PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, May 19, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at kburhop@cityhpil.com. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

The City encourages individuals to sign-up for its eNews for important information from the City and its government partners. The City updates its web site daily and also posts on social media daily. To sign-up for the eNews, visit www.cityhpil.com.

At the meeting, it is anticipated that there will be a discussion of the following items:

City of Highland Park
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

May 19, 2026

7:00 P.M.
MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes

   a. Consideration of Plan and Design Commission Minutes

      i. Regular Meeting on May 5, 2026

IV. Scheduled Business

   a. Public Hearing #PUD-2026-00087 to amend the following: (1) O11-2026, an ordinance approving a Special Use Permit for a Planned Development for 227 residential units (townhomes) with garages, parking, clubhouse amenity, landscaping, other related improvements, and a Special Use Permit for an Off-Street Parking Lot; including modifications from City Code; (2) a plat of re-subdivision approved by resolution R22-2026, with variations; and (3) Design Review, with variations (1660 and 1700 Old Deerfield Rd.)

   b. Public Hearing #PUD-2026-00086 for a Special Use Permit in the Nature of a Preliminary and Final Planned Development; Design Review; variations and modifications from City Codes; and to amend the Planned Development approval O29-98 for property commonly known as "Town of Fort Sheridan" including the Town of Fort Sheridan Master Redevelopment Plan (0 Patten Rd.; a vacant parcel with PIN 1611301063 adjacent to the property 3535 Patten Rd.)

V. Other Business

   a. Information Item: Administrative Design Review Update

b. Next Meeting – June 2, 2026, A Regular Meeting at City Hall

c. Case Briefing

VI. Business from the Public

VII. Adjournment

MINUTES OF A REGULAR MEETING
PLAN AND DESIGN COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS

MEETING DATE: Tuesday, May 5, 2026

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

CALL TO ORDER
At 7 p.m., Acting Chair Nanus called the meeting to order. Staff was asked to call the roll.

ROLL CALL
Commissioners Present: Acting Chair Nanus; Commissioners Fettner, Henry, Ihnchak, & Mantis

Commissioners Absent: Chairperson Kerch; Commissioner Moore

Councilmember Present: Ross

Student Council Present: Pielet

Staff declared that a quorum was present.

Guests Present: Cal Bernstein, Attorney/Samuels & Bernstein
Jim Fraerman, Principal/Fraerman Associates Architecture
Greg Moyer, Founder/Moyer Properties

Staff Present: Fontane, Burhop, Hoffmann, & Markle

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

APPROVAL OF MINUTES
Regular Meeting of the Plan and Design Commission – April 21, 2026

Commissioner Fettner advised he reviewed the minutes and watched the video.

Commissioner Mantis moved to approve the April 21, 2026, PDC regular meeting minutes. Commissioner Ihnchak seconded the motion.

On a voice vote
Voting Yea Acting Chair Nanus; Commissioners Fettner, Henry, Ihnchak, & Mantis
Voting Nay: None

Acting Chair Nanus declared that the motion passed unanimously.

SCHEDULED BUSINESS
1. PUD-2025-00081 for a Special Use Permit in the Nature of a Preliminary and Final Planned Development

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with Modifications from City Code; and a Plat of Re-Subdivision, with Variances from City Code (147 Central Avenue)

Planner Markle reviewed the proposal:

- HPC Consideration Required
- Historic Resource Standard
- 147 Central Avenue Landmark Status
    - nominated for National Register in 1982
    - designated a local landmark in 1985
    - Staff determined the entire property was landmarked
- Prior HPC Consideration
- HPC Recommendations
    - complete denial
    - Conditions if approved by PDC

  Senior Planner Burhop reminded the PDC can recommend approval, recommend approval with Conditions, recommend denial, or move to continue for more information.

- Site Plan was shown

Councilperson Ross said she checked with Corporation Counsel & the City Manager who advised it is okay to read the following (paraphrased) statement: *City Council greatly values historic and landmarked properties. At a recent Committee of the Whole/COW meeting, a presentation was given on landmark incentives.*

Some PDC comments are…..

- Commissioner Henry asked/said:
    - what the difference is between an owner building on Lot 2 vs. a Certificate of Appropriateness/COA. Planner Hoffmann said this is a single-family district. An additional dwelling would not be allowed.
    - if there is relief for that. Director Fontane said a PUD could be built. There would be a common area and building pads; individual ownership.
    - a COA is needed if subdivided or not. Director Fontane concurred.
- Commissioner Mantis asked if:
    - there is any other information that could be more compelling regarding the estate setting. Planner Markle said the reason the HPC believes it's a landmark is due to who was on the HPC at that time. Ms. Susan Benjamin was Chair. Planner Markle gave history on the process (nomination, etc.). More than just the main house has historic significance. In 1986, there was a COA for the coach house. In 2011, there was a COA for the Gardener Potter's Cottage. Staff believes the property was intended to be landmarked. The historic estate setting is important to the HPC.
    - this is the HPC's position on data points as mentioned. Planner Markle shared the HPC was also discussing landmark removal on Lot 2.
- Commissioner Fettner said, if approval is granted, landmark status doesn't go away. Planner Markle concurred and expounded.
- Commissioner Henry asked:
    - if the property owner has to concur with the HPC's designation to landmark. Director Fontane advised there is no involuntary landmarking.

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- if the property owner changed. Planner Markle said yes. The landmark status is in perpetuity.

Planner Hoffman offered a presentation:

- Recommend
  - Findings of Fact were drafted.
- Project Summary
  - subdivide into 2 lots
- Aerial view was shown
- Proposal
  - slight change
- Planned Development
  - Conditions per the HPC
- Public Benefit
  - $2,500 donation
- Public Comment
  - 7 were received and distributed
- Recommendation

More PDC comments are…..

- Commissioner Ihnchak asked about Findings of Fact and historic resources. Planner Hoffmann said the standards must be met. This is a Draft the PDC can review. Senior Planner Burhop expounded.
- Commissioner Henry asked, regarding City Council comments, if there is any benefit associated with landmark status. Director Fontane said – a Property Assessment Freeze can occur if requirements are met. He expounded. Planner Markle said there has to be local or national status for eligibility of programs.
- Commissioner Ihnchak asked if modifications have to be approved for new construction. Planner Markle concurred and said – except for basic maintenance and repairs.

Mr. Cal Bernstein, attorney with Samuels & Bernstein, said the report issued by the HPC was a 4-3 vote. Regarding the estate setting and historical structures, he shared Planner Markle noted a new proposed lot occurred in January, 2026. It was stated the current HPC provided its opinion. Mr. Bernstein shared that a former HPC Chair sent a letter of support. He also noted a former HPC Chair will be the architect.

They decided to downzone this property and thought it is the most reasonable request for this property. There is no request to demolish any historical structures. The 2 new lots would be twice the size of any other lot on this block.

In summary, this proposal is consistent with the Master Plan. He noted 2/3 of taxes go to school districts.

Additional PDC comments are…..

- Commissioner Fettner asked:
  - why the existing driveway can't remain. Mr. Bernstein said having a long shared driveway offers complications (maintenance, wear and tear, etc.). Two driveways make the houses more usable. He said the plan is to create a driveway that goes to the porte cochere. They are trying to preserve the existing streetscape.

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    - where the building line would start, based on the Steep Slope Zone/SSZ. Mr. Bernstein said they want to be as far away from the ravine as possible.
    - if the HPC cares about where the new house footprint is, if approved. Planner Markle said the HPC deals more with design review. Director Fontane reminded the PDC has zoning authority. Corporation Counsel Martinez said substantial changes would require review. Mr. Bernstein shared the building footprint likely won't exceed 9,600 square feet.
- Commissioner Henry asked what this zoning district requires for setbacks. Mr. Bernstein said the minimum side yard setback is 12'. He stated a fair amount that offers flexibility is 40' between the homes. This is recommended by a former HPC Chair and engaged architect.

Director Fontane reminded there is no house proposed on the lot. The buildable area was illustrated. Mr. Bernstein noted there is a significant front-yard setback similar to other houses on the street.

Mr. Jim Fraerman, principal with Fraerman Associates Architecture, said, regarding Lot 2, City zoning rules apply. The front yard is substantially in excess; preserves the entire front yard. It is not in question that the Cornelius Field House wouldn't be seen. There is 70% of the property that is regulated. Only 30% is the buildable area.

Discussion took place on the side-yard setback. Planner Hoffmann said, while the SSZ is established, there is a benefit of land area. Director Fontane discussed the footprint of the existing home.

Acting Chair Nanus asked if anyone in the audience wishes to speak. There was no one.

Final PDC comments are…..

- Commissioner Fettner said he is not against the approval. An 80' setback is unreasonable. A shared driveway is also yet to be determined. He is struggling with the setback.
- Commissioner Mantis is trying to be understanding of the HPC's denial.
- Commissioner Henry said both lots will still be landmarked. He doesn't think he'd want to share a driveway. Taxes are a lot of money. He is comfortable with a 20' setback on each side of the property line; makes sense; would be in favor.

  Director Fontane reminded of the HPC standard.

- Commissioner Nanus said:
    - the east and west sides look different in the Plat and side-yard setbacks. Planner Hoffmann said Staff will measure that. Mr. Bernstein will verify same with the surveyor. He said the property slopes from west to east. The height will be lower on the new lot. Director Fontane said that is local height vs. average-grade height.
    - he is okay with dividing the lots and would like to see a 30' setback between the properties. Recreating the entryway and driveway is suggested. He is okay with the front setback.
- Commissioner Ihnchak said she is concerned with the 7-0 HPC vote. This property has an estate feel. A 20' setback leaves a bad taste. Her preference is at least 40' for setbacks.
- Commissioner Mantis concurred.
- Commissioner Fettner said it may be helpful to see a footprint of a house.
- Commissioner Ihnchak would like to see contextual pictures. Mr. Bernstein reminded 2 former Chairs of the HPC are in support.

Acting Chair Nanus swore in Greg Moyer, founder with Moyer Properties (and partners with the owner), who advised the house has been on the market. He believes the buyer should have provided a site plan. The new house will barely be seen. The house can't be maintained. The buyer wants to place a reasonable use on the property. The driveway wasn't there when the house was built.

Mr. Bernsein noted a Senior & Homestead Exemption was taken on this house in 2022. The Applicant is okay with a 30' setback all the way around.

Mr. Fraerman said the intent is to push the house further back. Landscape, trees aren't being taken into consideration; the house is well protected by vegetation.

Mr. Bernstein said they are good with a 30' setback then reducing to a 25' setback on the angle.

Mr. Moyer said they are planning to turn the fence in.

Commissioner Ihnchak asked, and Corporation Counsel Martinez said 3 out of 5 votes have to be in favor to approve a motion.

Commissioner Henry moved to adopt the Findings of Fact with the Condition that:

- there is preservation of the gate, fence, and Heritage trees
- the west side-yard setback of Lot 2 be 30' then past the Field House 25'
- the structure on Lot 2 would not exceed the alignment of the Cornelius Field House height or the zoning code height, whichever is more restrictive

Commissioner Fettner seconded the motion.

