 20____.

_____
NOTARY PUBLIC

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

I, _____, ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM REQUIREMENTS OF SAID CITY.

ON _____ DAY OF _____, A.D. 20_____.

BY: _____
CITY ENGINEER

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:
NAME: DEPARTMENT OF COMMUNITY DEVELOPMENT
ADDRESS: 1150 HALF DAY ROAD
CITY: HIGHLAND PARK STATE: ILLINOIS ZIP: 60035

SURVEYORS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

THIS IS TO STATE THAT THE BELOW DESCRIBED PROPERTY WAS SURVEYED AND RESUBDIVIDED BY GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID PROPERTY.

THE SOUTHERLY HALF OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN BLOCK 5 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869, IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

THIS IS ALSO TO STATE THAT IRON PIPES AT ALL LOT CORNERS AND POINT CHANGES IN ALIGNMENT, WILL BE SET.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS

CONTAINING 0.56 ACRES, MORE OR LESS.

THIS IS ALSO TO STATE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS.

THIS IS ALSO TO STATE THAT FROM OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN "NO-SCREEN" DEFINED AS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NUMBER 17097C0291L, WITH MAP REVISED DATE OF OCTOBER 5, 2023.

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

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

GIVEN UNDER MY HAND AND SEAL AT LINCOLNSHIRE, ILLINOIS,

THIS _____ DAY OF _____, A.D._____.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

_____
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES NOVEMBER 30, 2026

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE CITY OF HIGHLAND PARK AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF SUBDIVISION WITH THE OFFICE OF THE LAKE COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED PURSUANT TO PARAGRAPH 2 OF THE PLAT ACT, ILLINOIS REVISED STATUTES, CHAPTER 19, SECTION 2, AS AMENDED.

DATED THIS_____DAY OF_____, A.D. _____ .

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

_____
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES NOVEMBER 30, 2026

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ( ) DENOTES RECORD DIMENSION.

				DESIGNED BY: SLM DATE: 06-05-25
				CHECKED BY: JRS DATE: 06-05-25
DRAWN BY: DATE:	REVISIONS	DRAWN BY: DATE:	REVISIONS	APPROVED BY: DATE:

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING No.	70214
SHEET	1 OF 1

1650 2ND. STREET – HIGHLAND PARK, ILLINOIS

PLAT OF RESUBDIVISION

Drawing File: J:\2021\Eng\Survey\70214-PS.dwg, Jun 05,2025 - 1:48pm

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Patrick Hoffmann, Planner II

Department: Community Development Department

Title: An Ordinance Granting a Special Use Permit for a Planned Development and Approving an Inclusionary Housing Plan (1632-1646 Secont St PUD)

Recommendation:

Recommendation.

Staff recommends adoption of a Preliminary and Final Planned Development ("PUD"), Final Plat of Re-Subdivision, and Design Review with Modifications from City Code, for a 5-story, 19-unit Multi-Family Development.

Policy Consideration:

Council Consideration.

At the October 6, 2025 City Council meeting, Council considered the application PUD-2025-00051 Fulton Developers, on behalf of the ownership One Realty Group LLC (collectively the "Applicant") and directed staff to draft approval documents by a vote of 7-0.

Public Benefit.

Three total public benefits are proposed. (1) Initially, a donation of $100K to the City Housing Trust Fund. However, based on Council feedback, the Applicant revised the proposed public benefit to also include (2) a parkway landscaping enhancement for Second St. that will be maintained by the property owners, and a (3) donation of $25K to the City's Place of Remembrance.

Please see **Attachments 1 & 2** for an updated narrative and parkway plan detailing that public benefit. The applicant's parkway plan has been included, see **Attachment 3** for the Wolbright project public benefit and relief. The applicant's narrative states the newly offered public benefit as an either or, but has further revise his proposal to include both an enhanced landscaped parkway improvement and contribution to the Place of Remembrance.

The applicant did not propose staff's suggestion of providing grass creep/plantings within patio areas in order to increase the vegetation and perceived open space on the property as it was a primary concern of neighboring residents. The Walton project is offering 21.4% open space

which is above the required 20%, but lower than the Wolbright's 31.2% open space. Please note, while the Wolbright is in a different zoning district than the proposed Walton project the open space requirement is the same.

Traffic Study.
The applicant has supplied an updated study highlighting the traffic estimated by the under-construction Wolbright project was included as a part of the background traffic volumes. CivilTech has reviewed these changes and found the study adequately represents the traffic anticipated by the Wolbright project. Please see **Attachment 4** for the updated traffic study and **Attachment 5** for CivilTech's memo. Moreover, as requested, Police provided crash data from October 2022 to October 2025 detailing 35 crashes within the surrounding area. Two accidents at the Laurel Ave and Second St intersection involved pedestrians. See **Attachment 6** for the Crash Data exhibit.

Public Comment.
Please see **Attachment 7** for comments from the Public since the October 6, 2025 City Council meeting. Additionally, due to resident concern, staff wanted to highlight the landscaping plan where the applicant proposes to keep and protect all existing parkway trees. The City Forester has conducted an additional review and has the following comment regarding the existing parkway tree near the parkway improvement as proposed in the public benefit. "A comprehensive Tree Preservation Plan will be required as part of the permitting for any development of this nature. If this plan is adhered to by the applicant, and we do not have any compliance issues throughout the construction process, the parkway Linden has a good chance of surviving".

Staff Comments.
Engineering provided comment on an active Recapture Agreement for the three properties being consolidated. These comments were provided prior to the October 6, 2025 City Council meeting and have been forwarded to the applicant, however, were not included in the Engineering comments attachment. Please see **Attachment 8** for these additional comments.

Ordinance Summary.
The Final Development Plan exhibits are listed in Section Three. The ordinance lists the modifications being granted, in Sec. Four.

The applicant's public benefit additions have been included in Sec. Six (C)(1) thru (3), including a provision that the applicant must apply for a Non-Exclusive License Agreement for the enhanced parkway improvements along Second St. The purpose of this agreement is to acknowledge this improvement is on City Owned right-of-way, but the City is not responsible for the maintenance and upkeep of the improvement. This responsibility falls to the property owner.

Development Agreement Summary.
This is a standard Development Agreement that includes provisions for construction and traffic, inclusionary zoning, impact fees and other City fees and costs, and other standard provisions.

Core Priorities:

Economic Development & Vibrancy. Development supports the overall tax base, produces jobs, and contributes to vibrancy by attracting people to the community.

Attachments:

1. Ordinance Approving PUD (1632, 1640, and 1646 Second St.)
2. Exhibit A - Legal Description
3. Exhibit B - Development Agreement
4. Exhibit C - Final Site Plan
5. Exhibit D - Final Elevations
6. Exhibit E - Final Roof Plan
7. Exhibit F - Lighting Plan
8. Exhibit G - Final Landscape Plan
9. Exhibit H - Final Engineering Plan
10. Exhibit I - Final Inclusionary Plan
11. Attachment 1 - Project Narrative City Council
12. Attachment 2 - The Walton with Parkway public benefit
13. Attachment 3 - Wolbright Public Benefit and Relief
14. Attachment 4 - The Walton Traffic Study Revised
15. Attachment 5 - CivilTech Memorandum
16. Attachment 6 - Crash Data - Walton Project
17. Attachment 7 - Public Comment
18. Attachment 8 - Engineering Comments

City of Highland Park

Ordinance No. _____

An Ordinance Granting a Special Use Permit for a Planned Development and Approving an Inclusionary Housing Plan
(1632, 1640, and 1646 Second St.)

WHEREAS, One Realty Group LLC, an Illinois limited liability company ("***Applicant***"), is the owner of those certain parcels of real property commonly and collectively known as 1632, 1640, and 1646 Second St., consisting of approximately 24,500 square feet, located in the RO High Density Residential/Office District of the City ("***RO District***"), and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (collectively, the "***Property***"); and

WHEREAS, the Property is comprised of three different parcels. One parcel has an existing single-family home (1632 Second Street). The second parcel has an existing multi-family 2-unit structure (1640 Second Street). The third parcel has one existing multi-family 10-unit structure (1646 Second Street) along with accessory structures (collectively, the "***Existing Buildings***"); and

WHEREAS, the Applicant desires to demolish the Existing Buildings and develop a multi-family five-story residential structure on the Property, containing a total of 19 residential units, and off-street parking ("***Proposed Development***"); and

WHEREAS, pursuant to Section 150.505(A)(6) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), the Applicant must obtain a special use permit for a planned development in order to construct the Proposed Development, because the Property is located within the RO District and the Proposed Development exceeds 51 feet in height and four stories; and

WHEREAS, Section 150.2135 of the Zoning Code requires the submission of an inclusionary housing plan for the approval by the City, detailing the manner in which the Proposed Development of the Property will comply with the requirements set forth in the Zoning Code for the provision of affordable housing units in the City ("***Inclusionary Housing Plan***"); and

WHEREAS, pursuant to Articles V, XIV, and XXI of the Zoning Code and Chapter 151 of "The Highland Park Code of 1968," as amended ("***City Code***"), the Applicant has filed an application with the City for approval of: (i) a preliminary and final development plan for the proposed planned development for the Property; (ii) certain zoning modifications within the Proposed Development; (iii) a plat of subdivision for the Property; and (iv) the proposed Inclusionary Housing Plan (collectively, the "***Requested Relief***"); and

WHEREAS, pursuant to Section 150.550 of the Zoning Code, the Applicant has also requested that the preliminary and final development plans for the proposed planned development of the Property be reviewed concurrently; and

WHEREAS, on September 10, 2025, the City Housing Commission voted to recommend that the City Council approve the Inclusionary Housing Plan for the Proposed Development of the Property; and

WHEREAS, a public hearing of the Plan and Design Commission of the City of Highland Park ("***Plan and Design Commission***") to consider approval of the Requested Relief was duly advertised on May 19, 2025 in the Lake County News-Sun, and held on June 3, July 15, and September 2, 2025, and concluded on September 16, 2025; and

WHEREAS, on September 16, 2025, the Plan and Design Commission adopted Findings of Fact (Public Hearing No. PUD-2025-00051), recommending to the City Council approval of the planned development, and final plat of subdivision for the Property; and

WHEREAS, on _____ __, 2025, the City Council adopted Resolution No. _____, approving the final plat of subdivision for the Property ("***Final Plat of Subdivision***"), pursuant to which Final Plat of Subdivision for the Property has been consolidated into one lot, with the legal description set forth in **Exhibit A**; and

WHEREAS, the Applicant has agreed to execute and record a development agreement prepared by the City's Corporation Counsel governing the use and development of the Property and incorporating the conditions set forth in this Ordinance, the text of which is in substantially the form attached to and, by this reference, made a part of this Ordinance as **Exhibit B** ("***Development Agreement***"); and

WHEREAS, the City Council has determined that the Proposed Development, and the zoning modifications within the Proposed Development, comply with the required standards for special use permits, planned developments, and inclusionary housing plans as set forth in Articles V and XIV of the Zoning Code; and

WHEREAS, consistent with the Plan and Design Commission and Housing Commission recommendations, the City Council has determined that it will serve and be in the best interests of the City and its residents to approve the preliminary and final planned development for the Proposed Development of the Property, grant the requested special use permit and requested zoning modifications, and approve the Inclusionary Housing Plan, all in accordance with, and subject to, the conditions, restrictions, and provisions of 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: APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the City Council hereby grants a special use permit for a planned development for the Proposed Development of the Property, in accordance with, and pursuant to, Articles V and XIV of the Zoning Code and the home rule powers of the City.

SECTION THREE: APPROVAL OF A FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the final development plan for the Proposed Development for the Property, consisting of the following documents (collectively, the "***Final Development Plan***"), is hereby approved:

A. The Final Site Plan Set, consisting of 14 sheets and prepared by Fulton Developers, with a latest revision date of December 5, 2025, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit C**;

B. The Final Elevations, consisting of four sheets and prepared by Fulton Developers, with a latest revision date of September 16, 2025, a copy of which is attached to, and by this reference, made a part of this Ordinance as **Exhibit D**;

C. The Final Roof Plan, consisting of one sheet and prepared by Fulton Developers, with a latest revision date of September 16, 2025, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit E**;

D. The Final Lighting Plan, consisting of 31 sheets and prepared by Fulton Developers, with a latest revision date of October 22, 2025, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit F**;

E. The Final Landscape Plan, consisting of four sheets and prepared by Fulton Developers, with a latest revision date of April 25, 2025, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit G**; and

F. The Final Engineering Plan, consisting of 10 sheets and prepared by Greengard, Inc., with a latest revision date of December 12, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit H**.

SECTION FOUR: APPROVAL OF MODIFICATIONS.

A. Approval of Zoning Modifications within a Planned Development. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the Applicant's requests for the following modifications in conjunction with a special use permit for a planned development on the Property are hereby granted for, and with respect to, the Proposed Development of the Property, in accordance with and pursuant to Section 150.510 of the Zoning Code and the home rule powers of the City:

1. Lighting Modification. A modification from Section 150.605(A) of the Zoning Code to increase the maximum allowed foot-candles for the Proposed Development on the Property, as depicted in the Final Lighting Plan.

2. Building Height Modifications. Modifications from Section 150.704(A) of the Zoning Code to increase: (i) the maximum allowed height of the Proposed Development on the Property, from 51 feet to 64 feet; and (ii) the maximum allowed number of stories of the Proposed Development on the Property, from four to five.

3. Maximum Lot Coverage Modification. A modification from Section 150.704(A) of the Zoning Code to increase the maximum permitted lot coverage for the Proposed Development on the Property, from 33.3% lot coverage to 49% lot coverage.

4. Landscaping Modification. Modification from Section 150.2225(A) of the Zoning Code to: (i) decrease the minimum required foundation landscaping from five feet to three feet along the vehicular parking areas located along the western boundary line of the Property; and (ii) waive the requirement for foundation landscaping located along that portion of the western boundary line of the Property adjacent to the ramp within the elevated patio of the structure to be built on the Property, as set forth in the Final Landscape Plan.

5. Pedestrian Access. A modification from Section 150.2325(G) of the Zoning Code to waive the requirement for a street-facing building entrance on the south façade of the building to be built on the Property.

SECTION FIVE: APPROVAL OF INCLUSIONARY HOUSING PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the Inclusionary Housing Plan for the Proposed Development of the Property is hereby approved in the form attached to and, by this reference, made a part of this Ordinance as **Exhibit I**.

SECTION SIX: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Code or the Zoning Code or any other rights the Applicant may have, the approvals granted in Sections Two, Three, Four, and Five of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. Development Agreement.

1. Execution and Recordation. Within 30 days after the adoption of this Ordinance, the Applicant must execute the Development Agreement.

2. Compliance. The development, use, operation, and maintenance of the Property must at all times comply with all terms, conditions, restrictions, and provisions of the Development Agreement.

B. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Final Development Plan, except for: (a) minor changes and site work approved by the Director of Community Development and the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards; and (b) administrative approvals granted with respect to exterior design features of the Proposed Development, in accordance with Section 176.045(B)(2) of the City Code.

C. Provision of Public Benefits. To satisfy the public benefit required pursuant to Section 150.515 of the Zoning Code, the Applicant must:

1. Make a $100,000.00 contribution to the Housing Trust Fund, which is in addition to the fee-in-lieu payment required pursuant to the Development Agreement and Section 6.E of this Ordinance;

2. Make a $25,000.00 contribution to the City, to be appropriated for the City's Place of Remembrance; and

3. Provide enhanced parkway improvements along Second Street, as depicted in the Final Landscape Plan, pursuant to a license agreement between the City and the Applicant, which license agreement may be executed by the City Manager in their discretion and upon consultation with the Corporation Counsel.

D. Lighting. No light fixture installed on the Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

E. Fee-In-Lieu. The Applicant must pay an inclusionary housing fee-in-lieu for 1.2 fractional affordable units in the amount of $222,480.00, pursuant to Section 150.2115(A)(2)(b) of the Zoning Code and calculated based on the City's FY2025 Annual Fee Resolution.

SECTION SEVEN: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded in the Office of the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property and inure to the benefit of, and be binding upon, the Applicant and its personal representatives, successors, and assigns.

SECTION EIGHT: FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections Two, Three, Four, and Five of this Ordinance will, 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 in Sections Two, Three, Four, and Five unless it first provides 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 such revocation, the City Manager and Corporation Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION NINE: AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of special use permits.

SECTION TEN: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council by a majority vote in the manner required by law;

2. Publication in pamphlet form in the manner required by law;

3. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of Lake County;

4. Passage and approval of a resolution by a majority of the members of the City Council, in the manner provided by law, authorizing the execution of the Development Agreement; and

5. Execution by the Applicant of the Development Agreement, and delivery to the City of the executed Development Agreement, within 30 days after the passage of this Ordinance.

B. In the event that the Applicant does not deliver fully executed copies of the Development Agreement within 30 days after the date of final passage of this Ordinance by the City Council, as required by Section 10.A.5 of this Ordinance, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

Legal Description of the Property

LOT 1 IN THE WALTON RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN BLOCK 5 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT OF SAID WALTON RESUBDIVISON RECORDED _____, AS DOCUMENT NUMBER _____ IN LAKE COUNTY, ILLINOIS.

PINS: 16-23-320-027-0000; 16-23-320-026-0000; 16-23-320-025-0000

EXHIBIT B

Development Agreement

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

City of Highland Park
Planning Division
1150 Half Day Road
Highland Park, IL 60035

Above Space For Recorder's Use Only

DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK

AND

ONE REALTY GROUP LLC

(1632, 1640, and 1646 Second Street)

DATED AS OF _____ ___, 2025

Development Agreement
Between
the City of Highland Park and
One Realty Group LLC,
(1632, 1640, 1646 Second Street)

THIS DEVELOPMENT AGREEMENT (***"Agreement"***) is made as of the __ day of _____, 2025, by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***), **ONE REALTY GROUP LLC**, an Illinois limited liability company (***"Owner"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the City's home rule powers, the parties hereto agree as follows:

SECTION 1. RECITALS.[*]

A. The Property consists of three parcels of real property commonly known as 1632, 1640, and 1646 Second Street, Highland Park, Illinois, and consisting collectively of approximately 24,500 acres (collectively the "***Property***").

B. As of the Effective Date of this Agreement, Owner is the record title holder of the Property.

C. The Property is located in the RO High Density Residential/Office Zoning District of the City and is currently improved with three different housing structures. One has an existing single-family home (1632 Second Street). The second has an existing multi-family 2-unit structure (1640 Second Street). The third has one existing multi-family 10-unit structure (1646 Second Street) accessory structures (***"Existing Buildings"***).

D. Owner desires to demolish the Existing Buildings and construct a new five-story residential Structure, comprised of 19 dwelling units, two of which will be inclusionary units.

E. In connection with the proposed development of the Property, Owner filed applications with the City seeking approval of: (1) a special use permit for a planned development; (2) a preliminary and final development plan for the Property; (3) certain zoning modifications within the proposed planned development; (4) a plat of subdivision for the Property; and an inclusionary housing plan.

F. The Corporate Authorities have determined that the development of the Property pursuant to and in accordance with this Agreement would further enable the City to regulate the development of the Property.

[*]All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Zoning Code.

G. As provided in, and as a condition of, the Development Approvals, Owner has agreed to execute this Agreement to provide that the Property be developed only in compliance with this Agreement and the Development Approvals.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized terms and phrases in this Agreement have the meanings set forth in the preamble above and in this Section or elsewhere in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the City Laws.

"Affordable Unit(s)": Any residential dwelling unit or units designated for Affordable Housing, as that term is defined by Section 33.1133(A) of the City Code, as a result of the development of the Property and pursuant to the Inclusionary Housing Regulations.

"Affordable Unit Declaration": The "Affordable Unit Declaration of Covenants, Conditions, and Restrictions," in all material respects the same as the approved template attached to this Agreement as **Exhibit G**, to be executed by Developer and recorded against each Affordable Unit pursuant to the Inclusionary Housing Regulations and Section 7 of this Agreement.

"Building Code": Chapter 170 of the City Code.

"City Code": "The Highland Park Code of 1968", as amended from time to time.

"City Laws": The City Code, the Zoning Code, the Subdivision Code, and all other City laws, codes, ordinances, resolutions, rules, regulations, and policies.

"*Common Areas":* All of the areas of that are not within any of the dwelling units to be constructed on the Property.

***"Corporate Authorities"*:** The Mayor and City Council of the City.

***"CTM Plan"*:** Defined in Section 6.F.1 of this Agreement.

"Declaration of Covenants": The declaration of covenants, easements and restrictions required pursuant to Section 7 of this Agreement

"Development": Described and defined in Section 3.A of this Agreement.

***"Development Approvals"*:** The ordinances, resolutions, permits, and administrative approvals listed in Section 3 of this Agreement.

***"Effective Date"*:** The date of execution of this Agreement by all of the Parties, as set forth in the first paragraph of page one of this Agreement.

***"Events of Default"*:** Defined in Section 14.A of this Agreement with respect to Owner and in Section 14.B of this Agreement with respect to the City.

***"Final Development Plan"*:** Collectively, the plans and specifications for the Development approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3 of this Agreement and the Requirements of Law.

"Final Engineering Plan":" The engineering plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

"*Final Inclusionary Housing Plan*": The inclusionary housing plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law. Upon that approval, the Final Inclusionary Housing Plan will, automatically and without further action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement.

***"Final Site Plan"*:** The site plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

***"Guarantee"*:** Defined in Section 10.A of this Agreement.

***"Improvement Construction Schedule"*:** The schedule for construction of Improvements, as described in Section 5.A.3 of this Agreement.

***"Improvements"*:** The on-site and off-site improvements to be made in connection with the development of the Property, as provided in Section 4 of this Agreement, including, without limitation, the Public Improvements to be installed pursuant to the Final Development Plan.

***"Indemnified Claims"*:** Defined in Section 11.C of this Agreement.

***"Letter of Credit"*:** The performance security required by Section 10.A of this Agreement, in the form attached as **Exhibit C** to this Agreement.

***"Maintenance Guarantee"*:** Defined in Section 10.D of this Agreement.

***"Parties"*:** The City and Owner, collectively.

***"Person"*:** Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

***"Property"*:** The tract of land, consisting of approximately ___ acres, located at the addresses commonly known as 1632, 1640, and 1646 Second Street, Highland Park, Illinois, and legally described in **Exhibit A** attached to this Agreement.

***"Public Improvements"*:** Those Improvements that will be dedicated to, and accepted by, the City, including, without limitation, the Public Improvements identified in **Exhibit B**.

***"Public Improvements Standards Manual"*:** The "City Engineering Standards Details," as amended from time to time.

***"Requirements of Law"*:** All City Laws and all other applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

***"Site Restoration"*:** Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

***"Special Use Ordinance"*:** Ordinance No. ____, adopted by the Corporate Authorities and as may be amended: (i) approving a special use permit for a planned development for the Property; (ii) approving the Final Development Plan for the Property; and (iii) granting zoning modifications within the approved planned development.

***"Stormwater Improvements"*:** The Improvements depicted on the Final Engineering Plan: private storm sewers, related equipment, appurtenances, structures, swales, and storm drainage areas installed and maintained on the Property to ensure adequate storm water drainage and management and to collect and direct storm water into the City storm sewer system.

***"Structure"*:** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure will in all cases be deemed to include, without limitation, the Existing Building and the addition to be constructed on the Property, as part of the Development.

***"Subdivision Code"*:** Chapter 151 of the City Code, as amended from time to time.

***"Uncontrollable Circumstance"*:** Any of the following events and circumstances that materially change the ability of Owner to carry out its obligations under this Agreement:

a. a change in the Requirements of Law, other than an action taken by the City pursuant to Section 15.A.3 of this Agreement;

b. insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

c. epidemic or pandemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions preventing performance of work, or other similar Act of God;

d. governmental condemnation or taking other than by the City; or

e. strikes, lockouts, or labor disputes, other than those caused by the unlawful acts of Owner, its partners, or affiliated entities.

Uncontrollable Circumstance does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; or (ii) economic hardship, impracticability of performance, commercial, economic, market conditions, increased taxes or tariffs, or a failure of performance

by a contractor (except as caused by events that are Uncontrollable Circumstances as to the contractor).

***"Vertical Construction"*:** The construction of any portion of a Structure above grade level.

***"Zoning Code"*:** The "City of Highland Park Zoning Ordinance of 1997", as amended from time to time.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, feminine or neutral pronouns are to be substituted for those masculine in form and vice versa, and plural terms are to be substituted for singular and singular for plural, in any place in which the context requires.

2. Headings. The headings, titles, and captions in this Agreement are used only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement or any of the substantive provisions of this Agreement.

3. Calendar Days; Calculation of Time Periods. Unless otherwise specified in this Agreement, references to days in this Agreement are to calendar days. Unless otherwise specified in this Agreement, in computing any period of time under 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 will run until the end of the next day which is not a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central prevailing time.

4. Compliance and Conflict with Other Requirements. Unless otherwise specified in this Agreement, if there is a conflict between this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the City, as determined by the City Manager, will control. All of the provisions in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. APPROVAL OF DEVELOPMENT.

A. Description of Development. Owner submitted applications to the City for approval of the demolition of the Existing Buildings and construction of the Development.

B. Concurrent Approvals. Immediately prior to the consideration of this Agreement, the Corporate Authorities will consider adoption of the Special Use Permit Ordinance, Resolution No. _____, and the Final Plat Resolution.

SECTION 4. DEVELOPMENT OF THE PROPERTY.

A. Compliance with this Agreement. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Laws or any other rights

Owner may have, during the term of this Agreement, the Property may only be developed pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the development conditions set forth in this Section 4. Development of the Property in a manner deviating from these conditions will be deemed a violation of this Agreement and Owner's obligations hereunder, and an Event of Default pursuant to Section 14.A of this Agreement.

B. Development. The Development must consist of the following required elements, all of which were promised by Owner and served as an enticement to the City to enter into this Agreement and adopt the Development Approvals:

1. Construction of a new five-story residential Structure comprised of 19 dwelling units, two of which will be inclusionary housing units; and

2. Construction of the Improvements, as described and depicted in Section 5 and Exhibit B of this Agreement.

C. General Development Restrictions. The development, construction, operation and maintenance of the Development 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 the following:

1. This Agreement;
2. The Development Approvals;
3. The Final Development Plan, and all individual plans and documents of which it is comprised;
4. The Zoning Code;
5. The Building Code;
6. The Subdivision Code;
7. The Public Improvements Standards Manual; and
8. The Requirements of Law.

Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 8 of this Section 4.C, the interpretative provisions of Section 2.B.4 will prevail.

SECTION 5. IMPROVEMENTS.

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and in Exhibit B, and include, without limitation, the following:

a. Stormwater sewer mains, service lines, and facilities;

b. Sanitary sewer mains and service lines; and

c. Water mains and service lines.

2. General Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Special Use Ordinance, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Code and the Subdivision Code. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this Agreement or in the permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality.

3. Improvement Construction Schedule. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Laws and the Public Improvements Standards Manual. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Improvement Construction Schedule, any Development Phasing Plan, as well as all permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality. All Improvements must be constructed and installed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed in accordance with the Requirements of Law.

4. Contract Terms; Prosecution of the Work. Owner must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, the Final Development Plan, the Improvement Construction Schedule, and the Requirements of Law, until the work is properly completed, and providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

5. Engineering Services. Owner must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. Owner must promptly provide the City with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached at all times.

6. City Inspections and Approvals. All work on the Improvements is subject to inspection and approval by City representatives at all times. Owner will provide immediate access

to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours upon notice by the City.

7. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency or private party, Owner must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain the consent, permission, or approval.

B. Connection of Utilities.

1. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade: (a) all public utility connections servicing the Property; and (b) the connection of all utilities to facilities located on the Property.

1. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade and maintain in accordance with the Final Development Plan: (i) all public utility connections servicing the Property; and (ii) the connection of all utilities to facilities located on the Property.

2. No utilities located on the Property may be connected to the sewer and water utilities belonging to the City except in accordance with the applicable provisions of the Requirements of Law and upon payment all fees required by City Laws.

C. Landscaping. Prior to the issuance by the City of a final certificate of occupancy for any Structure on the Property, Owner must install all landscaping on the Property, as depicted on the Final Development Plan, which landscaping must be installed and maintained in accordance with the following:

1. All trees, shrubs, plantings, and ornamentals must be healthy, and of the size, height, and species described in the Final Development Plan.

2. The City Forester will have the right to reasonably reject or require replacement of any landscaping that is not in accordance with this Agreement.

3. Owner will, and does hereby, guaranty the proper health and survival of all landscaping (new and transplanted) for a period of two years after the date of the installation of the landscaping.

4. The final grade of the Property must contain a minimum of four to six inches of topsoil, except as may be approved by the City Forester.

5. Upon installation, the trees required to be installed and planted pursuant to this Agreement must have the minimum height and diameter as represented on the Final Development Plan, and must comply with the tree replacement requirements set forth in the City Laws.

6. Owner must replace any plantings that are not healthy and growing after one year from the date of installation

D. Lighting.

1. All exterior lighting on the Property must comply at all times with the lighting requirements set forth in Section 150.605 of the Zoning Code.

2. No light fixture installed on the Property as part of the proposed development of the Property may exceed a correlated color temperature of 3,000 Kelvin.

E. Right-of-Way Improvements.

1. Grant of Temporary Construction License. Subject to the terms and conditions set forth in this Agreement, the City grants to Owner, and Owner accepts, a non-exclusive revocable license, for the construction, installation, and completion, at the sole cost and expense of Owner, of the following improvements within City-owned rights-of-way and, as necessary, within adjacent City-owned parcels (collectively, the ***"Licensed Premises"***), all as depicted in the Final Engineering Plan, and pursuant to and in strict accordance with the terms and provisions of this Section 5.E and the other provisions of this Agreement (***"Improvement Construction License"***):

a. Sidewalk. The construction of a sidewalk and mountable curbs within the: (i) westerly portion of that certain segment of the Second Street right-of-way located between the northern lot line of the Property and the intersection of the Second Street and Walnut Street rights-of-way; and (ii) the northerly portion of that certain segment of the Walnut Street right-of-way located between the western lot line of the Property and the intersection of the Second Street and Walnut Street rights-of-way; provided that, notwithstanding the Final Development Plan to the contrary, Owner must construct the sidewalk to a width of five feet in front of any property located west of the Property and east of the intersection to which it acquires title; and

b. Landscaping in Public Rights-of-Way. Installation of landscaping materials within the rights-of-way adjacent to the Property, as depicted in the Final Landscape Plan.

2. Limitation of Interest. Except for the Improvement Construction License granted pursuant to this Section 5.E, Owner does not and will not have any legal, beneficial, or equitable interest, whether by adverse possession or prescription or otherwise, in any portion of the Licensed Premises, or the Second Street and Walnut Street rights-of-way, or any other City-owned property or right-of-way. Specifically, and without limitation of the foregoing, Owner acknowledges and agrees that nothing in this Agreement is to be interpreted to provide a license to Owner to alter any City-owned right-of-way in any way other than for the installation of the improvements identified in this Section 5.E.

3. Construction of the Right-of-Way Improvements. Owner must construct the Right-of-Way Improvements in accordance with and pursuant to the Final Development Plan and this Agreement, in a good and workmanlike manner, all at the sole expense of Owner and subject to inspection and approval by the City. Specifically, and without limitation of the foregoing, during the period of installation, Owner must: (a) construct all Right-of-Way Improvements in specific locations and of specific designs approved in advance by the City Engineer and, for landscaping improvements, by the City Forester; and (b) maintain the Licensed Premises and all streets, sidewalks, and other public property in and adjacent to the Licensed Premises in a safe, good

and clean condition without hazard to public use at all times, and in accordance with the standards set forth in Section 6.H of this Agreement.

4. City's Reservation of Rights Over Licensed Premises. The City hereby reserves the right to use the Licensed Premises in any manner that will not prevent, impede, or interfere in any way with the exercise by Owner of the rights granted pursuant to this Section 5.E. The City will have the right to grant other non-exclusive licenses or easements, including, without limitation, licenses or easements for utility purposes, over, along, upon, or across the Licensed Premises rights-of-way. The City further reserves its right of full and normal access to the Licensed Premises for the maintenance of any existing or future utility located thereon.

5. Liens. Owner must, at its sole cost and expense, take all necessary action to keep all portions of the Licensed Premises free and clear of all liens, claims, and demands, including without limitation mechanic's liens, in connection with any work performed by the Licensee or its agents.

6. Maintenance of Right-of-Way by City. Without limitation of the provisions of Section 11 of this Agreement, the City will not be liable for any damage that may occur to the Right-of-Way Improvements as a result of the City's necessary maintenance responsibilities with regard to any right-of-way that is subject to the Improvements Construction License. Any maintenance, repair, or replacement of the Right-of-Way Improvements necessary as a result of the City maintenance or other work will be at the sole cost and expense of Owner, through and including the date of expiration of the License, as set forth in Section 5.E.7 of this Agreement.

7. Term. The Improvements Construction License granted pursuant to this Section 5.E will expire upon the acceptance by the City of all Right-of-Way Improvements pursuant to Section 5.F of this Agreement.

F. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. Owner must notify the City when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the City. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the City time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Owner time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the City for construction of the Improvements). Owner must promptly make all necessary repairs and corrections as specified on the punch list. The City is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 5.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the City Director of Public Works has determined that the specific Improvement has been constructed to completion, in accordance with the Final Development Plan and Requirements of Law.

2. Dedication and Acceptance of Public Improvements. Neither the execution of this Agreement, nor the approval of the Development Approvals, nor the execution and recordation of the Final Plat of Subdivision constitutes acceptance by the City of any Improvements that are depicted as "dedicated" on the Final Plat of Subdivision or on the Final Development Plan, if any. The acceptance of ownership of, and responsibility for, a specific

approved Improvement as a Public Improvement may be made only by the Corporate Authorities, and only in compliance with the requirements of the Subdivision Code.

3. Transfer of Ownership of the Public Improvements and Easements to the City. Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the City pursuant to Section 5.F of this Agreement, Owner must execute, or cause to be executed, all documents as the City may request to transfer ownership of, or to provide easements in, the Public Improvements to, and to evidence ownership of the Public Improvements by, the City, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the City in writing. Owner must, at the same time: (a) grant, or cause to be granted, to the City all insured easements or other property rights as the City may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the City, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the City in writing; and (b) provide a written estimate of the monetary value of each Public Improvement to be accepted by the City.

4. Maintenance of Public Improvements. For a period of at least two years following acceptance by the City of the Public Improvements, Owner must, at its sole cost and expense, maintain the Public Improvements without any modification, except as specifically approved in writing by the City Engineer, in a first-rate condition at all times. Owner hereby guarantees, on its behalf and on behalf of its successors, the prompt and satisfactory correction of all defects and deficiencies in any of the Public Improvements that occur or become evident within two years after acceptance of the Public Improvement by the City pursuant to this Agreement. In the event the City Engineer determines, in the City Engineer's reasonable discretion, that Owner is not adequately maintaining, or has not adequately maintained, any Public Improvement, Owner must, after 10 days' prior written notice from the City (subject to Uncontrollable Circumstances), correct it or cause it to be corrected. If Owner fails to correct the defect, commence the correction of the defect, or diligently pursue correction of the defect to completion, the City, after 10 days' prior written notice to Owner, may, but will not be obligated to, enter upon any or all of the Property for the purpose of performing maintenance work on and to the Public Improvement. In the event that the City causes to be performed any work pursuant to this Section 5.F.4, Owner must, upon demand by the City, pay the costs of the work to the City. If Owner fails to pay the costs, the City will have the right to draw from the Maintenance Guarantee required pursuant to Section 9.B of this Agreement, based on costs actually incurred or on the City's reasonable estimates of costs to be incurred, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. In the event any Public Improvement is repaired or replaced pursuant to this Section 5.F.4, the City's right to draw upon the Maintenance Guarantee pursuant to Section 10.B of this Agreement will be extended, as to the repair or replacement, for two full years from the date of the repair or replacement.

5. Effect of Approval and Acceptance. Approval or acceptance of any Improvement will not constitute a waiver of any rights or claims that the City has, before or after approval and acceptance, with respect to any breach of this Agreement by Owner or any right of indemnification of the City by Owner.

SECTION 6. DEMOLITION AND CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. Compliance with Plans and Approvals. The development of the Property must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals. All work must be conducted in a good and workmanlike manner and with due dispatch. All materials used for construction on the Property will be in accordance with the specifications for the work to be performed.

2. Contracts for Work on Property. Owner must include in every contract for work on the Property terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, and the Requirements of Law, until the work is properly completed, and terms providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Application for Permits and Approvals. Owner will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement.

4. City Inspections and Approvals. All work on the Property will be subject to inspection and approval by City representatives at all times, subject to safety rules on the Property.

5. **[RESERVED].**

B. Demolition of Existing Structures. Owner may commence demolition of existing structures on the Property only after obtaining all necessary demolition permits from the City and presenting the City with a plan to mitigate dust, smoke, and other particulates resulting from the demolition. Owner will conduct all demolition work on the Property in full compliance with the City's permitted construction work hours regulations. Owner will remove and dispose of all debris resulting from the demolition of existing structures on the Property in compliance with the Requirements of Law.

C. Single Phase of Development. The construction of the Improvements and development of the Property must take place in one continuous phase, subject to seasonal conditions.

D. Limits on Vertical Construction. In addition to any other applicable provision of this Agreement and the Requirements of Law, Owner may not commence any Vertical Construction, and the City will have the right to refuse to issue a building permit for any Vertical Construction, unless the City Manager has determined that the construction of the following Improvements is complete as required by this Agreement and Requirements of Law, except as may be authorized in writing by the City Manager in their sole discretion:

1. the Stormwater Improvements; and

2. a functional water system that can deliver water to all proposed fire hydrants, in the manner required by the City.

E. Diligent Pursuit of Construction.

1. Once commencement of construction is authorized pursuant to this Agreement, Owner must pursue, or cause to

be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the City Code and the Requirements of Law. Owner will conduct all construction work on the Property in full compliance with the City's permitted construction work hours regulations.

2. Owner must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the City pursuant to the Improvement Construction Schedule approved by the City Engineer as part of the Final Engineering Plan. Owner may be allowed extensions of time beyond the completion dates set forth in the Improvement Construction Schedule only for unavoidable delay caused by Uncontrollable Circumstances or as may be approved by the City Manager.

F. Construction Traffic.

1. Construction and Traffic Management Plan. Owner must prepare and submit, for review and approval by the City Director of Public Works, a Construction and Traffic Management Plan (**"*CTM Plan*"**) for the development of the Property. The CTM Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The City has no obligation to issue a building permit for any Structure or Improvement, and no construction may be commenced with respect to the Structure or Improvement, unless and until the City Director of Public Works has approved, in writing, the CTM Plan. The City agrees to cause the CTM Plan to be promptly and expeditiously reviewed by the City Director of Public Works; provided, however, that nothing in this Agreement is to be deemed or interpreted to require approval of the CTM Plan. Owner must comply with the approved CTM Plan. The CTM Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas on the Property for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking to replace any parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees, which off-street parking must comply with the standards set forth in Section 93.231(B) of the City Code.

2. Designated Routes of Access. The City reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. Maintenance of Routes of Access. At all times during the construction of the Structures and Improvements, Owner must: (a) keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by construction traffic.

4. Street and Sidewalk Obstructions. Owner must obtain all street and sidewalk obstruction permits required for the construction of the Proposed Development in accordance with Section 170.108 of the City Code.

G. Tree Preservation. Owner must comply with all applicable tree preservation regulations set forth in Article IV of Chapter 94 of the City Code, and the following additional requirements:

1. Owner must, prior to construction, erect fencing satisfactory to the City Forester to protect those existing trees located on the Property: (i) designated in the Final Development Plan; and (ii) designated for protection by the City Forester.

2. No grade alteration or construction may take place within designated tree preservation areas, consistent with the tree fencing plan that must be submitted with Owner's applications for building permits for the proposed development of the Property.

H. Storm Water Management and Erosion Control During Construction. During construction of any of the Structures or Improvements on the Property, Owner must:

1. Install and implement measures necessary to temporarily divert or control any accumulation of storm water away from or through the Property in a manner approved in advance by the City Engineer, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, ice, water, and other materials from leaving the site and traveling onto other properties;

3. Take all practicable measures to mitigate dust, smoke, and other particulates resulting from the construction; and

4. Properly remove or dispose of all debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property in accordance with the Requirements of Law.

All installations made pursuant to this Section 6.H must be maintained by Owner until all final certificates of occupancy have been issued by the City for the Development, except as otherwise may be approved by the City Manager.

I. Damage to Public Property. Owner must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Owner must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Owner or any agent of or contractor hired by, or on behalf of, Owner; and (2) repair all damage caused by the activities of Owner or any agent of or contractor hired by, or on behalf of, Owner.

J. Issuance of Permits and Certificates.

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the City has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Property at any time when Owner has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Project Approvals, or the Requirements of Law.

2. Timing of Construction of the Improvements. The City has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or Structure located on the Property until the Improvements are completed by Owner and approved by the City. The foregoing does not preclude the City's issuance of conditional certificates of occupancy pursuant to the applicable provisions of the City Code. The issuance of any building permit or certificate of occupancy by the City at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the City will not constitute a waiver of the City's right to withhold any building permit or certificate of occupancy and will not confer on Owner or Owner any right or entitlement to any other building permit or certificate of occupancy.

3. Completion of Public Roads, Private Driveways, and Parking Areas. No conditional certificate of occupancy or final certificate of occupancy associated with any new Structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within the Structure has been completed.

K. Completion of Construction. Subject to Uncontrollable Circumstances, if Owner fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the City for the demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Owner must, within 60 days after notice from the City: (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Owner has failed to complete the required demolition and construction, all in accordance with plans approved by the City.

L. As-Built Plans. After completion of construction of any new Structure or Improvement, Owner must submit to the City's Director of Community Development: (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, underground electrical, plumbing, gas service, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the City Engineer and the City Director of Community Development. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on

the Property. A licensed Professional Engineer (PE) and Professional Land Surveyor (PLS) registered in the State of Illinois must stamp the as-built site construction plans. The PE or PLS must stamp and sign the final engineering pages of the as-built construction plans, and the PLS must stamp and sign the final as-built survey

SECTION 7. OPERATIONAL DOCUMENTS.

A. Owners' Association Declaration of Covenants. Prior to the issuance of any building permit for the Development, and prior to the transfer of any dwelling unit by Owner, Owner must prepare and submit to the City Manager and the Corporation Counsel, for their respective review and approval, and Owner must record against the Property, a declaration of covenants, easements, and restrictions ("***Declaration of Covenants***"). The Declaration of Covenants must provide for the creation of an association for the owners of the dwelling units on the Property or similar entity ("***Owners' Association***") and must, without limitation, codify the following provisions, conditions and restrictions of this Agreement:

1. Membership in the Owners' Association must be mandatory for each owner and successive owner of a dwelling unit in the Development.

2. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to this Agreement, or to any provision that is inconsistent with the requirements of this Agreement or the Affordable Housing Declaration will be effective without the prior review and written approval of the City Director of Community Development.

3. The Owners' Association will be responsible for the continuity, care, conservation and maintenance, including operation in a first-rate condition and in accordance with predetermined standards, of the Common Areas, including all landscaping, stormwater detention facilities, equipment and appurtenances, and the cost of power required for the equipment and appurtenances.

4. The Owners' Association will be responsible for casualty and liability insurance and real estate taxes for all Common Areas.

5. The owners of owners of each dwelling unit to be constructed on the Property must pay their *pro rata* share of all costs and expenses incurred by the Owners' Association by means of an assessment to be levied by the Owners' Association which meets the requirements for becoming a lien on the Property in accordance with statutes of the State of Illinois.

6. The Owners' Association will have the right to adjust the assessment to meet changed needs. The membership vote required to authorize that adjustment may not be fixed at more than 51 percent of the members voting on the issue.

7. The Owners' Association or the owners, and not the City, will be responsible, at the Owners' Association's expense, for snow removal on or from the Property.

8. Easements must be created or granted as follows:

   a. An easement will be created providing access over, on, and above the Common Areas for the exclusive benefit of the owners of the dwelling units to be constructed on the Property and for the benefit

of the City, for storm water drainage and detention, emergency response, utility maintenance and repair, and for the purpose of maintaining the Common Areas.

b. Utility easements will be granted to the City and other governmental bodies and utility services over, on, and across the Property and the Common Areas for the purposes of making repairs, installing and servicing utilities, and providing emergency services.

c. The easements for storm water drainage and detention must remain unobstructed and the access may not be blocked by a fence, landscaping, or any other structure or planting, of any kind or nature, erected within said easement without written approval of the City Manager. In addition, no grade changes will be permitted in said easement without the prior written approval of the City Engineer.

9. Annual Certification on Capital Improvements. At the request of the owner of any Affordable Unit, not more than once per calendar year, the Association must submit to the Housing Commission annual written certifications of all (a) regular assessments allocated to the working capital reserve of the Association, and (b) costs of any structural or mechanical improvements to the Property or to the Common Area and facilities on the Property that would qualify as part of a "Capital Improvements Credit" pursuant to Section 16 of the Affordable Unit Declaration.

10. Affordable Units. The Declaration of Covenants must include specific provisions requiring that the purchase, maintenance, use, and sale of all Affordable Units is in compliance with the terms and conditions set forth in the applicable Affordable Unit Declaration and the Inclusionary Housing Regulations. The Declaration of Covenants must also provide that: (i) no special assessment may be imposed against any Affordable Unit except in connection with necessary maintenance of, and repairs to, structural improvements or parking areas on the Property; and (ii) in the event the Housing Commission owns any Affordable Unit, the Housing Commission will be allowed to lease the Affordable Unit pursuant to the terms and conditions as the Housing Commission may decide, in its sole discretion. The Association will have no right of first refusal or any similar arrangement with respect to the resale of any of the Affordable Units on the Property.

11. Developer's Obligations. The Association will not be responsible for any obligations set forth in the Homeowners Declaration, and the Developer will remain solely responsible for such obligations, until the election of the initial board of the Association by a majority of the members other than the Developer, in accordance with the Requirements of Law.

12. Final Approval by City. The City, through its Director of Community Development, has the right of final approval of the Declaration of Covenants.

13. Approval of Modifications by City. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to Section 7 of this Agreement, or to any provision that is inconsistent with the requirements of this Agreement, the Inclusionary Housing Regulations, or the Affordable Housing Declaration, will be effective without the prior review and written approval of the City Director of Community Development.

14. General Provisions.

a. Each owner of a dwelling unit to be constructed on the Property will have the right to enforce the Declaration of Covenants.

b. The Declaration of Covenants must provide that the City is an intended third-party beneficiary of the Declaration of Covenants, and will have the right, but not the obligation, to enforce the Declaration of Covenants. Specifically, and without limitation, the City will have the right, but not the obligation, after ten days' written notice to the Owners' Association, to perform any maintenance or repair work which, in the sole opinion of the City, the Owners' Association has failed to perform on the Common Areas, to assess the membership for that work, and to file a lien against the property of the Owners' Association or the property of any member failing to pay the assessment.

c. The Declaration of Covenants will run with and bind the Property, and all portions thereof, and will be binding on Owner, and their successors in interest, to all portions of the Property.

B. Affordable Units.

1. Construction and Development. Not less than two dwelling units constructed on the Property must be developed as Affordable Units in accordance with and pursuant to this Agreement, the Special Use Ordinance, and the Inclusionary Housing Regulations.

2. Approval of Declaration. The Parties acknowledge and agree that the Affordable Unit Declaration attached as **Exhibit G** to this Agreement has been approved in advance by Developer and by the Corporate Authorities as part of their respective approvals of this Agreement.

3. Recordation -- Condition of Certificate of Occupancy. As a condition precedent to any issuance of a Certificate of Occupancy for any Affordable Unit, Developer must cause an Affordable Unit Declaration to be fully executed and properly recorded against each Affordable Unit on the Property, as required pursuant to Section 150.2155 of the Inclusionary Housing Regulations, no later than the earlier to occur of (i) the date on which the closing for the sale of the Affordable Unit takes place, and (ii) 10 days after the date on which a Condominium Declaration is recorded. Developer must notify the City of all recordations performed pursuant to this Section 7.B.3 and of the record numbers assigned to each Affordable Unit Declaration. Failure to record the Affordable Unit Declaration as provided in this Section 7.B.3 and in this Agreement will, among other things, give the City the right, but not the obligation, to rescind and terminate the Special Use Ordinance, along with all of the rights and approvals granted in that Ordinance.

4. Order of Recordation and Declaration Primacy. No Affordable Unit Declaration will be subject or subordinate to any mortgages, liens, or any other similar encumbrances, including, without limitation, construction loans. Pursuant to the Inclusionary Housing Plan and the Inclusionary Housing Regulations, Developer must take all steps necessary to cause each Affordable Unit Declaration to have priority over any other interests recorded against the applicable Affordable Unit, including, without limitation, requiring and allowing each Affordable Unit Declaration to be recorded prior to the closing of the individual Affordable Unit to which the Inclusionary Housing Plan applies. Developer must provide and require such documents as are necessary to ensure that any mortgage, deed of trust or other lien, and any renewals and extensions thereof, presently existing, or hereafter placed or caused by Developer, upon any of the Affordable Units shall be subordinate to the applicable Affordable Unit Declaration.

5. Evidence of Compliance. Developer must provide the City with a title report or other evidence reasonably satisfactory to the City demonstrating compliance with this Section 7.B.

6. Marketing Affordable Units. Developer will be responsible, at its sole cost and expense, for marketing the Affordable Units, including, without limitation, preparing marketing materials, advertising, and instructing sales staff regarding the Affordable Units. The City, by and through the Housing Commission or its designee, agrees to maintain a waiting list of prospective buyers, and to qualify buyers pursuant to Section 6.B.6 of this Agreement.

7. City Costs. Developer acknowledges and agrees that the Housing Commission has and will continue to provide material assistance to the Developer in promoting the sale or rental of Affordable Units required as part of the development of the Property, and in qualifying Persons seeking to purchase or lease one or more of the Affordable Units. The Parties acknowledge and agree that neither the Housing Commission, nor any of its authorized agents or designees, including, without limitation, Community Partners for Affordable Housing, is acting as a broker with regard to any of the Affordable Units required as part of the development of the Property.

8. Off-Street Parking. One off-street parking spaces must be allocated and made available to each Affordable Unit, at no additional cost

SECTION 8. PAYMENT OF FEES AND CONTRIBUTIONS.

A. Impact Fees. Owner will fully comply with, and cause to be paid, the fees in lieu of land contributions calculated pursuant to Chapter 160 of the City Code for the following districts (collectively, ***"Impact Fees"***):

1. The Park District of Highland Park;

2. High School District No. 113;

3. The North Shore Elementary School District No. 112; and

4. The Highland Park Library District.

The Impact Fees are based on a per unit basis and must be paid prior to the issuance of any building permits for the residential structure on the Property. Owner acknowledges that the payment of development impact fees imposed by Chapter 160 of the City Code, as well as Chapter 160 itself, are reasonable, and Owner holds harmless and releases the City, and the Park District of Highland Park, School Districts Nos. 112 and 113, and the Highland Park Library District (collectively, the ***"Districts"***) from any claim or other action Owner may have against either or both the City or the Districts as a result of Chapter 160 of the City Code and the impact fees exacted under Chapter 160 for distribution to any District by the City. Owner acknowledges and agrees that, if Owner is entitled to any credit toward the Impact Fees as a result of development impact fees previously paid by third-parties with respect to other proposed developments of the Property, and if that credit exceeds the Impact Fees otherwise due pursuant to this Section 8: (a) the City will have no liability or responsibility whatsoever to pay to Owner the difference between the credit and the Impact Fees otherwise due; and (b) Owner must pursue any claim for those payments with the affected Districts.

B. Waiver of Affordable Unit Impact Fees. Notwithstanding the otherwise applicable provisions of Chapter 160 of the City Code and of this Section 8, and pursuant to Section 150.2145 of the Inclusionary Housing Regulations, impact fees owed by Owner and attributable to the development of Affordable Units as part of the development of the Property are hereby waived in their entirety by the City. The waiver provided by this Section 8.C will apply only to those impact fees attributable to the two dwelling units located on the Property and designated as an Affordable Units.

C. Other City Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, Owner must 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, and all other fees, charges, and contributions pursuant to the Requirements of Law or otherwise due as a result of the Development, except that fee will be discounted by 10.5%, the percentage of units within the development that are affordable units pursuant to Section 150.2145 of the Inclusionary Housing Regulations.

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SECTION 9. PAYMENT OF CITY FEES AND COSTS.

In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, and in addition to all other agreements between Owner and the City concerning the Development, Owner must pay to the City, contemporaneous with the execution of this Agreement by the City Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with: (1) the development of the Property, including, without limitation, the preparation, review, and processing of plans, ordinances, resolutions, and other approvals therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement and all exhibits and associated documents. Payment of all fees, costs, and expenses must be made by a certified or cashier's check or by Federal Reserve wire transfer in accordance with written instructions from the City. Owner 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, the 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 Owner during the term of this Agreement in connection with the use and development of the Property. Further, Owner will 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.

SECTION 10. PERFORMANCE SECURITY.

A. General Requirements. As security to the City for the performance by Owner of its obligations pursuant to and in accordance with this Agreement, Owner will provide to the City performance and payment security ("***Guarantee"***) in the form of one or more letters of credit ("***Letter of Credit***") in the amount required by Section 151.006(K)(1) of the City Code, and in accordance with Section 151.006(K) of the City Code. The Letter of Credit must be in form and substance substantially conforming in all material respects with **Exhibit C** to this Agreement and satisfactory to the Corporation Counsel. Specifically, and without limitation of the foregoing, the Letter of Credit must allow the City to draw from the Letter of Credit in the event that Owner does not fully reimburse the City for any costs and expenses incurred by the City for work performed pursuant to Section 6.I.2 of this Agreement. The Guarantee must be provided to the City prior to the issuance of any permits for the Development, and must be maintained at all times until all Improvements have been approved and, as appropriate, accepted. The Guarantee will be administered pursuant to Section 151.006 of the City Code.

B. Use of Guarantee Funds. If Owner fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.I of this Agreement, that failure or refusal is an Owner Event of Default, then the City in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. The City thereafter will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause the Improvements to be completed or corrected, and subject to the terms of the immediately preceding sentence, to reimburse itself from the proceeds of the Guarantee for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Guarantee are insufficient to repay fully the City for all costs and expenses, then Owner must, upon demand of the City, deposit with the City any additional funds as the City determines are necessary, within 30 days after receipt of a request therefor, to fully repay the required costs and expenses.

C. Reductions in Guarantee. Concurrent with the approval or acceptance of Improvements in the manner provided in Section 5.F of this Agreement, the Guarantee may be reduced in a manner and in amounts authorized in Section 151.006(K) of the City Code.

D. **Maintenance Guarantee.** Immediately after any approval and, where appropriate, acceptance, by the City of the Public Improvements pursuant to this Agreement, Owner must post a new guarantee in the amount of 15 percent of the actual total cost of the Public Improvements on the Property as security for Owner's maintenance of those Public Improvements ("***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the City in escrow until the date that is two years after the approval and, where appropriate, acceptance by the City of the Public Improvement, secured by the Maintenance Guarantee pursuant to this Agreement. If the City is required to draw on a Maintenance Guarantee by reason of Owner's failure to fulfill its maintenance obligations under this Section 10.D, then Owner must, within 10 days after receipt of a demand from the City, cause the Maintenance Guarantee to be increased to its full original amount.

SECTION 11. LIABILITY AND INDEMNITY OF CITY.

A. **City Review.** Owner acknowledges and agrees that the City is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the Development or use of the Development or the Improvements, and that the City's review and approval of any plans and Improvements, and issuance of any approvals, permits, certificates, or acceptances, does not, and will not, in any way, be deemed to insure Developer or Owner or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. **City Procedure.** Owner acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and of the Development Approvals, and Owner agrees not to challenge these approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. **Indemnity.** Owner agrees to, and does hereby, hold harmless, indemnify, and, at the election of the City defend with counsel of the City's choice, 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: (i) the City's review and approval of any plans for the Development or the Improvements; (ii) the issuance of any approval, permit, certificate, or acceptance for the Development or the Improvements; and (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements (***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the City.

D. **Defense Expense.** Owner, only as to its own acts or omissions, must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the City in defending itself with regard to any and all of the Indemnified Claims.

E. **Insurance.** Owner, and its contractors and subcontractors constructing the Development, must obtain and maintain the insurance coverages in **Exhibit D** attached to this Agreement.

SECTION 12. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS.

A. Runs with Land. The provisions of this Agreement run with and bind the Property and inures to the benefit of, is enforceable by, and obligates the City, Owner, and any of their respective, grantees, successors, assigns, and transferees, including all successor legal or beneficial owners of all or any portion of the Property, from the date this Agreement is recorded and until this Agreement is terminated or expires. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing time limits, then the affected privilege or right will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

B. Binding Effect. All obligations of Owner under this Agreement are and will be binding upon the following parties: (1) \Owner, unless Owner, its successor, and the City execute a Transferee Assumption Agreement in accordance with Section 12.B of this Agreement; (2) any and all of Owner's heirs, successors, and assigns; and (3) any and all of the current and future legal and beneficial owners of all or any portion of the Property.

C. Transferee Assumption Agreement. Owner will remain fully bound by this Agreement, whether or not Owner owns any interest in the Property, unless Owner and its transferee execute an enforceable written agreement, in substantially the form of **Exhibit E** to this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***). The transferee must provide the City, upon request, with reasonable assurances of the financial ability of the transferee to meet those obligations as the City may require. The City agrees that upon a transferee becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of Owner will be released to the extent of the transferee's assumption of the liability. The failure of Owner to provide the City with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the City, with the transferee's proposed assurances of financial capability before completing any transfer, will: (1) constitute an Event of Default under this Agreement; and (2) result in Owner remaining fully liable for all of its obligations under this Agreement, but will not relieve the transferee of its liability for all the obligations as a successor to Owner.

D. Required Provisions for Transfers of Property. In the event Owner intends to transfer a legal or beneficial interest in any portion of the Property, Owner must:

1. Notify the City in writing at least 30 days prior to any date on which Owner transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party; and

2. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined below, entered into for the sale of all or any portion of the Property.

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by

voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

E. Mortgagees of Property.

1. This Agreement is not binding on mortgagees or other secured parties of the Property unless and until the mortgagee or secured party assumes title to the Property, in whole or in part. The requirements set forth in Section 12.C of this Agreement concerning Transferee Assumption Agreements do not apply to a mortgagee or secured party that assumes title via a foreclosure or a deed in lieu of foreclosure.

2. Owner may not grant a mortgage or other secured interest in the Property or the Development to any person except upon the execution by the mortgagee or secured party of a Consent and Subordination Agreement, in substantially the form attached to this Agreement as **Exhibit F**.

SECTION 13. TERM.

The term of this Agreement commences on the Effective Date and, unless terminated sooner pursuant to the provisions of this Agreement, expires on the date that the Development and all Improvements are approved by the City and the Improvements, as required by this Agreement and the Subdivision Code, are accepted by the City. Following approval and acceptance of the Improvements, the City agrees, upon written request of Owner, to execute appropriate and recordable evidence of the expiration of this Agreement. Notwithstanding anything to the contrary in this Section 13, Owner's indemnity and defense obligations as set forth in Section 11 of this Agreement, and all maintenance and guarantee periods established pursuant to this Agreement, will survive the termination of this Agreement.

SECTION 14. EVENTS OF DEFAULT.

A. Owner Events of Default. The following are Owner Events of Default:

1. If any representation made by Owner in this Agreement, or in any certificate, notice, demand or request made by Owner in writing and delivered to the City pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Developer or Owner.

3. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant, warranty or obligation contained in this Agreement.

4. Subject to cure as set forth in Section 14.C of this Agreement, construction by Owner of any Structure or Improvement that is not authorized by this Agreement or otherwise in a manner not permitted by law.

5. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to commence construction of the Development.

6. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to complete construction or installation of any Structure or Improvement on the Property or in connection with the Development.

7. Subject to cure as set forth in Section 14.C of this Agreement, Owner causes any damage to real or public property that is not owned by Owner.

8. Subject to cure as set forth in Section 14.C of this Agreement, Owner is not, or ceases to be, a legal entity qualified to do business in the State of Illinois.

9. Owner permits, or does not take reasonable steps to prevent, criminal activity on the Property.

10. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Owner in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Owner for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any the decree or order unstayed and in effect for a period of 60 consecutive days.

11. The commencement by Owner of a voluntary case under the federal bankruptcy laws, as may be amended from time to time, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Owner to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Owner or of any substantial part of the Property, or the making by any of those entities of any assignment for the benefit of creditors or the failure of Owner generally to pay the entity's debts as they become due or the taking of action by Owner in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

12. Subject to cure as set forth in Section 14.C of this Agreement, change in the organizational status of Owner except in accordance with the Transferee Assumption provisions in Section 12 of this Agreement.

13. Owner abandons the development of the Property. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement. The failure of Owner to secure any approvals required for the development or construction of the Property will not be a valid defense to abandonment.

14. Subject to cure as set forth in Section 14.C of this Agreement, Owner otherwise fails to comply with the Requirements of Law in connection with the Development or the Property.

B. **City Events of Default**. The following are City Events of Default under this Agreement:

1. If any material representation made by the City in this Agreement, or in any certificate, notice, demand or request made by the City in writing and delivered to Owner pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Uncontrollable Circumstances, default by the City for a period of 30 days after written notice from Owner in the performance or breach of any covenant contained in this Agreement; provided, however, that the default will not constitute an Event of Default if it cannot be cured within said 30 days and the City, within that 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures the default within 90 days after the notice.

C. Cure Period. For all Events of Default identified in Section 14.A for which Owner has the right to cure, Owner must cure the Event of Default within 15 days after receipt of the notice, or, if the Event of Default cannot be cured within 15 days, Owner must initiate and diligently pursues appropriate measures to remedy the default within 15 days, and in any event must cure the default within 60 days after receipt of the notice.

SECTION 15. REMEDIES FOR DEFAULT AND ENFORCEMENT.

A. Remedies. In the case of an Event of Default:

1. Legal Procedures. Except as otherwise provided in this Agreement, the non-defaulting Party may institute proceedings in law or in equity, or any other proceeding, as may be necessary or desirable at its option to cure or remedy the Event of Default, including, without limitation, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Removal and Restoration by City. In the event Developer fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.K of this Agreement or otherwise upon demand of the City after the occurrence of an Owner Event of Default, the City will have, and is hereby granted the right, at its option, to enter the Property and: (a) demolish and remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and (c) cause the Structures or Improvements to be completed in accordance with the plans submitted. Owner must fully reimburse the City for all costs and expenses, including legal and administrative costs, incurred by the City for this work. If Owner does not so fully reimburse the City, the City will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 10 of this Agreement, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If Owner do not fully reimburse the City, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance the work, then the City will have the right to place a lien on the Property for all the costs and expenses in the manner provided by law. The rights and remedies provided in this Section 15.A.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the City in this Agreement, at law, or in equity.

3. Repeal of Development Approvals. The City will have the absolute right to repeal the Development Approvals if a Owner Event of Default occurs under this Agreement without protest or objection by Owner.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, Owner may not seek, and do not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the City, on account of the negotiation, execution,

performance, or breach of, or default under, this Agreement. The Parties acknowledge and agree that, except as expressly provided in this Agreement, the covenants and agreements set forth in this Agreement are those of the Parties, and are not the individual covenant or guarantee of any natural person.

C. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party on account of the negotiation, execution, performance, or breach of, or default under, this Agreement, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 16. WARRANTIES AND REPRESENTATIONS.

A. By the City. The City represents and warrants, as of the date of execution by the City of this Agreement, that:

1. The City is a home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has the corporate authority to enter into this Agreement;

2. The execution and performance of this Agreement by the City: (i) have been duly authorized by all necessary corporate action on the part of the City; and (ii) do not, for any reason, result in any breach of any agreement or other instrument to which the City is subject;

3. The execution of this Agreement by the City requires no other consents, approvals, or authorizations on the part of the City; and

4. To the best of the knowledge of the person executing this Agreement on behalf of the City there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting the City or the Property in any court or before any governmental authority that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement.

B. By Owner. Owner, and the person executing this Agreement on behalf of Owner, represent and warrant, as of the date of execution by Owner of this Agreement, that:

1. Owner is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Owner has the authority to execute and perform this Agreement, and Owner is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Owner to perform its obligations under this Agreement;

3. The execution and performance by Owner of this Agreement has been duly authorized by all necessary corporate action, and does not violate its organizational documents, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, or instrument to which Owner is now a party or by which Owner is now bound including any mortgages, secured loans, or instruments granting another party a superior interest in the Property or the Development;

4. Owner has complied with Section 12.E.2 of this Agreement with respect to all mortgagees and second parties existing as of the Effective Date;

5. The applications, plans, materials, and other submissions Owner has provided to the City: (i) accurately and truthfully represent Owner's capabilities, resources, and intentions for the construction of the Development on the Property; (ii) have induced the City to enter into this Agreement; and (iii) any material misrepresentation contained in Owner's submissions will constitute an incurable Owner Event of Default pursuant to Section 14 of this Agreement;

6. There are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting Owner or the Property that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement;

7. Owner has sufficient financial and economic resources to implement and complete its obligations under this Agreement; and

8. Owner has no knowledge of any liabilities, contingent or otherwise, of Owner which might have a material adverse effect upon its ability to perform its obligations under this Agreement.

SECTION 17. GENERAL PROVISIONS.

A. 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 email. 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. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its 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: City Manager
E-mail: gneukirch@cityhpil.com

With a copy to:

Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, Illinois 60654

Attention: Steven Elrod, Corporation Counsel
E-mail: steven.elrod@elrodfriedman.com

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

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

With a copy to:

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

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

C. Rights Cumulative. Unless otherwise provided in this Agreement, all rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. No waiver of any provision of this Agreement, and no delay in exercising or failure to exercise any right or authority set forth in 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.

E. Consents. Unless otherwise provided in this Agreement, all required permissions, authorizations, approvals, acknowledgments, or similar indications of assent of any Party must be in writing.

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

G. 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 Illinois circuit court for Lake County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

H. Severability. If any 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 is invalid, void, and unenforceable.

I. Entire Agreement. This Agreement and the Development Approvals constitute the entire agreement between the Parties, and supersede any and all previous or

contemporaneous oral or written agreements and negotiations between the Parties, with respect to the Development.

J. Interpretation. This Agreement will be construed without regard to the identity of the Party who 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.

K. Exhibits. Exhibits A through **F** attached to this Agreement are incorporated in and made a part of this Agreement.

L. Amendments and Modifications.

1. 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 by all Parties.

2. Amendments or modifications to the Development Approvals can be considered and acted on by the City without the same being deemed an amendment or modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and Subdivision Code and the provisions of this Agreement are satisfied.

M. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of Owner and the City only and are not for the benefit of any third party, and, accordingly, no third party will 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 Owner, purportedly on behalf of the City, without the knowledge and approval of the Corporate Authorities.

N. Recording. The City is authorized to record this Agreement against the Property, at the sole cost and expense of Owner, with the Office of the Lake County Recorder of Deeds, promptly following the full execution of this Agreement by the Parties.

O. Counterpart Execution. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Facsimile or electronic counterpart copies of this Agreement will be considered for all purposes, including delivery, as originals.

P. City Actions, Consents, and Approvals. Unless otherwise provided in this Agreement, 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.

[*SIGNATURE PAGE FOLLOWS*]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

_____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK, an Illinois home rule municipal corporation

By:_____
Ghida S. Neukirch
Its: City Manager

ATTEST:

By: _____

Its: _____

ONE REALTY GROUP LLC, an Illinois limited liability company,

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 home rule municipal corporation.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF _____)
) SS.
COUNTY OF ____)

This instrument was acknowledged before me on _____, 2025, by _____, the Authorized Signatory of **ONE REALTY GROUP LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission expires:_____

SEAL

EXHIBIT C

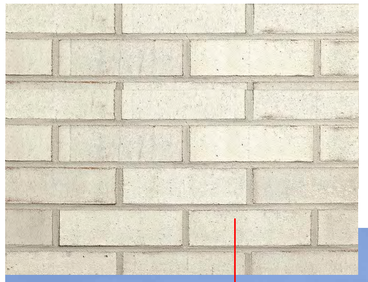
Final Site Plan

THE WALTON
HIGHLAND PARK

FULTON
DESIGN+BUILD



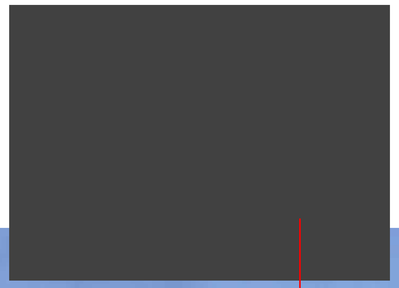
BRICK



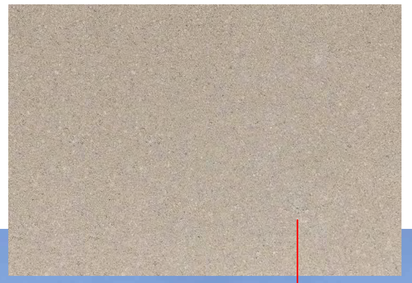
COMPOSITE WOOD BOARDS



ALUMINUM COMPOSITE METAL



CAST STONE



FULTON

DESIGN+BUILD



THE WALTON
HIGHLAND PARK

PROJECT DATA	EXIST/PERMIT/REQ'D	PROPOSED
ZONING DISTRICT	R0	R0
LAND USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	>21,780 SF	24,500 SF (0.562 Acres)
DENSITY	33 (1/871 SF LOT AREA)	19
HEIGHT	51'-0" (4 STORIES) 5TH STORY STEPBACK PER SEC 150.520 (K)	4TH STORY @ 49'-11" 5TH STORY STEPBACK @ 64'-0" TOTAL PER SEC 150.520 (K)
5TH FLOOR STEPBACK PER SEC150.520 (K)	15'-0" MINIMUM	30'-0" ALONG WALNUT ST. 25'-0" ALONG 2ND ST.
TOTAL BUILDING SF	N/A	57,606 SF (1ST FL FOOTPRINT 11,963 SF)
LOT COVERAGE (BUILDING)	33%	49%
OPEN SPACE	20%	21.4%
FRONT YARD SETBACK (NEIGHBORHOOD Sec. 150.2310)	MIN 5'-0" ; MAX 25'-0"	10'-10" (EAST SIDE) 24'-0" (SOUTH SIDE)
MIN. REAR YARD SETBACK	25'-0"	28'-0"
MIN. SIDE YARD SETBACK	10'-0"	25'-0"
PARKING SPACES	37 (+ 2 GUESTS)	38 (+ 5 GUESTS)
NUMBER OF UNITS	33	19
NUMBER OF AFFORDABLE UNITS	3.2	2 (+1.2 CASH IN LIEU)

AREA CALCULATIONS	SF	PERCENTAGE
PRINCIPAL BUILDING FOOTPRINT	11,963 SF	49%
STAIRWAY / RAMP COVERAGE	290 SF	1.2%
DRIVEWAY COVERAGE	1,750 SF	7.1%
GUEST PARKING COVERAGE	810 SF	3.3%
PATIO COVERAGE	2,935 SF	12 %
TOTAL COVERAGE	17,748 SF	72.5 %

NEIGHBORHOOD FRONTAGE PROJECT DATA	EXIST/PERMIT/REQ'D	PROPOSED
BUILD-TO-ZONE SETBACKS WALNUT ST AND 2ND ST	MIN SETBACK 5'-0" MAX SETBACK 25'-0"	10'-10" TO 25'-0" ALONG 2ND ST 24'-0" TO 25'-0" ALONG WALNUT ST
BUILD-TO-ZONE % WITHIN WALNUT ST AND 2ND ST	MIN 65% ALONG 2ND ST MIN 65% ALONG WALNUT ST	72% ALONG 2ND ST 71% ALONG WALNUT ST
TRANSPARENCY @ GROUND AND UPPER STORIES ALONG WALNUT STREET	MIN GROUND STORY @ 20% MIN UPPER STORY @ 20%	GROUND STORY @ 30% UPPER STORY @ 30%
TRANSPARENCY @ GROUND AND UPPER STORIES ALONG 2ND STREET	MIN GROUND STORY @ 20% MIN UPPER STORY @ 20%	GROUND STORY @ 41% UPPER STORY @ 40%

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

TITLE

Project Number	202401
Date	DEC 5, 2025
Drawn By	Author
Checked By	Checker

A0.00

Scale 1/4" = 1'-0"

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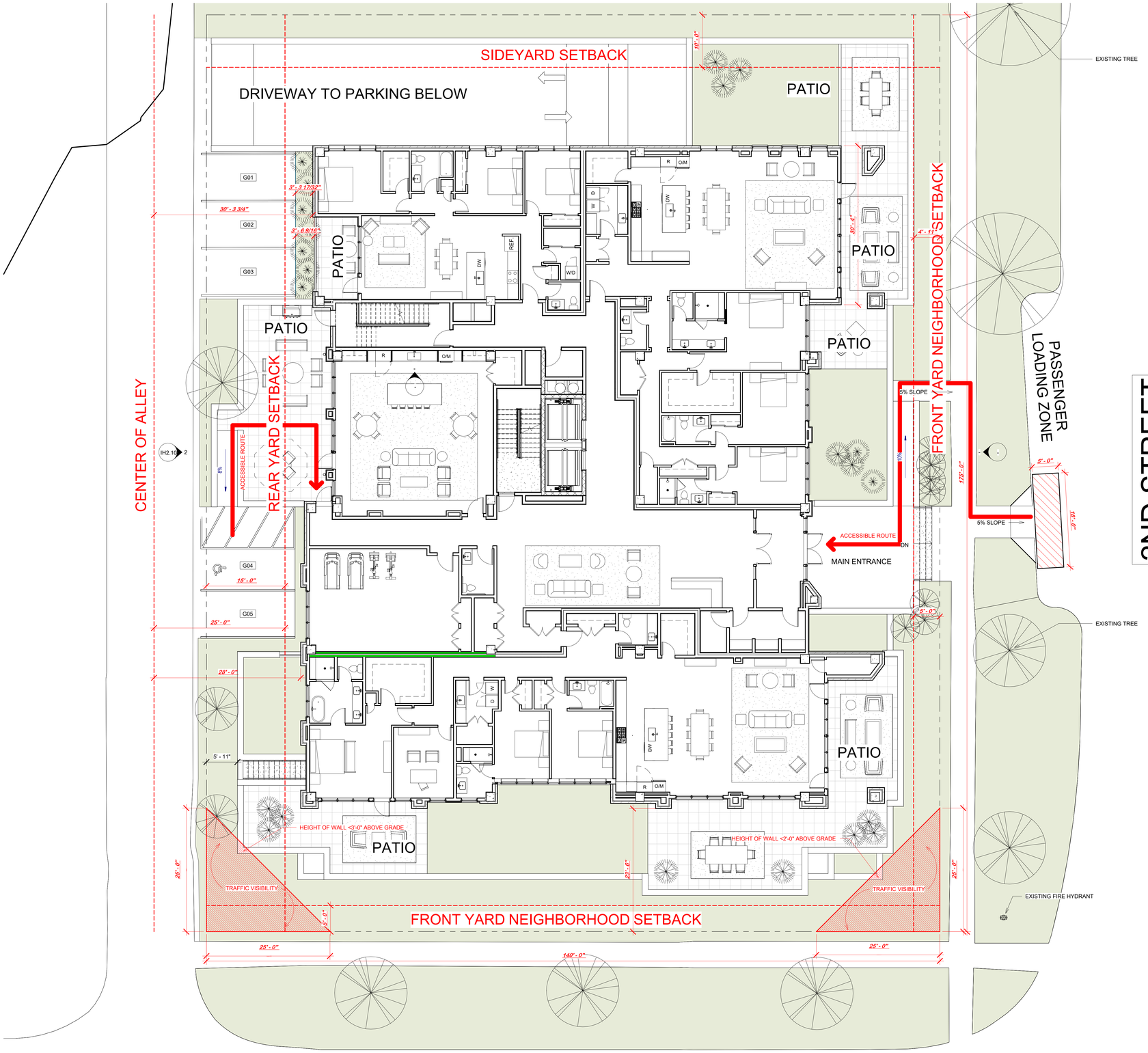

1 SITE PLAN - SETBACKS
1/8" = 1'-0"

FULTON

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

SITE PLAN
SETBACKS

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A0.02

Scale 1/8" = 1'-0"

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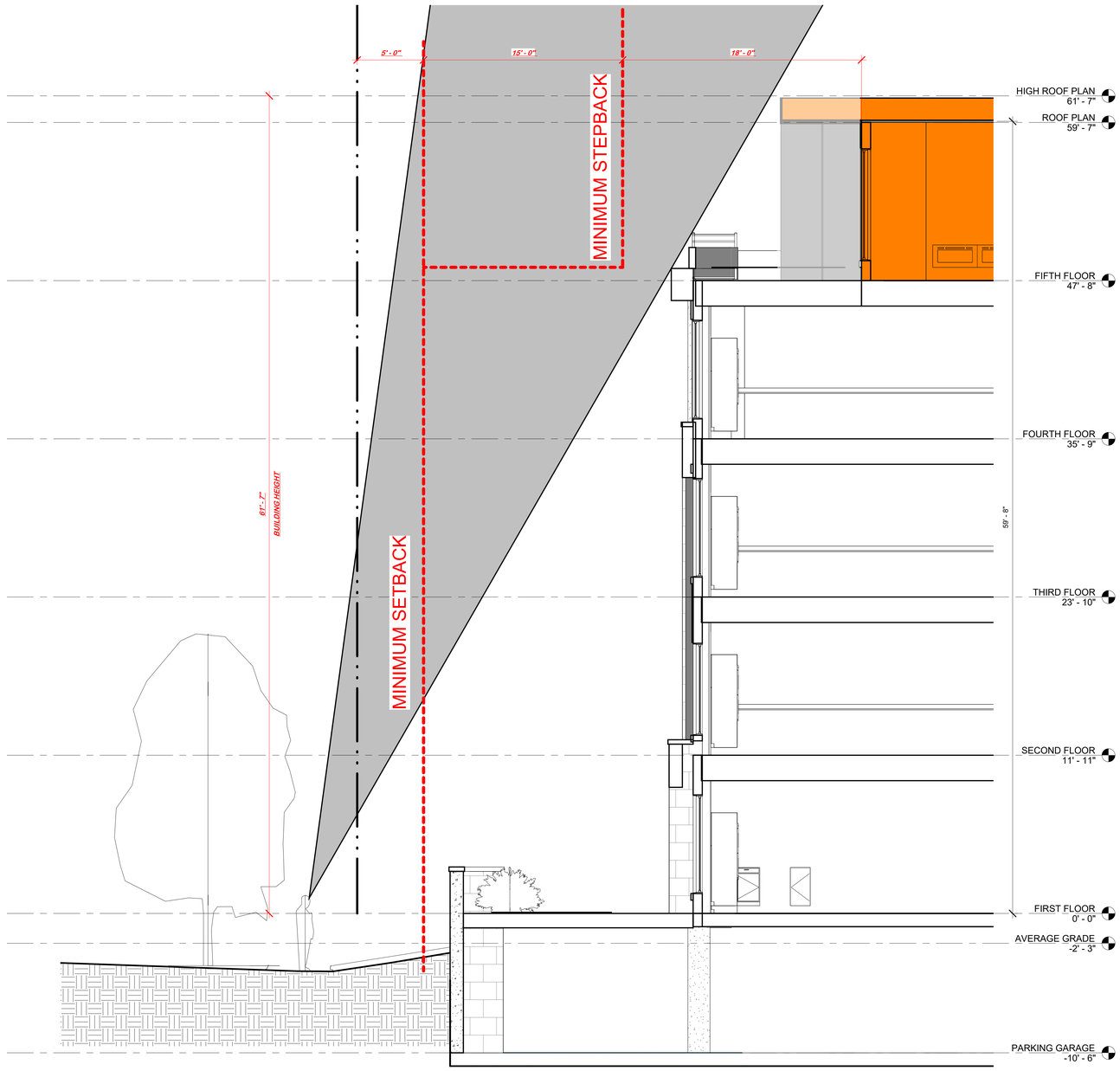

1 BUILDING STEP BACK SECTION
1/4" = 1'-0"

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

BUILDING STEP-BACK SECTION

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

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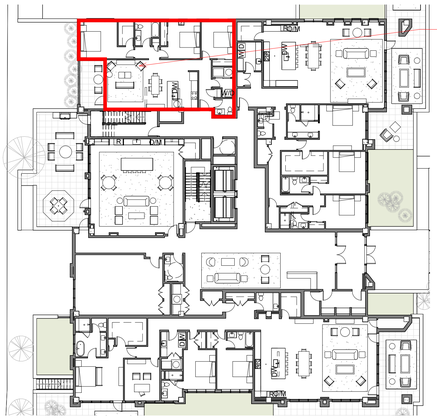


AFFORDABLE DWELLING UNIT 102
1425 SF
3 BEDROOMS, 1.5 BATH

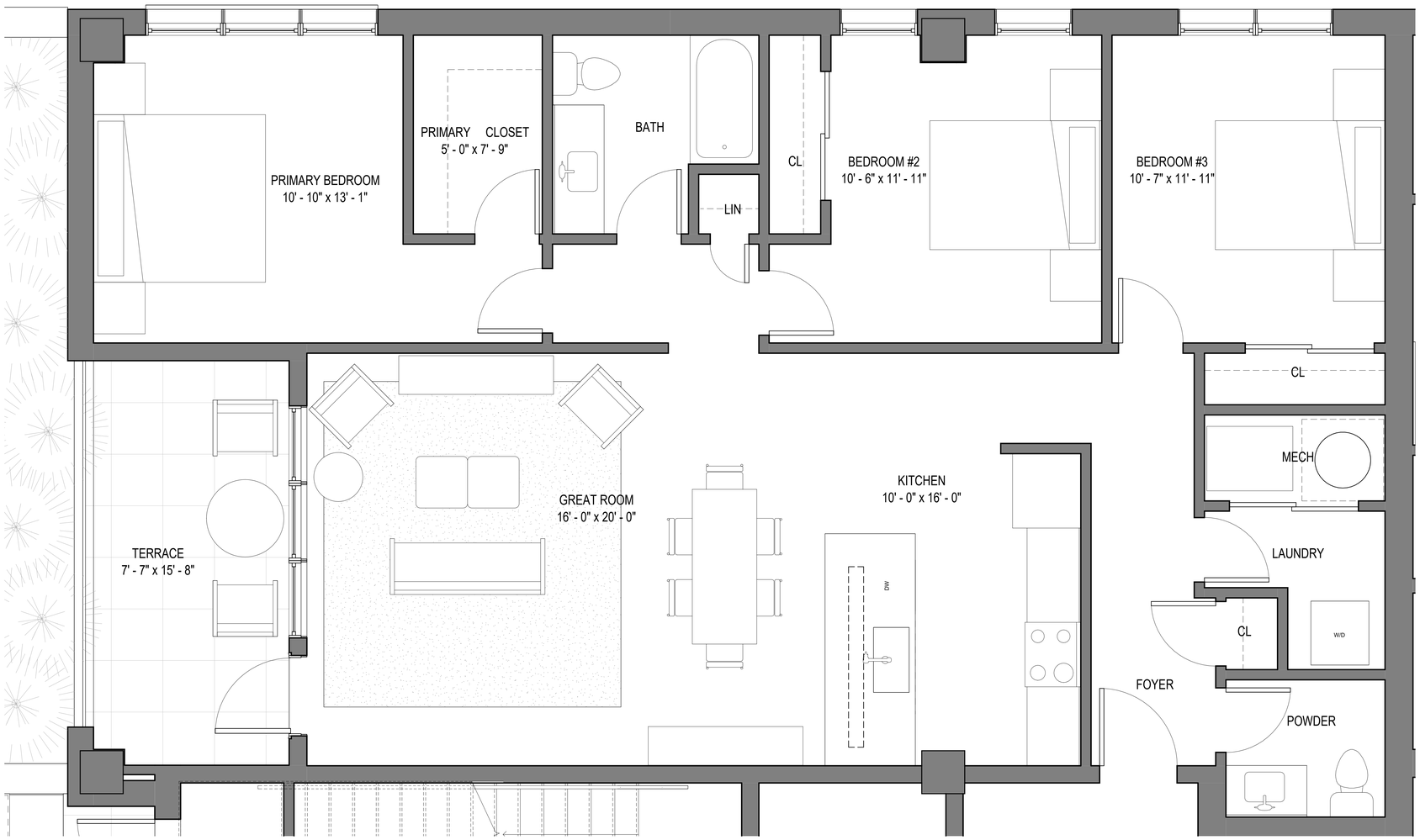
Address of Development	1650 2nd Street		
Name of Development			
Calculation of Affordable Units Requirements		Calc.	Row Name
Proposed Units before Mkt Rate Unit Bonus	16	Enter	A
On-Site Affordable Units (included in base units above)	2	Enter	B
Mkt. Rate Unit Bonus	3.0	B*1.5	C
Total Units (Mkt & Affordable w/Mkt Rate Bonus)*	19	A+C	D
Required Proportion of Units Affordable Before Bonuses	20%	Code	E
Effective Proportion Affordable After Mkt. Rate Unit Bonus	16.8%	H/D	F
Proportion of Total Units that are Affordable	10.5%	B/D	G
Total Required Affordable Units	3.2	A*E	H
Required Affordable Units by Cash Payment In-Lieu	1.2	H-B	I
Required Cash Payment In-Lieu	$222,480	I*$185.4K	J

How to Use this Form: Please enter in the grey cells above the appropriate number of units for your development to calculate the market rate unit bonus, total number of units, total number of affordable units required, payment in-lieu required, if any, pursuant to Sec. 150.2115 of the City of Highland Park Code. Begin by entering up to the maximum number of dwelling units allowed by the Zoning Code in Row A for the site in question, and then enter the number of inclusionary affordable units you will include within the development in Row B. This would be the theoritical maximum number of units for the site. However, if you know the number of units that you want to develop, enter numbers in Row A and Row B such that Row D results in that desired number of units.

Disclaimer: This table is provided to provide technical assistance to applicants and property owners related to the calculation of affordability requirements. If any information shown or calculated in this table conflicts with the City's Zoning Code Section 150.2100 or development approvals they shall hold, not this table. **Questions?** Please call the Dept. of Community Development, Planning Division, at (847) 432-0867. * This number is rounded to the nearest whole dwelling unit and can exceed the density limitations of the underlying Zoning District depending on the number of proposed dwelling units before the bonus is applied (Row A). Table Rev. December 19, 2022

Note: Applicants may make a cash payment in lieu of constructing some or all of the affordable units otherwise required if the development consists solely of 19 or fewer single family detached dwelling units.

1 FIRST FLOOR - AFFORDABLE UNIT
LOCATION PLAN
1" = 20'-0"



2 FIRST FLOOR - AFFORDABLE UNIT - UNIT 102
1/2" = 1'-0"

FIRST FLOOR INCLUSIONARY UNIT 102

1425 SF - 3 BEDROOMS, 1.5 BATH

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

AFF. UNITS LOCATION PLAN

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

IH1.10

Scale As indicated

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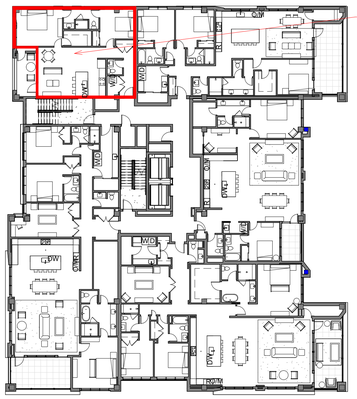


SECOND FLOOR - AFFORDABLE UNIT LOCATION
1" = 20'-0"

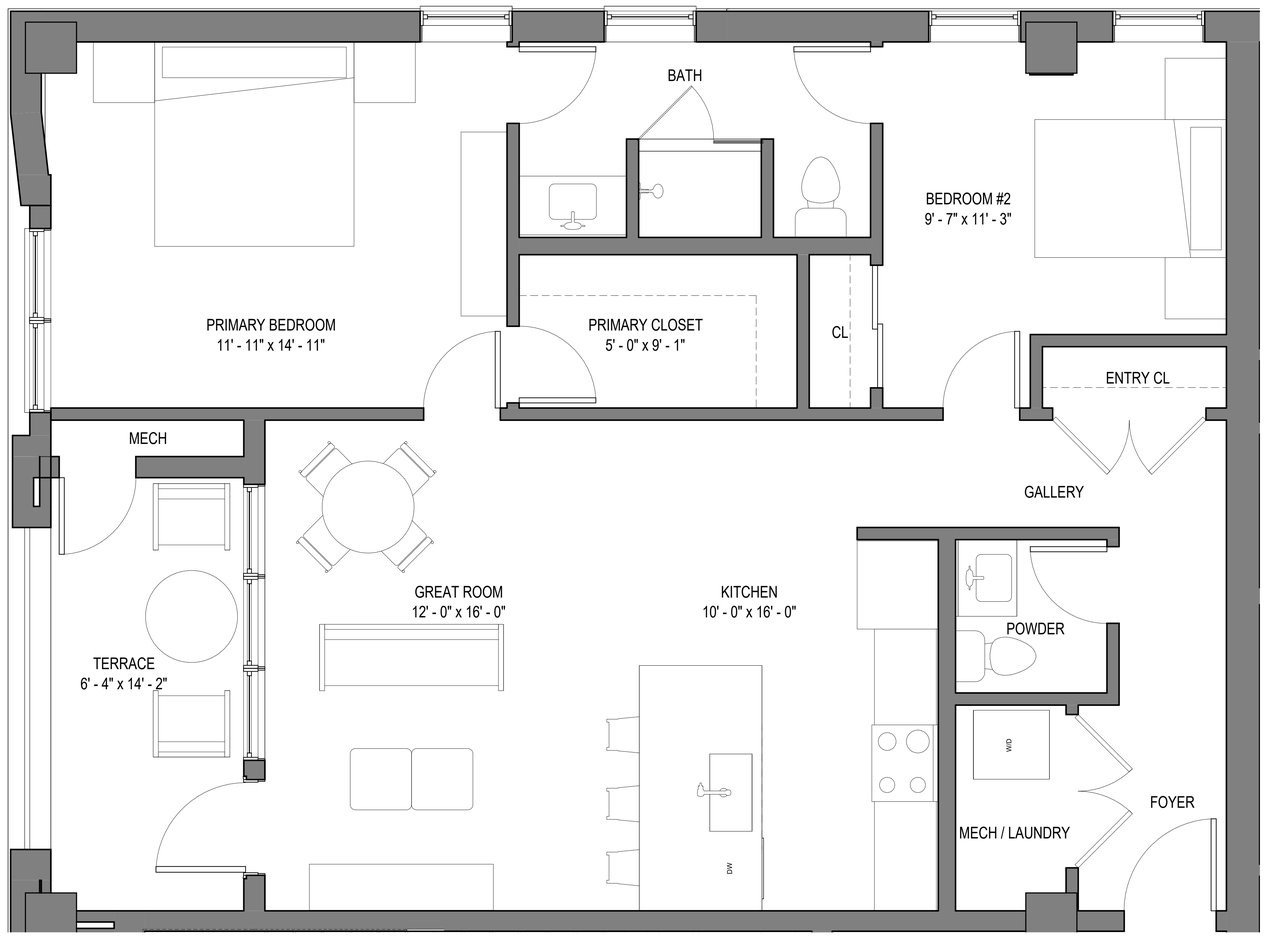
AFFORDABLE DWELLING UNIT 203
1080 SF
2 BEDROOMS, 1.5 BATH

Address of Development	1650 2nd Street		
Name of Development			
Calculation of Affordable Units Requirements		**Calc.**	**Row Name**
Proposed Units before Mkt Rate Unit Bonus	16	Enter	**A**
On-Site Affordable Units (included in base units above)	2	Enter	**B**
Mkt. Rate Unit Bonus	3.0	B*1.5	**C**
Total Units (Mkt & Affordable w/Mkt Rate Bonus)*	19	A+C	**D**
Required Proportion of Units Affordable Before Bonuses	20%	Code	**E**
Effective Proportion Affordable After Mkt. Rate Unit Bonus	16.8%	H/D	**F**
Proportion of Total Units that are Affordable	10.5%	B/D	**G**
Total Required Affordable Units	3.2	A*E	**H**
Required Affordable Units by Cash Payment In-Lieu	1.2	H-B	**I**
Required Cash Payment In-Lieu	$222,480	I*$185.4K	**J**

How to Use this Form: Please enter in the grey cells above the appropriate number of units for your development to calculate the market rate unit bonus, total number of units, total number of affordable units required, payment in-lieu required, if any, pursuant to Sec. 150.2115 of the City of Highland Park Code. Begin by entering up to the maximum number of dwelling units allowed by the Zoning Code in Row A for the site in question, and then enter the number of inclusionary affordable units you will include within the development in Row B. This would be the theoritical maximum number of units for the site. However, if you know the number of units that you want to develop, enter numbers in Row A and Row B such that Row D results in that desired number of units.

Disclaimer: This table is provided to provide technical assistance to applicants and property owners related to the calculation of affordability requirements. If any information shown or calculated in this table conflicts with the City's Zoning Code Section 150.2100 or development approvals they shall hold, not this table. **Questions?** Please call the Dept. of Community Development, Planning Division, at (847) 432-0887. * This number is rounded to the nearest whole dwelling unit and can exceed the density limitations of the underlying Zoning District depending on the number of proposed dwelling units before the bonus is applied (Row A). Table Rev. December 19, 2022

Note: Applicants may make a cash payment in lieu of constructing some or all of the affordable units otherwise required if the development consists solely of 19 or fewer single family detached dwelling units.