On a roll call vote

Voting Yea Acting Chair Nanus (Vice Chair); Commissioners Henry, & Fettner
Voting Nay: Mantis, Ihnchak

Director Fontane declared that the motion passed 3-2.

OTHER BUSINESS

1. Information Item: Administrative Design Review Update

Senior Planner Burhop noted an Administrative Design Review approved:

- an awning at 481 Roger Williams
- an awning at 59 Skokie Valley Road

2. Next Regular Meeting – May 19, 2026

The next regular meeting is scheduled for May 19, 2026.

3. Case Briefing

There was no Case Briefing.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

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ADJOURNMENT

Commissioner Henry moved to adjourn at 9:41 p.m. Commissioner Mantis seconded the motion.

On a voice vote

Voting Yea Acting Chair Nanus; Commissioners Fettner, Henry, Ihnchak, & Mantis
Voting Nay: None

Acting Chair Nanus declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A REGULAR MEETING ON APRIL 21, 2026, WERE APPROVED WITHOUT CORRECTIONS.

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REPORT – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

DATE: for the May 19, 2025 Commission meeting

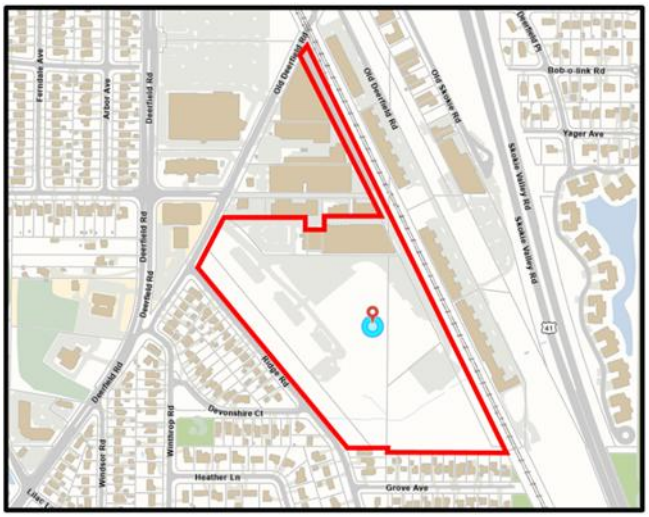
RE: **Public Hearing #PUD-2026-00087 to amend the following: (1) O11-2026, an ordinance approving a Special Use Permit for a Planned Development for 227 residential units (townhomes) with garages, parking, clubhouse amenity, landscaping, other related improvements, and a Special Use Permit for an Off-Street Parking Lot; including modifications from City Code; (2) a plat of re-subdivision approved by resolution R22-2026, with variations; and (3) Design Review, with variations (1660 and 1700 Old Deerfield Rd.)**

RECOMMENDATION

Staff recommend the Commission open the public hearing, hear presentations from staff and the applicant, consider the application, take public testimony; and if appropriate, direct staff to draft Findings of Fact, to be presented at a future public hearing, or to continue the public hearing for additional information and consideration, as appropriate.

PROJECT SUMMARY

The HDP M/I HP Venture, LLC c/o M/I Homes (the "***Applicant***") proposes to amend approvals for redevelopment at the 28.61 acre site at 1700 Old Deerfield Rd. (the "***Property***"), on-behalf-of the ownership Red Cup Land Company, LLC. The Applicant proposes the following summary changes:



1. Plat of Re-subdivision:
    a. Amend the plat of consolidation to re-subdivide the property to reflect "for-sale" units.
    b. Rename the plat and remove a portion of a public use easement at the Ridge Rd. / Devonshire Ct. intersection.
2. Floor Plans:
    a. Update Site Plan – Building Key to reflect changing all Affordable A-Units to 3 Bedrooms (from 2 bedrooms).
3. Elevations:
    a. Increase the number of bedrooms within the Inclusionary Affordable Unit (34) "A-Units" from two to three.
    b. Reduce the height of the townhomes by two feet (2').
4. Marketing Plan and Signage:
    a. Seek variances for proposed temporary on-site marketing signs.
5. Inclusionary Affordable Housing Plan:
    a. Amend the inclusionary housing plan to increase the number of bedrooms within affordable units from two to three and to indicate that they will be for-sale units.
6. Construction Logistics Plan & Phasing:
    a. Reduce the number of development phases from three to two.

BACKGROUND

On Feb. 9, 2026 (click on hyperlink for packet), the City Council approved a project for 227-townhome units; as part of that project the City Council approved (1) a rezoning from I to in part RM1 and in part R7; (2) Final Planned Development, (3) Design Review, (4) Inclusionary Housing Plan, (5) plat of re-subdivision, (6), plat of dedication, and (7) a Development Agreement; along with modifications from City Code.

PUBLIC COMMENT
See **Attachment 10** for public comments.

CONSIDERATIONS

- There are three considerations before the Commission:
  1. Amend the approved Plat of Re-subdivision – see **Attachments 2a and 2b**, the Applicant's proposed plat.
  2. Amend the approved Special Use Permit ("***SUP***") in the nature of a concurrent Preliminary and Final Planned Development ("***PUD***") for a 227-unit residential townhome development, along with the Development Agreement.
     a. Amend the unit matrix and architectural layout exhibit (**Attachments 3a and 3b**).
     b. Amend the Townhouse Elevations (**Attachments 4a and 4b**).
     c. Amend the Landscaping plan to include the model area plan (for the sales office) and for temporary marketing signage (**Attachment 5**).
     d. Amend the Construction Logistics Plan and Phasing (**Attachments 8a and 8b**).
  3. Amend the Design Review approval (see #2).

In the attachments the "Feb. 9" reference is to those approved on February 9 and include mark-up by the Applicant as to what changed. The "Proposed" reference are those items as proposed now.

CHANGES TO RELIEF (MODIFICATIONS & VARIATIONS)[1]

- CHANGE / REDUCTION. Modifications from Section 150.704 of the Zoning Code to increase the maximum height limit for: (i) the townhomes in the Development, from 35 feet to 41 feet.
  - **Reduction** of two feet for all townhomes. See **Attachments 4 and 4b**.
- NEW. From Article 20, as appropriate, and from Sec. 150.2023 to allow temporary marketing-related signage.
  - Onsite (eleven total signs)
    i. Proposal for one flagpole, one model info center sign, several onsite model placard signs, and one product pricing sign.
  - Along streets (six total signs):
    i. Proposal for three marketing trail signs along Ridge Rd., one 8'x8' marketing sign along Ridge Rd., one 16' x 9' sign along Old Deerfield Rd. and one 16' x 9' sign at the Deerfield Rd. and Ridge Rd. intersection (both are 12' in height).
    ii. One construction sign is allowed per Sec. 150.2023(A). Staff to provide additional review at Commission meeting. Staff would recommend the Applicant use the Feb. 9 sign approval as their temporary signage until the permanent signage is installed. This approved a monument sign at the entrance on Old Deerfield Rd. of 5.1' x 10.7' in area (5.1' high).
- The following relief is triggered by the change in the plat to create new for-sale lots and is not caused by any physical site plan changes:
  - NEW. From Sec. 150.704 to the RM1 requirement for a min. lot area for multiple-family use of 10,000 sq. ft. New lots are proposed to be as small as 768 sq. ft. (for an accessory

[1] No change to public benefit is proposed.

structure) to the largest, Outlot A (959,786 sq. ft., for the outlot area). Lots with multiple-family development range from in the ~4k sq. ft. size on up to 8,064 sq. ft.[2]

- NEW. From Sec. 150.704 to the RM1 requirement for max. lot coverage of 33.3% for the newly proposed multiple-family lots.[3]
- NEW. From Sec. 150.704 to the RM1 requirements for min. front, side, and rear yard for the new proposed building lots for the townhomes. The proposal is for 0' setbacks for the townhome units on the multiple-family lots.[4]
- NEW. From Sec. 151.004(A)(2) to allow lots less than 125' in depth.
- NEW. From Sec. 151.004(A)(5) to allow lots not on public streets.
- NEW. From Sec. 150.404, to allow accessory structures on a lot where there is no principal structure, such as to allow the shed, the community building, and other accessory structures on lots that are not occupied by the multiple-family structures.[5]

CHANGES

Plat of Re-subdivision.

- The NEAs are changing to fee simple lots for a 'for-sale' product.
- The aforementioned relief being requested (see prior section regarding relief).
- The name of the plat is changing.
- A public access easement 'spur' is being removed, that would have connected a Ridge Rd. / Devonshire Ct. pedestrian walkway to the site.

Site Plan Building Key.

- Removing the 2-bedroom affordable unit type and instead making all affordable units the 3-bedroom type.

Unit Matrix.

- Again, struck the 2-bedroom affordable unit type and added those to the 3-bedroom affordable type.

Elevations.

- A reduction in two feet in height for all townhome units, because the second floor is proposed to decrease by one foot and the third floor is proposed to decrease by one foot.
- There is a window change for certain units, indicated in the redline in the attachments with mark-up.
- There are also changes to color for some units.

Landscaping and Signage.

- There are no changes to the landscaping plans (except for the model site landscaping proposed, see the last four pages of the landscaping attachment) – however, there are four new pages at the end of the landscaping exhibit focused on the temporary marketing signage and temporary sales office with customer parking and model units.
    - Onsite (eleven total signs)
        - Proposal for one flagpole, one model info center sign, several onsite model placard signs, and one product pricing sign.

[2] This is not a relief to density. The site as a whole complies. Refer to materials for the Feb. 9, 2026 City Council meeting for further review.
[3] The coverage for the site as a whole is not changing, from what was approved related to the Feb. 9, 2026 City Council approvals for this site.
[4] The setbacks proposed for the development site as a whole, to north, east, south, and west site boundaries, is the same.
[5] Though on separate lots due to the changes to the proposed re-subdivision, the shed, community building, tot lots, dog parks, etc., are still accessory to the multiple-family principal use.

- Along streets (six total signs):
    - Proposal for three marketing trail signs along Ridge Rd., one 8'x8' marketing sign along Ridge Rd., one 16'x9' sign along Old Deerfield Rd. and one 16'x9' sign at the Deerfield Rd. and Ridge Rd. intersection.
- Sec. 150.2023(A) review:
    - Code allows for one construction sign per development up to 12 sq. ft. and six feet in height.
    - Code allows for one real estate sign per lot (on the lots) up to six square feet in area and six feet in height.
    - The six total signs proposed along the streets are a total of 352 sq. ft. for three of the signs, and the trail sign dimensions are needed to complete this calculation.

Floor Plans.

- The affordable A2 type with 2-bedrooms was struck, and more detailed sheets were added.

Phasing Plan.

- Removed the construction trailer location and changed to two phases.
- The phasing plan is still under review by the City.

OTHER REVIEW COMMENTS

- Planning Div. Zoning.
    - That the existing landscaping strip on the abutting property at 1636 Old Deerfield Rd. (Bluegrass), be incorporated into the landscape buffer for the development along their common property line provided that the abutting landowner grant written permission in a form acceptable to the City.
    - The Applicant is still completing their Lake County SMC approval. Comments from Lake County SMC may affect future submissions and generate additional comments from the City.
- Public Works Dept., Engineering Div.
    - See **Attachment 9**.
- Planning Div. Inclusionary Zoning (Affordable Housing).
    - Summary: the project is now more in-compliance with City Code, removing two elements of relief (see below) and proposing no new relief.
    - Housing Commission (HC) review is required to approve the proposed changes in the form of an amendment to the most recently-approved Inclusionary Housing plan.
    - Converting all units on-site to three bedroom units will **remove** the HC-approved departure to Sec. 150.2150(E)(1) – 'Unit Proportional Mix'.
        i. The bedroom mix of inclusionary units is equal to the bedroom mix of market-rate units.
    - Proposing all units as 'for-sale' **removes** the Council-approved relief of requesting rental inclusionary units to follow a different Area Median Income than what is permitted in Sec. 150.2155(B) – 'Target Income Levels for Affordable Housing Units'.
        i. The Applicant had already proposed that any for-sale units would follow the target income levels set forth in Sec. 150.2155(A), thus not triggering any relief.

- The HC-approved departure for the Location of inclusionary units still applies, due to building assemblies not housing inclusionary units, per Sec. 150.2150(A).
- The HC-recommended and Council-approved cash payment-in-lieu request to omit 1 of the required 1.2 units not provided on-site, still applies.

MEMORANDUM

To: Ghida S. Neukirch – City Manager – City of Highland Park

Joel Fontane – Community Development Director – City of Highland Park

Karl Burhop – Senior Planner – City of Highland Park

Steve Elrod – Partner – Elrod Friedman LLP

From: Katie C. Jahnke Dale – Partner – DLA Piper LLP

On behalf of HDC M/I HP Venture, LLC

Date: March 27, 2026

Re: Minor Revisions and Amendments to Approved Ordinances and Resolutions regarding the Highland Park Townhomes project at 1660 and 1700 Old Deerfield Road

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SUMMARY

This Memorandum outlines minor revisions and amendments to ordinances and resolutions related to the "The Residences of Highland Park" project located at 1660 and 1700 Old Deerfield Road in Highland Park, Illinois ("**Highland Park Townhomes**"). On February 9, 2026, the City of Highland Park unanimously approved the following ordinances and resolutions (collectively the "**Approvals**"):

- **O10-2026** – An Ordinance Rezoning Property from the I Light Industrial District to the RM1 Medium-To-High Density Residential District and the R7 Single- and Two-Family Residential District (1660 and 1700 Old Deerfield Road)
- **R22-2026** - A Resolution Approving a Final Plat of Re-Subdivision (1660 and 1700 Old Deerfield Road)
- **O11-2026** - An Ordinance Granting a Special Use Permit for a Planned Development and for an Off-Street Parking Lot (1660 and 1700 Old Deerfield Road)
- **R23-2026** - A Resolution Approving a Development Agreement (1660 and 1700 Old Deerfield Road)
- **O12-2026** - An Ordinance Approving a Plat of Dedication for City-owned Property as Public Right-of-Way (1677 Old Deerfield Road)

Upon receipt of the Approvals, Habitat Development Company, LLC ("Habitat") engaged M/I Homes of Chicago, LLC ("M/I Homes") and the parties formed HDC M/I HOP Venture, LLC (the "JV") to execute the development of Highland Park Townhomes as a **For Sale** community. The JV

is now proposing the minor changes to the Approvals to facilitate the build-out of the Highland Park Townhomes.

Amendment(s) to the Final Plat of Subdivision.

- Amend R22-2026 Exhibit A – Final Plat as follows:
    - Replace Non-Easement Area(s) (NEA) with Fee Simple Lot(s).
    - Rename "The Residences of Highland Park" as "The Bowery of Highland Park".
    - Remove a portion of "Public Shared Use Easement (Path)" pursuant to City Council Meeting Minutes from the February 9, 2026 meeting.

The Final Plat of Subdivision must be revised to reflect the intent to develop Highland Park Townhomes as a for-sale community. The approved Final Plat of Subdivision reflects Non-Easement Areas (NEA) where buildings are planned. With the revised Final Plat of Subdivision, the NEA will be replaced by platted lots consistent with the State of Illinois Plat Act. The revised Final Plat of Subdivision will incorporate a name change for the subdivision, reflecting a more marketable name will increase name recognition, consumer recall, and drive interest from potential buyers. "The Bowery of Highland Park" is intended to be a novel name that creates a unique sense of place for the project. Finally, the revised Final Plat of Subdivision will remove a portion of the Public Shared Use Path and the crosswalk connection at Ridge Road and Devonshire Court consistent with extensive conversation at the February 9, 2026 City Council Meeting.

Amendment(s) to Planned Unit Development- Floor Plans.

- Amend O11-2026 Exhibit C – Architectural Layout, Materials, and Unit Matrix as follows:
    - Update Site Plan – Building Key to reflect changing all A-Units to 3 Bedrooms
    - Remove Plan A2 and replace with Plan A3 - Affordable
    - Add additional "Marketable (sf)" measurement to align with for sale development.
- Amend O11-2026 Exhibit M – Townhome Floor Plans to reflect changing all A-Units to 3 Bedrooms

With the conversion of the community to for-sale housing, we propose to convert all two-bedroom floorplans into three-bedroom floorplans. This change is driven by market research that suggest that three-bedroom homes are in high demand for both affordable and market-rate homes. We also believe both the City of Highland Park's Housing Commission ("**Housing Commission**") and Community Partners for Affordable Housing ("**CPAH**") will be supportive of this change. With this change to floor plans, we also seek to clarify how square footage is being measured. All measurements of square footage will be based on Marketable Square Footage, which is more commonly used in the for-sale housing market. We believe that this clarifying change will reduce confusion on behalf of buyers, appraisers, and the City of Highland Park.

Amendment(s) to Planned Unit Development- Elevations.

- Amend O11-2026 Exhibit E – Townhouse Elevations and Renderings as follows:
    - Change all A-Units to 3 Bedrooms
    - Reduce overall height by approximately two feet (2').

With the modification of the floor plans as outlined above, there is a corresponding change to the rear elevations. The two-bedroom units did not include the 2' cantilevered section that is included on the rear elevation of the three-bedroom units. With the conversion of two-bedroom units to three-bedroom units, additional 2' cantilevered sections are now shown on the elevations facing the alleyways.

We also propose to reduce the overall peak height of the building by approximately two feet by reducing the second and third floor plate heights. The second floor height will decrease from approximately 10' to 9'. The third floor height will decrease from approximately 9' to 8'. We do not believe the reduced height will materially affect the character of the elevations.

Amendment(s) Planned Unit Development- Marketing Plan.

- Amend O11-2026 Exhibit G – Landscape Plan to Include a Model Area and Marketing Signage Plan

The updated Marketing Plan reflects establishment of a model area and marketing signage plan commensurate with a new for-sale community. While the improvements reflected on the Marketing Plan are temporary in nature, they are critical to the success of any for sale project.

Amendment(s) Planned Unit Development- Inclusionary Housing Plan.

- Amend O11-2026 Exhibit M – Inclusionary Housing Plan to reflect changing all A-Units to 3 Bedrooms

The Inclusionary Housing Plan simply needs to be updated to reflect that all affordable units will be for-sale three-bedroom units, which will be a clear improvement to the City's affordable housing stock.

Amendment(s) to Planned Unit Development- Construction Logistics Plan

- Amend O11-2026 Attachment 14 – Construction Logistics Plan to reflect proposed phasing

We intend to develop in two phases, instead of the three phases currently reflected in the Construction Logistics Plan. With the reduction in phases, we anticipate building through the community more quickly and reducing external impacts from construction.

CONCLUSION

Through the approval process Habitat always maintained flexibility to develop the Highland Park Townhomes as either a for-sale or for-rent community. The minor changes outlined above reflect the present intent to develop as a for-sale community. Based on resident feedback throughout the approval process, we believe this change will be welcomed by our neighbors.

We respectfully request that the City of Highland Park considers these minor amendments to approved ordinances and resolutions and provide further guidance where required. Habitat and M/I Homes look forward to continuing collaboration and discussions.

Attachments:

Ex. # - **MARKUP** - Exhibit A – Final Plat
Ex. # - **UPDATE** - Exhibit A – Final Plat
Ex. # - **MARKUP** - Exhibit C – Architectural Layout, Materials, and Unit Matrix
Ex. # - **UPDATE** - Exhibit C – Architectural Layout, Materials, and Unit Matrix
Ex. # - **MARKUP** - Exhibit E – Townhouse Elevations and Renderings
Ex. # - **UPDATE** - Exhibit E – Townhouse Elevations and Renderings
Ex. # - **UPDATE** - Exhibit G – Landscape Plan
Ex. # - **MARKUP** - Exhibit M – Townhome Floor Plans
Ex. # - **UPDATE** - Exhibit M – Townhome Floor Plans
Ex. # - **MARKUP** – Attachment 14 – Construction Logistics Plan
Ex. # - **UPDATE** – Attachment 14 – Construction Logistics Plan

HDC M/I HP Venture, LLC

1700 Old Deerfield Road, Highland Park, Illinois

Project Narrative

Introduction

HDC M/I HP Venture, LLC (the "Developer") is requesting a minor amendment to the previously approved redevelopment of 1700 Old Deerfield Road in Highland Park, Illinois, the former Solo Cup property (the "Property"). On February 9, 2026 the City of Highland Park (the "City") approved a package of documents regarding the redevelopment of the site. The Property is currently vacant. The approved redevelopment entails the construction of 227 for-sale residential townhomes. In addition to redeveloping this vacant land, the approved development will foster local economic development, reduce traffic congestion, improve roadway and pedestrian safety, conserve environmental resources, provide 34 affordable housing units and generate significant new tax revenue over the current taxes paid by the owner of the Property (less than ~$1,200 annually).

Project Overview

The approved development consists of 227 units oriented around a driving court with 270 on-site parking spaces in addition to two-car garages attached to every unit, a clubhouse, fitness center, locker room, outdoor recreation areas and resort style pool. Additionally, the approved development commits to significant improvements to Old Deerfield Road with a dedicated left turn lane from northbound Old Deerfield Road to Richfield Road, reducing traffic delays and improving roadway safety.

Ownership and Approved Use

As of May 11, 2026, the Developer will own the property. The Developer will sell the units for residential use.

Objectives

The approved development features 227 luxury residential units. In addition the approved development includes a clubhouse with outdoor garden, a Tot Lot and Dog Run. There are 227 two-car garages attached to every unit (total 454 spaces), 207 additional driveway surface parking spaces at the west townhomes, street parking and parking lot spaces for a total of 715 total parking spaces. The 227 units will be constructed within 49 buildings spread around a series of driving lanes and courts primarily orienting units to within the community to give surrounding neighbors privacy. The design also incorporates generous setbacks and expansive landscape buffers, both new and existing. The approved development will use best efforts to adhere to as many environmentally responsible design and construction guidelines as possible. The clustering, setbacks, and landscape buffers are intended to reduce the approved development's visual impact on the neighborhood. The market will dictate whether the property is built in one phase or multiple phases.