SECOND FLOOR - AFFORDABLE UNIT
202
1/2" = 1'-0"

SECOND FLOOR INCLUSIONARY UNIT 203

1080 SF - 2 BEDROOMS, 1.5 BATH

FULTON

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

AFF. UNITS LOCATION PLAN

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker
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Scale	As indicated

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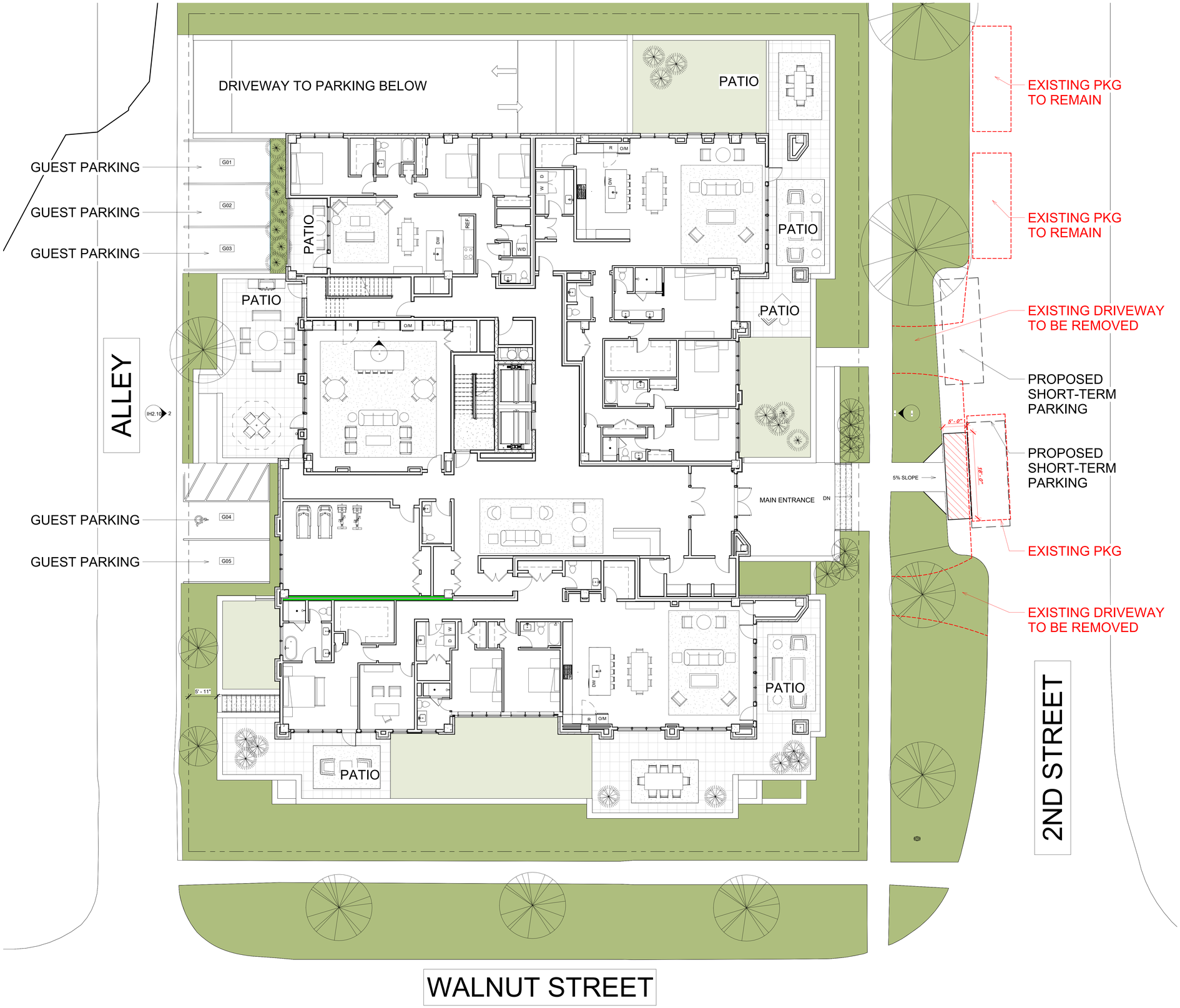

1 SITE PLAN - PUBLIC PARKING
1/8" = 1'-0"

FULTON

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

PUBLIC
PARKING

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

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Scale 1/8" = 1'-0"

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PARKING REQUIREMENTS:

2 SPACES PER UNIT > 1700 SF
1.5 SPACES PER UNIT 1000 SF - 1699 SF
1 SPACE PER UNIT < 1000 SF

17 UNITS > 1700 SF = 34 SPACES REQUIRED
2 UNITS 1000 SF - 1699 SF = 3 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 37

GUEST PARKING REQUIREMENTS:

0.1 GUEST SPACES PER UNIT WHEN UNITS ARE GREATER THAN 10

19 UNITS TOTAL = 2 GUEST SPACES REQUIRED
TOTAL GUEST PARKING SPACES REQUIRED = 2

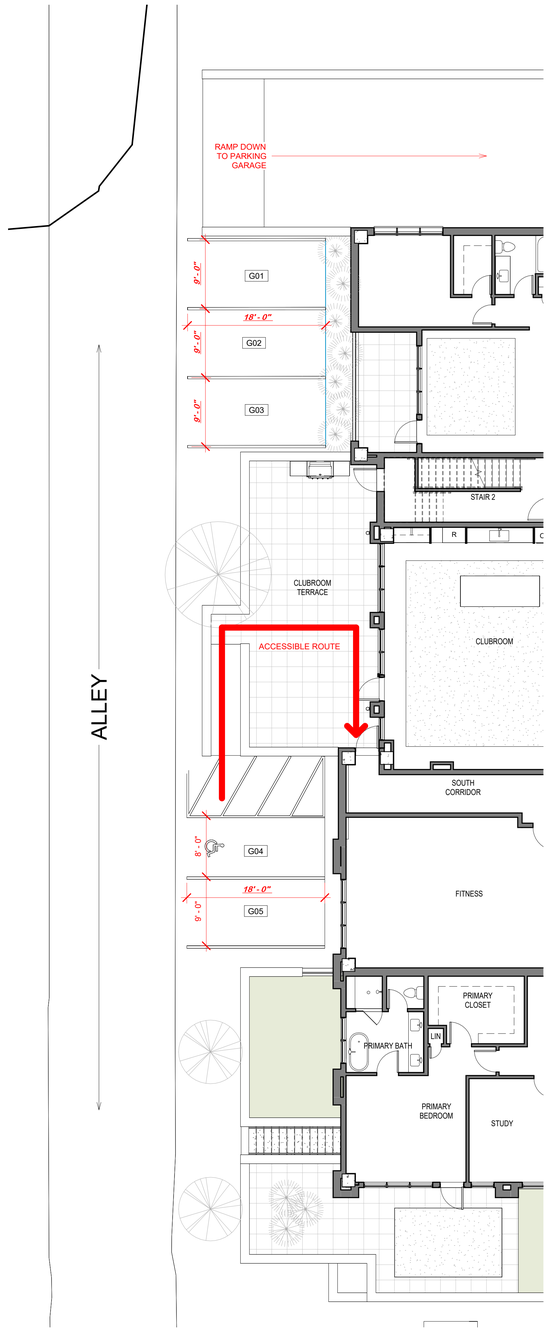
37 ASSIGNED PARKING SPACES PROVIDED ON LOWER LEVEL
(2 HANDICAPPED SPACES OF 37 TOTAL LOCATED ON LOWER LEVEL)

5 GUEST PARKING SPACES PROVIDED ON GRADE WITH ACCESS FROM ALLEY
(1 HANDICAPPED SPACE OF 5 TOTAL LOCATED AT GRADE)

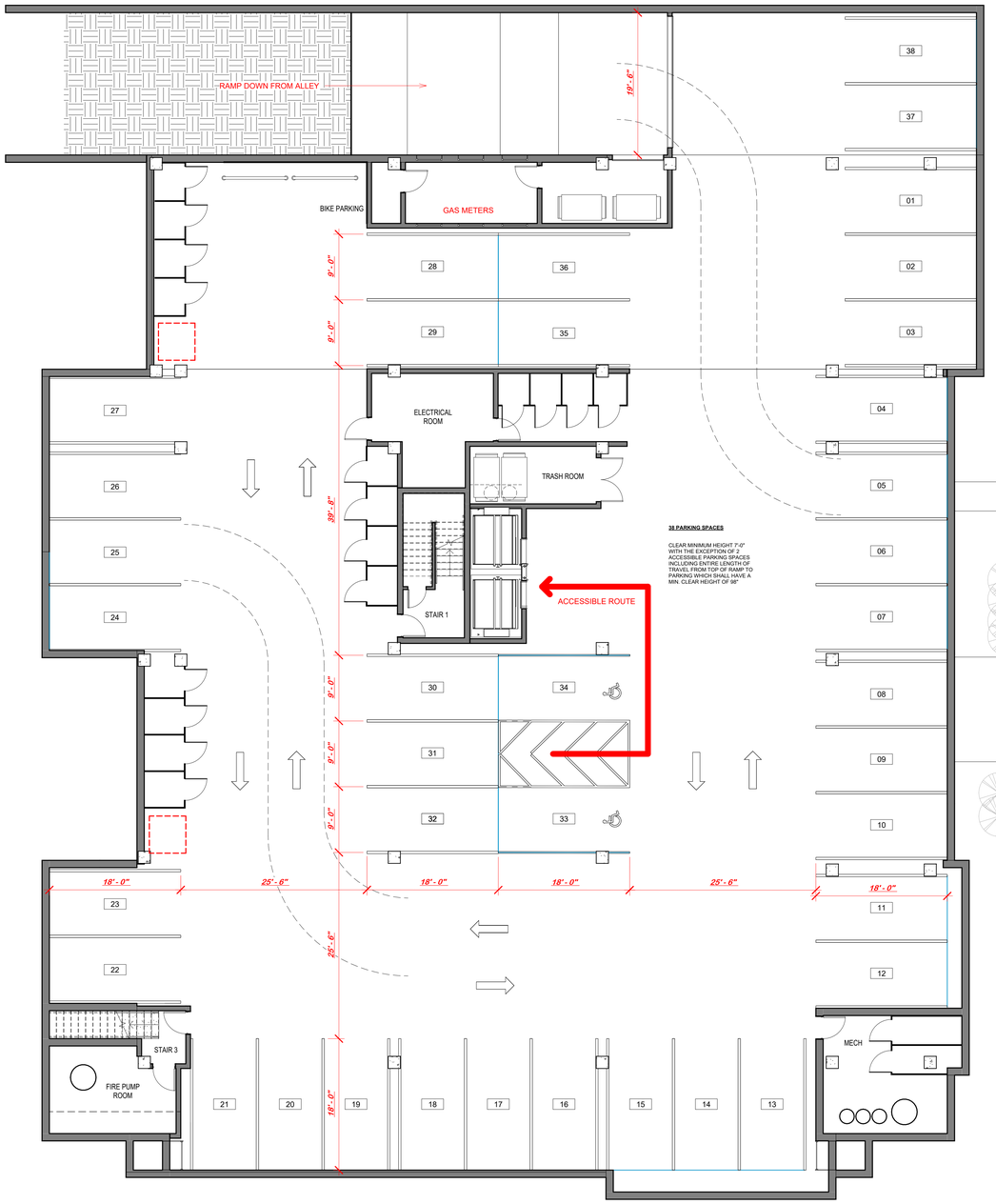
TOTAL PARKING SPACES PROPOSED = 42

PARKING SCHEDULE

Mark	Family	Type	Count
01	Parking Space	9' x 18' - 90 deg	1
02	Parking Space	9' x 18' - 90 deg	1
03	Parking Space	9' x 18' - 90 deg	1
04	Parking Space	9' x 18' - 90 deg	1
05	Parking Space	9' x 18' - 90 deg	1
06	Parking Space	9' x 18' - 90 deg	1
07	Parking Space	9' x 18' - 90 deg	1
08	Parking Space	9' x 18' - 90 deg	1
09	Parking Space	9' x 18' - 90 deg	1
10	Parking Space	9' x 18' - 90 deg	1
11	Parking Space	9' x 18' - 90 deg	1
12	Parking Space	9' x 18' - 90 deg	1
13	Parking Space	9' x 18' - 90 deg	1
14	Parking Space	9' x 18' - 90 deg	1
15	Parking Space	9' x 18' - 90 deg	1
16	Parking Space	9' x 18' - 90 deg	1
17	Parking Space	9' x 18' - 90 deg	1
18	Parking Space	9' x 18' - 90 deg	1
19	Parking Space	9' x 18' - 90 deg	1
20	Parking Space	9' x 18' - 90 deg	1
21	Parking Space	9' x 18' - 90 deg	1
22	Parking Space	9' x 18' - 90 deg	1
23	Parking Space	9' x 18' - 90 deg	1
24	Parking Space	9' x 18' - 90 deg	1
25	Parking Space	9' x 18' - 90 deg	1
26	Parking Space	9' x 18' - 90 deg	1
27	Parking Space	9' x 18' - 90 deg	1
28	Parking Space	9' x 18' - 90 deg	1
29	Parking Space	9' x 18' - 90 deg	1
30	Parking Space	9' x 18' - 90 deg	1
31	Parking Space	9' x 18' - 90 deg	1
32	Parking Space	9' x 18' - 90 deg	1
33	Parking Space - ADA	9' x 18' (4.5' Aisle)	1
34	Parking Space - ADA	9' x 18' (4.5' Aisle)	1
35	Parking Space	9' x 18' - 90 deg	1
36	Parking Space	9' x 18' - 90 deg	1
37	Parking Space	9' x 18' - 90 deg	1
38	Parking Space	9' x 18' - 90 deg	1
G01	Parking Space	9' x 18' - 90 deg	1
G02	Parking Space	9' x 18' - 90 deg	1
G03	Parking Space	9' x 18' - 90 deg	1
G04	Parking Space - ADA	8' x 18' (8' Aisle)	1
G05	Parking Space	9' x 18' - 90 deg	1
PARKING TOTAL: 43			43



2 FIRST FLOOR - ALLEY GUEST PARKING PLAN
1/8" = 1'-0"



1 PARKING GARAGE - OVERALL PLAN
1/8" = 1'-0"

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

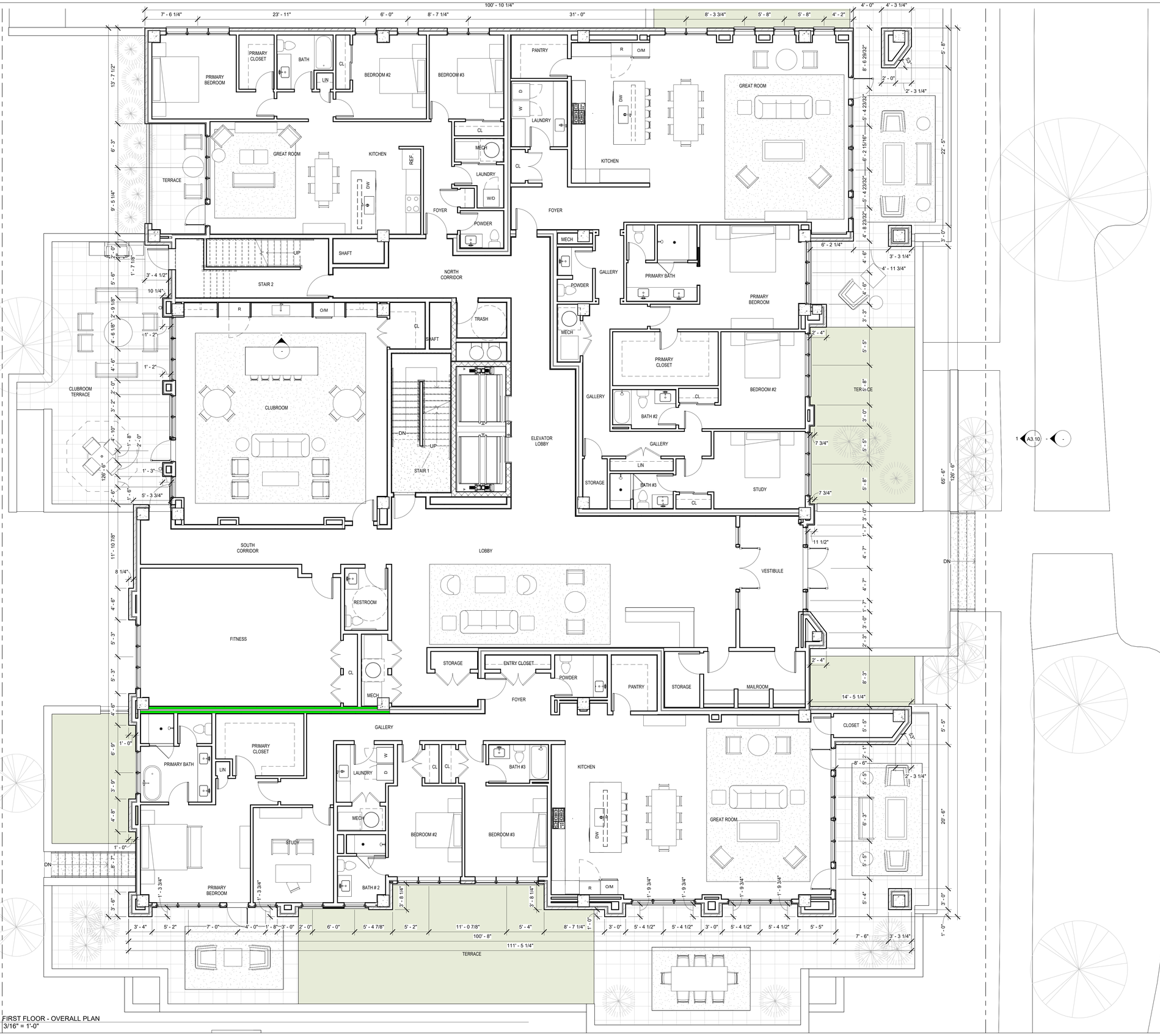
GARAGE PLAN

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A1.00

Scale 1/8" = 1'-0"

9/16/2025 11:06:47 AM



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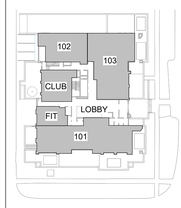

KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

FLOOR 01

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A1.10

Scale: As indicated

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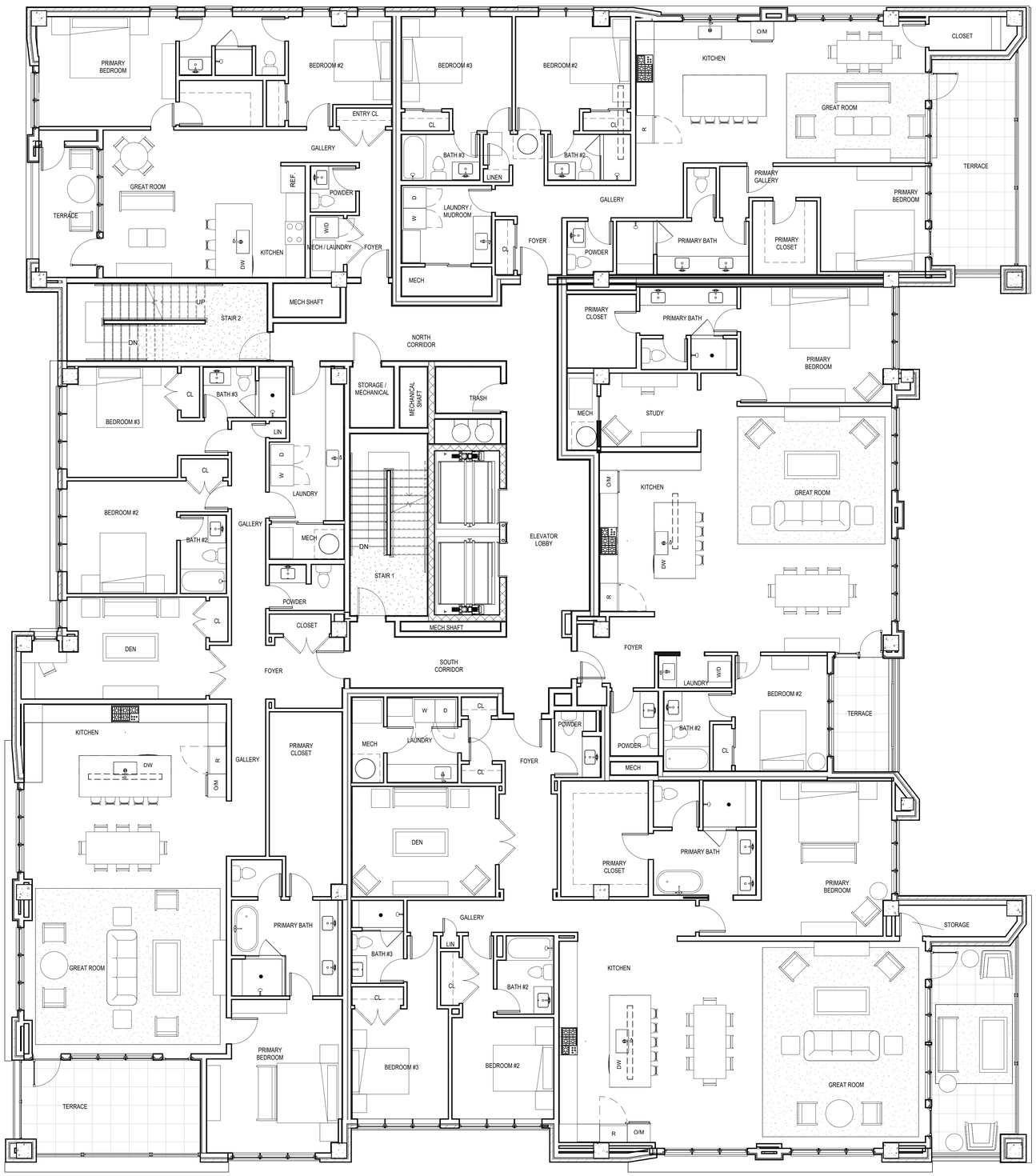

1 SECOND FLOOR - OVERALL PLAN
3/16" = 1'-0"

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

FLOOR 02

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A1.20

Scale As indicated

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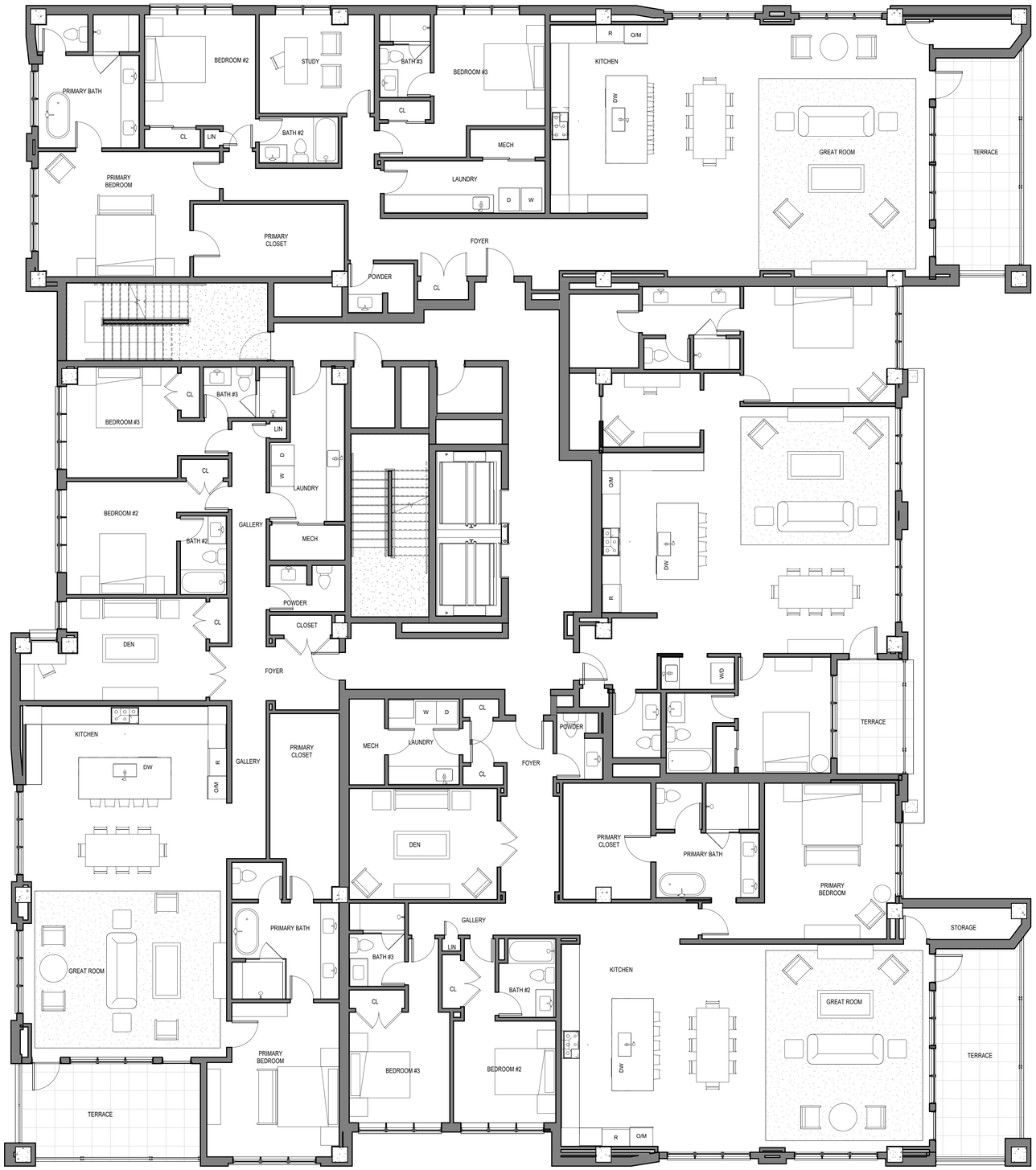

1 THIRD FLOOR - OVERALL PLAN
3/16" = 1'-0"

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

FLOOR 03

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A1.30

Scale As indicated

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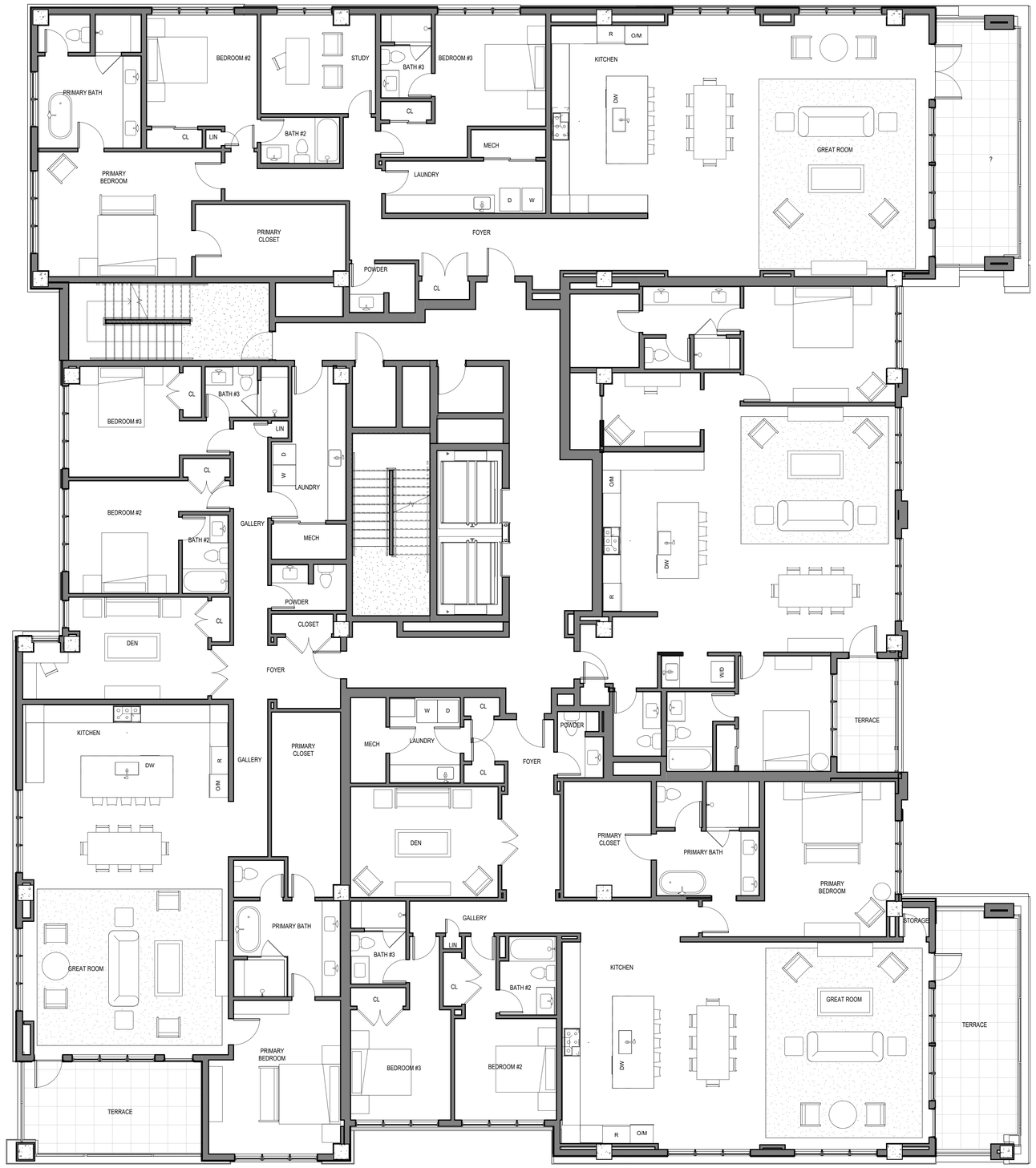

1 FOURTH FLOOR - OVERALL PLAN
3/16" = 1'-0"

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

FLOOR 04

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A1.40

Scale As indicated

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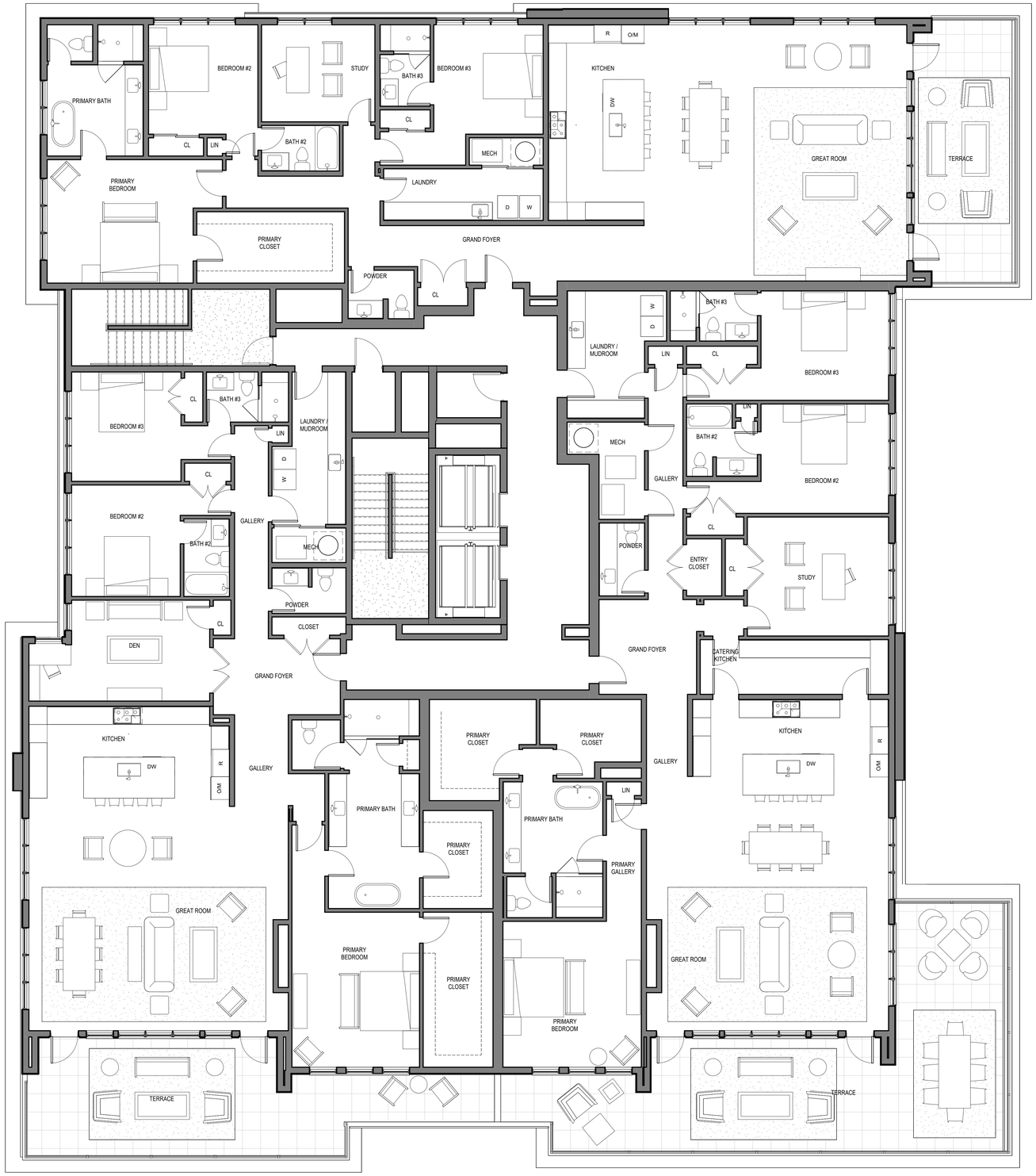

1 FIFTH FLOOR - OVERALL PLAN
3/16" = 1'-0"

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

FLOOR 05

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A1.50

Scale As indicated

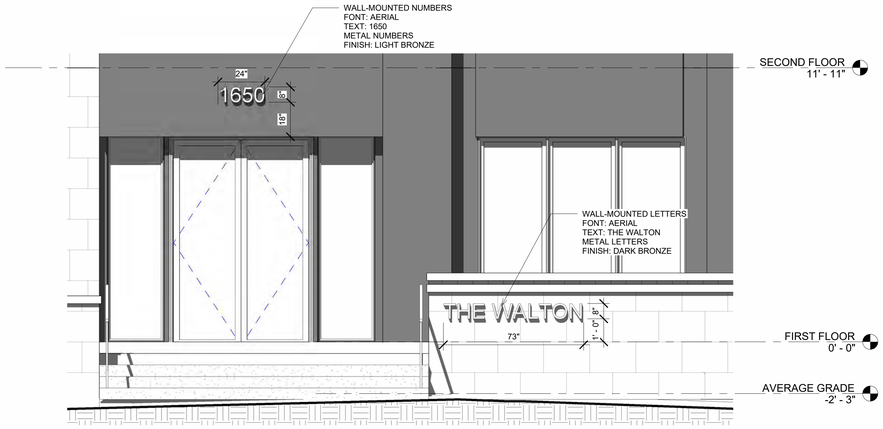
9/16/2025 11:07:14 AM

EXHIBIT D

Final Elevations



1 East - ENLARGED
3/16" = 1'-0"



2 EAST ELEVATION - BUILDING ADDRESS & SIGNAGE
3/8" = 1'-0"

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

EAST ELEVATION

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A3.10

Scale: As indicated

9/16/2025 11:07:46 AM



1 South - ENLARGED
3/16" = 1'-0"

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

SOUTH ELEVATION

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A3.20

Scale 3/16" = 1'-0"

9/16/2025 11:08:12 AM



1 West - ENLARGED
3/16" = 1'-0"

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

WEST ELEVATION

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A3.30

Scale 3/16" = 1'-0"

9/16/2025 11:08:39 AM



1 North - ENLARGED
3/16" = 1'-0"

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

NORTH ELEVATION

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

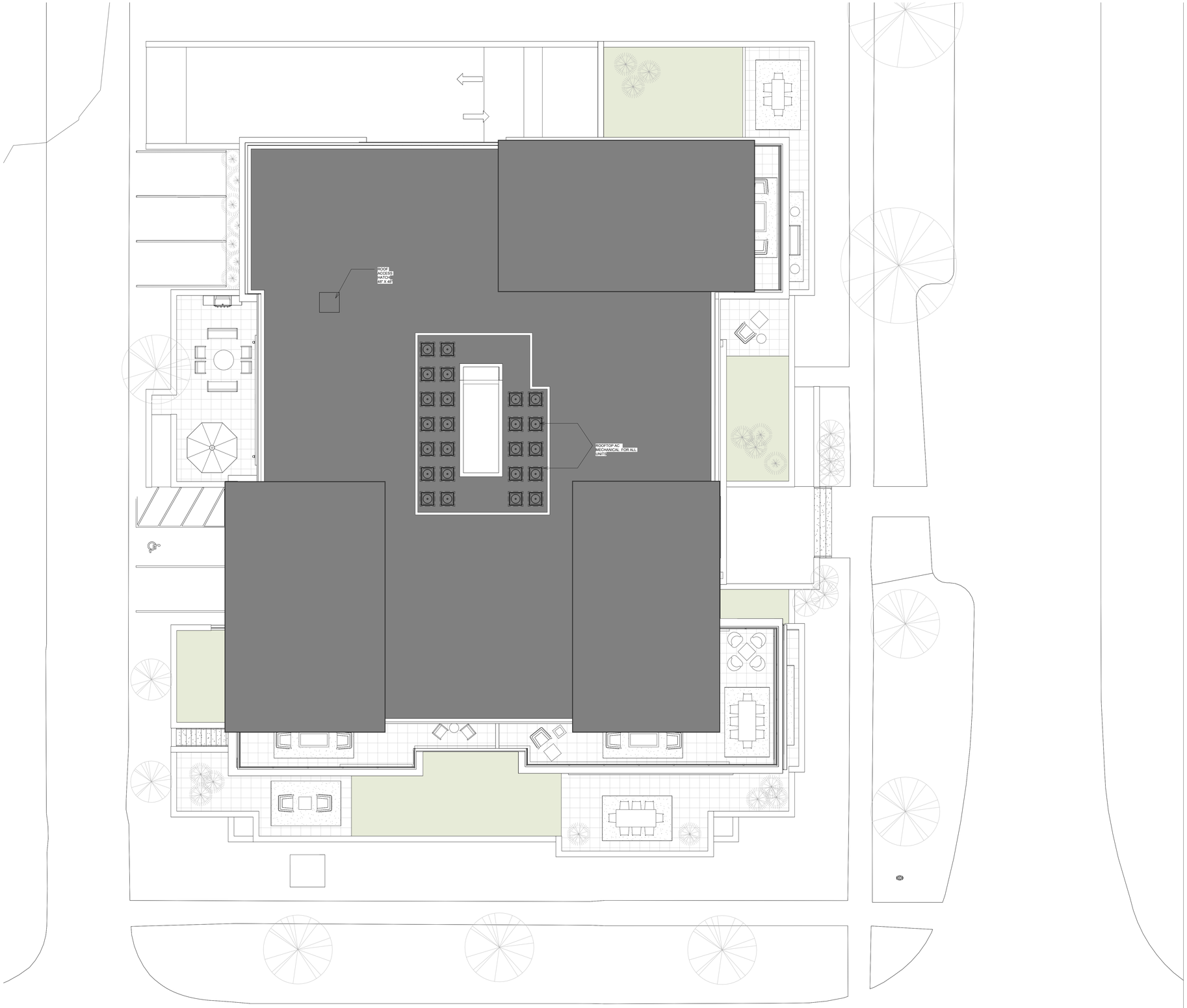
A3.40

Scale 3/16" = 1'-0"

9/16/2025 11:09:21 AM

EXHIBIT E

Final Roof Plan



1 ROOF PLAN
1/8" = 1'-0"

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

ROOF PLAN

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

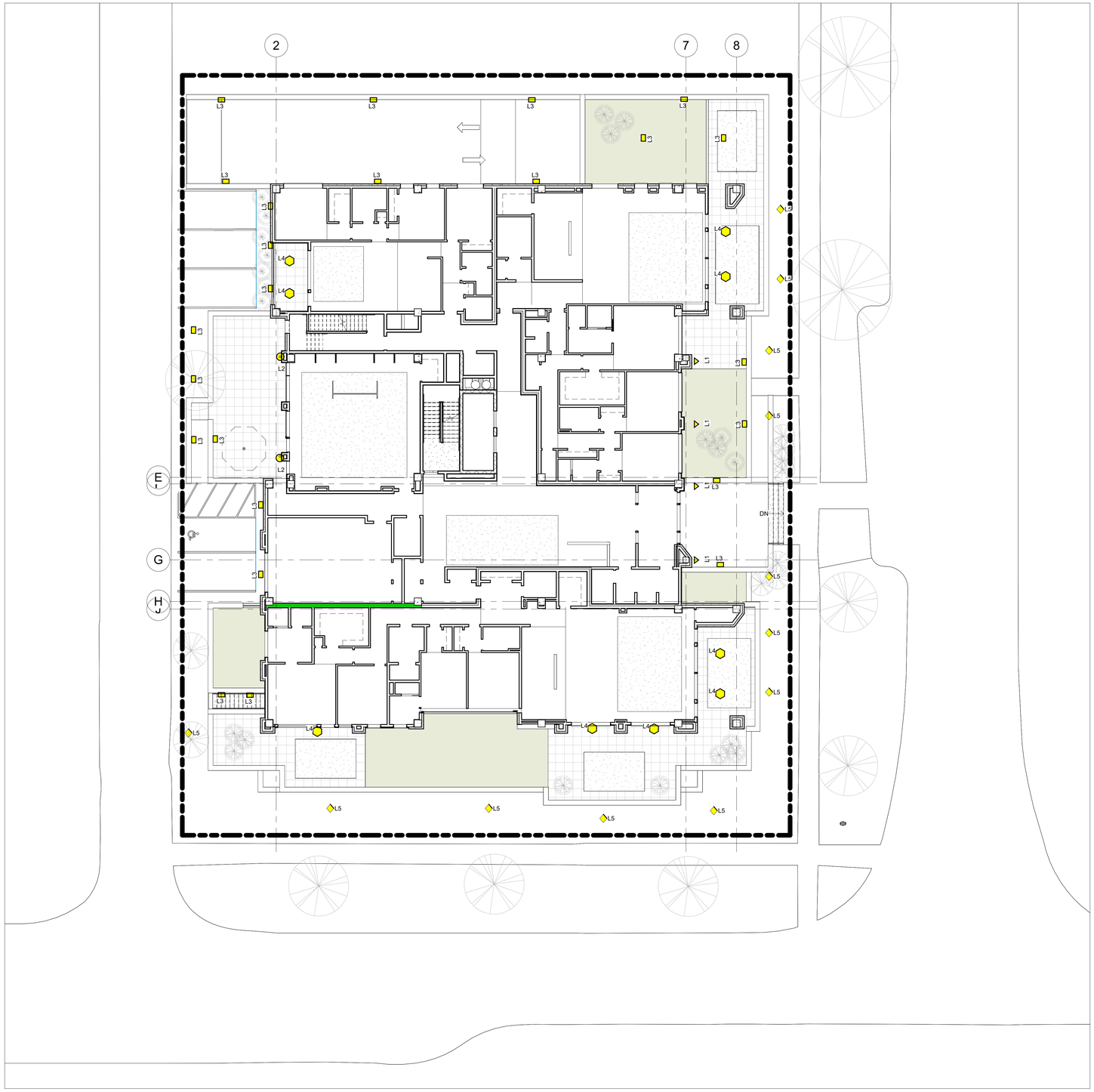
A5.00

Scale 1/8" = 1'-0"

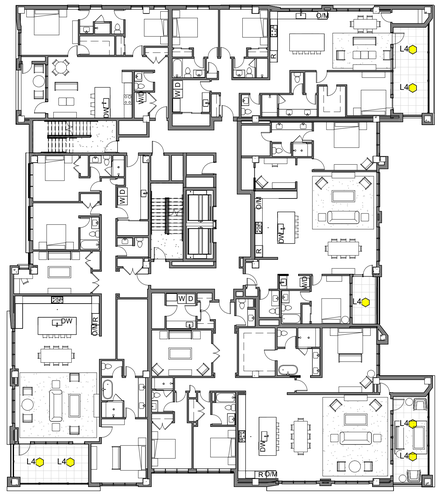
9/16/2025 11:09:25 AM

EXHIBIT F

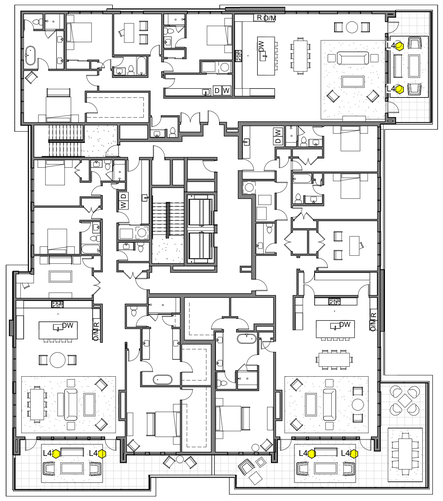
Lighting Plan



1 SITE PLAN - SITE LIGHTING
3/32" = 1'-0"



2 SECOND - FOURTH FLOOR - TYP EXT LIGHTING
1/16" = 1'-0"



3 FIFTH FLOOR - EXT LIGHTING
1/16" = 1'-0"

FIRST FLOOR LUMINAIRE SCHEDULE

	TYPE	QTY	DESCRIPTION	LLF	HEIGHT
L1	▲	4	COLUMN UP LIGHTING LIGHTING (FACE)		@ GRADE
L2	●	2	700 OWTUR 830 18 C H UNV S 12V OUTPUT	0.950	5'-0" ABOVE GRADE
L3	■	24	700 OS IKN 92730 B 120	0.950	1'-6" ABOVE GRADE
L4	⬢	9	EN3R LO 9 30 40 A I / EN3R F B S W	0.950	10' CEILING
L5	◆	12	LANDSCAPE LIGHTING - TERRACE WALLS	0.950	@ GRADE

Legend 2
1/4" = 1'-0"

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

SITE LIGHTING

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A8.10

Scale As indicated

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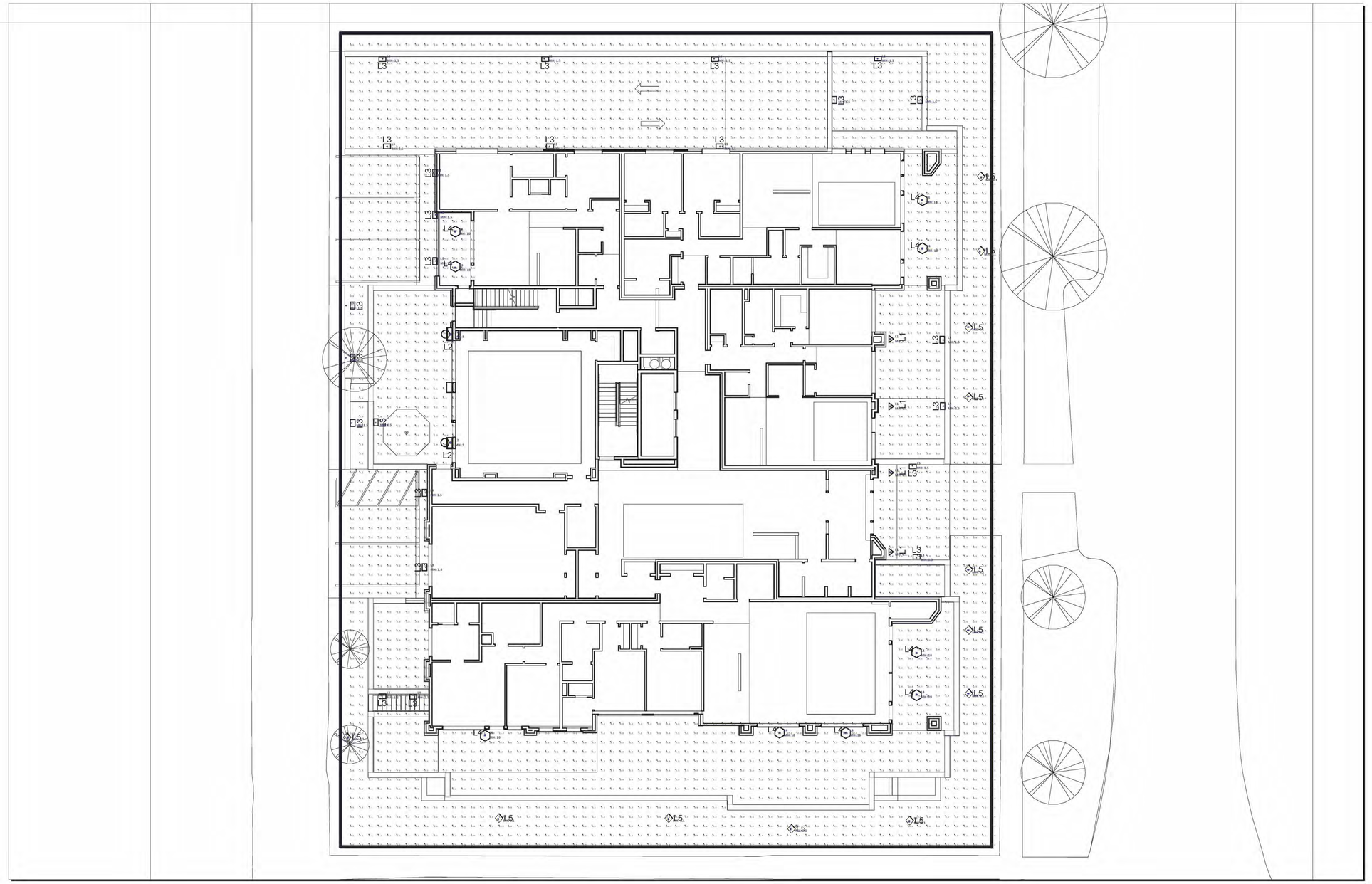

Luminaire Schedule				
Symbol	Qty	LLF	Description	Type
	22	0.950	EN3R LO 9 30 40 A I EN3R F B S W	L4
	24	0.950	700OSIKN92730x120	L3
	4	0.950	SAF1 LED P3 30K 80CRI 15DEG MVOLT L1 C2	L1
	2	0.950	700 OWTUR 830 18 C H UNV	L2
	12	0.950	SAF1 LED P3 30K 80CRI 70DEG MVOLT L1 C1	L5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	7.33	18.5	0.7	10.47	26.43
Object_11_Planar	Illuminance	Fc	1.28	76.6	0.0	N.A.	N.A.
Object_2_Planar	Illuminance	Fc	8.88	18.4	2.1	4.23	8.76
Object_3_Planar	Illuminance	Fc	7.44	18.1	0.6	12.40	30.17
Object_5_Planar	Illuminance	Fc	8.42	19.4	0.8	10.53	24.25
Object_7_Planar	Illuminance	Fc	5.17	18.6	0.2	25.85	93.00
Object_8_Planar	Illuminance	Fc	2.52	18.7	0.0	N.A.	N.A.

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Notes :
1. Calculation Work Plane : Ground / Floor Level
2. Fixture Mounting Height : Noted Above
3. Calculation Point Spacing : 2' x 2'

KSA LIGHTING & CONTROLS

1650 2nd St - Highland Park

Drawn By: Scott Shellberg
Date:4/15/2025
Notes :

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KEY PLAN

N

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

LIGHTING METRICS

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A8.20

Scale

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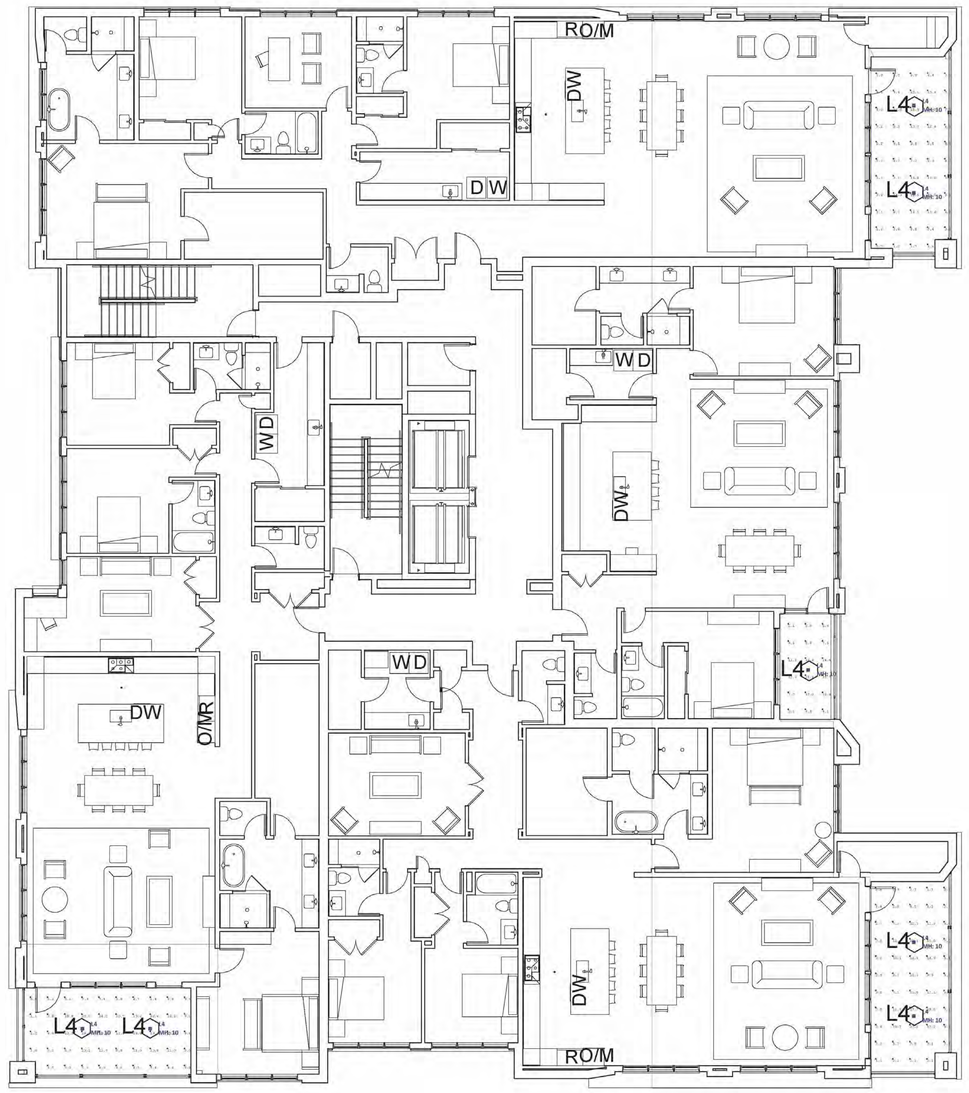

Luminaire Schedule				
Symbol	Qty	LLF	Description	Type
	22	0.950	EN3R LO 9 30 40 A I EN3R F B S W	L4
	24	0.950	700OSIKN92730x120	L3
	4	0.950	SAF1 LED P3 30K 80CRI 15DEG MVOLT L1 C2	L1
	2	0.950	700 OWTUR 830 18 C H UNV	L2
	12	0.950	SAF1 LED P3 30K 80CRI 70DEG MVOLT L1 C1	L5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	7.33	18.5	0.7	10.47	26.43
Object_11_Planar	Illuminance	Fc	1.28	76.6	0.0	N.A.	N.A.
Object_2_Planar	Illuminance	Fc	8.88	18.4	2.1	4.23	8.76
Object_3_Planar	Illuminance	Fc	7.44	18.1	0.6	12.40	30.17
Object_5_Planar	Illuminance	Fc	8.42	19.4	0.8	10.53	24.25
Object_7_Planar	Illuminance	Fc	5.17	18.6	0.2	25.85	93.00
Object_8_Planar	Illuminance	Fc	2.52	18.7	0.0	N.A.	N.A.

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Notes :
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2. Fixture Mounting Height : Noted Above
3. Calculation Point Spacing : 2' x 2'

LIGHTING & CONTROLS

KSA

1650 2nd St - Highland Park

Drawn By: Scott Shellberg
Date 4/15/2025
Notes :

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

LIGHTING METRICS

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A8.30

Scale

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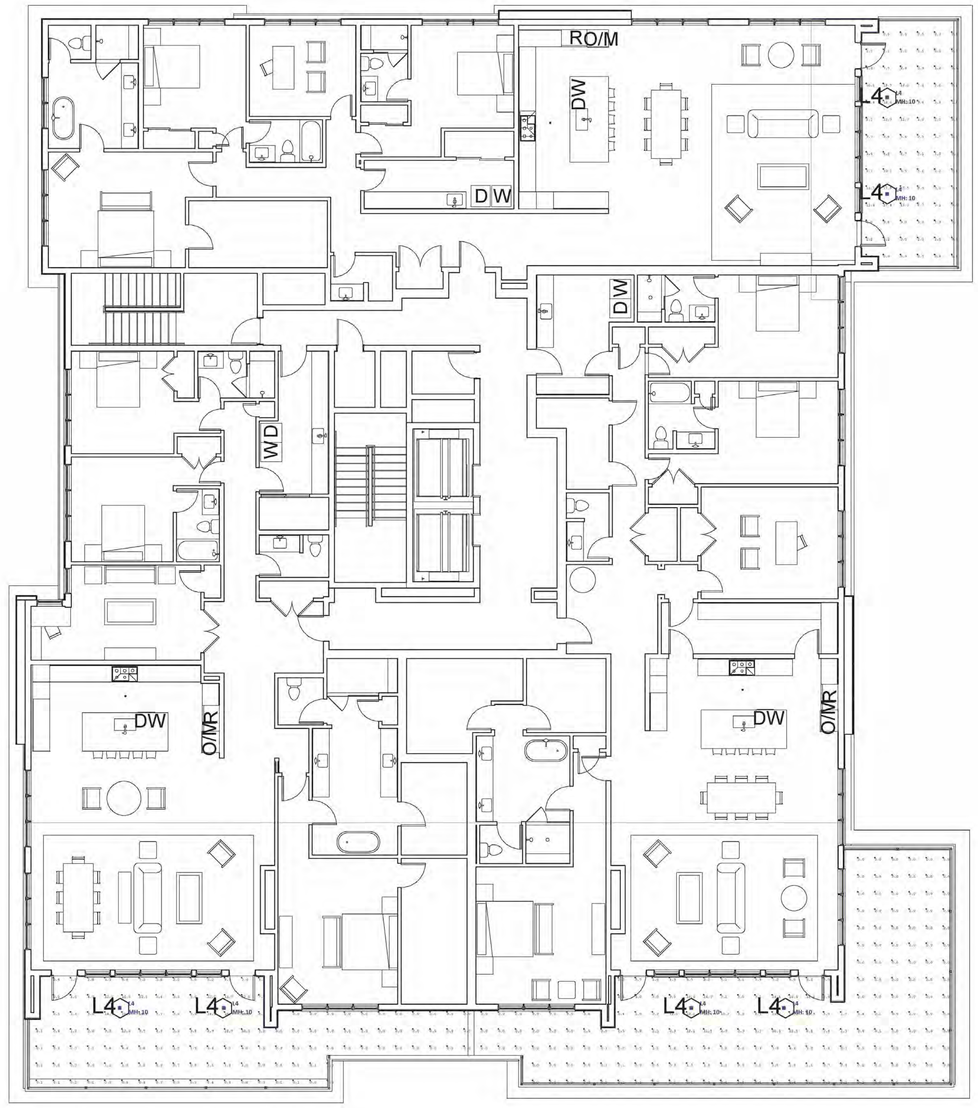

Luminaire Schedule				
Symbol	Qty	LLF	Description	Type
	22	0.950	EN3R LO 9 30 40 A I EN3R F B S W	L4
	24	0.950	700OSIKN92730x120	L3
	4	0.950	SAF1 LED P3 30K 80CRI 15DEG MVOLT L1 C2	L1
	2	0.950	700 OWTUR 830 18 C H UNV	L2
	12	0.950	SAF1 LED P3 30K 80CRI 70DEG MVOLT L1 C1	L5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	7.33	18.5	0.7	10.47	26.43
Object_11_Planar	Illuminance	Fc	1.28	76.6	0.0	N.A.	N.A.
Object_2_Planar	Illuminance	Fc	8.88	18.4	2.1	4.23	8.76
Object_3_Planar	Illuminance	Fc	7.44	18.1	0.6	12.40	30.17
Object_5_Planar	Illuminance	Fc	8.42	19.4	0.8	10.53	24.25
Object_7_Planar	Illuminance	Fc	5.17	18.6	0.2	25.85	93.00
Object_8_Planar	Illuminance	Fc	2.52	18.7	0.0	N.A.	N.A.

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Notes :
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2. Fixture Mounting Height : Noted Above
3. Calculation Point Spacing : 2' x 2'

KSA LIGHTING & CONTROLS

1650 2nd St - Highland Park

Drawn By: Scott Shellberg
Date:4/15/2025
Notes :

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

LIGHTING METRICS

Project Number	202401
Date	SEPT 16, 2025
Drawn By	Author
Checked By	Checker

A8.40

Scale

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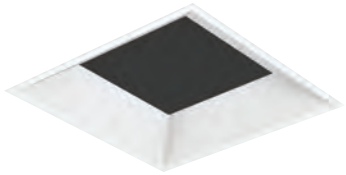
ENTRA™ 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

The ENTRA 3" Adjustable Downlight presents a cost-effective alternative for delivering architectural-grade aesthetics and quality, meeting budget-sensitive residential and commercial specifications. Custom-engineered for high performance and reliability, ENTRA 3" offers a complete feature set providing flexibility without overwhelming options. The ENTRA 3" Adjustable Downlight offers LED options with Static White and Warm Dim.

- SDCM: 2-step static white and warm dim
- Hot aiming (0-30° tilt + 359° rotation)
- Interchangeable optics: 20°, 40°, 65° (all included)
- Flanged/flangeless die-cast Bevel and Flat trims
- Available in IC Airtight, Chicago Plenum, and Fire-Rated



SHOWN IN FLANGELESS BEVEL SQUARE

LUMEN MULTIPLIER (CRI/CCT)

CCT	90 CRI MULTIPLIER
2700K	0.92
3000K	1.00
3500K	1.03
4000K	1.07

SPECIFICATIONS

	STATIC WHITE		WARM DIM	
	HIGH OUTPUT	LOW OUTPUT	HIGH	LOW
DELIVERED LUMENS	1165	856	981	721
WATTS	15	11	15	11
EFFICACY	78	78	66	66
CRI	90			
CBCP (AT 3000K)	20° - 4,213 | 40° - 2,327 | 65° - 1,244			
CCT	2700K, 3000K, 3500K, or 4000K		3000K - 1800K	
COLOR CONSISTENCY	2-step			
VOLTAGE	Universal 120V or 277V			
DIMMING[1]	Standard reverse-phase, forward-phase, TRIAC, and 0-10V dimming down to 1%			
POWER SUPPLY	Constant current driver with +.9 power factor and >87% efficiency			
OPTICS	20°, 40°, 65° (all included); accepts 2 optical media			
ADJUSTABILITY	0-30° tilt, 359° rotation			
CEILING APPEARANCE	Flanged or flangeless			
CEILING THICKNESS	Flanged or flangeless: 1/2" to 1.5"			
CEILING APERTURE	4" ceiling cutout			
HOUSING	Fire-Rated, IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation.			
CONSTRUCTION	Housing: Heavy-gauge, cold-rolled steel Trim: Die-cast aluminum			
FINISH	Housing: Black powder coat Trim: Black or White (paintable)			
GENERAL LISTINGS	ETL listed, Damp Location. Shower version Wet Listed.			
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 Part 6 (JA8-2016, JA8-2019).			
L70	50,000 hours min			
WARRANTY[2]	5 years			

Data in chart reflect 3000K/90 CRI values unless noted.
Ordering grids available on page 2.
Accepts two optical controls and an optional trim-mounted lens.
[1]See visualcomfort.com for dimmer compatibility.
[2]Visit visualcomfort.com for specific warranty limitations and details.

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UPDATED 4/12/24

ENTRA™ 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

ORDERING GRIDS

HOUSING

PRODUCT	LAMP	CRI	TEMPERATURE	BEAM	FUNCTION	HOUSING RATING
EN3R ENTRA 3" ROUND **EN3S** ENTRA 3" SQUARE	**-LH** HIGH OUTPUT **-LO** LOW OUTPUT[1]	**9** 90 CRI	**27** 2700K, 2-STEP STATIC WHITE **30** 3000K, 2-STEP STATIC WHITE **35** 3500K, 2-STEP STATIC WHITE **40** 4000K, 2-STEP STATIC WHITE **WD** WARM DIM (3000K-1800K), 2-STEP	**A** 20° - 40° - 65°[2]	**A** ADJUSTABLE[3]	**I** IC AIRTIGHT **C** CHICAGO PLENUM **F** FIRE-RATED, IC AIRTIGHT[4]
	-	9		A	A	

Includes an LED driver with universal input 120V-277V, dimmable by reverse-phase, forward-phase, TRIAC, or 0-10V controls. 277V is only compatible with 0-10V dimming.
Housing ships with plaster plate for use on Flangeless installation. Do not use plate for flanged installs.
Trims are required and must be ordered separately.
[1]LO - Sauna/steam-room use available only with combination of low output housing (-LO) and shower trim (-H or -S).
[2]A - LED module ships with 40° optic installed. Includes 20° and 65° optics as well.
[3]A - Use with 40° optic and adjust to 30° tilt for wall wash.
[4]F - Certified to ASTM E119, UL 263, and CAN/ULC-S101. Fire Rating of 1 and 2 hours, respectively. Fire-Rated is available in LH high output only.

TRIM

PRODUCT	CEILING APPEARANCE	STYLE	APERTURE	FINISH
EN3R ENTRA 3" ROUND **EN3S** ENTRA 3" SQUARE	**L** FLANGELESS **L15** FLANGELESS 1" - 1.5" CEILING THICKNESS[1] **F** FLANGED 0.5" - 0.75" CEILING THICKNESS **F1** FLANGED 0.75" - 1" CEILING THICKNESS **F15** FLANGED 1" - 1.5" CEILING THICKNESS[1]	**B** BEVEL **F** FLAT **W** WALL WASH[1]	**-O** NO LENS **-S** SHOWER (SOLITE LENS)[2] **-H** SHOWER (SANDBLASTED LENS)[2,3] **-W** WALL WASH (LENSED)[1]	**B** BLACK **W** WHITE (PAINTABLE)
			-	

[1]W - Wall wash style trim can only be used with wall wash lensed aperture (-W). Wall wash not available with thicker ceiling trims (L15 and F15) as standard. Available through quotes as custom.
[2]H/S - Shower (Sandblasted or Solite) lens aperture requires bevel trim (B). Sauna/steam-room use available only with combination of low output housing (-LO) and shower trim (-H or -S). Shower lens includes a gasket.
[3]H - Sandblasted shower lens not available with thicker ceiling trims (L15 and F15). Not available with black trim (B).

LENSES/LOUVERS

PRODUCT[1]	
140MR16SF	SOLITE SOFT FOCUS LENS
140MR16SB	SANDBLASTED LENS
140MR16LL	LINEAR SPREAD LENS
140MR16DF	DIFFUSER SPREAD LENS
140MR16GL	CLEAR GLASS LENS
700A02-BK	EGGCRATE/HEXCELL LOUVER

[1]For additional lenses, louvers, optical controls and accessories, reference visualcomfort.com. Lens/louvers mounted to lamp assembly only (max 2).

PLASTER PLATES

PRODUCT	
150EN3RPPLT	ROUND STANDARD PLASTIC PLASTER PLATE[1]
150EN3SPPLT	SQUARE STANDARD PLASTIC PLASTER PLATE[1]
150EN3RDCPPLT-B	ROUND DIE-CAST METAL PLASTER PLATE[2]
150EN3SDCPPLT-B	SQUARE DIE-CAST METAL PLASTER PLATE[2]

Plaster plates are used to convert flanged housings into flangeless housings.
[1]Ships standard with all ENTRA 3" housings.
[2]Optional, durable die-cast design eliminates warping for a smooth, seamless appearance. Counter-sunk screw holes simplify mudding and sanding. Integrated gunsights ensure optimal trim alignment.

150EN3RDCPPLT-B, 150EN3SDCPPLT-B - Die-Cast will be available July 2024.

REFLECTOR TRIMS

PRODUCT	
EN3TREFNS1	ROUND, BEVEL, FIXED
EN3TREFNS1	ROUND, FLAT, FIXED
EN3TREFNS2	SQUARE, BEVEL, FIXED
EN3TREFNS2	SQUARE, FLAT, FIXED
EN3TREFS1	ROUND, BEVEL, ADJUSTABLE
EN3TREFS2	ROUND, FLAT, ADJUSTABLE
EN3TREFS1	SQUARE, BEVEL, ADJUSTABLE

Square, flat, adjustable is not available.
Not for use with sloped ceilings.

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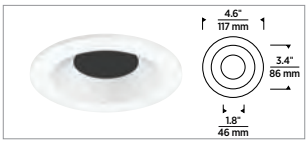
ENTRA™ 3" LED

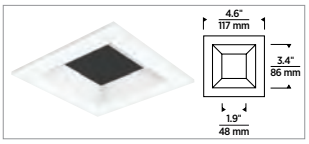
ADJUSTABLE DOWNLIGHT & WALL WASH

TRIMS

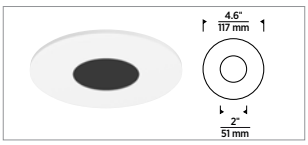
FLANGED



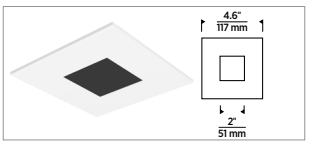
ROUND BEVEL



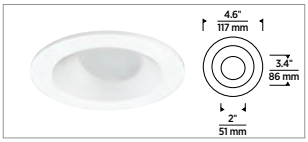
SQUARE BEVEL



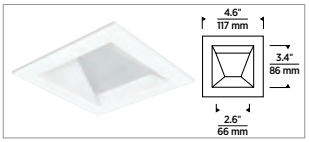
ROUND FLAT



SQUARE FLAT



ROUND WALL WASH

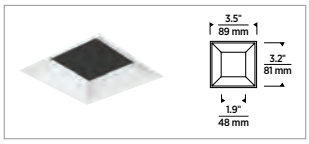


SQUARE WALL WASH

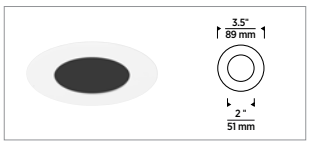
FLANGELESS



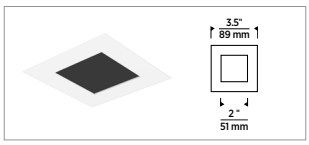
ROUND BEVEL



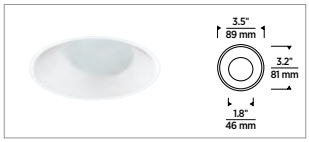
SQUARE BEVEL



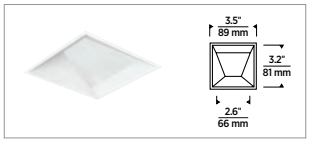
ROUND FLAT



SQUARE FLAT



ROUND WALL WASH



SQUARE WALL WASH

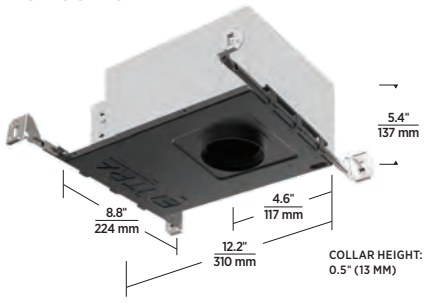
FINISH


BLACK


WHITE (PAINTABLE)

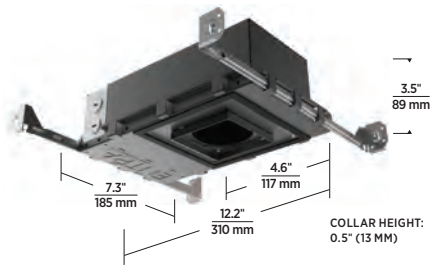
HOUSING

HIGH OUTPUT



IC AIRTIGHT/FIRE-RATED
CHICAGO PLENUM

LOW OUTPUT



IC AIRTIGHT/
CHICAGO PLENUM

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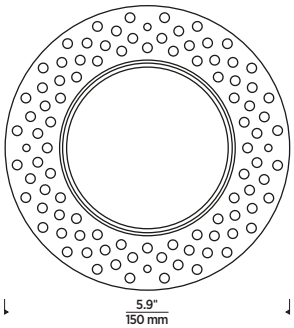
ENTRA™ 3" LED

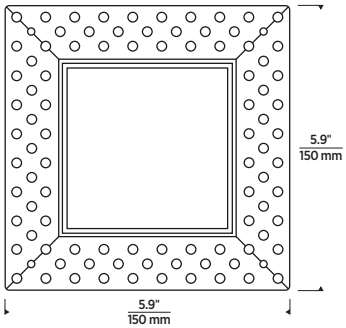
ADJUSTABLE DOWNLIGHT & WALL WASH

PLASTER PLATES

INCLUDED PLASTIC

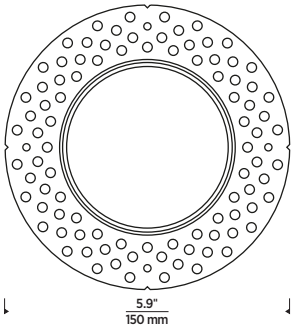


ROUND PLASTIC
(INCLUDED FOR FLANGELESS INSTALLATION)

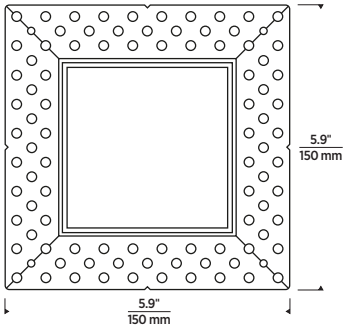


SQUARE PLASTIC
(INCLUDED FOR FLANGELESS INSTALLATION)

OPTIONAL DIE-CAST



ROUND DIE-CAST



SQUARE DIE-CAST

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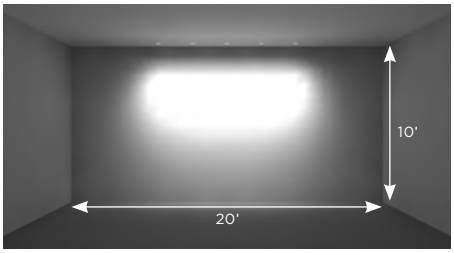
ENTRA™ 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

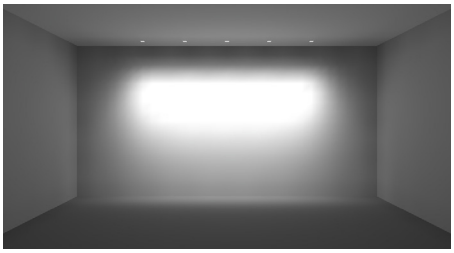
WALL WASH PERFORMANCE

2' FROM WALL



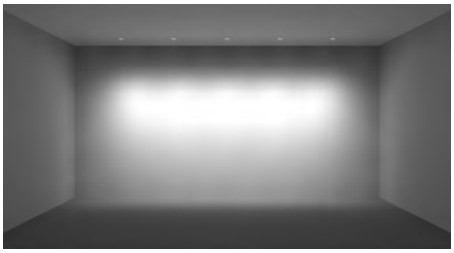
2' ON CENTER, 5 FIXTURES

2.5' FROM WALL



2.5' ON CENTER, 5 FIXTURES

3' FROM WALL



3' ON CENTER, 5 FIXTURES

FOOT-CANDLES ON WALL FROM MULTIPLE FIXTURES

HEIGHT ON WALL	2' FROM WALL								
	2' on center			2.5' on center			3' on center		
10'	0.4	0.8	0.4	0.5	0.8	0.5	0.5	0.6	0.5
9'	28.9	33.3	28.9	28.5	25.8	28.5	27.2	20.3	27.2
8'	63.1	71.6	63.1	63.5	54.1	63.5	61.0	38.1	61.0
7'	48.7	55.8	48.7	46.5	46.3	46.5	43.2	36.7	43.2
6'	29.9	32.7	29.9	27.7	28.5	27.7	25.3	24.6	25.3
5'	18.2	18.6	18.2	16.5	16.7	16.5	14.8	14.7	14.8
4'	10.9	10.7	10.9	10.0	9.9	10.0	9.0	9.0	9.0
3'	6.8	6.3	6.8	6.2	6.0	6.2	5.6	5.6	5.6
2'	4.5	3.9	4.5	4.1	3.8	4.1	3.7	3.6	3.7
1'	3.0	2.5	3.0	2.7	2.5	2.7	2.5	2.4	2.5

HEIGHT ON WALL	2.5' FROM WALL								
	2' on center			2.5' on center			3' on center		
10'	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
9'	10.3	12.9	10.3	9.4	11.5	9.4	8.5	11.0	8.5
8'	37.8	47.9	37.8	38.0	38.9	38.0	37.1	30.1	37.1
7'	45.0	54.0	45.0	42.6	45.8	42.6	39.9	37.2	39.9
6'	33.7	38.1	33.7	32.0	34.1	32.0	29.8	29.6	29.8
5'	23.0	24.2	23.0	21.5	22.2	21.5	19.7	19.9	19.7
4'	15.1	15.1	15.1	14.2	14.1	14.2	13.0	12.9	13.0
3'	9.8	9.4	9.8	9.2	9.0	9.2	8.5	8.4	8.5
2'	6.5	6.0	6.5	6.1	5.8	6.1	5.6	5.5	5.6
1'	4.5	4.0	4.5	4.2	3.9	4.2	3.9	3.7	3.9

HEIGHT ON WALL	3' FROM WALL								
	2' on center			2.5' on center			3' on center		
10'	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
9'	4.1	5.8	4.1	3.7	5.7	3.7	3.3	5.3	3.3
8'	21.2	27.6	21.2	20.5	23.6	20.5	19.4	19.1	19.4
7'	33.6	41.3	33.6	32.5	36.2	32.5	30.8	30.7	30.8
6'	33.0	38.1	33.0	31.6	34.7	31.6	29.6	30.6	29.6
5'	25.2	27.1	25.2	23.8	25.1	23.8	22.2	22.9	22.2
4'	18.1	18.3	18.1	17.0	17.2	17.0	15.9	16.0	15.9
3'	12.4	12.2	12.4	11.8	11.7	11.8	11.1	11.0	11.1
2'	8.6	8.2	8.6	8.1	7.9	8.1	7.6	7.5	7.6
1'	6.0	5.5	6.0	5.7	5.4	5.7	5.4	5.2	5.4

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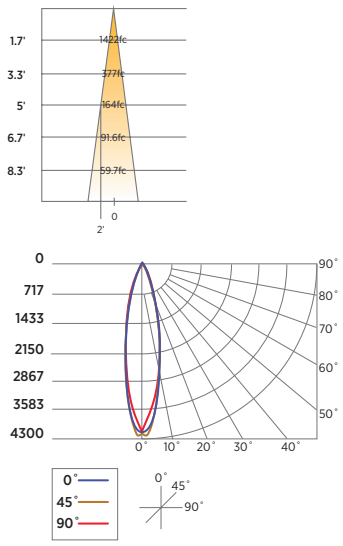
ENTRA™ 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

PHOTOMETRICS

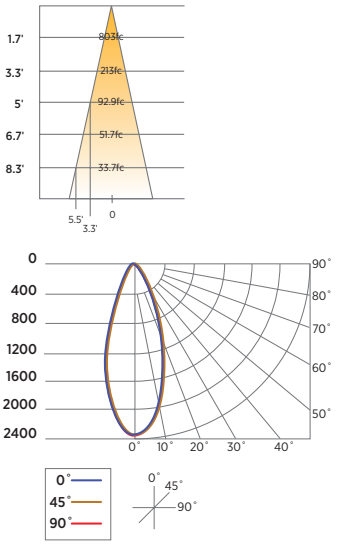
Description:	ENTRA 3" LED 20° Beam, 0° Tilt 90 CRI, 3000K High Output
Input Power (Watts):	14.7
Input Power Factor:	0.99
Absolute Luminous Flux (Lumens):	1081
Lumen Efficacy (Lumens per Watt):	73.5

ANGLE	0°	45°	90°
0°	4110	4110	4110
5°	3643	3217	3758
10°	2436	2229	2533
15°	1446	1393	1508
20°	845	817	846
25°	472	465	469
30°	242	253	252
35°	116	138	129
40°	59	77	64
45°	33	42	31
50°	19	23	17
55°	11	13	11
60°	6	7	6
65°	4	4	4
70°	3	3	3
75°	3	3	2
80°	2	2	1
85°	1	2	1
90°	1	1	1



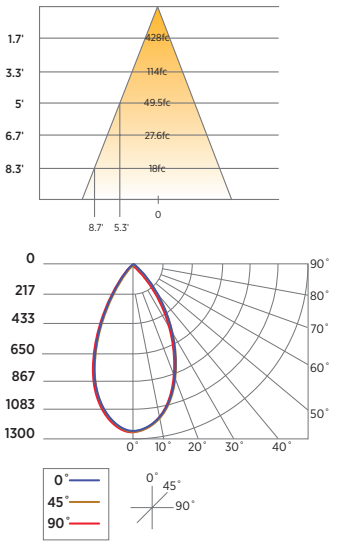
Description:	ENTRA 3" LED 40° Beam, 0° Tilt 90 CRI, 3000K High Output
Input Power (Watts):	14.7
Input Power Factor:	0.99
Absolute Luminous Flux (Lumens):	1165
Lumen Efficacy (Lumens per Watt):	79.3

ANGLE	0°	45°	90°
0°	2322	2322	2322
5°	2193	2232	2222
10°	1885	1940	1928
15°	1468	1497	1520
20°	1023	1038	1068
25°	648	664	675
30°	383	407	387
35°	218	244	210
40°	121	145	117
45°	66	83	62
50°	37	44	35
55°	21	24	20
60°	10	14	9
65°	4	7	3
70°	3	4	3
75°	2	2	2
80°	2	2	2
85°	1	1	1
90°	1	1	1



Description:	ENTRA 3" LED 65° Beam, 0° Tilt 90 CRI, 3000K High Output
Input Power (Watts):	14.7
Input Power Factor:	0.99
Absolute Luminous Flux (Lumens):	1142
Lumen Efficacy (Lumens per Watt):	77.7

ANGLE	0°	45°	90°
0°	1237	1237	1237
5°	1220	1218	1212
10°	1146	1130	1120
15°	1025	1005	988
20°	872	849	833
25°	710	692	670
30°	543	534	507
35°	382	390	356
40°	246	262	239
45°	149	164	152
50°	85	96	92
55°	36	53	47
60°	12	26	18
65°	3	13	4
70°	3	4	3
75°	3	3	2
80°	2	2	2
85°	2	1	2
90°	2	1	1



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ENTRA™ 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

PROJECT INFORMATION

JOB NAME AND INFORMATION

FIXTURE TYPE AND QUANTITY

NOTES

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VISUAL COMFORT & CO.
ARCHITECTURAL COLLECTION
FORMERLY KNOWN AS TECH LIGHTING
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 | visualcomfort.com

TURBO 18 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. suitable and safe for commercial use).
- Backplate can be adjusted to multiple height positions to customize mounting and aesthetic. Available in modern finishes
- 5-year Warranty. Go to www.techlighting.com for warranty details.



Black



Bronze



Charcoal



Black

LAMPING

ORDERING INFORMATION

700OWTUR	CRI	COLOR TEMP	LENGTH (A)	FINISH	VOLTAGE
	8 80 CRI	30 3000K	18 18"	B BLACK	UNV UNV 120-277V
		40 4000K		Z BRONZE	
				H CHARCOAL	

700OWTUR _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

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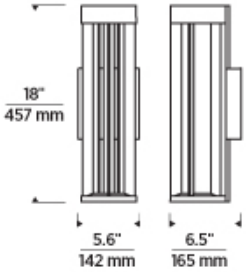
7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

TURBO 18 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	8.5 lbs
HEIGHT	18in
WIDTH	6.5in
LENGTH	5.6in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		598		
WATTS		15.8		
MAX WATTAGE PER BULB		15.8W		
		Universal 120V-277V 0-10, ELV		
CCT		3000K 4000K		
CRI		80 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

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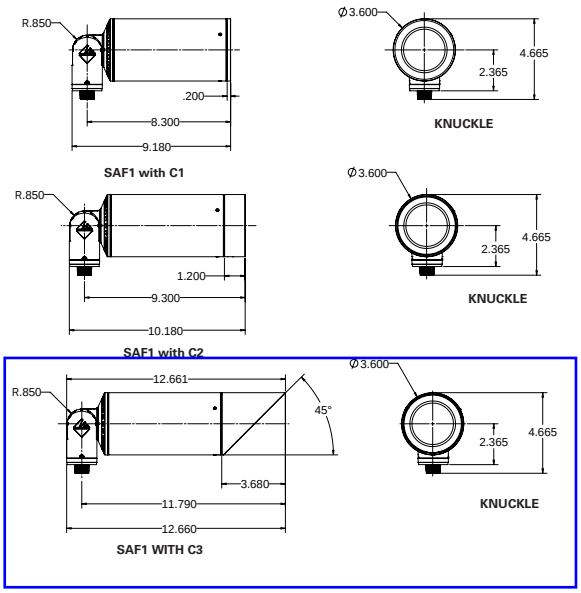
SAF1 LED SPECIALTY ARCHITECTURAL FLOOD

MVOLT LED

Specifications

Weight:	4 lbs.
EPA:	C1: 0.266 Square Feet
	C2: 0.294 Square Feet
	C3: 0.314 Square Feet

DIMENSIONS



HIGHLIGHTS

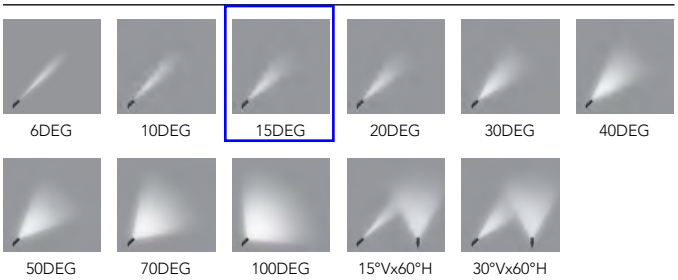
- Suitable for a variety of mounting applications including ground, wall, pole, stanchion and tree
- 0-10V, Reverse phase Dimming
- Taper-Lock technology provides full aiming integrity utilizing a rugged knuckle design
- Available in 80CRI
- 1500 lm
- Minimalist design that provides clean and intentional lines and transitions
- Slightly convex watershed lens that evades water build up and staining
- NOM Listed
- 3G vibration rating per ANSI C136.31

LUMEN PACKAGES

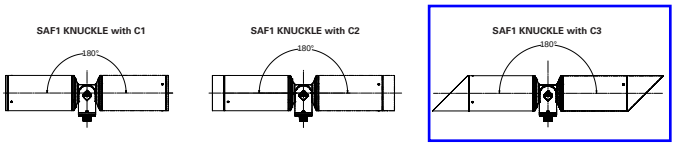
	6DEG	10DEG	15DEG	20DEG	30DEG	40DEG
Delivered Lumens	731	691	1,487	1,479	1,463	1,441
Watts	16	16	21	21	21	21
LPW	46	43	71	70	70	69
Max Candela	48,860	17,042	12,343	10,447	4,191	2,880
	50DEG	**70DEG**	**100DEG**	**15Vx60H**	**30Vx60H**	
Delivered Lumens	1,386	1,320	1,285	1,468	1,379	
Watts	21	21	21	21	21	
LPW	66	63	62	70	66	
Max Candela	1,442	964	647	2,923	1,897	

Note: Information based on 4000K @ P2, for 6DEG and 10DEG and P3 for 15DEG+ with C1.
See page 3 for more information.

STANDARD DISTRIBUTION



AIMING DETAIL



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ORDERING INFORMATION

EXAMPLE: SAF1 LED P1 80CRI 27K MVOLT 6DEG CWL KM CJB L1 ZT C1 BL

SAF1

Series*	Source*	Performance Packages*	CRI*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*
SAF1 Specialty Architectural Flood	**LED**	**P1** **P2** **P3** *Note: P3 not available in 6DEG & 10DEG*	**80CRI** *Note: CRI not required with AMBLW*	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **AMBLW**[1] Amber Limited Wavelength (591nm) *Note: AMBLW not available in 6DEG, 20DEG and 40DEG* *Note: AMBLW only available in P1*	**MVOLT**	**6DEG** 6° **10DEG** 10° **15DEG** 15° **20DEG** 20° **30DEG** 30° **40DEG** 40° **50DEG** 50° **70DEG** 70° **100DEG** 100° **15VX60H** 15° x 60° **30VX60H** 30° x 60°	**CWL** Clear Watershed Lens	**KM** Knuckle

Mounting Accessories	Options Internal Accessory	Control Input	External Caps*	Finish*
AMPC_/_ Architectural Mid Pole Clamp available to fit on a 4" or 6" pole with 1 or 2 fixtures **AWMC** Architectural Wall Mount Cover **AWSC** Architectural Wall Splice Cover **CAJB** Cylindrical Architectural Junction box **CJB** Cylindrical Junction Box **CPM** Cylindrical Pedestal Mount **CPMSA** Cylindrical Pole Mount Splice Access **CSM_** Cylindrical Stanchion Mount 12"-48" available in 6" increments *Note: Multi Head (AMHM) mounting accessory is available and can be ordered separately, please see below and spec sheet for options.* *Note: Aluminum or Bronze Stake Mounted J-Box (SBA_ or SBB_) is available in 12" or 18" and can be ordered separately, please see below and spec sheet for options.* *Note: Polymer Ground Spike (PSS) is available in 18", 24" and 36" and can be ordered separately, please see below and spec sheet for options.* **Extended Arms** **EA__** 12", 24" or 36" **EA45__** 45° -12", 24" or 36" **EA90__** 90° - 12", 24" or 36" *Note: EA used with AWSC and AWMC mountings only*	**L1** Prismatic Lens **L2** Linear Spread Lens **L3** Softening Lens **IHL** Honeycomb Louver *Note: Only one Internal accessory can be chosen* **Internal Filters** **FG** Green **FGD** Green Dichroic **FLB** Light Blue **FM** Mercury Vapor **FMB** Medium Blue **FMBD** Medium Blue Dichroic **FR** Red **FRD** Red Dichroic *Note: Only one Internal Accessory can be chosen*	**ZT** 0-10V dimming to 1% **ELV** Reverse phase	**C1** Short Flush **C2** Recessed Lens **C3** 45° Angle Cut	**BL** Black Textured **BRS** Bronze Smooth **BRT** Bronze Textured **DBL** Black Smooth **DDB** Designer Bronze **DNA** Natural Aluminum **NBS** Natural Bronze Smooth **VET** Verde Textured **WH** White Textured **WHS** White Smooth **__Z** Zinc Undercoat (i.e.BLZ) Note: Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction **CF** Custom Finish **RALTBD** RAL Paint Finishes *Note: RALTBD for pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.*

*Required Fields

Notes:

1 Lumens not reflective of Amber output. See below chart

DIMMING CHART

Voltage	Control Input	Min Dimming Level
MVOLT	ZT	1%
MVOLT	ELV Reserve Phase	1%

PERFORMANCE DATA

LUMEN OUTPUT — SAF1

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1	9W	6DEG	11	11	5	5	31,205	467	52	32,798	491	55	34,853	522	58	35,328	529	59
		10DEG	19	19	9	9	10,884	441	49	11,440	464	52	12,157	493	55	12,322	499	55
	6W	15DEG	33	33	16	16	3,746	451	75	3,902	470	78	4,017	484	81	4,064	490	82
		20DEG	36	36	17	17	3,171	449	75	3,303	468	78	3,400	481	80	3,439	487	81
		30DEG	57	57	31	31	1,272	444	74	1,325	463	77	1,364	476	79	1,380	482	80
		40DEG	69	69	38	38	874	438	73	911	456	76	937	469	78	948	475	79
		50DEG	92	92	58	58	438	421	70	456	438	73	469	451	75	475	456	76
		70DEG	107	107	75	75	293	401	67	305	417	70	314	430	72	317	435	72
		100DEG	127	127	94	94	196	390	70	205	406	73	211	418	75	213	423	76
		15Vx60H	95	44	66	21	887	445	74	924	464	77	951	478	80	962	483	81
		30Vx60H	94	72	62	38	576	419	70	600	436	73	618	449	75	625	454	76
P2	16W	6DEG	11	11	5	5	43,157	646	40	45,361	679	42	48,203	721	45	48,860	731	46
		10DEG	19	19	9	9	15,053	610	38	15,822	641	40	16,813	681	43	17,042	691	43
	11W	15DEG	33	33	16	16	7,155	862	78	7,453	898	82	7,672	925	84	7,761	935	85
		20DEG	36	36	17	17	6,055	857	78	6,307	893	81	6,493	919	84	6,568	930	85
		30DEG	57	57	31	31	2,430	848	77	2,531	883	80	2,605	909	83	2,635	920	84
		40DEG	69	69	38	38	1,669	836	76	1,739	870	79	1,790	896	81	1,811	906	82
		50DEG	92	92	58	58	836	803	73	871	837	76	896	862	78	907	872	79
		70DEG	107	107	75	75	559	765	70	582	797	72	599	821	75	606	830	75
		100DEG	127	127	94	94	375	745	69	391	776	71	402	799	74	407	808	74
		15Vx60H	95	44	66	21	1,694	851	77	1,765	886	81	1,817	912	83	1,838	923	84
		~~30Vx60H~~	~~94~~	~~72~~	~~62~~	~~38~~	~~1,100~~	~~800~~	~~73~~	~~1,146~~	~~833~~	~~76~~	~~1,179~~	~~857~~	~~78~~	~~1,193~~	~~867~~	~~79~~
P3	21W	15DEG	33	33	16	16	11,379	1,371	65	11,853	1,428	68	12,202	1,470	70	12,343	1,487	71
		20DEG	36	36	17	17	9,631	1,364	65	10,032	1,421	68	10,327	1,462	70	10,447	1,479	70
		30DEG	57	57	31	31	3,864	1,349	64	4,025	1,405	67	4,143	1,446	69	4,191	1,463	70
		40DEG	69	69	38	38	2,655	1,329	63	2,766	1,384	66	2,847	1,425	68	2,880	1,441	69
		50DEG	92	92	58	58	1,329	1,278	61	1,385	1,331	63	1,426	1,370	65	1,442	1,386	66
		70DEG	107	107	75	75	889	1,217	58	926	1,268	60	953	1,305	62	964	1,320	63
		100DEG	127	127	94	94	596	1185	57	621	1234	60	639	1270	62	647	1285	62
		15Vx60H	95	44	66	21	2,695	1,353	64	2,807	1,409	67	2,890	1,451	69	2,923	1,468	70
		30Vx60H	94	72	62	38	1,749	1,272	61	1,822	1,324	63	1,876	1,363	65	1,897	1,379	66

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		AMBLW		
			°H	°V	°H	°V	Max CD	Lumens	LPW
P1	8W	10DEG	19	19	9	9	3,132	127	16
		15DEG	33	33	16	16	1,031	124	16
		30DEG	57	57	31	31	350	122	15
		50DEG	92	92	58	58	120	116	14
		70DEG	107	107	75	75	81	110	14
		100DEG	131	131	100	100	36	82	10
		15Vx60H	95	44	66	21	244	123	15
		30Vx60H	94	72	62	38	159	115	14

PROJECTED LED LUMEN MAINTENANCE

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

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

Operating Hours	0	20,000	40,000	60,000
Lumen Maintenance Factor	1	0.9309	0.8726	0.818

Note: Based on P1 Performance Package 6Deg & 10DEG

Operating Hours	0	20,000	40,000	60,000
Lumen Maintenance Factor	1	0.9664	0.948	0.9299

Note: Based on P1 Performance Package 15+Deg

LED LIFE: L70@ > 36,000 hours for 6DEG & 10DEG
L70@ > 60,000 hours for 15+DEG

CSA LISTING TEMPERATURE: -30°C through 40°C (P1 6DEG & 10DEG)
-30°C through 30°C (P2 6DEG & 10DEG)
-30°C through 50°C (P1 15+ DEG)
-30°C through 35°C (P2 15+ DEG)
-30°C through 25°C (P3 15+ DEG)
-30°C through 45°C (AMBER)

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

PERFORMANCE DATA

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Input Current (A)			
			120	208	240	277
Static White P1 6Deg & 10Deg	1800mA	9.4	0.077	0.045	0.04	0.035
Static White P2 6Deg & 10Deg	3000mA	17	0.144	0.082	0.071	0.062
Static White P1 15+Deg	180mA	5.6	0.046	0.027	0.024	0.021
Static White P2 15+Deg	350mA	10.8	0.089	0.053	0.047	0.042
Static White P3 15+Deg	690mA	18.4	0.179	0.105	0.092	0.081
Amber P1 10+Deg	667mA	8.5	0.071	0.041	0.035	0.031

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

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

Ambient		Static White - 6&10Deg Lumen Multiplier	Static White - ≥15Deg Lumen Multiplier	Amber Lumen Multiplier
0°C	32°F	1.06	1.04	1.22
10°C	50°F	1.03	1.02	1.11
20°C	68°F	1.01	1.01	1.04
25°C	77°F	1	1	1
30°C	86°F	0.99	0.99	0.97
40°C	104°F	0.96	0.98	0.91

SAF1 Multipler	
Symmetric Distributions (6DEG-70DEG)	
C1	1.00
C2	0.98
C3	0.94
L1	0.91
L2	0.90
L3	0.96
IHL	0.60
Asymmetric Distributions (xxVXxxH)	
C1	1.00
C2	0.97
C3	0.92
L1	0.86
L2	0.84
L3	0.96
IHL	0.38

Color Filter Multiplier	
FG	0.492
FGD	0.399
FMB	0.177
FMBD	0.143
FR	0.102
FRD	0.083

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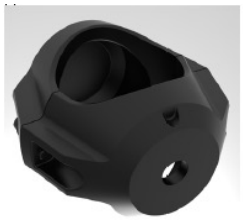
SAF MOUNTING ACCESSORIES

		Part #
	• AMPC Architectural Mid Pole Clamp • Clamp pole mount design for quick install and fixture aiming • Intended for 4" or 6" round straight pole • Mount one or two fixtures • Mounting location mid pole • Designed for SAF7 and SAF14 series with safety cable option	Example: AMPC4/1 78C BL See spec sheet for more options
	• AMHM Architectural Multi Head Mount • Directional multi-head mounting accessory for spot lighting multiple targets from one vantage point • Equipped with inner cavity that allows for quick wire connections • Infinite maneuverability and positioning with taper lock technology so contractors can easily set it and forget it. • Available in Knuckle or Yoke mount • Mount two, three or four fixtures • Multi Head mount is compatible with other mounting accessories such as ADPMR/ADPMS, AMPC, APAR/APAS, AWSC, CAJB, CPM, CPMSA, CSM and CWMAE/CWMAT	Example: AMHM2 KM 78C BL See spec sheet for more options
	• AWMC Architectural Wall Mount Cover • Designed to be mounted over a recessed wall box • Compatible with SAF1	Example: AWMC 78C BL See spec sheet for more options
	• AWSC Architectural Wall Splice Cover • Designed to be mounted over a recessed wall box or can be surface mounted for direct conduit entrance • Supplied with an integral splice access compartment for easy fixture connections	Example: AWSC 78C DNA See spec sheet for more options
	• CAJB Cylindrical Architectural Junction Box • Designed for architectural and landscape applications • Recommended for mounting on a rigid metallic conduit	Example: CAJB 34B 78C DBL See spec sheet for more options
	• CJB Cylindrical Junction Box • Drilled and tapped to ¾" NPT specifications • For larger hole sizes , consult factory • Recommended to seal conduit to maintain dry components	Example: CJB 34S 78C VET See spec sheet for more options

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SAF MOUNTING ACCESSORIES

		Part #
	• CPM Cylindrical Pedestal Mount • Suitable for architectural and landscape applications • Provided with front access cover for easy wiring and installation.	Example: CPM 78C BL See spec sheet for more options
	• CPMSA Cylindrical Pole Mount Splice Access • Designed to mount atop of 4” round poles • Provided with splice compartment	Example: CPMSA 78C DBL See spec sheet for more options
	• CSM Cylindrical Stanchion Mount • Available in heights from 12” to 48” in 6” increments • Provided with front access cover for easy wiring and installation.	Example: CSM12 78C BRT See spec sheet for more options
	• EA-Extended Arms • Available in lengths 12", 24" and 36" • Available in angles 45° and 90° • Material available in aluminum • Extended arms are compatible with AWMC and AWSC wall mounts	Example: AWMC EA12 78C BL AWSC EA4512 78C BRS See spec sheet for more options See spec sheet for more options
	• SBA or SBB Stake mounted J-box • Available in aluminum or bronze material • Available in 12" and 18" • Used for a portable convenient placement of accent fixtures to accommodate 12v or 120v 1/2" knuckle fixture	Example: SBA12 78C CSL6P BL SBB18 78C BZ See spec sheet for more options
	• PS or PSS Polymer Ground Spike • Available in 18", 24" and 36" • Provide a simple and clean installation with selfcontained wiring compartment • PSS is sealed bottom used for 120-277 volt application • PS is open bottom used with 12 volt fixtures	Example: PSS18 78C BL See spec sheet for more options

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EXTERNAL CAPS

	• C1 Short Flush Cap
	• C2 Recessed Lens Cap
	• C3 45° Angle Cut Cap

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FEATURES & SPECIFICATIONS

MATERIAL: Die cast copper-free aluminum (A360) housing & doors with separate optical and driver compartments to ensure thermal isolation of the electronic drivers and LED's.