There are two approved vehicular access and exit points. One for the northeast corner of the Property along the Union Pacific Railroad at Old Deerfield Road (the "Access Road"). Currently this road is barricaded to public access off of Richfield Road but will be opened up for public ingress and egress

once the development is completed. The second access point is near the current entrance on Old Deerfield Road.

Per the approvals, studies from experts identified deficiencies with local traffic ways and other public improvements. The approvals outlined certain public improvements that will be upgraded and modified. The Developer reiterates that it has not sought reimbursement for the cost of these improvements from the City of Highland Park nor through tax increment financing for the improvements on the Property.

Inclusionary Zoning Unit Amenities

Affordable Units will look the identical to Market rate units. Affordable Units will use the same materials, energy efficient windows, and have sound attenuating glass for units adjacent to the railroad. Balconies provided on the backside of the units will be of the same size and materials as the Market Rate Units. Two Car Garages are provided at the same approximate size and height as the Market Rate Units. Front Yards and entry sidewalks are the same size and landscape detail as the Market Rate Units. Base level specifications are the same for both affordable and market rate units. Again, approved Affordable Units are larger than the minimum required by the Highland Park code and have an identical size and bedroom count to market rate building interior units

An included features list, provided with this submission, outlines all inclusions for all units of the property, not just the affordable units.

Inclusionary Unit Mix:

As previously approved, for all for-sale units, ½ of units will be sold at 65% AMI and ½ units sold at 100% AMI (meets inclusionary code requirement in Sec. 150.2155(A))

The average price of for-sale units are determined by the City's 2025 pricing schedule seen here. While updated pricing based on 2026 HUD AMI is expected in the near future, pricing below is reflective of the 2025 HUD AMI.

For-Sale

- 3BR Units at 65% AMI – Sale Price is $216,000
- 3BR Units at 100% AMI – Sale Price is $407,000

The Bowery: Included Features

Centre Series

ARCHITECTURALLY DISTINCTIVE EXTERIORS

- CertainTeed Asphalt Architectural Landmark Roof Shingles
- Hardie® Plank low maintenance exterior siding
- Beautiful mix of siding and brick, per plan
- Maintenance-free vinyl soffits, aluminum fascia, and gutters
- Convenient 2-car attached garage
- Insulated steel overhead garage door, per plan
- Fiberglass front door, per plan
- Schlage® keyless security deadbolt on front door
- Two exterior frost-proof hose bibs
- Two weatherproof GFI exterior outlets, per plan
- Stylish exterior lighting package
- Fully sodded lawn with decorative shrubs and plantings
- Asphalt driveways, per plan

EXCLUSIVE INTERIOR FINISHES

- Dramatic 9' main floor ceilings
- Sherwin-Williams® interior paint on walls and trim
- Attractive white 2-panel doors
- Painted wood traditional base & trim
- Schlage® satin nickel interior door hardware with privacy locks
- Energy efficient LED lighting
- Shaw® wall-to-wall carpet with carpet pad
- Shaw® luxury vinyl plank flooring in kitchen, powder room, laundry and foyer, per plan
- Shaw® luxury vinyl tiles in all bathrooms, per plan
- Coated ventilated wire shelving in closets and pantry
- Kidde electric smoke/carbon monoxide detectors with battery backup feature on each floor
- Garage door openers
- Rough in for Future EV charger

KITCHEN DESIGN FEATURES

- Kitchen island, per plan
- Quality® Brand Cabinetry
- Kitchen pantry, per plan
- GE® Stainless Steel kitchen appliances including built-in GE® dishwasher and slide-in oven range and vented microwave
- Double bowl stainless steel sink
- 1/3-HP Moen® garbage disposal
- Moen® single handle chrome faucet with separate sprayer
- Granite countertops

DELUXE BATH FEATURES

- Vanity mirrors
- Quality® Brand Cabinetry
- Non-porous durable quartz vanity countertops
- Sterling by Kohler® ensemble low maintenance, high quality fiberglass showers and bathtubs

DELUXE BATH FEATURES *cont.*

- Moen® double handle chrome faucet, EPA WaterSense compliant
- Moen® energy saving showerheads, EPA WaterSense compliant
- Moen® Posi-Temp pressure balance valves on all showers and bathtubs
- Broan® ceiling ventilation fan in all baths
- Attractive pedestal sink with double handle faucet in powder room
- Elongated toilet bowls
- Double-bowl, raised height, vanity in Owner's Bath

TECHCONNECT PACKAGE *(Home Automation)*

- Prewired infrastructure for connectivity
- 1 central wiring enclosure (located in basement)
- 1 CAT6 & RG6 combination outlet (typically in family room)
- 1 wireless access point rough-in for future extended WiFi performance

WHOLE HOME BUILDING STANDARDS

- Concrete foundation
- Engineered roof trusses 24" on center
- Wall studs spaced 16" on center with double top plates
- Protective exterior home wrap for greater comfort and improved energy efficiency
- Seal all ductwork
- 200 amp electrical panel
- Safety ground fault electric circuits in baths, garage, kitchen and exterior
- Quality brand manufacturer's warranties
- 1-Year Customer Care coverage program
- 10-Year construction defects warranty
- Comprehensive 10-Year transferable structural warranty

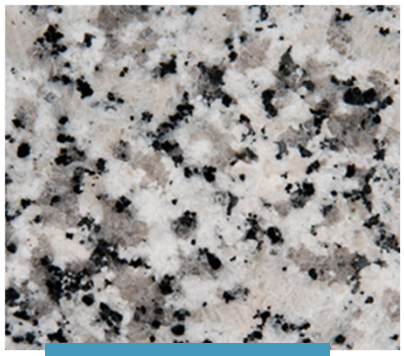
ENERGY SAVING WHOLE HOME FEATURES

- Double-pane, high performance, sound reducing, low-E glass vinyl windows filled with argon gas
- High efficiency tankless water heater
- Honeywell® T6 Pro Smart thermostat with geofencing
- Return air filters
- Carrier® 96% efficiency direct vent natural gas furnace
- Carrier® air conditioning with Puron
- R-45 fiberglass ceiling insulation
- R-15 fiberglass exterior wall insulation
- Foam sealant around all windows and doors for draft-free comfort
- HERS (3rd Party) rating certificate provided
- Whole home energy recovery ventilator

M/I builds quality homes in Houston, Austin, San Antonio and Dallas/Fort Worth in Texas; Chicago, Illinois, Columbus and Cincinnati, Ohio; Indianapolis, Indiana; Detroit, Michigan; Minneapolis/St. Paul, Minnesota; Tampa, Sarasota and Orlando, Florida; Charlotte and Raleigh, North Carolina. Pricing, floorplans, included features, specifications and availability are subject to change without notice. Included and/or standard features may vary depending on community and floorplan. This brochure is a marketing piece and may not reflect the most current included features in the home. The buyer must refer to the included feature pages of the contract for home specifics included in the purchase. This brochure is not part of a legal contract. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details. Revised on 6/26/2024

FOUNDATION Collection 6

KITCHEN, FOYER & POWDER (if applicable)



COUNTERTOPS

Granite in
Luna Pearl

CABINET

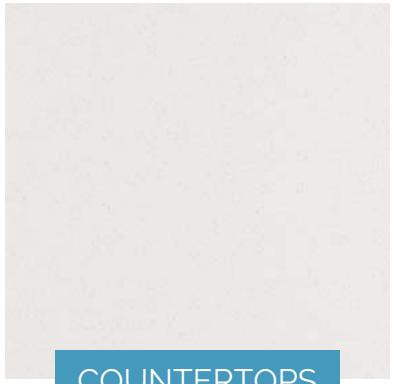
Derby in Cotton

LVP FLOOR

Hyde Park Luxury
Vinyl Plank in
Washed Oak

Swatch

BATHS (if applicable)

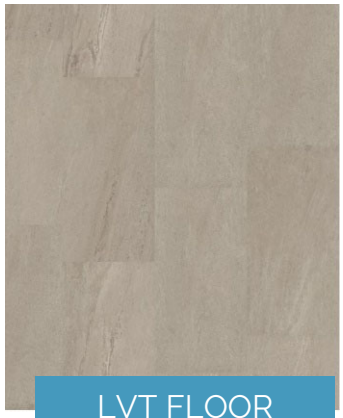


COUNTERTOPS

Quartz in
Frost White

CABINET

Derby in Cotton



LVT FLOOR

Obelisk Luxury Vinyl
Tile in Beige Slate

ALL OTHER FLOORS

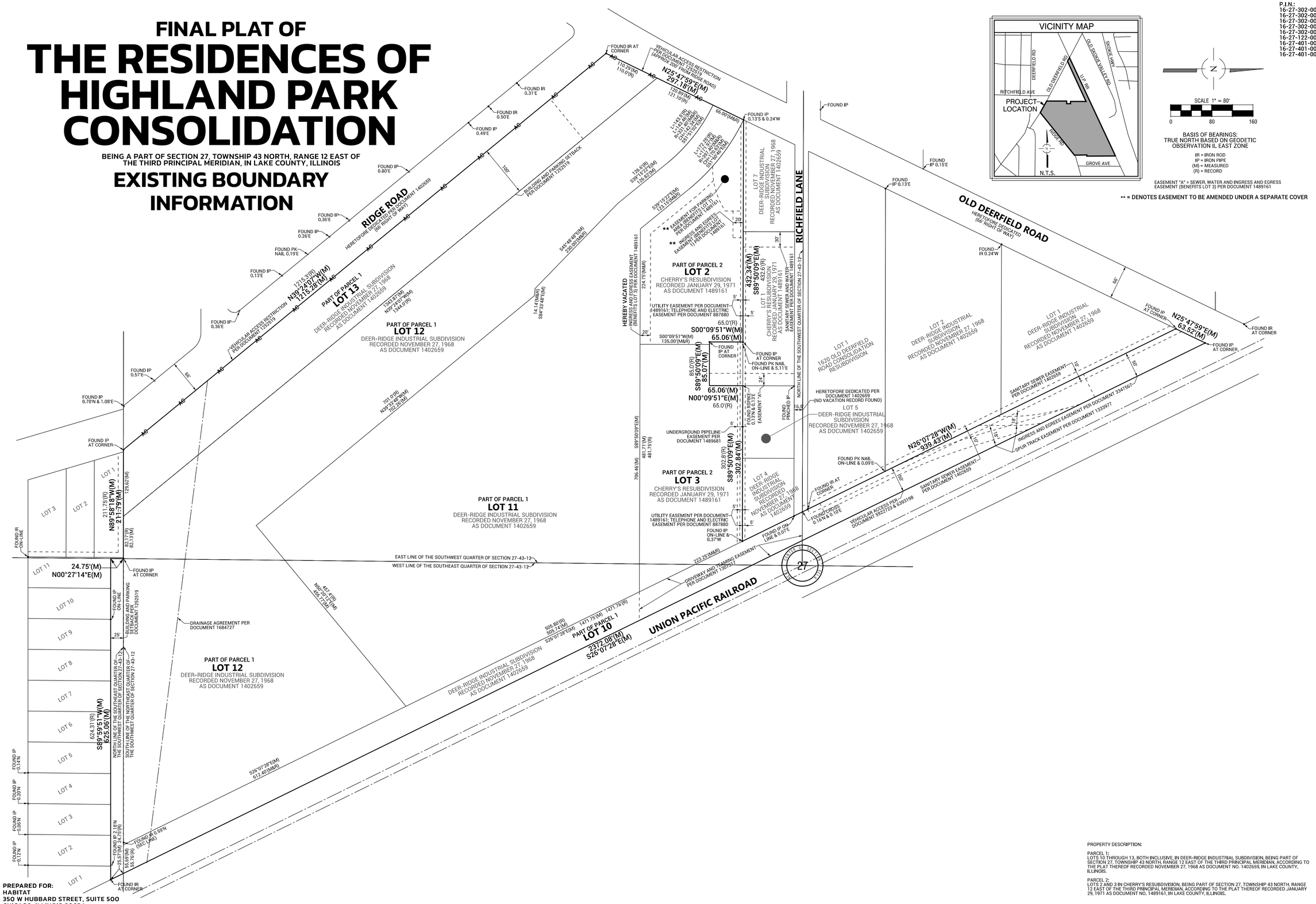
CARPET

Graceful Finesse in
Charcoal

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

EASEMENT "A" = SEWER, WATER AND INGRESS AND EGRESS EASEMENT (BENEFITS LOT 3) PER DOCUMENT 1489161

** = DENOTES EASEMENT TO BE AMENDED UNDER A SEPARATE COVER

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

NO.	DATE	REMARKS
6	02/06/26	EASE PROVISIONS
5	02/05/26	PUBLIC ACCESS ESMT
4	02/04/26	EASE PROVISIONS
3	01/19/26	EASE PROVISIONS
2	01/16/26	EASEMENTS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
1 OF 4

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 10 THROUGH 13, BOTH INCLUSIVE, IN DEER-RIDGE INDUSTRIAL SUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1968 AS DOCUMENT NO. 1402659, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 2 AND 3 IN CHERRY'S RESUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1971 AS DOCUMENT NO. 1489161, IN LAKE COUNTY, ILLINOIS.

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FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED GEOMETRY
NON-EASEMENT AREA

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD
N.E.A. = NON EASEMENT AREA

•NOTE:
THERE IS TO BE A PROPOSED BLANKET UTILITY EASEMENT OVER THE PROPOSED LOT IS HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK (HEREINAFTER THE "CITY") AND EVERY CITY-FRANCHISED PUBLIC UTILITY ENTITY (HEREINAFTER A "UTILITY"), IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS OUTSIDE OF THE DASHED LINES LABELED "N.E.A. ON THIS PLAT, SUCH EASEMENTS GRANTING THE CITY AND OTHER UTILITIES THE RIGHT TO ENTER UPON THE EASEMENT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE, RELOCATE, OPERATE, OR REMOVE, OR ENGAGE IN THE MAINTENANCE OF ANY STRUCTURE, FACILITY OR EQUIPMENT OF ANY UTILITY, OR THE DRAINAGE CONDITIONS OF THE EASEMENT, THE CITY OR THE UTILITY SHALL NOT BE LIABLE TO THE PROPERTY OWNER FOR ANY DAMAGE TO, OR REMOVAL OF, STRUCTURES, IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, TREES, OR LANDSCAPING ON, IN, UNDER OR OVER THE EASEMENT, NOR SHALL THE CITY OR UTILITY BE RESPONSIBLE OR LIABLE FOR THE RESTORATION OF THE SAME. OTHER THAN FENCES, NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED ON, IN, UNDER, AND OVER THE EASEMENT. ANY AND ALL STRUCTURES AND IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO FENCES, TREES, OR LANDSCAPING EXISTING, BUILT OR PLACED ON, IN, UNDER AND OVER THE EASEMENT ARE DONE SO AT THE PROPERTY OWNER'S OWN RISK. LANDSCAPING IN THE EASEMENT SHALL NOT INTERFERE WITH DRAINAGE OR THE STRUCTURE, FACILITY, OR EQUIPMENT OF A UTILITY.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	1,246,435	28.614
TOTAL	1,246,435	28.614

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

NO.	DATE	REMARKS
6	02/06/26	EASE PROVISIONS
5	02/05/26	PUBLIC ACCESS ESMT
4	02/04/26	EASE PROVISIONS
3	01/19/26	EASE PROVISIONS
2	01/16/26	EASEMENTS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
2 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02SUB-01.dgn SHEET 2 User=randerson

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED GEOMETRY
PROPOSED EASEMENTS

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

VICINITY MAP
PROJECT LOCATION
RITCHFIELD AVE
DEERFIELD RD
OLD DEERFIELD RD
U.P. RR
OLD SKOKIE VALLEY RD
SKOKIE HWY
HOVER RD
GROVE AVE
N.T.S.

SCALE 1" = 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

RIDGE ROAD
HERETOFORE DEDICATED PER DOCUMENT 1402659
(66' RIGHT OF WAY)

OLD DEERFIELD ROAD
HERETOFORE DEDICATED
(66' RIGHT OF WAY)

RICHFIELD LANE

UNION PACIFIC RAILROAD

LOT 1

LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11

LOT 7
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 1
CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161

LOT 1
1620 OLD DEERFIELD ROAD CONSOLIDATION RESUBDIVISION

LOT 2
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 1
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 4
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 5
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

N39°24'07"W(M)
1215.28'(M)

N25°47'59"E(M)
297.18'(M)

N25°47'59"E(M)
63.52'(M)

N26°07'28"W(M)
939.43'(M)

2372.08'(M)
S26°07'28"E(M)

S89°59'51"W(M)
625.06'(M)

N89°58'16"W(M)
211.79'(M)

24.75'(M)
N00°27'14"E(M)

S89°50'09"E(M)
432.34'(M)

S00°09'51"W(M)
65.06'(M)

S89°50'09"E(M)
85.07'(M)

65.06'(M)
N00°09'51"E(M)

302.84'(M) S89°50'09"E(M)

SOUTH LINE OF PUBLIC ACCESS EASEMENT

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-43-12

27

PARKING AND ACCESS EASEMENT
HEREBY GRANTED
(SHADED AREA - SEE DETAIL)

EGRESS EASEMENT
(TO BE GRANTED BY SEPARATE DOCUMENT)

PARKING AND INGRESS/EGRESS EASEMENT
(TO BE GRANTED BY SEPARATE DOCUMENT)

WETLAND CONSERVATION EASEMENT
HEREBY GRANTED

PUBLIC SHARED USE EASEMENT (PATH)
HEREBY GRANTED
(CL EASEMENT DIMENSIONED)

PUBLIC SHARED USE EASEMENT (TOT-LOT)
HEREBY GRANTED

(SEE DETAIL)

HERETOFORE DEDICATED PER DOCUMENT 1402659
(NO VACATION RECORD FOUND)

PUBLIC ACCESS EASEMENT
HEREBY GRANTED

PUBLIC UTILITY EASEMENT
HEREBY GRANTED
(SEE DETAIL)

PUBLIC UTILITY EASEMENT
HEREBY GRANTED
(SEE DETAIL)

PARKING AND ACCESS EASEMENT
HEREBY GRANTED

PARKING AND ACCESS EASEMENT DETAIL
NOT TO SCALE

EASEMENT DETAIL AT TOT LOT
NOT TO SCALE

STORM AND SANITARY SEWER EASEMENT DETAIL
NOT TO SCALE

PUBLIC UTILITY EASEMENT
HEREBY GRANTED

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

NO.	DATE	REMARKS
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FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
3 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02SUB-01.dgn SHEET 3 User=randerson

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____ AND _____
IS/ARE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS_____ DAY OF _____ , A.D. 20 _____.

_____
SIGNED:

_____
PRINTED NAME AND TITLE

_____
SIGNED:

_____
PRINTED NAME AND TITLE

ADDRESS:

_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____

_____, TITLE _____

OF _____WHO IS/ARE PERSONALLY KNOWN TO ME
TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID
SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____ , A.D. 20 _____ .

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED,_____ AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN
MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF_____COUNTY, ILLINOIS ON THE _____DAY OF_____, A.D. 20_____,

AS DOCUMENT NUMBER_____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS_____ DAY OF _____, 20_____.

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT

_____

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS_____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC

CITY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS , DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED BY THE CITY COUNCIL AT ITS MEETING HELD ON THIS DAY IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS

THIS _____ DAY OF_____, A.D. 20 _____

_____
MAYOR, HIGHLAND PARK, IL

_____
PRINTED NAME

ATTEST:_____
CITY CLERK, HIGHLAND PARK, IL

_____
PRINTED NAME

CITY ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I,_____ CITY ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM STANDARDS OF THE CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS

THIS _____ DAY OF_____, A.D. 20 _____

_____
CITY ENGINEER, HIGHLAND PARK, IL

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ , COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK, THIS_____ DAY OF_____, A.D. 20 _____

_____
CITY COLLECTOR, HIGHLAND PARK, IL

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

RECOMMENDED TO APPROVE BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK,

DATED THIS _____ DAY OF_____, A.D. 20 _____

_____
CHAIRMAN

_____
NAME

ATTEST:_____
SECRETARY

_____
NAME

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR 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, REASONABLE PROVISIONS HAVE 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 BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____ DAY OF_____, 20___.

_____
REGISTERED PROFESSIONAL ENGINEER

LICENSE NO.:_____

EXPIRES: _____

WETLAND CONSERVATION RESTRICTIONS AND EASEMENT PROVISIONS:
UNLESS INCLUDED AS PART OF THE APPROVED PERMITTED PLANS BY THE CITY OF HIGHLAND PARK AND LAKE COUNTY STORMWATER MANGEMENT COMMISION (SMC), THE UNDERSIGNED OWNER HEREBY MAKES THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THOSE AREAS DESIGNATED AS "WETLAND" AND "WETLAND BUFFER" IN SAID PARCEL MAY BE PUT, AND SPECIFIES THAT SUCH DECLARATIONS SHALL CONSTITUTE PROTECTIONS TO RUN WITH ALL THE LAND, AS PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS, AND ALL PERSONS CLAIMING UNDER THEM, AND FOR THE BENEFIT OF AND LIMITATIONS ON ALL FUTURE OWNERS IN SUCH PARCEL AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM AREAS, THIS DECLARATION BEING IN COMPLIANCE WITH APPLICABLE STORMWATER AND DRAINAGE RULES, REGULATIONS, AND ORDINANCES AS SPECIFIED HEREIN:

1. PURPOSE. THE PURPOSE OF THIS RESTRICTIVE EASEMENT IS TO PERPETUALLY PRESERVE THE WETLAND(S) AND ASSOCIATED BUFFER(S) IN THEIR NATURAL CONDITION. SPECIFICALLY, THIS RESTRICTIVE EASEMENT WILL SERVE TO PROTECT THE WETLAND AND BUFFER AREAS.