LIGHT SOURCE: Proprietary PBCA LED technology with correlated color temperatures (CCT) of 2700K, 3000K, 3500K, 4000K (>80 CRI). All within 3 MacAdam ellipses

VOLTAGE: MVOLT 120V-277V. 50/60Hz

DISTRIBUTION: Available in 6DEG, 10DEG, 15DEG, 20DEG, 30DEG, 40DEG, 50DEG, 70DEG, 100DEG, 15Vx60H and 30Vx60H

LENS: Molded from heat strengthened borosilicate glass for superior clarity and strength.

MOUNTING: Knuckle is 1/2" NPSM, mounts to 7/8" thru hole. Aluminum knuckle & stainless steel locking hardware with infinite aiming adjustment capabilities and a wide array of mounting accessories. Knuckle mount luminaries are provided with 48" leads (qty 3 #18 for power supply and qty 2 #18 for dimming control)

ELECTRICAL: MVOLT (120-277) LED class 2 power supply. 6-21 watts, L83 lifetime ≥ 100,000 hours at 25°C. Power factor > 90%, THD < 20%. 6KV surge protection meets a minimum Category C low operation per ANSI/IEEE C62.41.2.

FEATURES: Taper lock knuckle for infinite aiming and an unparalleled locking ability.

FINISH: Exterior parts are protected by a zinc-infused durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climates without cracking or peeling.

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

LISTING: cCSAus, Suitable for outdoor & wet location. IP66 rated

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

Consult factory for details.

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

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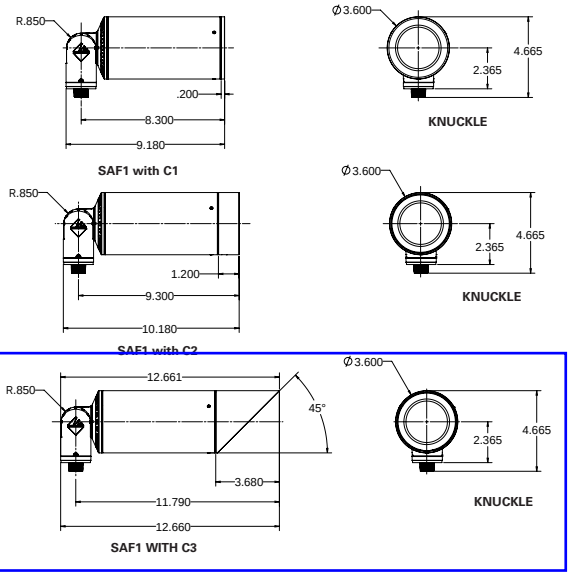
SAF1 LED SPECIALTY ARCHITECTURAL FLOOD

MVOLT LED

Specifications

Weight:	4 lbs.
EPA:	C1: 0.266 Square Feet
	C2: 0.294 Square Feet
	C3: 0.314 Square Feet

DIMENSIONS



HIGHLIGHTS

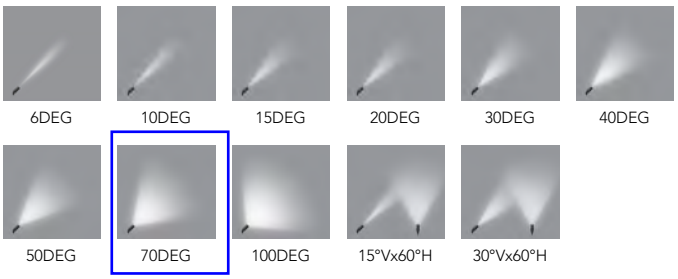
- Suitable for a variety of mounting applications including ground, wall, pole, stanchion and tree
- 0-10V, Reverse phase Dimming
- Taper-Lock technology provides full aiming integrity utilizing a rugged knuckle design
- Available in 80CRI
- 1500 lm
- Minimalist design that provides clean and intentional lines and transitions
- Slightly convex watershed lens that evades water build up and staining
- NOM Listed
- 3G vibration rating per ANSI C136.31

LUMEN PACKAGES

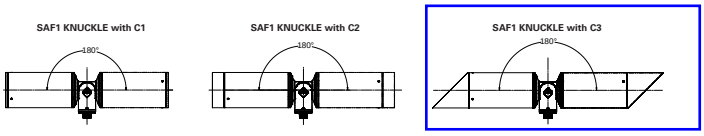
	6DEG	10DEG	15DEG	20DEG	30DEG	40DEG
Delivered Lumens	731	691	1,487	1,479	1,463	1,441
Watts	16	16	21	21	21	21
LPW	46	43	71	70	70	69
Max Candela	48,860	17,042	12,343	10,447	4,191	2,880
	50DEG	**70DEG**	**100DEG**	**15Vx60H**	**30Vx60H**	
Delivered Lumens	1,386	1,320	1,285	1,468	1,379	
Watts	21	21	21	21	21	
LPW	66	63	62	70	66	
Max Candela	1,442	964	647	2,923	1,897	

Note: Information based on 4000K @ P2, for 6DEG and 10DEG and P3 for 15DEG+ with C1.
See page 3 for more information.

STANDARD DISTRIBUTION



AIMING DETAIL



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ORDERING INFORMATION

EXAMPLE: SAF1 LED P1 80CRI 27K MVOLT 6DEG CWL KM CJB L1 ZT C1 BL

SAF1

Series*	Source*	Performance Packages*	CRI*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*
SAF1 Specialty Architectural Flood	**LED**	**P1** **P2** **P3** *Note: P3 not available in 6DEG & 10DEG*	**80CRI** *Note: CRI not required with AMBLW*	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **AMBLW**[1] Amber Limited Wavelength (591nm) *Note: AMBLW not available in 6DEG, 20DEG and 40DEG* *Note: AMBLW only available in P1*	**MVOLT**	**6DEG** 6° **10DEG** 10° **15DEG** 15° **20DEG** 20° **30DEG** 30° **40DEG** 40° **50DEG** 50° **70DEG** 70° **100DEG** 100° **15VX60H** 15° x 60° **30VX60H** 30° x 60°	**CWL** Clear Watershed Lens	**KM** Knuckle

Mounting Accessories	Options Internal Accessory	Control Input	External Caps*	Finish*
AMPC_/_ Architectural Mid Pole Clamp available to fit on a 4" or 6" pole with 1 or 2 fixtures **AWMC** Architectural Wall Mount Cover **AWSC** Architectural Wall Splice Cover **CAJB** Cylindrical Architectural Junction box **CJB** Cylindrical Junction Box **CPM** Cylindrical Pedestal Mount **CPMSA** Cylindrical Pole Mount Splice Access **CSM_** Cylindrical Stanchion Mount 12"-48" available in 6" increments *Note: Multi Head (AMHM) mounting accessory is available and can be ordered separately, please see below and spec sheet for options.* *Note: Aluminum or Bronze Stake Mounted J-Box (SBA_ or SBB_) is available in 12" or 18" and can be ordered separately, please see below and spec sheet for options.* *Note: Polymer Ground Spike (PSS) is available in 18", 24" and 36" and can be ordered separately, please see below and spec sheet for options.* **Extended Arms** **EA__** 12", 24" or 36" **EA45__** 45° -12", 24" or 36" **EA90__** 90° - 12", 24" or 36" *Note: EA used with AWSC and AWMC mountings only*	**L1** Prismatic Lens **L2** Linear Spread Lens **L3** Softening Lens **IHL** Honeycomb Louver *Note: Only one Internal accessory can be chosen* **Internal Filters** **FG** Green **FGD** Green Dichroic **FLB** Light Blue **FM** Mercury Vapor **FMB** Medium Blue **FMBD** Medium Blue Dichroic **FR** Red **FRD** Red Dichroic *Note: Only one Internal Accessory can be chosen*	**ZT** 0-10V dimming to 1% **ELV** Reverse phase	**C1** Short Flush **C2** Recessed Lens **C3** 45° Angle Cut	**BL** Black Textured **BRS** Bronze Smooth **BRT** Bronze Textured **DBL** Black Smooth **DDB** Designer Bronze **DNA** Natural Aluminum **NBS** Natural Bronze Smooth **VET** Verde Textured **WH** White Textured **WHS** White Smooth **__Z** Zinc Undercoat (i.e.BLZ) Note: Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction **CF** Custom Finish **RALTBD** RAL Paint Finishes *Note: RALTBD for pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.*

*Required Fields

Notes:

1 Lumens not reflective of Amber output. See below chart

DIMMING CHART

Voltage	Control Input	Min Dimming Level
MVOLT	ZT	1%
MVOLT	ELV Reserve Phase	1%

PERFORMANCE DATA

LUMEN OUTPUT — SAF1

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1	9W	6DEG	11	11	5	5	31,205	467	52	32,798	491	55	34,853	522	58	35,328	529	59
		10DEG	19	19	9	9	10,884	441	49	11,440	464	52	12,157	493	55	12,322	499	55
	6W	15DEG	33	33	16	16	3,746	451	75	3,902	470	78	4,017	484	81	4,064	490	82
		20DEG	36	36	17	17	3,171	449	75	3,303	468	78	3,400	481	80	3,439	487	81
		30DEG	57	57	31	31	1,272	444	74	1,325	463	77	1,364	476	79	1,380	482	80
		40DEG	69	69	38	38	874	438	73	911	456	76	937	469	78	948	475	79
		50DEG	92	92	58	58	438	421	70	456	438	73	469	451	75	475	456	76
		70DEG	107	107	75	75	293	401	67	305	417	70	314	430	72	317	435	72
		100DEG	127	127	94	94	196	390	70	205	406	73	211	418	75	213	423	76
		15Vx60H	95	44	66	21	887	445	74	924	464	77	951	478	80	962	483	81
		30Vx60H	94	72	62	38	576	419	70	600	436	73	618	449	75	625	454	76
P2	16W	6DEG	11	11	5	5	43,157	646	40	45,361	679	42	48,203	721	45	48,860	731	46
		10DEG	19	19	9	9	15,053	610	38	15,822	641	40	16,813	681	43	17,042	691	43
	11W	15DEG	33	33	16	16	7,155	862	78	7,453	898	82	7,672	925	84	7,761	935	85
		20DEG	36	36	17	17	6,055	857	78	6,307	893	81	6,493	919	84	6,568	930	85
		30DEG	57	57	31	31	2,430	848	77	2,531	883	80	2,605	909	83	2,635	920	84
		40DEG	69	69	38	38	1,669	836	76	1,739	870	79	1,790	896	81	1,811	906	82
		50DEG	92	92	58	58	836	803	73	871	837	76	896	862	78	907	872	79
		70DEG	107	107	75	75	559	765	70	582	797	72	599	821	75	606	830	75
		100DEG	127	127	94	94	375	745	69	391	776	71	402	799	74	407	808	74
		15Vx60H	95	44	66	21	1,694	851	77	1,765	886	81	1,817	912	83	1,838	923	84
		~~30Vx60H~~	~~94~~	~~72~~	~~62~~	~~38~~	~~1,100~~	~~800~~	~~73~~	~~1,146~~	~~833~~	~~76~~	~~1,179~~	~~857~~	~~78~~	~~1,193~~	~~867~~	~~79~~
P3	21W	15DEG	33	33	16	16	11,379	1,371	65	11,853	1,428	68	12,202	1,470	70	12,343	1,487	71
		20DEG	36	36	17	17	9,631	1,364	65	10,032	1,421	68	10,327	1,462	70	10,447	1,479	70
		30DEG	57	57	31	31	3,864	1,349	64	4,025	1,405	67	4,143	1,446	69	4,191	1,463	70
		40DEG	69	69	38	38	2,655	1,329	63	2,766	1,384	66	2,847	1,425	68	2,880	1,441	69
		50DEG	92	92	58	58	1,329	1,278	61	1,385	1,331	63	1,426	1,370	65	1,442	1,386	66
		70DEG	107	107	75	75	889	1,217	58	926	1,268	60	953	1,305	62	964	1,320	63
		100DEG	127	127	94	94	596	1185	57	621	1234	60	639	1270	62	647	1285	62
		15Vx60H	95	44	66	21	2,695	1,353	64	2,807	1,409	67	2,890	1,451	69	2,923	1,468	70
		30Vx60H	94	72	62	38	1,749	1,272	61	1,822	1,324	63	1,876	1,363	65	1,897	1,379	66

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		AMBLW		
			°H	°V	°H	°V	Max CD	Lumens	LPW
P1	8W	10DEG	19	19	9	9	3,132	127	16
		15DEG	33	33	16	16	1,031	124	16
		30DEG	57	57	31	31	350	122	15
		50DEG	92	92	58	58	120	116	14
		70DEG	107	107	75	75	81	110	14
		100DEG	131	131	100	100	36	82	10
		15Vx60H	95	44	66	21	244	123	15
		30Vx60H	94	72	62	38	159	115	14

PROJECTED LED LUMEN MAINTENANCE

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

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

Operating Hours	0	20,000	40,000	60,000
Lumen Maintenance Factor	1	0.9309	0.8726	0.818

Note: Based on P1 Performance Package 6Deg & 10DEG

Operating Hours	0	20,000	40,000	60,000
Lumen Maintenance Factor	1	0.9664	0.948	0.9299

Note: Based on P1 Performance Package 15+Deg

LED LIFE: L70@ > 36,000 hours for 6DEG & 10DEG
L70@ > 60,000 hours for 15+DEG

CSA LISTING TEMPERATURE: -30°C through 40°C (P1 6DEG & 10DEG)
-30°C through 30°C (P2 6DEG & 10DEG)
-30°C through 50°C (P1 15+ DEG)
-30°C through 35°C (P2 15+ DEG)
-30°C through 25°C (P3 15+ DEG)
-30°C through 45°C (AMBER)

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

PERFORMANCE DATA

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Input Current (A)			
			120	208	240	277
Static White P1 6Deg & 10Deg	1800mA	9.4	0.077	0.045	0.04	0.035
Static White P2 6Deg & 10Deg	3000mA	17	0.144	0.082	0.071	0.062
Static White P1 15+Deg	180mA	5.6	0.046	0.027	0.024	0.021
Static White P2 15+Deg	350mA	10.8	0.089	0.053	0.047	0.042
Static White P3 15+Deg	690mA	18.4	0.179	0.105	0.092	0.081
Amber P1 10+Deg	667mA	8.5	0.071	0.041	0.035	0.031

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

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

Ambient		Static White - 6&10Deg Lumen Multiplier	Static White - ≥15Deg Lumen Multiplier	Amber Lumen Multiplier
0°C	32°F	1.06	1.04	1.22
10°C	50°F	1.03	1.02	1.11
20°C	68°F	1.01	1.01	1.04
25°C	77°F	1	1	1
30°C	86°F	0.99	0.99	0.97
40°C	104°F	0.96	0.98	0.91

SAF1 Multipler	
Symmetric Distributions (6DEG-70DEG)	
C1	1.00
C2	0.98
C3	0.94
L1	0.91
L2	0.90
L3	0.96
IHL	0.60
Asymmetric Distributions (xxVXxxH)	
C1	1.00
C2	0.97
C3	0.92
L1	0.86
L2	0.84
L3	0.96
IHL	0.38

Color Filter Multiplier	
FG	0.492
FGD	0.399
FMB	0.177
FMBD	0.143
FR	0.102
FRD	0.083

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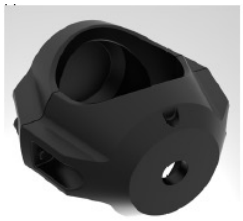
SAF MOUNTING ACCESSORIES

		Part #
	• AMPC Architectural Mid Pole Clamp • Clamp pole mount design for quick install and fixture aiming • Intended for 4" or 6" round straight pole • Mount one or two fixtures • Mounting location mid pole • Designed for SAF7 and SAF14 series with safety cable option	Example: AMPC4/1 78C BL See spec sheet for more options
	• AMHM Architectural Multi Head Mount • Directional multi-head mounting accessory for spot lighting multiple targets from one vantage point • Equipped with inner cavity that allows for quick wire connections • Infinite maneuverability and positioning with taper lock technology so contractors can easily set it and forget it. • Available in Knuckle or Yoke mount • Mount two, three or four fixtures • Multi Head mount is compatible with other mounting accessories such as ADPMR/ADPMS, AMPC, APAR/APAS, AWSC, CAJB, CPM, CPMSA, CSM and CWMAE/CWMAT	Example: AMHM2 KM 78C BL See spec sheet for more options
	• AWMC Architectural Wall Mount Cover • Designed to be mounted over a recessed wall box • Compatible with SAF1	Example: AWMC 78C BL See spec sheet for more options
	• AWSC Architectural Wall Splice Cover • Designed to be mounted over a recessed wall box or can be surface mounted for direct conduit entrance • Supplied with an integral splice access compartment for easy fixture connections	Example: AWSC 78C DNA See spec sheet for more options
	• CAJB Cylindrical Architectural Junction Box • Designed for architectural and landscape applications • Recommended for mounting on a rigid metallic conduit	Example: CAJB 34B 78C DBL See spec sheet for more options
	• CJB Cylindrical Junction Box • Drilled and tapped to ¾" NPT specifications • For larger hole sizes , consult factory • Recommended to seal conduit to maintain dry components	Example: CJB 34S 78C VET See spec sheet for more options

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SAF MOUNTING ACCESSORIES

		Part #
	• CPM Cylindrical Pedestal Mount • Suitable for architectural and landscape applications • Provided with front access cover for easy wiring and installation.	Example: CPM 78C BL See spec sheet for more options
	• CPMSA Cylindrical Pole Mount Splice Access • Designed to mount atop of 4” round poles • Provided with splice compartment	Example: CPMSA 78C DBL See spec sheet for more options
	• CSM Cylindrical Stanchion Mount • Available in heights from 12” to 48” in 6” increments • Provided with front access cover for easy wiring and installation.	Example: CSM12 78C BRT See spec sheet for more options
	• EA-Extended Arms • Available in lengths 12", 24" and 36" • Available in angles 45° and 90° • Material available in aluminum • Extended arms are compatible with AWMC and AWSC wall mounts	Example: AWMC EA12 78C BL AWSC EA4512 78C BRS See spec sheet for more options See spec sheet for more options
	• SBA or SBB Stake mounted J-box • Available in aluminum or bronze material • Available in 12" and 18" • Used for a portable convenient placement of accent fixtures to accommodate 12v or 120v 1/2" knuckle fixture	Example: SBA12 78C CSL6P BL SBB18 78C BZ See spec sheet for more options
	• PS or PSS Polymer Ground Spike • Available in 18", 24" and 36" • Provide a simple and clean installation with selfcontained wiring compartment • PSS is sealed bottom used for 120-277 volt application • PS is open bottom used with 12 volt fixtures	Example: PSS18 78C BL See spec sheet for more options

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EXTERNAL CAPS

	• C1 Short Flush Cap
	• C2 Recessed Lens Cap
	• C3 45° Angle Cut Cap

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FEATURES & SPECIFICATIONS

MATERIAL: Die cast copper-free aluminum (A360) housing & doors with separate optical and driver compartments to ensure thermal isolation of the electronic drivers and LED's.

LIGHT SOURCE: Proprietary PBCA LED technology with correlated color temperatures (CCT) of 2700K, 3000K, 3500K, 4000K (>80 CRI). All within 3 MacAdam ellipses

VOLTAGE: MVOLT 120V-277V. 50/60Hz

DISTRIBUTION: Available in 6DEG, 10DEG, 15DEG, 20DEG, 30DEG, 40DEG, 50DEG, 70DEG, 100DEG, 15Vx60H and 30Vx60H

LENS: Molded from heat strengthened borosilicate glass for superior clarity and strength.

MOUNTING: Knuckle is 1/2" NPSM, mounts to 7/8" thru hole. Aluminum knuckle & stainless steel locking hardware with infinite aiming adjustment capabilities and a wide array of mounting accessories. Knuckle mount luminaries are provided with 48" leads (qty 3 #18 for power supply and qty 2 #18 for dimming control)

ELECTRICAL: MVOLT (120-277) LED class 2 power supply. 6-21 watts, L83 lifetime ≥ 100,000 hours at 25°C. Power factor > 90%, THD < 20%. 6KV surge protection meets a minimum Category C low operation per ANSI/IEEE C62.41.2.

FEATURES: Taper lock knuckle for infinite aiming and an unparalleled locking ability.

FINISH: Exterior parts are protected by a zinc-infused durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climates without cracking or peeling.

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

LISTING: cCSAus, Suitable for outdoor & wet location. IP66 rated

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

Consult factory for details.

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

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The Ikon outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare. Ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.

- **Selectable CCT (2700K/3000K)**
- **120V or 12V**
- **Outstanding protection against the elements:**
  - Wet Listed IP66 Rated
  - Stainless Steel Mounting Hardware
  - Powder Coat Finishes

SPECIFICATIONS

DELIVERED LUMENS	202 (2700K)
WATTS	12.2
VOLTAGE	12V (Transformer sold separately) or 120V
DIMMING	12V ELV, MLV and Triac. 120V not dimmable
LIGHT DISTRIBUTION	Symmetric
OPTICS	Not applicable
MOUNTING OPTIONS	Step: 2x4 junction box
CCT	2700K/3000K Selectable
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Compliant
WET LISTED	IP66
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1 lb.

* Visit techlighting.com for specific warranty limitations and details.



IKON OUTDOOR WALL/STEP LIGHT
shown in black



IKON OUTDOOR WALL/STEP LIGHT
shown in bronze

12V AC TRANSFORMERS*

(OUTDOOR RATED, ORDERED SEPARATELY)

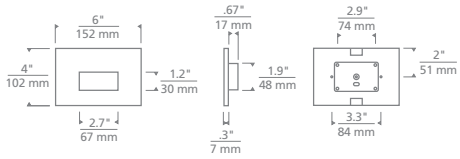
ITEM	DESCRIPTION	HOUSING	DIMMING
700OT150T	MAGNETIC, 150W, 120V	STAINLESS STEEL	MAGNETIC
700OT300T	MAGNETIC, 300W, 120V	STAINLESS STEEL	MAGNETIC

*WE DO NOT RECOMMEND USING GREATER THAN 70% OF THE MAXIMUM WATTAGE SPECIFIED FOR THE LOW VOLTAGE TRANSFORMER DUE TO INRUSH CURRENT REQUIREMENTS.

ORDERING INFORMATION

PRODUCT	CRI/CCT	FINISH	VOLTAGE
700OSIKN	**92730** 90 CRI 2700K/3000K SELECTABLE	**B** BLACK ***Z*** BRONZE	**12** 12V* **120** 120V

*REQUIRES 12V REMOTE TRANSFORMER



Ikon Outdoor Wall/Step Light

PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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Tech Lighting reserves the right to change specifications for product improvements without notification.

TECH LIGHTING

VISUAL COMFORT & CO.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400

EXHIBIT G

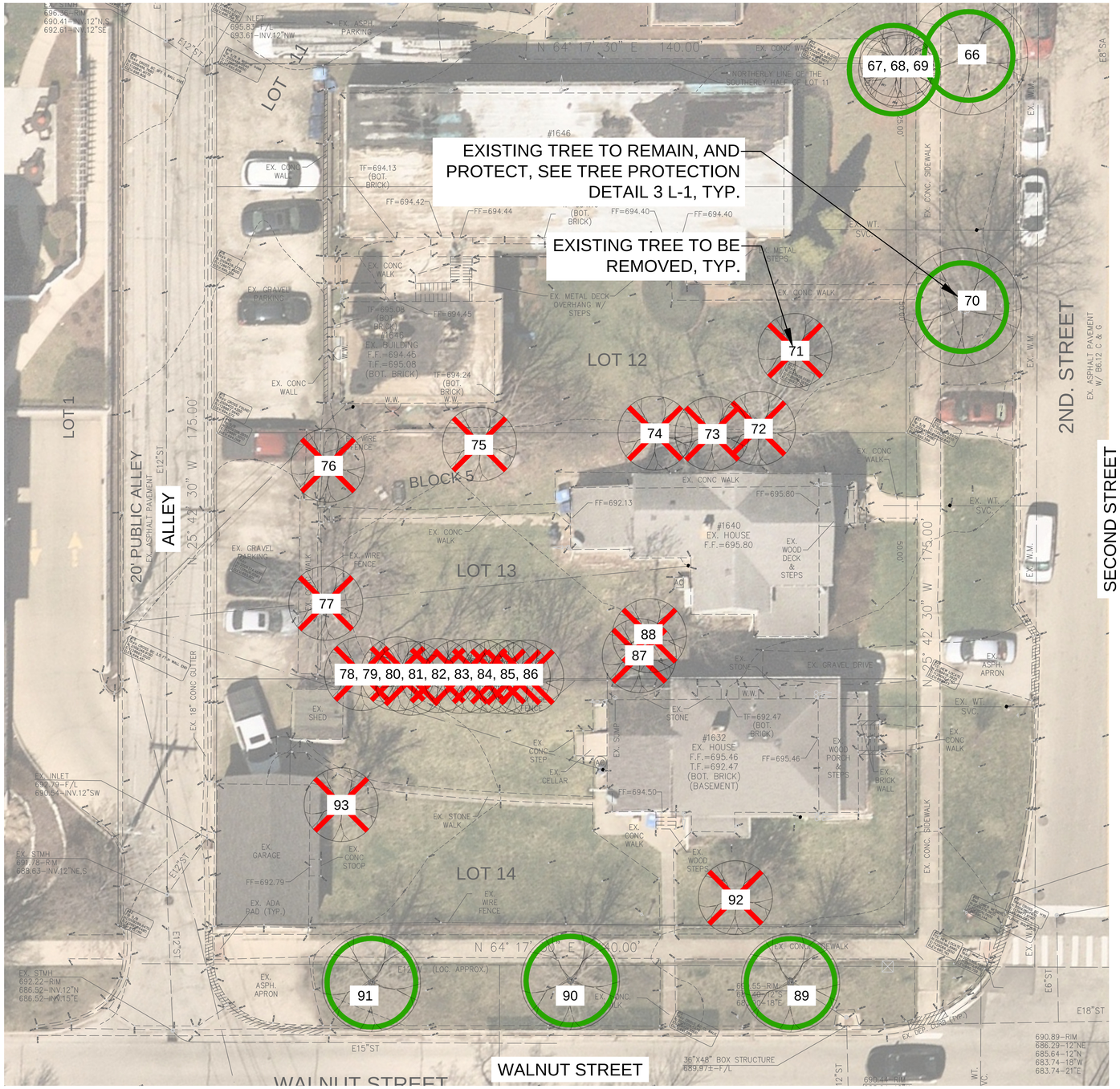
Final Landscape Plan

LEGEND:

: EXISTING TREES

TREE PROTECTION FENCE

: TREE REMOVAL SYMBOL

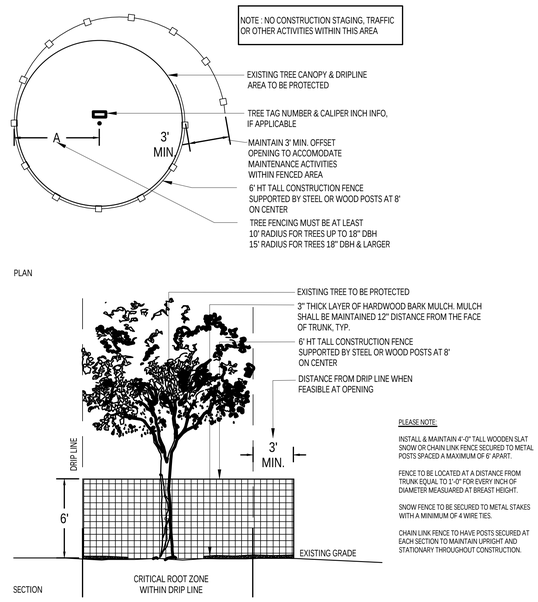


1 TREE REMOVAL PLAN (SURVEY BY GREENGARD INC. TREE INVENTORY BY SUNRISE TREE CARE)
SCALE: NTS

TREE INVENTORY								
TREE TAG #	SIZE (DBH)	SPECIES	CONDITION 1-6 (1 IS BEST, 6 IS DEAD)	ACTION	REMARKS	CATEGORY	REPLACEMENT FACTOR	REPLACEMENT CATEGORY
66	23"	NORWAY MAPLE	3	PRESERVE	STREET TREE	PROTECTED	N/A	---
67	14"	AMERICAN ELM	3	PRESERVE		PROTECTED	N/A	---
68	5"	NORWAY MAPLE	3	PRESERVE		N/A	N/A	---
69	7"	NORWAY MAPLE	3	PRESERVE		N/A	N/A	---
70	23"	LINDEN	3	PRESERVE	STREET TREE	PROTECTED	N/A	---
71	24"	PRUNUS	4	REMOVE		PROTECTED	2 TREES	A OR B OR C
72	16"	BLACK CHERRY	3	REMOVE		PROTECTED	2 TREES	A OR B OR C
73	11"	AMERICAN ELM	6	REMOVE	DEAD	PROTECTED	NONE	---
74	7"	AMERICAN ELM	3	REMOVE		N/A	NONE	---
75	14"	TREE OF HEAVEN	3	REMOVE	INVASIVE	PROTECTED	NONE	---
76	14"	HACKBERRY	3	REMOVE		KEY TREE	3 TREES	A OR B
77	13"	BLACK WALNUT	3	REMOVE		KEY TREE	3 TREES	A OR B
78	8"	AMERICAN ELM	3	REMOVE		PROTECTED	2 TREES	A OR B OR C
79	7"	AMERICAN ELM	3	REMOVE		N/A	NONE	---
80	7"	AMERICAN ELM	3	REMOVE		N/A	NONE	---
81	8"	AMERICAN ELM	3	REMOVE		PROTECTED	2 TREES	A OR B OR C
82	6"	PRUNUS	6	REMOVE	DEAD	N/A	NONE	---
83	6"	AMERICAN ELM	3	REMOVE		N/A	NONE	---
84	6"	CRABAPPLE	3	REMOVE		N/A	NONE	---
85	6"	AMERICAN ELM	3	REMOVE		N/A	NONE	---
86	8"	AMERICAN ELM	4	REMOVE		PROTECTED	2 TREES	A OR B OR C
87	12"	AMERICAN ELM	3	REMOVE		PROTECTED	2 TREES	A OR B OR C
88	9"	AMERICAN ELM	3	REMOVE		PROTECTED	2 TREES	A OR B OR C
89	14"	GINKGO	3	PRESERVE	STREET TREE	KEY TREE	N/A	---
90	13"	GINKGO	3	PRESERVE	STREET TREE	KEY TREE	N/A	---
91	12"	GINKGO	3	PRESERVE	STREET TREE	KEY TREE	N/A	---
92	14"	PEAR	3	REMOVE	INVASIVE	PROTECTED	NONE	---
93	15"	PEAR	3	REMOVE	INVASIVE	PROTECTED	NONE	---
TOTAL							20 TREES	

SEE TREE REPLACEMENT CALCULATION ON SHEET L-3

2 TREE SURVEY TABLE (INVENTORY BY SUNRISE TREE CARE)
SCALE: NTS



3 TREE PROTECTION DETAIL
SCALE: NTS

10 SCALE AT 30X4

0 10 20 40

N

PROPOSED TREE REMOVALS PLAN

1650 SECOND STREET

HIGHLAND PARK, IL

October 22, 2025

FULTON DESIGN+BUILD

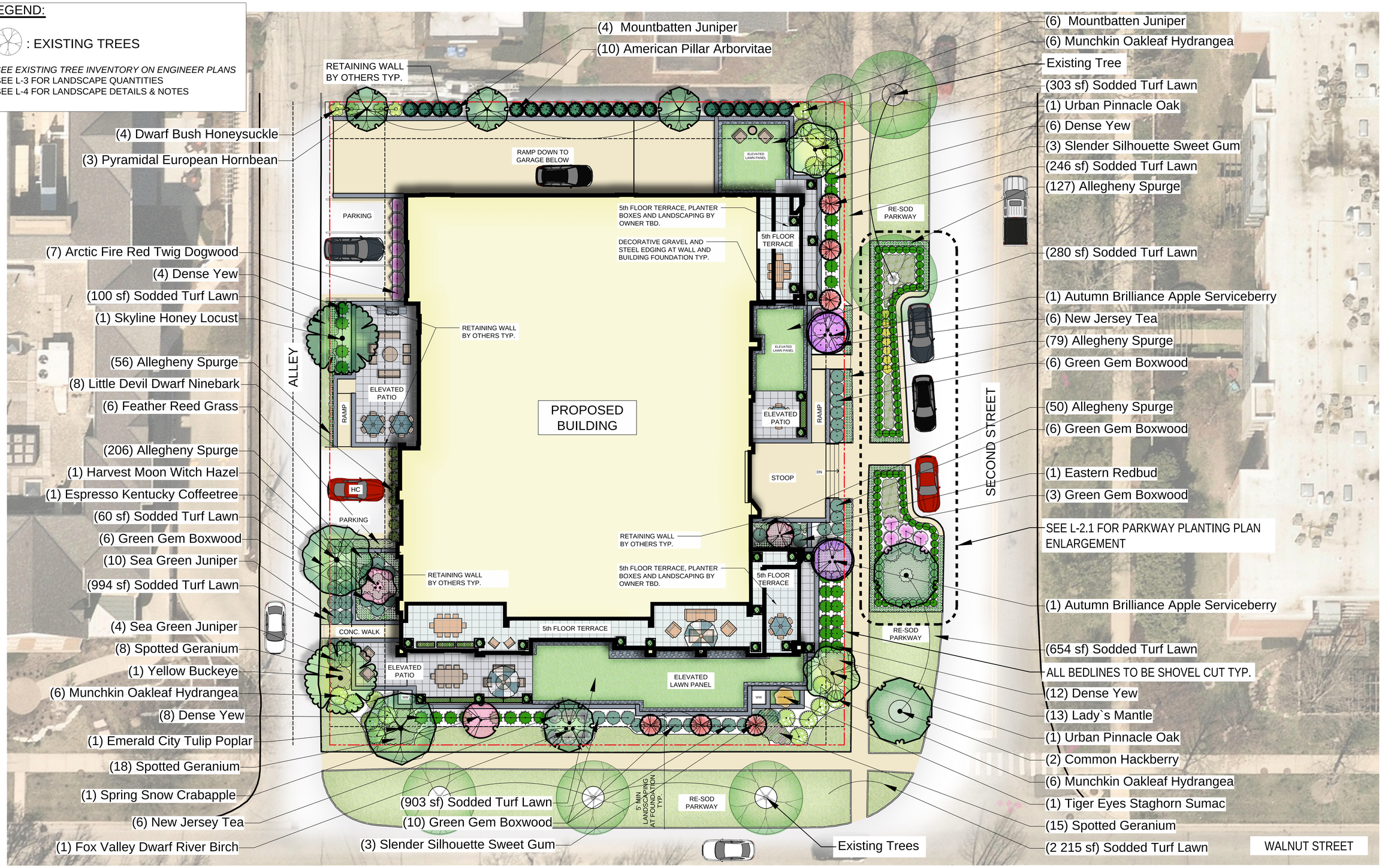
teska associates
627 Grove Street
Evanston, Illinois

L-1.0

LEGEND:

: EXISTING TREES

SEE EXISTING TREE INVENTORY ON ENGINEER PLANS
SEE L-3 FOR LANDSCAPE QUANTITIES
SEE L-4 FOR LANDSCAPE DETAILS & NOTES



L-2.0

CONCEPTUAL LANDSCAPE PLAN

1650 SECOND STREET

HIGHLAND PARK, IL

10 SCALE AT 30X4

0 10 20 40

N

October 22, 2025

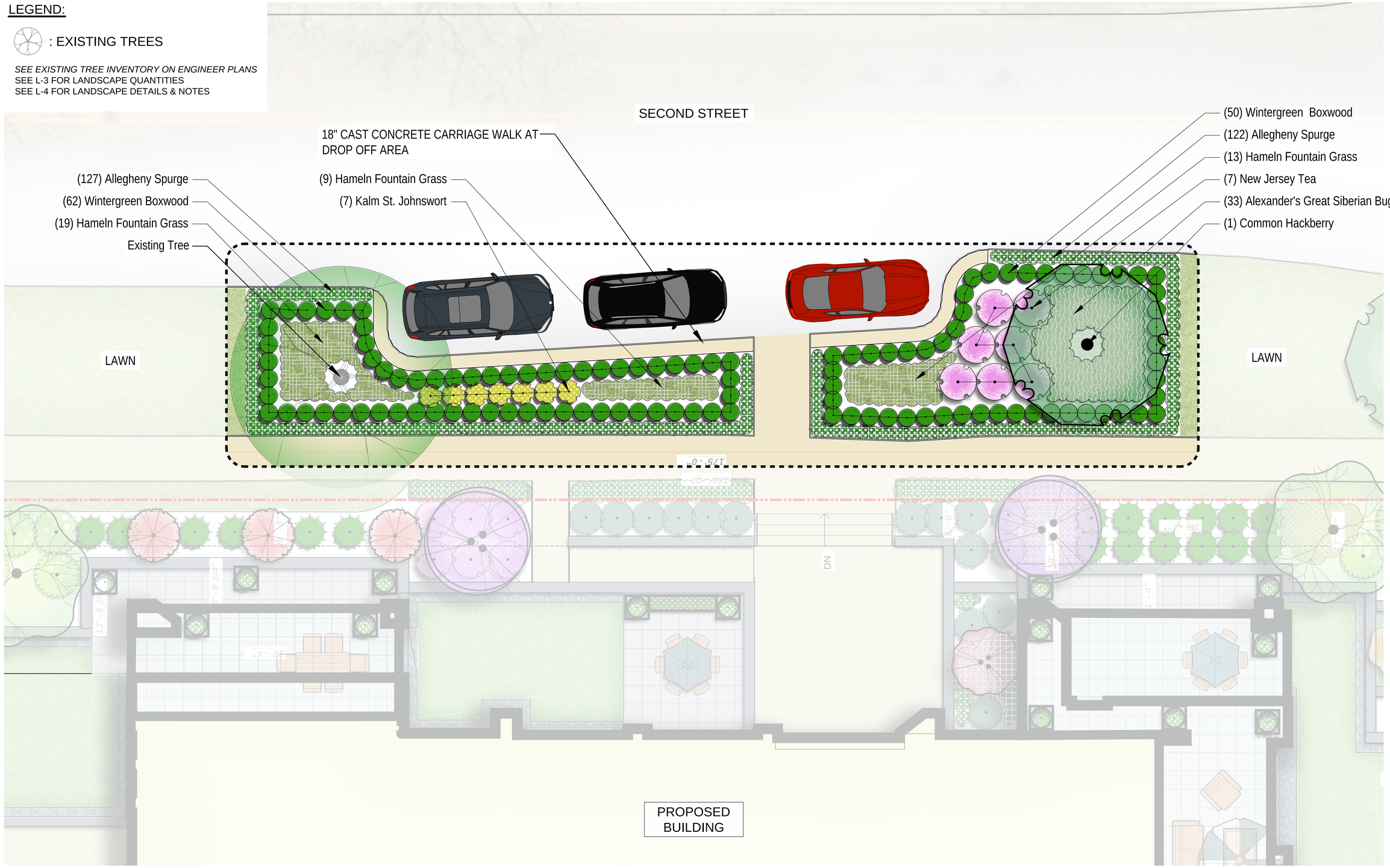
FULTON DESIGN+BUILD

teska associates
627 Grove Street
Evanston, Illinois

LEGEND:

: EXISTING TREES

SEE EXISTING TREE INVENTORY ON ENGINEER PLANS
SEE L-3 FOR LANDSCAPE QUANTITIES
SEE L-4 FOR LANDSCAPE DETAILS & NOTES



L-2.1

CONCEPTUAL PARKWAY LANDSCAPE PLAN ENLARGEMENT

1650 SECOND STREET

HIGHLAND PARK, IL

1/4 =1'-0" SCALE AT 30X42

0 4 8 16

N

October 22, 2025

FULTON
DESIGN+BUILD

teska associates
627 Grove Street
Evanston, Illinois

PLANT_SCHEDULE_OVERALL

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
TREES					
	1	AESCULUS FLAVA / YELLOW BUCKEYE	3" CAL.	B&B	AS SHOWN
	3	CARPINUS BETULUS `FASTIGIATA` / PYRAMIDAL EUROPEAN HORNBEAN	8` HT.	B&B	AS SHOWN
	2	CELTIS OCCIDENTALIS `CHICAGOLAND` / COMMON HACKBERRY	3" CAL.	B&B	AS SHOWN
	1	GLEDITSIA TRIACANTHOS INERMIS `SKYLINE` / SKYLINE HONEY LOCUST	3" CAL.	B&B	AS SHOWN
	1	GYMNOCLADUS DIOICA 'ESPRESSO' / ESPRESSO KENTUCKY COFFEETREE	3" CAL.	B&B	AS SHOWN
	6	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	3" CAL.	B&B	AS SHOWN
	1	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY TULIP POPLAR	3" CAL.		
	2	QUERCUS MACROCARPA 'JFS-KW3' / URBAN PINNACLE OAK	3" CAL.		
EVERGREEN TREES					
	10	JUNIPERUS CHINENSIS `MOUNTBATTEN` / MOUNTBATTEN JUNIPER	8` HT.	B&B	AS SHOWN
	10	THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE	8` HT.	B&B	AS SHOWN
ORNAMENTAL TREE					
	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	BETULA NIGRA 'LITTLE KING' / FOX VALLEY DWARF RIVER BIRCH	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	CERCIS CANADENSIS / EASTERN REDBUD	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	MALUS `SPRING SNOW` / SPRING SNOW CRABAPPLE	8` HT.	B&B	AS SHOWN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS					
	19	CEANOTHUS AMERICANUS / NEW JERSEY TEA	24" HT.	POT	AS SHOWN
	7	CORNUS SERICEA 'FARROW' / ARCTIC FIRE RED TWIG DOGWOOD	24" HT.	POT	AS SHOWN
	4	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	24" HT.	POT	AS SHOWN
	18	HYDRANGEA QUERCIFOLIA 'MUNCHKIN' / MUNCHKIN OAKLEAF HYDRANGEA	24" HT.	POT	AS SHOWN
	7	HYPERICUM KALMIANUM / KALM ST. JOHNSWORT	24" HT.	POT	AS SHOWN
	8	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL DWARF NINEBARK	24" HT.	POT	AS SHOWN
	1	RHUS TYPHINA 'BAILTIGER' / TIGER EYES STAGHORN SUMAC	36" HT.	B&B	AS SHOWN
EVERGREEN SHRUBS					
	31	BUXUS X `GREEN GEM` / GREEN GEM BOXWOOD	24" HT.	POT	AS SHOWN
	112	BUXUS SINICA INSULARIS 'WINTERGREEN' / WINTERGREEN BOXWOOD	18" HT.	POT	AS SHOWN
	14	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	24" HT.	POT	AS SHOWN
	30	TAXUS X MEDIA / DENSE YEW	24" HT.	POT	AS SHOWN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
PERENNIALS & ORNAMENTAL GRASSES					
	13	ALCHEMILLA MOLLIS / LADY´S MANTLE	1 GAL.	POT	24" o.c.
	33	BRUNNERA MACROPHYLLA 'ALEXANDER'S GREAT' / ALEXANDER'S GREAT SIBERIAN BUGLOSS	1 GAL.	POT	24" o.c.
	6	CALAMAGROSTIS X ACUTIFLORA `AVALANCHE` / FEATHER REED GRASS	1 GAL.	POT	24" o.c.
	41	GERANIUM MACULATUM / SPOTTED GERANIUM	1 GAL.	POT	24" o.c.
	736	PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE	1 GAL.	POT	12" o.c.
	41	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	POT	24" o.c.
SOD/SEED					
	6 341 SF	SODDED TURF LAWN (SEED AND BLANKET) / SODDED TURF LAWN	SOD		

1 PLANTING SCHEDULE
SCALE: NTS

LANDSCAPE PLANTING QUANTITIES					
TYPE OF TREE / SHRUB	NUMBER OF TREES / SHRUBS REQUIRED	CALCULATION	SIZE AND VARIETY	PLANTS REQUIRED	PLANTS PROVIDED
Shade or Ornamental Trees	3 caliper inches for every 40 linear feet of the subject lot length or major fraction thereof (measured at the lot line)	609 / 40 = 16	Minimum of 3 caliper inches or 8-foot height at installation. No fewer than 3 types, no one type to exceed 50% of total	16	23 INCLUDING (2 STREETS TREES)
Evergreen Trees	3 caliper inches for every 60 linear feet of the subject lot length or major fraction thereof (measured at the lot line), except for lot lines adjacent to streets	609 / 60 = 11	Minimum of 3 caliper inches or 8-foot height at installation	11	20
Shrubs	1 for every 5 linear feet of the subject lot length or major fraction thereof (measured at the lot line)	609 / 5 = 122	Minimum 24 inches in height at time of installation. No fewer than 3 types, no one type to exceed 50% of total	122	125

PROPERTY LINE IS 609 LF, EXCLUDING DRIVEWAY ENTRANCE

2 SEC. 150.2230. - LANDSCAPE PLANTING QUANTITIES
SCALE: NTS

REPLACEMENT TREES REQUIRED FOR REMOVING:
2 KEY TREES AND **7 PROTECTED TREES**:
2 KEY TREES x 3 = 6 TOTAL FROM A OR B CATEGORIES
7 PROTECTED TREES x 2 = 14 TOTAL FROM A, B, OR C CATEGORIES
20 TOTAL TREES NEEDED TO MEET REPLACEMENT

NOTE: PER CITY FORESTER, INVASIVE AND CONDITION 6 (DEAD) TREES DO NOT REQUIRE REPLACEMENTS. FURTHER DIRECTION FOR REPLACEMENT DETERMINED BY CITY FORESTER.

REQUIRED REPLACEMENT TREES = 20 TREES

PROPOSED REPLACEMENT TREES : 23 TREES
-17 FROM A CATEGORY
-0 FROM B CATEGORY
-6 FROM C CATEGORY

SEE LANDSCAPE PLANS ON L-2.0 AND PLANT SCHEDULE ON L-3.0 FOR DETAILS.

CATEGORIES FROM
CITY OF HIGHLAND PARK CODE PLANT PALETTE -2021 REVISION.

3 TREE REPLACEMENT NOTES
SCALE: NTS

PLANT REMARKS	
PLANT CATEGORY	ALL PLANT MATERIAL TO BE SELECTED AS SHOWN BELOW.
SHADE TREES	STRAIGHT CENTRAL LEADER, FULL EVEN CROWN, PRUNE ONLY AFTER PLANTING
EVERGREEN TREES	FULL, EVENLY SHAPED WITH BRANCHING TO GROUND
ORNAMENTAL TREES	FULL, WELL BALANCED WITH FULL APPEARANCE
SHRUBS	FULL, WELL ROOTED, EVENLY SHAPED
ORNAMENTAL GRASSES	FULL, WELL ROOTED, EVENLY SHAPED
GROUNDCOVERS	FULL, WELL ROOTED, EVENLY SHAPED
SODDED LAWN	FULL, WELL ROOTED, 2 YEARS OLD MIN, FREE AND CLEAR OF WEEDS

4 PLANT REMARKS
SCALE: NTS

L-3.0

LANDSCAPE SCHEDULE

1650 SECOND STREET

HIGHLAND PARK, IL

October 22, 2025

FULTON DESIGN+BUILD

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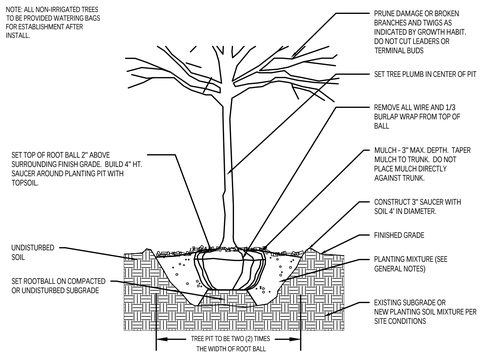
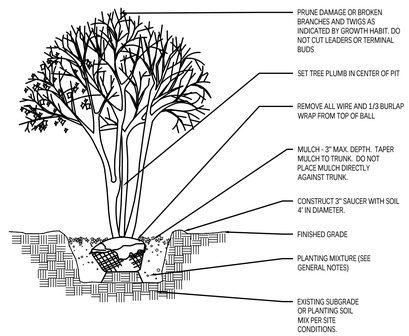
627 Grove Street
Evanston, Illinois



1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



2 TYP. ORNAMENTAL TREE PLANTING DETAIL
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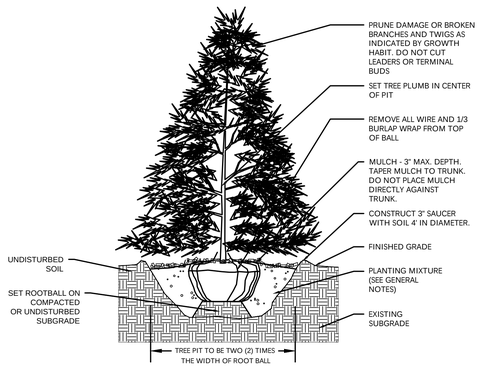
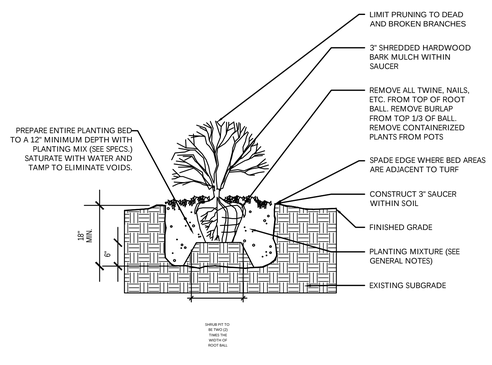
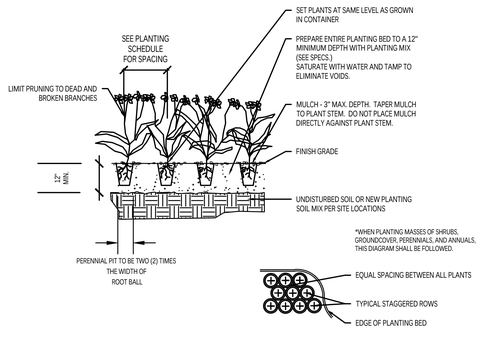


3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



4 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



5 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

LANDSCAPE GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY J.U.L.I.E. (811) OR (800) 892.0123 TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
5. ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)
7. IF SPECIFIED SPECIES AND/ OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT, AT HIS/HER DISCRETION, MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE.
8. ALL PLANTS TO BE BALLED IN BURLAP (B&B) OR CONTAINER GROWN (CG) AS SPECIFIED IN PLANT SCHEDULE. ALL NYLON/PLASTIC/BURLAP ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
9. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL-DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL.
10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
11. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE ACCEPTED INDUSTRY'S STANDARD 'BEST MANAGEMENT PRACTICE' TECHNIQUES AS IDENTIFIED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION (ILCA).
12. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/FORM OR NOT INSTALLED ACCORDING TO 'BEST MANAGEMENT PRACTICE' TECHNIQUES.
13. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES & SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS & GROUNDCOVER SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND, AND TWO (2) PARTS COMPOST.
14. ALL WOODY PLANTINGS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH. ALL HERBACEOUS PLANTINGS TO RECEIVE 2" OF LEAF COMPOST.
15. CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOODING PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
16. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
18. GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.
19. EROSION CONTROL BLANKETS REQUIRED ON ALL SLOPES GREATER THAN 3:1.

6 LANDSCAPE NOTES
SCALE: NTS

LANDSCAPE DETAILS

1650 SECOND STREET

HIGHLAND PARK, IL

October 22, 2025

L-4.0

FULTON DESIGN+BUILD

teska associates
627 Grove Street
Evanston, Illinois

EXHIBIT H

Final Engineering Plan

PROPOSED

SITE IMPROVEMENTS

FOR

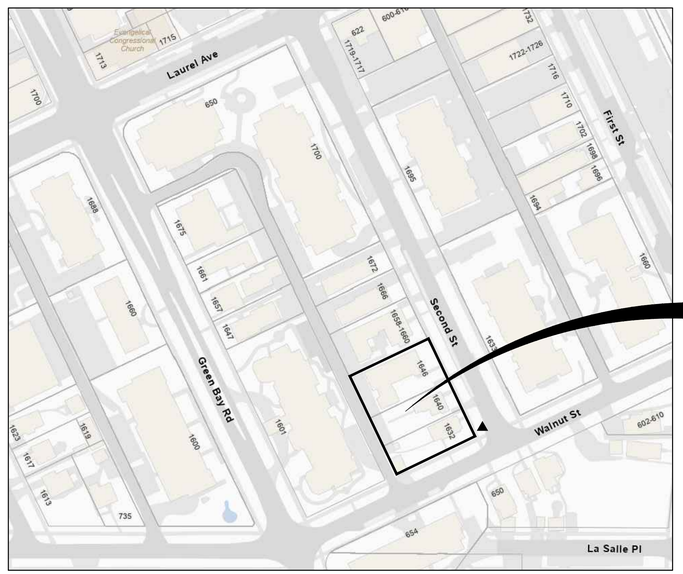
THE WALTON

PART OF SECTION 23, T 43 N, R 12 E
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

INDEX OF SHEETS

LAST REV. DATE

1. TITLE SHEET
2. SPECIFICATIONS
3. EXISTING TOPOGRAPHY
4. DEMOLITION/TREE PROTECTION PLAN
5. SITE PLAN
6. UTILITY PLAN
7. GRADING PLAN
8. STORM WATER POLLUTION PREVENTION PLAN
9. TRAFFIC PLAN
10. DETAILS



LOCATION MAP

STANDARD SYMBOLS

PROPOSED

- SANITARY MANHOLE
- STORM MANHOLE OR INLET MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- FIRE HYDRANT
- HEADWALL OR FLARED END SECTION (F.E.S.)
- DITCH
- SWALE
- 8"SA — SANITARY SEWER
- 12"ST — STORM SEWER
- 6"W — WATER MAIN
- LIGHT STANDARD
- (5) SEE SHEET NUMBER

EXISTING

- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE OR INLET MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- FIRE HYDRANT
- HEADWALL OR FLARED END SECTION (F.E.S.)
- DITCH
- SWALE
- 8"SA — SANITARY SEWER
- 12"ST — STORM SEWER
- 6"W — WATER MAIN
- LIGHT STANDARD

CALL JULIE
48 hours
BEFORE YOU DIG
1-800-892-0123
TOLL FREE
Operates 24 Hours
Every Day

EXISTING UTILITIES:

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE REPRESENTATIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DON R. FIELDING 28385 REGISTERED PROFESSIONAL ENGINEER IN STATE OF ILLINOIS

Don R. Fielding P.E.
SIGNATURE
12-12-25
DATE
EXPIRES 11-30-27

JOB BENCHMARK:
LOWER W. SIDE FLANGE BOLT ON FIRE HYDRANT, LOCATED AT N.W. CORNER OF WALNUT STREET & 2ND STREET
ELEVATION=691.14 NAVD88
(SEE PAGES #2 TO #7)

SCALE IN FEET

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DRAWN BY:	DATE:	REVISIONS

DESIGNED BY: CJD	DATE: 12-12-25
CHECKED BY: DRF	DATE: 12-12-25
APPROVED BY: DRF	DATE: 12-12-25

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	NONE
DRAWING No.	70214
SHEET	1 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

TITLE SHEET

Drawing File: J:\70214\dwg\Final Design\70214 - ENG_GEOSH-ff1.dwg Date: 09.2025--1:57pm

GENERAL NOTES

1. THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, AS ADOPTED JANUARY 1, 2012; THE "SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (SEVENTH EDITION) DATED 2014; AND THE MUNICIPALITY'S CODES AND ORDINANCES ARE INCORPORATED HEREIN BY REFERENCE AND SHALL BE REFERRED TO AS THE "STANDARD SPECIFICATIONS". IN CASE OF CONFLICT, THE MUNICIPALITY'S CODES AND ORDINANCES SHALL GOVERN.
2. ALL REFERENCE BY THE STANDARD SPECIFICATIONS TO BASIS OF PAYMENT IS HEREBY DELETED. COMPENSATION TO THE CONTRACTOR SHALL BE MADE ON THE BASIS OF THE UNIT PRICES AND PAY ITEMS INDICATED IN THE SCHEDULE OF PRICES, AND SUCH COMPENSATION SHALL BE CONSIDERED PAYMENT IN FULL FOR ALL WORK PERFORMED UNDER THIS CONTRACT.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER BEFORE ANY WORK IS PERFORMED; OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISCREPANCIES OR OMISSIONS ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL OBTAIN WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED. FAILING TO OBTAIN SUCH INSTRUCTION, THE CONTRACTOR WILL BE PROCEEDING AT HIS OWN RISK AND EXPENSE.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP BY THE CONTRACTOR.
5. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE OBSERVED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
6. WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
7. THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD THE MUNICIPALITY, OWNER, AND ENGINEER HARMLESS FROM ALL LIABILITY AND EXPENSES INCLUDING THE COST OF DEFENDING ACTIONS ARISING OUT OF THE PERFORMANCE OF THE WORK OR OUT OF ANY CLAIM BY ANY SUBCONTRACTOR OR ANYONE WHO FURNISHES MATERIAL OR LABOR.
8. WHENEVER PERFORMANCE OF WORK IS INDICATED ON THE PLANS AND NO PAY ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE MADE.
9. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC., SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR MUNICIPALITY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE I.D.O.T. "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
11. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC., SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE AT LOCATIONS APPROVED BY THE ENGINEER. IF ON-SITE DISPOSAL IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND DISPOSAL OFFSITE AT HIS OWN EXPENSE.
12. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, AND THE COST SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES WHICH ARE TO BE REMOVED. A CONTRACTOR REMOVING TREES WITHOUT THE OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
13. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE MADE. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE VILLAGE, CITY, OR COUNTY AS APPROPRIATE. IN ADDITION, ALL MAIL BOXES THAT INTERFERE WITH CONSTRUCTION SHALL BE SIMILARLY RELOCATED AT NO ADDITIONAL COST.
14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGEWAY OR POND. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE, OF A SIZE AND MATERIAL APPROVED BY THE ENGINEER, AND RESTORED TO AN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE MADE.
15. EACH CONTRACTOR SHALL REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
16. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS, OR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
17. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT (800) 892-0123 FOR UTILITY LOCATIONS TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
18. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION THAT THE PLANS AND SPECIFICATIONS HE HAS BEEN PROVIDED ARE CURRENT.
19. THE CONTRACTOR SHALL KEEP A SET OF "APPROVED" CONSTRUCTION PLANS ON THE JOB SITE. HE SHALL MAINTAIN A LEGIBLE RECORD ON THESE PLANS OF ANY FIELD TILE ENCOUNTERED OR ANY MODIFICATIONS OR ALTERATIONS TO HIS WORK. THESE PLANS AND THIS INFORMATION SHALL BE PROVIDED TO ENGINEER AT THE COMPLETION OF THE CONTRACTORS' WORK AND BEFORE FINAL PAYMENT WILL BE APPROVED.
20. THE CONTRACTOR SHALL NOTIFY THE CITY OF HIGHLAND PARK, THE CITY OF HIGHLAND PARK'S ENGINEER, AND GREENGARD, INC. FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY CONSTRUCTION.

EARTHWORK

1. ALL EARTHWORK WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, AS ADOPTED JANUARY 1, 2012; THE PLANS AND SPECIFICATIONS; AND PER THE MUNICIPALITY CODES AND ORDINANCES. IN CASE OF CONFLICT, THE MUNICIPALITY CODES AND ORDINANCES SHALL GOVERN.
2. EARTH EXCAVATION SHALL INCLUDE, BUT NOT BE LIMITED TO, CLEARING, STRIPPING AND STOCKPILING OF TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 200 OF THE STANDARD SPECIFICATIONS. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE ENGINEER.
3. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL AND THE PLACEMENT OF FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND SHALL BE IN ACCORDANCE WITH THE SOIL EROSION CONTROL SEQUENCING SCHEDULE.
4. TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE ENGINEER UNTIL SUCH TIME THAT THE TOPSOIL CAN BE USED FOR FINAL GRADING.
5. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A "SNOW FENCE" SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLAN TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
6. THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE NOT TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.
7. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING FEATURES WHICH ARE NOT INDICATED ON THE PLAN TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING FEATURES BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY HIM AT HIS OWN EXPENSE.
8. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION, AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL, AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER.
9. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL TRIBUTARY OFF-SITE AREAS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
10. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.
11. THE SURFACE VEGETATION, TOPSOIL, AND ANY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS THAT WILL RECEIVE CLAY FILL AND SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION AND SHALL BE IN ACCORDANCE WITH THE PLANS.
12. FINE GRADING FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, DRIVEWAYS, SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS ONE TENTH OF A FOOT (0.1') OF DESIGN SUBGRADE ELEVATIONS.
13. SUBGRADE FOR PROPOSED DRIVEWAY AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
14. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, THE EXCAVATION CONTRACTOR SHALL RESPREAD A SIX-INCH (6") LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS, PARKWAYS AND OTHER NON-STRUCTURAL AREAS PER THE PLANS.
15. EACH CONTRACTOR SHALL REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

UNDERGROUND UTILITIES

GENERAL:

1. SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS" (SEVENTH EDITION), DATED 2014; AND THE MUNICIPALITY'S CODES AND ORDINANCES CURRENTLY IN EFFECT.
2. TRENCH BACKFILL SHALL BE PROVIDED BENEATH AND WITHIN TWO FEET (2') OF ALL EXISTING AND PROPOSED PAVEMENTS. TRENCH BACKFILL SHALL BE SELECT GRANULAR BACKFILL CA-6 AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
3. THE FOLLOWING REQUIREMENTS SHALL BE ADHERED TO WHEN THE WATER MAIN MUST PASS UNDERNEATH THE STORM OR SANITARY SEWER, OR BE PLACED HORIZONTALLY CLOSER THAN TEN FEET (10'):

HORIZONTAL:

A. WATER MAINS MAY BE LOCATED CLOSER THAN TEN (10') FEET TO A SEWER LINE WHEN:

1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10') FEET; AND

2) THE WATER MAIN INVERT IS AT LEAST EIGHTEEN (18") INCHES ABOVE THE CROWN OF THE SEWER; AND

3) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

B. WHEN IT IS IMPOSSIBLE TO MEET THE ABOVE REQUIREMENT, BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

VERTICAL:

A. A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

B. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:

1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR

2) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.

C. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.

D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

4. THE COST OF ALL REQUIRED TESTING ON UNDERGROUND IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION COST OF THAT IMPROVEMENT.
5. NO STRUCTURE MAY HAVE MORE THAN EIGHT INCHES (8") OF PRECAST CONCRETE ADJUSTING RINGS.

SANITARY:

1. ALL SANITARY SEWERS, RISERS, WYES, AND TEES SHALL BE P.V.C. PLASTIC PIPE (SDR 26) CONFORMING TO ASTM D-3034 WITH COMPRESSION RING JOINTS PER ASTM D-3212.
2. FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) CLASS I PER ASTM D-2321, EXTENDED TO TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE SHALL BE REQUIRED ON ALL P.V.C. SANITARY SEWERS AND SERVICES. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
3. ALL MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ASTM C1244-93 OR C969-94 FOR WATER TIGHTNESS. COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
4. ALL SANITARY SEWER SHALL BE DEFLECTION TESTED 30 DAYS AFTER INSTALLATION IN ACCORDANCE WITH SECTION 31.-1.11 OF THE STANDARD SPECIFICATION FOR WATER AND SEWER IN ILLINOIS (LATEST EDITION). COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF THE PIPE.
5. ALL MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ASTM C1244-93 OR C969-94 FOR WATER TIGHTNESS. COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
6. ALL SANITARY SEWER SHALL BE TESTED FOR INFILTRATION, EXFILTRATION, AND AIR TESTING AS REQUIRED PER SECTION 31.-1.11 OF THE STANDARD SPECIFICATION FOR WATER AND SEWER IN ILLINOIS (LATEST EDITION).
7. ALL SANITARY SEWER GRATES SHALL HAVE CONCEALED PICKHOLES OR PICKHOLES LESS THAN 1" DIAMETER.

WATER MAIN:

1. WATER MAIN AND FITTINGS SHALL BE DUCTILE IRON PIPE (CLASS 52) CONFORMING TO ASA A21.51, WITH "PUSH-ON" JOINTS CONFORMING TO ASA A21.11. PIPE SHALL BE CEMENT-LINED TO CONFORM WITH ASA A21.4 OR POLYVINYL CHLORIDE (PVC) PIPE, SDR 21 CONFORMING TO AWWA C-900 AND C-905 STANDARDS WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D-3139. THE RUBBER GASKETS SHALL CONFORM TO ASTM F477 STANDARDS. ALL FITTINGS SHALL BE DUCTILE IRON PIPE CONFORMING TO ANSI A21.10 OR A21.11. CONTRACTOR SHALL INSTALL UTILITY MARKING TAPE ALONG THE CENTERLINE OF THE ENTIRE PIPELINE.
2. ALL DUCTILE IRON WATER MAIN SHALL HAVE FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) EXTENDED TO THE SPRINGLINE OF THE PIPE. PVC WATERMAIN SHALL HAVE FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) EXTENDED TO TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
3. ALL WATER MAINS SHALL HAVE A MINIMUM OF FIVE AND ONE-HALF FEET (5-1/2') COVER MEASURED FROM THE TOP OF THE MAIN TO FINISHED GRADE.
4. WATER MAIN FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
5. VALVES SHALL BE "MUELLER" OR APPROVED EQUAL AND INSTALLED IN PRE-CAST CONCRETE VALVES.
6. ALL FITTINGS, TEES, BENDS, ETC. NECESSARY FOR THE CONSTRUCTION OF THE WATER MAIN SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE FOR WATER MAIN. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL FITTINGS, TEES, BENDS, ETC. NECESSARY TO COMPLETE THE WATER MAIN CONSTRUCTION IN ACCORDANCE WITH THE PLANS, WITH THE UNDERSTANDING THAT SUCH ITEMS MAY NOT BE LABELED ON THE PLANS.
7. THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, TEES, ELBOWS, ETC.

UNDERGROUND UTILITIES

STORM SEWER:

1. STORM SEWER SHALL BE PVC (SDR26) CONFORMING TO ASTM D-3034 WITH COMPRESSION RING JOINTS PER AST D-3212. STORM SERVICES CROSSING WATERMAINS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASA A21.4 OR AWWA C-900, WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D-3139.
2. FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) EXTENDED TO 12" ABOVE THE TOP OF THE PIPE SHALL BE REQUIRED ON ALL P.V.C. SEWERS. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
3. ANY CONNECTIONS TO DISSIMILAR SEWERS SHALL BE MADE WITH "FERNCO" COUPLINGS WITH STAINLESS STEEL HARDWARE OR AN APPROVED EQUAL.
4. DOWN SPOUT CONNECTIONS TO BE FOUR-INCH (4") P.V.C., MAIN LINE SEWER TO BE 6" P.V.C., SDR 26, OR SCHEDULE 40, AT A MINIMUM ONE-PERCENT (1%) GRADE, AND SHALL HAVE FOUR-INCH (4") CA-7 BEDDING EXTENDED UP TO TWELVE INCHES (12") OVER THE TOP OF THE PIPE.

PAVING , CURBS & SIDEWALKS

1. ALL PAVING, SIDEWALK, AND CURB AND GUTTER WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND PER THE CITY OF HIGHLAND PARK CONSTRUCTION STANDARDS.
2. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED TO WITHIN A TOLERANCE OF PLUS OR MINUS ONE-TENTH (0.1') OF A FOOT.
3. THE PROPOSED PAVEMENT SHALL CONSIST OF THE BASE COURSE, BITUMINOUS CONCRETE BINDER COURSE, AND BITUMINOUS CONCRETE SURFACE COURSE. CLASS I, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE PLANS. A BITUMINOUS MATERIAL PRIME COAT, AT THE RATE SPECIFIED IN THE SPECIFICATIONS, SHALL BE APPLIED TO THE BASE COURSE. PRIME COAT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BASE COURSE.
4. BITUMINOUS CONCRETE BINDER COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 40° DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES. BITUMINOUS CONCRETE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 45° DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS PLACED. THE SURFACE SHALL BE PLACED AFTER THE BUILDING CONSTRUCTION IN THE AREA IS SUBSTANTIALLY COMPLETED AND AFTER THE BINDER COURSE HAS COMPLETED ONE WINTER SEASON, OR WHEN DIRECTED BY THE ENGINEER. THE BINDER SHALL BE CLEANED, PRIMED, AND THE SURFACE COURSE PLACED. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE MUNICIPALITY AND OWNER PRIOR TO LAYING THE SURFACE COURSE. PRIME COAT FOR THE BINDER COURSE SHALL ALSO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.10 GALLONS PER SQUARE YARD.
6. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX WITH AIR ENTRAINMENT TO SIX PERCENT (6%) AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT TWENTY EIGHT (28) DAYS. CONTRACTION JOINTS SHALL BE SET AT FIVE FEET (5') CENTER, AND ONE-HALF INCH (1/2") PRE-MOLDED FIBRE EXPANSION JOINTS AT FIFTY FOOT (50') CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALK SHALL BE BROOM FINISHED.
7. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
8. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER.
9. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS ADOPTED JANUARY 1, 2012 , AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE MUNICIPALITY.

THE WALTON

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

SPECIFICATIONS

SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

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DESIGNED BY: CJD	DATE: 12-12-25		
CHECKED BY: DRF	DATE: 12-12-25		
APPROVED BY: DRF	DATE: 12-12-25		

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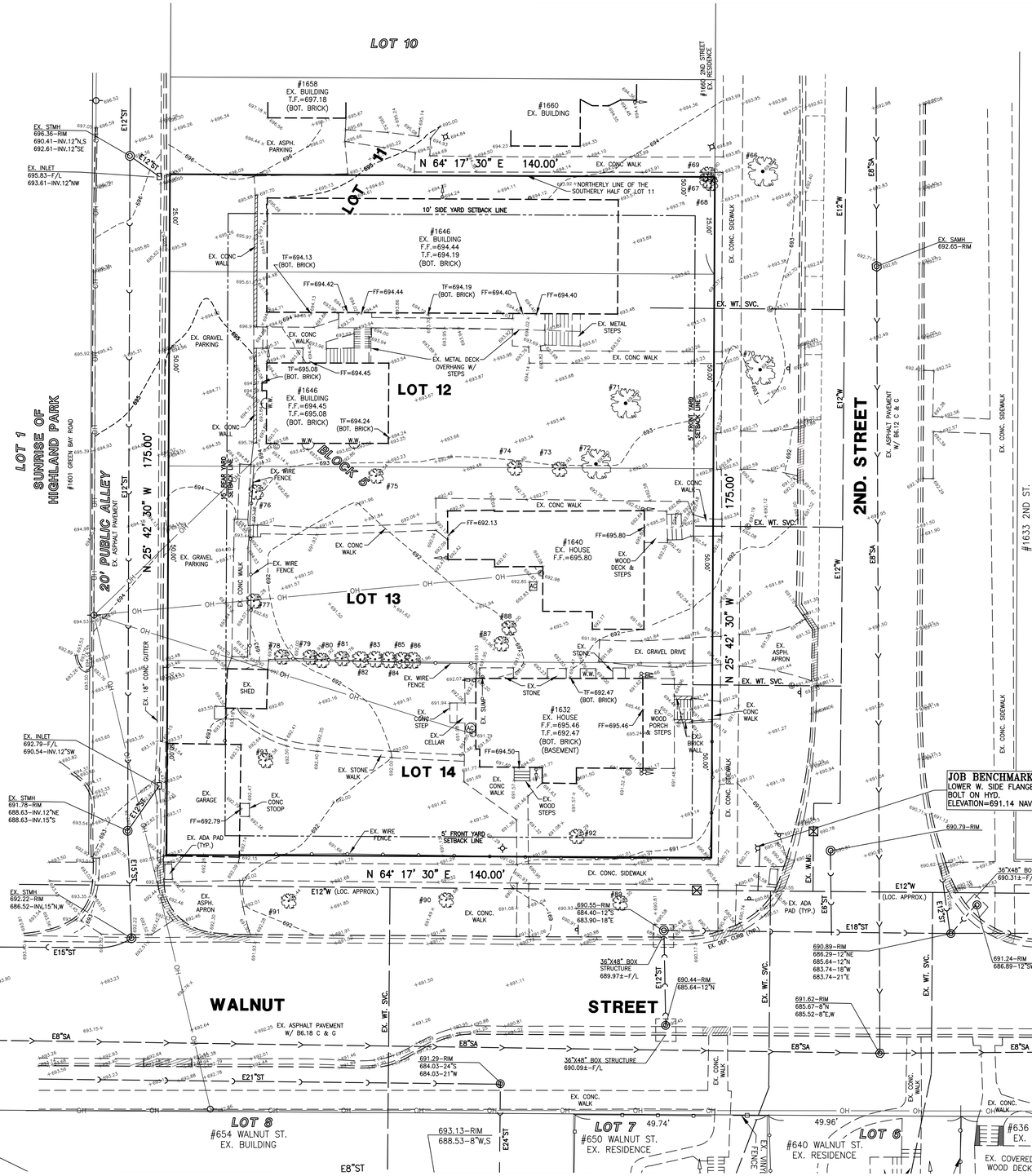
SCALE: NONE
DRAWING No. 70214
SHEET 2 OF 10

Drawing File: 2170214.dwg | Print Date/Time: 12/12/2025 4:47PM | 60.00(H)x41.00(W) Arch E Sheet | Plotted: Dec 09, 2025 - 1:57pm

LEGAL DESCRIPTION

THE SOUTHERLY HALF OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN BLOCK 5 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869, IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.



Tree Survey				
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
66	23	Norway Maple	3	Parkway
67	14	American Elm	3	
68	5	Norway Maple	3	
69	7	Norway Maple	3	
70	23	Linden	3	Parkway
71	24	Prunus	4	
72	16	Black Cherry	3	
73	11	American Elm	6	
74	7	American Elm	3	
75	14	Tree of Heaven	3	
76	14	Hackberry	3	
77	13	Black Walnut	3	
78	8	American Elm	3	
79	7	American Elm	3	
80	7	American Elm	3	
81	8	American Elm	3	
82	6	Prunus	6	
83	6	American Elm	3	
84	6	Crabapple	3	
85	6	American Elm	3	
86	8	American Elm	4	
87	12	American Elm	3	
88	9	American Elm	3	
89	14	Ginkgo	3	Parkway
90	13	Ginkgo	3	Parkway
91	12	Ginkgo	3	Parkway
92	14	Pear	3	
93	15	Pear	3	
Lou Leggett				
Certified Arborist#177A				

LEGEND

- CONTOUR
- SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

THE WALTON

0 15 30 45 60

SCALE IN FEET

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DESIGNED BY: CJD	DATE: 12-12-25
CHECKED BY: DRF	DATE: 12-12-25
APPROVED BY: DRF	DATE: 12-12-25

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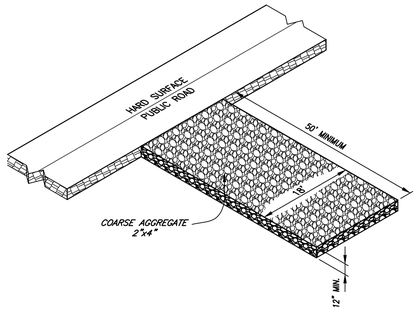
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=15'
DRAWING No.	70214
SHEET	3 OF 10

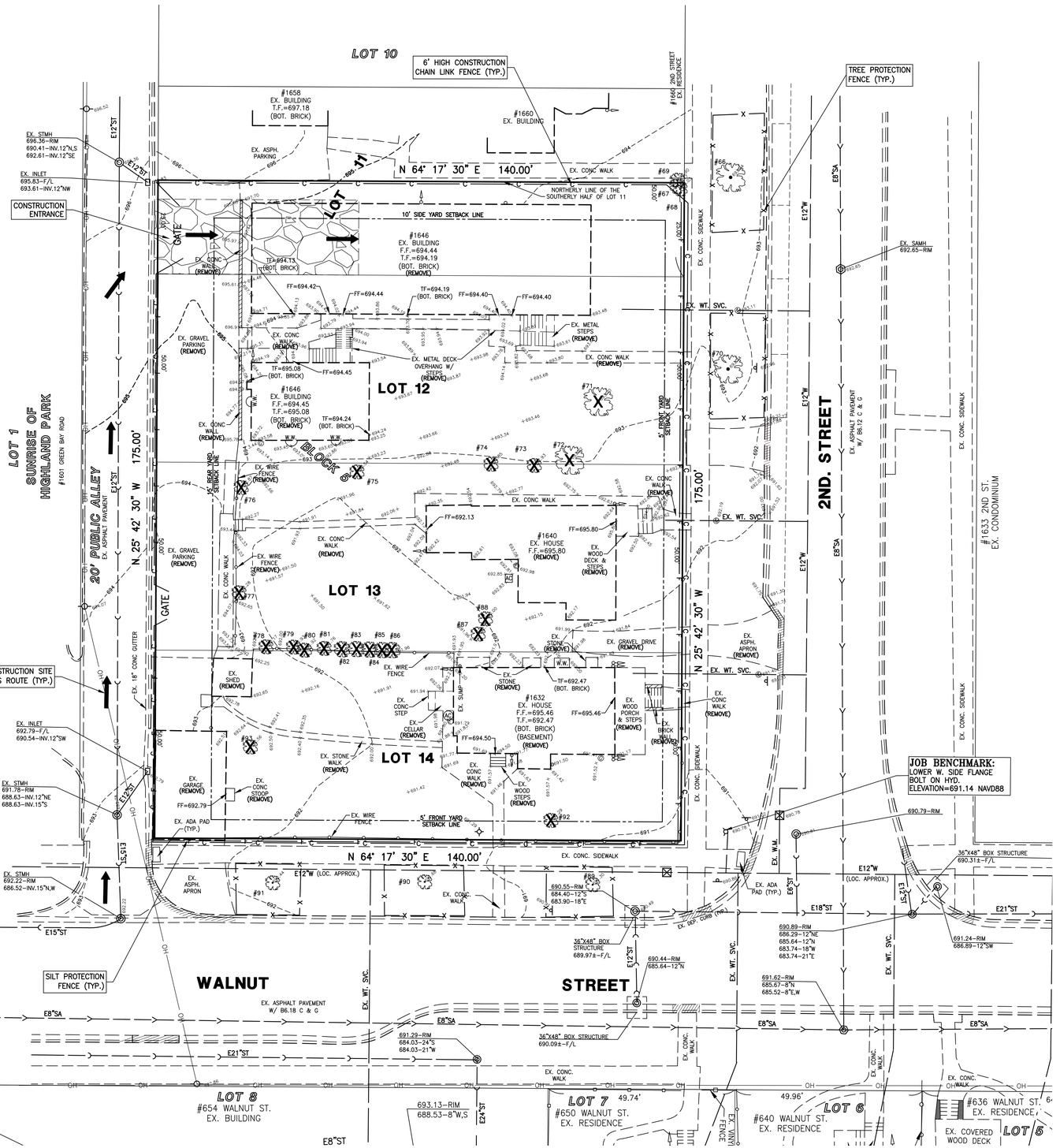
1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

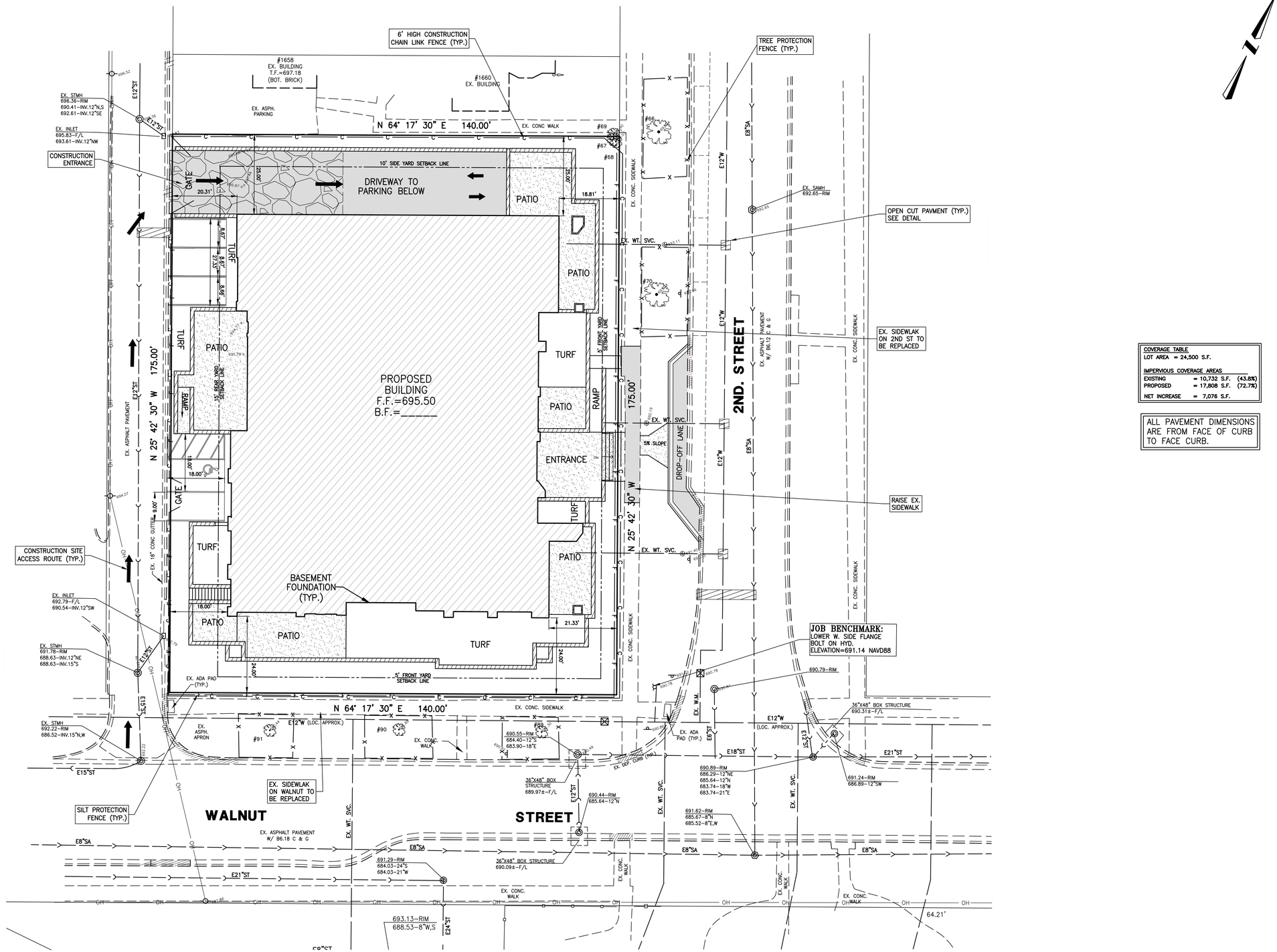
EXISTING CONDITIONS

Drawing File: J:\70214\dwg\Final Design\70214 - FINAL 6DSDN+R1.dwg Dec. 09,2025 - 1:58pm



GRAVEL CONSTRUCTION ENTRANCE


LOT 10
6' HIGH CONSTRUCTION CHAIN LINK FENCE (TYP.)
TREE PROTECTION FENCE (TYP.)
#1658 EX. BUILDING T.F.=697.18 (BOT. BRICK)
#1660 EX. BUILDING
#1660 2ND STREET EX. RESIDENCE
EX. ASPH. PARKING
N 64° 17' 30" E 140.00'
EX. CONC WALK
NORTHERLY LINE OF THE SOUTHERLY HALF OF LOT 11
LOT 11
10' SIDE YARD SETBACK LINE
EX. STMH 696.36-RIM 690.41-INV.12"N,S 692.61-INV.12"SE
EX. INLET 695.83-F/L 693.61-INV.12"W
CONSTRUCTION ENTRANCE
GATE
#1646 EX. BUILDING F.F.=694.44 T.F.=694.19 (BOT. BRICK) (REMOVE)
EX. CONC WALK (REMOVE)
TF=694.13 (BOT. BRICK)
FF=694.42
FF=694.44
TF=694.19 (BOT. BRICK)
FF=694.40
FF=694.40
EX. WT. SVC.
EX. METAL STEPS (REMOVE)
EX. GRAVEL PARKING (REMOVE)
EX. CONC WALK (REMOVE)
EX. METAL DECK OVERHANG W/ STEPS (REMOVE)
EX. CONC WALK (REMOVE)
TF=695.08 (BOT. BRICK)
FF=694.45
LOT 12
#1646 EX. BUILDING F.F.=694.45 T.F.=695.08 (BOT. BRICK) (REMOVE)
TF=694.24 (BOT. BRICK)
W.M.
W.W.
W.W.
EX. CONC WALL (REMOVE)
5' FRONT YARD SETBACK LINE
LOT 1 SUNRISE OF HIGHLAND PARK
#1601 GREEN BAY ROAD
20' PUBLIC ALLEY
EX. ASPHALT PAVEMENT
E12"ST
N 25° 42' 30" W 175.00'
50.00'
BLOCK 6
5' REAR YARD SETBACK LINE
EX. WIRE FENCE (REMOVE)
EX. CONC WALK (REMOVE)
EX. CONC WALL (REMOVE)
EX. WT. SVC.
EX. GRAVEL PARKING (REMOVE)
EX. CONC WALK (REMOVE)
FF=692.13
#1640 EX. HOUSE F.F.=695.80 (REMOVE)
FF=695.80
EX. WOOD DECK & STEPS (REMOVE)
EX. WIRE FENCE (REMOVE)
EX. CONC WALK
LOT 13
EX. STONE (REMOVE)
EX. GRAVEL DRIVE (REMOVE)
EX. ASPH. APRON (REMOVE)
EX. SHED (REMOVE)
EX. STONE (REMOVE)
TF=692.47 (BOT. BRICK)
EX. WT. SVC.
EX. CONC STEP
EX. CELLAR (REMOVE)
EX. SUMP
#1632 EX. HOUSE F.F.=695.46 T.F.=692.47 (BOT. BRICK) (BASEMENT) (REMOVE)
FF=695.46
EX. WOOD PORCH & STEPS (REMOVE)
EX. BRICK (REMOVE)
EX. CONC WALK (REMOVE)
FF=694.50
LOT 14
EX. STONE WALK (REMOVE)
EX. CONC WALK (REMOVE)
EX. WOOD STEPS (REMOVE)
EX. GARAGE (REMOVE)
EX. CONC STOOP (REMOVE)
FF=692.79
EX. ADA PAD (TYP.)
EX. WIRE FENCE
5' FRONT YARD SETBACK LINE
EX. CONC. SIDEWALK
EX. CONC. SIDEWALK
EX. CONC. SIDEWALK



COVERAGE TABLE		
LOT AREA = 24,500 S.F.		
IMPERVIOUS COVERAGE AREAS		
EXISTING	= 10,732 S.F.	(43.8%)
PROPOSED	= 17,808 S.F.	(72.7%)
NET INCREASE	= 7,076 S.F.	

ALL PAVEMENT DIMENSIONS ARE FROM FACE OF CURB TO FACE CURB.

THE WALTON

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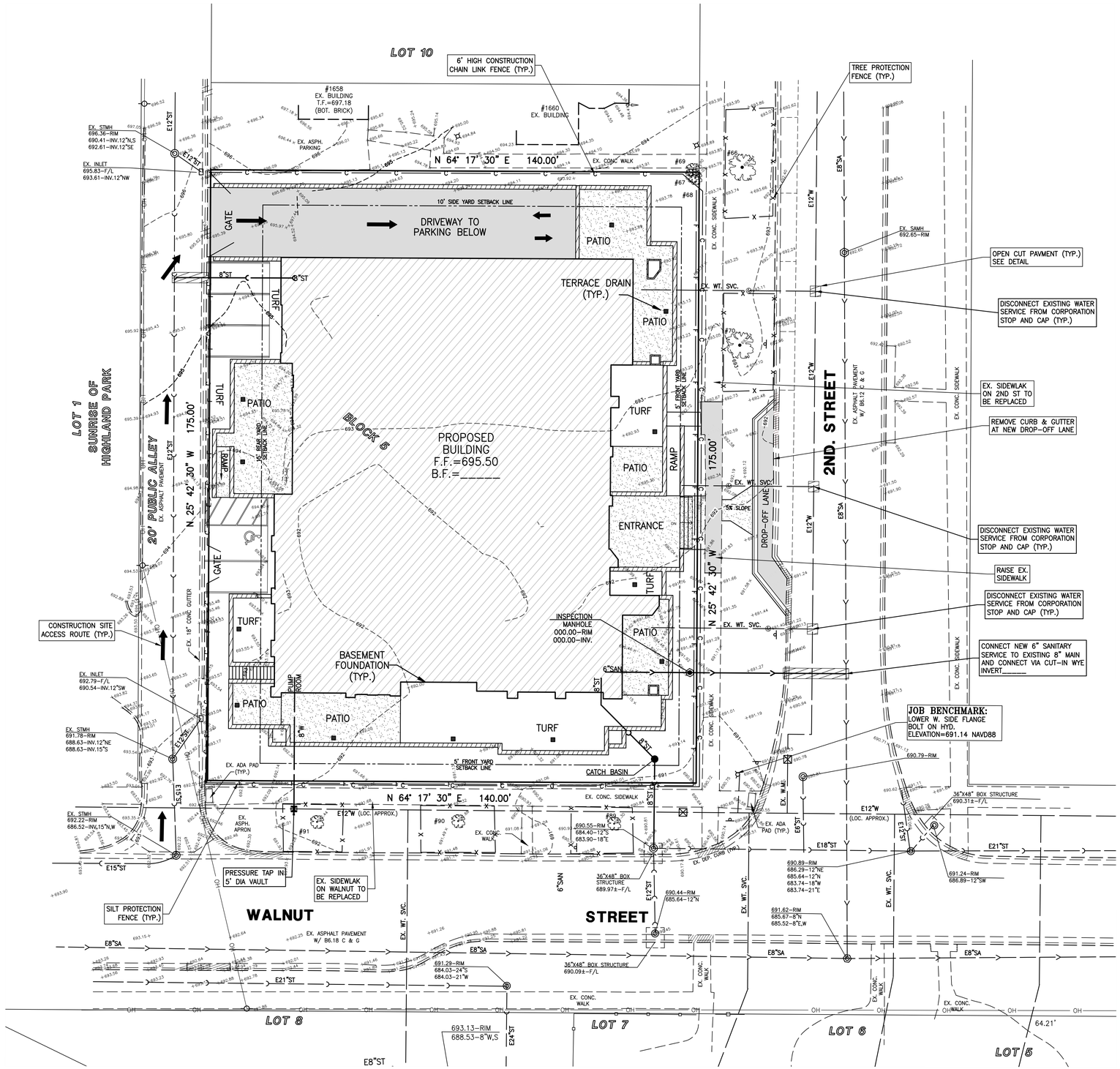
SCALE:	1"=15'
DRAWING No.	70214
SHEET	5 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

SITE PLAN

Drawing File: 231202\4-Dwg\Final Design\120214 – FINAL SITEPLAN.dwg Dec. 09,2025–1:48pm



NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD LOCATE EXISTING SANITARY SERVICE LINES & DISCONNECT AT MAIN.

LEGEND

EXISTING		PROPOSED
—104—	CONTOUR	102
× 105.08	SPOT ELEVATION	× 104.00
10"	DECIDUOUS TREE W/DIA.	
12"	CONIFEROUS TREE W/DIA.	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	WATER SERVICE BOX	
	VALVE & VAULT	
	FIRE HYDRANT	
	UTILITY POLE	
	LIGHT STANDARD	
	STORM CULVERT	
E8"SA	SANITARY SEWER	8"SA
E12"ST	STORM SEWER	12"ST
E6"W	WATER MAIN	6"W
	DITCH	
	SWALE	
	DIRECTION SURFACE DRAINAGE	
	SUMMIT	Ⓢ
or	DOWNSPOUT	or
OH—OH	OVERHEAD WIRES	
	TREE PROTECTION FENCE	X—X—X—X
	SILT PROTECTION FENCE	F—F—F
	6' HIGH CHAIN LINK FENCE	C—C—C

THE WALTON

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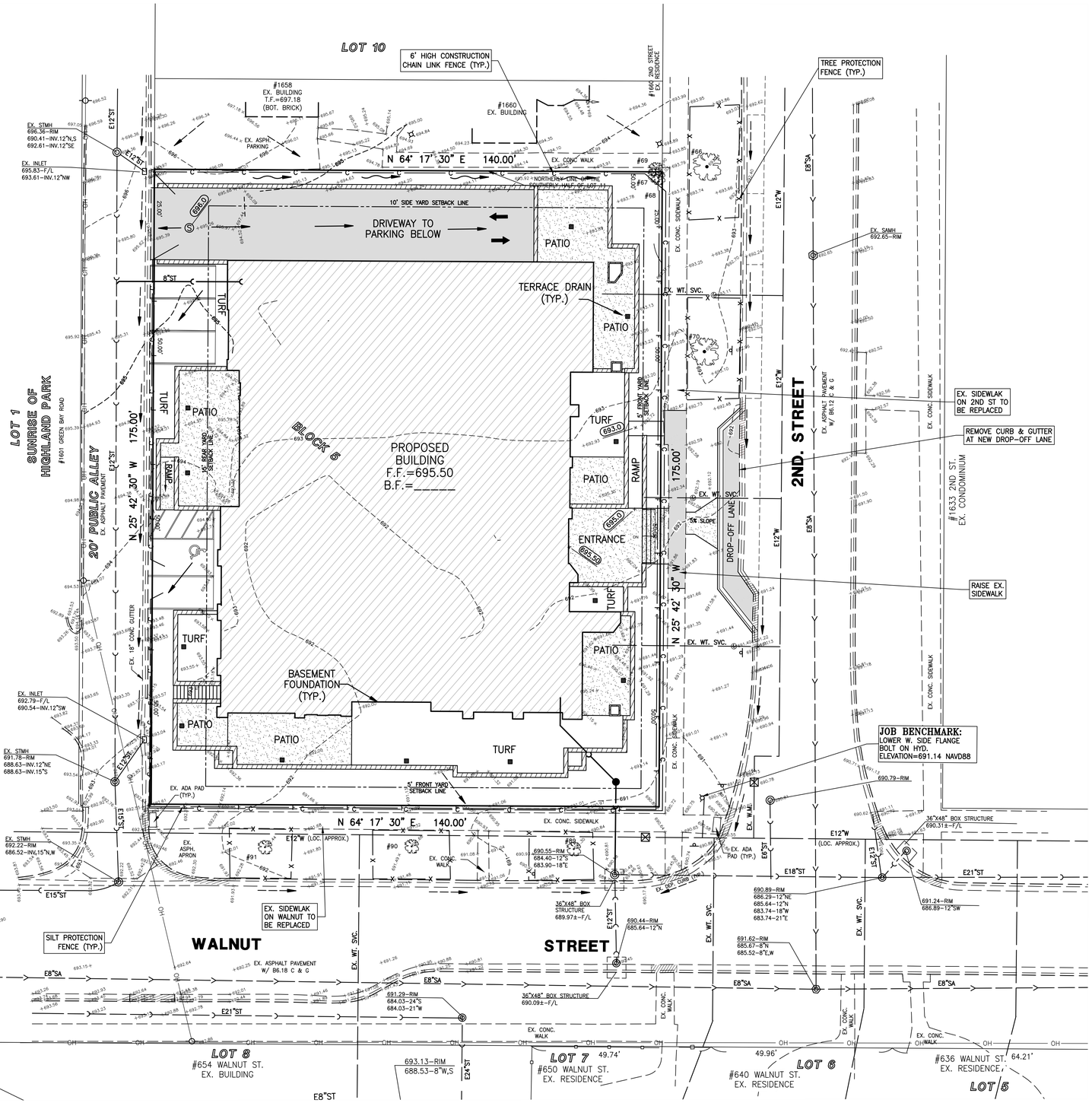
SCALE:	1"=15'
DRAWING No.	70214
SHEET	6 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

UTILITY PLAN

Drawing File: 231\2021\Engr\Final Design\70214 - FINAL DESIGN-#3.dwg Dec. 09,2025 - 1:57pm



LEGEND

EXISTING		PROPOSED
104	CONTOUR	102
× 105.08	SPOT ELEVATION	× 104.00
10"	DECIDUOUS TREE W/DIA.	
12"	CONIFEROUS TREE W/DIA.	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	WATER SERVICE BOX	
	VALVE & VAULT	
	FIRE HYDRANT	
	UTILITY POLE	
	LIGHT STANDARD	
	STORM CULVERT	
E8"SA	SANITARY SEWER	8"SA
E12"ST	STORM SEWER	12"ST
E6"W	WATER MAIN	6"W
	DITCH	
	SWALE	
	DIRECTION SURFACE DRAINAGE	
	SUMMIT	S
o or o	DOWNSPOUT	o or o
OH OH	OVERHEAD WIRES	
X X X X	TREE PROTECTION FENCE	X X X X
F F F	SILT PROTECTION FENCE	F F F
C C C	6' HIGH CHAIN LINK FENCE	C C C

THE WALTON

0 15 30 45 60
SCALE IN FEET

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DRAWING No.	70214
SHEET	7 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

GRADING PLAN

Drawing File: 231302\4-Engr\Final Design\70214 - FINAL GRDSHT-01.dwg Dec. 09,2025-1:48pm

WASTE MANAGEMENT
NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NOT LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

DEWATERING OPERATIONS
DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREA, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMPS MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

DUST CONTROL
A WATER TRUCK MAY BE NECESSARY ONSITE TO LIMIT THE AMOUNT OF DUST LEAVING THE SITE. THE FOLLOWING LIST OF CONTROL MEASURES MAY BE IMPLEMENTED ONSITE TO LIMIT THE GENERATION OF DUST AS NEEDED:
1. SPRINKLING/IRRIGATION 2. VEGETATIVE COVER 3. MULCH 4. SPRAY ON SOIL TREATMENTS 5. TILLAGE 6. STONE.

OFFSITE VEHICLE TRACKING
STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ADJACENT ROADWAYS SHOULD BE SWEPT AS NEEDED, TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

SANITARY STATIONS
TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM EIGHT (8) FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

SPILL PREVENTION
DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.

MAINTENANCE
THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

– STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ON TO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.
– RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.
– CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.
– EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL. UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.
– SILT FILTER FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL. REPLACE SILT FENCE WITH ANOTHER BMP AS NEEDED.
– CATCH BASIN AND INLET FILTERS: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. IF FILTER BAGS ARE USED, REMOVE SEDIMENT FROM THE FILTER BAGS WHEN 50% OF THE STORAGE VOLUME HAS BEEN FILLED, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. REMOVE TRASH AND DEBRIS DURING INSPECTIONS. ACCUMULATED MATERIAL IN THE FILTERS SHOULD BE DISPOSED PROPERLY. DO NO PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

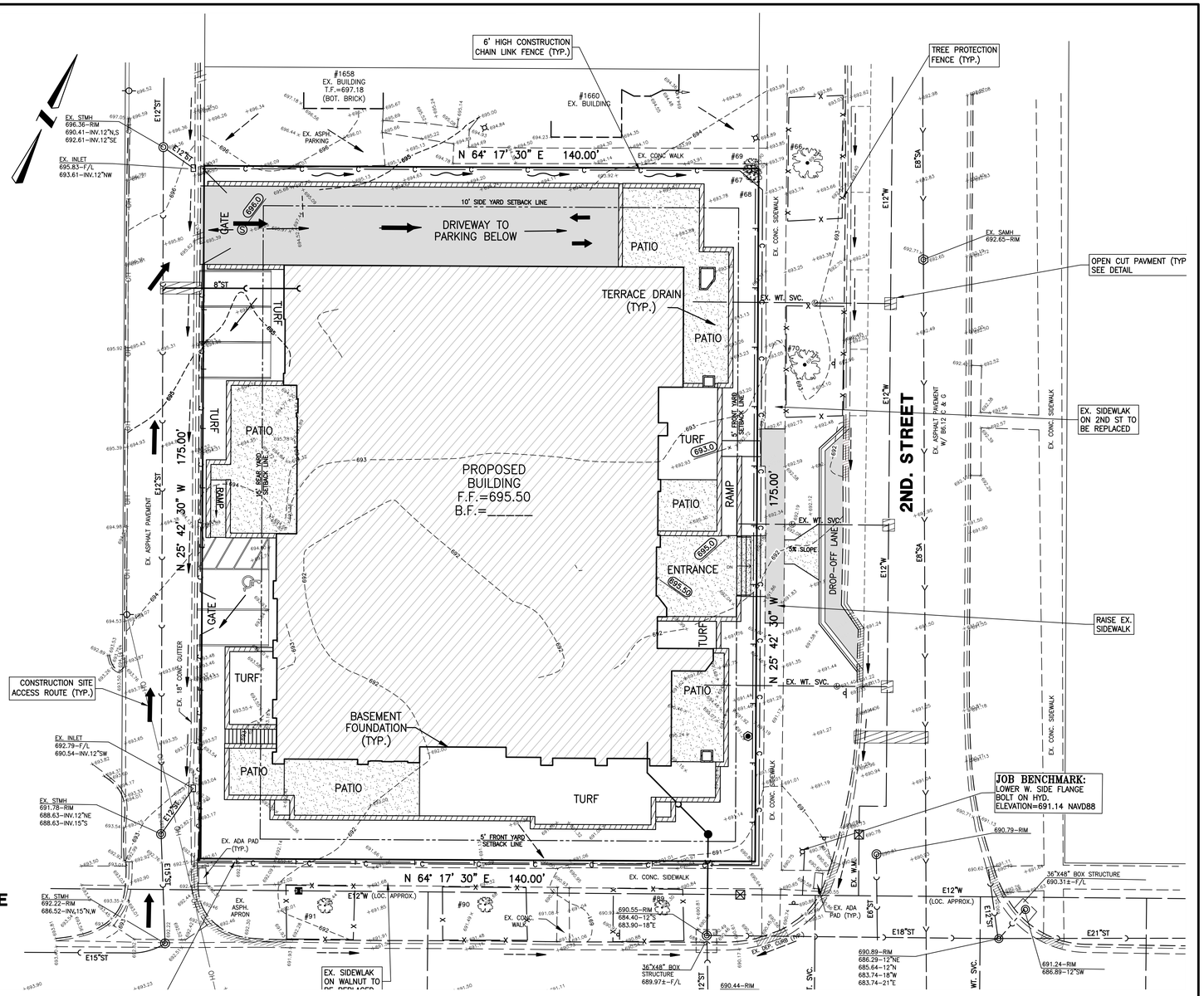
INSPECTIONS
THE OWNER SHALL DESIGNATE QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP.
EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:
A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NO-STORM WATER DISCHARGES SHOULD BE OBSERVED.
B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.
C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OF PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.
D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATION SECTION OFFICE BY EMAIL AT EPA.SWNONCOMPLIANCE@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.
E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT.
F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY – DIVISION OF WATER POLLUTION CONTROL – COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST. POST OFFICE BOX 19276. SPRINGFIELD ILLINOIS 62794-9276

NON-STORM WATER DISCHARGES
EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE ACTIVITY ADDRESSED IN THIS PLAN, ARE DESCRIBED BELOW:
1. WATER MAIN FLUSHING
2. FIRE HYDRANT FLUSHING
3. WATER FOR DUST CONTROL
4. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.
5. UNCONTAMINATED GROUNDWATER

THE POLLUTION PREVENTION MEASURES, AS DESCRIBED BELOW, WILL BE IMPLEMENTED FOR NON-STORM WATER COMPONENTS OF THE DISCHARGE:
1. THE FIRE HYDRANT AND WATER MAIN SHOULD NOT BE FLUSHED DIRECTLY ON THE EXPOSED AREA OR SUBGRADE OF THE PAVEMENT.
2. HOSES SHOULD BE USED TO DIRECT THE FLOW ONTO A STABILIZED AREA.
3. THE EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINOR.

NOTES:

1. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
2. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF UPLAND DISTURBANCE.
3. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
4. ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED, FILTERED, OR OTHERWISE TREATED TO REMOVE SEDIMENT BY MEANS OF PLACING FILTER FABRIC BETWEEN THE FRAME AND LID.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS SHALL BE PERMANENTLY STABILIZED.
6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
7. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
8. ALL OVERFLOW SWALES SHALL BE PROTECTED BY THE USE OF EROSION CONTROL BLANKETS.
9. CONSTRUCTION AND EROSION CONTROL SEQUENCING SHOWN IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION.
10. AT A MINIMUM, THE STORM WATER MANAGEMENT FACILITIES, INCLUDING THE STORM SEWER, AND THE STORMWATER STORAGE AREA, SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BUILDING CONSTRUCTION BEGINS.
11. TEMPORARY AND PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE SCHEDULE PROVIDED ON THE PLANS.
12. CONSTRUCTION AND EROSION CONTROL SEQUENCING:
    1) INSTALL SOIL EROSION MEASURES.
    2) INSTALL UNDERGROUND STORM, SANITARY, AND WATER IMPROVEMENTS.
    3) EXCAVATE BASEMENT.
    4) BACKFILL BASEMENT – GRADE SITE.
    5) BEGIN BUILDING CONSTRUCTION
    6) CONSTRUCT LOADING ZONE & DRIVEWAY.
    7) CONSTRUCT SIDEWALK.
    8) RESPREAD TOPSOIL.
    9) RESTORE REMAINING DISTURBED AREAS AND PROVIDE LANDSCAPING.
13. ALL INLETS, STRUCTURES, PIPES, SWALES AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
14. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 6 WEEKS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND THE PERIMETER.
15. ALL STORM STRUCTURES SHALL HAVE "CATCH-ALL" INLET PROTECTOR OR EQUIVALENT PLACED UNDER THE COVER AS ADDED PROTECTION.
16. ALL WATERCOURSES SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
17. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
18. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
19. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
20. THIS PLAN WILL FOLLOW STANDARDS AND RECOMMENDATIONS IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL "AN EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL" JUNE 2013. ALL CONSTRUCTION WILL ADHERE TO THE REQUIREMENTS SET FORTH IN THE IEPA'S NEW CONSTRUCTION SITE ACTIVITIES NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER PERMIT.
21. THE PURPOSE OF THIS PLAN IS TO MINIMIZE AND TO CONTROL THE SOIL EROSION AND RESULTANT SEDIMENTATION, WHICH ARE RELATED TO THE DEVELOPMENT OF THE SITE. ALTHOUGH MOST OF THE MEASURES ARE TEMPORARY IN NATURE, THEY ALL TARGET THE LONG-RANGE CONTROL OF EROSION AND SEDIMENTATION IN DOWNSTREAM AREAS. THE SPECIFIC COMPONENTS OF THIS PLAN ARE DIRECTED TOWARD PUBLIC AREA IMPROVEMENTS. ALL AREAS USED BY THE CONTRACTOR'S OPERATIONS ARE SUBJECT TO THE PROVISIONS OF THIS PLAN. THIS INCLUDES BOTH ACTIVE CUT/FILL ZONES AS WELL AS STOCK PILES AND STAGING AREAS.
22. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER SOIL CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
23. TRIANGULAR SILT DIKES SHALL BE PLACED IN SWALES. SEDIMENT SHALL BE REMOVED ADJACENT TO THE SILT DIKES WHEN THE DEPTH OF THE SEDIMENT EXCEEDS 6 INCHES.
24. PUMPS MAY BE USED AS BYPASS DEVICES, BUT IN NO CASE WILL THE WATER BE DIVERTED OUTSIDE THE PROJECT LIMIT.
25. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON-SITE FOR THE PURPOSE OF WATERING DOWN SOIL WHICH MAY OTHERWISE BECOME AIRBORNE.
26. QUALIFIED PERSONNEL (PROVIDED BY THE NPDES GENERAL PERMITTEE) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. REPORTING SHALL BE DONE IN ACCORDANCE WITH PART IV D.4.a. THROUGH f. OF THE GENERAL PERMIT.
27. PLAN IS TO BE KEPT AT CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.



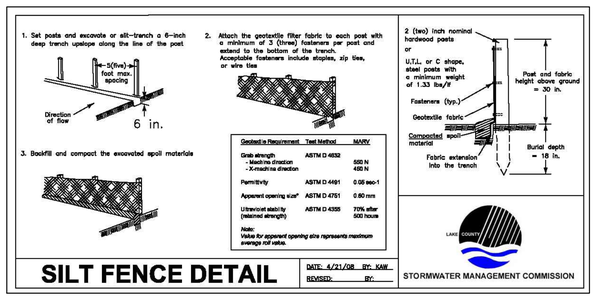
SOIL PROTECTION CHART

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING				A								
DORMANT SEEDING	B											B
TEMPORARY SEEDING				C		IRRIGATION NEEDED		D				
SODDING						E						
MULCHING						F						

A = TALL FESCUE 240 LBS./ACRE B = TALL FESCUE 480 LBS./ACRE + 2T STRAW MULCH
C = SPRING OATS 100 LBS./ACRE D = WHEAT OR CEREAL RYE 300 LBS./ACRE
F = STRAW MULCH 2 TONS /ACRE
IRRIGATION NEEDED DURING JUNE & JULY.

EROSION CONTROL INSPECTION & MAINTENANCE SCHEDULE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
SILT FENCE			
INSPECT	●		
REMOVE SILT			●
REPAIR DAMAGE			●
SILT FILTERS AT INLETS			
INSPECT	●	●	
REMOVE SILT			●
REPAIR FILTERS			●



SILT FENCE DETAIL

DATE: 4/21/08 BY: KAW
REVISED: BY:

STORMWATER MANAGEMENT COMMISSION
LAKE COUNTY

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERM AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (ILR100000) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DATED THIS _____ DAY OF _____
BY: _____ TITLE: _____
COMPANY: _____
ADDRESS: _____
_____
TELEPHONE: _____

OWNER CERTIFICATION STATEMENT:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

DATED THIS _____ DAY OF _____
BY: _____
COMPANY: _____
ADDRESS: _____
_____
TELEPHONE: _____

EROSION CONTROL LEGEND

- FILTER FENCE
- INLET PROTECTION / FILTER BASKET
- 677 EXIST. CONTOUR
- 675 PROP. CONTOUR
- x 677.5 EXIST. SPOT ELEVATION
- x 677.6 PROP. SPOT ELEVATION
- EXIST. SURFACE DRAINAGE
- PROP. SURFACE DRAINAGE
- EXIST. DITCH
- PROP. DITCH
- EXIST. SWALE
- PROP. SWALE

THE WALTON

0 15 30 45 60
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE: REVISIONS
DRAWN BY: DATE: REVISIONS

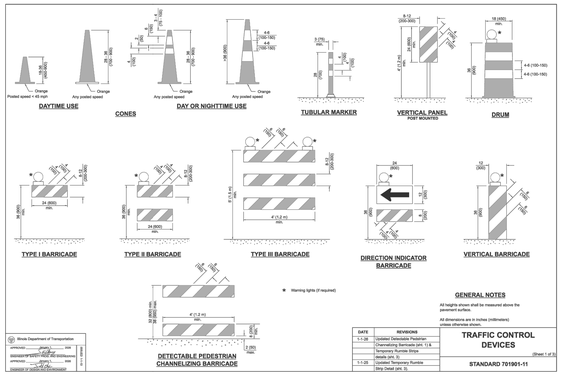
DESIGNED BY: CJD DATE: 12-12-25
CHECKED BY: DRF DATE: 12-12-25
APPROVED BY: DRF DATE: 12-12-25

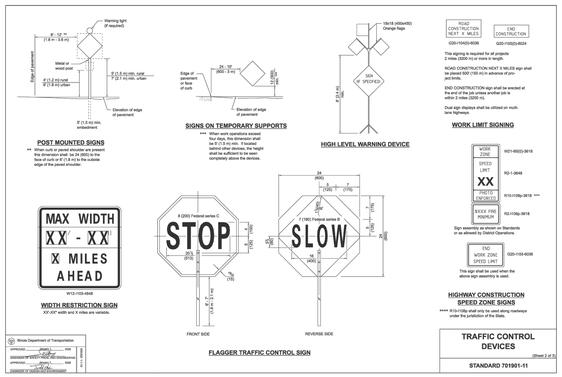
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

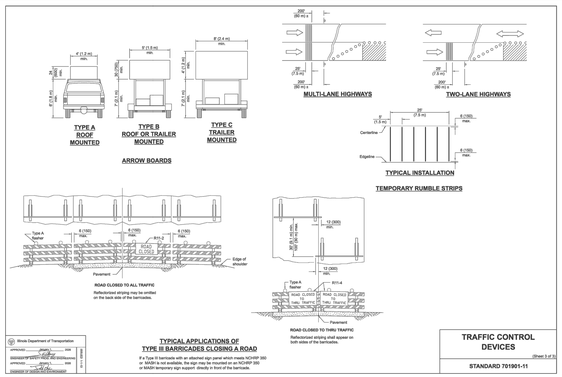
SCALE: 1"=15'
DRAWING No. 70214
SHEET 8 OF 10

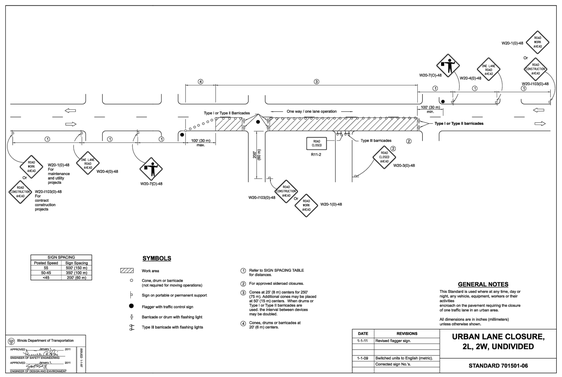
1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL
STORM WATER POLLUTION PREVENTION PLAN

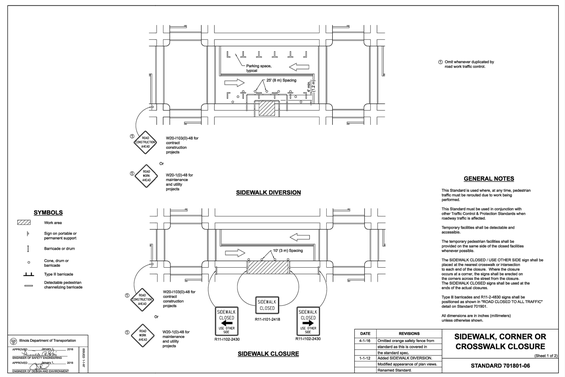
Drawing File: Z:\70214\dwg\Final Design\70214 - FINAL 022624-ATT.dwg Dec 09,2025 - 1:58pm

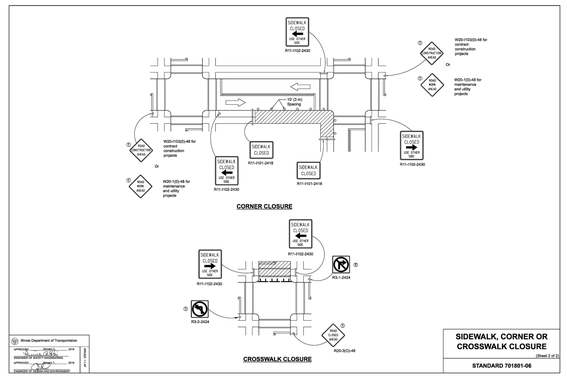


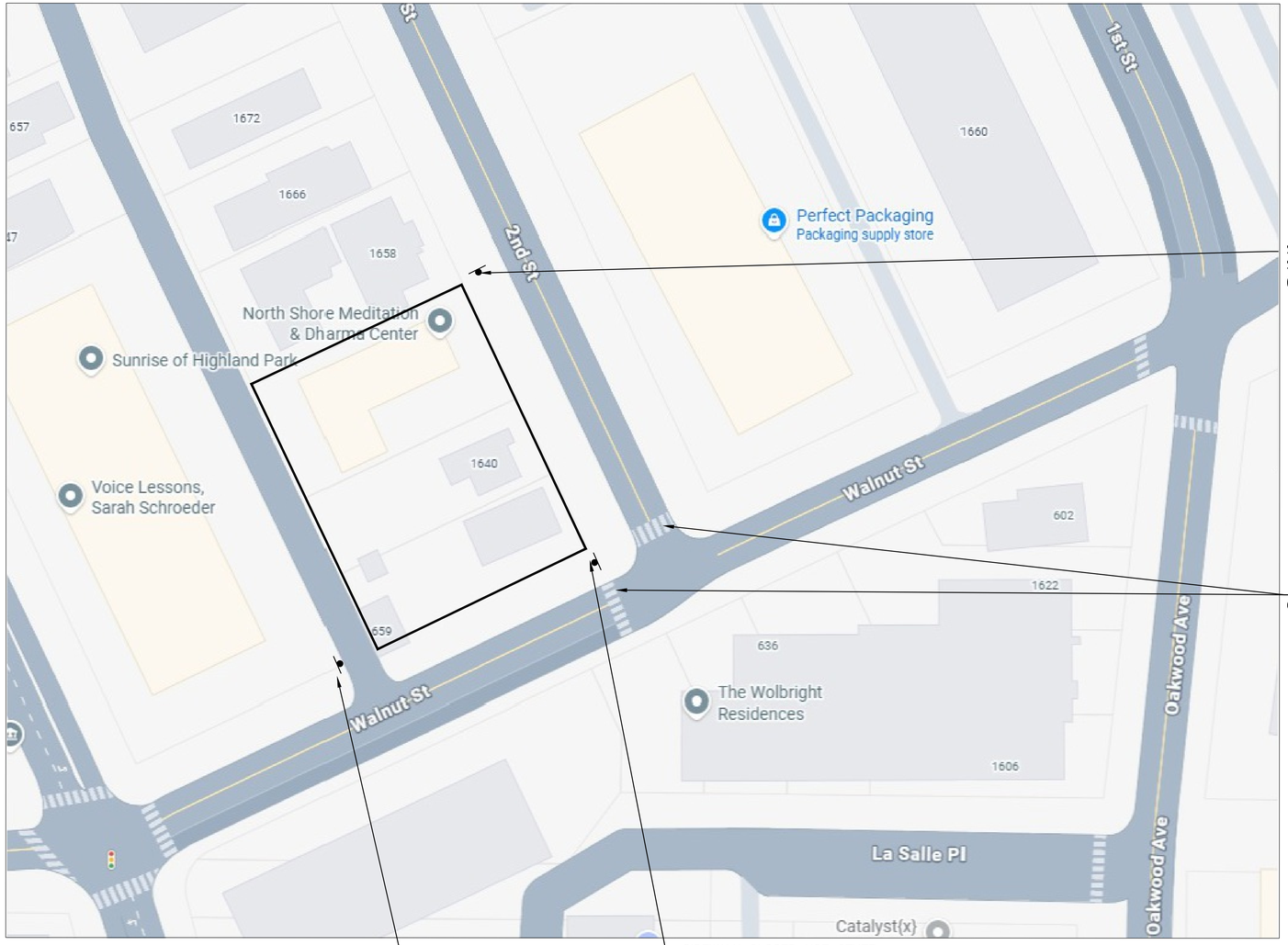












NOTES:
INSTALL TRAFFIC SIGNAGE FOR ROAD CONSTRUCTION AND CLOSURE IN ACCORDANCE WITH IDOT DETAILS.

SIDEWALK CLOSED USE OTHER SIDE OF STREET SIGN (ARROW LEFT)

EXISTING CROSSWALKS

SIDEWALK CLOSED USE OTHER SIDE OF STREET SIGN (ARROW RIGHT)

SIDEWALK CLOSED USE OTHER SIDE OF STREET SIGN (ARROW LEFT)

THE WALTON

SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY:	DATE:	REVISIONS
DRAWN BY:	DATE:	REVISIONS

DESIGNED BY: CJD — DATE: 12-12-25
CHECKED BY: DRF — DATE: 12-12-25
APPROVED BY: DRF — DATE: 12-12-25

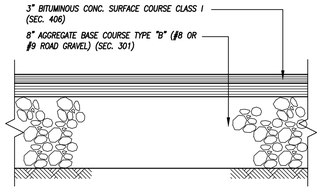
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 2316@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: NONE
DRAWING No. 70214
SHEET 9 OF 10

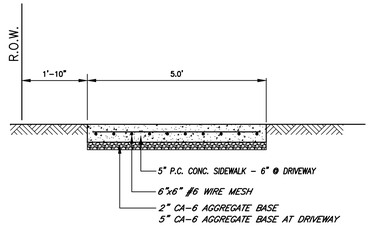
1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

TRAFFIC PLAN

Drawing File: Z:\2021\Land\Final Design\70214 – PWK_DSGN-Fri Aug. Dec. 09 2025 - 1:49pm

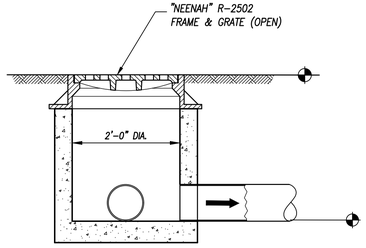


DRIVEWAY PAVEMENT

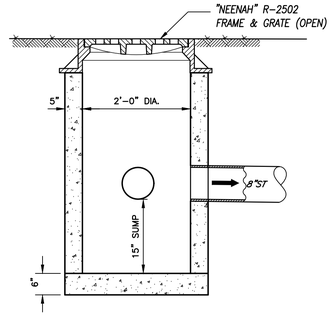


SIDEWALK DETAIL

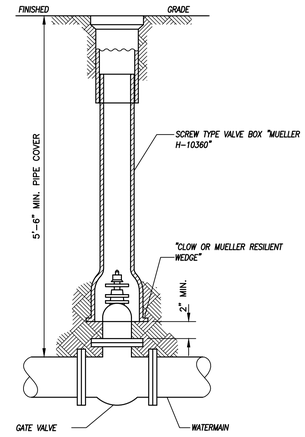
NOTE:
1. CONTRACTION JOINTS - TOOLED JOINT, OR SAW CUT @ 5'-0" O.C.



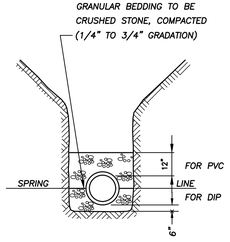
2' DIA. INLET DETAIL



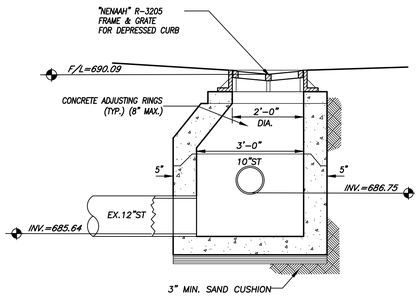
2' DIA. CATCH BASIN DETAIL



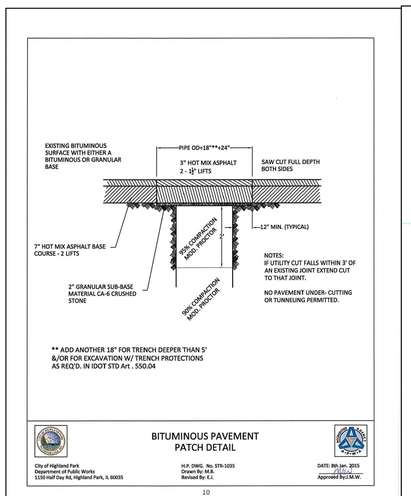
VALVE BOX



PIPE BEDDING DETAIL



3' DIA. STORM MANHOLE



NOTES:
IF UTILITY CUT FALLS WITHIN 3' OF AN EXISTING JOINT EXTEND CUT TO THAT JOINT.

NO PAVEMENT UNDER- CUTTING OR TUNNELING PERMITTED.

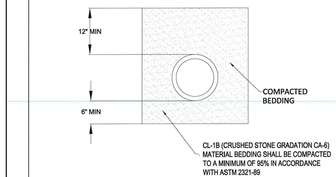
** ADD ANOTHER 18" FOR TRENCH DEEPER THAN 5' &/OR FOR EXCAVATION W/ TRENCH PROTECTIONS AS REQ'D. IN IDOT STD Art. . 550.04

BITUMINOUS PAVEMENT PATCH DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1035
Drawn By: M.B.
Revised By: E.J.

DATE: 8th Jan. 2015
Approved By:J.M.W.

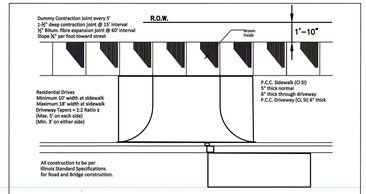


N.S.S.D. SANITARY SEWER
PIPE BEDDING DETAIL

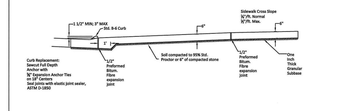
City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. Engg. No. SAN-1014
Drawn By: E.J.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.



Plan View



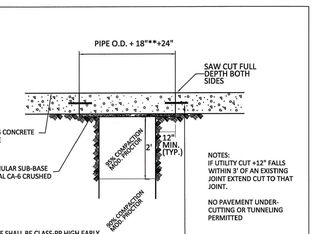
Cross Section View

TYPICAL DRIVEWAY & SIDEWALK DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1031
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.



NOTES:
IF UTILITY CUT +12" FALLS WITHIN 3' OF AN EXISTING JOINT EXTEND CUT TO THAT JOINT.

NO PAVEMENT UNDER- CUTTING OR TUNNELING PERMITTED

CONTRACTOR SHALL STEEL PLATE THE PATCH AFTER POURING CONCRETE TO MAINTAIN TRAFFIC

* CONCRETE SHALL BE CLASS-PP HIGH EARLY STRENGTH IN ACCORDANCE WITH ART. 442 OF IDOT STD. SPECS. FOR ROAD & BRIDGE CONSTRUCTION (OR APPROVED EQUAL)
** ADD ANOTHER 18" FOR TRENCH DEEPER THAN 5' &/OR FOR EXCAVATION W/ TRENCH PROTECTIONS AS REQ'D. IN IDOT STD Art. . 550.04

TRANSVERSE CLASS B PATCHES (across the street)
INSTALL 1 ¼"ø X 18" @ 12" C.T.S. EPOXY COATED PLAIN DOWEL BARS ANCHORED INTO EXISTING P.C.CONCRETE PAVEMENT ALONG WITH 1 ¼"ø X 18" @12" C.T.S. EPOXY COATED DEFORMED TIE BARS AT REAR FACE OF THE PATCH (rear end of traffic) as detailed in I.D.O.T. STD. 442105-05.

LONGITUDINAL CLASS B PATCHES (along the street)
INSTALL 1"ø X 18" @18" C.T.S. EPOXY COATED PLAIN DOWEL BARS IN CONFORMANCE WITH STATE SPECIFICATIONS. USE 1"ø X 18" @ 18" C.T.S. DEFORMED TIE BARS TO CONNECT CONCRETE CURB & GUTTER.

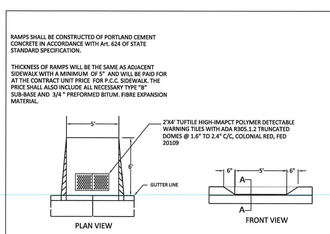
CONCRETE CLASS B PATCH DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1033
Drawn By: M.B.
Revised By: E.J.

DATE: 8th Jan. 2015
Approved By:J.M.W.

8



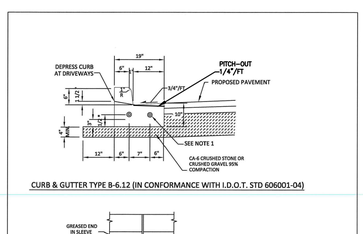
SIDEWALK RAMP DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

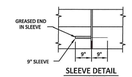
H.P. DWG. No. STR-1032
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

7



CURB & GUTTER TYPE B-6.12 (IN CONFORMANCE WITH I.D.O.T. STD 606001-04)



SLEEVE DETAIL
NO SCALE

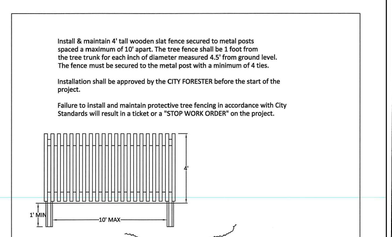
NOTES:
1. EXPANSION JOINTS W/ 3/4 " PREFORMED EXPANSION JOINT MATERIAL & TWO (2) SMOOTH 1-1/4" EPOXY COATED DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
a. AT ENDS OF INTERSECTION RADII, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
b. 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
c. MAX. OF 60 FT. INTERVALS
d. WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) SMOOTH 1-1/4" DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
2. TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT, JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

TYPE B-6.12 CURB & GUTTER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1036
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By: J.M.W.



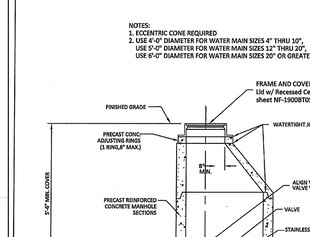
TREE PROTECTION DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. FOR-1041
Drawn By: M.B.
Revised By: E.J.

DATE: 22th Sept. 2013
Approved By:J.M.W.

1

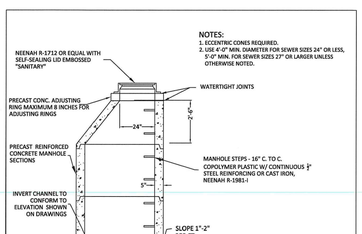


PRESSURE CONNECTION VALVE VAULT DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1003
Drawn By: M.B.
Revised By: E.J.

DATE: 15th Jan. 2016
Approved By: Emmanuel Guevas



SANITARY SEWER MANHOLE DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. SAN-1012
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

THE WALTON

SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY:	DATE:	REVISIONS
DRAWN BY:	DATE:	REVISIONS

DESIGNED BY: CJD	DATE: 12-12-25
CHECKED BY: DRF	DATE: 12-12-25
APPROVED BY: DRF	DATE: 12-12-25

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	NONE
DRAWING No.	70214
SHEET	10 OF 10

1632, 1640, 1646 2ND ST. - HIGHLAND PARK, IL

DETAILS

Drawing File: Z:\2021\Eng\Final Design\70214 - PKNL (DESIGN-RT).dwg, Dec. 09, 2025 - 1:57pm

EXHIBIT I

Final Inclusionary Housing Plan

FULTON DEVELOPERS
DESIGN+ BUILD

600 CENTRAL AV. #390 HIGHLAND PARK, IL 60035
PHONE: (847) 266-0122 FAX: (847) 266-0114

WWW.FULTONDEVELOPERS.COM

THE WALTON

HIGHLAND PARK

9/2/2025

HOUSING COMMISSION

LOCATION

1650 Second Street, Highland Park
(Currently 1632, 1640 and 1646 Second Street)

APPLICANT

Fulton Developers

DEVELOPER BACKGROUND

Founded in 2002, Fulton Developers is a premier real estate development firm specializing in the acquisition, development, design, and construction of high-quality residential properties along Chicago's North Shore suburbs.

Fulton has successfully established numerous single-family and multi-family projects in Highland Park. Notable multi-family developments include:

Laurel Court Row Homes: Award winning row homes at the corner of Laurel Avenue and Hickory Street, completed in 2008.



Laurel Apartments: Located at 833 Laurel Avenue, this multifamily development, completed in 2016.



Laurel Residences: Located at 815 Laurel Avenue, completed in 2019, this development helped revitalize one of the City's key downtown corridors.



Park Sheridan: A prominent development at 1950 Sheridan Road, currently nearing completion and already serving as a new local landmark.



One Highland Park: Completed in 2022, at 1560 Oakwood Avenue, delivering premium finishes and construction to a different part of town.



The Wolbright: Situated at 650 Walnut Street and directly across from the proposed project, this development is on track for completion during 2026.



In each of these projects, Fulton Developers has collaborated closely with community stakeholders to ensure thoughtful integration into the neighborhood and to support local property values. We plan to continue this approach with our latest project: The Walton, located at the intersection of Second Street and Walnut Street.

THE WALTON



The Walton is a proposed five-story, multifamily residential building comprising 17 market-rate units and 2 affordable units. The building will include desirable amenities such as a club room, fitness center, and outdoor patios with seating and lounge areas. Residents will also benefit from a heated underground parking garage with dedicated storage space.

NUMBER OF AFFORDABLE UNITS

As outlined in the chart below, the proposed development includes 16 market-rate units, 2 on-site affordable units, and 1 bonus market-rate unit, bringing the total unit count to 19. Based on the applicable inclusionary housing calculations, we are required to pay a fee in lieu for 1.2 affordable units, totaling $222,480.

The project presented to the City reflects a carefully considered design that balances regulatory requirements with market realities. The layout has been thoughtfully planned to meet current demand for multi-family condominium living, ensuring both functionality and appeal for future residents.

The below chart shows the calculation for Payment in lieu:

Address of Development			
Name of Development			
Calculation of Affordable Units Requirements		**Calc.**	**Row Name**
Proposed Units before Mkt Rate Unit Bonus	16	Enter	**A**
On-Site Affordable Units (included in base units above)	2	Enter	**B**
Mkt. Rate Unit Bonus	3.0	B*1.5	**C**
Total Units (Mkt & Affordable w/Mkt Rate Bonus)*	19	A+C	**D**
Required Proportion of Units Affordable Before Bonuses	20%	Code	**E**
Effective Proportion Affordable After Mkt. Rate Unit Bonus	16.8%	H/D	**F**
Proportion of Total Units that are Affordable	10.5%	B/D	**G**
Total Required Affordable Units	3.2	A*E	**H**
Required Affordable Units by Cash Payment In-Lieu	1.2	H-B	**I**
Required Cash Payment In-Lieu	$222,480	I*$185.4K	**J**

DISPERSE INCLUSIONARY UNITS 150.2150(A)

The two inclusionary units were initially planned for the first floor. At the request of the Housing Commission, the units have been dispersed, with one remaining on the first floor and the other relocated to the second floor.

Although the units are vertically stacked, a standard configuration in multifamily buildings for units of similar size, this layout balances the Commission's dispersal requirements with practical building design considerations. Stacking units of similar size supports structural efficiency by aligning load-bearing elements, mechanical efficiency by simplifying plumbing, HVAC, and utility runs as well as sound transfer between units while ensuring the units are integrated within the building.

INCLUSIONARY UNIT AMENITIES 150.2150(D)

In previous developments, inclusionary housing units featured differentiated finishes, such as carpeted flooring instead of hardwood, laminate countertops in place of granite or quartz, and more cost-effective tile, plumbing fixtures, and overall finishes. These variations were consistent with code allowances.

For this project, as with other recent developments by Fulton, we are proposing a more unified approach to finishes across all units. The only distinction between market-rate and inclusionary units will be the brand of appliances.

Both affordable units have been designed with a powder room which is not required in the ordinance.

The following are the specifications for stainless steel appliances:

Whirlpool stainless steel gas range Model: WFG525S0JZ
Whirlpool Dishwasher Model: WST730PAH
Whirlpool Over-the-range Microwave
Whirlpool Stainless Steel Top-Freezer Refrigerator Model WRT318FZD

UNIT MIX 150.2150(E)(1)

The market rate units have a mix of 13 three bedroom units and 4 two bedroom units. We are proposing one affordable unit as a three bedroom and the other as a two bedroom. Both units significantly exceed the minimum size requirements of 950 square feet, ensuring a high level of livability.

MARKETING PLAN

A full-color flyer featuring computer renderings of the building exterior, along with a site plan indicating the location of the affordable units, unit square footage, and proposed sale pricing, will be prepared and distributed to the sales team.

A detailed specification sheet outlining the construction methods and proposed interior finishes, as well as floor plans for all units, will also be provided.

All marketing materials, including the brochure, floor plans, and specifications, will be made available online via the City's website. Copies will also be submitted to the Housing Commission and Community Partners for Affordable Housing (CPAH) for review.

Our sales staff will be available to show the affordable units in the event they are not pre-sold by the time construction is complete.

If the affordable units remain unsold two months after project completion, we will list them on the Multiple Listing Service (MLS) to broaden exposure and facilitate their sale.

STORAGE UNITS

Each affordable unit shall have one storage locker in the garage.

PARKING

Each affordable unit shall have 1 parking space in the underground heated garage.

MARKET RATE UNIT MIX MATRIX

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
101	3	3046	$ 1,523,000.00	$ 913.80
103	2	2864	$ 1,432,000.00	$ 859.20
201	3	2828	$ 1,555,400.00	$ 848.40
202	3	2765	$ 1,520,750.00	$ 829.50
204	3	1805	$ 992,750.00	$ 541.50
205	2	1797	$ 988,350.00	$ 539.10
301	3	2853	$ 1,711,800.00	$ 855.90
302	3	2744	$ 1,646,400.00	$ 823.20
303	3	2995	$ 1,797,000.00	$ 898.50
304	2	1777	$ 1,066,200.00	$ 533.10
401	3	2853	$ 1,854,450.00	$ 855.90
402	3	2744	$ 1,783,600.00	$ 823.20
403	3	2995	$ 1,946,750.00	$ 898.50
404	2	1777	$ 1,155,050.00	$ 533.10
501	3	3387	$ 2,370,900.00	$ 1,016.10
502	3	3131	$ 2,191,700.00	$ 939.30
503	3	2932	$ 2,052,400.00	$ 879.60

AFFORDABLE UNIT MATRIX

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
102	3	1425	100% AMI	$ 200.00
203	2	1080	65% AMI	$ 150.00

PUBLIC BENEFIT

To reflect our commitment to supporting affordable housing initiatives in Highland Park we planning to make a **$100,000 Donation to the Housing Trust Fund as a Public Benefit.**

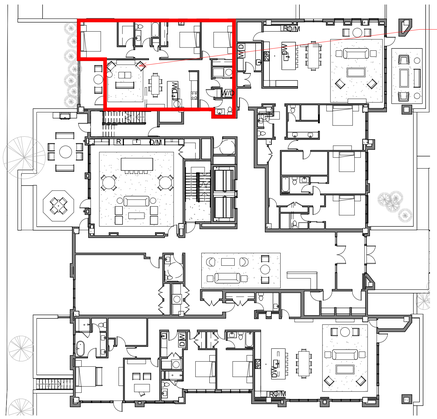
The Public Benefit Donation is in addition to:

- The payment-in-lieu of $185,400 to omit 1 of required 3.2 units
- The by-right partial payment-in-lieu for partial 0.2 units: $37,080

We respectfully request your favorable consideration and recommendation to the City Council.

Sincerely,

Mark Muller
President, Fulton Developers



AFFORDABLE DWELLING UNIT 102
1425 SF
3 BEDROOMS, 1.5 BATH

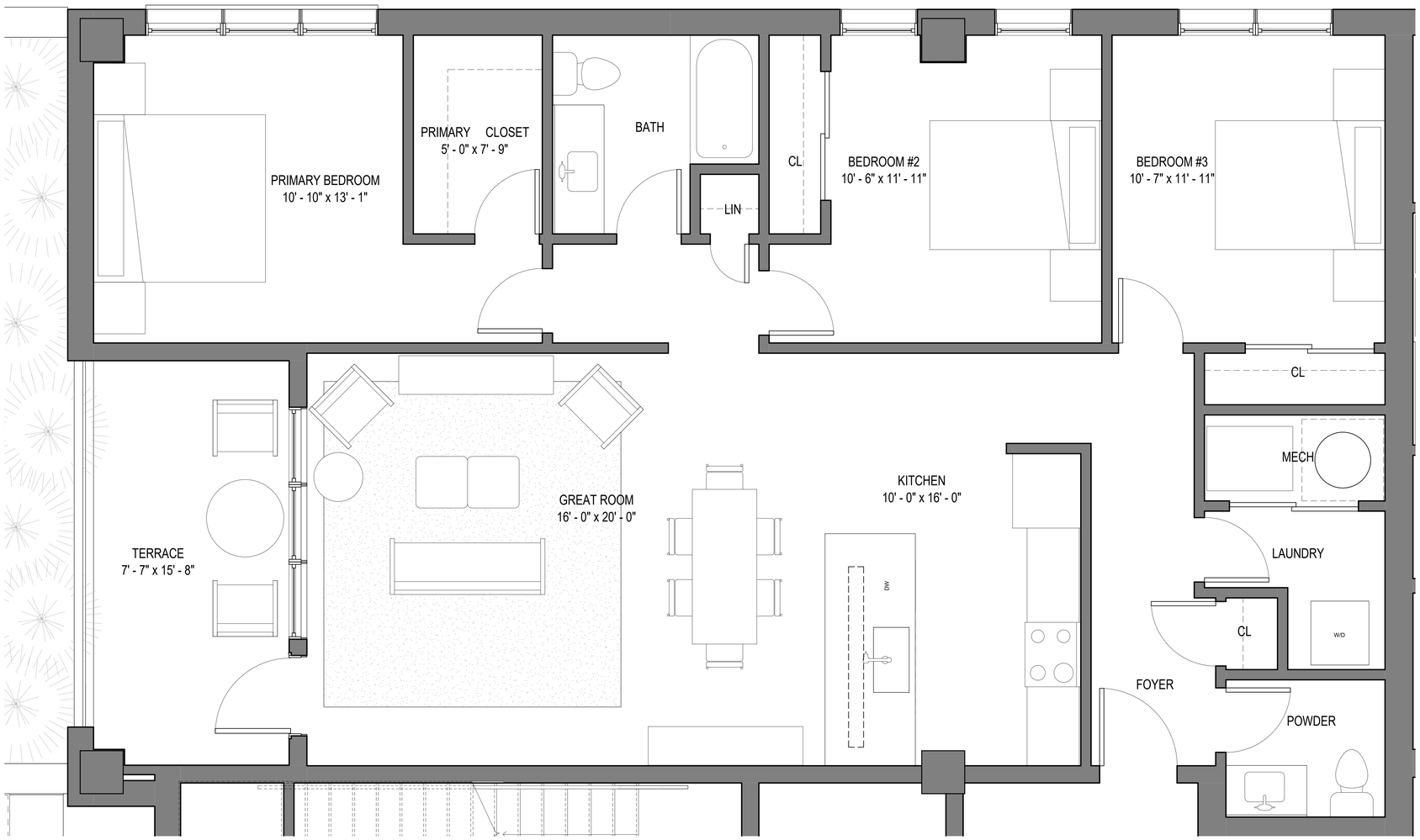
Address of Development	1650 2nd Street		
Name of Development			
Calculation of Affordable Units Requirements		Calc.	Row Name
Proposed Units before Mkt Rate Unit Bonus	16	Enter	A
On-Site Affordable Units (included in base units above)	2	Enter	B
Mkt. Rate Unit Bonus	3.0	B*1.5	C
Total Units (Mkt & Affordable w/Mkt Rate Bonus)*	19	A+C	D
Required Proportion of Units Affordable Before Bonuses	20%	Code	E
Effective Proportion Affordable After Mkt. Rate Unit Bonus	16.8%	H/D	F
Proportion of Total Units that are Affordable	10.5%	B/D	G
Total Required Affordable Units	3.2	A*E	H
Required Affordable Units by Cash Payment In-Lieu	1.2	H-B	I
Required Cash Payment In-Lieu	$222,480	I*$185.4K	J

How to Use this Form: Please enter in the grey cells above the appropriate number of units for your development to calculate the market rate unit bonus, total number of units, total number of affordable units required, payment in-lieu required, if any, pursuant to Sec. 150.2115 of the City of Highland Park Code. Begin by entering up to the maximum number of dwelling units allowed by the Zoning Code in Row A for the site in question, and then enter the number of inclusionary affordable units you will include within the development in Row B. This would be the theoritical maximum number of units for the site. However, if you know the number of units that you want to develop, enter numbers in Row A and Row B such that Row D results in that desired number of units.

Disclaimer: This table is provided to provide technical assistance to applicants and property owners related to the calculation of affordability requirements. If any information shown or calculated in this table conflicts with the City's Zoning Code Section 150.2100 or development approvals they shall hold, not this table. **Questions?** Please call the Dept. of Community Development, Planning Division, at (847) 432-0867. * This number is rounded to the nearest whole dwelling unit and can exceed the density limitations of the underlying Zoning District depending on the number of proposed dwelling units before the bonus is applied (Row A). Table Rev. December 19, 2022

Note: Applicants may make a cash payment in lieu of constructing some or all of the affordable units otherwise required if the development consists solely of 19 or fewer single family detached dwelling units.

1 FIRST FLOOR - AFFORDABLE UNIT
LOCATION PLAN
1" = 20'-0"



2 FIRST FLOOR - AFFORDABLE UNIT - UNIT 102
1/2" = 1'-0"

FIRST FLOOR INCLUSIONARY UNIT 102

1425 SF - 3 BEDROOMS, 1.5 BATH

FULTON

WWW.FULTONDEVELOPERS.COM

KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

AFF. UNITS LOCATION PLAN

Project Number	202401
Date	SEPT 3, 2025
Drawn By	Author
Checked By	Checker
	IH1.10
Scale	As indicated

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SECOND FLOOR - AFFORDABLE UNIT LOCATION
1" = 20'-0"

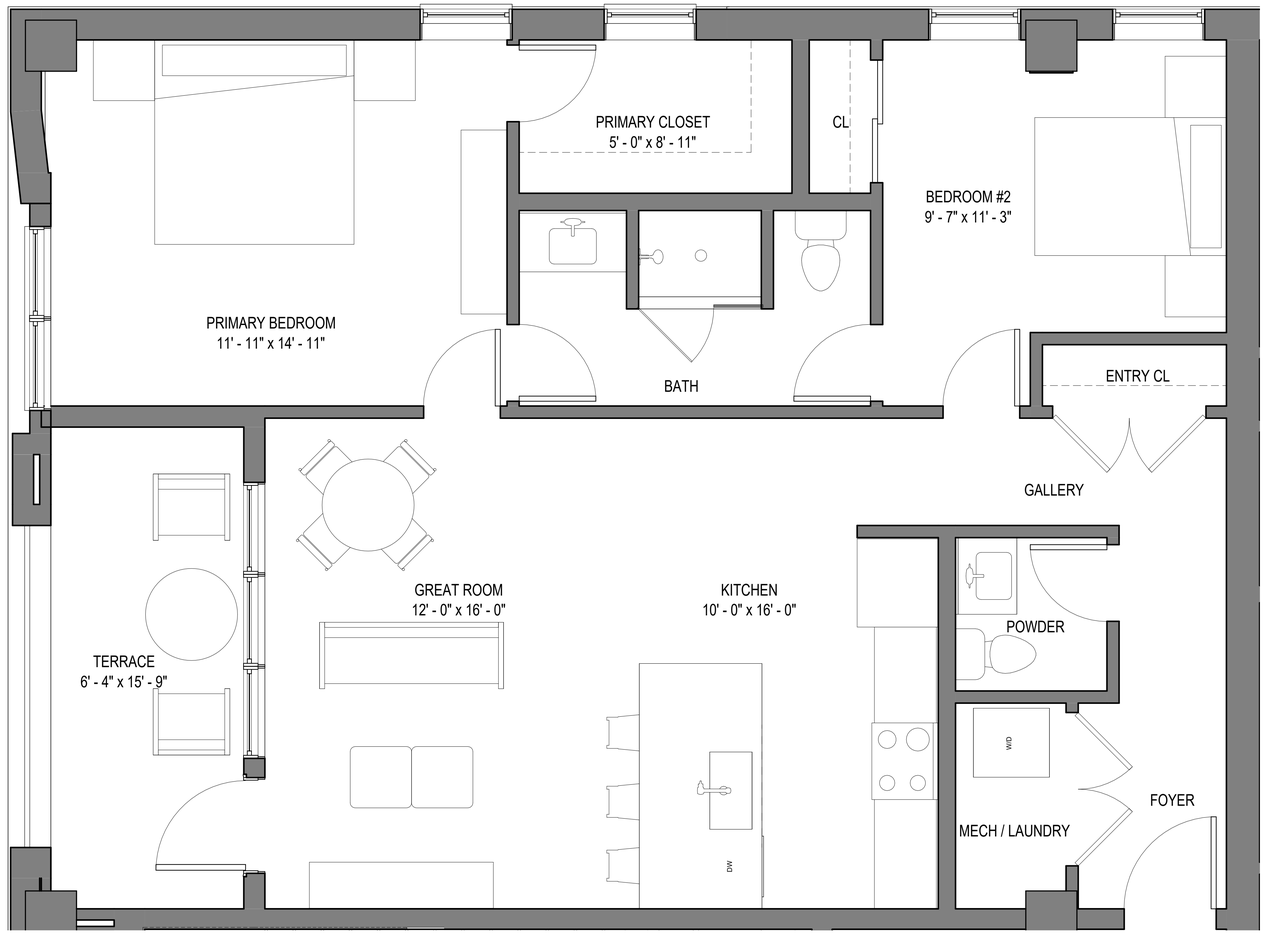
AFFORDABLE DWELLING UNIT 203
1080 SF
2 BEDROOMS, 1.5 BATH

Address of Development	1650 2nd Street		
Name of Development			
Calculation of Affordable Units Requirements		**Calc.**	**Row Name**
Proposed Units before Mkt Rate Unit Bonus	16	Enter	**A**
On-Site Affordable Units (included in base units above)	2	Enter	**B**
Mkt. Rate Unit Bonus	3.0	B*1.5	**C**
Total Units (Mkt & Affordable w/Mkt Rate Bonus)*	19	A+C	**D**
Required Proportion of Units Affordable Before Bonuses	20%	Code	**E**
Effective Proportion Affordable After Mkt. Rate Unit Bonus	16.8%	H/D	**F**
Proportion of Total Units that are Affordable	10.5%	B/D	**G**
Total Required Affordable Units	3.2	A*E	**H**
Required Affordable Units by Cash Payment In-Lieu	1.2	H-B	**I**
Required Cash Payment In-Lieu	$222,480	I*$185.4K	**J**

How to Use this Form: Please enter in the grey cells above the appropriate number of units for your development to calculate the market rate unit bonus, total number of units, total number of affordable units required, payment in-lieu required, if any, pursuant to Sec. 150.2115 of the City of Highland Park Code. Begin by entering up to the maximum number of dwelling units allowed by the Zoning Code in Row A for the site in question, and then enter the number of inclusionary affordable units you will include within the development in Row B. This would be the theoritical maximum number of units for the site. However, if you know the number of units that you want to develop, enter numbers in Row A and Row B such that Row D results in that desired number of units.

Disclaimer: This table is provided to provide technical assistance to applicants and property owners related to the calculation of affordability requirements. If any information shown or calculated in this table conflicts with the City's Zoning Code Section 150.2100 or development approvals they shall hold, not this table. **Questions?** Please call the Dept. of Community Development, Planning Division, at (847) 432-0887. * This number is rounded to the nearest whole dwelling unit and can exceed the density limitations of the underlying Zoning District depending on the number of proposed dwelling units before the bonus is applied (Row A). Table Rev. December 19, 2022

Note: Applicants may make a cash payment in lieu of constructing some or all of the affordable units otherwise required if the development consists solely of 19 or fewer single family detached dwelling units.



SECOND FLOOR - AFFORDABLE UNIT
202
1/2" = 1'-0"

SECOND FLOOR INCLUSIONARY UNIT 203

1080 SF - 2 BEDROOMS, 1.5 BATH

FULTON

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KEY PLAN

No.	Description	Date

THE WALTON
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

AFF. UNITS LOCATION PLAN

Project Number	202401
Date	SEPT 3, 2025
Drawn By	Author
Checked By	Checker
	IH1.20
Scale	As indicated

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FULTON DEVELOPERS
DESIGN+ BUILD

600 CENTRAL AV. #390 HIGHLAND PARK, IL 60035
PHONE: (847) 266-0122 FAX: (847) 266-0114

WWW.FULTONDEVELOPERS.COM

October 27, 2025

FOLLOW-UP TO OCTOBER 6TH, 2025 CITY COUNCIL MEETING

To: City Council

Subject: Follow up on The Walton- Public Benefit

Following the City Council meeting on October 6, 2025, The Walton project was approved subject to the condition that the development's public benefit be increased, potentially through enhancements to the green space surrounding the building.

Background

The public benefits originally proposed were as follows:

1. **Housing Trust Fund Contribution:** A $100,000 donation to the Highland Park Housing Trust Fund.
2. **Enhanced Affordable Units:** Inclusion of affordable units exceeding the minimum size requirements and incorporating upgraded features such as powder rooms and private outdoor spaces.

During the discussion, some Council members expressed that while these enhanced affordable units were appreciated, the additional size and features were not, by themselves, considered a public benefit.

Updated Public Benefit Proposal

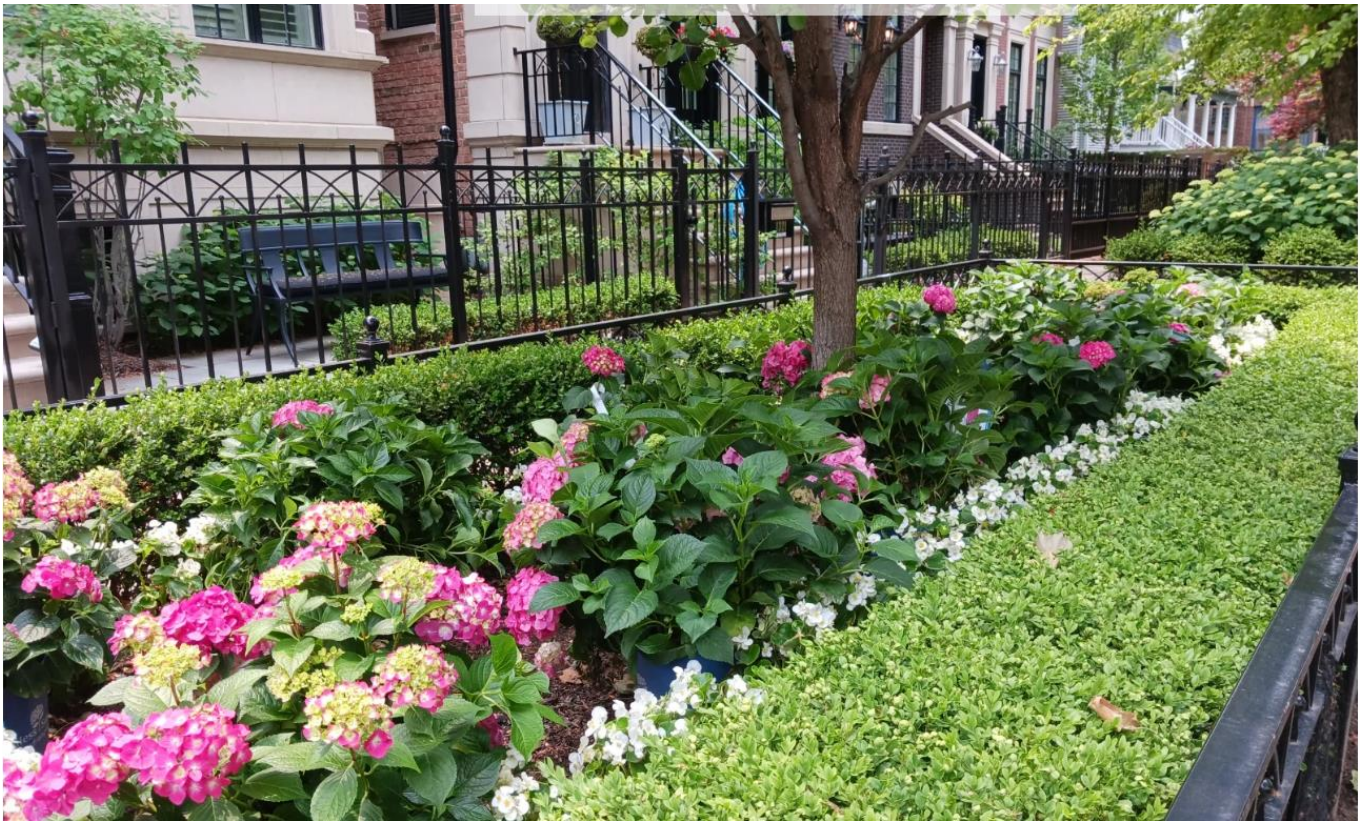
In addition to the $100,000 contribution to the Housing Trust Fund, we propose adding one of the following two options for the City Council's consideration:

Option 1 – Enhanced Parkway Improvements Along Second Street

We propose to enhance the parkway in front of The Walton along Second Street. The improvements would mirror the high-quality landscaping and design standards seen in other parts of downtown Highland Park, particularly along Central Avenue.

The intent is to create an inviting pedestrian connection between the building and downtown, providing residents and visitors with a more attractive and enjoyable walking experience. These improvements would serve as a lasting public amenity consistent with the City's broader downtown beautification efforts. The maintenance of the parkway would be the responsibility of the building and not the City.

The following image illustrates the general concept envisioned for the parkway along Second Street. This image is provided for illustrative purposes only. A revised landscape plan has been included with more detailed information.



Option 2 – Contribution to the Place of Remembrance

Alternatively, we propose a contribution of **$25,000** to the Place of Remembrance. This contribution would support the future creation of a public space dedicated to reflection and remembrance, furthering the City's ongoing commitment to enhancing meaningful community spaces.

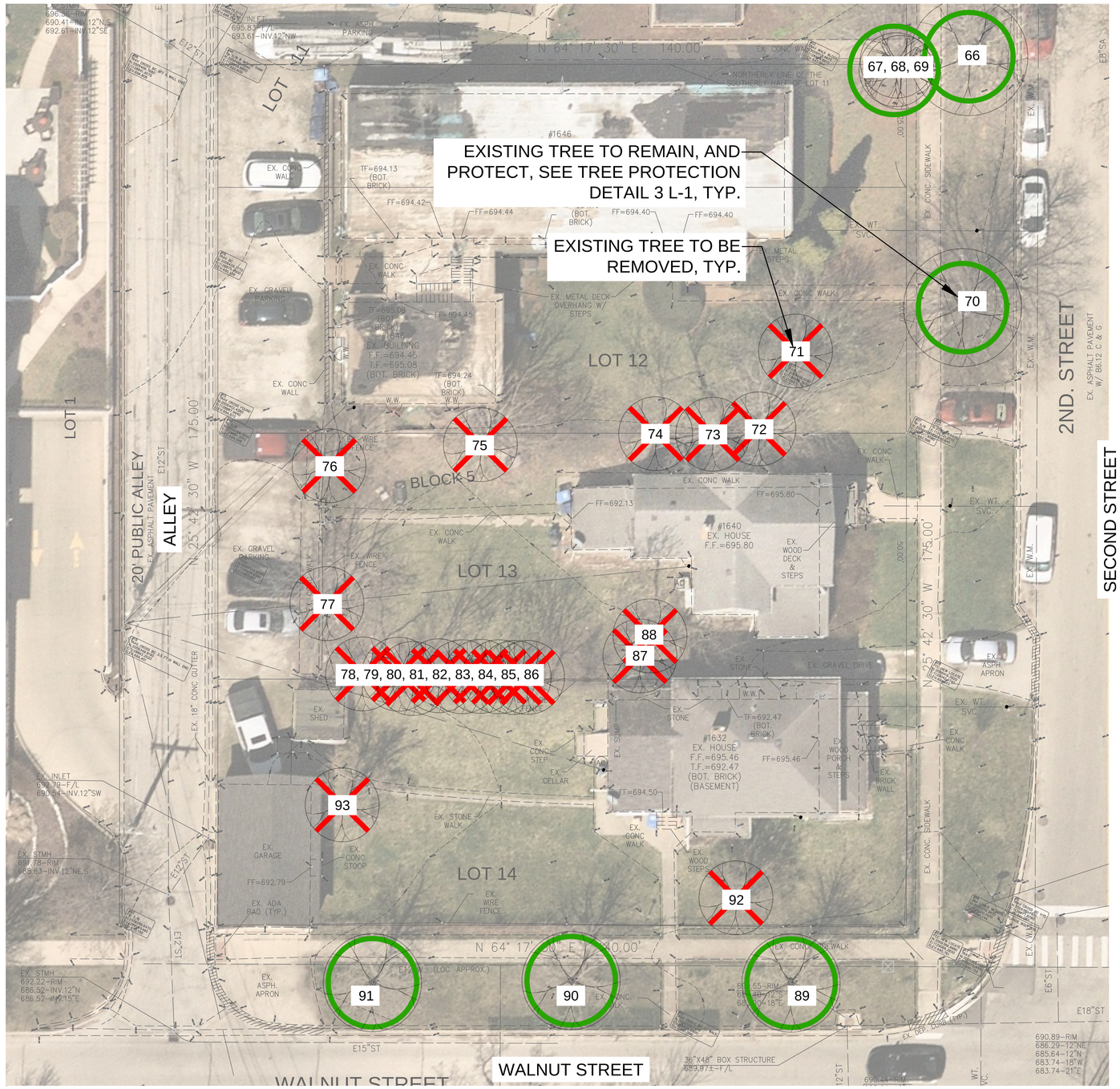
We respectfully defer to the City Council's discretion as to which option best aligns with the City's objectives and priorities.

LEGEND:

: EXISTING TREES

TREE PROTECTION FENCE

: TREE REMOVAL SYMBOL


EXISTING TREE TO REMAIN, AND PROTECT, SEE TREE PROTECTION DETAIL 3 L-1, TYP.
EXISTING TREE TO BE REMOVED, TYP.
67, 68, 69
66
70
71
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73
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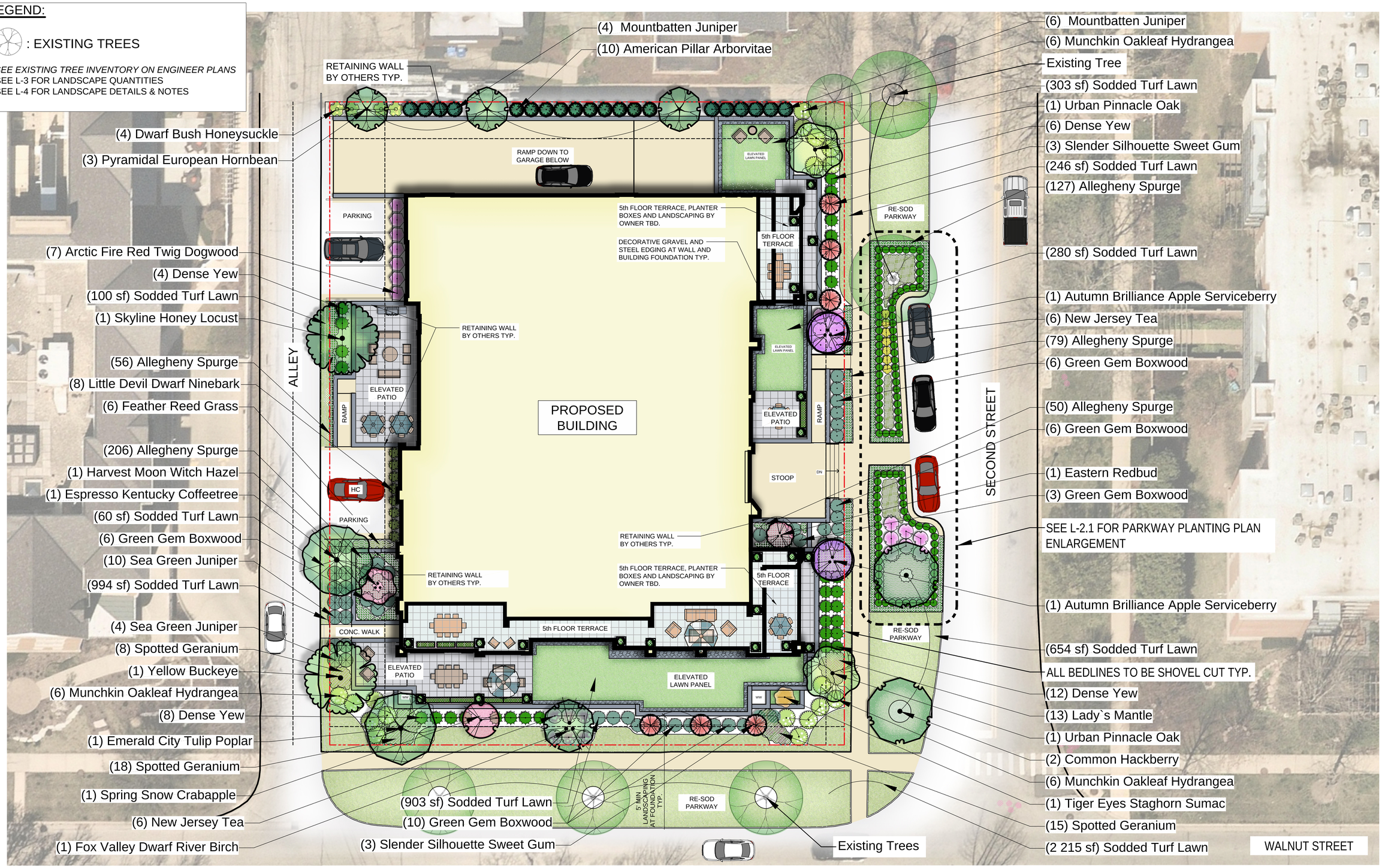
78, 79, 80, 81, 82, 83, 84, 85, 86
93
92
91
90
89
LOT 11
LOT 12
LOT 13
LOT 14
LOT 1
BLOCK 5
#1646
#1640
EX. HOUSE
F.F.=695.80
#1632
EX. HOUSE
F.F.=695.46
T.F.=692.47
(BOT. BRICK)
(BASEMENT)
EX. BUILDING
F.F.=694.45
T.F.=695.08
(BOT. BRICK)
N 64° 17' 30" E 140.00'
N 25° 42' 30" W 175.00'
2ND. STREET
SECOND STREET
20' PUBLIC ALLEY
ALLEY
WALNUT STREET
E12'ST
E15'ST
E16'ST
E17'ST
E18"ST
EX. GRAVEL PARKING
EX. ASPH. PARKING
EX. CONC WALK
EX. CONC. SIDEWALK
EX. METAL DECK OVERHANG W/ STEPS
EX. WOOD DECK & STEPS
EX. GRAVEL DRIVE
EX. SHED
EX. GARAGE
EX. ASPH. APRON
EX. WIRE FENCE
EX. STONE WALK
EX. CONC STOOP
EX. CONC STEP
EX. CELLAR
EX. BRICK WALL
EX. WOOD PORCH & STEPS
EX. WOOD STEPS
EX. STONE
EX. CONC WALK
EX. ADA PAD (TYP.)
EX. INLET
695.83±F/L
693.61—INV.12"NW
EX. INLET
692.79—F/L
690.94—INV.12"SW
EX. STMH
697.78—RIM
689.63—INV.12"NE,S
EX. STMH
692.22—RIM
686.52—INV.12"N
686.52—INV.15"E
690.41—RIM
692.61—INV.12"NS
692.61—INV.12"SE
EX. STMH
690.89—RIM
686.29—12"NE
685.64—12"N
683.74—18"W
683.74—21"E
EX. CONC. SIDEWALK
EX. ASPHALT PAVEMENT W/ 66:12 & 6
EX. ASPHALT PAVEMENT
EX. 18" CONC GUTTER
EX. W.M.
EX. WT. SVC.
EX. W.V.
EX. ASPH. APRON
EX. CONC WALK
EX. WIRE FENCE
EX. METAL STEPS
EX. CONC WALK
EX. CONC WALK
EX. CONC WALK

LEGEND:

: EXISTING TREES

SEE EXISTING TREE INVENTORY ON ENGINEER PLANS
SEE L-3 FOR LANDSCAPE QUANTITIES
SEE L-4 FOR LANDSCAPE DETAILS & NOTES



L-2.0

CONCEPTUAL LANDSCAPE PLAN

1650 SECOND STREET

HIGHLAND PARK, IL

10 SCALE AT 30X4

0 10 20 40

N

October 22, 2025

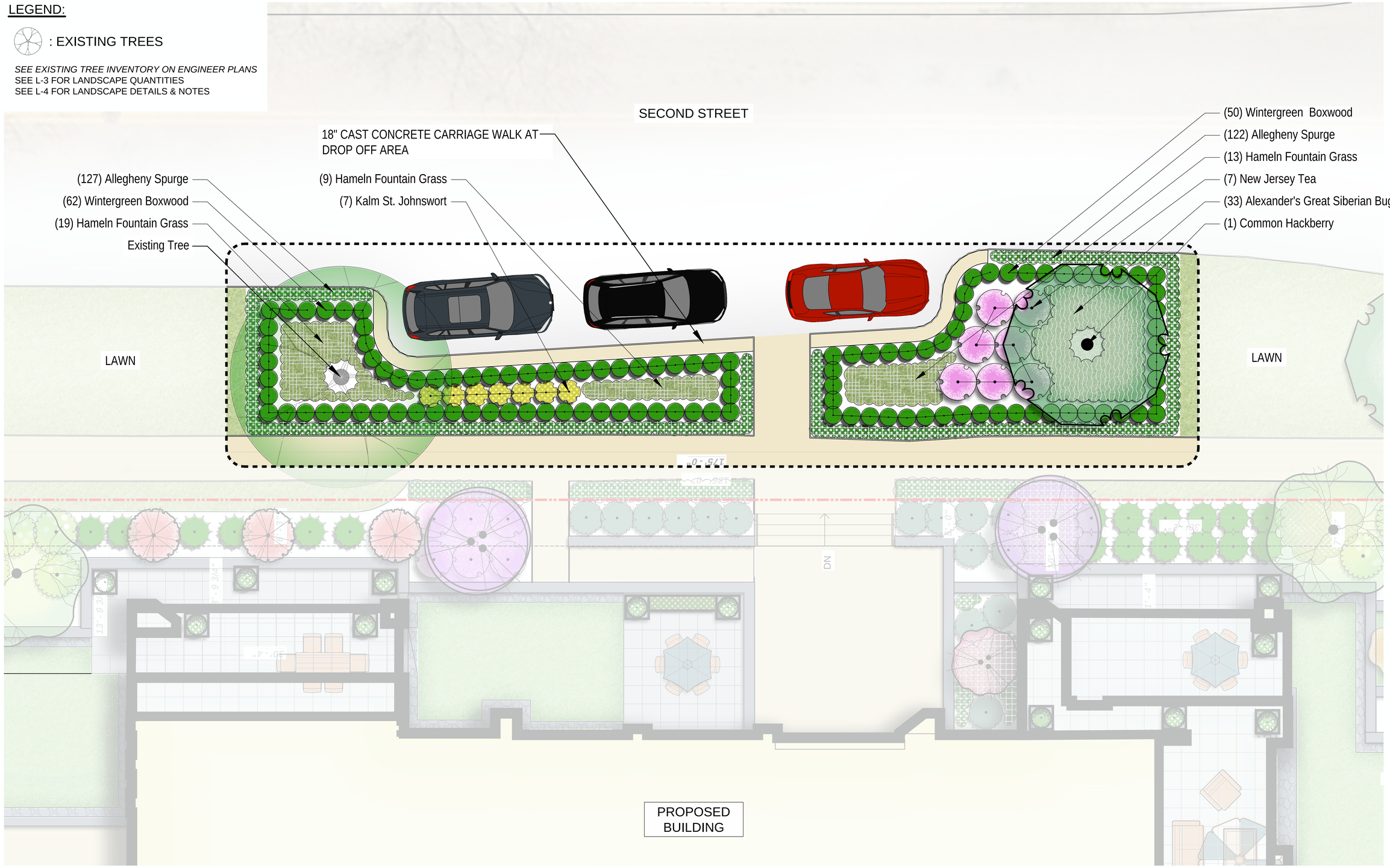
FULTON DESIGN+BUILD

teska associates
627 Grove Street
Evanston, Illinois

LEGEND:

: EXISTING TREES

SEE EXISTING TREE INVENTORY ON ENGINEER PLANS
SEE L-3 FOR LANDSCAPE QUANTITIES
SEE L-4 FOR LANDSCAPE DETAILS & NOTES



L-2.1

CONCEPTUAL PARKWAY LANDSCAPE PLAN ENLARGEMENT

1650 SECOND STREET

HIGHLAND PARK, IL

1/4 =1'-0" SCALE AT 30X42

0 4 8 16

N

October 22, 2025

FULTON DESIGN+BUILD

teska associates
627 Grove Street
Evanston, Illinois

PLANT_SCHEDULE_OVERALL

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
TREES					
	1	AESCULUS FLAVA / YELLOW BUCKEYE	3" CAL.	B&B	AS SHOWN
	3	CARPINUS BETULUS `FASTIGIATA` / PYRAMIDAL EUROPEAN HORNBEAN	8` HT.	B&B	AS SHOWN
	2	CELTIS OCCIDENTALIS `CHICAGOLAND` / COMMON HACKBERRY	3" CAL.	B&B	AS SHOWN
	1	GLEDITSIA TRIACANTHOS INERMIS `SKYLINE` / SKYLINE HONEY LOCUST	3" CAL.	B&B	AS SHOWN
	1	GYMNOCLADUS DIOICA 'ESPRESSO' / ESPRESSO KENTUCKY COFFEETREE	3" CAL.	B&B	AS SHOWN
	6	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	3" CAL.	B&B	AS SHOWN
	1	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY TULIP POPLAR	3" CAL.		
	2	QUERCUS MACROCARPA 'JFS-KW3' / URBAN PINNACLE OAK	3" CAL.		
EVERGREEN TREES					
	10	JUNIPERUS CHINENSIS `MOUNTBATTEN` / MOUNTBATTEN JUNIPER	8` HT.	B&B	AS SHOWN
	10	THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE	8` HT.	B&B	AS SHOWN
ORNAMENTAL TREE					
	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	BETULA NIGRA 'LITTLE KING' / FOX VALLEY DWARF RIVER BIRCH	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	CERCIS CANADENSIS / EASTERN REDBUD	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL	8` HT., MULTI-STEM	B&B	AS SHOWN
	1	MALUS `SPRING SNOW` / SPRING SNOW CRABAPPLE	8` HT.	B&B	AS SHOWN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS					
	19	CEANOTHUS AMERICANUS / NEW JERSEY TEA	24" HT.	POT	AS SHOWN
	7	CORNUS SERICEA 'FARROW' / ARCTIC FIRE RED TWIG DOGWOOD	24" HT.	POT	AS SHOWN
	4	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	24" HT.	POT	AS SHOWN
	18	HYDRANGEA QUERCIFOLIA 'MUNCHKIN' / MUNCHKIN OAKLEAF HYDRANGEA	24" HT.	POT	AS SHOWN
	7	HYPERICUM KALMIANUM / KALM ST. JOHNSWORT	24" HT.	POT	AS SHOWN
	8	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL DWARF NINEBARK	24" HT.	POT	AS SHOWN
	1	RHUS TYPHINA 'BAILTIGER' / TIGER EYES STAGHORN SUMAC	36" HT.	B&B	AS SHOWN
EVERGREEN SHRUBS					
	31	BUXUS X `GREEN GEM` / GREEN GEM BOXWOOD	24" HT.	POT	AS SHOWN
	112	BUXUS SINICA INSULARIS 'WINTERGREEN' / WINTERGREEN BOXWOOD	18" HT.	POT	AS SHOWN
	14	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	24" HT.	POT	AS SHOWN
	30	TAXUS X MEDIA / DENSE YEW	24" HT.	POT	AS SHOWN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
PERENNIALS & ORNAMENTAL GRASSES					
	13	ALCHEMILLA MOLLIS / LADY´S MANTLE	1 GAL.	POT	24" o.c.
	33	BRUNNERA MACROPHYLLA 'ALEXANDER'S GREAT' / ALEXANDER'S GREAT SIBERIAN BUGLOSS	1 GAL.	POT	24" o.c.
	6	CALAMAGROSTIS X ACUTIFLORA `AVALANCHE` / FEATHER REED GRASS	1 GAL.	POT	24" o.c.
	41	GERANIUM MACULATUM / SPOTTED GERANIUM	1 GAL.	POT	24" o.c.
	736	PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE	1 GAL.	POT	12" o.c.
	41	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	POT	24" o.c.
SOD/SEED					
	6 341 SF	SODDED TURF LAWN (SEED AND BLANKET) / SODDED TURF LAWN	SOD		

1 PLANTING SCHEDULE
SCALE: NTS

LANDSCAPE PLANTING QUANTITIES					
TYPE OF TREE / SHRUB	NUMBER OF TREES / SHRUBS REQUIRED	CALCULATION	SIZE AND VARIETY	PLANTS REQUIRED	PLANTS PROVIDED
Shade or Ornamental Trees	3 caliper inches for every 40 linear feet of the subject lot length or major fraction thereof (measured at the lot line)	609 / 40 = 16	Minimum of 3 caliper inches or 8-foot height at installation. No fewer than 3 types, no one type to exceed 50% of total	16	23 INCLUDING (2 STREETS TREES)
Evergreen Trees	3 caliper inches for every 60 linear feet of the subject lot length or major fraction thereof (measured at the lot line), except for lot lines adjacent to streets	609 / 60 = 11	Minimum of 3 caliper inches or 8-foot height at installation	11	20
Shrubs	1 for every 5 linear feet of the subject lot length or major fraction thereof (measured at the lot line)	609 / 5 = 122	Minimum 24 inches in height at time of installation. No fewer than 3 types, no one type to exceed 50% of total	122	125

PROPERTY LINE IS 609 LF, EXCLUDING DRIVEWAY ENTRANCE

2 SEC. 150.2230. - LANDSCAPE PLANTING QUANTITIES
SCALE: NTS

REPLACEMENT TREES REQUIRED FOR REMOVING:
2 KEY TREES AND **7 PROTECTED TREES**:
2 KEY TREES x 3 = 6 TOTAL FROM A OR B CATEGORIES
7 PROTECTED TREES x 2 = 14 TOTAL FROM A, B, OR C CATEGORIES
20 TOTAL TREES NEEDED TO MEET REPLACEMENT

NOTE: PER CITY FORESTER, INVASIVE AND CONDITION 6 (DEAD) TREES DO NOT REQUIRE REPLACEMENTS. FURTHER DIRECTION FOR REPLACEMENT DETERMINED BY CITY FORESTER.

REQUIRED REPLACEMENT TREES = 20 TREES

PROPOSED REPLACEMENT TREES : 23 TREES
-17 FROM A CATEGORY
-0 FROM B CATEGORY
-6 FROM C CATEGORY

SEE LANDSCAPE PLANS ON L-2.0 AND PLANT SCHEDULE ON L-3.0 FOR DETAILS.

CATEGORIES FROM
CITY OF HIGHLAND PARK CODE PLANT PALETTE -2021 REVISION.

3 TREE REPLACEMENT NOTES
SCALE: NTS

PLANT REMARKS	
PLANT CATEGORY	ALL PLANT MATERIAL TO BE SELECTED AS SHOWN BELOW.
SHADE TREES	STRAIGHT CENTRAL LEADER, FULL EVEN CROWN, PRUNE ONLY AFTER PLANTING
EVERGREEN TREES	FULL, EVENLY SHAPED WITH BRANCHING TO GROUND
ORNAMENTAL TREES	FULL, WELL BALANCED WITH FULL APPEARANCE
SHRUBS	FULL, WELL ROOTED, EVENLY SHAPED
ORNAMENTAL GRASSES	FULL, WELL ROOTED, EVENLY SHAPED
GROUNDCOVERS	FULL, WELL ROOTED, EVENLY SHAPED
SODDED LAWN	FULL, WELL ROOTED, 2 YEARS OLD MIN, FREE AND CLEAR OF WEEDS

4 PLANT REMARKS
SCALE: NTS

L-3.0

LANDSCAPE SCHEDULE

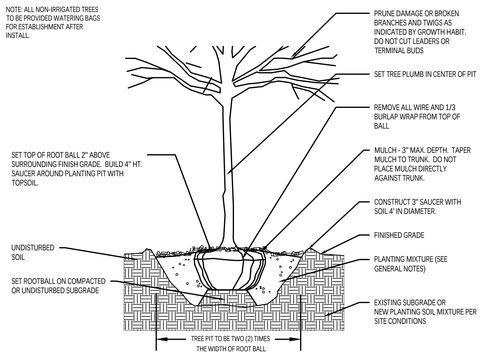
1650 SECOND STREET

HIGHLAND PARK, IL

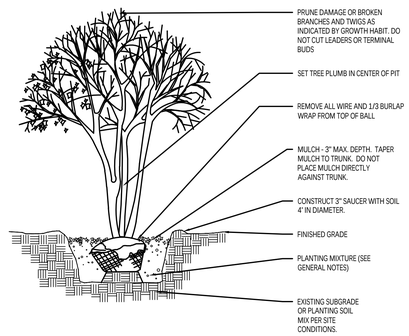
October 22, 2025

FULTON DESIGN+BUILD

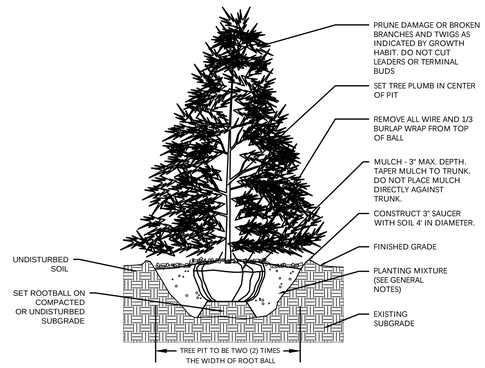
teska associates
627 Grove Street
Evanston, Illinois



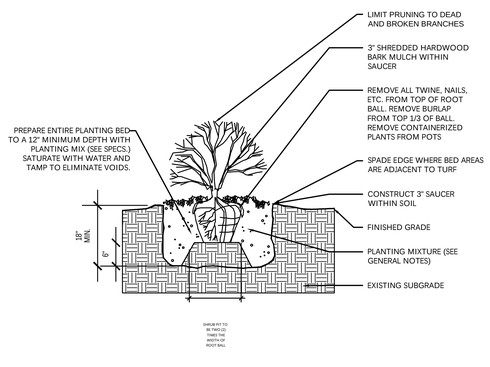
1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



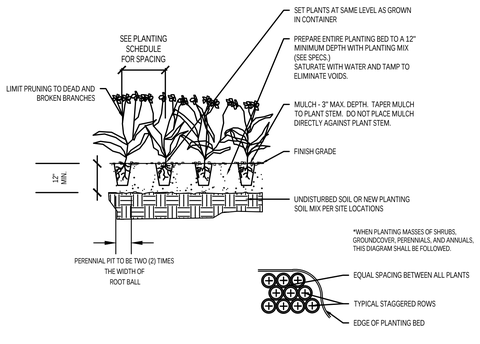
2 TYP. ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



4 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



5 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS

LANDSCAPE GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY J.U.L.I.E. (811) OR (800) 892.0123 TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
5. ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)
7. IF SPECIFIED SPECIES AND/ OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT, AT HIS/HER DISCRETION, MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE.
8. ALL PLANTS TO BE BALLED IN BURLAP (B&B) OR CONTAINER GROWN (CG) AS SPECIFIED IN PLANT SCHEDULE. ALL NYLON/PLASTIC/BURLAP ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
9. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL-DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL.
10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
11. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE ACCEPTED INDUSTRY'S STANDARD 'BEST MANAGEMENT PRACTICE' TECHNIQUES AS IDENTIFIED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION (ILCA).
12. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/FORM OR NOT INSTALLED ACCORDING TO 'BEST MANAGEMENT PRACTICE' TECHNIQUES.
13. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES & SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS & GROUNDCOVER SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND, AND TWO (2) PARTS COMPOST.
14. ALL WOODY PLANTINGS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH. ALL HERBACEOUS PLANTINGS TO RECEIVE 2" OF LEAF COMPOST.
15. CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOODING PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
16. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
18. GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.
19. EROSION CONTROL BLANKETS REQUIRED ON ALL SLOPES GREATER THAN 3:1.