2. PROHIBITED ACTIONS. ANY ACTIVITY ON, OR USE OF, THE WETLAND AND BUFFER THAT IS INCONSISTENT WITH THE PURPOSE OF THIS RESTRICTIVE EASEMENT IS EXPRESSLY PROHIBITED, BY WAY OF EXAMPLE, BUT NOT BY WAY OF LIMITATION, THE FOLLOWING ACTIVITIES AND USES ARE EXPLICITLY PROHIBITED UNLESS AUTHORIZED BY APPLICABLE PERMITS:
I. DIVISION. ANY DIVISION OR SUBDIVISION OF THE WETLAND AND BUFFER AREAS IS PROHIBITED.
II. COMMERCIAL ACTIVITIES. ANY COMMERCIAL ACTIVITY ON THE WETLAND AND BUFFER AREAS, EXCEPT FOR PASSIVE RECREATIONAL ACTIVITY, IS PROHIBITED.
III. INDUSTRIAL ACTIVITIES. ANY INDUSTRIAL ACTIVITY ON THE WETLAND AND BUFFER AREAS IS PROHIBITED.
IV. CONSTRUCTION. THE PLACEMENT OR CONSTRUCTION OF ANY HUMAN-MADE STRUCTURE OR FEATURE ON THE WETLAND AND BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, ROADS, AND PARKING LOTS IS PROHIBITED.
V. VEGETATION. ANY CUTTING, MOWING, PLOWING, OR REMOVAL OF TREES OR OTHER VEGETATION IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, EXCEPT FOR THE CUTTING OR REMOVAL OF TREES THAT POSE A THREAT TO HUMAN LIFE OR PROPERTY. REMOVAL OF NON-NATIVE VEGETATION FROM THE WETLAND AND BUFFER AREAS IS PERMITTED WHEN CONDUCTED IN ACCORDANCE WITH A LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (SMC)-APPROVED MAINTENANCE PLAN.
VI. LAND SURFACE ALTERATION. ANY ALTERATION OF THE LAND SURFACE IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, INCLUDING, BUT NOT LIMITED TO, THE PLACEMENT OF DREDGED OR FILL MATERIAL, EXCAVATION, AND GRADING. IN ADDITION, MINING OF ANY SUBSTANCE THAT MUST BE QUARRIED OR REMOVED BY METHODS THAT WILL CONSUME OR DEPLETE THE SURFACE ESTATE, INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK, AND PEAT, AND EXPLORING FOR, DEVELOPING, AND EXTRACTING OIL, GAS, HYDROCARBONS, OR PETROLEUM PRODUCTS ARE ALL PROHIBITED ACTIVITIES IN THE WETLAND AND BUFFER AREAS.
VII. UTILITIES. UNLESS INCLUDED AS PART OF THE PERMITTED PLANS, NO UNDERGROUND OR OVERHEAD UTILITY LINES SHALL BE ALLOWED IN THE WETLAND AND BUFFER AREAS, INCLUDING, BUT NOT LIMITED TO SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION. EXISTING LINES MAY REMAIN, BUT ANY PROPOSED MAINTENANCE WORK REQUIRING INTRUSION INTO WETLAND AND BUFFER AREAS SHALL REQUIRE PRIOR WRITTEN AUTHORIZATION FROM THE SMC, EXCEPT FOR EMERGENCY REPAIR OF UTILITY LINES THAT POSE A THREAT TO HUMAN HEALTH AND SAFETY.
VIII. DUMPING. WASTE, DEBRIS, AND UNSIGHTLY OR OFFENSIVE MATERIAL IS NOT ALLOWED AND MAY NOT BE ACCUMULATED ON THE WETLAND AND BUFFER AREAS.
IX. WATER COURSES. NATURAL WATER COURSES, LAKES, WETLANDS, OR OTHER BODIES OF WATER MAY NOT BE ALTERED.
X. OFF-ROAD RECREATIONAL VEHICLES. MOTORIZED OFF-ROAD VEHICLES—INCLUDING, BUT NOT LIMITED TO, SNOWMOBILES, DUNE BUGGIES, ALL-TERRAIN VEHICLES, AND MOTORCYCLES—MAY NOT BE OPERATED ON THE WETLAND AND BUFFER AREAS, EXCEPT ON DESIGNATED TRAILS SHOWN ON THE PERMITTED PLANS.
XI. SIGNS AND BILLBOARDS. BILLBOARDS ARE PROHIBITED. SIGNS ARE PROHIBITED, EXCEPT THE FOLLOWING SIGNS MAY BE DISPLAYED TO SPECIFICALLY STATE: 1) THE NAME AND ADDRESS OF THE PROPERTY OR THE OWNER'S NAME; 2) THE AREA IS A PROTECTED WETLAND/CONSERVATION AREA; 3) PROHIBITION OF ANY UNAUTHORIZED ENTRY OR USE (E.G., NO DUMPING, NO MOWING, ETC.); OR 4) AN ADVERTISEMENT FOR THE SALE OR RENT OF THE PROPERTY.

3. TERM. THIS CONSERVATION EASEMENT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL PUBLIC AGENCIES, FOR PERPETUITY FROM THE DATE THESE PROTECTIONS ARE RECORDED.

4. ENFORCEMENT. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR THREATENING TO VIOLATE ANY PROVISION EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES. ENFORCEMENT MAY BE UNDERTAKEN BY ANY GRANTOR OR GRANTEE IN THE CHAIN OF TITLE, ANY ADJOINING PROPERTY OWNER, ANY PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY EFFECTED BY ANY VIOLATION OR THREAT TO VIOLATE THIS EASEMENT, THE HOST MUNICIPALITY, THE LAKE COUNTY SMC, OR THE U.S. ARMY CORPS OF ENGINEERS (USACE).

5. REFERENCE. THIS CONSERVATION EASEMENT SHALL BE REFERENCED ON THE DEED OR OTHER INSTRUMENTS OF CONVEYANCE FOR SAID PROPERTY.

CROSS ACCESS AND PARKING EASEMENT PROVISIONS:

THE OWNERS SHALL CONSTRUCT AND MAINTAIN THE OFF-STREET PARKING LOT AND RECORD AN ACCESS EASEMENT, IN A FORM ACCEPTABLE TO THE CITY'S CORPORATION COUNSEL, PROVIDING FOR (I) FOURTEEN (14) PARKING SPACES IN THE OFF-STREET PARKING LOT FOR THE EXCLUSIVE USE OF THE CITY OF HIGHLAND PARK POLICE DEPARTMENT AND ITS SUCCESSORS, ASSIGNS, VISITORS, INVITEES, AGENTS, AND EMPLOYEES MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M., AND (II) A DRIVE AISLE IN THE OFF-STREET PARKING LOT FOR THE NON-EXCLUSIVE USE OF THE CITY OF HIGHLAND PARK POLICE DEPARTMENT AND ITS VISITORS. IN ADDITION, THE OWNERS SHALL GRANT A NON-EXCLUSIVE, PERPETUAL EASEMENT, IN A FORM ACCEPTABLE TO THE CITY'S CORPORATION COUNSEL, FOR INGRESS, EGRESS, CROSS-ACCESS, AND PARKING OVER THE SHARED MEANS OF INGRESS, EGRESS, AND PARKING LOCATED WITHIN THE AREA DESIGNATED AS THE "PARKING AND ACCESS EASEMENT," FOR THE BENEFIT OF THE CITY OF HIGHLAND PARK POLICE DEPARTMENT AND ITS SUCCESSORS, ASSIGNS, VISITORS, INVITEES, AGENTS, AND EMPLOYEES, EXCLUDING CONSTRUCTION TRAFFIC AND MAINTENANCE VEHICLES, EXCEPT FOR CONDUCTING MAINTENANCE AND CONSTRUCTION ON THE PARKING LOT OR THE 28 SPACE INDUSTRIAL LOT. DRIVE AISLES AND PARKING SPACES WITHIN THE PARKING AND ACCESS EASEMENT SHALL BE REASONABLY ACCESSIBLE TO POINTS OF INGRESS AND EGRESS, AND THE OWNERS MAY CONTINUE TO USE THE EASEMENT AREA IN ANY MANNER THAT DOES NOT MATERIALLY INTERFERE WITH THE ACCESS RIGHTS GRANTED HEREIN.

PUBLIC UTILITY EASEMENT PROVISIONS:

EASEMENTS DESIGNATED FOR UNDERGROUND AND SURFACE TELECOMMUNICATIONS, PUBLIC UTILITIES, AND DRAINAGE FACILITIES ARE HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK, AND THE PROVIDERS OF TELECOMMUNICATIONS AND PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS SHOWN ON THIS PLAT SAID EASEMENTS SHALL BE FOR THE PURPOSE OF INSTALLING, EXTENDING, CONSTRUCTING, REPAIRING, MAINTAINING, RECONSTRUCTING, AND OPERATING SUCH TELECOMMUNICATIONS, PUBLIC UTILITIES AND SANITARY AND STORM SEWER FACILITIES AND RELATED APPURTENANCES, IN UNDER, ACROSS, ALONG AND UPON, THE SO DESIGNATED EASEMENT AREA IN ORDER TO SERVE ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER REAL PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO,.

THIS GRANT OF EASEMENT SHALL INCLUDE THE RIGHT OF THE GRANTEE TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT, WITHOUT LIABILITY, TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT AREA AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES HEREUNDER, NO BUILDINGS, STRUCTURES," OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED PLACED, OR PLANTED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY

PUBLIC SHARED USE EASEMENT PROVISIONS:

A PUBLIC PERPETUAL, NON-EXCLUSIVE EASEMENT ("PUBLIC USE EASEMENT") IS HEREBY GRANTED OVER, ACROSS, AND UPON THE AREAS LABELED "PUBLIC SHARED USE EASEMENT (TOT LOT)"AND "PUBLIC SHARED USE EASEMENT (PATH)" (COLLECTIVELY, THE "EASEMENT AREA"), FOR THE PURPOSES OF PEDESTRIAN ACCESS, PASSIVE RECREATION, AND USE OF PLAYGROUND EQUIPMENT. THE EASEMENT AREA MAY BE USED BY THE PUBLIC FOR RECREATIONAL USE, TOGETHER WITH USES REASONABLY INCIDENTAL THERETO. NO MOTORIZED VEHICLES SHALL BE PERMITTED. PUBLIC USE OF THE EASEMENT AREA SHALL BE LIMITED TO DAYLIGHT HOURS UNLESS OTHERWISE POSTED BY OWNER. OWNER MAY PROMULGATE REASONABLE RULES GOVERNING USE OF THE EASEMENT AREA, PROVIDED SUCH RULES ARE NON-DISCRIMINATORY AND DO NOT UNREASONABLY INTERFERE WITH PUBLIC ACCESS. USE OF THE EASEMENT AREA BY THE PUBLIC SHALL BE AT THE USER'S OWN RISK, OWNER SHALL NOT BE LIABLE FOR INJURIES OR DAMAGES ARISING FROM USE OF THE EASEMENT AREA, EXCEPT TO THE EXTENT REQUIRED BY APPLICABLE LAW. THIS PUBLIC USE EASEMENT SHALL NOT BE TERMINATED OR MODIFIED WITHOUT THE ADVANCE APPROVAL OF THE CORPORATE AUTHORITIES OF THE CITY OF HIGHLAND PARK.