6 LANDSCAPE NOTES
SCALE: NTS

LANDSCAPE DETAILS

1650 SECOND STREET

HIGHLAND PARK, IL

October 22, 2025

L-4.0

FULTON DESIGN+BUILD

teska associates
627 Grove Street
Evanston, Illinois

Wolbright Project (636, 640, and 650 Walnuts Street and 0, 1606, and 1622 Oakwood Avenue)

Public Benefit

- $150,000 payment to the City's Affordable Housing Trust Fund in addition to the fee-in-lieu payment
- Construction of a new public sidewalk along south Walnut Avenue, which will connect with the existing sidewalk on east Oakwood Avenue and demolition of the existing public sidewalks along Oakwood Avenue and LaSalle Place, and replacement with new public sidewalks

Relief contributing to Public Benefit per Section 150.515

- Front Yard Setback Modifications. Modifications from Section 150.704(A) of the Zoning Code to decrease the minimum front yard setback for the Proposed Development on the Property: (i) along the north property line of the Property, from 25 feet to 13.67 feet; (ii) along the east property line of the Property, from 25 feet to 20.33 feet; and (iii) along the south property line of the Property, from 25 feet to 13.5 feet.
- Front Yard Parking Space Modification. Modification from Section 150.805(B) of the Zoning Code to allow the location of two required off-street parking spaces within a required front yard, as depicted in Exhibit C.
- Rear Yard Setback Modification. A modification from Section 150.704(A) of the Zoning Code to decrease the minimum rear yard setback for the Proposed Development on the Property along that portion of the north property line measuring 113.42 feet in length, located on the northeast side of the Property, and intersecting at its eastern end with the Oakwood Avenue right-of-way, from 25 feet to 8.75 feet.
- Building Height Modifications. Modifications from Section 150.704(A) of the Zoning Code to increase: (i) the maximum allowed height of the Proposed Development on the Property, from 40 feet to 52 feet; and (ii) the maximum allowed number of stories of the Proposed Development on the Property, from three to four.
- Maximum Lot Coverage Modification. A modification from Section 150.704(A) of the Zoning Code to increase the maximum permitted lot coverage for the Proposed Development on the Property, from 33.3% lot coverage to 49% lot coverage.

Traffic Impact Study
The Walton

Highland Park, Illinois



Prepared For:

FULTON
DESIGN+BUILD

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

October 2, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located in Highland Park, Illinois. As proposed, the site, which is currently occupied by three buildings, will be redeveloped to contain a condominium building with 19 units and 43 parking spaces. Access to the 38 below grade parking spaces will be provided off the north-south public alley. The five guest parking spaces located on the west side of the building will be accessed directly via the public alley.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

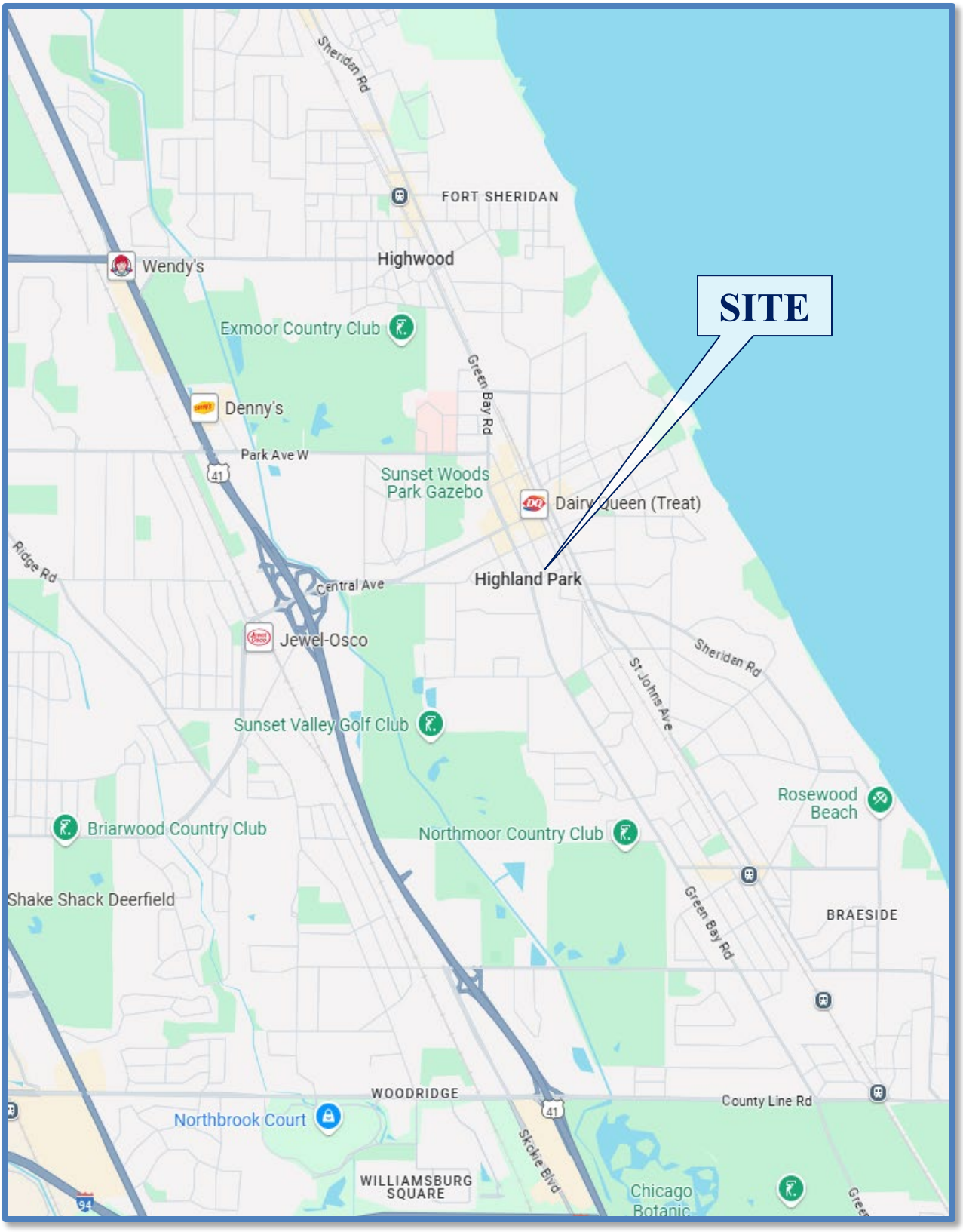
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. No-Build Conditions – Analyzes the capacity of the existing roadway system using the ambient area growth not attributable to any particular development and any additional developments not associated with the development.

3. Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

Site Location

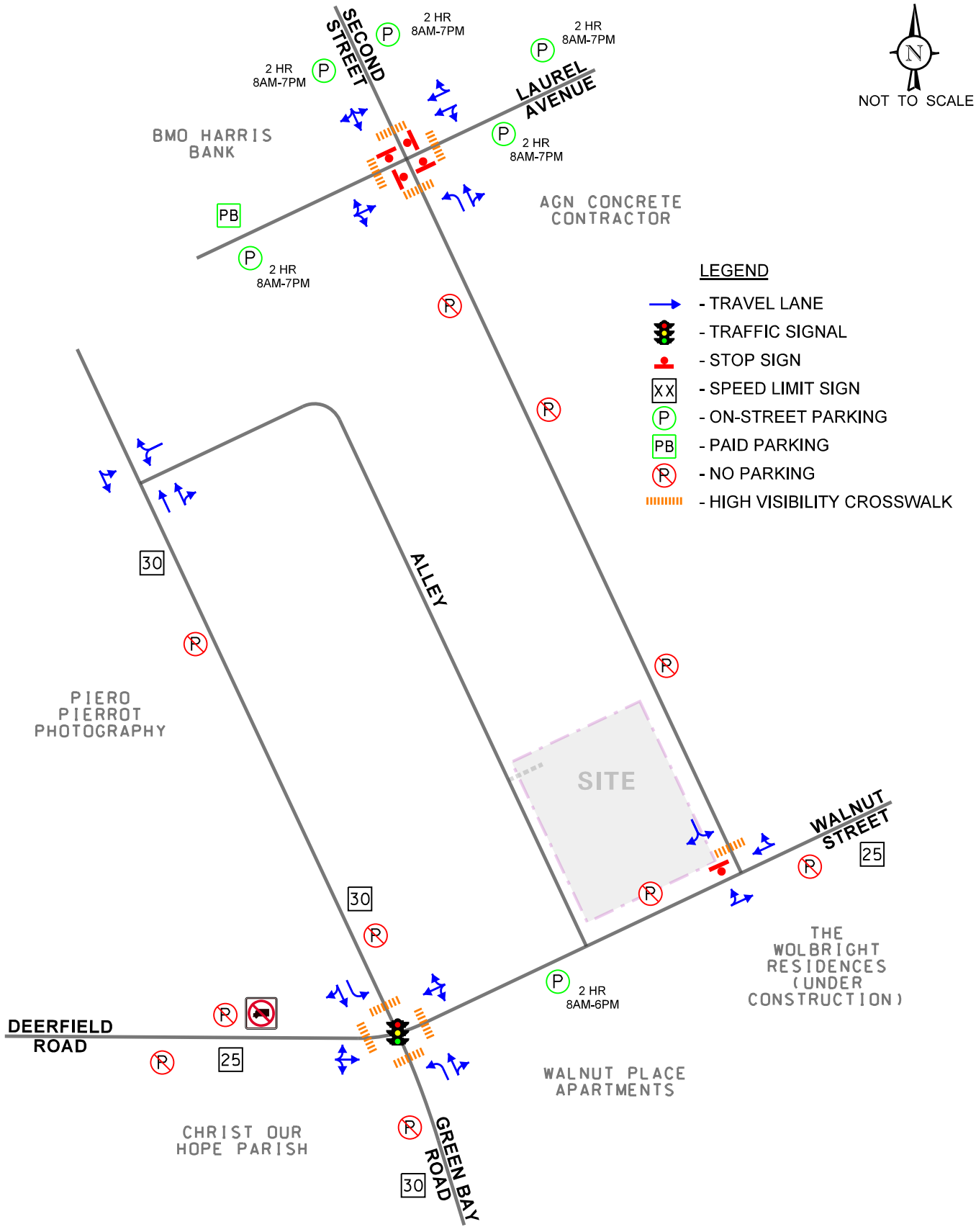
The site, which is currently occupied by three buildings, is located in the northwest corner of the intersection of Second Street with Walnut Street. Land uses in the vicinity of the site are primarily residential to the west, east, north and south and commercial along Laurel Avenue and Green Bay Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

Green Bay Road is generally a north-south minor arterial roadway that provides one travel lane in each direction. At its signalized intersection with Deerfield Road/Walnut Street, Green Bay Road provides a left-turn lane and a shared through/right-turn lane on both approaches. High-visibility crosswalks are provided on both the north and the south legs of the intersection and parking is not permitted on both sides of the street. Green Bay Road is under the jurisdiction of the City of Highland Park, has a posted speed limit of 30 miles per hour, and carries an annual average daily traffic (AADT) volume of 6,800 vehicles (IDOT 2023).

Laurel Avenue is generally an east-west major collector roadway that provides one travel lane in each direction except for the westbound traffic east of Second Street which provides two travel lanes. At its all-way stop sign control intersection with Second Street, Laurel Avenue provides a shared left-turn/through/right-turn lane on the eastbound approach and a shared left-turn/through and a shared through/right-turn lane on the westbound approach. High-visibility crosswalks are provided on both the west and the east legs of the intersection and parking is generally permitted on both sides of the street. Laurel Avenue is under the jurisdiction of the City of Highland Park and carries an AADT volume of 27,300 vehicles (IDOT 2023).



The Walton
Highland Park, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-106 Figure: 3

Walnut Street/Deerfield Road is generally an east-west local roadway that provides one travel lane in each direction. At its signalized intersection with Green Bay Road, Walnut Street/Deerfield Road provides a shared left-turn/through/right-turn lane on both approaches. High-visibility crosswalks are provided on both the west and east legs of the intersection. At its unsignalized intersection with Second Street, Walnut Street provides a shared left-turn/through lane on the eastbound approach and a shared through/right-turn on the westbound approach. Walnut Street/Deerfield Road is under the jurisdiction of the City of Highland Park and has a posted speed limit of 25 miles per hour. Walnut Street/Deerfield Road carries an AADT volume of 4,300 vehicles (IDOT 2023) west of Green Bay Road and an AADT volume 2,450 vehicles (IDOT 2023) east of Green Bay Road.

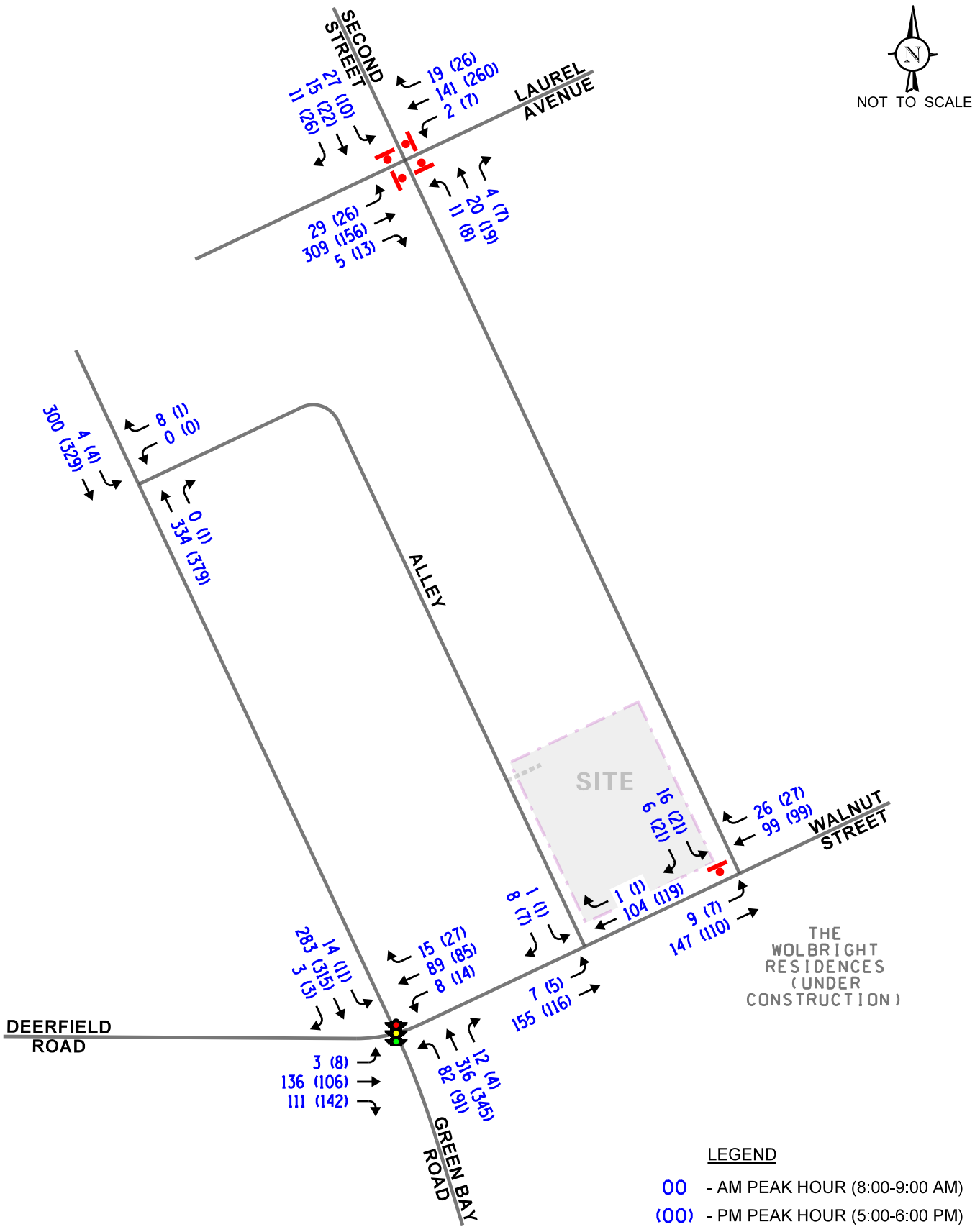
Second Street is generally a north-south local roadway that provides one travel lane in each direction. At its all-way stop sign control intersection with Laurel Avenue, Second Street provides a left turn lane and a shared through/right-turn lane on the northbound approach and a shared left-turn/through/right-turn lane on the southbound approach. High-visibility crosswalks are provided on both the north and the south legs of the intersection. At its unsignalized intersection with Walnut Street, Second Street provides a shared left-turn/right-turn lane on the southbound approach that operates under stop sign control. Second Street provides a high-visibility crosswalk on the north leg of the intersection. Second Street is under the jurisdiction of the City of Highland Park, carries an AADT volume of 15,300 vehicles (IDOT 2023) and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, April 29, 2025, during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Walnut Street with Second Street
- Second Street with Laurel Avenue
- Walnut Street with North-South Public Alley
- Green Bay Road with East-West Public Alley

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 8:00 A.M. to 9:00 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. These counts were supplemented with counts previously conducted at the intersection of Green Bay Road with Deerfield Road/Walnut Street on Wednesday, June 29, 2022, during the same time periods. **Figure 4** illustrates the existing peak hour traffic volumes and **Figure 5** illustrates the existing pedestrian and bicycle peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

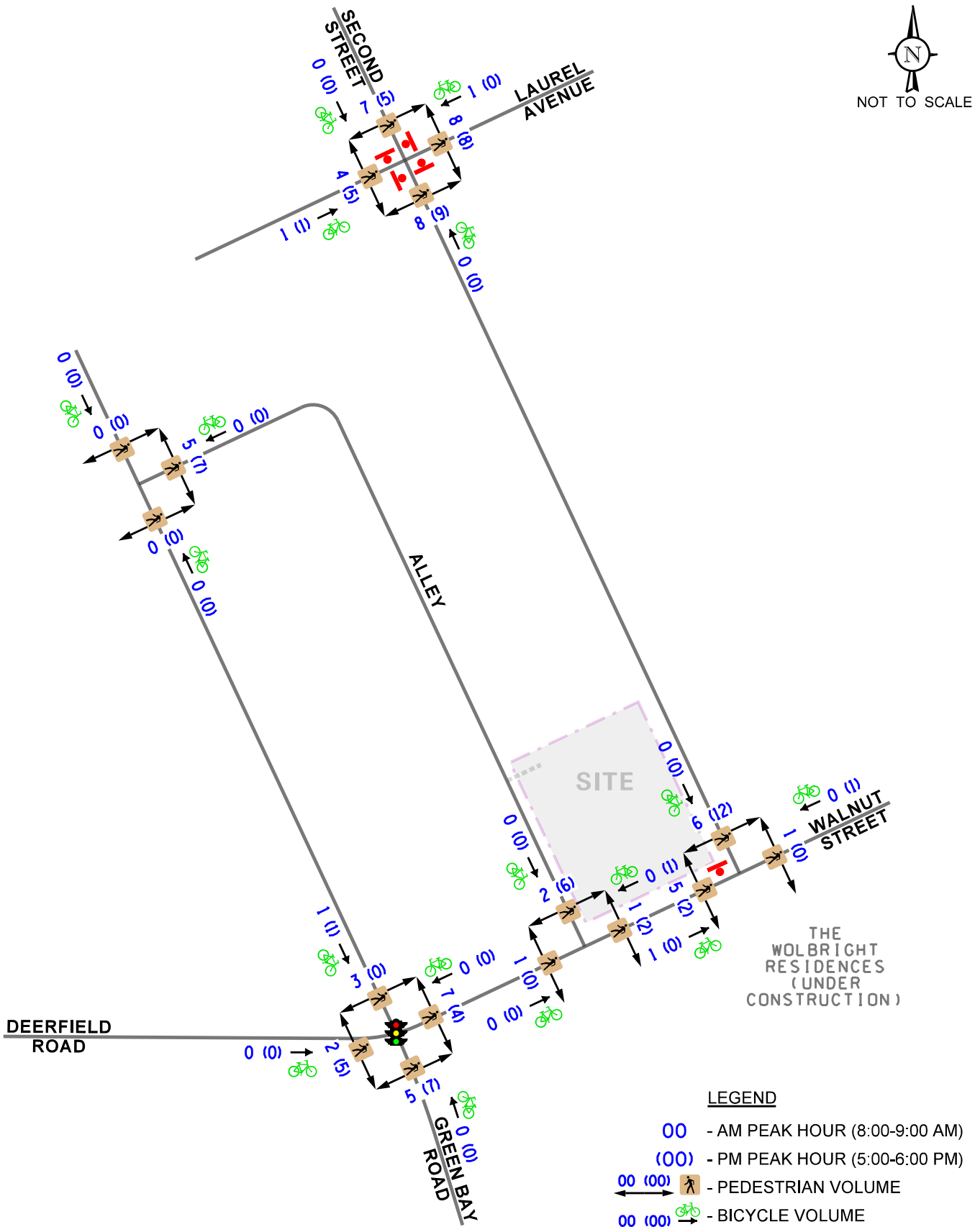


The Walton
Highland Park, Illinois

Existing Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 25-106 Figure: 4



The Walton
Highland Park, Illinois

Existing Pedestrian and Bicycle Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-106 Figure: 5

Crash Summary

KLOA, Inc. obtained crash data[1] for the past most recent available five years (2019 to 2023) for the intersections of Green Bay Road with Deerfield Road/Walnut Street and Second Street with Laurel Avenue. Additionally, Second Street with Walnut Street experienced no crashes during the reviewed period. The crash data for the intersections are summarized in **Table 1** and **Table 2**. Furthermore, no fatalities were reported at the intersections during the reviewed period.

Table 1
GREEN BAY ROAD WITH DEERFIELD ROAD/WALNUT STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Pedestrian	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	1	0	0	0	1
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	1	0	1
2023	0	0	0	2	0	0	0	2
Total	**0**	**0**	**0**	**3**	**0**	**1**	**0**	**4**
Average	**0**	**0**	**0**	**<1.0**	**0**	**<1.0**	**0**	**<1.0**

Table 2
LAUREL AVENUE WITH SECOND STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Pedestrian	Object	Rear End	Sideswipe	Turning	Other	Total
2019	3	1	0	0	0	0	0	4
2020	1	0	0	0	0	0	0	1
2021	0	0	0	0	0	1	0	1
2022	0	0	0	0	0	0	0	0
2023	0	2	0	0	0	0	0	2
Total	**4**	**3**	**0**	**0**	**0**	**1**	**0**	**8**
Average	**<1.0**	**<1.0**	**0**	**0**	**0**	**<1.0**	**0**	**1.6**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

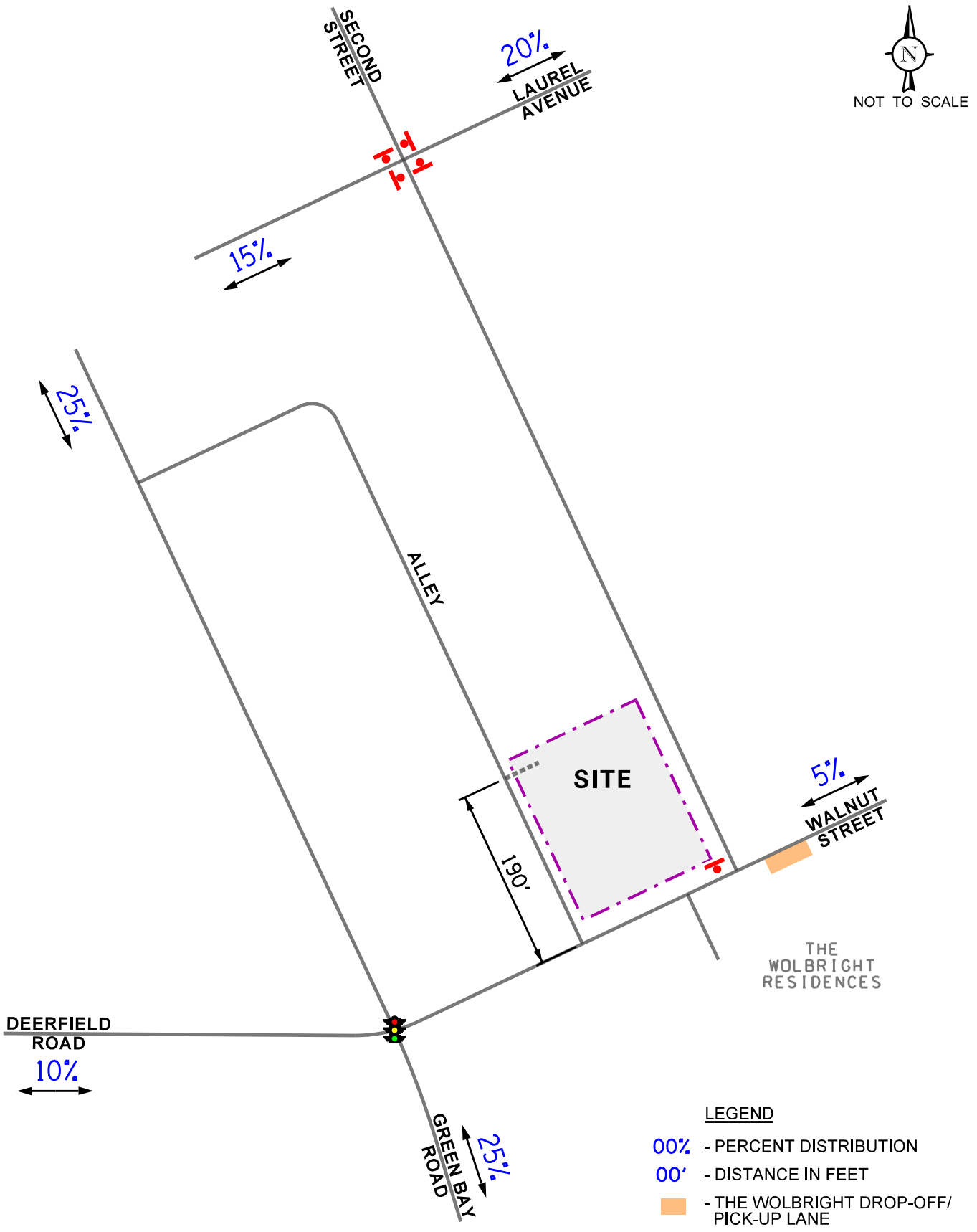
As proposed, the plans call for the redeveloping the site with a condominium building of 19 units and 43 parking spaces. Access to the 38 below grade resident parking spaces will be provided via a proposed access drive off the north-south public alley. The five surface level parking spaces will be utilized for guest parking and will be accessed via the alley directly. A copy of the preliminary site plan depicting the proposed development and access is included in the Appendix.

Directional Distribution

The directions from which residents of the residential development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distribution of the development-generated traffic.

Estimated Site Traffic Generation

The estimates of traffic to be generated by the development are based upon the proposed land use type and size. The volume of traffic generated for the residential development were estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. It should be noted that the proposed apartment development is located within one-half mile of the Highland Park Union Pacific – North Metra Commuter Railway Station. As such, some of the residents will be expected to utilize public transportation to get to work. Based on census data provided for households located within one-half mile of the Highland Park Metra Station, approximately 20 percent of residents utilize public transportation to travel to/from work. However, in order to provide a conservative analysis, the trips estimated to be generated by the proposed development were not reduced. Furthermore, the vehicle trips generated by the proposed residential units, it was assumed that 15 percent would be pick-up/drop-off trips. **Table 3** summarizes the peak hour and daily vehicle trips that will be generated by the proposed development.



The Walton
Highland Park, Illinois

Directional Distribution

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Job No: 25-106 Figure: 6

Table 3
ESTIMATED PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
221	Multifamily Housing (Mid-Rise) – 19 units	2	5	7	5	3	8	43	43	86
85% Garage Trips		*1*	*4*	*5*	*4*	*2*	*6*	*37*	*37*	*74*
15% Drop-Off/Pick-Up Trips		*1*	*1*	*2*	*1*	*1*	*2*	*6*	*6*	*12*

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and weekday evening hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). The traffic assignment for the development is illustrated in **Figure 7**.

Background Traffic Conditions

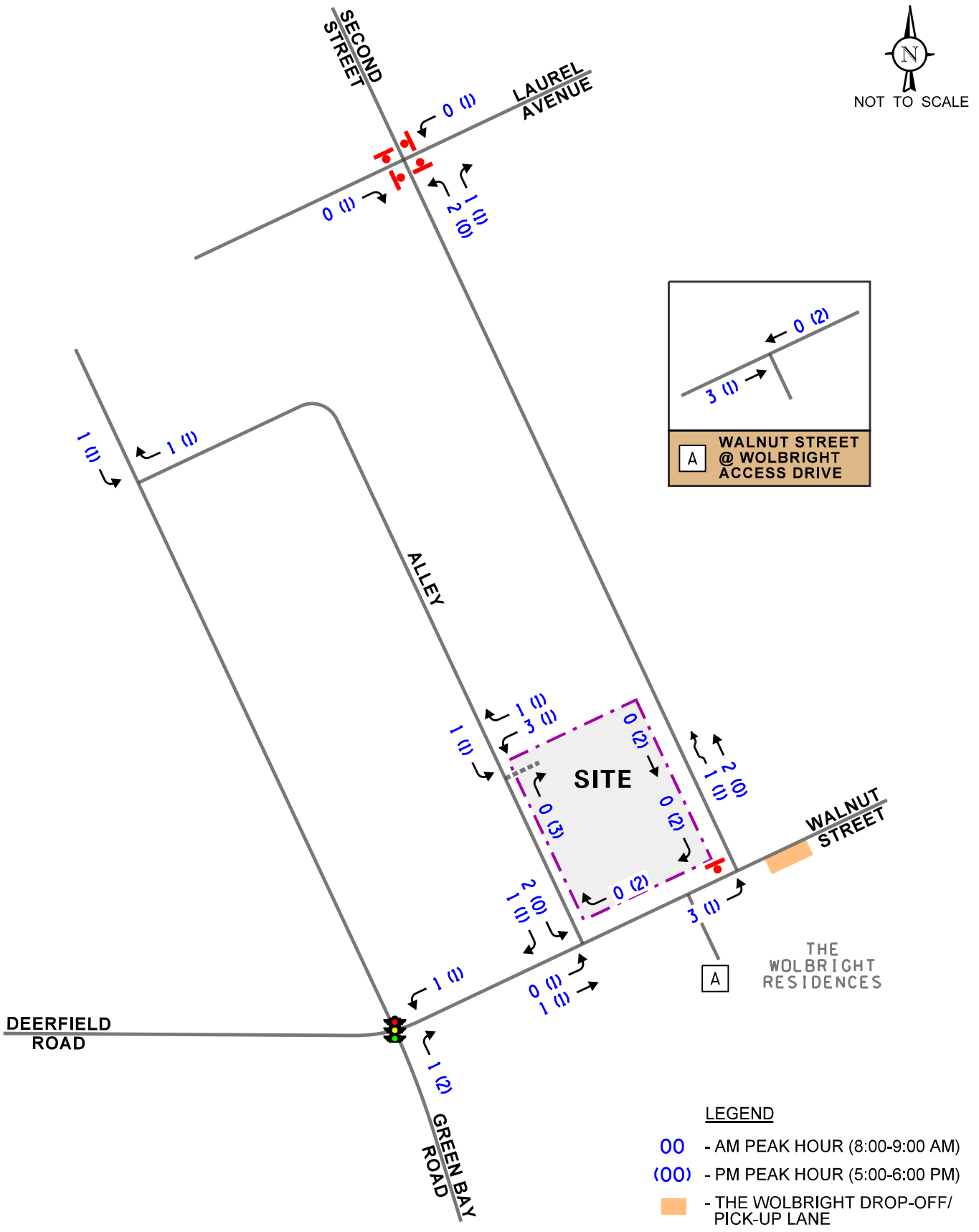
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of 0.33 percent per year for six years (buildout year plus five years) for a total of approximately two percent to project Year 2031 background conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Additionally, the traffic estimated to be generated by the under-construction Wolbright condominiums located on the southwest quadrant of the intersection of Walnut Street with Oakwood Avenue was also included as part of the background traffic volumes. It should be noted that the development will provide an access drive on Walnut Street as well as a drop-off/pick-up lane between 1st and 2nd Streets.

Figure 8 illustrates the Year 2031 no-build conditions.

Total Projected Traffic Volumes

The Year 2031 total projected traffic volumes include the no-build traffic volumes, and the traffic estimated to be generated by the proposed development. **Figure 9** shows the Year 2031 total projected traffic volumes.



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Site-Generated Traffic Volumes

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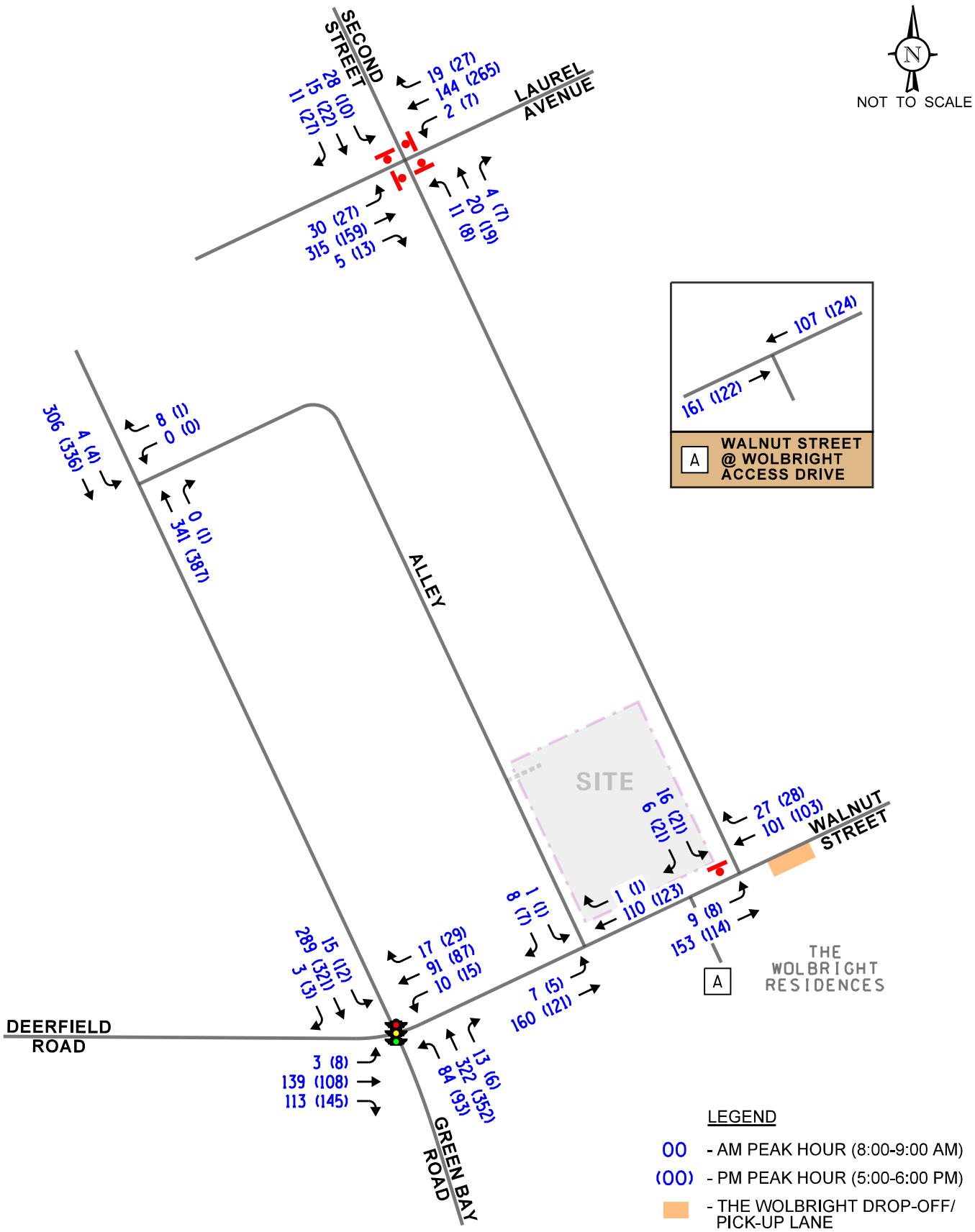
Job No: 25-106 Figure: 7



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Year 2031 No-Build Traffic Volumes

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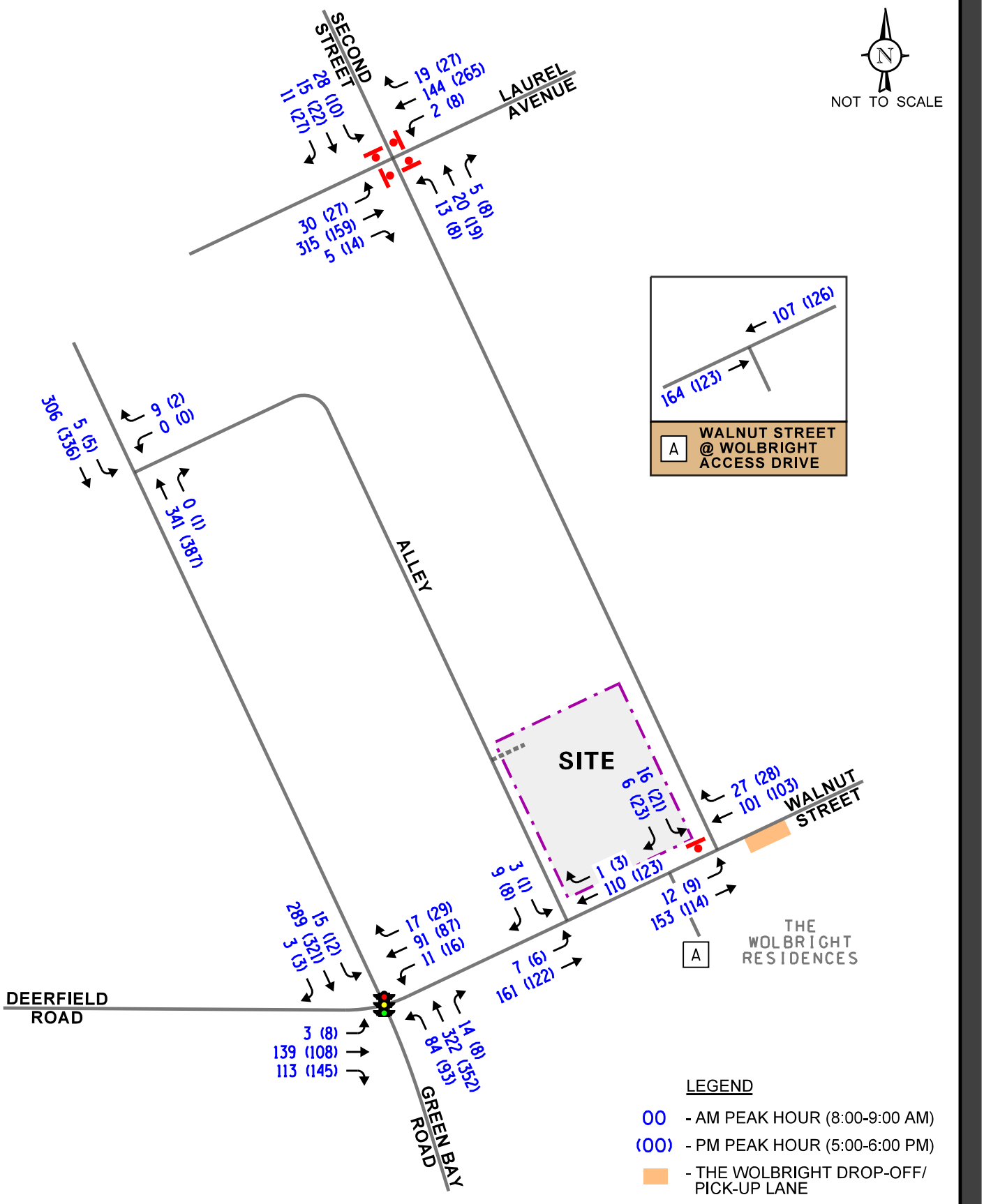
Job No: 25-106 Figure: 8



The Walton
Highland Park, Illinois

Year 2031 Total Traffic Volumes

KLOA
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Job No: 25-106 Figure: 9

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modification are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing (Year 2025) and future projected (Year 2031) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 7*th Edition and analyzed using the Synchro/SimTraffic 12 software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths, phasings, and offsets to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 4** through **7**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4
CAPACITY ANALYSIS RESULTS – GREEN BAY ROAD WITH DEERFIELD ROAD/WALNUT STREET – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Existing Conditions	Weekday Morning	--	C 23.6	--	--	B 18.5	--	A 8.1	B 13.0	--	A 7.6	B 18.2	--	B 17.0
		C – 23.6			B – 18.5			B – 12.0			B – 17.8			
	Weekday Evening	--	C 26.8	--	--	C 23.9	--	A 6.0	B 10.1	--	A 5.9	B 14.1	--	B 16.0
		C – 26.8			C – 23.9			A – 9.3			B – 13.8			
No-Build Conditions	Weekday Morning	--	C 23.9	--	--	B 18.7	--	A 8.3	B 13.3	--	A 7.7	B 18.5	--	B 17.3
		C – 23.9			B – 18.7			B – 12.3			B – 18.0			
	Weekday Evening	--	C 26.9	--	--	C 24.1	--	A 6.1	B 10.4	--	A 6.0	B 14.2	--	B 16.2
		C – 26.9			C – 24.1			A – 9.5			B – 14.0			
Projected Conditions	Weekday Morning	--	C 23.9	--	--	B 18.8	--	A 8.3	B 13.3	--	A 7.7	B 18.5	--	B 17.3
		C – 23.9			B – 18.8			B – 12.3			B – 18.0			
	Weekday Evening	--	C 26.9	--	--	C 24.3	--	A 6.1	B 10.4	--	A 6.0	B 14.2	--	B 16.3
		C – 26.9			C – 24.3			A – 9.5			B – 14.0			

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Walnut Street with Second Street				
• Southbound Approach	B	10.3	A	9.94
• Eastbound Left Turn	A	7.6	A	7.6
Second Street with Laurel Avenue[1]				
• Overall	B	12.4	A	9.4
• Eastbound Approach	B	14.7	B	10.2
• Westbound Approach	A	8.9	A	9.0
• Northbound Approach	A	9.2	A	8.7
• Southbound Approach	A	9.8	A	9.1
Walnut Street with North-South Public Alley				
• Southbound Approach	A	9.1	A	9.21
• Eastbound Left Turn	A	7.5	A	7.5
Green Bay Road with East-West Public Alley				
• Westbound Approach	B	10.6	B	10.66
• Southbound Left turn	A	8.5	A	8.2

LOS = Level of Service
Delay is measured in seconds.
1 – All-way stop control

Table 6
UNSIGNALIZED – YEAR 2031 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Walnut Street with Second Street				
• Southbound Approach	B	10.3	A	9.9
• Eastbound Left Turn	A	7.6	A	7.6
Second Street with Laurel Avenue				
• Overall	B	12.5	A	9.4
• Eastbound Approach	B	15.0	B	10.3
• Westbound Approach	A	8.9	A	9.0
• Northbound Approach	A	9.3	A	8.7
• Southbound Approach	A	9.9	A	9.2
Walnut Street with North-South Public Alley				
• Southbound Approach	A	9.2	A	9.2
• Eastbound Left Turn	A	7.5	A	7.5
Green Bay Road with East-West Public Alley				
• Westbound Approach	B	10.65	B	10.72
• Southbound Left turn	A	8.5	A	8.2

LOS = Level of Service
Delay is measured in seconds.
1 – All-way stop control
2 – Two-way stop control

Table 7
UNSIGNALIZED – YEAR 2031 TOTAL CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Walnut Street with Second Street				
• Southbound Approach	B	10.4	A	9.9
• Eastbound Left Turn	A	7.7	A	7.6
Second Street with Laurel Avenue				
• Overall	B	12.6	A	9.4
• Eastbound Approach	C	15.1	B	10.3
• Westbound Approach	A	8.9	A	9.0
• Northbound Approach	A	9.3	A	8.7
• Southbound Approach	A	9.9	A	9.2
Walnut Street with North-South Public Alley				
• Southbound Approach	A	9.4	A	9.2
• Eastbound Left Turn	A	7.5	A	7.5
Green Bay Road with East-West Public Alley				
• Westbound Approach	B	10.67	B	10.73
• Southbound Left turn	A	8.5	A	8.2

LOS = Level of Service
Delay is measured in seconds.
1 – All-way stop control
2 – Two-way stop control

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Green Bay Road with Deerfield Road/Walnut Street

The results of the capacity analysis indicate that overall, this intersection currently operates at level of service (LOS) B during the weekday morning and weekday evening peak hours. Under Year 2030 no-build and total projected conditions, this intersection is projected to continue to operate at LOS B during the weekday morning and weekday evening peak hours with an increase in delay of less than one second. Additionally, all of the approaches are projected to continue operating at existing levels of service (LOS C or better) during the peak hours with an increase in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway improvements or signal modifications are required.

Laurel Avenue with Second Street

The results of the capacity analysis indicate that this all-way stop sign control intersection currently operates at an overall LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour. All of the approaches at this intersection currently operate at LOS B or better during the weekday morning and evening peak hours. Under Year 2030 no-build and total projected conditions, the approaches are expected to continue to operate at the current LOS of B or better with increases in delay of less than one second, except for the eastbound approach during the weekday morning peak hour which is projected to operate at LOS C with an increase in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway or traffic control improvements are required.

Walnut Street with Second Street

The results of the capacity analysis indicate that the southbound approach currently operates at LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour. Furthermore, the eastbound left turn movement currently operates at LOS A during the peak hours. Under Year 2031 no-build and total projected conditions, this intersection is projected to continue to operate at the same LOS as existing conditions with an increase in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway or traffic control improvements are required.

Walnut Street with North-South Public Alley

The results of the capacity analysis indicate that the southbound approach currently operates at LOS A during the weekday morning and weekday evening peak hours. Furthermore, the eastbound left turn movement currently operates at LOS A during the peak hours. Under Year 2031 no-build and total projected conditions, this intersection is projected to continue to operate at the same LOS as existing conditions with an increase in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway or traffic control improvements are required.

Green Bay Road with East-West Public Alley

The results of the capacity analysis indicate that the westbound approach currently operates at LOS B during the weekday morning and weekday evening peak hours. Furthermore, the southbound left turn movement currently operates at LOS A during the peak hours. Under Year 2031 no-build and total projected conditions, this intersection is projected to continue to operate at the same LOS as existing conditions with an increase in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development and no roadway or traffic control improvements are required.

Parking Evaluation

As previously indicated, the development will provide 19 units and 43 parking spaces. Based on the City of Highland Park Zoning Code, the development is required to provide 39 parking spaces of which two spaces should be guest parking spaces. The proposed development will provide a total of 43 parking spaces, of which five will be guest parking spaces and two will be handicap accessible.

Furthermore, according to the ITE *Parking Generation Manual* for Mid-Rise Multi-Family Housing (Land-Use Code 221), the estimated peak parking demand is 1.23 parking spaces per unit or 24 parking spaces. Therefore, the proposed 43 spaces will be adequate in providing parking for the proposed development.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The total volume of traffic estimated to be generated by the proposed development will be limited and will be further reduced due its proximity to the Highland Park station for the Union Pacific – North Metra Commuter Railway.

- The traffic that will be generated by the proposed development can be accommodated by the area roadway system.

- Access to the proposed parking garage will be provided off the north-south public alley.

- The proposed site access will be adequate in accommodating the projected traffic volumes entering and exciting the proposed development.

- The 43 parking spaces to be provided by the proposed development meets the City of Highland Park Zoning Code requirements and will be adequate in accommodating the estimated peak parking demand for the development.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP Projections Letter
Level of Service Table
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: Green Bay Road with Alley Access Drive TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Data

Start Time	Green Bay Road Westbound					Access Drive Northbound					Green Bay Road Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
6:00 AM	0	0	0	0	0	0	14	0	0	14	0	0	11	0	11	25
6:15 AM	0	0	1	0	1	0	9	0	0	9	0	0	11	0	11	21
6:30 AM	0	0	1	0	1	0	14	1	0	15	0	0	18	0	18	34
6:45 AM	0	0	1	1	1	0	26	0	0	26	0	0	28	0	28	55
Hourly Total	0	0	3	1	3	0	63	1	0	64	0	0	68	0	68	135
7:00 AM	0	0	3	1	3	0	38	0	0	38	0	0	32	0	32	73
7:15 AM	0	0	1	0	1	0	40	0	0	40	0	1	52	0	53	94
7:30 AM	0	0	1	2	1	0	54	0	0	54	0	0	68	0	68	123
7:45 AM	0	0	3	0	3	0	69	1	0	70	0	1	54	0	55	128
Hourly Total	0	0	8	3	8	0	201	1	0	202	0	2	206	0	208	418
8:00 AM	0	0	1	2	1	0	79	0	0	79	0	0	65	0	65	145
8:15 AM	0	0	2	0	2	0	77	0	0	77	0	2	65	0	67	146
8:30 AM	0	0	2	3	2	0	94	0	0	94	0	0	93	0	93	189
8:45 AM	0	0	3	0	3	0	84	0	0	84	0	2	77	0	79	166
Hourly Total	0	0	8	5	8	0	334	0	0	334	0	4	300	0	304	646
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	2	2	2	0	81	0	0	81	0	0	82	0	82	165
4:15 PM	0	0	1	0	1	0	89	0	0	89	0	1	67	0	68	158
4:30 PM	0	0	1	2	1	0	89	0	0	89	0	2	63	0	65	155
4:45 PM	0	0	0	1	0	0	91	0	0	91	0	0	87	0	87	178
Hourly Total	0	0	4	5	4	0	350	0	0	350	0	3	299	0	302	656
5:00 PM	0	0	0	3	0	0	108	1	0	109	0	1	79	0	80	189
5:15 PM	0	0	0	1	0	0	91	0	0	91	0	1	87	0	88	179
5:30 PM	0	0	1	1	1	0	87	0	0	87	0	0	64	0	64	152
5:45 PM	0	0	0	1	0	0	95	0	0	95	0	0	69	0	69	164
Hourly Total	0	0	1	6	1	0	381	1	0	382	0	2	299	0	301	684
6:00 PM	0	0	1	0	1	0	77	0	0	77	0	0	76	0	76	154
6:15 PM	0	0	1	1	1	0	62	0	0	62	0	0	63	0	63	126
6:30 PM	0	0	0	1	0	0	67	0	0	67	0	0	74	0	74	141
6:45 PM	0	0	0	0	0	0	48	0	0	48	0	0	49	0	49	97
Hourly Total	0	0	2	2	2	0	254	0	0	254	0	0	262	0	262	518
Grand Total	0	0	26	22	26	0	1583	3	0	1586	0	11	1434	0	1445	3057
Approach %	0.0	0.0	100.0	-	-	0.0	99.8	0.2	-	-	0.0	0.8	99.2	-	-	-
Total %	0.0	0.0	0.9	-	0.9	0.0	51.8	0.1	-	51.9	0.0	0.4	46.9	-	47.3	-
Lights	0	0	25	-	25	0	1529	3	-	1532	0	10	1394	-	1404	2961
% Lights	-	-	96.2	-	96.2	-	96.6	100.0	-	96.6	-	90.9	97.2	-	97.2	96.9

Buses	0	0	0	-	0	0	22	0	-	22	0	0	20	-	20	42
% Buses	-	-	0.0	-	0.0	-	1.4	0.0	-	1.4	-	0.0	1.4	-	1.4	1.4
Single-Unit Trucks	0	0	1	-	1	0	21	0	-	21	0	1	15	-	16	38
% Single-Unit Trucks	-	-	3.8	-	3.8	-	1.3	0.0	-	1.3	-	9.1	1.0	-	1.1	1.2
Articulated Trucks	0	0	0	-	0	0	10	0	-	10	0	0	3	-	3	13
% Articulated Trucks	-	-	0.0	-	0.0	-	0.6	0.0	-	0.6	-	0.0	0.2	-	0.2	0.4
Bicycles on Road	0	0	0	-	0	0	1	0	-	1	0	0	2	-	2	3
% Bicycles on Road	-	-	0.0	-	0.0	-	0.1	0.0	-	0.1	-	0.0	0.1	-	0.1	0.1
Pedestrians	-	-	-	22	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Green Bay Road Westbound					Access Drive Northbound					Green Bay Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
8:00 AM	0	0	1	2	1	0	79	0	0	79	0	0	65	0	65	145
8:15 AM	0	0	2	0	2	0	77	0	0	77	0	2	65	0	67	146
8:30 AM	0	0	2	3	2	0	94	0	0	94	0	0	93	0	93	189
8:45 AM	0	0	3	0	3	0	84	0	0	84	0	2	77	0	79	166
Total	0	0	8	5	8	0	334	0	0	334	0	4	300	0	304	646
Approach %	0.0	0.0	100.0	-	-	0.0	100.0	0.0	-	-	0.0	1.3	98.7	-	-	-
Total %	0.0	0.0	1.2	-	1.2	0.0	51.7	0.0	-	51.7	0.0	0.6	46.4	-	47.1	-
PHF	0.000	0.000	0.667	-	0.667	0.000	0.888	0.000	-	0.888	0.000	0.500	0.806	-	0.817	0.854
Lights	0	0	8	-	8	0	313	0	-	313	0	3	289	-	292	613
% Lights	-	-	100.0	-	100.0	-	93.7	-	-	93.7	-	75.0	96.3	-	96.1	94.9
Buses	0	0	0	-	0	0	9	0	-	9	0	0	5	-	5	14
% Buses	-	-	0.0	-	0.0	-	2.7	-	-	2.7	-	0.0	1.7	-	1.6	2.2
Single-Unit Trucks	0	0	0	-	0	0	10	0	-	10	0	1	6	-	7	17
% Single-Unit Trucks	-	-	0.0	-	0.0	-	3.0	-	-	3.0	-	25.0	2.0	-	2.3	2.6
Articulated Trucks	0	0	0	-	0	0	2	0	-	2	0	0	0	-	0	2
% Articulated Trucks	-	-	0.0	-	0.0	-	0.6	-	-	0.6	-	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	5	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Green Bay Road with Alley Access Drive TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Green Bay Road Westbound					Access Drive Northbound					Green Bay Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:30 PM	0	0	1	2	1	0	89	0	0	89	0	2	63	0	65	155
4:45 PM	0	0	0	1	0	0	91	0	0	91	0	0	87	0	87	178
5:00 PM	0	0	0	3	0	0	108	1	0	109	0	1	79	0	80	189
5:15 PM	0	0	0	1	0	0	91	0	0	91	0	1	87	0	88	179
Total	0	0	1	7	1	0	379	1	0	380	0	4	316	0	320	701
Approach %	0.0	0.0	100.0	-	-	0.0	99.7	0.3	-	-	0.0	1.3	98.8	-	-	-
Total %	0.0	0.0	0.1	-	0.1	0.0	54.1	0.1	-	54.2	0.0	0.6	45.1	-	45.6	-
PHF	0.000	0.000	0.250	-	0.250	0.000	0.877	0.250	-	0.872	0.000	0.500	0.908	-	0.909	0.927
Lights	0	0	1	-	1	0	367	1	-	368	0	4	313	-	317	686
% Lights	-	-	100.0	-	100.0	-	96.8	100.0	-	96.8	-	100.0	99.1	-	99.1	97.9
Buses	0	0	0	-	0	0	2	0	-	2	0	0	3	-	3	5
% Buses	-	-	0.0	-	0.0	-	0.5	0.0	-	0.5	-	0.0	0.9	-	0.9	0.7
Single-Unit Trucks	0	0	0	-	0	0	5	0	-	5	0	0	0	-	0	5
% Single-Unit Trucks	-	-	0.0	-	0.0	-	1.3	0.0	-	1.3	-	0.0	0.0	-	0.0	0.7
Articulated Trucks	0	0	0	-	0	0	5	0	-	5	0	0	0	-	0	5
% Articulated Trucks	-	-	0.0	-	0.0	-	1.3	0.0	-	1.3	-	0.0	0.0	-	0.0	0.7
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	7	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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Count Name: Laurel Avenue with 2nd Street
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Data

Start Time	Laurel Avenue Eastbound						Laurel Avenue Westbound						2nd Street Northbound						2nd Street Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
6:00 AM	0	0	3	0	0	3	0	0	5	2	0	7	0	1	2	0	0	3	0	2	0	1	0	3	16
6:15 AM	0	0	9	1	1	10	0	0	8	0	2	8	0	1	0	0	1	1	0	2	2	0	1	4	23
6:30 AM	0	0	11	0	0	11	0	0	9	2	0	11	0	0	2	0	1	2	0	1	3	0	0	4	28
6:45 AM	0	1	31	0	2	32	0	2	20	2	1	24	0	3	2	2	2	7	0	2	3	0	0	5	68
Hourly Total	0	1	54	1	3	56	0	2	42	6	3	50	0	5	6	2	4	13	0	7	8	1	1	16	135
7:00 AM	0	1	29	0	2	30	0	0	15	0	0	15	0	0	1	0	0	1	0	6	5	0	2	11	57
7:15 AM	0	3	60	0	2	63	0	0	17	4	1	21	0	0	6	0	5	6	0	4	3	1	1	8	98
7:30 AM	0	2	41	3	0	46	0	0	31	2	4	33	0	2	2	0	5	4	0	1	6	0	0	7	90
7:45 AM	0	4	75	4	0	83	0	0	20	2	2	22	0	2	3	2	1	7	0	2	5	2	2	9	121
Hourly Total	0	10	205	7	4	222	0	0	83	8	7	91	0	4	12	2	11	18	0	13	19	3	5	35	366
8:00 AM	0	3	71	0	2	74	0	2	20	2	2	24	0	1	4	0	2	5	0	2	5	0	0	7	110
8:15 AM	0	1	91	0	1	92	0	0	29	4	3	33	0	3	3	1	2	7	0	9	3	1	2	13	145
8:30 AM	0	16	61	2	1	79	0	0	45	6	3	51	0	3	8	3	3	14	0	7	5	6	4	18	162
8:45 AM	0	9	87	3	0	99	0	0	47	8	0	55	0	4	5	0	1	9	0	9	2	4	1	15	178
Hourly Total	0	29	310	5	4	344	0	2	141	20	8	163	0	11	20	4	8	35	0	27	15	11	7	53	595
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	4	43	4	1	51	0	1	53	3	5	57	0	3	4	5	1	12	0	4	3	10	2	17	137
4:15 PM	0	5	30	1	1	36	0	1	61	7	6	69	0	0	3	0	2	3	0	4	6	3	4	13	121
4:30 PM	0	7	55	1	0	63	0	0	50	7	1	57	0	3	3	3	3	9	0	0	4	4	0	8	137
4:45 PM	0	8	37	5	2	50	0	2	55	8	3	65	0	3	6	1	4	10	0	6	4	7	0	17	142
Hourly Total	0	24	165	11	4	200	0	4	219	25	15	248	0	9	16	9	10	34	0	14	17	24	6	55	537
5:00 PM	0	6	28	3	2	37	0	3	74	6	2	83	0	0	7	0	0	7	0	4	7	11	2	22	149
5:15 PM	0	4	37	4	1	45	0	2	81	5	2	88	0	2	3	3	2	8	0	0	7	4	3	11	152
5:30 PM	0	3	40	2	1	45	0	0	55	4	2	59	0	0	3	0	0	3	0	4	7	3	1	14	121
5:45 PM	0	6	42	3	0	51	0	2	65	3	2	70	0	5	1	1	3	7	0	7	9	4	1	20	148
Hourly Total	0	19	147	12	4	178	0	7	275	18	8	300	0	7	14	4	5	25	0	15	30	22	7	67	570
6:00 PM	0	4	40	2	1	46	0	0	39	10	2	49	0	1	2	2	3	5	0	4	5	6	4	15	115
6:15 PM	0	4	35	1	0	40	0	1	49	7	2	57	0	0	3	0	4	3	0	1	2	4	2	7	107
6:30 PM	1	4	34	1	0	40	0	0	45	4	2	49	0	0	3	0	1	3	0	11	2	3	1	16	108
6:45 PM	0	5	20	0	2	25	0	0	32	6	3	38	0	4	2	0	1	6	0	5	3	3	2	11	80
Hourly Total	1	17	129	4	3	151	0	1	165	27	9	193	0	5	10	2	9	17	0	21	12	16	9	49	410
Grand Total	1	100	1010	40	22	1151	0	16	925	104	50	1045	0	41	78	23	47	142	0	97	101	77	35	275	2613
Approach %	0.1	8.7	87.7	3.5	-	-	0.0	1.5	88.5	10.0	-	-	0.0	28.9	54.9	16.2	-	-	0.0	35.3	36.7	28.0	-	-	-
Total %	0.0	3.8	38.7	1.5	-	44.0	0.0	0.6	35.4	4.0	-	40.0	0.0	1.6	3.0	0.9	-	5.4	0.0	3.7	3.9	2.9	-	10.5	-
Lights	1	99	963	39	-	1102	0	16	885	101	-	1002	0	41	77	22	-	140	0	97	96	76	-	269	2513

% Lights	100.0	99.0	95.3	97.5	-	95.7	-	100.0	95.7	97.1	-	95.9	-	100.0	98.7	95.7	-	98.6	-	100.0	95.0	98.7	-	97.8	96.2
Buses	0	0	31	0	-	31	0	0	34	0	-	34	0	0	0	1	-	1	0	0	0	0	-	0	66
% Buses	0.0	0.0	3.1	0.0	-	2.7	-	0.0	3.7	0.0	-	3.3	-	0.0	0.0	4.3	-	0.7	-	0.0	0.0	0.0	-	0.0	2.5
Single-Unit Trucks	0	1	7	1	-	9	0	0	4	2	-	6	0	0	0	0	-	0	0	0	0	1	-	1	16
% Single-Unit Trucks	0.0	1.0	0.7	2.5	-	0.8	-	0.0	0.4	1.9	-	0.6	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	1.3	-	0.4	0.6
Articulated Trucks	0	0	6	0	-	6	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	6
% Articulated Trucks	0.0	0.0	0.6	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	3	0	-	3	0	0	2	1	-	3	0	0	1	0	-	1	0	0	5	0	-	5	12
% Bicycles on Road	0.0	0.0	0.3	0.0	-	0.3	-	0.0	0.2	1.0	-	0.3	-	0.0	1.3	0.0	-	0.7	-	0.0	5.0	0.0	-	1.8	0.5
Pedestrians	-	-	-	-	22	-	-	-	-	-	50	-	-	-	-	-	47	-	-	-	-	-	35	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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9575 W. Higgins Rd., Suite 400

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(847)518-9990 mmendoza@kloainc.com

Count Name: Laurel Avenue with 2nd Street
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Laurel Avenue Eastbound						Laurel Avenue Westbound						2nd Street Northbound						2nd Street Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
8:00 AM	0	3	71	0	2	74	0	2	20	2	2	24	0	1	4	0	2	5	0	2	5	0	0	7	110
8:15 AM	0	1	91	0	1	92	0	0	29	4	3	33	0	3	3	1	2	7	0	9	3	1	2	13	145
8:30 AM	0	16	61	2	1	79	0	0	45	6	3	51	0	3	8	3	3	14	0	7	5	6	4	18	162
8:45 AM	0	9	87	3	0	99	0	0	47	8	0	55	0	4	5	0	1	9	0	9	2	4	1	15	178
Total	0	29	310	5	4	344	0	2	141	20	8	163	0	11	20	4	8	35	0	27	15	11	7	53	595
Approach %	0.0	8.4	90.1	1.5	-	-	0.0	1.2	86.5	12.3	-	-	0.0	31.4	57.1	11.4	-	-	0.0	50.9	28.3	20.8	-	-	-
Total %	0.0	4.9	52.1	0.8	-	57.8	0.0	0.3	23.7	3.4	-	27.4	0.0	1.8	3.4	0.7	-	5.9	0.0	4.5	2.5	1.8	-	8.9	-
PHF	0.000	0.453	0.852	0.417	-	0.869	0.000	0.250	0.750	0.625	-	0.741	0.000	0.688	0.625	0.333	-	0.625	0.000	0.750	0.750	0.458	-	0.736	0.836
Lights	0	29	295	4	-	328	0	2	122	19	-	143	0	11	20	3	-	34	0	27	15	11	-	53	558
% Lights	-	100.0	95.2	80.0	-	95.3	-	100.0	86.5	95.0	-	87.7	-	100.0	100.0	75.0	-	97.1	-	100.0	100.0	100.0	-	100.0	93.8
Buses	0	0	12	0	-	12	0	0	18	0	-	18	0	0	0	1	-	1	0	0	0	0	-	0	31
% Buses	-	0.0	3.9	0.0	-	3.5	-	0.0	12.8	0.0	-	11.0	-	0.0	0.0	25.0	-	2.9	-	0.0	0.0	0.0	-	0.0	5.2
Single-Unit Trucks	0	0	1	1	-	2	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	3
% Single-Unit Trucks	-	0.0	0.3	20.0	-	0.6	-	0.0	0.7	0.0	-	0.6	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.5
Articulated Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.3	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	1	0	-	1	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Bicycles on Road	-	0.0	0.3	0.0	-	0.3	-	0.0	0.0	5.0	-	0.6	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	-	4	-	-	-	-	-	8	-	-	-	-	-	8	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: Laurel Avenue with 2nd Street
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Laurel Avenue Eastbound						Laurel Avenue Westbound						2nd Street Northbound						2nd Street Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	7	55	1	0	63	0	0	50	7	1	57	0	3	3	3	3	9	0	0	4	4	0	8	137
4:45 PM	0	8	37	5	2	50	0	2	55	8	3	65	0	3	6	1	4	10	0	6	4	7	0	17	142
5:00 PM	0	6	28	3	2	37	0	3	74	6	2	83	0	0	7	0	0	7	0	4	7	11	2	22	149
5:15 PM	0	4	37	4	1	45	0	2	81	5	2	88	0	2	3	3	2	8	0	0	7	4	3	11	152
Total	0	25	157	13	5	195	0	7	260	26	8	293	0	8	19	7	9	34	0	10	22	26	5	58	580
Approach %	0.0	12.8	80.5	6.7	-	-	0.0	2.4	88.7	8.9	-	-	0.0	23.5	55.9	20.6	-	-	0.0	17.2	37.9	44.8	-	-	-
Total %	0.0	4.3	27.1	2.2	-	33.6	0.0	1.2	44.8	4.5	-	50.5	0.0	1.4	3.3	1.2	-	5.9	0.0	1.7	3.8	4.5	-	10.0	-
PHF	0.000	0.781	0.714	0.650	-	0.774	0.000	0.583	0.802	0.813	-	0.832	0.000	0.667	0.679	0.583	-	0.850	0.000	0.417	0.786	0.591	-	0.659	0.954
Lights	0	25	152	13	-	190	0	7	256	26	-	289	0	8	19	7	-	34	0	10	22	26	-	58	571
% Lights	-	100.0	96.8	100.0	-	97.4	-	100.0	98.5	100.0	-	98.6	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	98.4
Buses	0	0	4	0	-	4	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	8
% Buses	-	0.0	2.5	0.0	-	2.1	-	0.0	1.5	0.0	-	1.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.4
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.6	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	5	-	-	-	-	-	8	-	-	-	-	-	9	-	-	-	-	-	5	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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9575 W. Higgins Rd., Suite 400

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Count Name: Walnut St with Green Bay Rd
Site Code:
Start Date: 06/29/2022
Page No: 1

Turning Movement Data

Start Time	Deerfield Rd Eastbound						Walnut St Westbound						Green Bay Rd Northbound						Green Bay Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
6:30 AM	0	0	8	12	0	20	0	1	10	1	0	12	0	2	19	1	2	22	0	0	21	0	2	21	75
6:45 AM	0	0	22	18	0	40	0	2	12	2	1	16	0	5	25	1	0	31	1	3	40	1	0	45	132
Hourly Total	0	0	30	30	0	60	0	3	22	3	1	28	0	7	44	2	2	53	1	3	61	1	2	66	207
7:00 AM	0	0	20	21	1	41	0	0	6	1	0	7	0	7	23	3	0	33	0	1	26	0	0	27	108
7:15 AM	0	1	10	15	3	26	0	2	3	0	0	5	0	13	34	2	1	49	0	0	34	1	1	35	115
7:30 AM	0	1	18	28	0	47	0	1	9	4	1	14	0	15	32	0	0	47	0	0	44	2	1	46	154
7:45 AM	0	0	33	24	2	57	0	0	17	1	1	18	0	15	60	0	1	75	0	4	46	1	2	51	201
Hourly Total	0	2	81	88	6	171	0	3	35	6	2	44	0	50	149	5	2	204	0	5	150	4	4	159	578
8:00 AM	0	0	21	26	0	47	0	2	14	2	2	18	0	20	48	2	0	70	0	2	58	1	2	61	196
8:15 AM	0	1	22	27	0	50	0	1	18	0	0	19	0	16	49	3	1	68	0	2	42	1	0	45	182
8:30 AM	0	2	32	27	1	61	0	3	25	6	2	34	0	26	62	2	2	90	0	2	56	1	1	59	244
8:45 AM	0	0	21	31	1	52	0	2	18	7	3	27	0	20	79	3	2	102	0	6	72	0	0	78	259
Hourly Total	0	3	96	111	2	210	0	8	75	15	7	98	0	82	238	10	5	330	0	12	228	3	3	243	881
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	16	34	0	52	0	4	18	2	1	24	0	19	82	3	2	104	0	0	76	1	0	77	257
4:15 PM	0	2	32	22	0	56	0	3	12	3	4	18	0	19	74	3	3	96	0	3	77	1	0	81	251
4:30 PM	0	2	21	33	1	56	0	4	20	4	0	28	0	19	77	2	0	98	0	4	98	1	0	103	285
4:45 PM	0	1	27	30	2	58	0	3	24	5	1	32	0	26	99	1	2	126	0	3	63	1	0	67	283
Hourly Total	0	7	96	119	3	222	0	14	74	14	6	102	0	83	332	9	7	424	0	10	314	4	0	328	1076
5:00 PM	0	3	32	43	0	78	0	1	14	3	2	18	0	25	78	0	4	103	0	2	83	0	0	85	284
5:15 PM	0	2	26	36	2	64	0	2	17	10	1	29	0	21	91	1	1	113	0	2	71	1	0	74	280
5:30 PM	0	2	31	42	1	75	0	1	26	1	2	28	0	22	68	2	0	92	0	2	60	2	0	64	259
5:45 PM	0	3	25	43	2	71	0	4	16	5	2	25	0	21	79	1	3	101	0	3	76	1	4	80	277
Hourly Total	0	10	114	164	5	288	0	8	73	19	7	100	0	89	316	4	8	409	0	9	290	4	4	303	1100
6:00 PM	0	0	26	42	0	68	0	5	7	3	0	15	0	12	52	0	1	64	0	4	65	0	1	69	216
6:15 PM	0	1	24	37	2	62	0	2	21	4	0	27	0	18	53	4	0	75	0	2	63	2	0	67	231
Grand Total	0	23	467	591	18	1081	0	43	307	64	23	414	0	341	1184	34	25	1559	1	45	1171	18	14	1235	4289
Approach %	0.0	2.1	43.2	54.7	-	-	0.0	10.4	74.2	15.5	-	-	0.0	21.9	75.9	2.2	-	-	0.1	3.6	94.8	1.5	-	-	-
Total %	0.0	0.5	10.9	13.8	-	25.2	0.0	1.0	7.2	1.5	-	9.7	0.0	8.0	27.6	0.8	-	36.3	0.0	1.0	27.3	0.4	-	28.8	-
Lights	0	23	453	569	-	1045	0	41	302	63	-	406	0	332	1155	27	-	1514	1	41	1142	18	-	1202	4167
% Lights	-	100.0	97.0	96.3	-	96.7	-	95.3	98.4	98.4	-	98.1	-	97.4	97.6	79.4	-	97.1	100.0	91.1	97.5	100.0	-	97.3	97.2
Buses	0	0	3	4	-	7	0	1	1	1	-	3	0	1	15	1	-	17	0	3	12	0	-	15	42
% Buses	-	0.0	0.6	0.7	-	0.6	-	2.3	0.3	1.6	-	0.7	-	0.3	1.3	2.9	-	1.1	0.0	6.7	1.0	0.0	-	1.2	1.0
Single-Unit Trucks	0	0	3	10	-	13	0	1	2	0	-	3	0	4	9	2	-	15	0	0	8	0	-	8	39
% Single-Unit Trucks	-	0.0	0.6	1.7	-	1.2	-	2.3	0.7	0.0	-	0.7	-	1.2	0.8	5.9	-	1.0	0.0	0.0	0.7	0.0	-	0.6	0.9

Articulated Trucks	0	0	5	7	-	12	0	0	1	0	-	1	0	4	5	1	-	10	0	0	4	0	-	4	27
% Articulated Trucks	-	0.0	1.1	1.2	-	1.1	-	0.0	0.3	0.0	-	0.2	-	1.2	0.4	2.9	-	0.6	0.0	0.0	0.3	0.0	-	0.3	0.6
Bicycles on Road	0	0	3	1	-	4	0	0	1	0	-	1	0	0	0	3	-	3	0	1	5	0	-	6	14
% Bicycles on Road	-	0.0	0.6	0.2	-	0.4	-	0.0	0.3	0.0	-	0.2	-	0.0	0.0	8.8	-	0.2	0.0	2.2	0.4	0.0	-	0.5	0.3
Pedestrians	-	-	-	-	18	-	-	-	-	-	23	-	-	-	-	-	25	-	-	-	-	-	14	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Walnut St with Green Bay Rd
Site Code:
Start Date: 06/29/2022

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Deerfield Rd Eastbound						Walnut St Westbound						Green Bay Rd Northbound						Green Bay Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
8:00 AM	0	0	21	26	0	47	0	2	14	2	2	18	0	20	48	2	0	70	0	2	58	1	2	61	196
8:15 AM	0	1	22	27	0	50	0	1	18	0	0	19	0	16	49	3	1	68	0	2	42	1	0	45	182
8:30 AM	0	2	32	27	1	61	0	3	25	6	2	34	0	26	62	2	2	90	0	2	56	1	1	59	244
8:45 AM	0	0	21	31	1	52	0	2	18	7	3	27	0	20	79	3	2	102	0	6	72	0	0	78	259
Total	0	3	96	111	2	210	0	8	75	15	7	98	0	82	238	10	5	330	0	12	228	3	3	243	881
Approach %	0.0	1.4	45.7	52.9	-	-	0.0	8.2	76.5	15.3	-	-	0.0	24.8	72.1	3.0	-	-	0.0	4.9	93.8	1.2	-	-	-
Total %	0.0	0.3	10.9	12.6	-	23.8	0.0	0.9	8.5	1.7	-	11.1	0.0	9.3	27.0	1.1	-	37.5	0.0	1.4	25.9	0.3	-	27.6	-
PHF	0.000	0.375	0.750	0.895	-	0.861	0.000	0.667	0.750	0.536	-	0.721	0.000	0.788	0.753	0.833	-	0.809	0.000	0.500	0.792	0.750	-	0.779	0.850
Lights	0	3	94	106	-	203	0	7	74	14	-	95	0	78	223	9	-	310	0	11	217	3	-	231	839
% Lights	-	100.0	97.9	95.5	-	96.7	-	87.5	98.7	93.3	-	96.9	-	95.1	93.7	90.0	-	93.9	-	91.7	95.2	100.0	-	95.1	95.2
Buses	0	0	0	1	-	1	0	1	1	1	-	3	0	0	11	0	-	11	0	0	6	0	-	6	21
% Buses	-	0.0	0.0	0.9	-	0.5	-	12.5	1.3	6.7	-	3.1	-	0.0	4.6	0.0	-	3.3	-	0.0	2.6	0.0	-	2.5	2.4
Single-Unit Trucks	0	0	1	4	-	5	0	0	0	0	-	0	0	2	3	1	-	6	0	0	3	0	-	3	14
% Single-Unit Trucks	-	0.0	1.0	3.6	-	2.4	-	0.0	0.0	0.0	-	0.0	-	2.4	1.3	10.0	-	1.8	-	0.0	1.3	0.0	-	1.2	1.6
Articulated Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	2	1	0	-	3	0	0	2	0	-	2	6
% Articulated Trucks	-	0.0	1.0	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	2.4	0.4	0.0	-	0.9	-	0.0	0.9	0.0	-	0.8	0.7
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	8.3	0.0	0.0	-	0.4	0.1
Pedestrians	-	-	-	-	2	-	-	-	-	-	7	-	-	-	-	-	5	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Walnut St with Green Bay Rd
Site Code:
Start Date: 06/29/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Deerfield Rd Eastbound						Walnut St Westbound						Green Bay Rd Northbound						Green Bay Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	2	21	33	1	56	0	4	20	4	0	28	0	19	77	2	0	98	0	4	98	1	0	103	285
4:45 PM	0	1	27	30	2	58	0	3	24	5	1	32	0	26	99	1	2	126	0	3	63	1	0	67	283
5:00 PM	0	3	32	43	0	78	0	1	14	3	2	18	0	25	78	0	4	103	0	2	83	0	0	85	284
5:15 PM	0	2	26	36	2	64	0	2	17	10	1	29	0	21	91	1	1	113	0	2	71	1	0	74	280
Total	0	8	106	142	5	256	0	10	75	22	4	107	0	91	345	4	7	440	0	11	315	3	0	329	1132
Approach %	0.0	3.1	41.4	55.5	-	-	0.0	9.3	70.1	20.6	-	-	0.0	20.7	78.4	0.9	-	-	0.0	3.3	95.7	0.9	-	-	-
Total %	0.0	0.7	9.4	12.5	-	22.6	0.0	0.9	6.6	1.9	-	9.5	0.0	8.0	30.5	0.4	-	38.9	0.0	1.0	27.8	0.3	-	29.1	-
PHF	0.000	0.667	0.828	0.826	-	0.821	0.000	0.625	0.781	0.550	-	0.836	0.000	0.875	0.871	0.500	-	0.873	0.000	0.688	0.804	0.750	-	0.799	0.993
Lights	0	8	106	142	-	256	0	9	74	22	-	105	0	89	343	3	-	435	0	10	311	3	-	324	1120
% Lights	-	100.0	100.0	100.0	-	100.0	-	90.0	98.7	100.0	-	98.1	-	97.8	99.4	75.0	-	98.9	-	90.9	98.7	100.0	-	98.5	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	1	2	0	-	3	4
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	1.1	0.0	0.0	-	0.2	-	9.1	0.6	0.0	-	0.9	0.4
Single-Unit Trucks	0	0	0	0	-	0	0	1	1	0	-	2	0	0	1	0	-	1	0	0	1	0	-	1	4
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	10.0	1.3	0.0	-	1.9	-	0.0	0.3	0.0	-	0.2	-	0.0	0.3	0.0	-	0.3	0.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	1	1	-	3	0	0	0	0	-	0	3
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	1.1	0.3	25.0	-	0.7	-	0.0	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.1
Pedestrians	-	-	-	-	5	-	-	-	-	-	4	-	-	-	-	-	7	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: Walnut Street with 2nd Street
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Data

Start Time	Walnut Street Eastbound					Walnut Street Westbound					2nd Street Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
6:00 AM	0	0	6	0	6	0	3	3	0	6	0	1	0	1	1	13
6:15 AM	0	0	6	0	6	0	8	0	0	8	0	1	2	2	3	17
6:30 AM	0	0	14	1	14	0	6	1	0	7	0	2	0	0	2	23
6:45 AM	0	0	18	1	18	0	13	2	0	15	0	2	2	4	4	37
Hourly Total	0	0	44	2	44	0	30	6	0	36	0	6	4	7	10	90
7:00 AM	0	1	31	0	32	0	13	1	2	14	0	6	2	0	8	54
7:15 AM	0	1	30	4	31	0	18	6	0	24	0	3	3	4	6	61
7:30 AM	0	0	29	0	29	0	14	3	1	17	0	5	3	5	8	54
7:45 AM	0	0	41	0	41	0	16	6	2	22	0	3	2	3	5	68
Hourly Total	0	2	131	4	133	0	61	16	5	77	0	17	10	12	27	237
8:00 AM	0	1	37	1	38	0	17	4	0	21	0	3	3	2	6	65
8:15 AM	0	0	37	0	37	0	17	5	0	22	0	2	2	0	4	63
8:30 AM	0	4	29	1	33	0	34	9	0	43	0	5	1	1	6	82
8:45 AM	0	4	44	3	48	0	26	6	1	32	0	2	0	3	2	82
Hourly Total	0	9	147	5	156	0	94	24	1	118	0	12	6	6	18	292
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	26	3	28	0	22	3	0	25	0	4	4	2	8	61
4:15 PM	0	0	27	0	27	0	25	3	0	28	0	6	3	4	9	64
4:30 PM	0	2	23	0	25	0	21	7	0	28	0	3	1	4	4	57
4:45 PM	0	3	24	0	27	0	38	2	0	40	0	3	4	4	7	74
Hourly Total	0	7	100	3	107	0	106	15	0	121	0	16	12	14	28	256
5:00 PM	0	2	24	1	26	0	15	5	0	20	0	11	3	1	14	60
5:15 PM	0	1	24	1	25	0	25	3	0	28	0	4	7	3	11	64
5:30 PM	0	5	32	0	37	0	18	2	0	20	0	5	2	3	7	64
5:45 PM	0	2	42	0	44	0	34	2	0	36	0	4	6	1	10	90
Hourly Total	0	10	122	2	132	0	92	12	0	104	0	24	18	8	42	278
6:00 PM	0	2	29	2	31	0	27	2	0	29	0	4	3	5	7	67
6:15 PM	0	4	25	0	29	0	16	1	0	17	0	2	1	0	3	49
6:30 PM	0	2	18	1	20	0	21	1	0	22	0	2	0	1	2	44
6:45 PM	0	0	16	0	16	0	14	3	0	17	0	2	1	3	3	36
Hourly Total	0	8	88	3	96	0	78	7	0	85	0	10	5	9	15	196
Grand Total	0	36	632	19	668	0	461	80	6	541	0	85	55	56	140	1349
Approach %	0.0	5.4	94.6	-	-	0.0	85.2	14.8	-	-	0.0	60.7	39.3	-	-	-
Total %	0.0	2.7	46.8	-	49.5	0.0	34.2	5.9	-	40.1	0.0	6.3	4.1	-	10.4	-
Lights	0	34	619	-	653	0	449	78	-	527	0	80	53	-	133	1313
% Lights	-	94.4	97.9	-	97.8	-	97.4	97.5	-	97.4	-	94.1	96.4	-	95.0	97.3

Buses	0	0	4	-	4	0	4	1	-	5	0	0	0	-	0	9
% Buses	-	0.0	0.6	-	0.6	-	0.9	1.3	-	0.9	-	0.0	0.0	-	0.0	0.7
Single-Unit Trucks	0	1	3	-	4	0	2	0	-	2	0	1	1	-	2	8
% Single-Unit Trucks	-	2.8	0.5	-	0.6	-	0.4	0.0	-	0.4	-	1.2	1.8	-	1.4	0.6
Articulated Trucks	0	0	5	-	5	0	1	0	-	1	0	0	0	-	0	6
% Articulated Trucks	-	0.0	0.8	-	0.7	-	0.2	0.0	-	0.2	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	1	1	-	2	0	5	1	-	6	0	4	1	-	5	13
% Bicycles on Road	-	2.8	0.2	-	0.3	-	1.1	1.3	-	1.1	-	4.7	1.8	-	3.6	1.0
Pedestrians	-	-	-	19	-	-	-	-	6	-	-	-	-	56	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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Count Name: Walnut Street with 2nd Street
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Walnut Street Eastbound					Walnut Street Westbound					2nd Street Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
8:00 AM	0	1	37	1	38	0	17	4	0	21	0	3	3	2	6	65
8:15 AM	0	0	37	0	37	0	17	5	0	22	0	2	2	0	4	63
8:30 AM	0	4	29	1	33	0	34	9	0	43	0	5	1	1	6	82
8:45 AM	0	4	44	3	48	0	26	6	1	32	0	2	0	3	2	82
Total	0	9	147	5	156	0	94	24	1	118	0	12	6	6	18	292
Approach %	0.0	5.8	94.2	-	-	0.0	79.7	20.3	-	-	0.0	66.7	33.3	-	-	-
Total %	0.0	3.1	50.3	-	53.4	0.0	32.2	8.2	-	40.4	0.0	4.1	2.1	-	6.2	-
PHF	0.000	0.563	0.835	-	0.813	0.000	0.691	0.667	-	0.686	0.000	0.600	0.500	-	0.750	0.890
Lights	0	8	145	-	153	0	90	23	-	113	0	11	6	-	17	283
% Lights	-	88.9	98.6	-	98.1	-	95.7	95.8	-	95.8	-	91.7	100.0	-	94.4	96.9
Buses	0	0	1	-	1	0	3	1	-	4	0	0	0	-	0	5
% Buses	-	0.0	0.7	-	0.6	-	3.2	4.2	-	3.4	-	0.0	0.0	-	0.0	1.7
Single-Unit Trucks	0	0	1	-	1	0	1	0	-	1	0	1	0	-	1	3
% Single-Unit Trucks	-	0.0	0.7	-	0.6	-	1.1	0.0	-	0.8	-	8.3	0.0	-	5.6	1.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Bicycles on Road	-	11.1	0.0	-	0.6	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	5	-	-	-	-	1	-	-	-	-	6	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: Walnut Street with 2nd Street
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Walnut Street Eastbound					Walnut Street Westbound					2nd Street Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:30 PM	0	2	23	0	25	0	21	7	0	28	0	3	1	4	4	57
4:45 PM	0	3	24	0	27	0	38	2	0	40	0	3	4	4	7	74
5:00 PM	0	2	24	1	26	0	15	5	0	20	0	11	3	1	14	60
5:15 PM	0	1	24	1	25	0	25	3	0	28	0	4	7	3	11	64
Total	0	8	95	2	103	0	99	17	0	116	0	21	15	12	36	255
Approach %	0.0	7.8	92.2	-	-	0.0	85.3	14.7	-	-	0.0	58.3	41.7	-	-	-
Total %	0.0	3.1	37.3	-	40.4	0.0	38.8	6.7	-	45.5	0.0	8.2	5.9	-	14.1	-
PHF	0.000	0.667	0.990	-	0.954	0.000	0.651	0.607	-	0.725	0.000	0.477	0.536	-	0.643	0.861
Lights	0	8	94	-	102	0	98	17	-	115	0	21	15	-	36	253
% Lights	-	100.0	98.9	-	99.0	-	99.0	100.0	-	99.1	-	100.0	100.0	-	100.0	99.2
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	1.1	-	1.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	1.0	0.0	-	0.9	-	0.0	0.0	-	0.0	0.4
Pedestrians	-	-	-	2	-	-	-	-	0	-	-	-	-	12	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-

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(847)518-9990 mmendoza@kloainc.com

Count Name: Walnut Street with Alley Access
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Data

Start Time	Walnut Street Eastbound					Walnut Street Westbound					Alley Access Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
6:00 AM	0	0	12	0	12	0	3	0	1	3	0	0	0	1	0	15
6:15 AM	0	3	10	0	13	0	7	1	0	8	0	0	0	2	0	21
6:30 AM	0	2	19	0	21	0	7	0	1	7	0	0	0	0	0	28
6:45 AM	1	2	19	0	22	0	14	0	0	14	0	1	0	3	1	37
Hourly Total	1	7	60	0	68	0	31	1	2	32	0	1	0	6	1	101
7:00 AM	0	1	33	0	34	0	14	0	0	14	0	0	2	0	2	50
7:15 AM	0	1	30	0	31	0	19	0	0	19	0	1	0	1	1	51
7:30 AM	1	2	30	0	33	0	15	2	1	17	0	0	1	5	1	51
7:45 AM	0	2	42	1	44	0	18	0	1	18	0	0	1	2	1	63
Hourly Total	1	6	135	1	142	0	66	2	2	68	0	1	4	8	5	215
8:00 AM	0	2	37	0	39	0	19	0	0	19	0	0	3	1	3	61
8:15 AM	0	2	40	0	42	0	18	0	0	18	0	0	2	0	2	62
8:30 AM	0	1	34	1	35	0	35	0	0	35	0	0	1	1	1	71
8:45 AM	0	2	44	0	46	0	32	1	1	33	0	1	2	0	3	82
Hourly Total	0	7	155	1	162	0	104	1	1	105	0	1	8	2	9	276
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	28	0	28	0	29	0	2	29	0	0	1	2	1	58
4:15 PM	0	2	25	0	27	0	25	1	1	26	0	0	0	5	0	53
4:30 PM	0	2	27	0	29	0	21	0	2	21	0	0	4	1	4	54
4:45 PM	0	0	24	0	24	0	45	0	0	45	0	1	0	4	1	70
Hourly Total	0	4	104	0	108	0	120	1	5	121	0	1	5	12	6	235
5:00 PM	1	2	26	0	29	0	19	1	0	20	0	0	3	0	3	52
5:15 PM	0	1	26	0	27	0	32	0	0	32	0	0	0	1	0	59
5:30 PM	0	0	35	4	35	0	17	1	0	18	0	0	3	3	3	56
5:45 PM	0	3	43	0	46	0	41	1	0	42	0	0	0	1	0	88
Hourly Total	1	6	130	4	137	0	109	3	0	112	0	0	6	5	6	255
6:00 PM	0	3	31	1	34	0	30	1	0	31	0	0	1	4	1	66
6:15 PM	0	0	28	0	28	0	19	0	0	19	0	0	0	0	0	47
6:30 PM	0	5	21	0	26	0	21	0	0	21	0	0	2	1	2	49
6:45 PM	0	0	15	0	15	0	15	0	0	15	0	0	2	2	2	32
Hourly Total	0	8	95	1	103	0	85	1	0	86	0	0	5	7	5	194
Grand Total	3	38	679	7	720	0	515	9	10	524	0	4	28	40	32	1276
Approach %	0.4	5.3	94.3	-	-	0.0	98.3	1.7	-	-	0.0	12.5	87.5	-	-	-
Total %	0.2	3.0	53.2	-	56.4	0.0	40.4	0.7	-	41.1	0.0	0.3	2.2	-	2.5	-
Lights	3	38	663	-	704	0	502	7	-	509	0	4	28	-	32	1245
% Lights	100.0	100.0	97.6	-	97.8	-	97.5	77.8	-	97.1	-	100.0	100.0	-	100.0	97.6

Buses	0	0	4	-	4	0	3	0	-	3	0	0	0	-	0	7
% Buses	0.0	0.0	0.6	-	0.6	-	0.6	0.0	-	0.6	-	0.0	0.0	-	0.0	0.5
Single-Unit Trucks	0	0	5	-	5	0	3	1	-	4	0	0	0	-	0	9
% Single-Unit Trucks	0.0	0.0	0.7	-	0.7	-	0.6	11.1	-	0.8	-	0.0	0.0	-	0.0	0.7
Articulated Trucks	0	0	6	-	6	0	2	0	-	2	0	0	0	-	0	8
% Articulated Trucks	0.0	0.0	0.9	-	0.8	-	0.4	0.0	-	0.4	-	0.0	0.0	-	0.0	0.6
Bicycles on Road	0	0	1	-	1	0	5	1	-	6	0	0	0	-	0	7
% Bicycles on Road	0.0	0.0	0.1	-	0.1	-	1.0	11.1	-	1.1	-	0.0	0.0	-	0.0	0.5
Pedestrians	-	-	-	7	-	-	-	-	10	-	-	-	-	40	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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Count Name: Walnut Street with Alley Access
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Walnut Street Eastbound					Walnut Street Westbound					Alley Access Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
8:00 AM	0	2	37	0	39	0	19	0	0	19	0	0	3	1	3	61
8:15 AM	0	2	40	0	42	0	18	0	0	18	0	0	2	0	2	62
8:30 AM	0	1	34	1	35	0	35	0	0	35	0	0	1	1	1	71
8:45 AM	0	2	44	0	46	0	32	1	1	33	0	1	2	0	3	82
Total	0	7	155	1	162	0	104	1	1	105	0	1	8	2	9	276
Approach %	0.0	4.3	95.7	-	-	0.0	99.0	1.0	-	-	0.0	11.1	88.9	-	-	-
Total %	0.0	2.5	56.2	-	58.7	0.0	37.7	0.4	-	38.0	0.0	0.4	2.9	-	3.3	-
PHF	0.000	0.875	0.881	-	0.880	0.000	0.743	0.250	-	0.750	0.000	0.250	0.667	-	0.750	0.841
Lights	0	7	152	-	159	0	101	1	-	102	0	1	8	-	9	270
% Lights	-	100.0	98.1	-	98.1	-	97.1	100.0	-	97.1	-	100.0	100.0	-	100.0	97.8
Buses	0	0	1	-	1	0	2	0	-	2	0	0	0	-	0	3
% Buses	-	0.0	0.6	-	0.6	-	1.9	0.0	-	1.9	-	0.0	0.0	-	0.0	1.1
Single-Unit Trucks	0	0	1	-	1	0	1	0	-	1	0	0	0	-	0	2
% Single-Unit Trucks	-	0.0	0.6	-	0.6	-	1.0	0.0	-	1.0	-	0.0	0.0	-	0.0	0.7
Articulated Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.6	-	0.6	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	1	-	-	-	-	2	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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(847)518-9990 mmendoza@kloainc.com

Count Name: Walnut Street with Alley Access
TMC
Site Code:
Start Date: 04/29/2025

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Walnut Street Eastbound					Walnut Street Westbound					Alley Access Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:30 PM	0	2	27	0	29	0	21	0	2	21	0	0	4	1	4	54
4:45 PM	0	0	24	0	24	0	45	0	0	45	0	1	0	4	1	70
5:00 PM	1	2	26	0	29	0	19	1	0	20	0	0	3	0	3	52
5:15 PM	0	1	26	0	27	0	32	0	0	32	0	0	0	1	0	59
Total	1	5	103	0	109	0	117	1	2	118	0	1	7	6	8	235
Approach %	0.9	4.6	94.5	-	-	0.0	99.2	0.8	-	-	0.0	12.5	87.5	-	-	-
Total %	0.4	2.1	43.8	-	46.4	0.0	49.8	0.4	-	50.2	0.0	0.4	3.0	-	3.4	-
PHF	0.250	0.625	0.954	-	0.940	0.000	0.650	0.250	-	0.656	0.000	0.250	0.438	-	0.500	0.839
Lights	1	5	102	-	108	0	116	1	-	117	0	1	7	-	8	233
% Lights	100.0	100.0	99.0	-	99.1	-	99.1	100.0	-	99.2	-	100.0	100.0	-	100.0	99.1
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Articulated Trucks	0.0	0.0	1.0	-	0.9	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Bicycles on Road	0.0	0.0	0.0	-	0.0	-	0.9	0.0	-	0.8	-	0.0	0.0	-	0.0	0.4
Pedestrians	-	-	-	0	-	-	-	-	2	-	-	-	-	6	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Site Plan



1 SITE PLAN - SETBACKS
1/8" = 1'-0"

FULTON

WWW.FULTONDEVELOPERS.COM

KEY PLAN

N

No.	Description	Date

2ND STREET
1650 2ND STREET
HIGHLAND PARK, ILLINOIS

SITE PLAN
SETBACKS

Project Number	202401
Date	MARCH 18, 2024
Drawn By	Author
Checked By	Checker

A0.02

Scale 1/8" = 1'-0"

3/18/2025 2:26:06 PM

CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

April 11, 2025

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Laurel Avenue - 2nd Street - Walnut Street - Green Bay Road
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated April 10, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2023)	Year 2050 ADT
Laurel Ave, at 2nd Street	27,300	28,600
Green Bay Rd north of Walnut St	6,800	7,800
Green Bay Rd south of Walnut St	10,050	11,500
Walnut St west of Green Bay Rd	4,300	4,500
Walnut St east of Green Bay Rd	2,450	2,800

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2025_trafficForecasts\HighlandPark\la-14-25\la-14-25.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Summary Sheets

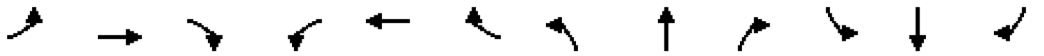
Existing Weekday Morning Peak Hour

Intersection	
Intersection Delay, s/veh	12.4
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	309	5	2	141	19	11	20	4	27	15	11
Future Vol, veh/h	29	309	5	2	141	19	11	20	4	27	15	11
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	5	20	0	14	5	0	0	25	0	0	0
Mvmt Flow	35	368	6	2	168	23	13	24	5	32	18	13
Number of Lanes	0	1	0	0	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	1
HCM Control Delay, s/veh	14.7	8.9	9.2	9.8
HCM LOS	B	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	8%	3%	0%	51%
Vol Thru, %	0%	83%	90%	97%	79%	28%
Vol Right, %	0%	17%	1%	0%	21%	21%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	11	24	343	73	90	53
LT Vol	11	0	29	2	0	27
Through Vol	0	20	309	71	71	15
RT Vol	0	4	5	0	19	11
Lane Flow Rate	13	29	408	86	107	63
Geometry Grp	5	5	4b	5	5	4b
Degree of Util (X)	0.024	0.047	0.572	0.124	0.156	0.106
Departure Headway (Hd)	6.586	5.962	5.044	5.186	5.262	6.031
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	540	597	715	689	679	591
Service Time	4.363	3.738	3.085	2.936	3.013	4.103
HCM Lane V/C Ratio	0.024	0.049	0.571	0.125	0.158	0.107
HCM Control Delay, s/veh	9.5	9	14.7	8.7	9	9.8
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0.1	0.1	3.7	0.4	0.6	0.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	136	111	8	89	15	82	316	12	14	283	3
Future Volume (vph)	3	136	111	8	89	15	82	316	12	14	283	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	130		0	120		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			95			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			1.00		1.00	1.00		0.99	1.00	
Frt		0.940			0.982			0.995			0.998	
Flt Protected		0.999			0.997		0.950			0.950		
Satd. Flow (prot)	0	1705	0	0	1792	0	1719	1779	0	1671	1806	0
Flt Permitted		0.995			0.971		0.424			0.533		
Satd. Flow (perm)	0	1698	0	0	1745	0	766	1779	0	932	1806	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		67			13			3			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		579			210			521			536	
Travel Time (s)		13.2			4.8			11.8			12.2	
Confl. Peds. (#/hr)	3		5	5		3	2		7	7		2
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	0%	2%	5%	13%	2%	7%	5%	6%	10%	8%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	295	0	0	132	0	96	386	0	16	337	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		9.0	24.0		9.5	24.0	
Total Split (s)	24.0	24.0		24.0	24.0		12.0	25.0		12.0	25.0	
Total Split (%)	39.3%	39.3%		39.3%	39.3%		19.7%	41.0%		19.7%	41.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)		14.0			14.0		33.8	32.6		29.6	24.9	
Actuated g/C Ratio		0.23			0.23		0.55	0.53		0.49	0.41	
v/c Ratio		0.67			0.32		0.18	0.41		0.03	0.46	
Control Delay (s/veh)		23.6			18.5		8.1	13.0		7.6	18.2	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		23.6			18.5		8.1	13.0		7.6	18.2	
LOS		C			B		A	B		A	B	
Approach Delay (s/veh)		23.6			18.5			12.0			17.8	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		C			B			B			B	
Queue Length 50th (ft)		74			36		14	70		2	96	
Queue Length 95th (ft)		123			65		35	192		10	165	
Internal Link Dist (ft)		499			130			441			456	
Turn Bay Length (ft)							130			120		
Base Capacity (vph)		548			524		525	952		526	738	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.54			0.25		0.18	0.41		0.03	0.46	

Intersection Summary			
Area Type:	Other		
Cycle Length: 61			
Actuated Cycle Length: 61			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.67			
Intersection Signal Delay (s/veh): 17.0		Intersection LOS: B	
Intersection Capacity Utilization 50.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Green Bay Road & Deerfield Road/Walnut Street



Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	147	99	26	16	6
Future Vol, veh/h	9	147	99	26	16	6
Conflicting Peds, #/hr	6	0	0	6	1	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	11	1	4	4	8	0
Mvmt Flow	10	165	111	29	18	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	146	0	-	0	318	137
Stage 1	-	-	-	-	132	-
Stage 2	-	-	-	-	186	-
Critical Hdwy	4.21	-	-	-	6.48	6.2
Critical Hdwy Stg 1	-	-	-	-	5.48	-
Critical Hdwy Stg 2	-	-	-	-	5.48	-
Follow-up Hdwy	2.299	-	-	-	3.572	3.3
Pot Cap-1 Maneuver	1383	-	-	-	663	917
Stage 1	-	-	-	-	880	-
Stage 2	-	-	-	-	832	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1375	-	-	-	650	907
Mov Cap-2 Maneuver	-	-	-	-	650	-
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	827	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.4	0	10.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1375	-	-	-	704
HCM Lane V/C Ratio	0.007	-	-	-	0.035
HCM Ctrl Dly (s/v)	7.6	0	-	-	10.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q (veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	155	104	1	1	8
Future Vol, veh/h	7	155	104	1	1	8
Conflicting Peds, #/hr	2	0	0	2	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	8	185	124	1	1	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	127	0	-	0	329	128
Stage 1	-	-	-	-	127	-
Stage 2	-	-	-	-	202	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1472	-	-	-	670	927
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	837	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1469	-	-	-	663	924
Mov Cap-2 Maneuver	-	-	-	-	663	-
Stage 1	-	-	-	-	897	-
Stage 2	-	-	-	-	835	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.3	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1469	-	-	-	885
HCM Lane V/C Ratio	0.006	-	-	-	0.012
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q (veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	8	334	0	4	300
Future Vol, veh/h	0	8	334	0	4	300
Conflicting Peds, #/hr	0	0	0	5	5	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	6	0	25	4
Mvmt Flow	0	9	393	0	5	353

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	761	398	0	0	398	0
Stage 1	398	-	-	-	-	-
Stage 2	363	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.35	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.425	-
Pot Cap-1 Maneuver	376	656	-	-	1046	-
Stage 1	683	-	-	-	-	-
Stage 2	708	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	372	653	-	-	1041	-
Mov Cap-2 Maneuver	372	-	-	-	-	-
Stage 1	680	-	-	-	-	-
Stage 2	704	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.6	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	653	1041	-
HCM Lane V/C Ratio	-	-	0.014	0.005	-
HCM Ctrl Dly (s/v)	-	-	10.6	8.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q (veh)	-	-	0	0	-

Capacity Analysis Summary Sheets

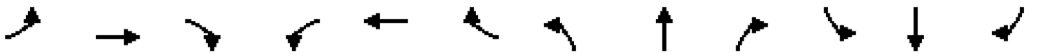
Existing Weekday Evening Peak Hour

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	156	13	7	260	26	8	19	7	10	22	26
Future Vol, veh/h	26	156	13	7	260	26	8	19	7	10	22	26
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	3	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	27	164	14	7	274	27	8	20	7	11	23	27
Number of Lanes	0	1	0	0	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	1
HCM Control Delay, s/veh	10.2	9	8.7	9.1
HCM LOS	B	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	13%	5%	0%	17%
Vol Thru, %	0%	73%	80%	95%	83%	38%
Vol Right, %	0%	27%	7%	0%	17%	45%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	8	26	195	137	156	58
LT Vol	8	0	26	7	0	10
Through Vol	0	19	156	130	130	22
RT Vol	0	7	13	0	26	26
Lane Flow Rate	8	27	205	144	164	61
Geometry Grp	5	5	4b	5	5	4b
Degree of Util (X)	0.015	0.043	0.29	0.199	0.222	0.094
Departure Headway (Hd)	6.303	5.608	5.082	4.973	4.864	5.518
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	566	637	706	721	737	648
Service Time	4.056	3.36	3.118	2.706	2.597	3.567
HCM Lane V/C Ratio	0.014	0.042	0.29	0.2	0.223	0.094
HCM Control Delay, s/veh	9.2	8.6	10.2	8.9	9	9.1
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0	0.1	1.2	0.7	0.8	0.3



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	8	106	142	14	85	27	91	345	4	11	315	3
Future Volume (vph)	8	106	142	14	85	27	91	345	4	11	315	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	130		0	120		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			95			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.925			0.971			0.998			0.999	
Flt Protected		0.998			0.995		0.950			0.950		
Satd. Flow (prot)	0	1720	0	0	1800	0	1770	1859	0	1770	1861	0
Flt Permitted		0.988			0.923		0.473			0.537		
Satd. Flow (perm)	0	1702	0	0	1669	0	881	1859	0	1000	1861	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		85			19			1			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		579			210			521			536	
Travel Time (s)		13.2			4.8			11.8			12.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	278	0	0	136	0	99	379	0	12	345	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		9.5	24.0		9.5	24.0	
Total Split (s)	28.0	28.0		28.0	28.0		11.0	35.5		11.0	35.5	
Total Split (%)	37.6%	37.6%		37.6%	37.6%		14.8%	47.7%		14.8%	47.7%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)		15.0			15.0		49.7	45.6		46.1	38.9	
Actuated g/C Ratio		0.20			0.20		0.67	0.61		0.62	0.52	
v/c Ratio		0.68			0.39		0.15	0.33		0.02	0.35	
Control Delay (s/veh)		26.8			23.9		6.0	10.1		5.9	14.1	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		26.8			23.9		6.0	10.1		5.9	14.1	
LOS		C			C		A	B		A	B	
Approach Delay (s/veh)		26.8			23.9			9.3			13.8	
Approach LOS		C			C			A			B	
Queue Length 50th (ft)		82			47		14	69		2	92	
Queue Length 95th (ft)		142			84		37	197		8	185	
Internal Link Dist (ft)		499			130			441			456	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)							130			120		
Base Capacity (vph)		562			506		679	1138		714	973	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.49			0.27		0.15	0.33		0.02	0.35	

Intersection Summary			
Area Type:	Other		
Cycle Length: 74.5			
Actuated Cycle Length: 74.5			
Offset: 45 (60%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay (s/veh): 16.0		Intersection LOS: B	
Intersection Capacity Utilization 51.1%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Green Bay Road & Deerfield Road/Walnut Street



Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	110	99	27	21	21
Future Vol, veh/h	8	110	99	27	21	21
Conflicting Peds, #/hr	12	0	0	12	0	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	8	128	115	31	24	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	159	0	-	0	287	145
Stage 1	-	-	-	-	143	-
Stage 2	-	-	-	-	144	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1433	-	-	-	708	908
Stage 1	-	-	-	-	889	-
Stage 2	-	-	-	-	888	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1417	-	-	-	688	896
Mov Cap-2 Maneuver	-	-	-	-	688	-
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	878	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.44	0	9.94
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	106	-	-	-	778
HCM Lane V/C Ratio	0.006	-	-	-	0.063
HCM Ctrl Dly (s/v)	7.6	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	116	119	1	1	7
Future Vol, veh/h	5	116	119	1	1	7
Conflicting Peds, #/hr	6	0	0	6	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	6	138	142	1	1	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	149	0	-	0	300	148
Stage 1	-	-	-	-	148	-
Stage 2	-	-	-	-	152	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1445	-	-	-	695	904
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	881	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1437	-	-	-	684	899
Mov Cap-2 Maneuver	-	-	-	-	684	-
Stage 1	-	-	-	-	875	-
Stage 2	-	-	-	-	876	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.31	0	9.21
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	74	-	-	-	865
HCM Lane V/C Ratio	0.004	-	-	-	0.011
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	1	379	1	4	329
Future Vol, veh/h	0	1	379	1	4	329
Conflicting Peds, #/hr	0	0	0	7	7	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	3	0	0	1
Mvmt Flow	0	1	408	1	4	354

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	777	415	0	0	416	0
Stage 1	415	-	-	-	-	-
Stage 2	362	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	368	642	-	-	1154	-
Stage 1	671	-	-	-	-	-
Stage 2	709	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	364	637	-	-	1147	-
Mov Cap-2 Maneuver	364	-	-	-	-	-
Stage 1	666	-	-	-	-	-
Stage 2	705	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.66	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	637	22	-
HCM Lane V/C Ratio	-	-	0.002	0.004	-
HCM Ctrl Dly (s/v)	-	-	10.7	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Capacity Analysis Summary Sheets

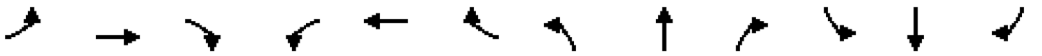
Year 2031 No-Build Weekday Morning Peak Hour

Intersection	
Intersection Delay, s/veh	12.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	30	315	5	2	144	19	11	20	4	28	15	11
Future Vol, veh/h	30	315	5	2	144	19	11	20	4	28	15	11
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	5	20	0	14	5	0	0	25	0	0	0
Mvmt Flow	36	375	6	2	171	23	13	24	5	33	18	13
Number of Lanes	0	1	0	0	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	1
HCM Control Delay, s/veh	15	8.9	9.3	9.9
HCM LOS	B	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	9%	3%	0%	52%
Vol Thru, %	0%	83%	90%	97%	79%	28%
Vol Right, %	0%	17%	1%	0%	21%	20%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	11	24	350	74	91	54
LT Vol	11	0	30	2	0	28
Through Vol	0	20	315	72	72	15
RT Vol	0	4	5	0	19	11
Lane Flow Rate	13	29	417	88	108	64
Geometry Grp	5	5	4b	5	5	4b
Degree of Util (X)	0.024	0.048	0.585	0.127	0.159	0.108
Departure Headway (Hd)	6.617	5.992	5.052	5.198	5.277	6.063
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	538	593	712	687	677	587
Service Time	4.398	3.773	3.097	2.952	3.031	4.141
HCM Lane V/C Ratio	0.024	0.049	0.586	0.128	0.16	0.109
HCM Control Delay, s/veh	9.6	9.1	15	8.7	9	9.9
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0.1	0.2	3.8	0.4	0.6	0.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	139	113	10	91	17	84	322	13	15	289	3
Future Volume (vph)	3	139	113	10	91	17	84	322	13	15	289	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	130		0	120		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			95			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			1.00		1.00	1.00		0.99	1.00	
Frt		0.940			0.981			0.994			0.998	
Flt Protected		0.999			0.996		0.950			0.950		
Satd. Flow (prot)	0	1706	0	0	1784	0	1719	1777	0	1671	1806	0
Flt Permitted		0.996			0.959		0.414			0.529		
Satd. Flow (perm)	0	1700	0	0	1717	0	748	1777	0	925	1806	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		66			14			3			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		579			210			521			536	
Travel Time (s)		13.2			4.8			11.8			12.2	
Confl. Peds. (#/hr)	3		5	5		3	2		7	7		2
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	0%	2%	5%	13%	2%	7%	5%	6%	10%	8%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	301	0	0	139	0	99	394	0	18	344	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		9.0	24.0		9.5	24.0	
Total Split (s)	24.0	24.0		24.0	24.0		12.0	25.0		12.0	25.0	
Total Split (%)	39.3%	39.3%		39.3%	39.3%		19.7%	41.0%		19.7%	41.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)		14.2			14.2		33.6	32.4		29.4	24.8	
Actuated g/C Ratio		0.23			0.23		0.55	0.53		0.48	0.41	
v/c Ratio		0.68			0.34		0.19	0.42		0.03	0.47	
Control Delay (s/veh)		23.9			18.7		8.3	13.3		7.7	18.5	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		23.9			18.7		8.3	13.3		7.7	18.5	
LOS		C			B		A	B		A	B	
Approach Delay (s/veh)		23.9			18.7			12.3			18.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		C			B			B			B	
Queue Length 50th (ft)		77			38		15	72		3	100	
Queue Length 95th (ft)		127			69		36	197		11	168	
Internal Link Dist (ft)		499			130			441			456	
Turn Bay Length (ft)							130			120		
Base Capacity (vph)		548			516		515	946		522	734	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.55			0.27		0.19	0.42		0.03	0.47	

Intersection Summary			
Area Type:	Other		
Cycle Length: 61			
Actuated Cycle Length: 61			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay (s/veh): 17.3		Intersection LOS: B	
Intersection Capacity Utilization 51.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Green Bay Road & Deerfield Road/Walnut Street



Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	153	101	27	16	6
Future Vol, veh/h	9	153	101	27	16	6
Conflicting Peds, #/hr	6	0	0	6	1	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	11	1	4	4	8	0
Mvmt Flow	10	172	113	30	18	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	150	0	-	0	328	140
Stage 1	-	-	-	-	135	-
Stage 2	-	-	-	-	193	-
Critical Hdwy	4.21	-	-	-	6.48	6.2
Critical Hdwy Stg 1	-	-	-	-	5.48	-
Critical Hdwy Stg 2	-	-	-	-	5.48	-
Follow-up Hdwy	2.299	-	-	-	3.572	3.3
Pot Cap-1 Maneuver	1378	-	-	-	654	914
Stage 1	-	-	-	-	877	-
Stage 2	-	-	-	-	825	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1370	-	-	-	642	904
Mov Cap-2 Maneuver	-	-	-	-	642	-
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	821	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.42	0	10.36
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	100	-	-	-	697
HCM Lane V/C Ratio	0.007	-	-	-	0.035
HCM Ctrl Dly (s/v)	7.6	0	-	-	10.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	160	110	1	1	8
Future Vol, veh/h	7	160	110	1	1	8
Conflicting Peds, #/hr	2	0	0	2	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	8	190	131	1	1	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	134	0	-	0	342	135
Stage 1	-	-	-	-	134	-
Stage 2	-	-	-	-	208	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1463	-	-	-	659	920
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	831	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1460	-	-	-	652	917
Mov Cap-2 Maneuver	-	-	-	-	652	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	830	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.31	0	9.15
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	75	-	-	-	877
HCM Lane V/C Ratio	0.006	-	-	-	0.012
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	8	341	0	4	306
Future Vol, veh/h	0	8	341	0	4	306
Conflicting Peds, #/hr	0	0	0	5	5	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	6	0	25	4
Mvmt Flow	0	9	401	0	5	360

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	776	406	0	0	406	0
Stage 1	406	-	-	-	-	-
Stage 2	369	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.35	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.425	-
Pot Cap-1 Maneuver	369	649	-	-	1039	-
Stage 1	677	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	365	646	-	-	1034	-
Mov Cap-2 Maneuver	365	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	699	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.65	0	0.11
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	646	23	-
HCM Lane V/C Ratio	-	-	0.015	0.005	-
HCM Ctrl Dly (s/v)	-	-	10.7	8.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Capacity Analysis Summary Sheets

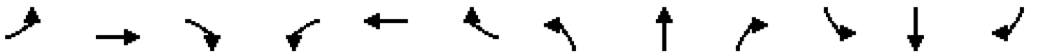
Year 2031 No-Build Weekday Evening Peak Hour

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	159	13	7	265	27	8	19	7	10	22	27
Future Vol, veh/h	27	159	13	7	265	27	8	19	7	10	22	27
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	3	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	28	167	14	7	279	28	8	20	7	11	23	28
Number of Lanes	0	1	0	0	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	1
HCM Control Delay, s/veh	10.3	9	8.7	9.2
HCM LOS	B	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	14%	5%	0%	17%
Vol Thru, %	0%	73%	80%	95%	83%	37%
Vol Right, %	0%	27%	7%	0%	17%	46%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	8	26	199	140	160	59
LT Vol	8	0	27	7	0	10
Through Vol	0	19	159	133	133	22
RT Vol	0	7	13	0	27	27
Lane Flow Rate	8	27	209	147	168	62
Geometry Grp	5	5	4b	5	5	4b
Degree of Util (X)	0.015	0.043	0.297	0.203	0.227	0.096
Departure Headway (Hd)	6.33	5.635	5.096	4.983	4.873	5.537
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	564	633	706	720	737	645
Service Time	4.084	3.388	3.13	2.715	2.604	3.586
HCM Lane V/C Ratio	0.014	0.043	0.296	0.204	0.228	0.096
HCM Control Delay, s/veh	9.2	8.6	10.3	9	9	9.2
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0	0.1	1.2	0.8	0.9	0.3



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	8	108	145	15	87	29	93	352	6	12	321	3
Future Volume (vph)	8	108	145	15	87	29	93	352	6	12	321	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	130		0	120		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			95			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.925			0.970			0.997			0.999	
Flt Protected		0.998			0.994		0.950			0.950		
Satd. Flow (prot)	0	1720	0	0	1796	0	1770	1857	0	1770	1861	0
Flt Permitted		0.988			0.917		0.466			0.531		
Satd. Flow (perm)	0	1702	0	0	1657	0	868	1857	0	989	1861	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		86			20			1			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		579			210			521			536	
Travel Time (s)		13.2			4.8			11.8			12.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	284	0	0	143	0	101	390	0	13	352	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		9.5	24.0		9.5	24.0	
Total Split (s)	28.0	28.0		28.0	28.0		11.0	35.5		11.0	35.5	
Total Split (%)	37.6%	37.6%		37.6%	37.6%		14.8%	47.7%		14.8%	47.7%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)		15.2			15.2		49.5	45.4		45.9	38.8	
Actuated g/C Ratio		0.20			0.20		0.66	0.61		0.62	0.52	
v/c Ratio		0.69			0.41		0.15	0.34		0.02	0.36	
Control Delay (s/veh)		26.9			24.1		6.1	10.4		6.0	14.2	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		26.9			24.1		6.1	10.4		6.0	14.2	
LOS		C			C		A	B		A	B	
Approach Delay (s/veh)		26.9			24.1			9.5			14.0	
Approach LOS		C			C			A			B	
Queue Length 50th (ft)		84			49		14	73		2	95	
Queue Length 95th (ft)		145			88		38	205		9	190	
Internal Link Dist (ft)		499			130			441			456	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)							130			120		
Base Capacity (vph)		563			503		668	1131		706	968	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.50			0.28		0.15	0.34		0.02	0.36	

Intersection Summary			
Area Type:	Other		
Cycle Length: 74.5			
Actuated Cycle Length: 74.5			
Offset: 45 (60%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.69			
Intersection Signal Delay (s/veh): 16.2		Intersection LOS: B	
Intersection Capacity Utilization 51.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Green Bay Road & Deerfield Road/Walnut Street



Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	114	103	28	21	21
Future Vol, veh/h	8	114	103	28	21	21
Conflicting Peds, #/hr	12	0	0	12	0	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	8	133	120	33	24	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	164	0	-	0	297	150
Stage 1	-	-	-	-	148	-
Stage 2	-	-	-	-	149	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1426	-	-	-	699	902
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	884	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1410	-	-	-	679	890
Mov Cap-2 Maneuver	-	-	-	-	679	-
Stage 1	-	-	-	-	869	-
Stage 2	-	-	-	-	874	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.43	0	9.99
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	102	-	-	-	770
HCM Lane V/C Ratio	0.006	-	-	-	0.063
HCM Ctrl Dly (s/v)	7.6	0	-	-	10
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	121	123	1	1	7
Future Vol, veh/h	5	121	123	1	1	7
Conflicting Peds, #/hr	6	0	0	6	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	6	144	146	1	1	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	154	0	-	0	311	153
Stage 1	-	-	-	-	153	-
Stage 2	-	-	-	-	158	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1439	-	-	-	686	898
Stage 1	-	-	-	-	880	-
Stage 2	-	-	-	-	876	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1431	-	-	-	675	893
Mov Cap-2 Maneuver	-	-	-	-	675	-
Stage 1	-	-	-	-	871	-
Stage 2	-	-	-	-	870	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.3	0	9.24
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	71	-	-	-	858
HCM Lane V/C Ratio	0.004	-	-	-	0.011
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	1	387	1	4	336
Future Vol, veh/h	0	1	387	1	4	336
Conflicting Peds, #/hr	0	0	0	7	7	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	3	0	0	1
Mvmt Flow	0	1	416	1	4	361

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	794	424	0	0	424	0
Stage 1	424	-	-	-	-	-
Stage 2	370	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	360	635	-	-	1146	-
Stage 1	665	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	356	630	-	-	1138	-
Mov Cap-2 Maneuver	356	-	-	-	-	-
Stage 1	660	-	-	-	-	-
Stage 2	700	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.72	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	630	21	-
HCM Lane V/C Ratio	-	-	0.002	0.004	-
HCM Ctrl Dly (s/v)	-	-	10.7	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Capacity Analysis Summary Sheets

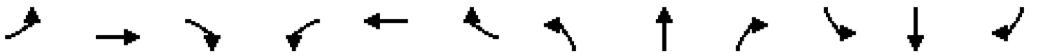
Year 2031 Total Projected Weekday Morning Peak Hour

Intersection	
Intersection Delay, s/veh	12.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	30	315	5	2	144	19	13	20	5	28	15	11
Future Vol, veh/h	30	315	5	2	144	19	13	20	5	28	15	11
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	5	20	0	14	5	0	0	25	0	0	0
Mvmt Flow	36	375	6	2	171	23	15	24	6	33	18	13
Number of Lanes	0	1	0	0	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	1
HCM Control Delay, s/veh	15.1	8.9	9.3	9.9
HCM LOS	C	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	9%	3%	0%	52%
Vol Thru, %	0%	80%	90%	97%	79%	28%
Vol Right, %	0%	20%	1%	0%	21%	20%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	13	25	350	74	91	54
LT Vol	13	0	30	2	0	28
Through Vol	0	20	315	72	72	15
RT Vol	0	5	5	0	19	11
Lane Flow Rate	15	30	417	88	108	64
Geometry Grp	5	5	4b	5	5	4b
Degree of Util (X)	0.028	0.049	0.586	0.128	0.159	0.108
Departure Headway (Hd)	6.62	5.972	5.065	5.212	5.291	6.074
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	537	595	712	685	675	586
Service Time	4.401	3.753	3.107	2.964	3.043	4.151
HCM Lane V/C Ratio	0.028	0.05	0.586	0.128	0.16	0.109
HCM Control Delay, s/veh	9.6	9.1	15.1	8.7	9.1	9.9
HCM Lane LOS	A	A	C	A	A	A
HCM 95th-tile Q	0.1	0.2	3.8	0.4	0.6	0.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	139	113	11	91	17	84	322	14	15	289	3
Future Volume (vph)	3	139	113	11	91	17	84	322	14	15	289	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	130		0	120		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			95			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			1.00		1.00	1.00		0.99	1.00	
Frt		0.940			0.981			0.994			0.998	
Flt Protected		0.999			0.995		0.950			0.950		
Satd. Flow (prot)	0	1706	0	0	1781	0	1719	1777	0	1671	1806	0
Flt Permitted		0.996			0.955		0.414			0.529		
Satd. Flow (perm)	0	1700	0	0	1709	0	748	1777	0	925	1806	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		66			14			4			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		579			210			521			536	
Travel Time (s)		13.2			4.8			11.8			12.2	
Confl. Peds. (#/hr)	3		5	5		3	2		7	7		2
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	0%	2%	5%	13%	2%	7%	5%	6%	10%	8%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	301	0	0	140	0	99	395	0	18	344	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		9.0	24.0		9.5	24.0	
Total Split (s)	24.0	24.0		24.0	24.0		12.0	25.0		12.0	25.0	
Total Split (%)	39.3%	39.3%		39.3%	39.3%		19.7%	41.0%		19.7%	41.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)		14.2			14.2		33.6	32.4		29.4	24.8	
Actuated g/C Ratio		0.23			0.23		0.55	0.53		0.48	0.41	
v/c Ratio		0.68			0.34		0.19	0.42		0.03	0.47	
Control Delay (s/veh)		23.9			18.8		8.3	13.3		7.7	18.5	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		23.9			18.8		8.3	13.3		7.7	18.5	
LOS		C			B		A	B		A	B	
Approach Delay (s/veh)		23.9			18.8			12.3			18.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		C			B			B			B	
Queue Length 50th (ft)		77			38		15	72		3	100	
Queue Length 95th (ft)		127			69		36	197		11	168	
Internal Link Dist (ft)		499			130			441			456	
Turn Bay Length (ft)							130			120		
Base Capacity (vph)		548			514		515	946		522	734	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.55			0.27		0.19	0.42		0.03	0.47	

Intersection Summary			
Area Type:	Other		
Cycle Length: 61			
Actuated Cycle Length: 61			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay (s/veh): 17.3		Intersection LOS: B	
Intersection Capacity Utilization 51.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Green Bay Road & Deerfield Road/Walnut Street



Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	153	101	27	16	6
Future Vol, veh/h	12	153	101	27	16	6
Conflicting Peds, #/hr	6	0	0	6	1	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	11	1	4	4	8	0
Mvmt Flow	13	172	113	30	18	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	150	0	-	0	335	140
Stage 1	-	-	-	-	135	-
Stage 2	-	-	-	-	200	-
Critical Hdwy	4.21	-	-	-	6.48	6.2
Critical Hdwy Stg 1	-	-	-	-	5.48	-
Critical Hdwy Stg 2	-	-	-	-	5.48	-
Follow-up Hdwy	2.299	-	-	-	3.572	3.3
Pot Cap-1 Maneuver	1378	-	-	-	649	914
Stage 1	-	-	-	-	877	-
Stage 2	-	-	-	-	820	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1370	-	-	-	634	904
Mov Cap-2 Maneuver	-	-	-	-	634	-
Stage 1	-	-	-	-	863	-
Stage 2	-	-	-	-	815	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.56	0	10.41
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	131	-	-	-	690
HCM Lane V/C Ratio	0.01	-	-	-	0.036
HCM Ctrl Dly (s/v)	7.7	0	-	-	10.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	161	110	1	3	9
Future Vol, veh/h	7	161	110	1	3	9
Conflicting Peds, #/hr	2	0	0	2	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	8	192	131	1	4	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	134	0	-	0	343	135
Stage 1	-	-	-	-	134	-
Stage 2	-	-	-	-	209	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1463	-	-	-	657	920
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	830	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1460	-	-	-	651	917
Mov Cap-2 Maneuver	-	-	-	-	651	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	829	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.31	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	75	-	-	-	832
HCM Lane V/C Ratio	0.006	-	-	-	0.017
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.4
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	9	341	0	5	306
Future Vol, veh/h	0	9	341	0	5	306
Conflicting Peds, #/hr	0	0	0	5	5	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	6	0	25	4
Mvmt Flow	0	11	401	0	6	360

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	778	406	0	0	406	0
Stage 1	406	-	-	-	-	-
Stage 2	372	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.35	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.425	-
Pot Cap-1 Maneuver	368	649	-	-	1039	-
Stage 1	677	-	-	-	-	-
Stage 2	702	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	363	646	-	-	1034	-
Mov Cap-2 Maneuver	363	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	697	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.67	0	0.14
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	646	29	-
HCM Lane V/C Ratio	-	-	0.016	0.006	-
HCM Ctrl Dly (s/v)	-	-	10.7	8.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Capacity Analysis Summary Sheets

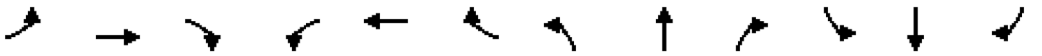
Year 2031 Total Projected Weekday Evening Peak Hour

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	159	14	8	265	27	8	19	8	10	22	27
Future Vol, veh/h	27	159	14	8	265	27	8	19	8	10	22	27
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	3	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	28	167	15	8	279	28	8	20	8	11	23	28
Number of Lanes	0	1	0	0	2	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	1
HCM Control Delay, s/veh	10.3	9	8.7	9.2
HCM LOS	B	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	14%	6%	0%	17%
Vol Thru, %	0%	70%	80%	94%	83%	37%
Vol Right, %	0%	30%	7%	0%	17%	46%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	8	27	200	141	160	59
LT Vol	8	0	27	8	0	10
Through Vol	0	19	159	133	133	22
RT Vol	0	8	14	0	27	27
Lane Flow Rate	8	28	211	148	168	62
Geometry Grp	5	5	4b	5	5	4b
Degree of Util (X)	0.015	0.044	0.298	0.205	0.227	0.096
Departure Headway (Hd)	6.335	5.62	5.097	4.989	4.876	5.543
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	564	635	705	719	735	645
Service Time	4.089	3.374	3.13	2.721	2.607	3.591
HCM Lane V/C Ratio	0.014	0.044	0.299	0.206	0.229	0.096
HCM Control Delay, s/veh	9.2	8.6	10.3	9	9	9.2
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0	0.1	1.2	0.8	0.9	0.3



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	8	108	145	16	87	29	93	352	8	12	321	3
Future Volume (vph)	8	108	145	16	87	29	93	352	8	12	321	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	130		0	120		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			95			70		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.925			0.970			0.997			0.999	
Flt Protected		0.998			0.994		0.950			0.950		
Satd. Flow (prot)	0	1720	0	0	1796	0	1770	1857	0	1770	1861	0
Flt Permitted		0.988			0.909		0.466			0.530		
Satd. Flow (perm)	0	1702	0	0	1642	0	868	1857	0	987	1861	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		86			20			2			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		579			210			521			536	
Travel Time (s)		13.2			4.8			11.8			12.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	284	0	0	144	0	101	392	0	13	352	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		9.5	24.0		9.5	24.0	
Total Split (s)	28.0	28.0		28.0	28.0		11.0	35.5		11.0	35.5	
Total Split (%)	37.6%	37.6%		37.6%	37.6%		14.8%	47.7%		14.8%	47.7%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)		15.2			15.2		49.5	45.4		45.9	38.8	
Actuated g/C Ratio		0.20			0.20		0.66	0.61		0.62	0.52	
v/c Ratio		0.69			0.41		0.15	0.35		0.02	0.36	
Control Delay (s/veh)		26.9			24.3		6.1	10.4		6.0	14.2	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		26.9			24.3		6.1	10.4		6.0	14.2	
LOS		C			C		A	B		A	B	
Approach Delay (s/veh)		26.9			24.3			9.5			14.0	
Approach LOS		C			C			A			B	
Queue Length 50th (ft)		84			50		14	73		2	95	
Queue Length 95th (ft)		145			89		38	205		9	190	
Internal Link Dist (ft)		499			130			441			456	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)							130			120		
Base Capacity (vph)		563			498		668	1131		705	968	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.50			0.29		0.15	0.35		0.02	0.36	

Intersection Summary			
Area Type:	Other		
Cycle Length: 74.5			
Actuated Cycle Length: 74.5			
Offset: 45 (60%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.69			
Intersection Signal Delay (s/veh): 16.3		Intersection LOS: B	
Intersection Capacity Utilization 51.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Green Bay Road & Deerfield Road/Walnut Street



Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	114	103	28	21	23
Future Vol, veh/h	9	114	103	28	21	23
Conflicting Peds, #/hr	12	0	0	12	0	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	9	133	120	33	24	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	164	0	-	0	299	150
Stage 1	-	-	-	-	148	-
Stage 2	-	-	-	-	151	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1426	-	-	-	697	902
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	882	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1410	-	-	-	676	890
Mov Cap-2 Maneuver	-	-	-	-	676	-
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	872	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.48	0	9.98
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	114	-	-	-	773
HCM Lane V/C Ratio	0.006	-	-	-	0.066
HCM Ctrl Dly (s/v)	7.6	0	-	-	10
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	122	123	3	1	8
Future Vol, veh/h	6	122	123	3	1	8
Conflicting Peds, #/hr	6	0	0	6	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	7	145	146	4	1	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	156	0	-	0	316	154
Stage 1	-	-	-	-	154	-
Stage 2	-	-	-	-	162	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1436	-	-	-	681	897
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	872	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1428	-	-	-	670	892
Mov Cap-2 Maneuver	-	-	-	-	670	-
Stage 1	-	-	-	-	869	-
Stage 2	-	-	-	-	867	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.35	0	9.24
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	84	-	-	-	860
HCM Lane V/C Ratio	0.005	-	-	-	0.012
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	2	387	1	5	336
Future Vol, veh/h	0	2	387	1	5	336
Conflicting Peds, #/hr	0	0	0	7	7	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	3	0	0	1
Mvmt Flow	0	2	416	1	5	361

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	796	424	0	0	424	0
Stage 1	424	-	-	-	-	-
Stage 2	372	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	359	635	-	-	1146	-
Stage 1	665	-	-	-	-	-
Stage 2	702	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	354	630	-	-	1138	-
Mov Cap-2 Maneuver	354	-	-	-	-	-
Stage 1	660	-	-	-	-	-
Stage 2	697	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.73	0	0.12
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	630	26	-
HCM Lane V/C Ratio	-	-	0.003	0.005	-
HCM Ctrl Dly (s/v)	-	-	10.7	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
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30 N LaSalle Street, Suite 3220
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Milwaukee, WI 53202

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Nature-based Solutions

Memorandum

Date: October 7, 2025

To: Manny Gomez, P,E.
City of Highland Park

From: Steve Pautsch, P.E., PTOE

Re: 1632 Second Street Traffic Review

Civiltech Engineering, Inc. has been retained by the City of Highland Park to conduct a third-party review of the traffic impact statement prepared for the proposed 1632 Second Street residential development (The Walton). This review was performed in accordance with industry standards and best practices set forth in resources such as the *ITE Trip Generation Manual*, the *Manual on Uniform Traffic Control Devices*, the *TRB Highway Capacity Manual*, and the *AASHTO Green Book.* Our review has found that the impact study adequately represents the traffic anticipated to be generated by the proposed development, by the under-construction Wolbright project at 650 Walnut Street, as well as general area growth over the next five years.

Civiltech has reviewed the traffic impact study dated October 2, 2025 prepared by KLOA, Inc. and site plan included therein and does not have any comments.


Crash Data
Oct 2022-2025
6
14
2
2
1
9
Laurel Ave
Green Bay Rd
Second St
First St
Walnut St
Oakwood Ave
La Salle Pl
1729-1789
1746
1741
598
1736-1740
600-616
622
1719-1717
1715
1713
1700
650
1716
1710
1702
1698
1696
1694
1695
1700
1688
1675
1661
1657
1647
1660
1672
1666
1658-1660
1646
1640
1632
1633
1660
1633
1623
1619
1617
1613
1600
1601
735
602-610
1601
650
654

From:	Jana Hill
To:	Lidawer, Annette; Tapia, Andres; Center, Jon; Blumberg, Tony; Ross, Yumi; Meckler Bruckman, Barisa; Rotering, Nancy
Cc:	Dale Cohodes; Beth Russell; Hoffmann, Patrick; Burhop, Karl; Fontane, Joel
Subject:	The Walton - diminishing Public Benefits
Date:	Tuesday, October 28, 2025 9:05:17 AM
Attachments:	202510211345.jpg 202510211344 (1).jpg 202510211344.jpg

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[EXTERNAL EMAIL]

CC Members and Mayor,
The Walton is a project too big to build and Public Benefits too little to justify this new precedent.

The Walton will remove 14 "affordable" housing units in an area close to transit and local employment critical to job opportunities for lower income citizens.

This will put Highland Park at an even greater deficit for affordable housing. This is the wrong trend with the City's growing housing disparity and will be totally self-inflicted by current government.

The $100K offered by Fulton when they are building high priced and largest units does nothing to reverse this direction. There is nothing else offered by the Developer for community benefit.

The variances requested for this project are not balanced with the PUBLIC BENEFIT offered and should be denied as proposed.

Jana Hill
Resident, The Arbors

Park Sheridan

MARKET RATE UNIT MATRIX

MARKET RATE UNITS

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
101	2	2710	$ 1,029,800.00	$ 602.43
102	2	2187	$ 831,060.00	$ 486.17
103	2	2368	$ 899,840.00	$ 526.41
104	2	2827	$ 1,074,260.00	$ 628.44
201	2	2803	$ 1,233,320.00	$ 623.11
202	2	2806	$ 1,234,640.00	$ 623.77
203	3	2982	$ 1,312,080.00	$ 662.90
204	2	2832	$ 1,246,080.00	$ 629.55
205	2	2869	$ 1,262,360.00	$ 637.78
301	2	2803	$ 1,485,590.00	$ 623.11
302	2	2806	$ 1,487,180.00	$ 623.77
303	3	2982	$ 1,580,460.00	$ 662.90
304	2	2832	$ 1,500,960.00	$ 629.55
305	2	2809	$ 1,488,770.00	$ 624.44
401	3	4450	$ 3,404,250.00	$ 989.24
402	2	2846	$ 2,177,190.00	$ 632.67
403	3	2974	$ 2,275,110.00	$ 661.12
404	3	4439	$ 3,395,835.00	$ 986.79

NOTE: THE ABOVE ARE ESTIMATED SALE PRICES AND DEVELOPERS RESERVES THE RIGHT TO MODIFY AT ANY TIME.

AFFORDABLE UNIT MATRIX

AFFORDABLE UNITS

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
105	2	1139	65% AMI	$ 253.20
106	2	1169	100% AMI	$ 259.87

3/15/2022

The Wolbright

MARKET RATE UNIT MATRIX

MARKET RATE UNITS

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
101	2	2912	$ 1,200,000	$ 800
102	2	2384	$ 1,000,000	$ 650
103	2	3049	$ 1,400,000	$ 830
105	2	2510	$ 1,000,000	$ 690
106	3	2793	$ 1,400,000	$ 760
201	2	3024	$ 1,400,000	$ 830
202	2	2384	$ 1,200,000	$ 650
203	2	3026	$ 1,600,000	$ 830
205	2	1808	$ 1,400,000	$ 500
206	2	2510	$ 1,400,000	$ 690
207	3	2793	$ 1,600,000	$ 760
301	2	2962	$ 1,800,000	$ 800
302	2	2384	$ 1,500,000	$ 650
303	2	3000	$ 1,800,000	$ 800
304	2	2894	$ 1,700,000	$ 800
305	2	2510	$ 1,600,000	$ 690
306	3	2793	$ 1,800,000	$ 760
307	2	1923	$ 1,200,000	$ 520
401	3	4230	$ 3,500,000	$ 1,100
402	3	4501	$ 3,500,000	$ 1,200
403	3	3315	$ 2,600,000	$ 900

NOTE: THE ABOVE ARE ESTIMATED SALE PRICES AND DEVELOPER RESERVES THE RIGHT TO MODIFY AT ANY TIME.

AFFORDABLE UNIT MATRIX

AFFORDABLE UNITS

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
104	2	1321	65% AMI	$ 350.00
204	2	1135	65% AMI	$ 300.00
208	3	1473	100% AMI	$ 390.00

The Walton

MARKET RATE UNIT MIX MATRIX

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
101	3	3046	$ 1,523,000.00	$ 913.80
103	2	2864	$ 1,432,000.00	$ 859.20
201	3	2828	$ 1,555,400.00	$ 848.40
202	3	2765	$ 1,520,750.00	$ 829.50
204	3	1805	$ 992,750.00	$ 541.50
205	2	1797	$ 988,350.00	$ 539.10
301	3	2853	$ 1,711,800.00	$ 855.90
302	3	2744	$ 1,646,400.00	$ 823.20
303	3	2995	$ 1,797,000.00	$ 898.50
304	2	1777	$ 1,066,200.00	$ 533.10
401	3	2853	$ 1,854,450.00	$ 855.90
402	3	2744	$ 1,783,600.00	$ 823.20
403	3	2995	$ 1,946,750.00	$ 898.50
404	2	1777	$ 1,155,050.00	$ 533.10
501	3	3387	$ 2,370,900.00	$ 1,016.10
502	3	3131	$ 2,191,700.00	$ 939.30
503	3	2932	$ 2,052,400.00	$ 879.60

AFFORDABLE UNIT MATRIX

UNIT	# OF BEDROOMS	SQFT	ESTIMATED SALE PRICE	ESTIMATED HOA
102	3	1425	100% AMI	$ 200.00
203	2	1080	65% AMI	$ 150.00

PUBLIC BENEFIT

To reflect our commitment to supporting affordable housing initiatives in Highland Park we planning to make a **$100,000 Donation to the Housing Trust Fund as a Public Benefit.**

The Public Benefit Donation is in addition to:

- The payment-in-lieu of $185,400 to omit 1 of required 3.2 units
- The by-right partial payment-in-lieu for partial 0.2 units: $37,080

We respectfully request your favorable consideration and recommendation to the City Council.

Sincerely,

Mark Muller
President, Fulton Developers

From:	Jana Hill
To:	Center, Jon; Tapia, Andres; Lidawer, Annette; Ross, Yumi; Blumberg, Tony; Meckler Bruckman, Barisa; Rotering, Nancy
Cc:	Dale Cohodes; Beth Russell; Hoffmann, Patrick; Burhop, Karl; Fontane, Joel
Subject:	The Walton - Metrics that Matter
Date:	Tuesday, October 28, 2025 11:05:37 AM
Attachments:	202510221851.jpg 202510221849.jpg 202510210936 (1).jpg 202509281931.jpg

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[EXTERNAL EMAIL]

Members of City Council and Mayor,

The Walton is a project too big to build and sets a building density out of character for the Walnut neighborhood.

In a previous presentation for this project, materials provided a misleading portrait of the intensity of this building.

1) It is misleading to follow the applicants use of "average" lot coverage as a metric. It skews the comparison.
Rather, the median is the most applicable statistical measures.
Lot Coverages in staff graphic attached:
33,34,36,37,38,44,46 = 37 % Median in the location. Much more obvious the Walton at 49% is an anomaly and thus a more correct metric for comparison.

2) A more comprehensive Location Map for the Walton was not provided in the previous presentation. Attached are those for the Wolbright and Park Sheridan. The reason this is critically important is the section pertaining to the Total Area Calculations for the project.

Specifically, The Park Sheridan has a Lot Coverage of 40%, total area is 60%, yielding 40% open space.
The Wolbright has a Lot Coverage of 49%, total area is 69%, yielding 31% open space.
The Walton has Lot Coverage of 49% but only 21% open space. You have to assume the extremely deep porch covers, dark and extended roof overhang on the 5th floor equals 79% total area.
Note: the City Code Section 150.202 - Definitions
LOT COVERAGE: The area of a lot that is covered by principal building.
OPEN SPACE: Any real estate which is open to the sky and unobstructed.

These most relevant metrics illustrate why there is too little green space and why only a redesign would yield more green space.

There is no next time for our neighborhood and quality of life. We urge you to vote no on the current design and yes to creating projects fitting for the lot size, street width and neighborhood in question.

Jana Hill

Resident, The Arbors

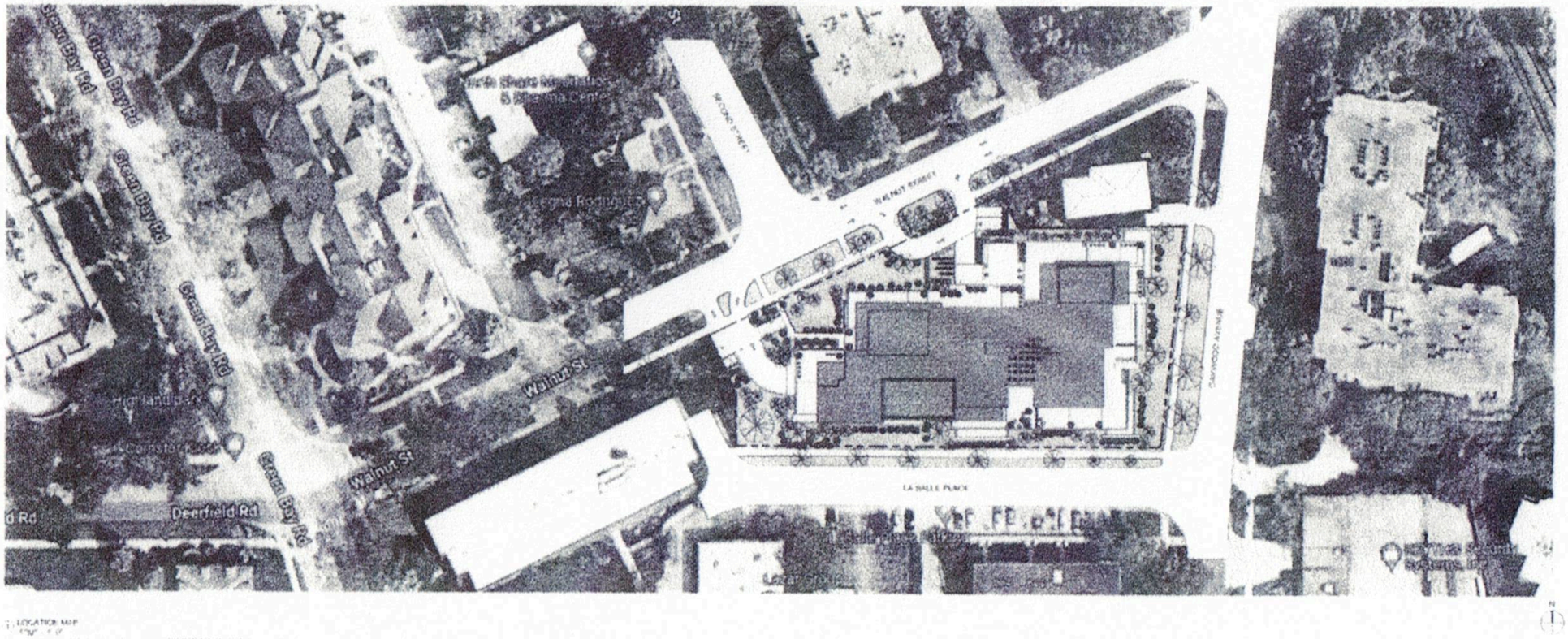
THE WOLBRIGHT

HIGHLAND PARK, ILLINOIS

Ht 52 feet / 4 Stories
Lot Coverage 49%
Open Space 31.2%

AREA CALCULATIONS	SF	PERCENTAGE
PRINCIPAL BUILDING FOOTPRINT	20,132 SF	49%
STAIRWAY / RAMP COVERAGE	200 SF	0.4%
DRIVEWAY COVERAGE	2,049 SF	5.0%
GUEST PARKING COVERAGE	445 SF	1.0%
PATIO COVERAGE	5,300 SF	12.9 %
TOTAL COVERAGE	27,087 SF	68.3 %

PROJECT DATA	EXIST/PERMIT/REQ'D	PROPOSED
ZONING DISTRICT	RM2	RM2
LAND USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	>21,780 SF	40,914 SF (0.939 Acres)
DENSITY	29 (1/1442 SF LOT AREA)	24
HEIGHT	40'-0" (3 STORIES)	1ST-3RD FL PARAPET 39'-6" 4TH FL ROOFTOP 52'-0"
TOTAL BUILDING SF	N/A	74,386 SF
LOT COVERAGE (BUILDING)	33%	49%
OPEN SPACE	20%	31.2%
MIN. FRONT YARD SETBACK	25'-0"	SEE BZ1.00
MIN. REAR YARD SETBACK	25'-0"	SEE BZ1.00
MIN. SIDE YARD SETBACK	10'-0"	N/A
IMPERVIOUS SURFACE	14,662 SF	26,513 SF
PARKING SPACES	53	56 (INCLUDES 3 TANDEMS)



1 LOCATION MAP

FULTON

DESIGN+BUILD

WWW.FULTONDEVELOPERS.COM

KEY PLAN

No.	Description	Date

THE WOLBRIGHT
650 WALNUT STREET
HIGHLAND PARK, ILLINOIS

LOCATION MAP

Project Number	202102
Date	NOVEMBER 29, 2022
Drawn By	Author
Checked By	Checker

A0.01

Scale: As indicated

3.1% open space

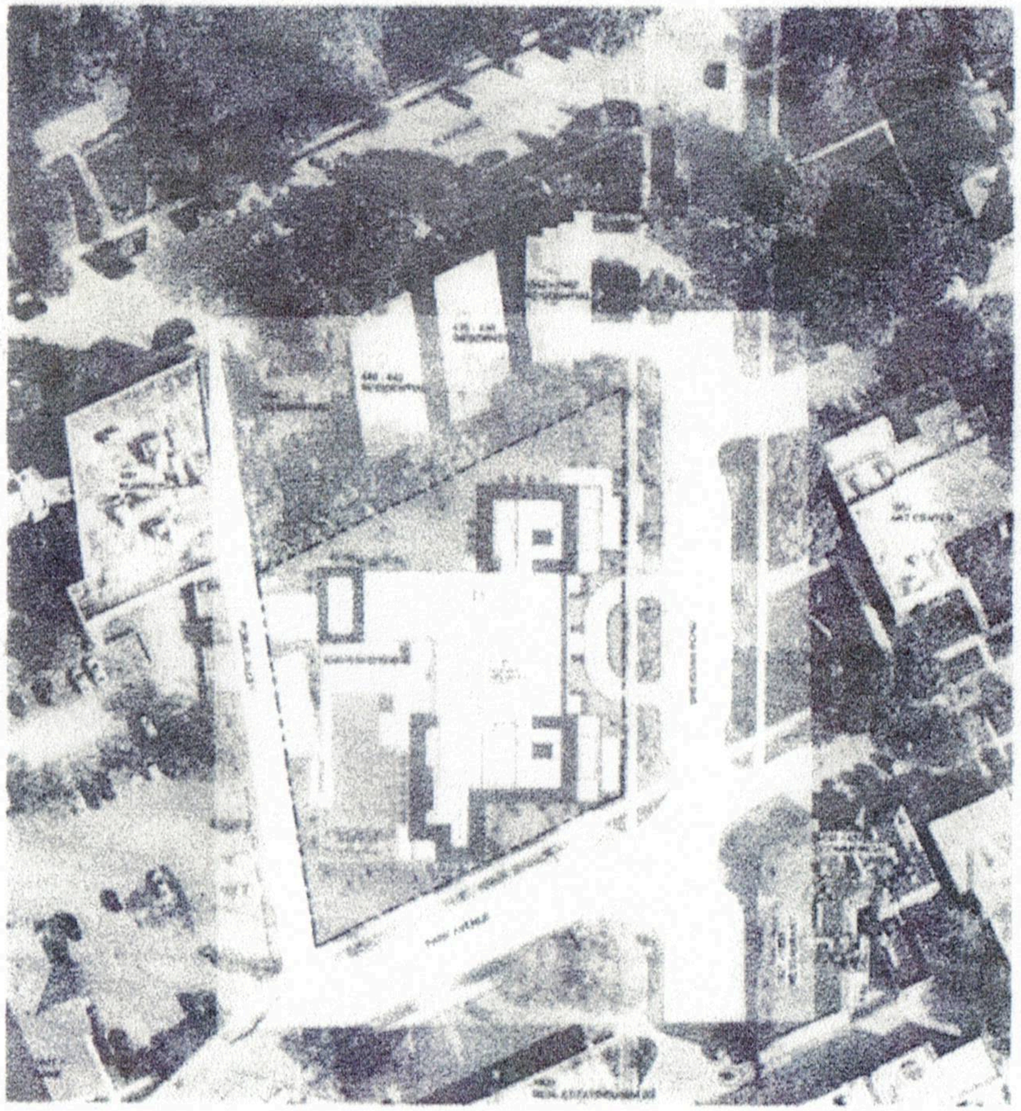
PARK SHERIDAN

HIGHLAND PARK, ILLINOIS

Ht 61 feet / 4 Stories
Lot Coverage 40%
Open Space ✓ 40%

PROJECT DATA	EXISTING/PERMITED	PROPOSED
ZONING DISTRICT	B5	B5
LAND USE	BUSINESS	RESIDENTIAL
LOT AREA	>15,000 SF	41,608 SF (0.955 Acres)
DENSITY	62 (1/670 SF LOT AREA)	20
HEIGHT	63'-0" (5 STORIES)	61'-10" (4 STORIES)
TOTAL BUILDING SF	N/A	66,526 SF
LOT COVERAGE (BUILDING)	N/A	40%
OPEN SPACE	20%	39.7%
COMMON-OWNED OPEN SPACE	N/A	12,400 SF
MIN. NEIGHBORHOOD SETBACK	5'-0"	12'-0"
MIN. PEDESTRIAN SETBACK	0'-0"	2'-1"
MIN. ALLEY SETBACK	10'-0"	28'-8"
MIN. SIDE YARD SETBACK	10'-0"	12'-10"
IMPERVIOUS SURFACE	APPROX. 35,000 SF	APPROX. 27,000 SF
PARKING SPACES	41	49

AREA CALCULATIONS	SF	PERCENTAGE
PRINCIPAL BUILDING FOOTPRINT	16,928 SF	40%
STAIRWAY / RAMP COVERAGE	587 SF	1.4%
DRIVEWAY COVERAGE	1,715 SF	4%
GUEST PARKING COVERAGE	975 SF	2.3%
PATIO COVERAGE	3,360 SF	8%
PARK COVERAGE	4,220 SF	10%
TOTAL COVERAGE	27,725 SF	65.7%



LOCATION MAP

FULTON

DESIGN+BUILD

KEY PLAN

No.	Description	Date

PARK SHERIDAN
1950-1984 SHERIDAN ROAD
HIGHLAND PARK, ILLINOIS

LOCATION MAP

Project Number	202101
Date	MARCH 18, 2022
Drawn By	KF
Checked By	Checker

A0.01

Scale: As indicated

THE WALTON
HIGHLAND PARK

FULTON
DESIGN+BUILD



Per Section 150.202. – Definitions

Lot Coverage: The area of a lot that is covered by principal and/or accessory buildings.

Open Space: Any real estate which is open to the sky and unobstructed except for natural features.

Lot Coverage - Staff

- Average: 40%

Street widths:
Laurel 48 feet
GreenBay 32 feet
2nd Street 30 ft
Walnut 24 ft
Alley 20 ft



	Lot Coverage	Open Space	Notes:
① Walton	49%	21.4%	Bounds Rm-2 on South Highest Intensity of Block
② Wolbright	49%	31.4%	50% over minimum Reqd
③ Highland Park Pl	46%	Parks (See Photo Exhibits)	Large and buffering. On Wide Street.
④ 1600 Green Bay	38%		
⑤ Arbors		Open Courtyard Parklett	
⑥ Sheridan Square	36%		
* Park Sheridan	40%	40%	Same Developer Double Reqmts

From:	Jana Hill
To:	Center, Jon; Lidawer, Annette; Blumberg, Tony; Tapia, Andres; Meckler Bruckman, Barisa; Ross, Yumi; Rotering, Nancy
Cc:	Fontane, Joel; Hoffmann, Patrick; Burhop, Karl; Dale Cohodes; Beth Russell
Subject:	Congestion, traffic and pedestrians Walton Project
Date:	Sunday, November 2, 2025 11:21:48 PM

[EXTERNAL EMAIL]

Members of Council and Mayor,

In the hundreds of pages of data and text in the KLOA Traffic reports for Fulton projects I have read, I have found no references to the senior housing pullout on the south side of Walnut (Walnut Place) nor the Sunrise Assisted housing on north, which has only alley access.

These are the facilities that generate township senior bus traffic, Uber rides and resident pickup services, medical and social worker personnel visits, emergency services, etc. extensively throughout the non-rush hours in study.

The Walton project adds to a unique or rather, extenuating circumstances to any use of "traditional" traffic counts on this street. Morning and evening rush hours counts don't capture the congestion on a 24 foot wide street close to the Green Bay intersection. I am certain Emergency Services and city senior transport have the specific stats(visits, scheduled rides per hour, on-request trips) that could and should be incorporated.

I am including a photo of "the sidewalk accessibility ramp to nowhere" at the northeast end of Walnut at 1st street, looking toward the Metra station. Any new pedestrian traffic from the Wolbright and the Walton would come to this spot to cross. Note: the pathetic condition of the ramp, the sidewalk is too narrow and there is no crosswalk joining it to the Metra station at this corner. At the east side of 1st, there is no sidewalk which means pedestrians walk through the Metra lot driveway where busses traverse all day and night. The existing stop signs are partially obstructed and not perpendicular to car view of pedestrians.

While I have not seen the latest Walton Traffic Study, I would hope the previously omitted Wolbright garage exit as well as their added pullout, related traffic estimates are included in the counts as well.

As citizens walking to your very City Council sessions, we navigate this corner in the dark.

The Walton will exasperate the traffic congestion on the west end of Walnut. Projecting added pedestrian volume for the Wolbright and the Walton? The time is now for the City to address the lack of attention to the design of the new crosswalks with additional and improved stop signage and seriously address the main crossing to the Metra lot.

Jana Hill
The Arbors Resident

Sent from AOL on Android

From: Karyn Chalem
To: Fontane, Joel; Hoffmann, Patrick
Subject: Walton project
Date: Thursday, November 6, 2025 1:52:04 PM

[EXTERNAL EMAIL]

Hello Powers That Be!

I live in the Arbors, across the street from the project. I have concerns about the project for the following reasons:

Where's all the rainwater going? The building takes up the whole lot!!

The traffic now on 2nd Street and Walton and 1st Street and Walton is atrocious for a neighborhood side street.

It's kind of cruel to subject the elderly people at Sunrise to all the construction noise in their final years, let alone their families and caregivers.

The truck staging for this project will be extremely intrusive.

The parking on the west side 2nd Street, where are you proposing they park?

The proposed building is a beautiful building, but built somewhere else. The photographs I have seen of it, the streets are not to scale of what really exists.

And, finally, will there be ICE agents coming into neighborhood to kidnap workers?

Thank you for your time,
Karyn
1633 2nd Street, Unit 201
Highland Park, Illinois

Dear City Council Members

We are deeply concerned about the size of the proposed building - The Walton on 2nd Street
64 feet tall, covering 80% of 3 lots across the street from our current home.

We love this neighborhood, the trees, green space and set-back appearance of the buildings. This new type of building should not be an exception. It should conform to the height and set back of all the existing condo buildings.

There should be space for green lawns, trees and sunshine on 2nd street. It should be required to have ample parking at the front or rear of the building, like our condo and the others were required to have.

Please do not approve these changes, keep the beauty of our area consistent.

Thank you for taking time to consider our concerns.

Lynne & Ken Gotsch
1633 2nd Street Unit 508
Highland Park IL

From: Dennis Siegel
To: Hoffmann, Patrick
Cc: Fontane, Joel; Neukirch, Ghida; Mayor and City Council
Subject: Re: The Walton, an Architectural Monstrosity
Date: Monday, December 8, 2025 3:00:44 PM

[EXTERNAL EMAIL]

Good afternoon Patrick:

Thank you for offering to post my two recent sets of email remarks about the Walton project among your pertinent public comment materials. As you suggested this morning, Patrick, I have drafted below a combined version, in place of my two separate emails, which I gladly authorize you to post:

The mere thought of Fulton Development's hideous black horizontal metal siding on the proposed Walton building across the street becoming the prominent view from my 4th floor condo's seven sliding glass doors and numerous sets of full-length windows, instead of the blue sky we Arbors residents have always enjoyed, is absolutely repulsive to me, only exacerbated by that proposed building being too prominent, because it would be too close in proximity, as a result of being substantially oversized for its small site.

In obvious violation of existing zoning limitations in the area, the proposed 64-foot tall Walton would tower over other nearby shorter established condo buildings, and cover 80% of three lots at the northwest corner of Walnut and Second Streets. Accordingly, Mark Muller's requested variances for the Walton should be soundly rejected, because those variances would destroy the beautiful tree-lined 1600-1700 Second Street neighborhood.

Our block of well-designed, well-planned, and well-maintained condo buildings serves as a uniquely attractive buffer from the busy downtown area. Indeed, the 1633 Arbors building is an intimate and thoughtfully conceived precursor of well-known architect David Hovey's extremely successful Optima buildings, more recently sprinkled throughout the North Shore.

But one need only look across Walnut Street to the south at the Wolbright condo project, still currently under construction, to see that it clearly casts a huge negative impact on surrounding properties, which it grossly overpowers in both size and design, because of variances unwisely granted to developer Mark Muller by the City

Council.

The same hideous black metal horizontal siding covering the Wolbright, along with minimal gray stone veneer, is now being proposed for the Walton, mimicking this cheap-looking design.

After successful, attractive, upscale buildings recently designed for Fulton Development's Park Sheridan and nearby One Highland Park (at 1560 Oakwood), Muller and his architects evidently think they have mastered the way to further cut construction costs and stretch their profits, with zoning variances and cheap-looking black metal siding, which is a terrible affront to the eyes and the senses of we condo owners living on any upper floors of neighboring buildings with many balconies, glass doors, and full-length windows facing Muller's oversized projects.

We know, from Fulton Development's two completed buildings, as well as from the fine Laurel Avenue residences, that Muller is capable of constructing attractive upscale housing for the Highland Park community. Why shouldn't the City Council now insist upon holding him to those higher construction standards, by denying his requested variances, as well as by insisting on more classic design elements and materials that he has utilized in his other buildings, which would be more attractive and designed to withstand the test of time?

How about another attractive scaled-down "Highland Park 2.0," mimicking the classy design of Muller's building on Oakwood?

As a 60+ year resident of several fine Highland Park neighborhoods, I thank you for your consideration of these additional thoughts I have expressed above.

Dennis Siegel

Arbors Unit 404

1633 Second St

Highland Park

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: September 29, 2025

TO: Patrick Hoffmann, Planner II

FROM: Emmanuel Gomez, PE, City Engineer

BY: Sam Hertel, PE, Civil Engineer

SUBJECT: 1632 Second St – PUD Application Review

General Comments

1. There is an active Recapture Agreement for the three properties being consolidated under this PUD (1632, 1640, and 1646 Second St). Based on the proposed site plan, applicant will be assessed the recapture fees associated with 1640 and 1646 Second St
    a. Recapture fees are accruing interest and total fee amount will not be known until approval of construction

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Patrick Hoffmann, Planner II

Department: Community Development Department

Title: Resolution Approving Development Agreement (1632,1640, and 1646 Second Street)

Recommendation:
Staff recommends Approving a Development Agreement (1632, 1640, and 1646 Second Street)

Policy Consideration:
See An Ordinance Granting a Special Use Permit for a Planned Development and Approving an Inclusionary Housing Plan (1632-1646 Secont St PUD) - the report and analysis is with that item.

Core Priorities:
Economic Development & Vibrancy. Development supports the overall tax base, produces jobs, and contributes to vibrancy by attracting people to the community.

Attachments:
1. Resolution Approving Development Agreement (1632,1640, and 1646 Second Street)
2. Resolution Exhibit A - Development Agreement
3. DA Exhibit A - Legal Description
4. DA Exhibit B - Public Improvements
5. DA Exhibit C - Form Letter of Credit
6. DA Exhibit D - Insurance Requirements
7. DA Exhibit E - Transferee Assumption Agreement
8. DA Exhibit F - Lender's Consent and Subordination
9. DA Exhibit G - Affordable Unit Declaration

City of Highland Park

Resolution No. _____

A Resolution Approving a Development Agreement
(1632, 1640, and 1646 Second Street)

WHEREAS, One Realty Group LLC, an Illinois limited liability company ("***Applicant***"), is the owner of those certain parcels of real property consisting of approximately 24,500 square feet, and commonly and collectively known as 1632, 1640, and 1646 Second St., (collectively, the "***Property***"); and

WHEREAS, Applicant has filed an application with the City for: (i) approval of a final plat of subdivision for the Property; (ii) a special use permit for a planned development for the Property; (iii) certain zoning modifications for the proposed planned development of the Property; and (iv) a preliminary and final development plan for the proposed planned development of the Property; and

WHEREAS, on _____ __, 2025, the City Council adopted: (i) Resolution No. _____, approving a final plat of subdivision for the Property; and (ii) Ordinance No. _____, granting a special use permit for a planned development on the Property (collectively, the "***Final Approvals***"); and

WHEREAS, the Final Approvals require that the City and the Applicant enter into a development agreement governing the use and development of the Property ("***Development Agreement***"); and

WHEREAS, the City Council has determined that entering into the Development Agreement with the Applicant 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: APPROVAL OF DEVELOPMENT AGREEMENT. The Development Agreement by and between the City and the Applicant 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 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 Development Agreement upon receipt by the City Clerk of at least one original copy of the Development Agreement executed by the Owner and the Applicant; provided, however, that if the executed copy of 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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

Development Agreement

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

City of Highland Park
Planning Division
1150 Half Day Road
Highland Park, IL 60035

Above Space For Recorder's Use Only

DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK

AND

ONE REALTY GROUP LLC

(1632, 1640, and 1646 Second Street)

DATED AS OF _____ ___, 2025

Development Agreement
Between
the City of Highland Park and
One Realty Group LLC,
(1632, 1640, 1646 Second Street)

THIS DEVELOPMENT AGREEMENT (***"Agreement"***) is made as of the __ day of _____, 2025, by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***), **ONE REALTY GROUP LLC**, an Illinois limited liability company (***"Owner"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the City's home rule powers, the parties hereto agree as follows:

SECTION 1. RECITALS.[*]

A. The Property consists of three parcels of real property commonly known as 1632, 1640, and 1646 Second Street, Highland Park, Illinois, and consisting collectively of approximately 24,500 acres (collectively the "***Property***").

B. As of the Effective Date of this Agreement, Owner is the record title holder of the Property.

C. The Property is located in the RO High Density Residential/Office Zoning District of the City and is currently improved with three different housing structures. One has an existing single-family home (1632 Second Street). The second has an existing multi-family 2-unit structure (1640 Second Street). The third has one existing multi-family 10-unit structure (1646 Second Street) accessory structures (***"Existing Buildings"***).

D. Owner desires to demolish the Existing Buildings and construct a new five-story residential Structure, comprised of 19 dwelling units, two of which will be inclusionary units.

E. In connection with the proposed development of the Property, Owner filed applications with the City seeking approval of: (1) a special use permit for a planned development; (2) a preliminary and final development plan for the Property; (3) certain zoning modifications within the proposed planned development; (4) a plat of subdivision for the Property; and an inclusionary housing plan.

F. The Corporate Authorities have determined that the development of the Property pursuant to and in accordance with this Agreement would further enable the City to regulate the development of the Property.

[*]All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Zoning Code.

G. As provided in, and as a condition of, the Development Approvals, Owner has agreed to execute this Agreement to provide that the Property be developed only in compliance with this Agreement and the Development Approvals.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized terms and phrases in this Agreement have the meanings set forth in the preamble above and in this Section or elsewhere in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the City Laws.

"Affordable Unit(s)": Any residential dwelling unit or units designated for Affordable Housing, as that term is defined by Section 33.1133(A) of the City Code, as a result of the development of the Property and pursuant to the Inclusionary Housing Regulations.

"Affordable Unit Declaration": The "Affordable Unit Declaration of Covenants, Conditions, and Restrictions," in all material respects the same as the approved template attached to this Agreement as **Exhibit G**, to be executed by Developer and recorded against each Affordable Unit pursuant to the Inclusionary Housing Regulations and Section 7 of this Agreement.

"Building Code": Chapter 170 of the City Code.

"City Code": "The Highland Park Code of 1968", as amended from time to time.

"City Laws": The City Code, the Zoning Code, the Subdivision Code, and all other City laws, codes, ordinances, resolutions, rules, regulations, and policies.

"*Common Areas":* All of the areas of that are not within any of the dwelling units to be constructed on the Property.

***"Corporate Authorities"*:** The Mayor and City Council of the City.

***"CTM Plan"*:** Defined in Section 6.F.1 of this Agreement.

"Declaration of Covenants": The declaration of covenants, easements and restrictions required pursuant to Section 7 of this Agreement

"Development": Described and defined in Section 3.A of this Agreement.

***"Development Approvals"*:** The ordinances, resolutions, permits, and administrative approvals listed in Section 3 of this Agreement.

***"Effective Date"*:** The date of execution of this Agreement by all of the Parties, as set forth in the first paragraph of page one of this Agreement.

***"Events of Default"*:** Defined in Section 14.A of this Agreement with respect to Owner and in Section 14.B of this Agreement with respect to the City.

***"Final Development Plan"*:** Collectively, the plans and specifications for the Development approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3 of this Agreement and the Requirements of Law.

"Final Engineering Plan":" The engineering plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

"*Final Inclusionary Housing Plan*": The inclusionary housing plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law. Upon that approval, the Final Inclusionary Housing Plan will, automatically and without further action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement.

***"Final Site Plan"*:** The site plan approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law.

***"Guarantee"*:** Defined in Section 10.A of this Agreement.

***"Improvement Construction Schedule"*:** The schedule for construction of Improvements, as described in Section 5.A.3 of this Agreement.

***"Improvements"*:** The on-site and off-site improvements to be made in connection with the development of the Property, as provided in Section 4 of this Agreement, including, without limitation, the Public Improvements to be installed pursuant to the Final Development Plan.

***"Indemnified Claims"*:** Defined in Section 11.C of this Agreement.

***"Letter of Credit"*:** The performance security required by Section 10.A of this Agreement, in the form attached as **Exhibit C** to this Agreement.

***"Maintenance Guarantee"*:** Defined in Section 10.D of this Agreement.

***"Parties"*:** The City and Owner, collectively.

***"Person"*:** Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

***"Property"*:** The tract of land, consisting of approximately ___ acres, located at the addresses commonly known as 1632, 1640, and 1646 Second Street, Highland Park, Illinois, and legally described in **Exhibit A** attached to this Agreement.

***"Public Improvements"*:** Those Improvements that will be dedicated to, and accepted by, the City, including, without limitation, the Public Improvements identified in **Exhibit B**.

***"Public Improvements Standards Manual"*:** The "City Engineering Standards Details," as amended from time to time.

***"Requirements of Law"*:** All City Laws and all other applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

***"Site Restoration"*:** Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

***"Special Use Ordinance"*:** Ordinance No. ____, adopted by the Corporate Authorities and as may be amended: (i) approving a special use permit for a planned development for the Property; (ii) approving the Final Development Plan for the Property; and (iii) granting zoning modifications within the approved planned development.

***"Stormwater Improvements"*:** The Improvements depicted on the Final Engineering Plan: private storm sewers, related equipment, appurtenances, structures, swales, and storm drainage areas installed and maintained on the Property to ensure adequate storm water drainage and management and to collect and direct storm water into the City storm sewer system.

***"Structure"*:** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure will in all cases be deemed to include, without limitation, the Existing Building and the addition to be constructed on the Property, as part of the Development.

***"Subdivision Code"*:** Chapter 151 of the City Code, as amended from time to time.

***"Uncontrollable Circumstance"*:** Any of the following events and circumstances that materially change the ability of Owner to carry out its obligations under this Agreement:

a. a change in the Requirements of Law, other than an action taken by the City pursuant to Section 15.A.3 of this Agreement;

b. insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

c. epidemic or pandemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions preventing performance of work, or other similar Act of God;

d. governmental condemnation or taking other than by the City; or

e. strikes, lockouts, or labor disputes, other than those caused by the unlawful acts of Owner, its partners, or affiliated entities.

Uncontrollable Circumstance does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; or (ii) economic hardship, impracticability of performance, commercial, economic, market conditions, increased taxes or tariffs, or a failure of performance

by a contractor (except as caused by events that are Uncontrollable Circumstances as to the contractor).

***"Vertical Construction"*:** The construction of any portion of a Structure above grade level.

***"Zoning Code"*:** The "City of Highland Park Zoning Ordinance of 1997", as amended from time to time.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, feminine or neutral pronouns are to be substituted for those masculine in form and vice versa, and plural terms are to be substituted for singular and singular for plural, in any place in which the context requires.

2. Headings. The headings, titles, and captions in this Agreement are used only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement or any of the substantive provisions of this Agreement.

3. Calendar Days; Calculation of Time Periods. Unless otherwise specified in this Agreement, references to days in this Agreement are to calendar days. Unless otherwise specified in this Agreement, in computing any period of time under 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 will run until the end of the next day which is not a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central prevailing time.

4. Compliance and Conflict with Other Requirements. Unless otherwise specified in this Agreement, if there is a conflict between this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the City, as determined by the City Manager, will control. All of the provisions in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. APPROVAL OF DEVELOPMENT.

A. Description of Development. Owner submitted applications to the City for approval of the demolition of the Existing Buildings and construction of the Development.

B. Concurrent Approvals. Immediately prior to the consideration of this Agreement, the Corporate Authorities will consider adoption of the Special Use Permit Ordinance, Resolution No. _____, and the Final Plat Resolution.

SECTION 4. DEVELOPMENT OF THE PROPERTY.

A. Compliance with this Agreement. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Laws or any other rights

Owner may have, during the term of this Agreement, the Property may only be developed pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the development conditions set forth in this Section 4. Development of the Property in a manner deviating from these conditions will be deemed a violation of this Agreement and Owner's obligations hereunder, and an Event of Default pursuant to Section 14.A of this Agreement.

B. Development. The Development must consist of the following required elements, all of which were promised by Owner and served as an enticement to the City to enter into this Agreement and adopt the Development Approvals:

1. Construction of a new five-story residential Structure comprised of 19 dwelling units, two of which will be inclusionary housing units; and

2. Construction of the Improvements, as described and depicted in Section 5 and Exhibit B of this Agreement.

C. General Development Restrictions. The development, construction, operation and maintenance of the Development 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 the following:

1. This Agreement;
2. The Development Approvals;
3. The Final Development Plan, and all individual plans and documents of which it is comprised;
4. The Zoning Code;
5. The Building Code;
6. The Subdivision Code;
7. The Public Improvements Standards Manual; and
8. The Requirements of Law.

Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 8 of this Section 4.C, the interpretative provisions of Section 2.B.4 will prevail.

SECTION 5. IMPROVEMENTS.

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and in Exhibit B, and include, without limitation, the following:

a. Stormwater sewer mains, service lines, and facilities;

b. Sanitary sewer mains and service lines; and

c. Water mains and service lines.

2. General Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Special Use Ordinance, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Code and the Subdivision Code. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this Agreement or in the permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality.

3. Improvement Construction Schedule. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Laws and the Public Improvements Standards Manual. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Improvement Construction Schedule, any Development Phasing Plan, as well as all permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality. All Improvements must be constructed and installed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed in accordance with the Requirements of Law.

4. Contract Terms; Prosecution of the Work. Owner must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, the Final Development Plan, the Improvement Construction Schedule, and the Requirements of Law, until the work is properly completed, and providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

5. Engineering Services. Owner must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. Owner must promptly provide the City with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached at all times.

6. City Inspections and Approvals. All work on the Improvements is subject to inspection and approval by City representatives at all times. Owner will provide immediate access

to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours upon notice by the City.

7. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency or private party, Owner must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain the consent, permission, or approval.

B. Connection of Utilities.

1. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade: (a) all public utility connections servicing the Property; and (b) the connection of all utilities to facilities located on the Property.

1. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade and maintain in accordance with the Final Development Plan: (i) all public utility connections servicing the Property; and (ii) the connection of all utilities to facilities located on the Property.

2. No utilities located on the Property may be connected to the sewer and water utilities belonging to the City except in accordance with the applicable provisions of the Requirements of Law and upon payment all fees required by City Laws.

C. Landscaping. Prior to the issuance by the City of a final certificate of occupancy for any Structure on the Property, Owner must install all landscaping on the Property, as depicted on the Final Development Plan, which landscaping must be installed and maintained in accordance with the following:

1. All trees, shrubs, plantings, and ornamentals must be healthy, and of the size, height, and species described in the Final Development Plan.

2. The City Forester will have the right to reasonably reject or require replacement of any landscaping that is not in accordance with this Agreement.

3. Owner will, and does hereby, guaranty the proper health and survival of all landscaping (new and transplanted) for a period of two years after the date of the installation of the landscaping.

4. The final grade of the Property must contain a minimum of four to six inches of topsoil, except as may be approved by the City Forester.

5. Upon installation, the trees required to be installed and planted pursuant to this Agreement must have the minimum height and diameter as represented on the Final Development Plan, and must comply with the tree replacement requirements set forth in the City Laws.

6. Owner must replace any plantings that are not healthy and growing after one year from the date of installation

D. Lighting.

1. All exterior lighting on the Property must comply at all times with the lighting requirements set forth in Section 150.605 of the Zoning Code.

2. No light fixture installed on the Property as part of the proposed development of the Property may exceed a correlated color temperature of 3,000 Kelvin.

E. Right-of-Way Improvements.

1. Grant of Temporary Construction License. Subject to the terms and conditions set forth in this Agreement, the City grants to Owner, and Owner accepts, a non-exclusive revocable license, for the construction, installation, and completion, at the sole cost and expense of Owner, of the following improvements within City-owned rights-of-way and, as necessary, within adjacent City-owned parcels (collectively, the ***"Licensed Premises"***), all as depicted in the Final Engineering Plan, and pursuant to and in strict accordance with the terms and provisions of this Section 5.E and the other provisions of this Agreement (***"Improvement Construction License"***):

a. Sidewalk. The construction of a sidewalk and mountable curbs within the: (i) westerly portion of that certain segment of the Second Street right-of-way located between the northern lot line of the Property and the intersection of the Second Street and Walnut Street rights-of-way; and (ii) the northerly portion of that certain segment of the Walnut Street right-of-way located between the western lot line of the Property and the intersection of the Second Street and Walnut Street rights-of-way; provided that, notwithstanding the Final Development Plan to the contrary, Owner must construct the sidewalk to a width of five feet in front of any property located west of the Property and east of the intersection to which it acquires title; and

b. Landscaping in Public Rights-of-Way. Installation of landscaping materials within the rights-of-way adjacent to the Property, as depicted in the Final Landscape Plan.

2. Limitation of Interest. Except for the Improvement Construction License granted pursuant to this Section 5.E, Owner does not and will not have any legal, beneficial, or equitable interest, whether by adverse possession or prescription or otherwise, in any portion of the Licensed Premises, or the Second Street and Walnut Street rights-of-way, or any other City-owned property or right-of-way. Specifically, and without limitation of the foregoing, Owner acknowledges and agrees that nothing in this Agreement is to be interpreted to provide a license to Owner to alter any City-owned right-of-way in any way other than for the installation of the improvements identified in this Section 5.E.

3. Construction of the Right-of-Way Improvements. Owner must construct the Right-of-Way Improvements in accordance with and pursuant to the Final Development Plan and this Agreement, in a good and workmanlike manner, all at the sole expense of Owner and subject to inspection and approval by the City. Specifically, and without limitation of the foregoing, during the period of installation, Owner must: (a) construct all Right-of-Way Improvements in specific locations and of specific designs approved in advance by the City Engineer and, for landscaping improvements, by the City Forester; and (b) maintain the Licensed Premises and all streets, sidewalks, and other public property in and adjacent to the Licensed Premises in a safe, good

and clean condition without hazard to public use at all times, and in accordance with the standards set forth in Section 6.H of this Agreement.

4. City's Reservation of Rights Over Licensed Premises. The City hereby reserves the right to use the Licensed Premises in any manner that will not prevent, impede, or interfere in any way with the exercise by Owner of the rights granted pursuant to this Section 5.E. The City will have the right to grant other non-exclusive licenses or easements, including, without limitation, licenses or easements for utility purposes, over, along, upon, or across the Licensed Premises rights-of-way. The City further reserves its right of full and normal access to the Licensed Premises for the maintenance of any existing or future utility located thereon.

5. Liens. Owner must, at its sole cost and expense, take all necessary action to keep all portions of the Licensed Premises free and clear of all liens, claims, and demands, including without limitation mechanic's liens, in connection with any work performed by the Licensee or its agents.

6. Maintenance of Right-of-Way by City. Without limitation of the provisions of Section 11 of this Agreement, the City will not be liable for any damage that may occur to the Right-of-Way Improvements as a result of the City's necessary maintenance responsibilities with regard to any right-of-way that is subject to the Improvements Construction License. Any maintenance, repair, or replacement of the Right-of-Way Improvements necessary as a result of the City maintenance or other work will be at the sole cost and expense of Owner, through and including the date of expiration of the License, as set forth in Section 5.E.7 of this Agreement.

7. Term. The Improvements Construction License granted pursuant to this Section 5.E will expire upon the acceptance by the City of all Right-of-Way Improvements pursuant to Section 5.F of this Agreement.

F. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. Owner must notify the City when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the City. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the City time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Owner time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the City for construction of the Improvements). Owner must promptly make all necessary repairs and corrections as specified on the punch list. The City is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 5.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the City Director of Public Works has determined that the specific Improvement has been constructed to completion, in accordance with the Final Development Plan and Requirements of Law.

2. Dedication and Acceptance of Public Improvements. Neither the execution of this Agreement, nor the approval of the Development Approvals, nor the execution and recordation of the Final Plat of Subdivision constitutes acceptance by the City of any Improvements that are depicted as "dedicated" on the Final Plat of Subdivision or on the Final Development Plan, if any. The acceptance of ownership of, and responsibility for, a specific

approved Improvement as a Public Improvement may be made only by the Corporate Authorities, and only in compliance with the requirements of the Subdivision Code.

3. Transfer of Ownership of the Public Improvements and Easements to the City. Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the City pursuant to Section 5.F of this Agreement, Owner must execute, or cause to be executed, all documents as the City may request to transfer ownership of, or to provide easements in, the Public Improvements to, and to evidence ownership of the Public Improvements by, the City, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the City in writing. Owner must, at the same time: (a) grant, or cause to be granted, to the City all insured easements or other property rights as the City may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the City, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the City in writing; and (b) provide a written estimate of the monetary value of each Public Improvement to be accepted by the City.

4. Maintenance of Public Improvements. For a period of at least two years following acceptance by the City of the Public Improvements, Owner must, at its sole cost and expense, maintain the Public Improvements without any modification, except as specifically approved in writing by the City Engineer, in a first-rate condition at all times. Owner hereby guarantees, on its behalf and on behalf of its successors, the prompt and satisfactory correction of all defects and deficiencies in any of the Public Improvements that occur or become evident within two years after acceptance of the Public Improvement by the City pursuant to this Agreement. In the event the City Engineer determines, in the City Engineer's reasonable discretion, that Owner is not adequately maintaining, or has not adequately maintained, any Public Improvement, Owner must, after 10 days' prior written notice from the City (subject to Uncontrollable Circumstances), correct it or cause it to be corrected. If Owner fails to correct the defect, commence the correction of the defect, or diligently pursue correction of the defect to completion, the City, after 10 days' prior written notice to Owner, may, but will not be obligated to, enter upon any or all of the Property for the purpose of performing maintenance work on and to the Public Improvement. In the event that the City causes to be performed any work pursuant to this Section 5.F.4, Owner must, upon demand by the City, pay the costs of the work to the City. If Owner fails to pay the costs, the City will have the right to draw from the Maintenance Guarantee required pursuant to Section 9.B of this Agreement, based on costs actually incurred or on the City's reasonable estimates of costs to be incurred, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. In the event any Public Improvement is repaired or replaced pursuant to this Section 5.F.4, the City's right to draw upon the Maintenance Guarantee pursuant to Section 10.B of this Agreement will be extended, as to the repair or replacement, for two full years from the date of the repair or replacement.

5. Effect of Approval and Acceptance. Approval or acceptance of any Improvement will not constitute a waiver of any rights or claims that the City has, before or after approval and acceptance, with respect to any breach of this Agreement by Owner or any right of indemnification of the City by Owner.

SECTION 6. DEMOLITION AND CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. Compliance with Plans and Approvals. The development of the Property must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals. All work must be conducted in a good and workmanlike manner and with due dispatch. All materials used for construction on the Property will be in accordance with the specifications for the work to be performed.

2. Contracts for Work on Property. Owner must include in every contract for work on the Property terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, and the Requirements of Law, until the work is properly completed, and terms providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Application for Permits and Approvals. Owner will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement.

4. City Inspections and Approvals. All work on the Property will be subject to inspection and approval by City representatives at all times, subject to safety rules on the Property.

5. **[RESERVED].**

B. Demolition of Existing Structures. Owner may commence demolition of existing structures on the Property only after obtaining all necessary demolition permits from the City and presenting the City with a plan to mitigate dust, smoke, and other particulates resulting from the demolition. Owner will conduct all demolition work on the Property in full compliance with the City's permitted construction work hours regulations. Owner will remove and dispose of all debris resulting from the demolition of existing structures on the Property in compliance with the Requirements of Law.

C. Single Phase of Development. The construction of the Improvements and development of the Property must take place in one continuous phase, subject to seasonal conditions.

D. Limits on Vertical Construction. In addition to any other applicable provision of this Agreement and the Requirements of Law, Owner may not commence any Vertical Construction, and the City will have the right to refuse to issue a building permit for any Vertical Construction, unless the City Manager has determined that the construction of the following Improvements is complete as required by this Agreement and Requirements of Law, except as may be authorized in writing by the City Manager in their sole discretion:

1. the Stormwater Improvements; and

2. a functional water system that can deliver water to all proposed fire hydrants, in the manner required by the City.

E. Diligent Pursuit of Construction.

1. Once commencement of construction is authorized pursuant to this Agreement, Owner must pursue, or cause to

be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the City Code and the Requirements of Law. Owner will conduct all construction work on the Property in full compliance with the City's permitted construction work hours regulations.

2. Owner must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the City pursuant to the Improvement Construction Schedule approved by the City Engineer as part of the Final Engineering Plan. Owner may be allowed extensions of time beyond the completion dates set forth in the Improvement Construction Schedule only for unavoidable delay caused by Uncontrollable Circumstances or as may be approved by the City Manager.

F. Construction Traffic.

1. Construction and Traffic Management Plan. Owner must prepare and submit, for review and approval by the City Director of Public Works, a Construction and Traffic Management Plan (**"*CTM Plan*"**) for the development of the Property. The CTM Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The City has no obligation to issue a building permit for any Structure or Improvement, and no construction may be commenced with respect to the Structure or Improvement, unless and until the City Director of Public Works has approved, in writing, the CTM Plan. The City agrees to cause the CTM Plan to be promptly and expeditiously reviewed by the City Director of Public Works; provided, however, that nothing in this Agreement is to be deemed or interpreted to require approval of the CTM Plan. Owner must comply with the approved CTM Plan. The CTM Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas on the Property for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking to replace any parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees, which off-street parking must comply with the standards set forth in Section 93.231(B) of the City Code.

2. Designated Routes of Access. The City reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. Maintenance of Routes of Access. At all times during the construction of the Structures and Improvements, Owner must: (a) keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by construction traffic.

4. Street and Sidewalk Obstructions. Owner must obtain all street and sidewalk obstruction permits required for the construction of the Proposed Development in accordance with Section 170.108 of the City Code.

G. Tree Preservation. Owner must comply with all applicable tree preservation regulations set forth in Article IV of Chapter 94 of the City Code, and the following additional requirements:

1. Owner must, prior to construction, erect fencing satisfactory to the City Forester to protect those existing trees located on the Property: (i) designated in the Final Development Plan; and (ii) designated for protection by the City Forester.

2. No grade alteration or construction may take place within designated tree preservation areas, consistent with the tree fencing plan that must be submitted with Owner's applications for building permits for the proposed development of the Property.

H. Storm Water Management and Erosion Control During Construction. During construction of any of the Structures or Improvements on the Property, Owner must:

1. Install and implement measures necessary to temporarily divert or control any accumulation of storm water away from or through the Property in a manner approved in advance by the City Engineer, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, ice, water, and other materials from leaving the site and traveling onto other properties;

3. Take all practicable measures to mitigate dust, smoke, and other particulates resulting from the construction; and

4. Properly remove or dispose of all debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property in accordance with the Requirements of Law.

All installations made pursuant to this Section 6.H must be maintained by Owner until all final certificates of occupancy have been issued by the City for the Development, except as otherwise may be approved by the City Manager.

I. Damage to Public Property. Owner must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Owner must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Owner or any agent of or contractor hired by, or on behalf of, Owner; and (2) repair all damage caused by the activities of Owner or any agent of or contractor hired by, or on behalf of, Owner.

J. Issuance of Permits and Certificates.

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the City has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Property at any time when Owner has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Project Approvals, or the Requirements of Law.