PUBLIC ACCESS EASEMENT PROVISIONS:

AN NON-EXCLUSIVE, PERPETUAL EASEMENT DESIGNATED FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR, AND GRANTED TO, THE PUBLIC OVER THAT PORTION OF PROPERTY DENOTED "PUBLIC ACCESS EASEMENT." THIS EASEMENT SHALL NOT BE TERMINATED OR MODIFIED WITHOUT THE ADVANCE APPROVAL OF THE CORPORATE AUTHORITIES OF THE CITY OF HIGHLAND PARK.

COUNTY CLERK 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 STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS_____DAY OF_____20_____.

_____
LAKE COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
I, JORDAN A. LESKOVISEK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE ANY REPRESENTATIVE OF THE CITY OF HIGHLAND PARK TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS HIGHLAND PARK TOWNHOMES CONSOLIDATION WITH THE LAKE COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 1,246,435 SQUARE FEET OR 28.614 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF HIGHLAND PARK WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17097C0287K WITH MAP REVISED SEPTEMBER 18, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ___ DAY OF_____ 20___ IN ROSEMONT, ILLINOIS.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskovisek@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

JORDAN A. LESKOVISEK
035-4056
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

MAIL TAX BILL TO:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

NO.	DATE	REMARKS
6	02/06/26	EASE PROVISIONS

NO.	DATE	REMARKS
5	02/05/26	PUBLIC ACCESS ESMT
4	02/04/26	EASE PROVISIONS
3	01/19/26	EASE PROVISIONS
2	01/16/26	EASEMENTS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02SUB-01

DATE: 11/25/2025

JOB NO. 11395.02

SHEET 4 OF 4

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FINAL PLAT OF
ROSEWOOD OF HIGHLAND PARK SUBDIVISION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

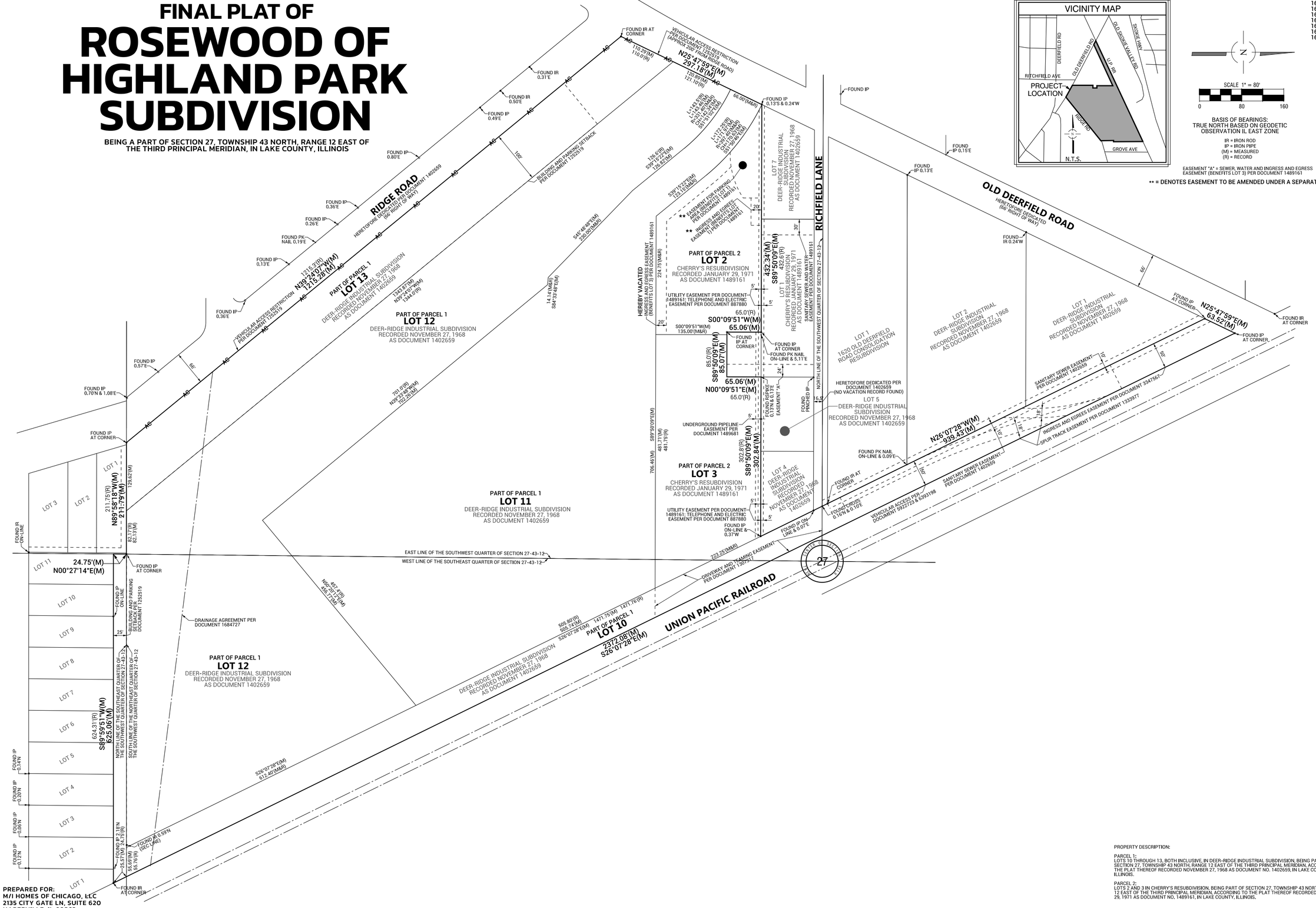
P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

EASEMENT "A" = SEWER, WATER AND INGRESS AND EGRESS EASEMENT (BENEFITS LOT 3) PER DOCUMENT 1489161

** = DENOTES EASEMENT TO BE AMENDED UNDER A SEPARATE COVER



PREPARED FOR:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LN, SUITE 620
NAPERVILLE, IL 60563

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 10 THROUGH 13, BOTH INCLUSIVE, IN DEER-RIDGE INDUSTRIAL SUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1968 AS DOCUMENT NO. 1402659, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 2 AND 3 IN CHERRY'S RESUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1971 AS DOCUMENT NO. 1489161, IN LAKE COUNTY, ILLINOIS.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.03SUB-01

DATE:
03/26/2026

JOB NO.
11395.03

SHEET
1 OF 3

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FINAL PLAT OF
ROSEWOOD OF HIGHLAND PARK SUBDIVISION

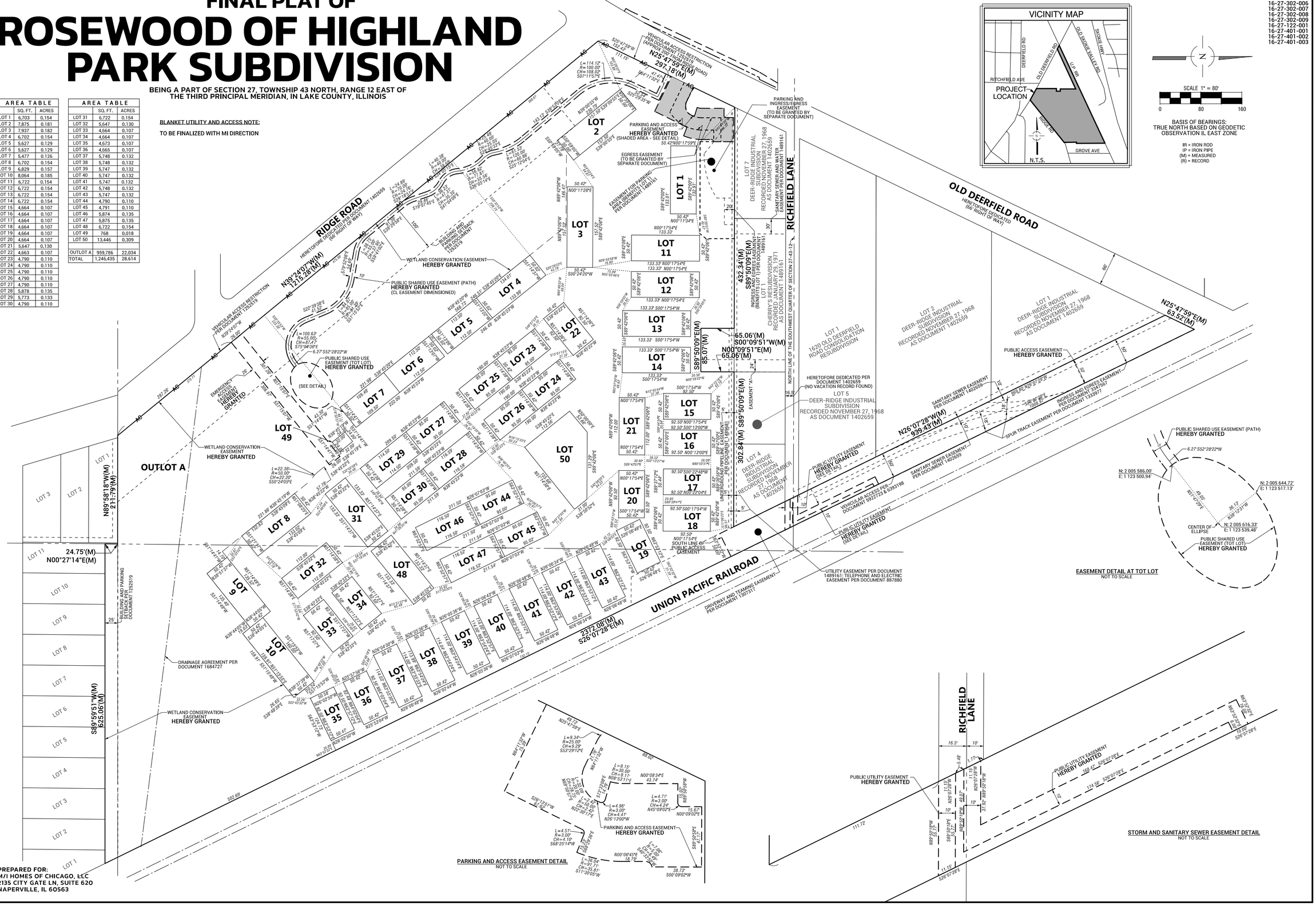
BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	6,703	0.154
LOT 2	7,875	0.181
LOT 3	7,937	0.182
LOT 4	6,702	0.154
LOT 5	5,627	0.129
LOT 6	5,627	0.129
LOT 7	5,477	0.126
LOT 8	6,702	0.154
LOT 9	6,829	0.157
LOT 10	8,064	0.185
LOT 11	6,722	0.154
LOT 12	6,722	0.154
LOT 13	6,722	0.154
LOT 14	6,722	0.154
LOT 15	4,664	0.107
LOT 16	4,664	0.107
LOT 17	4,664	0.107
LOT 18	4,664	0.107
LOT 19	4,664	0.107
LOT 20	4,664	0.107
LOT 21	5,647	0.130
LOT 22	4,663	0.107
LOT 23	4,790	0.110
LOT 24	4,790	0.110
LOT 25	4,790	0.110
LOT 26	4,790	0.110
LOT 27	4,790	0.110
LOT 28	5,878	0.135
LOT 29	5,773	0.133
LOT 30	4,790	0.110