2. Timing of Construction of the Improvements. The City has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or Structure located on the Property until the Improvements are completed by Owner and approved by the City. The foregoing does not preclude the City's issuance of conditional certificates of occupancy pursuant to the applicable provisions of the City Code. The issuance of any building permit or certificate of occupancy by the City at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the City will not constitute a waiver of the City's right to withhold any building permit or certificate of occupancy and will not confer on Owner or Owner any right or entitlement to any other building permit or certificate of occupancy.

3. Completion of Public Roads, Private Driveways, and Parking Areas. No conditional certificate of occupancy or final certificate of occupancy associated with any new Structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within the Structure has been completed.

K. Completion of Construction. Subject to Uncontrollable Circumstances, if Owner fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the City for the demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Owner must, within 60 days after notice from the City: (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Owner has failed to complete the required demolition and construction, all in accordance with plans approved by the City.

L. As-Built Plans. After completion of construction of any new Structure or Improvement, Owner must submit to the City's Director of Community Development: (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, underground electrical, plumbing, gas service, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the City Engineer and the City Director of Community Development. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on

the Property. A licensed Professional Engineer (PE) and Professional Land Surveyor (PLS) registered in the State of Illinois must stamp the as-built site construction plans. The PE or PLS must stamp and sign the final engineering pages of the as-built construction plans, and the PLS must stamp and sign the final as-built survey

SECTION 7. OPERATIONAL DOCUMENTS.

A. Owners' Association Declaration of Covenants. Prior to the issuance of any building permit for the Development, and prior to the transfer of any dwelling unit by Owner, Owner must prepare and submit to the City Manager and the Corporation Counsel, for their respective review and approval, and Owner must record against the Property, a declaration of covenants, easements, and restrictions ("***Declaration of Covenants***"). The Declaration of Covenants must provide for the creation of an association for the owners of the dwelling units on the Property or similar entity ("***Owners' Association***") and must, without limitation, codify the following provisions, conditions and restrictions of this Agreement:

1. Membership in the Owners' Association must be mandatory for each owner and successive owner of a dwelling unit in the Development.

2. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to this Agreement, or to any provision that is inconsistent with the requirements of this Agreement or the Affordable Housing Declaration will be effective without the prior review and written approval of the City Director of Community Development.

3. The Owners' Association will be responsible for the continuity, care, conservation and maintenance, including operation in a first-rate condition and in accordance with predetermined standards, of the Common Areas, including all landscaping, stormwater detention facilities, equipment and appurtenances, and the cost of power required for the equipment and appurtenances.

4. The Owners' Association will be responsible for casualty and liability insurance and real estate taxes for all Common Areas.

5. The owners of owners of each dwelling unit to be constructed on the Property must pay their *pro rata* share of all costs and expenses incurred by the Owners' Association by means of an assessment to be levied by the Owners' Association which meets the requirements for becoming a lien on the Property in accordance with statutes of the State of Illinois.

6. The Owners' Association will have the right to adjust the assessment to meet changed needs. The membership vote required to authorize that adjustment may not be fixed at more than 51 percent of the members voting on the issue.

7. The Owners' Association or the owners, and not the City, will be responsible, at the Owners' Association's expense, for snow removal on or from the Property.

8. Easements must be created or granted as follows:

   a. An easement will be created providing access over, on, and above the Common Areas for the exclusive benefit of the owners of the dwelling units to be constructed on the Property and for the benefit

of the City, for storm water drainage and detention, emergency response, utility maintenance and repair, and for the purpose of maintaining the Common Areas.

b. Utility easements will be granted to the City and other governmental bodies and utility services over, on, and across the Property and the Common Areas for the purposes of making repairs, installing and servicing utilities, and providing emergency services.

c. The easements for storm water drainage and detention must remain unobstructed and the access may not be blocked by a fence, landscaping, or any other structure or planting, of any kind or nature, erected within said easement without written approval of the City Manager. In addition, no grade changes will be permitted in said easement without the prior written approval of the City Engineer.

9. Annual Certification on Capital Improvements. At the request of the owner of any Affordable Unit, not more than once per calendar year, the Association must submit to the Housing Commission annual written certifications of all (a) regular assessments allocated to the working capital reserve of the Association, and (b) costs of any structural or mechanical improvements to the Property or to the Common Area and facilities on the Property that would qualify as part of a "Capital Improvements Credit" pursuant to Section 16 of the Affordable Unit Declaration.

10. Affordable Units. The Declaration of Covenants must include specific provisions requiring that the purchase, maintenance, use, and sale of all Affordable Units is in compliance with the terms and conditions set forth in the applicable Affordable Unit Declaration and the Inclusionary Housing Regulations. The Declaration of Covenants must also provide that: (i) no special assessment may be imposed against any Affordable Unit except in connection with necessary maintenance of, and repairs to, structural improvements or parking areas on the Property; and (ii) in the event the Housing Commission owns any Affordable Unit, the Housing Commission will be allowed to lease the Affordable Unit pursuant to the terms and conditions as the Housing Commission may decide, in its sole discretion. The Association will have no right of first refusal or any similar arrangement with respect to the resale of any of the Affordable Units on the Property.

11. Developer's Obligations. The Association will not be responsible for any obligations set forth in the Homeowners Declaration, and the Developer will remain solely responsible for such obligations, until the election of the initial board of the Association by a majority of the members other than the Developer, in accordance with the Requirements of Law.

12. Final Approval by City. The City, through its Director of Community Development, has the right of final approval of the Declaration of Covenants.

13. Approval of Modifications by City. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to Section 7 of this Agreement, or to any provision that is inconsistent with the requirements of this Agreement, the Inclusionary Housing Regulations, or the Affordable Housing Declaration, will be effective without the prior review and written approval of the City Director of Community Development.

14. General Provisions.

a. Each owner of a dwelling unit to be constructed on the Property will have the right to enforce the Declaration of Covenants.

b. The Declaration of Covenants must provide that the City is an intended third-party beneficiary of the Declaration of Covenants, and will have the right, but not the obligation, to enforce the Declaration of Covenants. Specifically, and without limitation, the City will have the right, but not the obligation, after ten days' written notice to the Owners' Association, to perform any maintenance or repair work which, in the sole opinion of the City, the Owners' Association has failed to perform on the Common Areas, to assess the membership for that work, and to file a lien against the property of the Owners' Association or the property of any member failing to pay the assessment.

c. The Declaration of Covenants will run with and bind the Property, and all portions thereof, and will be binding on Owner, and their successors in interest, to all portions of the Property.

B. Affordable Units.

1. Construction and Development. Not less than two dwelling units constructed on the Property must be developed as Affordable Units in accordance with and pursuant to this Agreement, the Special Use Ordinance, and the Inclusionary Housing Regulations.

2. Approval of Declaration. The Parties acknowledge and agree that the Affordable Unit Declaration attached as **Exhibit G** to this Agreement has been approved in advance by Developer and by the Corporate Authorities as part of their respective approvals of this Agreement.

3. Recordation -- Condition of Certificate of Occupancy. As a condition precedent to any issuance of a Certificate of Occupancy for any Affordable Unit, Developer must cause an Affordable Unit Declaration to be fully executed and properly recorded against each Affordable Unit on the Property, as required pursuant to Section 150.2155 of the Inclusionary Housing Regulations, no later than the earlier to occur of (i) the date on which the closing for the sale of the Affordable Unit takes place, and (ii) 10 days after the date on which a Condominium Declaration is recorded. Developer must notify the City of all recordations performed pursuant to this Section 7.B.3 and of the record numbers assigned to each Affordable Unit Declaration. Failure to record the Affordable Unit Declaration as provided in this Section 7.B.3 and in this Agreement will, among other things, give the City the right, but not the obligation, to rescind and terminate the Special Use Ordinance, along with all of the rights and approvals granted in that Ordinance.

4. Order of Recordation and Declaration Primacy. No Affordable Unit Declaration will be subject or subordinate to any mortgages, liens, or any other similar encumbrances, including, without limitation, construction loans. Pursuant to the Inclusionary Housing Plan and the Inclusionary Housing Regulations, Developer must take all steps necessary to cause each Affordable Unit Declaration to have priority over any other interests recorded against the applicable Affordable Unit, including, without limitation, requiring and allowing each Affordable Unit Declaration to be recorded prior to the closing of the individual Affordable Unit to which the Inclusionary Housing Plan applies. Developer must provide and require such documents as are necessary to ensure that any mortgage, deed of trust or other lien, and any renewals and extensions thereof, presently existing, or hereafter placed or caused by Developer, upon any of the Affordable Units shall be subordinate to the applicable Affordable Unit Declaration.

5. Evidence of Compliance. Developer must provide the City with a title report or other evidence reasonably satisfactory to the City demonstrating compliance with this Section 7.B.

6. Marketing Affordable Units. Developer will be responsible, at its sole cost and expense, for marketing the Affordable Units, including, without limitation, preparing marketing materials, advertising, and instructing sales staff regarding the Affordable Units. The City, by and through the Housing Commission or its designee, agrees to maintain a waiting list of prospective buyers, and to qualify buyers pursuant to Section 6.B.6 of this Agreement.

7. City Costs. Developer acknowledges and agrees that the Housing Commission has and will continue to provide material assistance to the Developer in promoting the sale or rental of Affordable Units required as part of the development of the Property, and in qualifying Persons seeking to purchase or lease one or more of the Affordable Units. The Parties acknowledge and agree that neither the Housing Commission, nor any of its authorized agents or designees, including, without limitation, Community Partners for Affordable Housing, is acting as a broker with regard to any of the Affordable Units required as part of the development of the Property.

8. Off-Street Parking. One off-street parking spaces must be allocated and made available to each Affordable Unit, at no additional cost

SECTION 8. PAYMENT OF FEES AND CONTRIBUTIONS.

A. Impact Fees. Owner will fully comply with, and cause to be paid, the fees in lieu of land contributions calculated pursuant to Chapter 160 of the City Code for the following districts (collectively, ***"Impact Fees"***):

1. The Park District of Highland Park;

2. High School District No. 113;

3. The North Shore Elementary School District No. 112; and

4. The Highland Park Library District.

The Impact Fees are based on a per unit basis and must be paid prior to the issuance of any building permits for the residential structure on the Property. Owner acknowledges that the payment of development impact fees imposed by Chapter 160 of the City Code, as well as Chapter 160 itself, are reasonable, and Owner holds harmless and releases the City, and the Park District of Highland Park, School Districts Nos. 112 and 113, and the Highland Park Library District (collectively, the ***"Districts"***) from any claim or other action Owner may have against either or both the City or the Districts as a result of Chapter 160 of the City Code and the impact fees exacted under Chapter 160 for distribution to any District by the City. Owner acknowledges and agrees that, if Owner is entitled to any credit toward the Impact Fees as a result of development impact fees previously paid by third-parties with respect to other proposed developments of the Property, and if that credit exceeds the Impact Fees otherwise due pursuant to this Section 8: (a) the City will have no liability or responsibility whatsoever to pay to Owner the difference between the credit and the Impact Fees otherwise due; and (b) Owner must pursue any claim for those payments with the affected Districts.

B. Waiver of Affordable Unit Impact Fees. Notwithstanding the otherwise applicable provisions of Chapter 160 of the City Code and of this Section 8, and pursuant to Section 150.2145 of the Inclusionary Housing Regulations, impact fees owed by Owner and attributable to the development of Affordable Units as part of the development of the Property are hereby waived in their entirety by the City. The waiver provided by this Section 8.C will apply only to those impact fees attributable to the two dwelling units located on the Property and designated as an Affordable Units.

C. Other City Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, Owner must 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, and all other fees, charges, and contributions pursuant to the Requirements of Law or otherwise due as a result of the Development, except that fee will be discounted by 10.5%, the percentage of units within the development that are affordable units pursuant to Section 150.2145 of the Inclusionary Housing Regulations.

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SECTION 9. PAYMENT OF CITY FEES AND COSTS.

In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, and in addition to all other agreements between Owner and the City concerning the Development, Owner must pay to the City, contemporaneous with the execution of this Agreement by the City Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with: (1) the development of the Property, including, without limitation, the preparation, review, and processing of plans, ordinances, resolutions, and other approvals therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement and all exhibits and associated documents. Payment of all fees, costs, and expenses must be made by a certified or cashier's check or by Federal Reserve wire transfer in accordance with written instructions from the City. Owner 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, the 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 Owner during the term of this Agreement in connection with the use and development of the Property. Further, Owner will 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.

SECTION 10. PERFORMANCE SECURITY.

A. General Requirements. As security to the City for the performance by Owner of its obligations pursuant to and in accordance with this Agreement, Owner will provide to the City performance and payment security ("***Guarantee"***) in the form of one or more letters of credit ("***Letter of Credit***") in the amount required by Section 151.006(K)(1) of the City Code, and in accordance with Section 151.006(K) of the City Code. The Letter of Credit must be in form and substance substantially conforming in all material respects with **Exhibit C** to this Agreement and satisfactory to the Corporation Counsel. Specifically, and without limitation of the foregoing, the Letter of Credit must allow the City to draw from the Letter of Credit in the event that Owner does not fully reimburse the City for any costs and expenses incurred by the City for work performed pursuant to Section 6.I.2 of this Agreement. The Guarantee must be provided to the City prior to the issuance of any permits for the Development, and must be maintained at all times until all Improvements have been approved and, as appropriate, accepted. The Guarantee will be administered pursuant to Section 151.006 of the City Code.

B. Use of Guarantee Funds. If Owner fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.I of this Agreement, that failure or refusal is an Owner Event of Default, then the City in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. The City thereafter will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause the Improvements to be completed or corrected, and subject to the terms of the immediately preceding sentence, to reimburse itself from the proceeds of the Guarantee for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Guarantee are insufficient to repay fully the City for all costs and expenses, then Owner must, upon demand of the City, deposit with the City any additional funds as the City determines are necessary, within 30 days after receipt of a request therefor, to fully repay the required costs and expenses.

C. Reductions in Guarantee. Concurrent with the approval or acceptance of Improvements in the manner provided in Section 5.F of this Agreement, the Guarantee may be reduced in a manner and in amounts authorized in Section 151.006(K) of the City Code.

D. **Maintenance Guarantee.** Immediately after any approval and, where appropriate, acceptance, by the City of the Public Improvements pursuant to this Agreement, Owner must post a new guarantee in the amount of 15 percent of the actual total cost of the Public Improvements on the Property as security for Owner's maintenance of those Public Improvements ("***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the City in escrow until the date that is two years after the approval and, where appropriate, acceptance by the City of the Public Improvement, secured by the Maintenance Guarantee pursuant to this Agreement. If the City is required to draw on a Maintenance Guarantee by reason of Owner's failure to fulfill its maintenance obligations under this Section 10.D, then Owner must, within 10 days after receipt of a demand from the City, cause the Maintenance Guarantee to be increased to its full original amount.

SECTION 11. LIABILITY AND INDEMNITY OF CITY.

A. **City Review.** Owner acknowledges and agrees that the City is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the Development or use of the Development or the Improvements, and that the City's review and approval of any plans and Improvements, and issuance of any approvals, permits, certificates, or acceptances, does not, and will not, in any way, be deemed to insure Developer or Owner or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. **City Procedure.** Owner acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and of the Development Approvals, and Owner agrees not to challenge these approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. **Indemnity.** Owner agrees to, and does hereby, hold harmless, indemnify, and, at the election of the City defend with counsel of the City's choice, 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: (i) the City's review and approval of any plans for the Development or the Improvements; (ii) the issuance of any approval, permit, certificate, or acceptance for the Development or the Improvements; and (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements (***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the City.

D. **Defense Expense.** Owner, only as to its own acts or omissions, must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the City in defending itself with regard to any and all of the Indemnified Claims.

E. **Insurance.** Owner, and its contractors and subcontractors constructing the Development, must obtain and maintain the insurance coverages in **Exhibit D** attached to this Agreement.

SECTION 12. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS.

A. Runs with Land. The provisions of this Agreement run with and bind the Property and inures to the benefit of, is enforceable by, and obligates the City, Owner, and any of their respective, grantees, successors, assigns, and transferees, including all successor legal or beneficial owners of all or any portion of the Property, from the date this Agreement is recorded and until this Agreement is terminated or expires. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing time limits, then the affected privilege or right will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

B. Binding Effect. All obligations of Owner under this Agreement are and will be binding upon the following parties: (1) \Owner, unless Owner, its successor, and the City execute a Transferee Assumption Agreement in accordance with Section 12.B of this Agreement; (2) any and all of Owner's heirs, successors, and assigns; and (3) any and all of the current and future legal and beneficial owners of all or any portion of the Property.

C. Transferee Assumption Agreement. Owner will remain fully bound by this Agreement, whether or not Owner owns any interest in the Property, unless Owner and its transferee execute an enforceable written agreement, in substantially the form of **Exhibit E** to this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***). The transferee must provide the City, upon request, with reasonable assurances of the financial ability of the transferee to meet those obligations as the City may require. The City agrees that upon a transferee becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of Owner will be released to the extent of the transferee's assumption of the liability. The failure of Owner to provide the City with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the City, with the transferee's proposed assurances of financial capability before completing any transfer, will: (1) constitute an Event of Default under this Agreement; and (2) result in Owner remaining fully liable for all of its obligations under this Agreement, but will not relieve the transferee of its liability for all the obligations as a successor to Owner.

D. Required Provisions for Transfers of Property. In the event Owner intends to transfer a legal or beneficial interest in any portion of the Property, Owner must:

1. Notify the City in writing at least 30 days prior to any date on which Owner transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party; and

2. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined below, entered into for the sale of all or any portion of the Property.

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by

voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

E. Mortgagees of Property.

1. This Agreement is not binding on mortgagees or other secured parties of the Property unless and until the mortgagee or secured party assumes title to the Property, in whole or in part. The requirements set forth in Section 12.C of this Agreement concerning Transferee Assumption Agreements do not apply to a mortgagee or secured party that assumes title via a foreclosure or a deed in lieu of foreclosure.

2. Owner may not grant a mortgage or other secured interest in the Property or the Development to any person except upon the execution by the mortgagee or secured party of a Consent and Subordination Agreement, in substantially the form attached to this Agreement as **Exhibit F**.

SECTION 13. TERM.

The term of this Agreement commences on the Effective Date and, unless terminated sooner pursuant to the provisions of this Agreement, expires on the date that the Development and all Improvements are approved by the City and the Improvements, as required by this Agreement and the Subdivision Code, are accepted by the City. Following approval and acceptance of the Improvements, the City agrees, upon written request of Owner, to execute appropriate and recordable evidence of the expiration of this Agreement. Notwithstanding anything to the contrary in this Section 13, Owner's indemnity and defense obligations as set forth in Section 11 of this Agreement, and all maintenance and guarantee periods established pursuant to this Agreement, will survive the termination of this Agreement.

SECTION 14. EVENTS OF DEFAULT.

A. Owner Events of Default. The following are Owner Events of Default:

1. If any representation made by Owner in this Agreement, or in any certificate, notice, demand or request made by Owner in writing and delivered to the City pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Developer or Owner.

3. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner in the performance or breach of any covenant, warranty or obligation contained in this Agreement.

4. Subject to cure as set forth in Section 14.C of this Agreement, construction by Owner of any Structure or Improvement that is not authorized by this Agreement or otherwise in a manner not permitted by law.

5. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to commence construction of the Development.

6. Subject to cure as set forth in Section 14.C of this Agreement, failure by Owner to complete construction or installation of any Structure or Improvement on the Property or in connection with the Development.

7. Subject to cure as set forth in Section 14.C of this Agreement, Owner causes any damage to real or public property that is not owned by Owner.

8. Subject to cure as set forth in Section 14.C of this Agreement, Owner is not, or ceases to be, a legal entity qualified to do business in the State of Illinois.

9. Owner permits, or does not take reasonable steps to prevent, criminal activity on the Property.

10. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Owner in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Owner for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any the decree or order unstayed and in effect for a period of 60 consecutive days.

11. The commencement by Owner of a voluntary case under the federal bankruptcy laws, as may be amended from time to time, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Owner to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Owner or of any substantial part of the Property, or the making by any of those entities of any assignment for the benefit of creditors or the failure of Owner generally to pay the entity's debts as they become due or the taking of action by Owner in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

12. Subject to cure as set forth in Section 14.C of this Agreement, change in the organizational status of Owner except in accordance with the Transferee Assumption provisions in Section 12 of this Agreement.

13. Owner abandons the development of the Property. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement. The failure of Owner to secure any approvals required for the development or construction of the Property will not be a valid defense to abandonment.

14. Subject to cure as set forth in Section 14.C of this Agreement, Owner otherwise fails to comply with the Requirements of Law in connection with the Development or the Property.

B. **City Events of Default**. The following are City Events of Default under this Agreement:

1. If any material representation made by the City in this Agreement, or in any certificate, notice, demand or request made by the City in writing and delivered to Owner pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Uncontrollable Circumstances, default by the City for a period of 30 days after written notice from Owner in the performance or breach of any covenant contained in this Agreement; provided, however, that the default will not constitute an Event of Default if it cannot be cured within said 30 days and the City, within that 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures the default within 90 days after the notice.

C. Cure Period. For all Events of Default identified in Section 14.A for which Owner has the right to cure, Owner must cure the Event of Default within 15 days after receipt of the notice, or, if the Event of Default cannot be cured within 15 days, Owner must initiate and diligently pursues appropriate measures to remedy the default within 15 days, and in any event must cure the default within 60 days after receipt of the notice.

SECTION 15. REMEDIES FOR DEFAULT AND ENFORCEMENT.

A. Remedies. In the case of an Event of Default:

1. Legal Procedures. Except as otherwise provided in this Agreement, the non-defaulting Party may institute proceedings in law or in equity, or any other proceeding, as may be necessary or desirable at its option to cure or remedy the Event of Default, including, without limitation, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Removal and Restoration by City. In the event Developer fails or refuses to remove any partially completed buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.K of this Agreement or otherwise upon demand of the City after the occurrence of an Owner Event of Default, the City will have, and is hereby granted the right, at its option, to enter the Property and: (a) demolish and remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and (c) cause the Structures or Improvements to be completed in accordance with the plans submitted. Owner must fully reimburse the City for all costs and expenses, including legal and administrative costs, incurred by the City for this work. If Owner does not so fully reimburse the City, the City will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 10 of this Agreement, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If Owner do not fully reimburse the City, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance the work, then the City will have the right to place a lien on the Property for all the costs and expenses in the manner provided by law. The rights and remedies provided in this Section 15.A.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the City in this Agreement, at law, or in equity.

3. Repeal of Development Approvals. The City will have the absolute right to repeal the Development Approvals if a Owner Event of Default occurs under this Agreement without protest or objection by Owner.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, Owner may not seek, and do not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the City, on account of the negotiation, execution,

performance, or breach of, or default under, this Agreement. The Parties acknowledge and agree that, except as expressly provided in this Agreement, the covenants and agreements set forth in this Agreement are those of the Parties, and are not the individual covenant or guarantee of any natural person.

C. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party on account of the negotiation, execution, performance, or breach of, or default under, this Agreement, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 16. WARRANTIES AND REPRESENTATIONS.

A. By the City. The City represents and warrants, as of the date of execution by the City of this Agreement, that:

1. The City is a home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has the corporate authority to enter into this Agreement;

2. The execution and performance of this Agreement by the City: (i) have been duly authorized by all necessary corporate action on the part of the City; and (ii) do not, for any reason, result in any breach of any agreement or other instrument to which the City is subject;

3. The execution of this Agreement by the City requires no other consents, approvals, or authorizations on the part of the City; and

4. To the best of the knowledge of the person executing this Agreement on behalf of the City there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting the City or the Property in any court or before any governmental authority that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement.

B. By Owner. Owner, and the person executing this Agreement on behalf of Owner, represent and warrant, as of the date of execution by Owner of this Agreement, that:

1. Owner is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Owner has the authority to execute and perform this Agreement, and Owner is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Owner to perform its obligations under this Agreement;

3. The execution and performance by Owner of this Agreement has been duly authorized by all necessary corporate action, and does not violate its organizational documents, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, or instrument to which Owner is now a party or by which Owner is now bound including any mortgages, secured loans, or instruments granting another party a superior interest in the Property or the Development;

4. Owner has complied with Section 12.E.2 of this Agreement with respect to all mortgagees and second parties existing as of the Effective Date;

5. The applications, plans, materials, and other submissions Owner has provided to the City: (i) accurately and truthfully represent Owner's capabilities, resources, and intentions for the construction of the Development on the Property; (ii) have induced the City to enter into this Agreement; and (iii) any material misrepresentation contained in Owner's submissions will constitute an incurable Owner Event of Default pursuant to Section 14 of this Agreement;

6. There are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting Owner or the Property that involve the possibility of materially or adversely affecting the ability of the City to perform its obligations under this Agreement;

7. Owner has sufficient financial and economic resources to implement and complete its obligations under this Agreement; and

8. Owner has no knowledge of any liabilities, contingent or otherwise, of Owner which might have a material adverse effect upon its ability to perform its obligations under this Agreement.

SECTION 17. GENERAL PROVISIONS.

A. 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 email. 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. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its 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: City Manager
E-mail: gneukirch@cityhpil.com

With a copy to:

Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, Illinois 60654

Attention: Steven Elrod, Corporation Counsel
E-mail: steven.elrod@elrodfriedman.com

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

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

With a copy to:

_____
_____
_____, Illinois _____
Attention: _____
E-mail: _____

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

C. Rights Cumulative. Unless otherwise provided in this Agreement, all rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. No waiver of any provision of this Agreement, and no delay in exercising or failure to exercise any right or authority set forth in 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.

E. Consents. Unless otherwise provided in this Agreement, all required permissions, authorizations, approvals, acknowledgments, or similar indications of assent of any Party must be in writing.

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

G. 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 Illinois circuit court for Lake County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

H. Severability. If any 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 is invalid, void, and unenforceable.

I. Entire Agreement. This Agreement and the Development Approvals constitute the entire agreement between the Parties, and supersede any and all previous or

contemporaneous oral or written agreements and negotiations between the Parties, with respect to the Development.

J. Interpretation. This Agreement will be construed without regard to the identity of the Party who 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.

K. Exhibits. Exhibits A through **F** attached to this Agreement are incorporated in and made a part of this Agreement.

L. Amendments and Modifications.

1. 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 by all Parties.

2. Amendments or modifications to the Development Approvals can be considered and acted on by the City without the same being deemed an amendment or modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and Subdivision Code and the provisions of this Agreement are satisfied.

M. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of Owner and the City only and are not for the benefit of any third party, and, accordingly, no third party will 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 Owner, purportedly on behalf of the City, without the knowledge and approval of the Corporate Authorities.

N. Recording. The City is authorized to record this Agreement against the Property, at the sole cost and expense of Owner, with the Office of the Lake County Recorder of Deeds, promptly following the full execution of this Agreement by the Parties.

O. Counterpart Execution. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Facsimile or electronic counterpart copies of this Agreement will be considered for all purposes, including delivery, as originals.

P. City Actions, Consents, and Approvals. Unless otherwise provided in this Agreement, 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.

[*SIGNATURE PAGE FOLLOWS*]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

_____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK, an Illinois home rule municipal corporation

By:_____
Ghida S. Neukirch
Its: City Manager

ATTEST:

By: _____

Its: _____

ONE REALTY GROUP LLC, an Illinois limited liability company,

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 home rule municipal corporation.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF _____)
) SS.
COUNTY OF ____)

This instrument was acknowledged before me on _____, 2025, by _____, the Authorized Signatory of **ONE REALTY GROUP LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this ____ day of _____, 2025.

_____
Notary Public

My Commission expires:_____

SEAL

INDEX OF EXHIBITS

EXHIBIT A	LEGAL DESCRIPTION OF PROPERTY
EXHIBIT B	PUBLIC IMPROVEMENTS
EXHIBIT C	LETTER OF CREDIT
EXHIBIT D	INSURANCE REQUIREMENTS
EXHIBIT E	TRANSFEREE ASSUMPTION AGREEMENT
EXHIBIT F	CONSENT AND SUBORDINATION AGREEMENT
EXHIBIT G	AFFORDABLE UNIT DECLARATION

EXHIBIT A

Legal Description of the Property

LOT 1 IN THE WALTON RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN BLOCK 5 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT OF SAID WALTON RESUBDIVISON RECORDED _____, AS DOCUMENT NUMBER _____ IN LAKE COUNTY, ILLINOIS.

PINS: 16-23-320-027-0000; 16-23-320-026-0000; 16-23-320-025-0000

EXHIBIT B

PUBLIC IMPROVEMENTS

PROPOSED

SITE IMPROVEMENTS

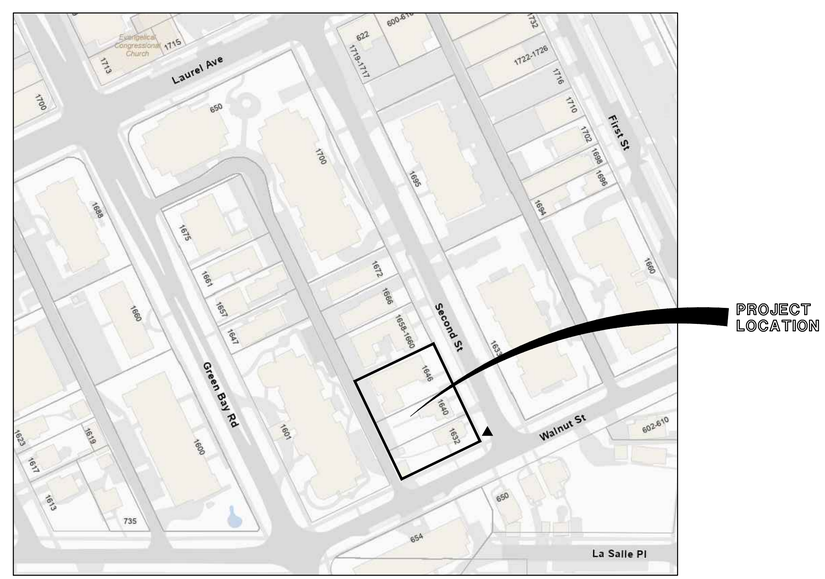
FOR

THE WALTON

PART OF SECTION 23, T 43 N, R 12 E
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

INDEX OF SHEETS

LAST REV. DATE	
	1. TITLE SHEET
	2. SPECIFICATIONS
	3. EXISTING TOPOGRAPHY
	4. DEMOLITION/TREE PROTECTION PLAN
	5. SITE PLAN
	6. UTILITY PLAN
	7. GRADING PLAN
	8. STORM WATER POLLUTION PREVENTION PLAN
	9. TRAFFIC PLAN
	10. DETAILS



LOCATION MAP

STANDARD SYMBOLS

PROPOSED

- SANITARY MANHOLE
- STORM MANHOLE OR INLET MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- FIRE HYDRANT
- HEADWALL OR FLARED END SECTION (F.E.S.)
- DITCH
- SWALE
- 8"SA — SANITARY SEWER
- 12"ST — STORM SEWER
- 6"W — WATER MAIN
- LIGHT STANDARD
- 5 — SEE SHEET NUMBER

EXISTING

- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE OR INLET MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- FIRE HYDRANT
- HEADWALL OR FLARED END SECTION (F.E.S.)
- DITCH
- SWALE
- 8"SA — SANITARY SEWER
- 12"ST — STORM SEWER
- 6"W — WATER MAIN
- LIGHT STANDARD

CALL JULIE
48 hours
BEFORE YOU DIG
1-800-892-0123
TOLL FREE
Operates 24 Hours
Every Day

EXISTING UTILITIES:

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE REPRESENTATIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DON R. FIELDING 28385 REGISTERED PROFESSIONAL ENGINEER IN STATE OF ILLINOIS

Don R. Fielding P.E.
SIGNATURE
12-12-25
DATE
EXPIRES 11-30-27

JOB BENCHMARK:
LOWER W. SIDE FLANGE BOLT ON FIRE HYDRANT, LOCATED AT N.W. CORNER OF WALNUT STREET & 2ND STREET
ELEVATION=691.14 NAVD88
(SEE PAGES #2 TO #7)

SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY:	DATE:	REVISIONS	DRAWN BY:	DATE:	REVISIONS

DESIGNED BY: CJD	DATE: 12-12-25	
CHECKED BY: DRF	DATE: 12-12-25	
APPROVED BY: DRF	DATE: 12-12-25	

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE:	NONE
DRAWING No.	70214
SHEET	1 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

TITLE SHEET

GENERAL NOTES

1. THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, AS ADOPTED JANUARY 1, 2012; THE "SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (SEVENTH EDITION) DATED 2014; AND THE MUNICIPALITY'S CODES AND ORDINANCES ARE INCORPORATED HEREIN BY REFERENCE AND SHALL BE REFERRED TO AS THE "STANDARD SPECIFICATIONS". IN CASE OF CONFLICT, THE MUNICIPALITY'S CODES AND ORDINANCES SHALL GOVERN.
2. ALL REFERENCE BY THE STANDARD SPECIFICATIONS TO BASIS OF PAYMENT IS HEREBY DELETED. COMPENSATION TO THE CONTRACTOR SHALL BE MADE ON THE BASIS OF THE UNIT PRICES AND PAY ITEMS INDICATED IN THE SCHEDULE OF PRICES, AND SUCH COMPENSATION SHALL BE CONSIDERED PAYMENT IN FULL FOR ALL WORK PERFORMED UNDER THIS CONTRACT.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER BEFORE ANY WORK IS PERFORMED; OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISCREPANCIES OR OMISSIONS ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL OBTAIN WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED. FAILING TO OBTAIN SUCH INSTRUCTION, THE CONTRACTOR WILL BE PROCEEDING AT HIS OWN RISK AND EXPENSE.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP BY THE CONTRACTOR.
5. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE OBSERVED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
6. WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
7. THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD THE MUNICIPALITY, OWNER, AND ENGINEER HARMLESS FROM ALL LIABILITY AND EXPENSES INCLUDING THE COST OF DEFENDING ACTIONS ARISING OUT OF THE PERFORMANCE OF THE WORK OR OUT OF ANY CLAIM BY ANY SUBCONTRACTOR OR ANYONE WHO FURNISHES MATERIAL OR LABOR.
8. WHENEVER PERFORMANCE OF WORK IS INDICATED ON THE PLANS AND NO PAY ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE MADE.
9. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC., SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR MUNICIPALITY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE I.D.O.T. "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
11. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC., SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE AT LOCATIONS APPROVED BY THE ENGINEER. IF ON-SITE DISPOSAL IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND DISPOSAL OFFSITE AT HIS OWN EXPENSE.
12. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, AND THE COST SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES WHICH ARE TO BE REMOVED. A CONTRACTOR REMOVING TREES WITHOUT THE OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
13. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE MADE. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE VILLAGE, CITY, OR COUNTY AS APPROPRIATE. IN ADDITION, ALL MAIL BOXES THAT INTERFERE WITH CONSTRUCTION SHALL BE SIMILARLY RELOCATED AT NO ADDITIONAL COST.
14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGEWAY OR POND. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE, OF A SIZE AND MATERIAL APPROVED BY THE ENGINEER, AND RESTORED TO AN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE MADE.
15. EACH CONTRACTOR SHALL REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
16. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS, OR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
17. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT (800) 892-0123 FOR UTILITY LOCATIONS TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
18. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION THAT THE PLANS AND SPECIFICATIONS HE HAS BEEN PROVIDED ARE CURRENT.
19. THE CONTRACTOR SHALL KEEP A SET OF "APPROVED" CONSTRUCTION PLANS ON THE JOB SITE. HE SHALL MAINTAIN A LEGIBLE RECORD ON THESE PLANS OF ANY FIELD TILE ENCOUNTERED OR ANY MODIFICATIONS OR ALTERATIONS TO HIS WORK. THESE PLANS AND THIS INFORMATION SHALL BE PROVIDED TO ENGINEER AT THE COMPLETION OF THE CONTRACTORS' WORK AND BEFORE FINAL PAYMENT WILL BE APPROVED.
20. THE CONTRACTOR SHALL NOTIFY THE CITY OF HIGHLAND PARK, THE CITY OF HIGHLAND PARK'S ENGINEER, AND GREENGARD, INC. FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY CONSTRUCTION.

EARTHWORK

1. ALL EARTHWORK WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, AS ADOPTED JANUARY 1, 2012; THE PLANS AND SPECIFICATIONS; AND PER THE MUNICIPALITY CODES AND ORDINANCES. IN CASE OF CONFLICT, THE MUNICIPALITY CODES AND ORDINANCES SHALL GOVERN.
2. EARTH EXCAVATION SHALL INCLUDE, BUT NOT BE LIMITED TO, CLEARING, STRIPPING AND STOCKPILING OF TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 200 OF THE STANDARD SPECIFICATIONS. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE ENGINEER.
3. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL AND THE PLACEMENT OF FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND SHALL BE IN ACCORDANCE WITH THE SOIL EROSION CONTROL SEQUENCING SCHEDULE.
4. TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE ENGINEER UNTIL SUCH TIME THAT THE TOPSOIL CAN BE USED FOR FINAL GRADING.
5. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A "SNOW FENCE" SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLAN TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
6. THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE NOT TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.
7. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING FEATURES WHICH ARE NOT INDICATED ON THE PLAN TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING FEATURES BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY HIM AT HIS OWN EXPENSE.
8. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION, AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL, AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER.
9. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL TRIBUTARY OFF-SITE AREAS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
10. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.
11. THE SURFACE VEGETATION, TOPSOIL, AND ANY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS THAT WILL RECEIVE CLAY FILL AND SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION AND SHALL BE IN ACCORDANCE WITH THE PLANS.
12. FINE GRADING FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, DRIVEWAYS, SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS ONE TENTH OF A FOOT (0.1') OF DESIGN SUBGRADE ELEVATIONS.
13. SUBGRADE FOR PROPOSED DRIVEWAY AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
14. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, THE EXCAVATION CONTRACTOR SHALL RESPREAD A SIX-INCH (6") LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS, PARKWAYS AND OTHER NON-STRUCTURAL AREAS PER THE PLANS.
15. EACH CONTRACTOR SHALL REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

UNDERGROUND UTILITIES

GENERAL:

1. SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS" (SEVENTH EDITION), DATED 2014; AND THE MUNICIPALITY'S CODES AND ORDINANCES CURRENTLY IN EFFECT.
2. TRENCH BACKFILL SHALL BE PROVIDED BENEATH AND WITHIN TWO FEET (2') OF ALL EXISTING AND PROPOSED PAVEMENTS. TRENCH BACKFILL SHALL BE SELECT GRANULAR BACKFILL CA-6 AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
3. THE FOLLOWING REQUIREMENTS SHALL BE ADHERED TO WHEN THE WATER MAIN MUST PASS UNDERNEATH THE STORM OR SANITARY SEWER, OR BE PLACED HORIZONTALLY CLOSER THAN TEN FEET (10'):

HORIZONTAL:

A. WATER MAINS MAY BE LOCATED CLOSER THAN TEN (10') FEET TO A SEWER LINE WHEN:

1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10') FEET; AND

2) THE WATER MAIN INVERT IS AT LEAST EIGHTEEN (18") INCHES ABOVE THE CROWN OF THE SEWER; AND

3) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

B. WHEN IT IS IMPOSSIBLE TO MEET THE ABOVE REQUIREMENT, BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

VERTICAL:

A. A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

B. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:

1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR

2) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.

C. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.

D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

4. THE COST OF ALL REQUIRED TESTING ON UNDERGROUND IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION COST OF THAT IMPROVEMENT.
5. NO STRUCTURE MAY HAVE MORE THAN EIGHT INCHES (8") OF PRECAST CONCRETE ADJUSTING RINGS.

SANITARY:

1. ALL SANITARY SEWERS, RISERS, WYES, AND TEES SHALL BE P.V.C. PLASTIC PIPE (SDR 26) CONFORMING TO ASTM D-3034 WITH COMPRESSION RING JOINTS PER ASTM D-3212.
2. FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) CLASS I PER ASTM D-2321, EXTENDED TO TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE SHALL BE REQUIRED ON ALL P.V.C. SANITARY SEWERS AND SERVICES. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
3. ALL MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ASTM C1244-93 OR C969-94 FOR WATER TIGHTNESS. COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
4. ALL SANITARY SEWER SHALL BE DEFLECTION TESTED 30 DAYS AFTER INSTALLATION IN ACCORDANCE WITH SECTION 31.-1.11 OF THE STANDARD SPECIFICATION FOR WATER AND SEWER IN ILLINOIS (LATEST EDITION). COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF THE PIPE.
5. ALL MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ASTM C1244-93 OR C969-94 FOR WATER TIGHTNESS. COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
6. ALL SANITARY SEWER SHALL BE TESTED FOR INFILTRATION, EXFILTRATION, AND AIR TESTING AS REQUIRED PER SECTION 31.-1.11 OF THE STANDARD SPECIFICATION FOR WATER AND SEWER IN ILLINOIS (LATEST EDITION).
7. ALL SANITARY SEWER GRATES SHALL HAVE CONCEALED PICKHOLES OR PICKHOLES LESS THAN 1" DIAMETER.

WATER MAIN:

1. WATER MAIN AND FITTINGS SHALL BE DUCTILE IRON PIPE (CLASS 52) CONFORMING TO ASA A21.51, WITH "PUSH-ON" JOINTS CONFORMING TO ASA A21.11. PIPE SHALL BE CEMENT-LINED TO CONFORM WITH ASA A21.4 OR POLYVINYL CHLORIDE (PVC) PIPE, SDR 21 CONFORMING TO AWWA C-900 AND C-905 STANDARDS WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D-3139. THE RUBBER GASKETS SHALL CONFORM TO ASTM F477 STANDARDS. ALL FITTINGS SHALL BE DUCTILE IRON PIPE CONFORMING TO ANSI A21.10 OR A21.11. CONTRACTOR SHALL INSTALL UTILITY MARKING TAPE ALONG THE CENTERLINE OF THE ENTIRE PIPELINE.
2. ALL DUCTILE IRON WATER MAIN SHALL HAVE FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) EXTENDED TO THE SPRINGLINE OF THE PIPE. PVC WATERMAIN SHALL HAVE FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) EXTENDED TO TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
3. ALL WATER MAINS SHALL HAVE A MINIMUM OF FIVE AND ONE-HALF FEET (5-1/2') COVER MEASURED FROM THE TOP OF THE MAIN TO FINISHED GRADE.
4. WATER MAIN FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
5. VALVES SHALL BE "MUELLER" OR APPROVED EQUAL AND INSTALLED IN PRE-CAST CONCRETE VALVES.
6. ALL FITTINGS, TEES, BENDS, ETC. NECESSARY FOR THE CONSTRUCTION OF THE WATER MAIN SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE FOR WATER MAIN. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL FITTINGS, TEES, BENDS, ETC. NECESSARY TO COMPLETE THE WATER MAIN CONSTRUCTION IN ACCORDANCE WITH THE PLANS, WITH THE UNDERSTANDING THAT SUCH ITEMS MAY NOT BE LABELED ON THE PLANS.
7. THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, TEES, ELBOWS, ETC.

UNDERGROUND UTILITIES

STORM SEWER:

1. STORM SEWER SHALL BE PVC (SDR26) CONFORMING TO ASTM D-3034 WITH COMPRESSION RING JOINTS PER AST D-3212. STORM SERVICES CROSSING WATERMAINS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASA A21.4 OR AWWA C-900, WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D-3139.
2. FOUR-INCH (4") GRANULAR BEDDING (1/4" TO 3/4" GRADATION) EXTENDED TO 12" ABOVE THE TOP OF THE PIPE SHALL BE REQUIRED ON ALL P.V.C. SEWERS. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE OF THE PIPE.
3. ANY CONNECTIONS TO DISSIMILAR SEWERS SHALL BE MADE WITH "FERNCO" COUPLINGS WITH STAINLESS STEEL HARDWARE OR AN APPROVED EQUAL.
4. DOWN SPOUT CONNECTIONS TO BE FOUR-INCH (4") P.V.C., MAIN LINE SEWER TO BE 6" P.V.C., SDR 26, OR SCHEDULE 40, AT A MINIMUM ONE-PERCENT (1%) GRADE, AND SHALL HAVE FOUR-INCH (4") CA-7 BEDDING EXTENDED UP TO TWELVE INCHES (12") OVER THE TOP OF THE PIPE.

PAVING , CURBS & SIDEWALKS

1. ALL PAVING, SIDEWALK, AND CURB AND GUTTER WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND PER THE CITY OF HIGHLAND PARK CONSTRUCTION STANDARDS.
2. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED TO WITHIN A TOLERANCE OF PLUS OR MINUS ONE-TENTH (0.1') OF A FOOT.
3. THE PROPOSED PAVEMENT SHALL CONSIST OF THE BASE COURSE, BITUMINOUS CONCRETE BINDER COURSE, AND BITUMINOUS CONCRETE SURFACE COURSE, CLASS I, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE PLANS. A BITUMINOUS MATERIAL PRIME COAT, AT THE RATE SPECIFIED IN THE SPECIFICATIONS, SHALL BE APPLIED TO THE BASE COURSE. PRIME COAT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BASE COURSE.
4. BITUMINOUS CONCRETE BINDER COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 40° DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES. BITUMINOUS CONCRETE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 45° DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS PLACED. THE SURFACE SHALL BE PLACED AFTER THE BUILDING CONSTRUCTION IN THE AREA IS SUBSTANTIALLY COMPLETED AND AFTER THE BINDER COURSE HAS COMPLETED ONE WINTER SEASON, OR WHEN DIRECTED BY THE ENGINEER. THE BINDER SHALL BE CLEANED, PRIMED, AND THE SURFACE COURSE PLACED. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE MUNICIPALITY AND OWNER PRIOR TO LAYING THE SURFACE COURSE. PRIME COAT FOR THE BINDER COURSE SHALL ALSO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.10 GALLONS PER SQUARE YARD.
6. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX WITH AIR ENTRAINMENT TO SIX PERCENT (6%) AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT TWENTY EIGHT (28) DAYS. CONTRACTION JOINTS SHALL BE SET AT FIVE FEET (5') CENTER, AND ONE-HALF INCH (1/2") PRE-MOLDED FIBRE EXPANSION JOINTS AT FIFTY FOOT (50') CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALK SHALL BE BROOM FINISHED.
7. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
8. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER.
9. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS ADOPTED JANUARY 1, 2012 , AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE MUNICIPALITY.

THE WALTON

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

SPECIFICATIONS

SCALE IN FEET

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DESIGNED BY: CJD	DATE: 12-12-25		
CHECKED BY: DRF	DATE: 12-12-25		
APPROVED BY: DRF	DATE: 12-12-25		

GREENGARD, INC.
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PHONE: 847-634-3883 FAX: 847-634-0687
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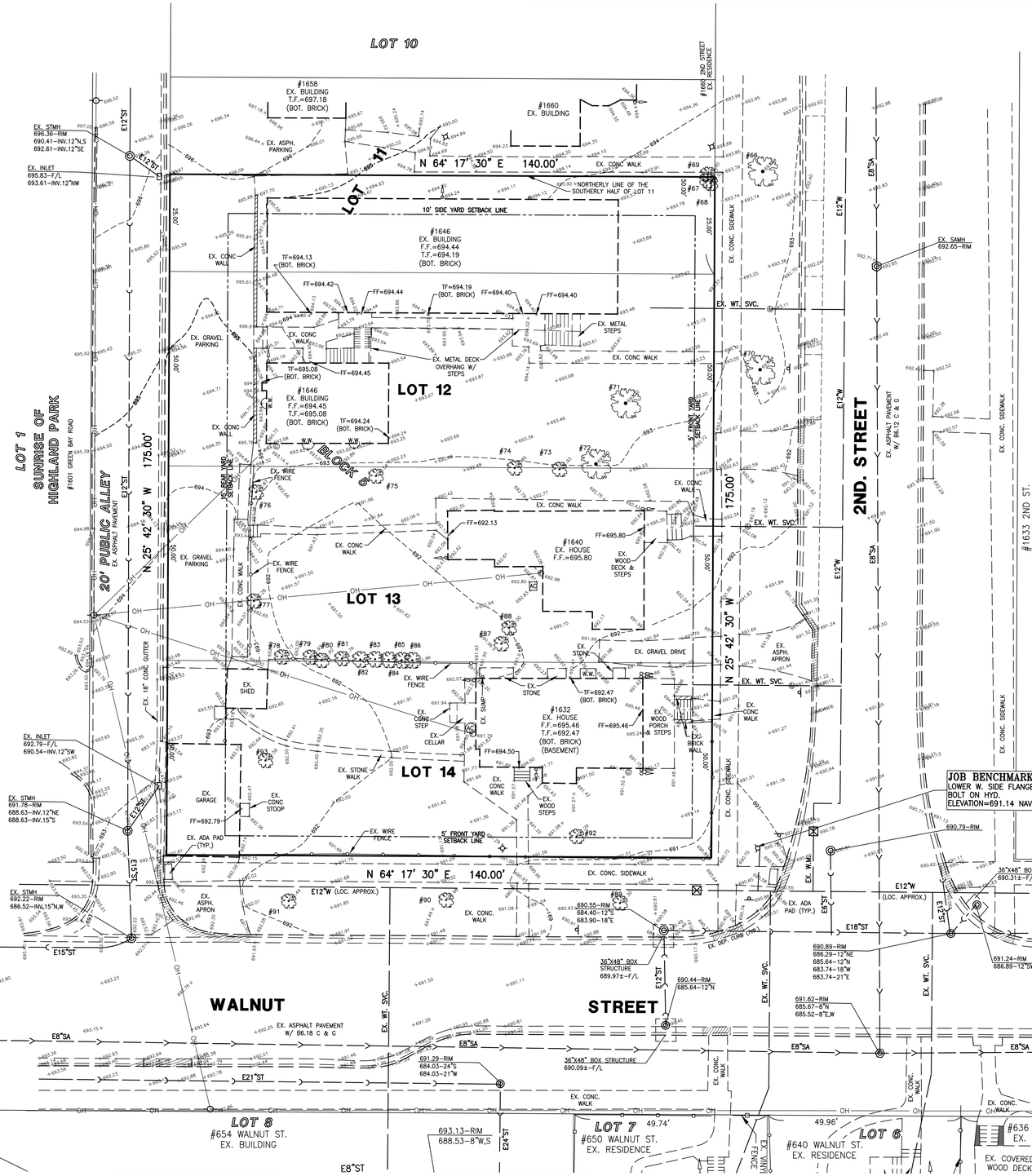
ILL. REGISTRATION NO. 184-000995

SCALE: NONE
DRAWING No. 70214
SHEET 2 OF 10

Drawing File: 2170214.dwg | Print Date/Time: 12/12/2025 4:47PM | ARCH E (30.00in x 42.00in) | Last Saved By: Jon Greengard

LEGAL DESCRIPTION

THE SOUTHERLY HALF OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN BLOCK 5 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869, IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.



Tree Survey				
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
66	23	Norway Maple	3	Parkway
67	14	American Elm	3	
68	5	Norway Maple	3	
69	7	Norway Maple	3	
70	23	Linden	3	Parkway
71	24	Prunus	4	
72	16	Black Cherry	3	
73	11	American Elm	6	
74	7	American Elm	3	
75	14	Tree of Heaven	3	
76	14	Hackberry	3	
77	13	Black Walnut	3	
78	8	American Elm	3	
79	7	American Elm	3	
80	7	American Elm	3	
81	8	American Elm	3	
82	6	Prunus	6	
83	6	American Elm	3	
84	6	Crabapple	3	
85	6	American Elm	3	
86	8	American Elm	4	
87	12	American Elm	3	
88	9	American Elm	3	
89	14	Ginkgo	3	Parkway
90	13	Ginkgo	3	Parkway
91	12	Ginkgo	3	Parkway
92	14	Pear	3	
93	15	Pear	3	
Lou Leggett				
Certified Arborist#177A				

LEGEND

- CONTOUR
- SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

THE WALTON

0 15 30 45 60

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SCALE:	1"=15'
DRAWING No.	70214
SHEET	3 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

EXISTING CONDITIONS

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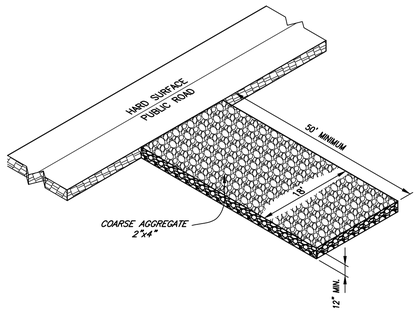
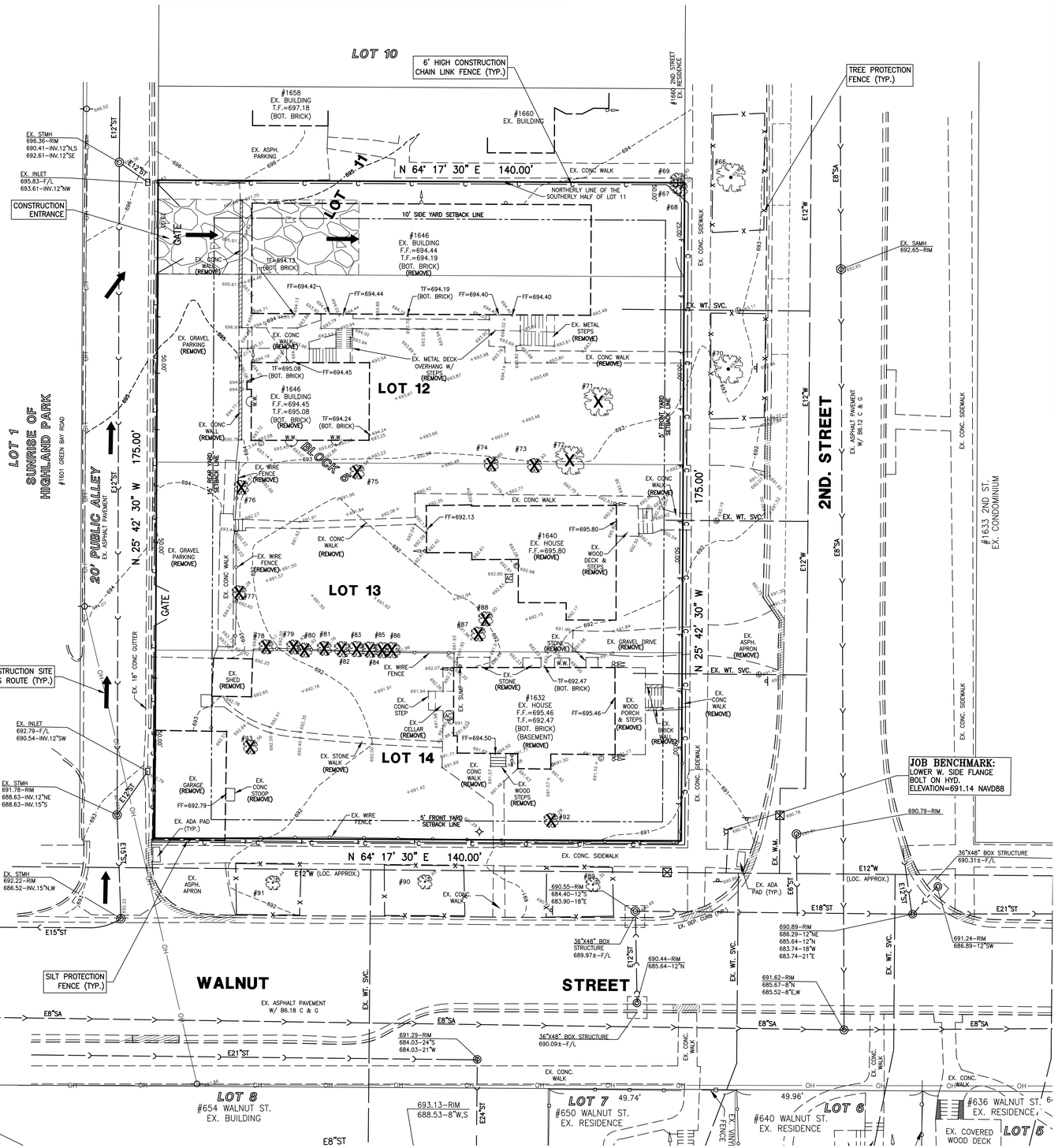


GRAVEL CONSTRUCTION ENTRANCE



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79	7	American Elm	3	
80	7	American Elm	3	
81	8	American Elm	3	
82	6	Prunus	6	
83	6	American Elm	3	
84	6	Crabapple	3	
85	6	American Elm	3	
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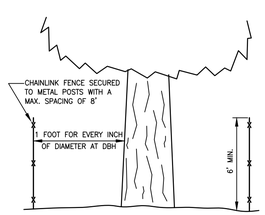
91	12	Ginkgo	3	Parkway
92	14	Pear	3	
93	15	Pear	3	
Lou Leggett				
Certified Arborist#177A				

LEGEND

EXISTING		PROPOSED
—104—	CONTOUR	102
× 105.08	SPOT ELEVATION	× 104.00
10"	DECIDUOUS TREE W/DIA.	
12"	CONIFEROUS TREE W/DIA.	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	WATER SERVICE BOX	
	VALVE & VAULT	
	FIRE HYDRANT	
	UTILITY POLE	
	LIGHT STANDARD	
	STORM CULVERT	
E8"SA	SANITARY SEWER	8"SA
E12"ST	STORM SEWER	12"ST
E6"W	WATER MAIN	6"W
	DITCH	
	SWALE	
	DIRECTION SURFACE DRAINAGE	
	SUMMIT	Ⓢ
○ or ○	DOWNSPOUT	○ or ○
OH—OH	OVERHEAD WIRES	
	TREE PROTECTION FENCE	×—×—×
	SILT PROTECTION FENCE	F—F—F
	6' HIGH CHAIN LINK FENCE	C—C—C



TREE PROTECTION DETAIL

PROTECTIVE TREE FENCING MUST BE WIRE MESH OR WELDED WIRE FABRIC (CHAIN LINK), 6 FEET HIGH WITH STEEL OR WOODEN POSTS INSTALLED AND SPACED NO MORE THAN 8 FEET APART

THE WALTON

0 15 30 45 60
SCALE IN FEET

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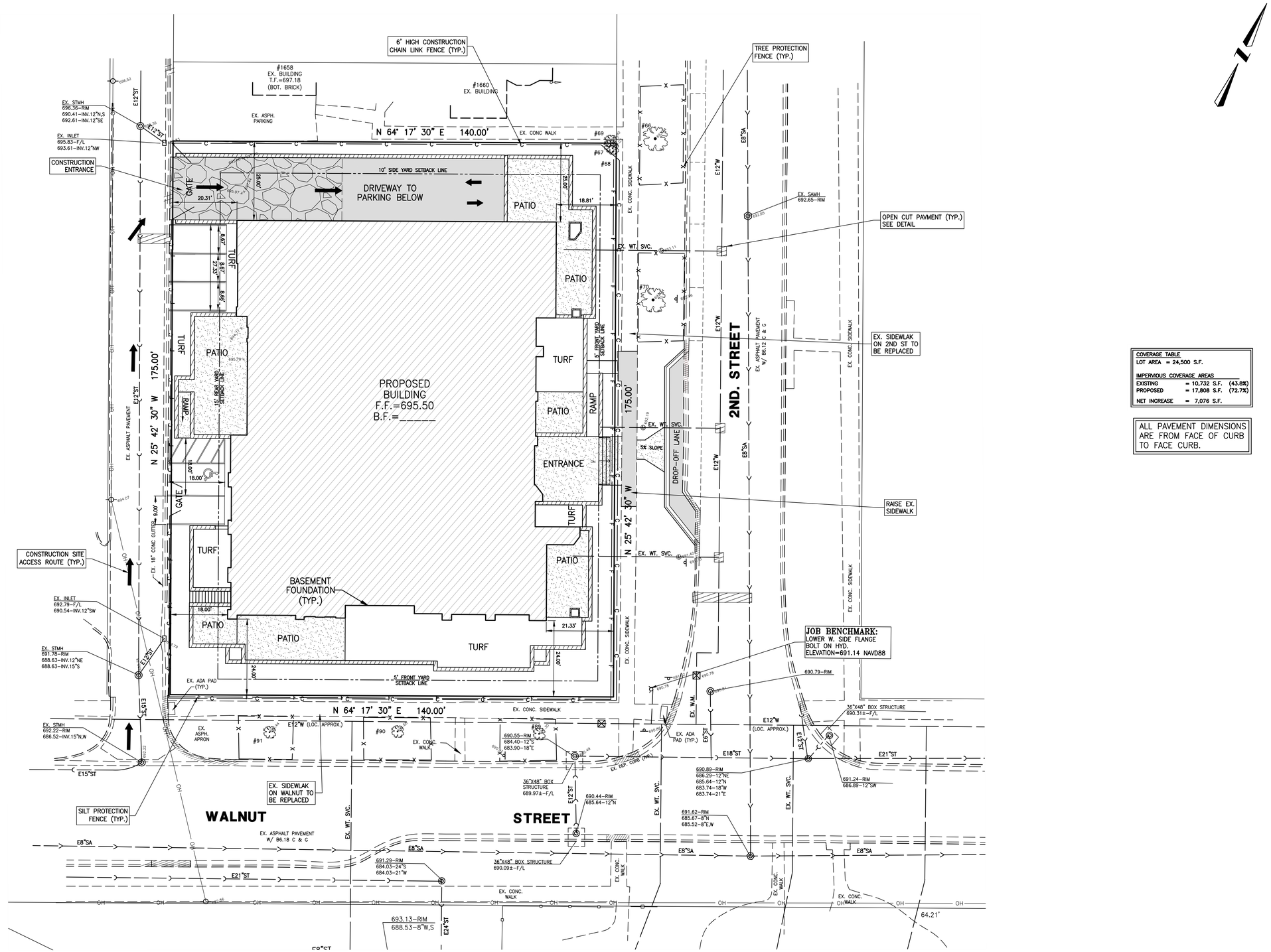
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=10'
DRAWING No.	70214
SHEET	4 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

DEMOLITION/TREE PROTECTION PLAN

Drawing File: 231\2021\Engr\Final Design\70214 - FINAL DESIGN-#3.dwg Dec. 09,2025 - 1:58pm



COVERAGE TABLE		
LOT AREA	= 24,500 S.F.	
IMPERVIOUS COVERAGE AREAS		
EXISTING	= 10,732 S.F.	(43.8%)
PROPOSED	= 17,808 S.F.	(72.7%)
NET INCREASE	= 7,076 S.F.	

ALL PAVEMENT DIMENSIONS ARE FROM FACE OF CURB TO FACE CURB.

THE WALTON

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

SITE PLAN

0 15 30 45 60
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SCALE: 1"=15'
DRAWING No. 70214
SHEET 5 OF 10

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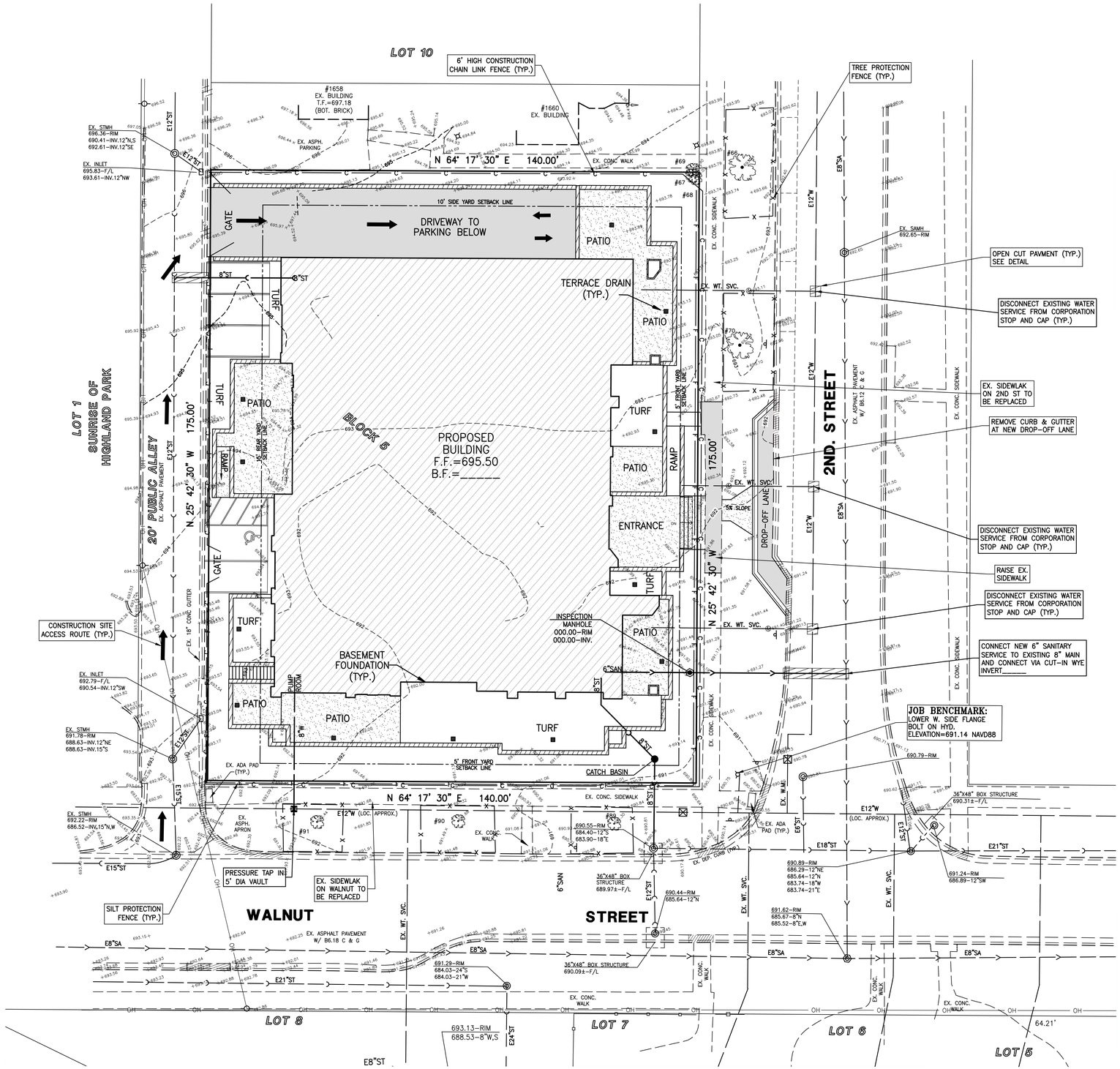

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD LOCATE EXISTING SANITARY SERVICE LINES & DISCONNECT AT MAIN.

LEGEND

EXISTING		PROPOSED
104	CONTOUR	102
105.08	SPOT ELEVATION	104.00
10"	DECIDUOUS TREE W/DIA.	
12"	CONIFEROUS TREE W/DIA.	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	WATER SERVICE BOX	
	VALVE & VAULT	
	FIRE HYDRANT	
	UTILITY POLE	
	LIGHT STANDARD	
	STORM CULVERT	
E8"SA	SANITARY SEWER	8"SA
E12"ST	STORM SEWER	12"ST
E6"W	WATER MAIN	6"W
	DITCH	
	SWALE	
	DIRECTION SURFACE DRAINAGE	
	SUMMIT	
or	DOWNSPOUT	or
OH OH	OVERHEAD WIRES	
	TREE PROTECTION FENCE	
	SILT PROTECTION FENCE	
	6' HIGH CHAIN LINK FENCE	

THE WALTON

0 15 30 45 60
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DRAWING No.	70214
SHEET	6 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

UTILITY PLAN

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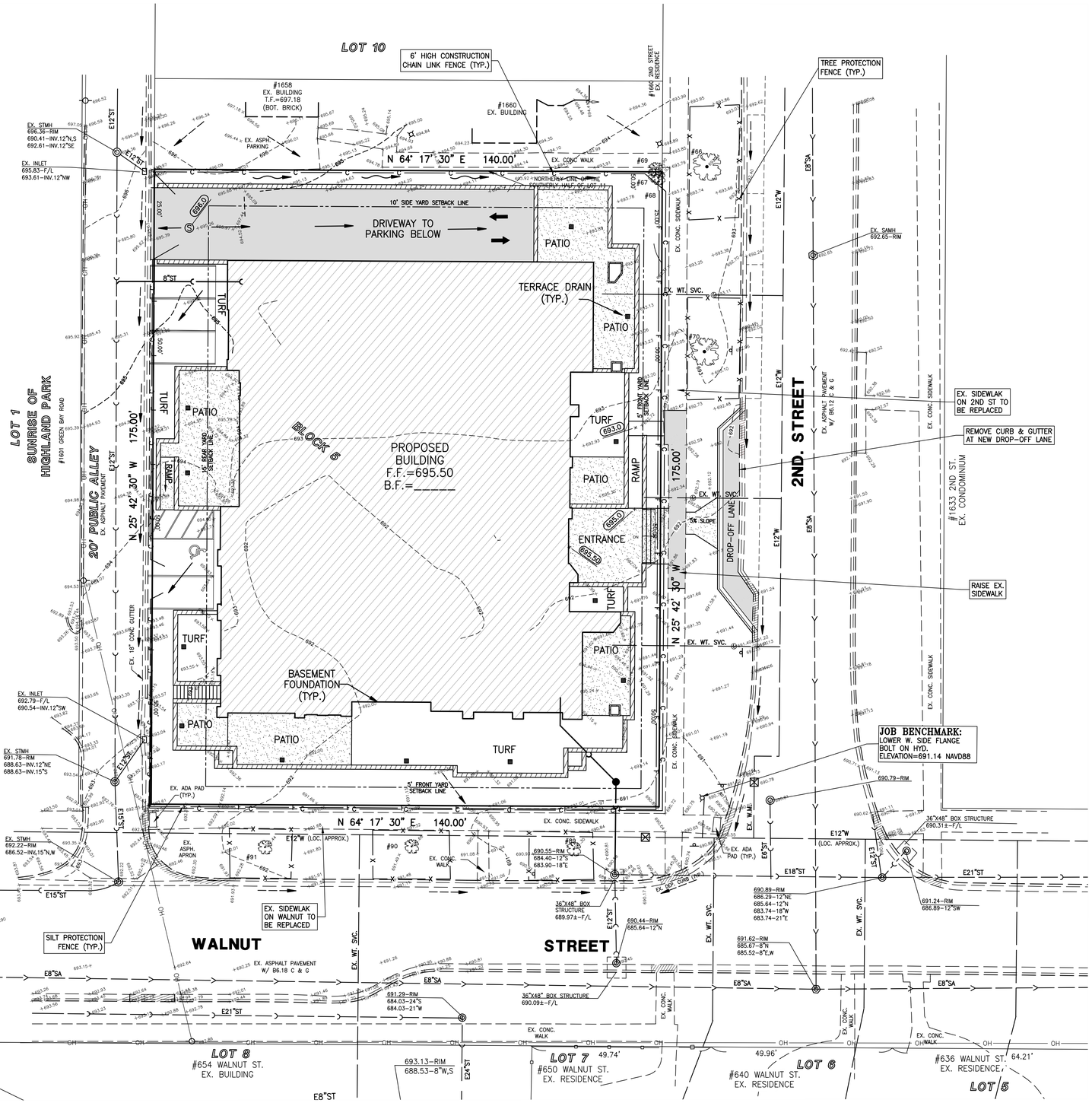

LEGEND

EXISTING		PROPOSED
—104—	CONTOUR	102
× 105.08	SPOT ELEVATION	× 104.00
10"	DECIDUOUS TREE W/DIA.	
12"	CONIFEROUS TREE W/DIA.	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	WATER SERVICE BOX	
	VALVE & VAULT	
	FIRE HYDRANT	
	UTILITY POLE	
	LIGHT STANDARD	
	STORM CULVERT	
E8"SA	SANITARY SEWER	8"SA
E12"ST	STORM SEWER	12"ST
E6"W	WATER MAIN	6"W
	DITCH	
	SWALE	
	DIRECTION SURFACE DRAINAGE	
	SUMMIT	S
o—o or o	DOWNSPOUT	o—o or o
OH—OH	OVERHEAD WIRES	
	TREE PROTECTION FENCE	X—X—X—X
	SILT PROTECTION FENCE	F—F—F
	6' HIGH CHAIN LINK FENCE	C—C—C

THE WALTON

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SCALE:	1"=15'
DRAWING No.	70214
SHEET	7 OF 10

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

GRADING PLAN

Drawing File: 231\70214\dwg\Final Design\70214 - FINAL GRDSHT-01.dwg Dec. 09, 2025 - 1:48pm

WASTE MANAGEMENT
NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NOT LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

DEWATERING OPERATIONS
DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREA, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMPS MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

DUST CONTROL
A WATER TRUCK MAY BE NECESSARY ONSITE TO LIMIT THE AMOUNT OF DUST LEAVING THE SITE. THE FOLLOWING LIST OF CONTROL MEASURES MAY BE IMPLEMENTED ONSITE TO LIMIT THE GENERATION OF DUST AS NEEDED:
1. SPRINKLING/IRRIGATION 2. VEGETATIVE COVER 3. MULCH 4. SPRAY ON SOIL TREATMENTS 5. TILLAGE 6. STONE.

OFFSITE VEHICLE TRACKING
STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ADJACENT ROADWAYS SHOULD BE SWEPT AS NEEDED, TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

SANITARY STATIONS
TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM EIGHT (8) FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

SPILL PREVENTION
DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.

MAINTENANCE
THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

– STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ON TO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.
– RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.
– CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.
– EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL. UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.
– SILT FILTER FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL. REPLACE SILT FENCE WITH ANOTHER BMP AS NEEDED.
– CATCH BASIN AND INLET FILTERS: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. IF FILTER BAGS ARE USED, REMOVE SEDIMENT FROM THE FILTER BAGS WHEN 50% OF THE STORAGE VOLUME HAS BEEN FILLED, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. REMOVE TRASH AND DEBRIS DURING INSPECTIONS. ACCUMULATED MATERIAL IN THE FILTERS SHOULD BE DISPOSED PROPERLY. DO NO PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

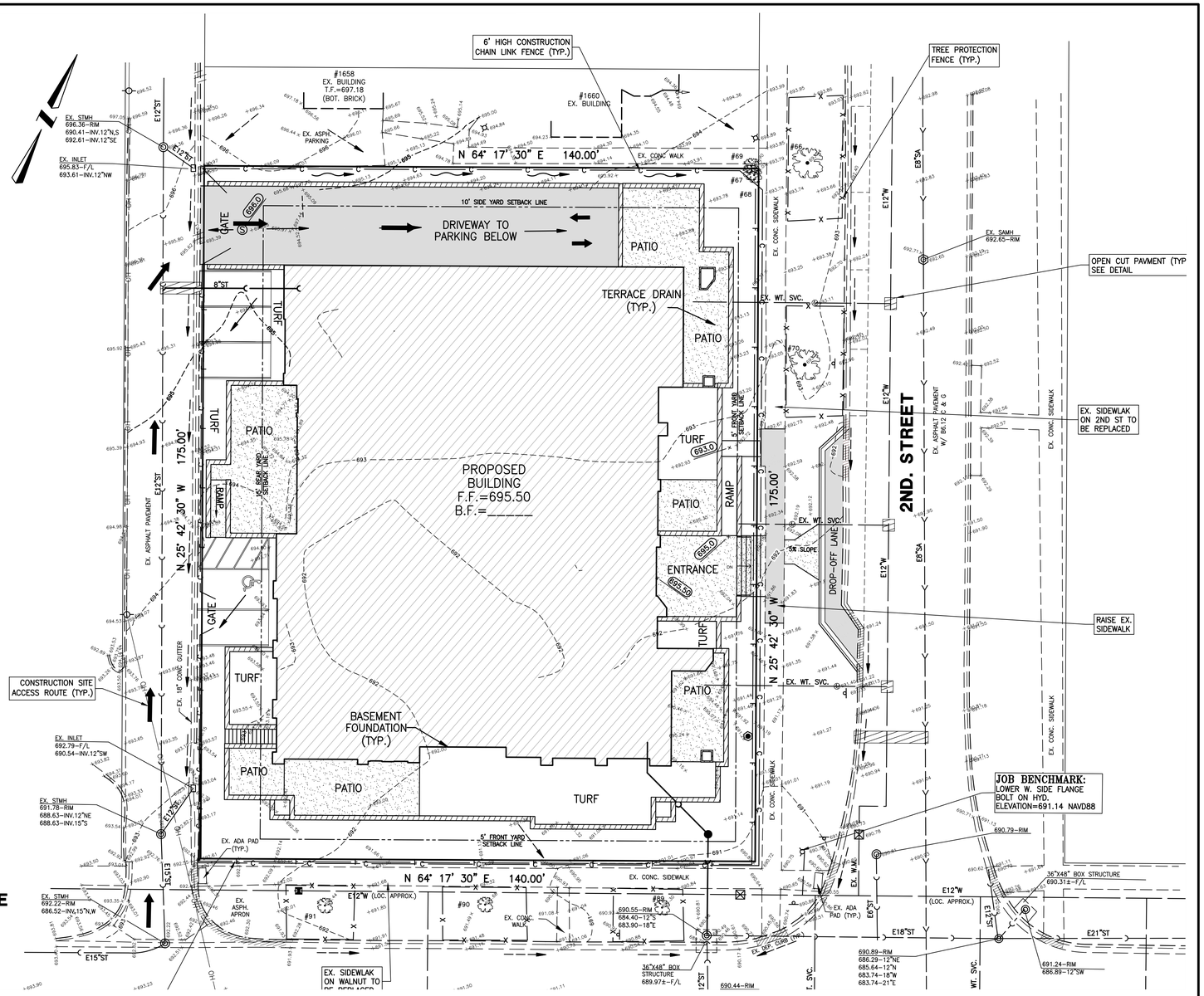
INSPECTIONS
THE OWNER SHALL DESIGNATE QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP.
EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:
A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NO-STORM WATER DISCHARGES SHOULD BE OBSERVED.
B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.
C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OF PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.
D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATION SECTION OFFICE BY EMAIL AT EPA.SWNONCOMPLIANCE@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.
E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT.
F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY – DIVISION OF WATER POLLUTION CONTROL – COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST. POST OFFICE BOX 19276. SPRINGFIELD ILLINOIS 62794-9276

NON-STORM WATER DISCHARGES
EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE ACTIVITY ADDRESSED IN THIS PLAN, ARE DESCRIBED BELOW:
1. WATER MAIN FLUSHING
2. FIRE HYDRANT FLUSHING
3. WATER FOR DUST CONTROL
4. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.
5. UNCONTAMINATED GROUNDWATER

THE POLLUTION PREVENTION MEASURES, AS DESCRIBED BELOW, WILL BE IMPLEMENTED FOR NON-STORM WATER COMPONENTS OF THE DISCHARGE:
1. THE FIRE HYDRANT AND WATER MAIN SHOULD NOT BE FLUSHED DIRECTLY ON THE EXPOSED AREA OR SUBGRADE OF THE PAVEMENT.
2. HOSES SHOULD BE USED TO DIRECT THE FLOW ONTO A STABILIZED AREA.
3. THE EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINOR.

NOTES:

1. *SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES.*
2. *SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF UPLAND DISTURBANCE.*
3. *DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.*
4. *ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED, FILTERED, OR OTHERWISE TREATED TO REMOVE SEDIMENT BY MEANS OF PLACING FILTER FABRIC BETWEEN THE FRAME AND LID.*
5. *ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS SHALL BE PERMANENTLY STABILIZED.*
6. *ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.*
7. *THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.*
8. *ALL OVERFLOW SWALES SHALL BE PROTECTED BY THE USE OF EROSION CONTROL BLANKETS.*
9. *CONSTRUCTION AND EROSION CONTROL SEQUENCING SHOWN IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION.*
10. *AT A MINIMUM, THE STORM WATER MANAGEMENT FACILITIES, INCLUDING THE STORM SEWER, AND THE STORMWATER STORAGE AREA, SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BUILDING CONSTRUCTION BEGINS.*
11. *TEMPORARY AND PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE SCHEDULE PROVIDED ON THE PLANS.*
12. *CONSTRUCTION AND EROSION CONTROL SEQUENCING:*
    1) *INSTALL SOIL EROSION MEASURES.*
    2) *INSTALL UNDERGROUND STORM, SANITARY, AND WATER IMPROVEMENTS.*
    3) *EXCAVATE BASEMENT.*
    4) *BACKFILL BASEMENT – GRADE SITE.*
    5) *BEGIN BUILDING CONSTRUCTION*
    6) *CONSTRUCT LOADING ZONE & DRIVEWAY.*
    7) *CONSTRUCT SIDEWALK.*
    8) *RESPREAD TOPSOIL.*
    9) *RESTORE REMAINING DISTURBED AREAS AND PROVIDE LANDSCAPING.*
13. *ALL INLETS, STRUCTURES, PIPES, SWALES AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.*
14. *STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. NO STOCK PILES IN PLACE LONGER THAN 6 WEEKS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND THE PERIMETER.*
15. *ALL STORM STRUCTURES SHALL HAVE "CATCH-ALL" INLET PROTECTOR OR EQUIVALENT PLACED UNDER THE COVER AS ADDED PROTECTION.*
16. *ALL WATERCOURSES SHALL BE TOTALLY PROTECTED WITH SILT FENCE.*
17. *ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.*
18. *MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.*
19. *REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.*
20. *THIS PLAN WILL FOLLOW STANDARDS AND RECOMMENDATIONS IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL "AN EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL" JUNE 2013. ALL CONSTRUCTION WILL ADHERE TO THE REQUIREMENTS SET FORTH IN THE IEPA'S NEW CONSTRUCTION SITE ACTIVITIES NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER PERMIT.*
21. *THE PURPOSE OF THIS PLAN IS TO MINIMIZE AND TO CONTROL THE SOIL EROSION AND RESULTANT SEDIMENTATION, WHICH ARE RELATED TO THE DEVELOPMENT OF THE SITE. ALTHOUGH MOST OF THE MEASURES ARE TEMPORARY IN NATURE, THEY ALL TARGET THE LONG-RANGE CONTROL OF EROSION AND SEDIMENTATION IN DOWNSTREAM AREAS. THE SPECIFIC COMPONENTS OF THIS PLAN ARE DIRECTED TOWARD PUBLIC AREA IMPROVEMENTS. ALL AREAS USED BY THE CONTRACTOR'S OPERATIONS ARE SUBJECT TO THE PROVISIONS OF THIS PLAN. THIS INCLUDES BOTH ACTIVE CUT/FILL ZONES AS WELL AS STOCK PILES AND STAGING AREAS.*
22. *DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER SOIL CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.*
23. *TRIANGULAR SILT DIKES SHALL BE PLACED IN SWALES. SEDIMENT SHALL BE REMOVED ADJACENT TO THE SILT DIKES WHEN THE DEPTH OF THE SEDIMENT EXCEEDS 6 INCHES.*
24. *PUMPS MAY BE USED AS BYPASS DEVICES, BUT IN NO CASE WILL THE WATER BE DIVERTED OUTSIDE THE PROJECT LIMIT.*
25. *DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON-SITE FOR THE PURPOSE OF WATERING DOWN SOIL WHICH MAY OTHERWISE BECOME AIRBORNE.*
26. *QUALIFIED PERSONNEL (PROVIDED BY THE NPDES GENERAL PERMITTEE) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. REPORTING SHALL BE DONE IN ACCORDANCE WITH PART IV D.4.a. THROUGH f. OF THE GENERAL PERMIT.*
27. *PLAN IS TO BE KEPT AT CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.*



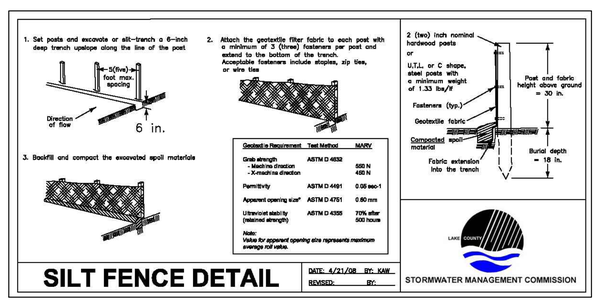
SOIL PROTECTION CHART

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING				A								
DORMANT SEEDING	B											B
TEMPORARY SEEDING				C		IRRIGATION NEEDED		D				
SODDING						E						
MULCHING						F						

A = TALL FESCUE 240 LBS./ACRE B = TALL FESCUE 480 LBS./ACRE + 2T STRAW MULCH
C = SPRING OATS 100 LBS./ACRE D = WHEAT OR CEREAL RYE 300 LBS./ACRE
F = STRAW MULCH 2 TONS /ACRE
IRRIGATION NEEDED DURING JUNE & JULY.

EROSION CONTROL INSPECTION & MAINTENANCE SCHEDULE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
SILT FENCE			
INSPECT	●		
REMOVE SILT			●
REPAIR DAMAGE			●
SILT FILTERS AT INLETS			
INSPECT	●	●	
REMOVE SILT			●
REPAIR FILTERS			●



Geotextile Requirement	Test Method	MARV
Grab strength – Machine direction – X-machine direction	ASTM D 4632	550 N 450 N
Permittivity	ASTM D 4491	0.05 sec-1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (retained strength)	ASTM D 4355	70% after 500 hours

Note:
Value for apparent opening size represents maximum average roll value.

SILT FENCE DETAIL
DATE: 4/21/08 BY: KAW
REVISED: BY:

STORMWATER MANAGEMENT COMMISSION

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERM AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (ILR100000) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DATED THIS _____ DAY OF _____
BY: _____ TITLE: _____
COMPANY: _____
ADDRESS: _____
_____
TELEPHONE: _____

OWNER CERTIFICATION STATEMENT:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

DATED THIS _____ DAY OF _____
BY: _____
COMPANY: _____
ADDRESS: _____
_____
TELEPHONE: _____

EROSION CONTROL LEGEND

- FILTER FENCE
- INLET PROTECTION / FILTER BASKET
- 677 EXIST. CONTOUR
- 675 PROP. CONTOUR
- x 677.5 EXIST. SPOT ELEVATION
- x 677.6 PROP. SPOT ELEVATION
- EXIST. SURFACE DRAINAGE
- PROP. SURFACE DRAINAGE
- EXIST. DITCH
- PROP. DITCH
- EXIST. SWALE
- PROP. SWALE

THE WALTON

0 15 30 45 60
SCALE IN FEET

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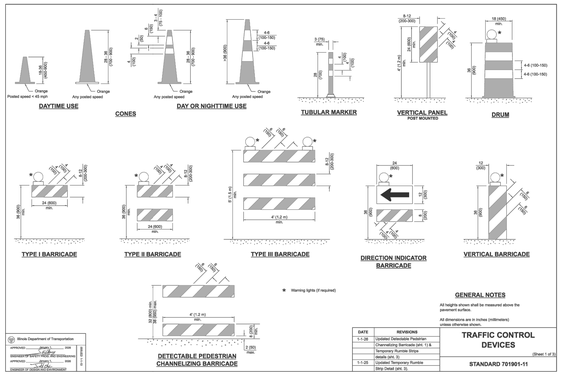
DESIGNED BY: CJD DATE: 12-12-25
CHECKED BY: DRF DATE: 12-12-25
APPROVED BY: DRF DATE: 12-12-25

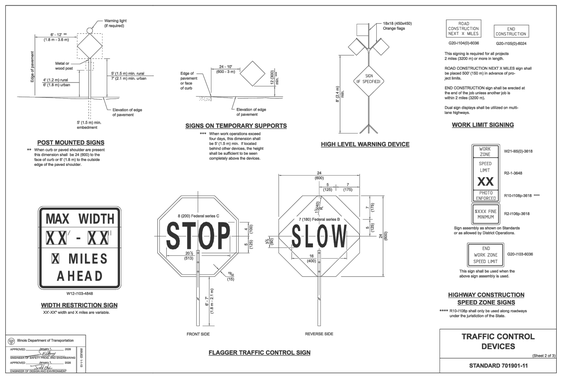
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

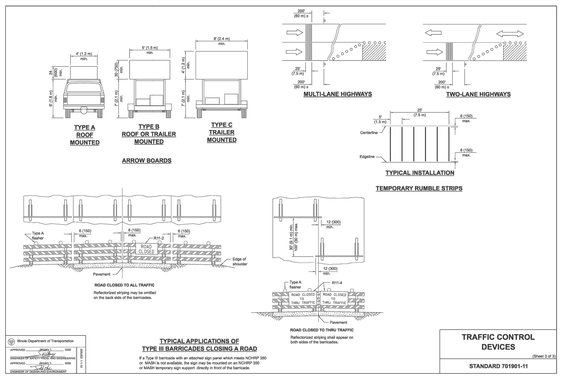
SCALE: 1"=15'
DRAWING No. 70214
SHEET 8 OF 10

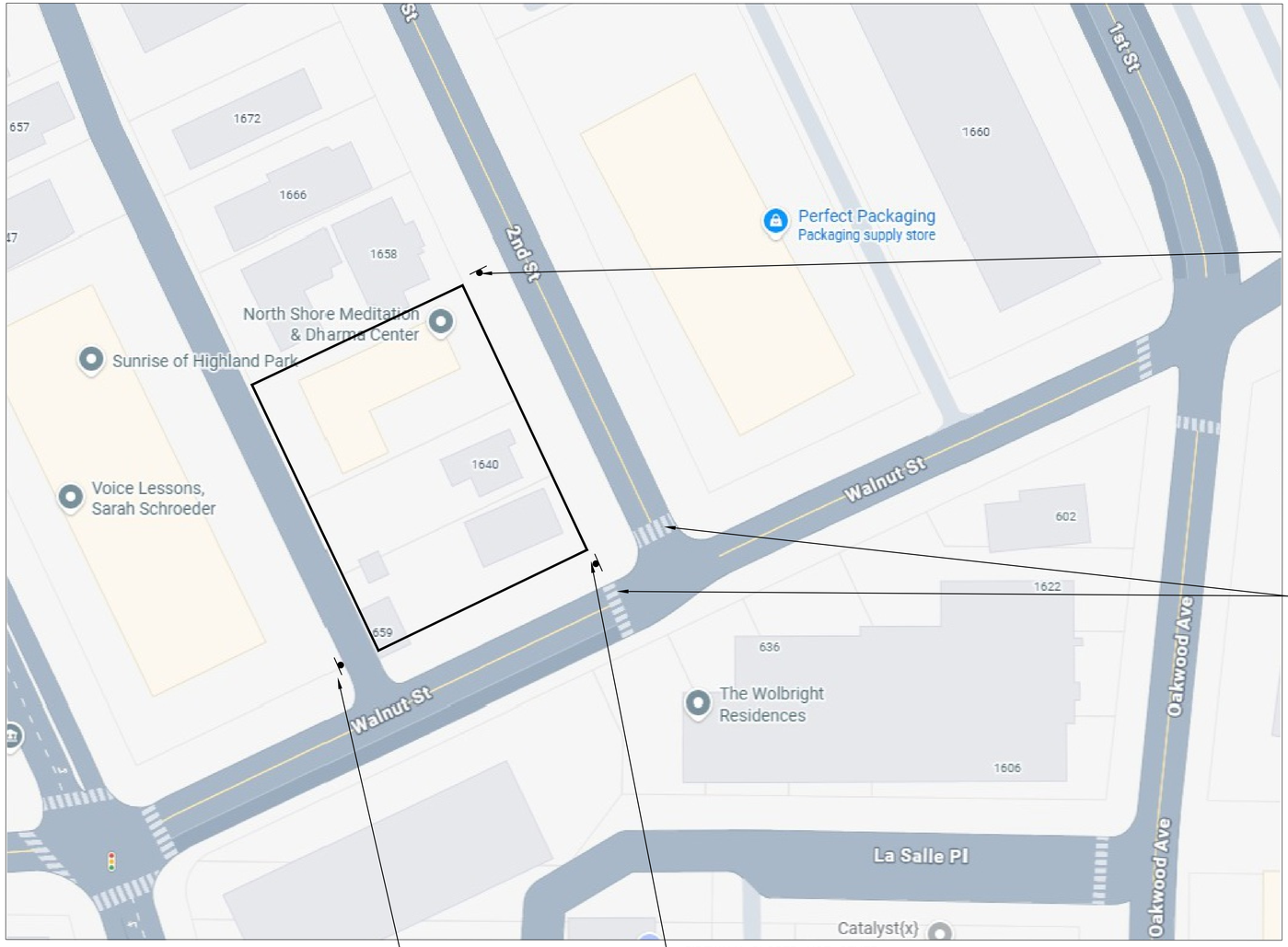
1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL
STORM WATER POLLUTION PREVENTION PLAN

Drawing File: 2170214 Land Final Design 70214 – FINAL 6DEC24-ATI.dwg Dec 09,2025–1:58pm

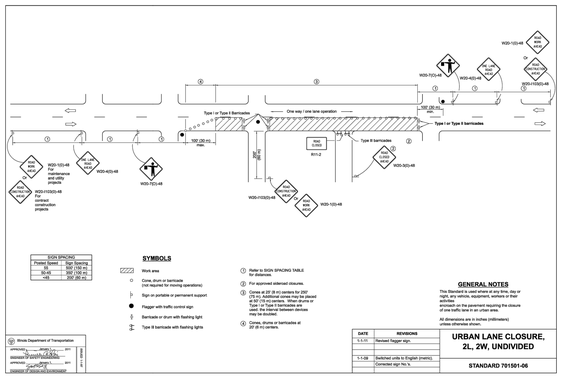


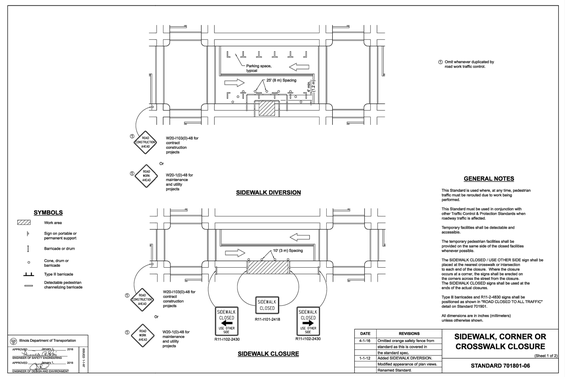


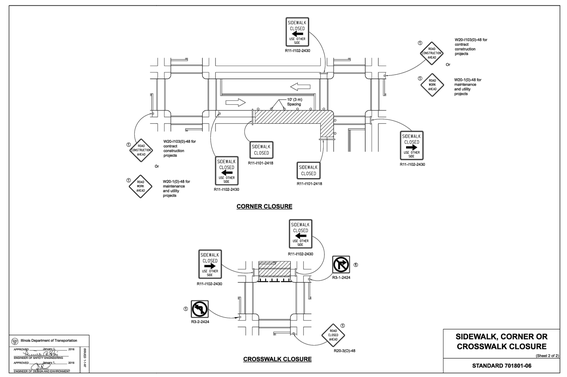




NOTES:
INSTALL TRAFFIC SIGNAGE FOR ROAD CONSTRUCTION AND CLOSURE IN ACCORDANCE WITH IDOT DETAILS.







THE WALTON

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DRAWN BY:	DATE:	REVISIONS

DRAWN BY:	DATE:	REVISIONS

DESIGNED BY: CJD	DATE: 12-12-25
CHECKED BY: DRF	DATE: 12-12-25
APPROVED BY: DRF	DATE: 12-12-25

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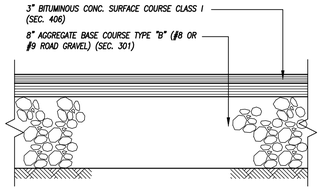
SCALE:	NONE
DRAWING No.	70214
SHEET	9 OF 10

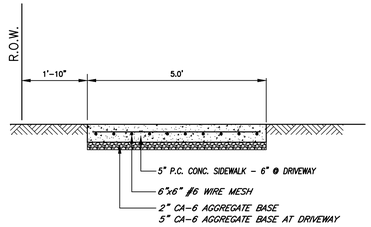
1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

TRAFFIC PLAN

Drawing File: Z:\2021\Land\Final Design\70214 – PWK_DSGN-Fri Dec 05 2025 - 1:49pm

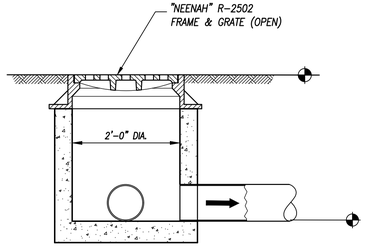


DRIVEWAY PAVEMENT

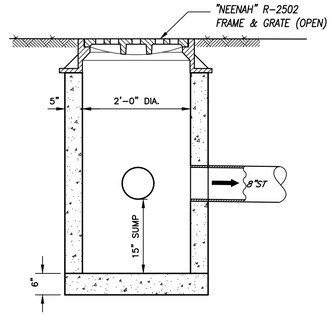


SIDEWALK DETAIL

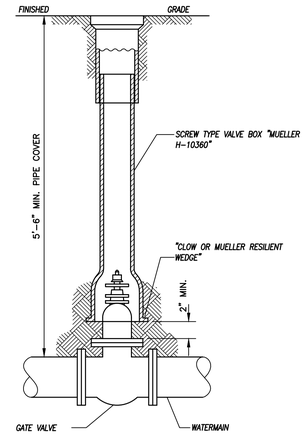
NOTE:
1. CONTRACTION JOINTS - TOOLED JOINT, OR SAW CUT @ 5'-0" O.C.



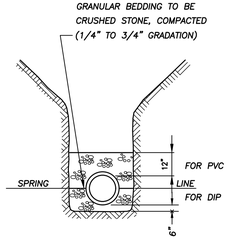
2' DIA. INLET DETAIL



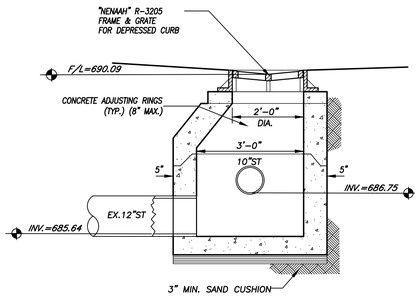
2' DIA. CATCH BASIN DETAIL



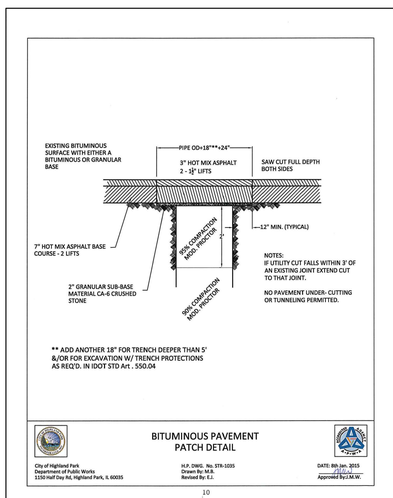
VALVE BOX



PIPE BEDDING DETAIL



3' DIA. STORM MANHOLE



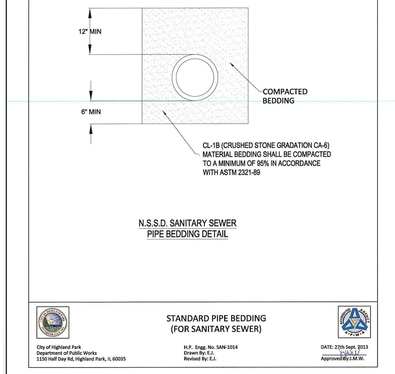
BITUMINOUS PAVEMENT PATCH DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1035
Drawn By: M.B.
Revised By: E.I.

DATE: 8th Jan. 2015
Approved By:J.M.W.

10

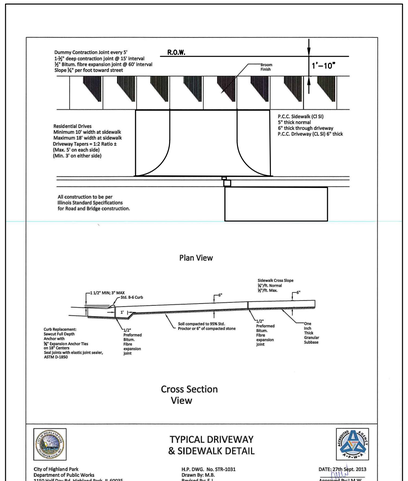


N.S.S.D. SANITARY SEWER PIPE BEDDING DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. Engg. No. SAN-1014
Drawn By: E.I.
Revised By: E.I.

DATE: 27th Sept. 2013
Approved By:J.M.W.

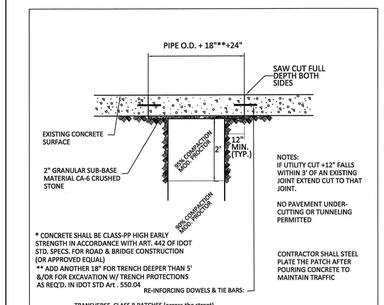


TYPICAL DRIVEWAY & SIDEWALK DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1031
Drawn By: M.B.
Revised By: E.I.

DATE: 27th Sept. 2013
Approved By:J.M.W.



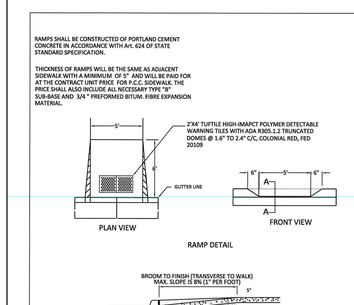
CONCRETE CLASS B PATCH DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1033
Drawn By: M.B.
Revised By: E.I.

DATE: 8th Jan. 2015
Approved By:J.M.W.

8



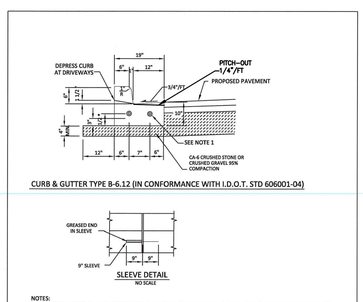
SIDEWALK RAMP DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1032
Drawn By: M.B.
Revised By: E.I.

DATE: 27th Sept. 2013
Approved By:J.M.W.

7



CURB & GUTTER TYPE B-6.12 (IN CONFORMANCE WITH I.D.O.T. STD 606001-04)

SLEEVE DETAIL
NO SCALE

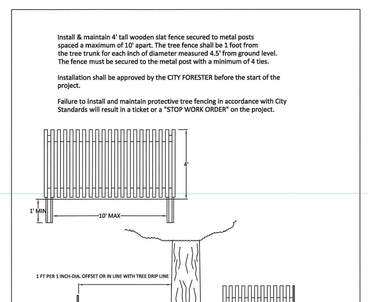
NOTES:
1. EXPANSION JOINTS W/ 3/4 " PREFORMED EXPANSION JOINT MATERIAL & TWO (2) SMOOTH 1-1/4" EPOXY COATED DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
a. AT ENDS OF INTERSECTION RADII, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
b. 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
c. MAX. OF 60 FT. INTERVALS
d. WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) SMOOTH 1-1/4" DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
2. TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT, JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

TYPE B-6.12 CURB & GUTTER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1036
Drawn By: M.B.
Revised By: E.I.

DATE: 27th Sept. 2013
Approved By: J.M.W.



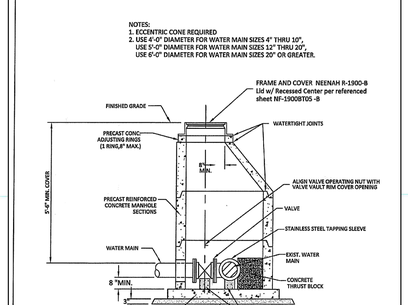
TREE PROTECTION DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. FOR-1041
Drawn By: M.B.
Revised By: E.I.

DATE: 22th Sept. 2013
Approved By:J.M.W.

1

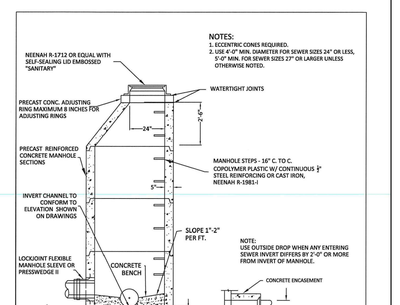


PRESSURE CONNECTION VALVE VAULT DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1003
Drawn By: M.B.
Revised By: E.I.

DATE: 15th Jan. 2016
Approved By: Emmanuel Guevas



SANITARY SEWER MANHOLE DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. SAN-1012
Drawn By: M.B.
Revised By: E.I.

DATE: 27th Sept. 2013
Approved By:J.M.W.

THE WALTON

1632, 1640, 1646 2ND ST. – HIGHLAND PARK, IL

DETAILS

SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY:	DATE:	REVISIONS

DRAWN BY:	DATE:	REVISIONS

DESIGNED BY: CJD	DATE: 12-12-25
CHECKED BY: DRF	DATE: 12-12-25
APPROVED BY: DRF	DATE: 12-12-25

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	NONE
DRAWING No.	70214
SHEET	10 OF 10

Drawing File: Z:\2021\Eng\Final Design\21214 - PKNL ESDGN-R1.dwg, Dec. 09, 2025 - 1:57pm

EXHIBIT C

FORM LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT NO. _____ AMOUNT: _____

EXPIRATION DATE: _____ ***DATE OF ISSUE:*** _____

_____
[Name of Bank]

_____
[Address]

TO: City of Highland Park
1707 St. Johns Avenue
Highland Park, Illinois 60035
Attention: City Manager

WE HEREBY AUTHORIZE YOU TO DRAW AT SIGHT on this Irrevocable Standby Letter of Credit No. _____ UP TO AN AGGREGATE AMOUNT OF _____ United States Dollars ($_____) for account of One Realty Group LLC (the "Customer").

Drafts under this Letter of Credit shall bear upon their face the words:

"Drawn under _____
Credit No._____ Dated:_____

Drafts may be for all or any portion of the amount of this Letter of Credit, and shall be in the form attached as Exhibit "A" and shall be accompanied by one of the following documents executed by the City Manager or an individual designated as acting City Manager:

(a) A written statement on the form attached as Exhibit "B" stating that, conditioned upon proper notice to the City Manager, Letter of Credit No. _____ will expire within 35 days or less and that the Customer has failed to deliver to the City Manager evidence of a renewal of Letter of Credit No. _____; or

(b) A written statement on the form attached as Exhibit "C" stating that all or any part of the improvements required to be constructed pursuant to the Subdivision and Development Agreement dated _____, 20___ by and between the City and One Realty Group LLC (the "Agreement") have not been constructed in accordance with the Agreement; or

(c) A written statement on the form attached as Exhibit "D" stating that all or any part of the costs, payments, permit fees or other fees required to be paid to the City pursuant to the Agreement have not been paid in accordance with the Agreement; or

(d) A written statement on the form attached as Exhibit "E" stating that all or any portion of the maintenance, repair, or restoration required to be performed pursuant to the Agreement has not been performed in accordance with the Agreement; or

(e) A written statement on the form attached as Exhibit "F" stating that all or any portion of the Customer's undertakings pursuant to the Agreement have not been performed in accordance with the Agreement.

WE HEREBY AGREE with the beneficiary that:

1. Drafts drawn under and in compliance with this Letter of Credit will be duly honored immediately upon presentation to us if presented on or before the above-stated Expiration Date or presented at our office together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at our office on or before the Expiration Date.

2. If, within three banking days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the City in enforcing the terms hereof.

3. This Letter of Credit shall expire on _____, 20____, as stated above; provided, however, that we will send notice to the City Manager by certified mail, return receipt requested, or hand-delivered courier at least 35 days prior to said Expiration Date, that this Letter of Credit is about to expire.

4. In no event shall this Letter of Credit or the obligations contained in this Letter of Credit expire except upon the prior written notice required above, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with the prior written notice required in this Letter of Credit.

5. No consent, acknowledgment, or approval of any kind from the Customer shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by us of a document executed by the City Manager stating that the aggregate amount shall be reduced in an amount permitted by the City's subdivision regulations because of the satisfactory completion of all or part of the improvements required to be constructed pursuant to the Agreement dated _____, 20____ by and between the City and _____.

7. This Letter of Credit is irrevocable.

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "***Uniform Customs***"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including, without limitation, Article 5 of the Uniform Commercial Code as in effect in the State of Illinois, and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the laws of the State of Illinois, without regard to principles of conflicts of law.

AS USED IN THIS LETTER OF CREDIT, THE TERM "BANKING DAY" MEANS ANY DAY OTHER THAN A SATURDAY, SUNDAY, OR A DAY ON WHICH BANKS IN THE STATE OF

ILLINOIS ARE AUTHORIZED OR REQUIRED TO BE CLOSED, AND A DAY ON WHICH PAYMENTS CAN BE EFFECTED ON THE FEDWIRE SYSTEM.

_____	_____
[Signature of Bank Officer]	[Signature of Bank Officer]
_____	_____
[Officer's Title]	[Officer's Title]

EXHIBIT "A" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

FORM OF DRAFT

[To Be Supplied by Issuing Bank]

EXHIBIT "B" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that Letter of Credit No. _____ dated _____, 20____ in the amount of $_____ will expire within 35 days or less and that _____ has failed to deliver to the City Manager evidence of a renewal of Letter of Credit No. _____.

Very truly yours,

_____
City Manager

EXHIBIT "C" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the improvements required to be constructed pursuant to the Subdivision and Development Agreement dated _____, 20___ by and between the City and One Realty Group LLC, have not been constructed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "D" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the costs, payments, permit fees or other fees required to be paid pursuant to the Agreement dated _____, 20___ by and between the City and One Realty Group LLC, have not been paid in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "E" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the maintenance, repair or restoration required to be performed pursuant to the Subdivision and Development Agreement dated _____, 20____ by and between the City and One Realty Group LLC, have not been performed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT "F" TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the undertakings of the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to the Subdivision and Development Agreement dated _____, 20____ by and between the City and One Realty Group LLC, have not been performed in accordance with said Agreement.

Very truly yours,

_____
City Manager

EXHIBIT D

INSURANCE REQUIREMENTS

Owner, and its contractors and subcontractors constructing the Development, must obtain and maintain insurance as set forth in this **Exhibit D**.

A. **Worker's Compensation.** Worker's compensation insurance must be obtained with statutory coverage.

B. **Employer's Liability**. Employer's liability insurance must be obtained with coverage limits not less than $500,000 injury per occurrence, $500,000 disease per employee, and $500,000 disease policy limit.

C. **Comprehensive Motor Vehicle Liability.** Comprehensive motor vehicle liability insurance must be obtained with a combined single coverage limit for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented. All employees must be included as insureds.

D. **Comprehensive General Liability.** Comprehensive general liability insurance must be obtained written on an "occurrence" basis and with coverage limits no less than $2,000,000 for bodily injury and property damage with a combined single limit. Coverage must include a broad form property damage endorsement and a blanket contractual liability endorsement with express coverage of the indemnity provisions of the Agreement.

E. **Professional Liability.** Professional liability insurance must be obtained with a coverage limit of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and covering the insured against all sums they may be obligated to pay on account of any liability arising out of the Agreement.

F. **Method of Coverage.** Required insurance coverage 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.

G. **Additional Insureds.** The following must be named as an additional insured on all policies except for worker's compensation and professional liability: City of Arlington Heights, including its Mayor, Board of Trustees, elected and appointed officials, officers, employees, agents, attorneys, and representatives.

H. **Other Requirements.** All policies must be primary and noncontributory to coverage held by the additional insureds listed in Section G, offer the additional insured their choice of counsel and the right to conduct their own defense, and state that coverage applies in the State of Illinois.

Proof of Coverage. Proof of adequate coverage and compliance with the requirements in this **Exhibit D** must be provided to the City (1) prior to the Effective Date, (2) prior to the commencement of Project construction, and (3) upon City request.

EXHIBIT E

TRANSFEREE ASSUMPTION AGREEMENT

THIS AGREEMENT is made as of this _____ day of _____, 20__, between the City of Highland Park, an Illinois home rule municipal corporation (***"City"***), ***One Realty Group LLC***, an Illinois limited liability company (***"Owner"***), and _____ (***"Transferee"***).

W I T N E S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from Owner certain real property situated in Lake County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the Property by Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Owner, the City and Owner require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of _____, 20__, and recorded in the office of the Lake County Recorder on _____, 20__, as Document No. _____, by and between the City and Owner (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of Owner to convey the Property to the Transferee, and of the City to accept the transfer of obligations as provided in this Agreement and to grant the releases granted in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the City, Owner, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated in this Paragraph and made a part of this Paragraph as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments, regardless of whether the terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Owner of the Property.

3. **Payment of City Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable City codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the City, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Owner.** The City hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms,

requirements, and obligations of the Development Agreement, including all exhibits and attachments, and the City hereby releases Owner from any personal liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

_____
City Clerk

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

By:_____
Its: City Manager

ATTEST:

By:_____

Its:_____

ONE REALTY GROUP LLC,
an Illinois limited liability company

By:_____

Its:_____

ATTEST:

By:_____

Its:_____

[TRANSFEREE]

By:_____

Its:_____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, by _____, the City Manager of the City of Highland Park, an Illinois home rule municipal corporation, and by _____, the City Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **ONE REALTY GROUP LLC**, a _____ limited liability company, and by _____, the _____ of said limited liability company.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 201_, by _____ the _____ of **[TRANSFEREE]**, and by _____, the _____ of **[TRANSFEREE]**.

_____
Signature of Notary

SEAL

EXHIBIT F

LENDER'S CONSENT AND SUBORDINATION

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Lake County Recorder of Deeds as indicated (collectively, the **"*Mortgage*"**):

[*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of the above and foregoing Development Agreement (the **"*Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a notary public in and for the County in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of _____, _____, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation and _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 20__.

_____
Notary Public

EXHIBIT G

Affordable Unit Declaration

This document was prepared by and
after recording should be returned to:

City of Highland Park
Planning Division
1150 Half Day Road
Highland Park, IL 60035

AFFORDABLE UNIT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("***Declaration***") is made and entered into as of the ___ day of _____ 202_, by _____, (*"**Declarant**"*), with an office at _____.

RECITALS:

A. The Declarant is the record title holder of that certain real legally described in **Exhibit A** which is attached hereto and incorporated herein by reference, together with all improvements and fixtures thereon (collectively, the *"**Land**"*).

B. The Land is being developed with a ___-unit residential development, one of which, known as Unit _____ will be developed as an affordable housing unit (***"Property"***).

C. The Property is being developed as an affordable housing unit pursuant to the City's Inclusionary Housing Ordinance (being Article XXI of the City's Zoning Code), established by the City to further its goal of preserving and promoting a culturally and economically diverse population through the development and preservation of decent, affordable housing as a component of market rate developments in order to create and preserve housing opportunities for low-and moderate-income people who otherwise would be denied such opportunities because of limited financial resources. The Property is subject to the Development Agreement between Declarant and the City of Highland Park, an Illinois home rule municipal corporation, with offices at 1707 St. Johns Avenue, Highland Park, Illinois ("***City***"), dated _____, 202_, and subject further to the Declarant entering into this Declaration and causing it to be recorded against the Property at the office of the County of Lake, Illinois Recorder of Deeds. The Owner acknowledges that this Declaration is included within the zoning authority of the City in furtherance of these purposes, which is, and is hereby, accepted by the Owner as sufficient basis for this Declaration.

D. The City of Highland Park Housing Commission (*"**Housing Commission**"*) was created by the City Council of the City as a municipal corporation organized for the purposes of promoting the development and preservation of decent, affordable housing in the City. Among other activities, the Housing Commission is responsible for overseeing the implementation of the inclusionary housing component of the Zoning Code.

E. The Declarant shares the purposes and goals of the City and the Housing Commission and has agreed to develop the Property not only to obtain those benefits to which all subsequent owners are entitled under this Declaration, but also to further the purposes of the City's zoning regulations concerning affordable housing.

F. The Owner and each of its successors and assigns recognize the special nature of the terms and conditions of this Declaration, and each of them, with the independent and informed advice of legal counsel, freely accepts these terms and conditions, including those terms and conditions that may affect the marketing and resale price of the Property.

G. The Owner and each of its successors and assigns understand and accept that the terms and conditions of this Declaration further such shared goals over an extended period of time and through successions of owners.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant, for itself and its successors in interest in the Property and/or any part thereof, hereby declares that the Property is and shall be subject at all times to the following:

Section 1. Definitions. Whenever used in this Declaration, the following terms shall have the following meanings unless a different meaning is required by the context:

"City Code": "The Highland Park Code of 1968," as amended.

"Director": The duly-appointed director of the Department of Community Development of the City.

"Domestic Partner": For purposes hereof, a person shall qualify as the Owner's "Domestic Partner" if: (i) neither the Owner nor such person is married; (ii) each of the Owner and such person is at least 18 years old and competent to consent and enter into legally binding contracts; (iii) the Owner and such person are not related to each other by blood closer than would bar marriage in the State of Illinois; (iv) the Owner and such person is each other's sole Domestic Partner; (v) the Owner and such person are mutually responsible for each other's common welfare; and (vi) such person satisfies at least one of the following criteria: (a) such person is the primary beneficiary under the Owner's will; (b) the Owner and such person have joint ownership of a motor vehicle; (c) the Owner and such person have a bona-fide joint credit account; (d) the Owner and such person have a bona-fide joint checking or savings account; (e) such person is designated as the primary beneficiary of the Owner's life insurance or retirement benefits; or (f) such person holds a power of attorney for healthcare decisions for the Owner.

"Household": All persons who reside or will reside together with the Owner(s) or any subsequent owner on the Property.

"Housing Commission": The Highland Park Housing Commission, an Illinois municipal corporation established pursuant to Article XI of Chapter 33 of the City Code, along with the Housing Commission's authorized agents and designees.

"Owner": Each legal and equitable owner of all or any portion of the Property or any interest therein, including, without limitation, the Declarant and any subsequent owner by sale, conveyance or other transfer of any legal or beneficial interest in the Property. Unless the context otherwise requires, "Owner" shall mean the Owner at the time in question. "Owner" and "Owners" are used interchangeably.

"Permitted Transferee": The Owner's spouse, or Domestic Partner, one or more of the Owner's children, or any member of the Owner's Household who has resided upon the Property for at least one year immediately prior to the Owner's death.

"Purchase Option": The permanent and irrevocable option (but without obligation) of the Housing Commission to purchase the Property upon the occurrence of certain Purchase Events, as more specifically set forth in Section 11 of this Declaration.

"Purchase Price": The lesser of: (i) the value set forth in the Appraisal; or (ii) the Formula Purchase Price.

"Transfer or Conveyance" or "Transferred or Conveyed": Any sale, transfer, conveyance, assignment, pledge, mortgage, hypothecation or transfer or other disposition, and includes, but is not limited to: (i) any transfer or encumbrance or pledge of any ownership interest in and/or any controlling interest in the Owner or any other entity which owns or occupies the Property or any such ownership or controlling interest in any constituent (e.g., shareholders, partners and/or members) of the Owner or any such other owning or occupying entity; and (ii) any lease or sublease of the Property.

"Zoning Code": The "City of Highland Park Zoning Ordinance of 1997," as may be amended from time to time.

Section 2. Term; Recordation. The covenants, conditions, and restrictions in this Declaration will continue in full force and effect with respect to the Property unless the Housing Commission records in the land records an instrument specifically stating that these covenants, conditions, and restrictions have been be terminated or amended. This Declaration must be recorded by the Declarant in an order and manner to assure that the Declaration is first recorded and not subject or subordinate to any mortgages, liens, or any other similar encumbrances.

Section 3. Sale, Transfer or Conveyance. Except as expressly permitted in this Declaration, at no time shall title to the Property be Transferred or Conveyed to or held by an Owner who is not a Qualified Purchaser, as defined in Section 4 of this Declaration.

Section 4. Qualified Purchaser. Except as provided in Section 4.B of this Declaration, for purposes of this Declaration, a "**Qualified Purchaser**" is an Owner who meets the requirements of Section 4.A of this Declaration.

A. Income. The maximum "household" income of the Owner, at the time it acquires the Property, must not exceed ___ percent of the then-applicable Chicago area median income, adjusted for household size, as published from time to time by the U.S. Department of Housing and Urban Development ("***HUD***") or any successor thereof under Section 8 of the United States Housing Act of 1937, as amended. In the event the Chicago area is redefined so as to eliminate Lake County, Illinois, then the parties shall utilize the median gross income published by HUD for the newly created metropolitan area defined by HUD that does include Lake County, Illinois.

B. Housing Commission. For purposes of this Declaration, the Housing Commission shall be a "Qualified Purchaser" with respect to the Property, or with respect to the occurrence of any Purchase Events and the Housing Commission's Purchase Option under Section 11 of this Declaration.

Section 5. Owner-Occupied Residence. Each Owner (except for Declarant) shall at all times occupy the Property as the Owner's principal residence and for any incidental activities related to such residential use, provided such other use is in compliance with zoning and all other requirements of law. The Property may not be occupied for any period of time by any person other than the Owner and members of the Owner's Family (as defined in the Zoning Code), without the

express written consent of the Housing Commission, which consent need not be given if, in the Housing Commission's sole judgment, the occupancy would not further the purposes of this Declaration.

Section 6. Delivery of Materials to Ensure Compliance.

A. Delivery of Supporting Materials. The Owner must have executed and delivered to the Housing Commission, in care of the Director of Community Development of the City ("***Director***") (or any successor or replacement official designated by the City or the Housing Commission, if the position of Director of Community Development at any time ceases to exist), a Letter of Stipulation of Owner and the certificates, documents, materials, and other information (collectively, the "***Supporting Materials***") required from time to time in order to obtain a Certificate of Compliance (as described below) from the Director, and the subsequent Owner's legal counsel must have executed and delivered to the Housing Commission, in care of the Director, a Letter of Acknowledgment of Legal Counsel of Owner, setting forth their respective review and understanding of the Declaration and all related documents. Copies of the form of the Letter of Stipulation of Owner and Letter of Acknowledgment of Legal Counsel of Owner are set forth in **Exhibit B** which is attached to and incorporated herein by reference. A list of supporting materials may be obtained from the Director, upon request, at the Highland Park Department of Community Development, 1150 Half Day Road, Highland Park, Illinois 60035. In order to avoid a delay in processing a request for a Certificate of Compliance, the Owner of the Property should obtain a list of the supporting materials from the Director and deliver the applicable supporting materials to the Director at least 30 days in advance of any contemplated transfer of the fee simple title to the Property. In order to confirm compliance with the Declaration upon a transfer of title to the Property, any deed or other instrument conveying or purporting to convey title to the Property or any portion thereof shall be void and of no further force and effect, unless such deed or instrument shall have attached thereto, a Certificate of Compliance signed by the Director on behalf of the Housing Commission, substantially in the form of **Exhibit C**, which is attached to and incorporated herein by this reference.

B. Furnishing of Information to Housing Commission. The Owner shall promptly furnish such information about the Property as the Housing Commission or its designee may reasonably request from time to time, which may include, without limitation, the identity of each Owner and of each member of the Owner's Household living in the Property, the identity of any mortgagee or other person having an interest in the Property, the full consideration paid for the Property or any interest therein identified by category (*e.g.*, equity, institutional loan, and so forth), the condition of the Property, and any other information that the Housing Commission in good faith deems relevant, all for the purpose of assuring compliance with this Declaration. In addition to the foregoing, the Declarant shall keep such additional records and prepare and submit to the Housing Commission or its designee such reports as the Housing Commission or its designee may deem necessary to ensure compliance with the requirements of this Declaration and the applicable provisions of the Zoning Code (including, without limitation, Article XXI thereof).

Section 7. Property Maintenance. Each Owner (including Declarant) and its successors and assigns, covenant to maintain the Property in good order, repair and condition, and in compliance with all laws, regulations, ordinances, codes and orders, now existing or hereafter enacted, regarding the habitability of the Property and in full compliance with all other federal, state, and local requirements. For good cause shown, the Housing Commission, acting through the Director or any other City employee designated by the Housing Commission, may inspect any portion of the Property provided the Director or such other designated employee shall have made reasonable efforts to give advance oral notice to the Owner.

Section 8. Property Insurance. Each Owner, and its successors, heirs, and assigns, covenants to maintain content and liability insurance on the Property, at the then-current Owner's sole expense, and to keep the Property continuously insured against loss or damage by fire and the extended coverage hazards for the full replacement value thereof. The Owner shall, at the Owner's sole expense, continuously maintain liability insurance covering the Property in an amount not less than $300,000.00 per occurrence. The dollar amount of this coverage shall be adjusted within 30 days after the Owner's receipt of a reasonable demand for such an adjustment by the Housing Commission, which demand may not be given more than once per year. Each adjustment shall be based upon the amount of insurance as is then customarily carried by owners of property similar to the Property, as reasonably determined by the Housing Commission. Such insurance shall specifically insure the Owner against all liability assumed under this Declaration, as well as all liability imposed by law, and shall also name the Housing Commission as an additional insured so as to create the same liability on the part of insurer as though separate policies had been written for the Housing Commission and the Owner. The Owner shall provide the Housing Commission with copies of all policies and renewals of policies required under this Section. All such policies shall also contain endorsements providing that they shall not be canceled, reduced in amount or coverage, or otherwise modified by the insurance carrier involved without at least 30 days prior written notice to the Housing Commission. The Housing Commission shall be entitled to participate in the settlement or adjustment of any losses covered by such policies of insurance. If, at any time, the Owner fails to carry the insurance policies required under this Section 8, the Housing Commission shall have the right, in addition to all other rights and remedies available herein, but not the obligation, to purchase such insurance policies on behalf of the Owner. If the Housing Commission purchases one or more of such insurance policies pursuant to this Section, the Owner shall, upon demand, reimburse the Housing Commission for the premiums and all other costs and expenses incurred by the Housing Commission in obtaining such insurance policies.

Section 9. Property Damage/Casualty. In the event of fire or other damage to the Property, the then-current Owner shall promptly file all appropriate claims with the applicable insurers, and, in compliance with the homeowners' association, take all other steps necessary to assure the repair of such damage and the restoration of the improvements on the Property to at least as good a condition as that in which such improvements existed immediately prior to the damage. If the Owner fails to promptly file all appropriate insurance claims, the Housing Commission shall have the right, but not the obligation, to file any such claims in its own name or on the Owner's behalf. The Owner shall take all practicable steps to provide that all such repairs and restoration shall be completed as promptly as possible. The Owner shall also promptly take all steps necessary to assure that the Property is secure and safe and that the damaged improvements do not constitute a danger to persons or property.

Section 10. Permitted Transfers. Upon receipt of notice from the executor or administrator of an Owner's estate given within 90 days after the death of the Owner (or the last surviving co-Owner of the Property), the Housing Commission shall, unless for good cause shown, consent in writing to a transfer of the Property, subject to this Declaration, to a Permitted Transferee. Any other heirs, legatees, or devisees of the Owner must be Qualified Purchasers, or if such party is not a Qualified Purchaser, such party shall not be entitled to take title to the Property, but the Property must be transferred in accordance with Section 11.

Section 11. Purchase Option. To protect and maintain the goals of the Declarant and the City, the Housing Commission shall have, and the Declarant hereby grants to the Housing Commission, a Purchase Option upon the occurrence of a Purchase Event (defined below) in accordance with this Section 11; provided, however, that this Section 11 does not apply to the

first transfer of each affordable unit by the Declarant if the Declarant is otherwise in full compliance with this Declaration.

A. **Purchase Events**. Each of the following shall be deemed a Purchase Event:

1. The Property is no longer the principal residence of an Owner (or Permitted Transferee) whose occupancy fulfills the requirements of Section 5 of this Declaration, or the Property is being used in any other manner that does not comply with this Declaration;

2. An Owner has given the Housing Commission an Intent-to-Sell Notice (defined below) in accordance with Section 11.C of this Declaration;

3. Any legal or beneficial interest in the Property is conveyed or otherwise transferred without an Intent-to-Sell Notice having been given, unless the Housing Commission has waived in writing the Purchase Option in accordance with this Section 11 or unless such transfer is to a Permitted Transferee in accordance with Section 10 of this Declaration; provided, however, that an Owner shall be permitted to transfer title to the Property to the Owner's spouse or Domestic Partner or to a revocable trust (a grantor type trust) of which the Owner is a trustee and a beneficiary; and provided further that the Owner first obtains written consent of the Housing Commission prior to making such transfer, which consent shall be evidenced by a Certificate of Compliance recorded with the deed effectuating said transfer;

4. The Housing Commission has received a Mortgage Default Notice as provided in Section 12 of this Declaration, or otherwise has notice of a pending mortgage or other lien foreclosure or similar proceeding against the Property or of a civil action or equivalent proceeding for unpaid real estate taxes or unpaid homeowners' assessments or any other proceeding at which title to or possession of the Property could be affected;

5. The Owner has made material misrepresentations in connection with the Owner's acquisition or ownership of the Property;

6. The Owner has failed to observe and perform the Owner's obligations set forth in this Declaration;

7. The Owner has failed to observe and perform the Owner's obligations set forth in this Declaration in a manner that constitutes criminal conduct, or in the Housing Commission's judgment, constitutes other willful, egregious conduct; or

8. The Owner leases the Property or any portion thereof.

B. **Notice and Opportunity to Cure.** The Housing Commission shall give written notice and an opportunity to cure, or to otherwise eliminate the Purchase Event, only under Paragraphs 1, 3, 4, 5, 6, 7 and 8 of Section 11.A of this Declaration. For those events, the Owner shall have a reasonable time to cure, or to otherwise eliminate the Purchase Event, that shall not exceed 90 days from the date of delivery of the Housing Commission's notice. The Housing

Commission and the Owner acknowledge that the Purchase Option is established to promote and enforce this Declaration and to protect and maintain the City's and the Housing Commission's goal of providing affordable housing as described above, and is intended to be exercisable for the greatest length of time permitted by law.

C. Intent-to-Sell Notice. In the event that an Owner desires to transfer the Property or any portion thereof or interest therein, the Owner shall notify the Housing Commission in writing of the proposed transfer ("***Intent-to-Sell Notice***"). No later than 10 business days after the Housing Commission receives the Owner's Intent-to-Sell Notice, the Housing Commission shall select and hire a duly licensed appraiser to perform a market valuation of the Property ("***Appraisal***"). The Housing Commission shall commission and pay the cost of the Appraisal. The Appraisal shall be conducted by analysis and comparison of comparable properties or such other proper appraisal method and shall consider the value of improvements related to safety and energy efficiency that may not be visibly apparent. Copies of the Appraisal shall be provided to both the Housing Commission and the Owner. Notwithstanding anything contained herein to the contrary, if an Appraisal of the Property exists that is dated no later than 365 days before the date of the Intent-to-Sell Notice (an "***Existing Appraisal***"), then the Housing Commission may elect not to obtain a new Appraisal, in which case, for purposes hereof, the "Appraisal" shall be deemed to be the Existing Appraisal. If the Housing Commission elects to use an Existing Appraisal as the Appraisal, the Housing Commission shall notify the Owner within the 10-business day period. If a Purchase Event occurs, other than a Purchase Event described in Section 11.A.2 of this Declaration, then at any time thereafter, the Housing Commission may (but is not required to) obtain an Appraisal.

D. Exercise Notice. If the Housing Commission elects to purchase the Property pursuant to its receipt of an Intent-to-Sell Notice, the Housing Commission shall exercise the Purchase Option by notifying the Owner, in writing, of such election (the "***Exercise Notice***") within 45 days after the receipt of the Appraisal (or if an Existing Appraisal is being used as the Appraisal, then within 45 days after the expiration of the 10-business day period described above), or the Purchase Option shall expire as to such Intent-to-Sell Notice, but shall survive and continue as to subsequent Intent-to-Sell Notices and subsequent sales of the Property or any portion thereof or interest therein. If a Purchase Event occurs, other than a Purchase Event described in Section 11.A.2 of this Declaration, then the Housing Commission may deliver the Exercise Notice at any time after such Purchase Event occurs and the Purchase Option shall never expire with respect to any such Purchase Event, except as otherwise provided in this Declaration. If the Housing Commission delivers the Exercise Notice, the Housing Commission may either proceed to exercise the Purchase Option directly by purchasing the Property, or may assign the Purchase Option (before or after delivering the Exercise Notice) to another person or entity. If the Housing Commission exercises the Purchase Option, the purchase price for the Property shall be the Purchase Price.

E. Formula Purchase Price. The "**Formula Purchase Price**" shall be equal to the Owner's Purchase Price, as stated below, plus the Owner's Share of Market Value Appreciation in the Property, plus any applicable Capital Improvements Credit, calculated as follows:

(1) Owner's Purchase Price – the price the Owner originally paid to acquire the Property from the Owner's predecessor in title.

(2) Initial Appraised Value – the appraised value of the Property at the time of the Owner's purchase.

(3) Owner's Investment Ratio – the Owner's Purchase Price as a percentage of the Initial Appraised Value of the Property.

(4) Current Appraised Value - the market value of the Property determined by the appraisal conducted on or about the date of the Owner's Notice of Intent to Sell, or by the Existing Appraisal, in accordance with Section 11.C of this Declaration.

(5) Market Value Appreciation – the Current Appraised Value minus the Initial Appraised Value.

(6) Shared Appreciation Factor. For the purpose of calculating the Owner's Share of Market Value Appreciation in Paragraph 7 below, the Shared Appreciation Factor shall be fifteen percent (15%).

(7) Owner's Share of Market Value Appreciation. For the purpose of determining the Formula Purchase Price, the Owner's Share of Market Value Appreciation shall be determined by first multiplying the Market Value Appreciation by the Owner's Investment Ratio and then multiplying the product by the Shared Appreciation Factor.

(8) Applicable Capital Improvements Credit. The Capital Improvements Credit as defined in Section 17 of this Declaration, if any, shall be added, provided the Capital Improvements Credit has been approved by the Housing Commission pursuant to the requirements of Section 17.

(9) Formula Purchase Price: The Formula Purchase Price shall be determined by adding the Owner's Share of Market Value Appreciation plus a Capital Improvements Credit, if applicable, to the Owner's Purchase Price.

If the Purchase Option is exercised in connection with a Purchase Event described in Section 11.A.3 of this Declaration, then the term "Owner," as used in the immediately preceding sentence for purposes of calculating the Formula Price, shall mean the then-most recent Owner who acquired the Property not in violation of this Declaration. A sample of the Formula Purchase Price is set forth in **Exhibit D** which is attached hereto and incorporated herein by this reference. Each Owner hereby agrees that the Purchase Price that it is entitled to receive upon a sale of the Property is an equitable return on such Owner's investment in the Property.

F. Maintenance of Records. The Housing Commission shall maintain permanent records setting forth the purchase price paid by each Owner for the Property and the Initial Appraisal.

G. Closing Date for Purchase by the Housing Commission. The purchase by the Housing Commission must be completed within 90 days after delivery of the Exercise Notice, or the Owner may sell the Property, subject to the terms and conditions set forth below. The time permitted for the completion of the purchase may be shortened or extended by mutual agreement of the Housing Commission and the Owner.

H. Transfer of Title for Purchase by the Housing Commission. If the Housing Commission exercises the Purchase Option, the Property shall be conveyed by a good and sufficient warranty deed running from the Owner to the Housing Commission (or to an assignee

of the Commission's Purchase Option under Section 11.K of this Declaration), conveying good and marketable title to the Property free from encumbrances except for: (i) such taxes as are not due and payable on the date of the delivery of the deed; and (ii) such matters of record to which this Declaration was subordinate at the time of the recording of this Declaration (which does not include mortgages or other liens or claims for financial obligations). The Property shall be delivered in the same condition as it was in at the time of the delivery of the Exercise Notice and shall be free of all occupants. The Housing Commission may inspect the Property prior to closing to determine whether its condition complies with this Section. Premiums under assignable insurance policies, homeowners' assessments, water and other utility charges, fuels, general taxes, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of 105% of the most recent ascertainable taxes. In the event that the Housing Commission is ever the Owner of the Property, the Housing Commission shall have the right, in its sole and absolute discretion, to amend, terminate, re-record, or to otherwise take any actions with respect to this Declaration and the Property as the Housing Commission shall determine is necessary and appropriate.

I. Inability of Owner to Close. If the Owner shall be unable on the closing date to give title to or to make conveyance of or deliver possession of the Property, all in accordance with the terms of this Declaration, or if on the closing date the Property in any other way does not conform with the requirements of this Declaration, then in addition to all other rights and remedies available at law or in equity, the Housing Commission or its assignee or designee may apply as much of the Purchase Price as necessary to cure such failures and non-conformities, but this remedy shall not be deemed to waive, impair or otherwise diminish the priority of the Purchase Option over other's rights, whether or not appearing of record.

J. Exercisability of Purchase Option. The Purchase Option (i) shall always be exercisable as to the entire ownership interest in the Property, notwithstanding that the event giving rise to the Purchase Option might involve less than the entire ownership interest, and (ii) shall be exercisable against all the Owners (or any subsequent Owner) notwithstanding that the acts of fewer than all the Owners (or of a prior Owner) gave rise to the Purchase Option.

K. Assignment of Purchase Option. If the Housing Commission assigns the Purchase Option to a third party purchaser, the sales transaction shall proceed directly between the Owner and such third party purchaser, subject to this Declaration.

L. Failure of Housing Commission to Act. If the Housing Commission fails to deliver an Exercise Notice within the 45-day period described in Section 11.D of this Declaration, or if the Housing Commission fails to complete the purchase within the 90-day period allowed by Section 11.G of this Declaration (other than as a result of the acts of the Owner), then the Owner may sell the Property, subject to this Declaration, to any Qualified Purchaser for not more than the applicable Purchase Price. However, if the Owner fails to close on the sale of the Property within nine months after the date of the Intent-to-Sell Notice, then the Owner shall be obligated to deliver another Intent-to-Sell Notice to the Housing Commission if the Owner wishes to sell the Property or any portion thereof or interest therein after said nine-month period. In the event the Housing Commission does not exercise the Purchase Option and complete the purchase of the Property as set forth above, and the Owner (i) is not then residing in the Property, and (ii) continues to hold the Property out for sale but is unable to locate a buyer and execute a binding purchase and sale agreement within one year after the delivery of the Intent-to-Sell Notice, the Owner does hereby appoint the Housing Commission as its attorney in fact to seek a buyer, negotiate a reasonable price that furthers the goals of the Housing Commission, sell the Property, and distribute the proceeds of sale, minus the Housing Commission's costs of sale and any other

sums owed the Housing Commission by the Owner. Upon the Housing Commission's request, the Owner shall promptly execute and deliver to the Housing Commission an instrument, in form and substance reasonably acceptable to the Housing Commission, granting and re-affirming the power of attorney described above.

Section 12. Mortgage Requirements. The Owner shall not mortgage the Property or grant any similar lien or encumbrance on the Property without prior written notice to the Housing Commission and unless such mortgage provides that the holder of that mortgage shall be required to deliver to the Housing Commission copies of all default and late payment notices delivered by or on behalf of the mortgagee to the Owner (individually, **"*Mortgage Default Notice,*"** collectively, **"*Mortgage Default Notices*"**), concurrently with the delivery of such Mortgage Default Notices to the mortgagor. The Owner shall sign a release authorizing the mortgagee or other lien holder to make such information available to the Housing Commission. The release shall be substantially the same as ***Exhibit E*** to this Declaration. The Owner shall notify the Housing Commission of the name, address, and contact information of each mortgage or lien holder on the Property.

Section 13. Removal of Provisions Pursuant to Foreclosure. In the event of foreclosure sale by a mortgagee or the delivery of a deed to a mortgagee in lieu of foreclosure, the mortgagee shall have the right to sell the Property to another person (whether or not a Qualified Purchaser). Any person who purchases the Property from a mortgagee pursuant to this Section 13 shall comply with all provisions of this Declaration from and after the date on which such person completes such purchase. The sale of the Property pursuant to this Section 13 is subject to the provisions of Sections 11.C and 14 of this Declaration.

Section 14. No Encumbrances on Property. If proceeds of any sale, transfer or conveyance of the Property exceed the Purchase Price therefor, then the excess shall be paid to the Housing Commission and shall be deposited to the City's Affordable Housing Trust Fund. Each Owner recognizes that it would be contrary to the fundamental concept of this Declaration, and an abuse by the Owner, to encumber the Property with a mortgage if the Owner could realize more than the Purchase Price as the result of any foreclosure of any mortgage. Accordingly, each Owner hereby irrevocably assigns to the Housing Commission any and all net proceeds of the sale of the Property remaining after payment of costs of foreclosure and satisfaction of the lien of any mortgage that would otherwise have been payable to the Owner, to the extent such net proceeds exceed the net proceeds that the Owner would have received had the Property been sold for the Purchase Price established in Section 11 of this Declaration for a purchase by the Housing Commission, and the Owner authorizes and instructs the mortgagee or any party conducting any sale to pay the amount of said excess proceeds directly to the Housing Commission. In the event that, for any reason, such excess proceeds are paid to the Owner, the Owner hereby agrees to promptly pay the amount of such excess proceeds to the Housing Commission.

Section 15. Payment to Housing Commission Upon Termination of Declaration. If and when this Declaration terminates for any reason, other than in the event the Housing Commission obtains title to the Property pursuant to its Purchase Option under Section 11 of this Declaration, then the then-current Owner shall owe the Housing Commission an amount equal to the difference between (i) the then-fair market value of the Property free of the restrictions in this Declaration, and (ii) the fair market value of the Property subject to this Declaration (assuming the same to be perpetual for such purpose). Fair market value (both subject to and free of this Declaration) shall be reasonably determined by the Housing Commission; provided, however, that after notice to the Housing Commission, given before or after determination by the Housing Commission, the Owner may obtain an appraisal at the Owner's expense from a qualified

appraiser reasonably approved by the Housing Commission to determine fair market values for these purposes, whose decision shall be binding on the parties. Payment shall be made solely out of the proceeds of the Property (such as sales proceeds, foreclosure proceeds or insurance proceeds) received at the time of, or next following, such termination, and shall be paid after payment to the Owner (net of bona-fide mortgage lien payments) of the fair market value of the Property as restricted by this Declaration. In no event shall the Owner be personally liable to pay the Housing Commission more than the amount, determined as stated above, actually received from the proceeds of the Property as stated above.

Section 16. Construction Requirements. Any construction on the Property that is undertaken by the Owner shall be subject to the following conditions: (a) all costs shall be borne and paid for by the Owner; (b) all construction involving structural changes, or structural or mechanical improvements for which the Owner desires to receive a Capital Improvements Credit pursuant to Section 17 of this Declaration, or in excess of $10,000.00, shall be performed by a licensed, certified, and bonded professional, and shall not be constructed without the prior written consent of the Housing Commission; (c) all construction shall be performed in a workmanlike manner and shall comply with all applicable laws and regulations; (d) all construction shall be consistent with the permitted uses set forth in Section 5 of this Declaration; (e) all construction shall be consistent with the homeowners' declaration governing the Property; and (f) the Owner shall furnish to the Housing Commission a copy of any plans and all building permits for such construction, prior to commencing construction. The requirements of this Section 16 do not apply to construction undertaken by the homeowners' association of which the Owner is a member by reason of ownership of the Property.

Section 17. Credit for Capital Improvements. The Owner may elect to receive a Capital Improvements Credit, which credit shall be applied in the calculation of the Formula Purchase Price for the portion of the Owner's regular assessment allocated to the working capital reserve of the homeowners' association, and for any one or more of the following structural or mechanical improvements to the Property or the common areas and facilities, subject to the approval of the Housing Commission: (a) repair and/or replacement of the heating system; (b) repair and/or replacement of the electrical components; (c) repair and/or replacement of plumbing components; (d) repair and/or replacement of the roof; and (e) repair and/or replacement of a damaged structural element that threatens the structural integrity of the improvements. The terms under which the Housing Commission will approve a Capital Improvements Credit are limited to the conditions set forth in **Exhibit F**, attached hereto and incorporated herein by this reference. Any Capital Improvements Credit for improvements to the Property that have been undertaken by the Owner and approved by the Housing Commission shall be evidenced by an Approval of Capital Improvements Credit as set forth in **Exhibit G**, attached hereto and incorporated herein by this reference. Any Capital Improvements Credit for the portion of the Owner's regular assessment allocated to the working capital reserve of the homeowners' association or for structural or mechanical improvements undertaken by the homeowners' association to the Property or to the common areas and facilities for which the Owner paid a special assessment shall be evidenced by annual certifications provided by the homeowners' association to the Housing Commission as set forth in **Exhibit H**, attached hereto and incorporated herein by this reference.

Section 18. Liens. The Owner shall not permit any statutory or similar lien to be filed against the Property and to remain in effect for more than 60 days after it has been filed. The Owner shall cause any such lien to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or as otherwise permitted by law. The Owner may, at the Owner's expense, contest the validity of any such asserted lien, provided the Owner has furnished to the

Housing Commission a bond in an amount reasonably determined by the Housing Commission as sufficient to release the Property from such lien.

Section 19. Intent and Purpose. The Owner and each other person, including any mortgagee hereafter holding any interest in the Property, acknowledges that the reservations and grant of the agreements, covenants, and restrictions contained in this Declaration are for public purposes. It is the intent and purpose of each Owner and the City that the Property, and each part thereof, be held and occupied by Qualified Purchasers throughout the term of this Declaration. This Declaration and all undertakings pursuant hereto shall be construed and administered in light of said intent and purpose.

Section 20. Events of Default and Enforcement.

A. Event of Default. If the Owner or any person bound by this Declaration defaults in the performance or observance of any covenant, agreement or obligation under this Declaration, and if such default remains uncured for a period of 90 days immediately after notice specifying such default and the actions required to correct the same shall have been given by the Housing Commission to the Owner or other such person, then such uncured breach or default shall constitute an "**Event of Default**" hereunder.

B. Any Action at Law or in Equity. Upon the occurrence of an Event of Default hereunder, the Housing Commission may take whatever action at law or in equity or otherwise, whether for specific performance of any covenant in this Declaration or such other remedy as may be deemed most effectual by the Housing Commission to enforce the obligations of the Owner and all persons bound under this Declaration (including, without limitation, the appointment of a receiver to own and occupy the Property in compliance with this Declaration), or the institution and prosecution of any action or proceeding at law or in equity to abate, prevent or enjoin any such violation or attempted violation or to enforce compliance or to recover monetary damages caused by such violation or attempted violation.

C. Specific Performance; Appointment of Receiver. In addition to any and all other available remedies, the Owner hereby consents and agrees that any one or more of the following remedies shall be available upon the occurrence of an Event of Default hereunder:

1. **Specific Performance.** The Owner hereby acknowledges and agrees that specific performance of the covenants and requirements of this Declaration shall be necessary to achieve the intent hereof, and that no appropriate remedy at law would be available upon an Event of Default hereunder, or if available, any such remedy would be inadequate to implement the public purposes hereof, and that the Housing Commission would be irreparably injured by the Owner's (or other bound person's) failure specifically to perform the covenants and requirements hereof; therefore, notwithstanding anything to the contrary stated in this Declaration, the Housing Commission will have the right to seek specific performance of any of the covenants and requirements of this Declaration or an order enjoining any violation of this Declaration, including exercising the Purchase Option, voiding any rental or leasing arrangement, any contract for sale, or any sale or other transfer or conveyance of the Property in violation of this Declaration.

2. **Appointment of Receiver.** The Owner, for itself and its successors and assigns, hereby agrees that the appointment of a receiver may be

necessary to prevent waste to the Property following an Event of Default under this Declaration. The Housing Commission may require the appointment of such a receiver.

D. Reimbursement; Damages. In addition to any and all applicable remedies, the Housing Commission may require that the Owner or any occupant of the Property, in the Housing Commission's sole discretion:

1. pay damages to the Housing Commission in an amount equal to the difference between (a) the fair market value of the Property free of the restriction imposed by this Declaration, and (b) the fair market value of the Property subject to this Declaration (assuming the same to be perpetual for such purpose);

2. in the case of any rental or leasing which violates this Declaration, pay damages equivalent to the rent charged during the existence of the violation; and

3. in the case of a conveyance or other transfer of the Property which violates this Declaration, pay damages for the cost of creating or obtaining other comparable dwelling units to replace the Property in the event the Property can no longer be affordable housing for a Qualified Purchaser.

E. Indemnification. The Owner hereby agrees to pay, indemnify and hold the Housing Commission and the City harmless from any and all reasonable costs, expenses and fees, including all reasonable attorneys' fees which may be incurred by the Housing Commission or the City in enforcing or attempting to enforce this Declaration following an Event of Default on the part of the Owner hereunder or its successors or assigns, whether the same shall be enforced by suit or otherwise or incurred by the Housing Commission or the City as a result of such Event of Default, together with all reasonable costs, fees and expenses which may be incurred in connection with any amendment to this Declaration or otherwise by the Housing Commission or the City at the request of the Owner.

F. Cumulative Remedies. No remedy conferred upon or reserved to the Housing Commission or the City by this Declaration is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Declaration or any related documents, or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any failure to perform under this Declaration shall impair any such right or power or shall be construed to be a waiver thereof.

Section 21. Appointment/Revocation of Authorized Person by the Housing Commission. In addition to the Director, the Housing Commission may from time to time appoint and revoke the appointment of one or more persons (who may but need not be City employees and who may be natural or legal persons) who shall have the authority to exercise the Housing Commission's other rights under this Declaration to the extent stated in the applicable authorizing resolution. Such appointments shall be made (or revoked) only by resolution passed by the Housing Commission.

Section 22. Miscellaneous.

A. Notices. All notices, certificates or other communications hereunder will be sufficiently given and will be deemed given when mailed by certified mail, return receipt requested, postage prepaid, or dispatched by telegram or telecopy (if confirmed promptly telephonically and in writing by the sender of such telecopy and if receipt of such telecopy is confirmed in writing by the intended recipient), addressed as follows:

If to the Housing Commission:

City of Highland Park Housing Commission
c/o Department of Community Development
1150 Half Day Road
Highland Park, IL 60035

If to the Declarant:

The Housing Commission and the Owner may, by notice recorded in the land records of the County of Lake, Illinois, designate any further or different addresses to which subsequent notices, certificates or other communications will be sent.

B. Running with the Property. The Declarant intends, declares and covenants, on behalf of itself and all future owners and occupants of the Property during the term of this Declaration, that this Declaration and the covenants, restrictions and charges set forth in this Declaration regulating and restricting the use and occupancy of the Property (i) shall be covenants running with the Property, encumbering the Property, for the term of this Declaration, binding upon the Declarant and its successors in title and all subsequent owners and occupants of the Property, including any purchaser, grantee, owner or lessee of the Property and any other person or entity having any right, title or interest therein and upon the respective heirs, executors, administrators, devisees, successors and assigns of any such purchaser, grantee, owner or lessee and of any such other person or entity having any right, title or interest therein, for the term of this Declaration; (ii) are not merely personal covenants of the Owner; and (iii) shall bind the Owner (and the benefits shall inure to the City) and their respective successors and assigns during the term of this Declaration. The Owner, for itself and its successors and assigns, agrees that any and all requirements of the laws of the State of Illinois to be satisfied in order for the provisions of this Declaration to constitute deed restrictions and covenants running with the Property shall be deemed to be satisfied in full, and that any requirements of privity of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to ensure that these restrictions run with the Property. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or interest therein shall contain an express provision making such conveyance subject to the covenants, restrictions, charges and easements contained herein; provided, however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such covenants, restrictions, charges and easements regardless of whether or not such covenants restrictions, charges and easements are set forth or incorporated by reference in such contract, deed or other instrument.

C. Governing Law. This instrument shall be governed by the laws of the State of Illinois without regard to principles of choice or conflict of laws.

D. **Release, Modification or Amendment.** This Declaration may not be released, modified or amended without the prior written consent of the Housing Commission. The Owner shall duly record such release, modification or amendment, including said prior written consent of the Housing Commission, in the land records of the County of Lake, Illinois and bear the costs of such recordation.

E. **Captions.** The captions and headings in this Declaration are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Declaration.

F. **Survival of Enforcement Rights.** Notwithstanding the definition of "Owner" contained in this Declaration, the rights of enforcement for violations of this Declaration shall survive any subsequent sale or transfer of the Property.

G. **No Subordination.** The rights and obligations created by this Declaration are intended to never, under any circumstance, be subordinate to or capable of subordination to the financial or other property interest of any third party acquiring rights in the Property after the recording of this Declaration.

H. **Severability.** If any provision of this Declaration or the application thereof to any person or circumstances is held to be invalid or unenforceable by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Declaration, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable. If any provision of this Declaration is held to constitute a violation of the rule against perpetuities, that provision shall be deemed to remain in effect until the death of the last survivor of the now-living descendants of Joseph R. Biden, Jr., President of the United States, plus 21 years thereafter.

I. **Patriot Act.** Each party represents and warrants that it is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity, or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and that it is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation. Each party hereby agrees to defend, indemnify, and hold harmless the other from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representation and warranty.

J. **Payment of Homeowner's Association Assessments**. The failure of the Owner to pay all homeowners' association assessments when due constitutes an Event of Default pursuant to Section 20 of this Declaration.

IN WITNESS WHEREOF, the Declarant has executed, sealed and delivered this Declaration, as of the date first set forth above.

Declarant:

_____

By:_____
Print:_____
Title:_____

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2023, by _____, the _____ of _____.

_____
Signature of Notary

SEAL

EXHIBIT A

Legal Description

DRAFT

EXHIBIT B

Letter of Stipulation of Owner and Letter of Acknowledgment of Legal Counsel of Owner

Letter of Stipulation of Owner

To: The Highland Park Housing Commission (the "Housing Commission")

Date:

I will be purchasing real property from _____ ("Seller") having an address of _____, Highland Park, Illinois ("Property"). Seller will transfer title to the Property subject to a Declaration of Covenants, Conditions, and Restrictions ("Declaration") recorded with the Recorder of Deeds of Lake County, Illinois on _____ as document number . This letter is given to the Housing Commission pursuant to the Declaration.

My legal counsel, _____, has explained to me the terms and conditions of the Declaration and other legal documents that are part of this transaction. I understand the way these terms and conditions will affect my rights as the owner of the Property and as a Qualified Purchaser (as defined in the Declaration), now and in the future.

In particular I understand and agree with the following points:

1. One of the goals of the City of Highland Park and the Housing Commission is to keep homes in the City of Highland Park affordable for lower income households from one Qualified Purchaser to the next. I acknowledge this goal as a Qualified Purchaser.

2. The Declaration will keep the Property affordable for future "Qualified Purchasers". If and when I want to sell the Property, I am required to sell it either to the Housing Commission or its assignee, designee or nominee or to another Qualified Purchaser, and the price for which I can sell the Property, in order to keep it affordable for Qualified Purchasers, is limited to the price that is determined in accordance with the Declaration. I understand that, pursuant to the Declaration, the Housing Commission has a purchase option, but not an obligation, to purchase the Property.

3. It is also a goal of the City of Highland Park and the Housing Commission to promote ownership of affordable homes in the City of Highland Park by individuals who will occupy those homes as their principal residence. For this reason, the Declaration requires that if I and my family move out of the Property permanently, I must sell it. I cannot continue to own it as an absentee owner.

4. I understand that upon my death, I can leave the Property to my spouse, or to my Domestic Partner (as defined in the Declaration), or to one or more of my children, or to any member of my household provided that such household member has resided at the Property for at least one year immediately prior to my death, and that after my death, such person(s) can own the Property for as long as they want to live in it and abide by the Declaration, or they can sell the Property on the terms permitted by the Declaration.

As a Qualified Purchaser, it is my desire to see the Declaration and related documents honored. I consider these terms fair to me and others.

Sincerely,

Letter of Acknowledgment of Legal Counsel of Owner

To: The Highland Park Housing Commission (the "Housing Commission")

Date:

I, _____, have been independently employed by _____ (the "Client") who intends to purchase a residential unit in the City of Highland Park. The unit is located at _____, Highland Park, Illinois (the "Property").

In connection with the contemplated purchase of the Property, I reviewed with the Client the following documents relating to the transaction:

1) this Letter of Acknowledgment and a Letter of Stipulation of Owner from the Client;

2) a proposed deed conveying the Property to the Client (the "Deed"); and

3) the covenants, conditions and restrictions of record to which the Deed is subject (including, without limitation, the covenants, conditions and restrictions set forth in that certain Declaration of Covenants, Conditions and Restrictions recorded with the Recorder of Deeds of Lake County, Illinois on _____ as document number _____).

The Client has received full and complete information and advice regarding this conveyance and the foregoing documents. My advice and review have been given to reasonably inform the Client of the present and foreseeable risks and legal consequences of the contemplated transaction.

The Client is entering into the aforesaid transaction in reliance on his/her own judgment and upon his/her investigation of the facts. The advice and information provided by me was an integral element of such investigation.

Name

Title

Firm/Address

EXHIBIT C

Certificate of Compliance

The undersigned hereby certifies that, to the best of his knowledge, based upon the information that the Housing Commission has in its possession and the information that has been delivered to the Housing Commission, the conveyance of the property commonly known as _____, Highland Park, Illinois 60035 from _____ to _____, pursuant to the deed or other instrument to which this Certificate of Compliance is attached, complies with and is not in violation of the covenants, conditions and restrictions set forth in that certain Declaration of Covenants, Conditions, and Restrictions recorded with the Recorder of Deeds of Lake County, Illinois on _____ as document number _____).

_____
Director of Community Development of the City of Highland Park, as agent for The Highland Park Housing Commission

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that *[name]* the Director of Community Development of the City of Highland Park, as agent for the Highland Park Housing Commission, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he/she signed and delivered the said instrument pursuant to proper authority, as his/her free and voluntary act, and as the free and voluntary act and deed of the Highland Park Housing Commission for the uses and purposes therein set forth.

Given under my hand and notarial seal, this ___ day of _____, 20__.

_____
Notary Public

EXHIBIT D

Sample Calculation of the Formula Purchase Price

Initial Purchase	
Owner's Original Purchase Price	$170,000
Resale – 7 years later	
Current Appraised Value	$250,000
minus Initial Appraised Value	200,000
Equals Market Value Appreciation	50,000
multiplied by Owner's Investment Ratio	85%[1]
Equals	$ 42,500
multiplied by Shared Appreciation Factor	15%
Equals Owner's Share of Market Value Appreciation	$ 6,375
Owner's Original Purchase Price	$170,000
plus Owner's Share of Market Value Appreciation	6,375
plus Capital Improvements Credit (if any)	3,360[2]
Equals Formula Purchase Price	$179,735

Note: The Purchase Price is the lesser of the Formula Purchase Price and the Current Appraised Value.

[1] Owner's Investment Ratio is the Owner's Purchase Price ($170,000) divided by the Initial Appraised Value ($200,000).

[2] Calculation of Capital Improvements Credit: Assume that as part of the regular assessment, Owner paid $600 each year toward the homeowners' association's working capital reserve. Each payment is depreciated on a straight-line basis for a period of 15 years beginning in the year it was made. Thus, in this example, subtract $40 each year from each $600 payment. The value of the credit after 7 years is $3,360. (See chart in Exhibit E for further illustration.)

EXHIBIT E

Release and Authorization Form

I/We _____ are currently purchasing a home or have purchased a home at _____ [insert name of development] that is being/was developed under the City of Highland Park Inclusionary Housing Program. Such purchase will also involve a first mortgage loan that I/we intend to secure or have secured from _____, and/or a home equity line of credit secured from _____ (collectively, the "Senior Lien Holder(s)").

The purpose of this release and authorization form is to confirm that I/we agree (i) to provide Senior Lien Holders all information required by and received from the City of Highland Park, its Housing Commission and permitted assigns and designees, and (ii) that Senior Lien Holders may provide the City of Highland Park, its Housing Commission and permitted assigns and designees, all information pertaining to the first mortgage loan for the term of the loan.

Signed:_____ Date:_____

Signed:_____ Date:_____

EXHIBIT F

Capital Improvements Credit

Permissible Expenditures

The Owner may elect to receive a Capital Improvements Credit, which credit shall be applied in the calculation of the Formula Purchase Price as set forth in Section 11.E of the Declaration, for any one or more of the following expenditures:

1. The portion of the Owner's regular assessment allocated to the working capital reserve of the homeowners' association.

2. Special assessments paid by the Owner for any one or more of the following structural or mechanical improvements undertaken by the homeowners' association to the Property or to the common areas or facilities:

    a. Repair and/or replacement of the heating system only to the extent that such repair or replacement is necessary because of a safety hazard caused by the heating system or failure of the Heating System due to full life span depreciation estimated at roughly 18 years. No credit will be given for upgrades designed to increase efficiency as the only reason for improvement.

    b. Repair and/or replacement of electrical components that are directly related to health and safety. For example, the Housing Commission would approve a credit for open wiring found to be an electrical safety hazard but would not approve a credit for a new living room lighting fixture.

    c. Repair and/or replacement of plumbing components that relate to either safety or flow problems. For example, the Housing Commission would approve a credit for inadequate water flow to a shower fixture (to be determined by independent testing) but would not approve a credit for replacing a faucet with a different model.

    d. Repair and/or replacement of the roof when it is deemed to be fully depreciated.

    e. Repair and/or replacement of a damaged structural element that threatens the structural integrity of the Improvements.

3. Any one or more of the following structural or mechanical improvements to the Property undertaken by the Owner:

    a. Repair and/or replacement of the heating system only to the extent that such repair or replacement is necessary because of a safety hazard caused by the heating system or failure of the Heating System due to full life span depreciation estimated at roughly 18 years. No credit will be given for upgrades designed to increase efficiency as the only reason for improvement.

b. Repair and/or replacement of electrical components that are directly related to health and safety. For example, the Housing Commission would approve a credit for open wiring found to be an electrical safety hazard but would not approve a credit for a new living room lighting fixture.

c. Repair and/or replacement of plumbing components that relate to either safety or flow problems. For example, the Housing Commission would approve a credit for inadequate water flow to a shower fixture (to be determined by independent testing) but would not approve a credit for replacing a faucet with a different model.

d. Repair and/or replacement of the roof when it is deemed to be fully depreciated.

e. Repair and/or replacement of a damaged structural element that threatens the structural integrity of the Improvements.

The Owner may not receive a Capital Improvements Credit for any expenditure that is not included in the above list.

Qualification for Improvements Undertaken By Owner

In order to qualify for a Capital Improvements Credit for improvements to the Property to be undertaken by the Owner, the Owner must receive the written consent of the Housing Commission before undertaking any work, as specified in Sections 16 and 17 of the Declaration. After receiving such written consent, the Owner shall present the Housing Commission with a selected bid. The Housing Commission shall review the bid and notify the Owner of the Maximum Capital Improvements Credit to be allowed. The Owner shall notify the Housing Commission upon completion of construction and shall provide the Housing Commission with a copy of all receipts for payments related to the improvement. Following inspection by the Housing Commission of the completed construction, the Housing Commission shall provide the Owner with written Approval of Capital Improvements Credit setting forth the date construction was completed and the amount of the Maximum Capital Improvements Credit allowed. Such approval shall be evidenced by the **Exhibit G**, Approval of Capital Improvements Credit.

To determine the amount of the Capital Improvements Credit for such improvements for the purpose of calculating the Formula Purchase Price pursuant to Section 11.E of the Declaration, the Maximum Capital Improvements Credit shall be depreciated on a straight line basis for a period of 15 years following completion of construction. There will be no Capital Improvements Credit after the end of such 15-year period. The value of the credit will be prorated for partial years.

Below is an example of the calculation of the Capital Improvements Credit for structural and mechanical improvements to the Property undertaken by the Owner based on the following facts:

- The Owner repairs heating system at a cost of $1,500
- Construction is completed on December 31, 2020

To calculate the value of the Capital Improvements Credit at 15-year straight line depreciation, subtract $100 each year from $1,500 (the maximum Capital Improvements Credit allowed). The following table shows the value of the credit over the allowable 15-

year depreciation period. The year, for purposes of this sample calculation, begins on January 1.

Year	Value of Credit
2021	$1,400
2022	$1,300
2023	$1,200
2024	$1,100
2025	$1,000
2026	$900
2027	$800
2028	$700
2029	$600
2030	$500
2031	$400
2032	$300
2033	$200
2034	$100
2035	$ 0

Qualification of Expenditures

Qualification for a Capital Improvements Credit for the portion of the Owner's regular assessment allocated to the working capital reserve of the homeowners' association and for Special Assessments paid by Owner for structural or mechanical improvements undertaken by the homeowners' association to the Property or to the common areas and facilities will be based on the annual certifications provided by the homeowners' association to the Housing Commission as set forth in **Exhibit H, Annual Certification of Capital Improvements**.

To determine the amount of the Capital Improvements Credit for the portion of the Owner's regular assessment allocated to the working capital reserve of the homeowners' association, each allocation will be depreciated on a straight-line basis for a period of 15 years beginning in the year the allocation was made. The value of the credit will be prorated for partial years. Following is an example of the calculation assuming that beginning in 2020 and each year thereafter, the portion of the Owner's regular assessment allocated to the working capital reserve is $600 a year. The value of the allowable credit decreases by $40 each year over the 15-year depreciation period. If the Owner sold the Property in 2026, the value of the credit would be $3,360; if the Owner sold in 2031, the value would be $4,560.

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
$ Paid	$600	$560	$520	$480	$440	$400	$360	$320	$280	$240	$200	$160
		$600	$560	$520	$480	$440	$400	$360	$320	$280	$240	$200
			$600	$560	$520	$480	$440	$400	$360	$320	$280	$240
				$600	$560	$520	$480	$440	$400	$360	$320	$280

					$600	$560	$520	$480	$440	$400	$360	$320
						$600	$560	$520	$480	$440	$400	$360
							$600	$560	$520	$480	$440	$400
								$600	$560	$520	$480	$440
									$600	$560	$520	$480
										$600	$560	$520
											$600	$560
												$600
Total Credit	$600	$1,160	$1,680	$2,160	$2,600	$3,000	$3,360	$3,680	$3,960	$4,200	$4,400	$4,560

To determine the amount of the Capital Improvements Credit for Special Assessments paid by the Owner for structural or mechanical improvements, each Special Assessment will be depreciated on a straight line basis for a period of 15 years beginning in the year the Special Assessment was paid. The value of the credit will be prorated for partial years. For example, assume Owner paid a Special Assessment of $3,000 for a new roof in 2010. To calculate the value of the credit, subtract $200 each year over the 15-year depreciation period. If the Owner sells the Property on December 31, 2026, the allowable credit would be $2,000. If the Owner sells on December 31, 2036, the allowable credit would be $0.

Year	**Value of Credit**
2021	$3,000
2022	$2,800
2023	$2,600
2024	$2,400
2025	$2,200
2026	$2,000
2027	$1,800
2028	$1,600
2029	$1,400
2030	$1,200
2031	$1,000
2032	$ 800
2033	$ 600
2034	$ 400
2035	$ 200
2036	$ 0

EXHIBIT G

Approval of Capital Improvements Credit

1. Name of the Owner: _____

2. Address of Property: _____, Highland Park, IL 60035

3. Description of improvement (Check applicable improvement and describe as necessary.)

   ____ Repair/replacement of heating system in the Owner's unit due to safety hazard or failure of system due to full life span depreciation estimated at approximately 18 years

   ____ Repair/replacement of electrical components in the Owner's unit directly related to health and safety

   ____ Repair/replacement of plumbing components in the Owner's unit related to safety or flow problems

   ____ Repair/replacement of the roof when it is deemed to be fully appreciated

   ____ Repair/replacement of a damaged structural element that threatens the structural integrity of the improvements.

4. Maximum amount of Capital Improvements Credit allowed:

   $_____

5. Date construction completed: _____

6. Total cost of improvement (attach copy of all payment receipts): $_____

7. Date of inspection of improvement by Housing Commission: _____

Based on the above information, the Housing Commission, by its designee, hereby approves a Capital Improvements Credit for the above-described improvement for the maximum amount indicated. For purposes of calculating the value of the credit in determining the formula purchase price pursuant to Section 11.E of the Declaration, a year will run from *[insert month and date of the day immediately following completion of construction]* through *[insert month and date].*

_____ _____

(Name) (Date)

_____

(Title)

EXHIBIT H

Annual Certification of Capital Improvements

This certifies that Unit [insert #] paid $[insert amount] for a working capital reserve for [insert name] homeowners' association in the year ending [insert date].

This further certifies that Unit [insert #] paid the following amounts for Special Assessments levied by the [insert name] homeowners' association for the following structural or mechanical improvements to the unit or to the common areas and facilities of [insert name] homeowners' association during the year ending [insert date]:

Improvement	**Amount Paid**
Repair and/or replacement of heating system to the extent necessary because of a safety hazard caused by the heating system or failure of the system [due to full life span depreciation estimated at approximately 18 years?]	
Repair and/or replacement of electrical components that are directly related to health and safety	
Repair and/or replacement of plumbing components that relate to either safety or flow problems	
Repair or replacement of the roof when it is deemed to be fully depreciated	
Repair or replacement of a damaged structural element that threatens the structural integrity of the improvements	

_____ _____

Signature Date

On behalf of [insert name] homeowners' association

_____

Print name

_____

Title

Staff Report

Meeting Date: December 15, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Resolution Ratifying a Minor Amendment to Planned Development for 1950 and 1964 Sheridan Road

Recommendation:
Staff recommend adoption of a resolution ratifying a Minor Planned Development ("***PUD***") approval regarding changes to the exterior lighting. The approval amends the Development Agreement ("***DA***") modifying the exterior lighting exhibit for 1950 Sheridan Road (the "***Property***").

Policy Consideration:
The Applicant, Kyle Fell of Fulton Developers on-behalf-of the Park Sheridan Condominium Association, proposes the following changes:

- Install (6) Aicon Model 31031 (3000K) Fixtures to increase exterior lighting on the Property.
- Installed at a 1.5' height and in black on the east facade (the front entrance facade) and placed on the lower part of the wall extending out on arms with the light pointing back at the wall. See **Exhibit 2**.

Previous Consideration & Approval
On July 25, 2022, the City Council adopted Ordinance No. O62-22, granting to Park Sheridan LLC, the previous developer of the Property, among other things, a special use permit for a PUD for the Property for a 4-story, 20 unit multiple- family development.

Proposed Minor Amendment
The applicant has submitted an application for a minor amendment to the approved PUD to amend the site plan of the Final Development Plan to allow the installation of six exterior lights to the east façade of the Structure. The Applicant and HOA state it's for safety and security in **Attachment 1 & 2**.

Zoning Analysis
The Property is zoned B5 Central Business District and is also in the Central District Residential Overlay.

- Per Sec. 150.605, lighting fixtures installed in all commercial districts shall not exceed a B.U.G Rating on B2 U0 G2 with full cutoffs.
- Shall also not exceed a Color Correlated Temperature of 3000K per the PUD approval.
- The height cannot exceed the maximum allowed height of the building, if wall-mounted.
- Foot-candles cannot exceed 0.8 foot-candles along any point of the plane of the property line where not adjacent to a residential zone (the Property is adjacent to other B5 zoned properties).
- STAFF REVIEW: Per Exhibit 2, the proposed light fixtures comply with the lighting regulations. The model bubbled is 3000K CCT. The BUG[1] rating of the proposed fixtures bubbled is B2 U0 G0 and there is a cutoff shield.
    1. Note – the light fixture extends out towards the base of the front façade and then points back at the façade, washing it with light. The light is angled at 45 degrees up; however, the light is further shielded, so there is no uplight and the light is directed horizontally at the front façade to wash up, down, left and right. The light will not extend above the building.
- STAFF REVIEW: Note that the fixture is adjustable and could hypothetically be re-angled so that light is cast up. The lighting cannot create uplight accent or façade lighting unless a variation is approved per Sec. 150.605(E); however, since this is a PUD per Sec. 150.545(A)(1)(i) this type of change would be a Substantial Change and require a PUD amendment.

Public Comment.
None.

[1] BUG means backlight, uplight, and glare.

Core Priorities:
Public Safety
The proposed lighting will enhance the visibility of the eastern portion of the structure, which includes the principal entry way.

Economic Development
The PUD was a land use development project and create permanent or temporary jobs, as well as added to the tax base of the City.

Attachments:
1. HP Resolution Ratifying Planned Development (1950 and 1964 Sheridan - Minor

Amendment)
2. Resolution Exhibit A - Minor Amendment
3. Minor Amendment Exhibit 1 - Legal Description of the Property
4. Minor Amendment Exhibit 2 - Site Plan
5. Attachment 1 - Narrative
6. Attachment 2 - HOA Letter

City of Highland Park

Resolution No. _____

A Resolution Ratifying a Minor Amendment to
Planned Development for 1950 and 1964 Sheridan Road

WHEREAS, Park Sheridan Condominiums Association, an Illinois not-for-profit corporation ("***Applicant***"), is the record title owner of those certain parcels of real property commonly known as 1950 and 1964 Sheridan Road, Highland Park, Illinois, and consisting of approximately one acre ("***Property***"); and

WHEREAS, the Property is improved with a four-story residential structure ("***Structure***"); and

WHEREAS, on July 25, 2022, the City Council adopted Ordinance No. O62-22 ("***Special Use Ordinance***"), granting, among other things, a special use permit for a planned development for the Property ("***Approved Planned Development***"); and

WHEREAS, as required by Section 6.A of the Special Use Ordinance, the City and the previous developer of the Property entered into that certain Development Agreement dated July 25, 2022 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 Three of the Special Use Ordinance ("***Final Development Plan***"); and

WHEREAS, the Applicant has submitted to the City Manager an application for a minor amendment to the Approved Planned Development to amend the existing site plan of the Final Development Plan to allow the installation of six exterior lights to the east façade of the Structure ("***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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

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

1950 AND 1964 SHERIDAN ROAD PLANNED DEVELOPMENT

(PARK SHERIDAN CONDOMINIUMS ASSOCIATION)

DATED AS OF _____ __, 2025

MINOR AMENDMENT TO THE
1950 AND 1964 SHERIDAN ROAD PLANNED DEVELOPMENT

This is a Minor Amendment (***"Minor Amendment"***) to the 1950 and 1964 Sheridan Road Planned Development, and is made and effective as of _____ __, 2025.

I. Background.

A. Park Sheridan Condominiums Association, an Illinois not-for-profit corporation ("***Owner***"), is the owner of those certain parcels of real property commonly and collectively known as 1950 and 1964 Sheridan Road, Highland Park, Illinois, located within the B5 Central Business District of the City, consisting of approximately one acre, and legally described in **Exhibit 1** attached to and made a part of this Minor Amendment ("***Property***").

B. The Property is improved with a four-story residential structure ("***Structure***").

C. On July 25, 2022, the City Council adopted Ordinance No. O62-22 ("***Special Use Ordinance***"), granting to Park Sheridan LLC, the previous developer of the Property, among other things, a special use permit for a planned development for the Property ("***Approved Planned Development***").

D. As required pursuant to the Special Use Ordinance, the City and Park Sheridan LLC entered into a development agreement dated July 25, 2022 ("***Development Agreement***"), which governs the use and development of the Property.

E. Owner is the successor in interest to Park Sheridan LLC.

F. 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 Special Use Ordinance ("***Final Development Plan***").

G. Owner has submitted to the City Manager an application for a minor amendment to the Approved Planned Development to amend the site plan of the Final Development Plan to allow the installation of six exterior lights to the east façade of the Structure ("***Requested Amendment***").

H. 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.

I. 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 add to the existing exterior lighting plans that certain exterior lighting plan for the Structure consisting of four sheets and prepared by Fulton Developers, with a latest revision date of November 6, 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 Owner 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, Owner 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 _____, 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 1950 Sheridan Road and 1964 Sheridan Road, is legally described as:

Lot 1 in Park Sheridan resubdivision, being a resubdivision of lots 2 and 3 in block 17 in highland park, being a subdivision of fractional sections 23 and 24 and part of fractional section 14, township 43 north, range 12, east of the third principal meridian, according to the plat of said Park Sheridan resubdivision recorded 375-2023 as document number 796.3411, in lake county, Illinois.

PINs: 16-23-401-006-0000 and 16-23-401-005-0000

EXHIBIT 2

SITE PLAN



1 SITE LIGHTING PLAN
1/16" = 1'-0"

N

FIRST FLOOR LUMINAIRE SCHEDULE

	TYPE	QTY	DESCRIPTION	BULB TYPE	HEIGHT	FINISH
L1		17	KICHLER 49945BKTLED	LED	6'-10" ABOVE PAVERS	TEXTURED BLACK
L2		6	ALCON 31031-MD LED	10W LED	1'-6" ABOVE GRADE	BLACK
L3		13	HINKLEY 59024BZ-LL	1-4.5W LED	1'-6" ABOVE GRADE	BRONZE
L4		12	4" RECESSED CAN	1-4.5W LED	10' CEILING	WHITE

FULTON

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OWNER
PARK SHERIDAN, LLC
600 CENTRAL AVENUE, SUITE 390
HIGHLAND PARK, ILLINOIS 60035
847-266-0122

ARCHITECT
FULTON DESIGN
600 CENTRAL AVENUE, SUITE 390
HIGHLAND PARK, ILLINOIS 60035
847-266-0122

STRUCTURAL ENGINEER
VERGILIO & ASSOCIATES, LTD
24069 NORTH ECHO LAKE ROAD
LAKE ZURICH, ILLINOIS 60047
847-550-8411

MEP ENGINEER
WT GROUP
2675 PRATNUM AVENUE
HOFFMAN ESTATES, IL 60192
224-293-6333

CIVIL ENGINEER
GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCONSHIRE, ILLINOIS 60069
847-634-0687

KEY PLAN

N

No.	Description	Date
1	PLAN REVIEW REVISIONS	09/15/2022
42	404 FP MODIFICATION	4/18/2025

PARK SHERIDAN
1950-1964 SHERIDAN ROAD
HIGHLAND PARK, ILLINOIS

SITE LIGHTING PLAN

Project Number	202101
Date	NOV 6, 2025
Drawn By	Author
Checked By	Checker

E2.10

Scale As indicated

11/6/2025 1:46:26 PM

ALCON LIGHTING

SPECIFICATION SHEET

Shop Now

Project Name: _____ Type: _____ Quantity: _____

INTENDED USE

The specification grade alcon lighting 31031 LED sign light fixture is designed to work outdoors. LED sign lighting provides practical and stylish light to exterior signs. Both models feature wattage and color temperature selectable switch.



FEATURES

Construction: Die-cast aluminum housing with Powder coat finish.
Lens: Plaid tempered glass with aluminum reflectors
Stem: Includes 32" stem
Cord Type: #18/3 AWG wire
Wattage: Fixture features wattage select switch located on the back of the fixture
Color Temperature: Color temperature switch from 3000K/4000K/5000K
Dimming: Non-dimmable
CRI: 80+
Voltage: 120~277VAC 50~60 Hz
Beam Spread: 60° for Medium | 35° for High
LED Life: 70,000 Hours
Operating Temperature: -40°F to 104°F
Warranty: 5 years carefree for parts & components (Labor not included)
Listings: IP65 Rated, Suitable for wet locations



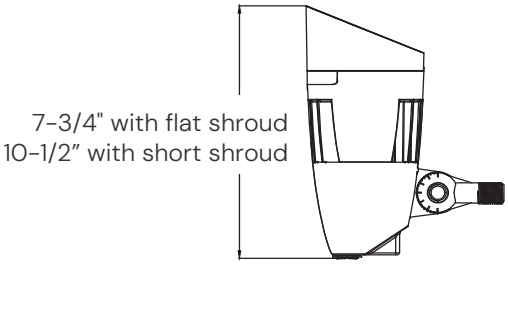
Power	Wattage	Lumens
Medium	10W 20W 30W	1200L 2400L 3600L
High	30W 40W 50W	3600L 4800L 6000L

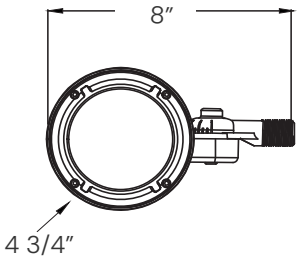
SPEC GRADE · IP65 · DIMMABLE · LIMITED 5-YEAR 5 WARRANTY · WET LOCATION SUITABLE

ORDERING INFORMATION Example: (31031-MD-WH-S)

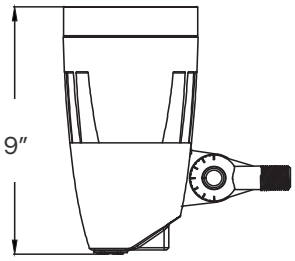
Model	Wattage	Finish	Shroud	Options
31031	MD 10W/20W/30W HI 30W/40W/50W	BR Bronze BK Black	S Standard Short Shroud F Flat Shroud	GS PVC Ground Spike

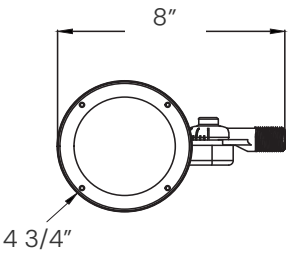
31031-MD (Flat/Short Shroud)

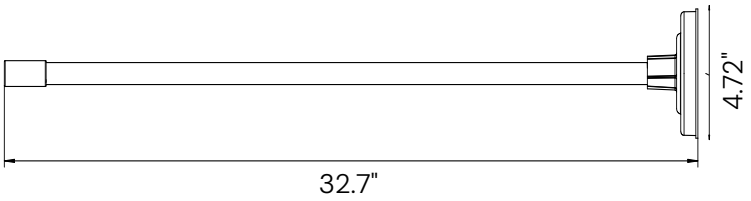




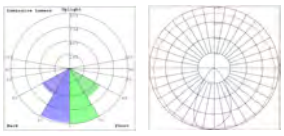
31031-HI (Flat Shroud)





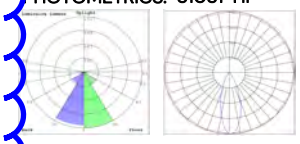


PHOTOMETRICS: 31031-MD



BUG Rating: B2- U0-G0

PHOTOMETRICS: 31031-HI



BUG Rating: B3- U0-G0



Side View (with short shroud)



Front View (with short shroud)

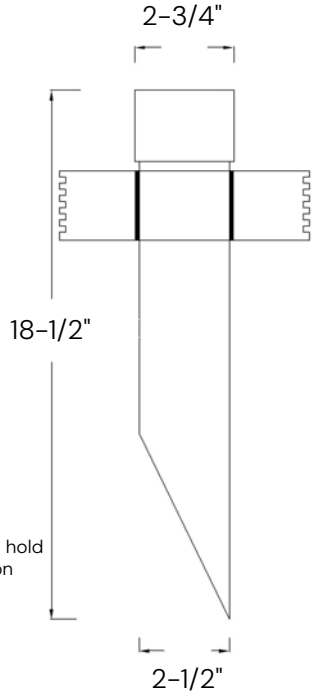


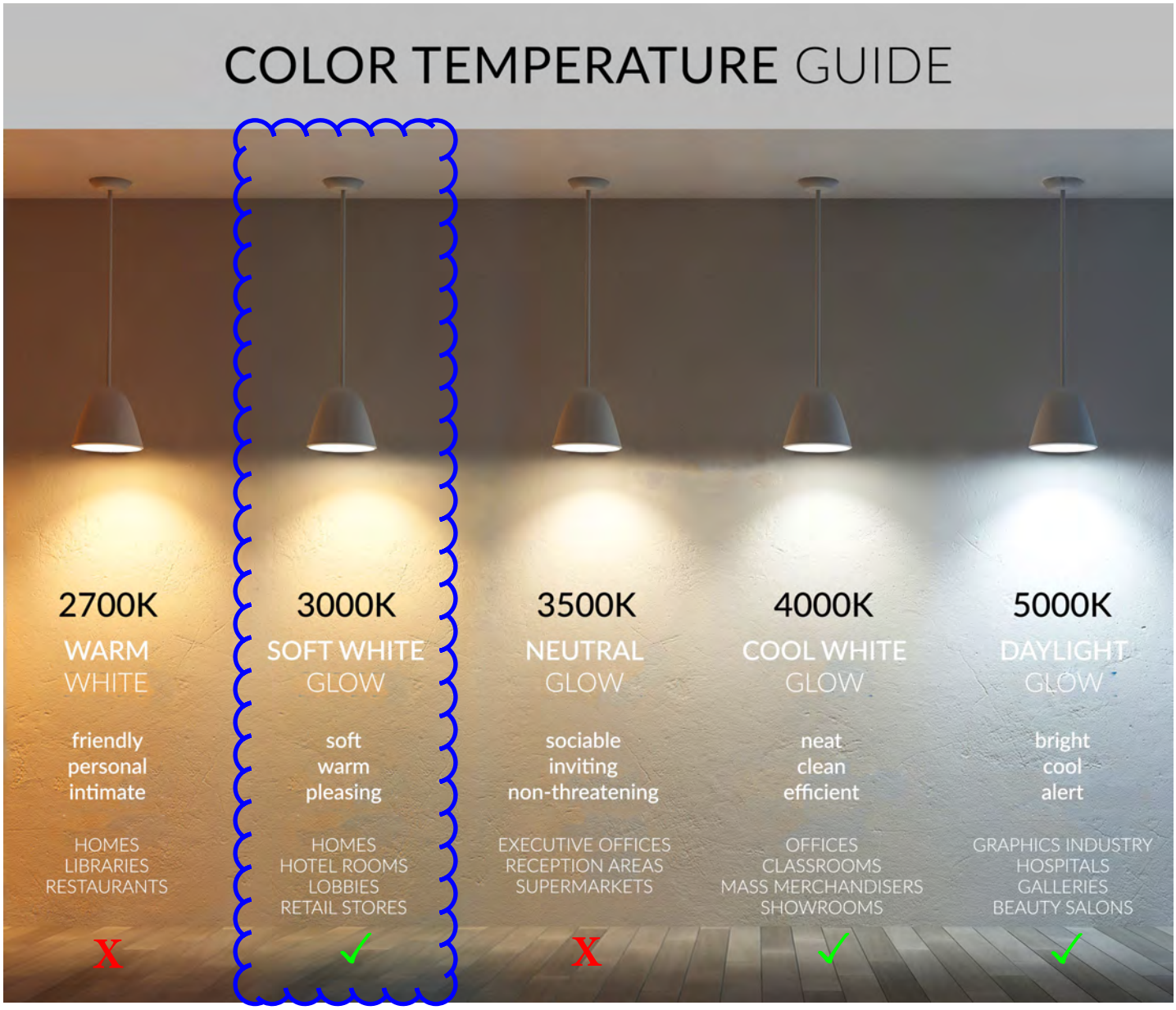
Back View (with short shroud)



Optional PVC Ground Spike

- 18.5" heavy-duty PVC post
- 2.5" thick (2.875" O.D.)
- Stabilizing ribs and teeth ensure secure in-ground hold
- Integrated brass hub for durable fixture connection




COLOR TEMPERATURE GUIDE
2700K
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personal
intimate
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LIBRARIES
RESTAURANTS
X
3000K
SOFT WHITE GLOW
soft
warm
pleasing
HOMES
HOTEL ROOMS
LOBBIES
RETAIL STORES
✓
3500K
NEUTRAL GLOW
sociable
inviting
non-threatening
EXECUTIVE OFFICES
RECEPTION AREAS
SUPERMARKETS
X
4000K
COOL WHITE GLOW
neat
clean
efficient
OFFICES
CLASSROOMS
MASS MERCHANDISERS
SHOWROOMS
✓
5000K
DAYLIGHT GLOW
bright
cool
alert
GRAPHICS INDUSTRY
HOSPITALS
GALLERIES
BEAUTY SALONS
✓

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DESIGN+ BUILD

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PARK SHERIDAN
RESIDENCES

HIGHLAND PARK 12/5/2025

LOCATION
1950 Sheridan Road, Highland Park

APPLICANT
Park Sheridan Condominium Association

PURPOSE
Amendment to the Park Sheridan Planned Development for exterior lighting

To the City of Highland Park,

On behalf of the Park Sheridan Condominium Association, we respectfully request approval of an amendment to the Park Sheridan Planned Development to allow for the installation of six exterior light fixtures along the front entrance of the building's east elevation.

These fixtures will illuminate the six architectural columns and enhance visibility at the main entrance, an area frequently used by residents and guests entering and exiting the building. Improved lighting in this location is essential for safety and security.

The proposed light fixtures comply with The Highland Park ordinances including B.U.G. rating. The fixtures will direct light horizontally back to the column and not upwards.

We appreciate the City Council's time and consideration and respectfully request your approval so that we may proceed with this modest, yet important, enhancement to the property.

Sincerely,

Mark Muller

President
Fulton Developers

Park Sheridan Condominiums Association

1950 Sheridan Road
Highland Park, IL 60035

December 5, 2025

City of Highland Park
1707 St Johns Avenue
Highland Park, Illinois 60035

To whom it may concern:

Fulton Developers is hereby authorized to file an amendment application on behalf of the Park Sheridan Condominiums Association with the City of Highland Park Planning Department to change the exterior lighting at 1950 Sheridan Road to provide greater night time visibility and safety for its Unit Owners and others.

Respectfully,

Stanley Leibowitz *(valid electronic signature)*

Stanley Leibowitz
Member of the Board of Managers and Treasurer