AREA TABLE		
	SQ. FT.	ACRES
LOT 31	6,722	0.154
LOT 32	5,647	0.130
LOT 33	4,664	0.107
LOT 34	4,664	0.107
LOT 35	4,673	0.107
LOT 36	4,665	0.107
LOT 37	5,748	0.132
LOT 38	5,748	0.132
LOT 39	5,747	0.132
LOT 40	5,747	0.132
LOT 41	5,747	0.132
LOT 42	5,748	0.132
LOT 43	5,747	0.132
LOT 44	4,790	0.110
LOT 45	4,791	0.110
LOT 46	5,874	0.135
LOT 47	5,875	0.135
LOT 48	6,722	0.154
LOT 49	768	0.018
LOT 50	13,446	0.309
OUTLOT A	959,786	22.034
TOTAL	1,246,435	28.614

BLANKET UTILITY AND ACCESS NOTE:

TO BE FINALIZED WITH MI DIRECTION



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
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16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

PREPARED FOR:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LN, SUITE 620
NAPERVILLE, IL 60563

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.03SUB-01

DATE:
03/26/2026

JOB NO.
11395.03

SHEET
2 OF 3

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FINAL PLAT OF
ROSEWOOD OF HIGHLAND PARK SUBDIVISION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

P.I.N.:
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16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____ AND _____
IS/ARE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS_____ DAY OF _____ , A.D. 20 _____.

_____
SIGNED:

_____
PRINTED NAME AND TITLE

_____
SIGNED:

_____
PRINTED NAME AND TITLE

ADDRESS:

_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____

_____, TITLE _____

OF _____WHO IS/ARE PERSONALLY KNOWN TO ME
TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID
SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF_____ , A.D. 20 _____ .

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED,_____ AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF_____COUNTY, ILLINOIS ON THE_____DAY OF_____, A.D. 20_____,

AS DOCUMENT NUMBER_____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS_____ DAY OF _____ , 20_____.

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ , 20_____.

_____
NOTARY PUBLIC

CITY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS , DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED BY THE CITY COUNCIL AT ITS MEETING HELD ON THIS DAY IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS

THIS _____ DAY OF_____ , A.D. 20 _____

_____
MAYOR, HIGHLAND PARK, IL

_____
PRINTED NAME

ATTEST:_____
CITY CLERK, HIGHLAND PARK, IL

_____
PRINTED NAME

CITY ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ CITY ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM STANDARDS OF THE CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS

THIS _____ DAY OF_____ , A.D. 20 _____

_____
CITY ENGINEER, HIGHLAND PARK, IL

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ , COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK, THIS_____ DAY OF_____ , A.D. 20 _____

_____
CITY COLLECTOR, HIGHLAND PARK, IL

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

RECOMMENDED TO APPROVE BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK,

DATED THIS _____ DAY OF_____ , A.D. 20 _____

_____
CHAIRMAN

_____
NAME

ATTEST: _____
SECRETARY

_____
NAME

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR 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, REASONABLE PROVISIONS HAVE 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 BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____ DAY OF_____, 20___.

_____
REGISTERED PROFESSIONAL ENGINEER

LICENSE NO.:_____

EXPIRES: _____

WETLAND CONSERVATION RESTRICTIONS AND EASEMENT PROVISIONS:
UNLESS INCLUDED AS PART OF THE APPROVED PERMITTED PLANS BY THE CITY OF HIGHLAND PARK AND LAKE COUNTY STORMWATER MANGEMENT COMMISION (SMC), THE UNDERSIGNED OWNER HEREBY MAKES THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THOSE AREAS DESIGNATED AS "WETLAND" AND "WETLAND BUFFER" IN SAID PARCEL MAY BE PUT, AND SPECIFIES THAT SUCH DECLARATIONS SHALL CONSTITUTE PROTECTIONS TO RUN WITH ALL THE LAND, AS PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS, AND ALL PERSONS CLAIMING UNDER THEM, AND FOR THE BENEFIT OF AND LIMITATIONS ON ALL FUTURE OWNERS IN SUCH PARCEL AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM AREAS, THIS DECLARATION BEING IN COMPLIANCE WITH APPLICABLE STORMWATER AND DRAINAGE RULES, REGULATIONS, AND ORDINANCES AS SPECIFIED HEREIN:

1. PURPOSE. THE PURPOSE OF THIS RESTRICTIVE EASEMENT IS TO PERPETUALLY PRESERVE THE WETLAND(S) AND ASSOCIATED BUFFER(S) IN THEIR NATURAL CONDITION. SPECIFICALLY, THIS RESTRICTIVE EASEMENT WILL SERVE TO PROTECT THE WETLAND AND BUFFER AREAS.

2. PROHIBITED ACTIONS. ANY ACTIVITY ON, OR USE OF, THE WETLAND AND BUFFER THAT IS INCONSISTENT WITH THE PURPOSE OF THIS RESTRICTIVE EASEMENT IS EXPRESSLY PROHIBITED, BY WAY OF EXAMPLE, BUT NOT BY WAY OF LIMITATION, THE FOLLOWING ACTIVITIES AND USES ARE EXPLICITLY PROHIBITED UNLESS AUTHORIZED BY APPLICABLE PERMITS:
I. DIVISION. ANY DIVISION OR SUBDIVISION OF THE WETLAND AND BUFFER AREAS IS PROHIBITED.
II. COMMERCIAL ACTIVITIES. ANY COMMERCIAL ACTIVITY ON THE WETLAND AND BUFFER AREAS, EXCEPT FOR PASSIVE RECREATIONAL ACTIVITY, IS PROHIBITED.
III. INDUSTRIAL ACTIVITIES. ANY INDUSTRIAL ACTIVITY ON THE WETLAND AND BUFFER AREAS IS PROHIBITED.
IV. CONSTRUCTION. THE PLACEMENT OR CONSTRUCTION OF ANY HUMAN-MADE STRUCTURE OR FEATURE ON THE WETLAND AND BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, ROADS, AND PARKING LOTS IS PROHIBITED.
V. VEGETATION. ANY CUTTING, MOWING, PLOWING, OR REMOVAL OF TREES OR OTHER VEGETATION IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, EXCEPT FOR THE CUTTING OR REMOVAL OF TREES THAT POSE A THREAT TO HUMAN LIFE OR PROPERTY. REMOVAL OF NON-NATIVE VEGETATION FROM THE WETLAND AND BUFFER AREAS IS PERMITTED WHEN CONDUCTED IN ACCORDANCE WITH A LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (SMC)-APPROVED MAINTENANCE PLAN.
VI. LAND SURFACE ALTERATION. ANY ALTERATION OF THE LAND SURFACE IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, INCLUDING, BUT NOT LIMITED TO, THE PLACEMENT OF DREDGED OR FILL MATERIAL, EXCAVATION, AND GRADING. IN ADDITION, MINING OF ANY SUBSTANCE THAT MUST BE QUARRIED OR REMOVED BY METHODS THAT WILL CONSUME OR DEPLETE THE SURFACE ESTATE, INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK, AND PEAT, AND EXPLORING FOR, DEVELOPING, AND EXTRACTING OIL, GAS, HYDROCARBONS, OR PETROLEUM PRODUCTS ARE ALL PROHIBITED ACTIVITIES IN THE WETLAND AND BUFFER AREAS.
VII. UTILITIES. UNLESS INCLUDED AS PART OF THE PERMITTED PLANS, NO UNDERGROUND OR OVERHEAD UTILITY LINES SHALL BE ALLOWED IN THE WETLAND AND BUFFER AREAS, INCLUDING, BUT NOT LIMITED TO SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION. EXISTING LINES MAY REMAIN, BUT ANY PROPOSED MAINTENANCE WORK REQUIRING INTRUSION INTO WETLAND AND BUFFER AREAS SHALL REQUIRE PRIOR WRITTEN AUTHORIZATION FROM THE SMC, EXCEPT FOR EMERGENCY REPAIR OF UTILITY LINES THAT POSE A THREAT TO HUMAN HEALTH AND SAFETY.
VIII. DUMPING. WASTE, DEBRIS, AND UNSIGHTLY OR OFFENSIVE MATERIAL IS NOT ALLOWED AND MAY NOT BE ACCUMULATED ON THE WETLAND AND BUFFER AREAS.
IX. WATER COURSES. NATURAL WATER COURSES, LAKES, WETLANDS, OR OTHER BODIES OF WATER MAY NOT BE ALTERED.
X. OFF-ROAD RECREATIONAL VEHICLES. MOTORIZED OFF-ROAD VEHICLES—INCLUDING, BUT NOT LIMITED TO, SNOWMOBILES, DUNE BUGGIES, ALL-TERRAIN VEHICLES, AND MOTORCYCLES—MAY NOT BE OPERATED ON THE WETLAND AND BUFFER AREAS, EXCEPT ON DESIGNATED TRAILS SHOWN ON THE PERMITTED PLANS.
XI. SIGNS AND BILLBOARDS. BILLBOARDS ARE PROHIBITED. SIGNS ARE PROHIBITED, EXCEPT THE FOLLOWING SIGNS MAY BE DISPLAYED TO SPECIFICALLY STATE: 1) THE NAME AND ADDRESS OF THE PROPERTY OR THE OWNER'S NAME; 2) THE AREA IS A PROTECTED WETLAND/CONSERVATION AREA; 3) PROHIBITION OF ANY UNAUTHORIZED ENTRY OR USE (E.G., NO DUMPING, NO MOWING, ETC.); OR 4) AN ADVERTISEMENT FOR THE SALE OR RENT OF THE PROPERTY.

3. TERM. THIS CONSERVATION EASEMENT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL PUBLIC AGENCIES, FOR PERPETUITY FROM THE DATE THESE PROTECTIONS ARE RECORDED.

4. ENFORCEMENT. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR THREATENING TO VIOLATE ANY PROVISION EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES. ENFORCEMENT MAY BE UNDERTAKEN BY ANY GRANTOR OR GRANTEE IN THE CHAIN OF TITLE, ANY ADJOINING PROPERTY OWNER, ANY PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY EFFECTED BY ANY VIOLATION OR THREAT TO VIOLATE THIS EASEMENT, THE HOST MUNICIPALITY, THE LAKE COUNTY SMC, OR THE U.S. ARMY CORPS OF ENGINEERS (USACE).

5. REFERENCE. THIS CONSERVATION EASEMENT SHALL BE REFERENCED ON THE DEED OR OTHER INSTRUMENTS OF CONVEYANCE FOR SAID PROPERTY.

CROSS ACCESS AND PARKING EASEMENT PROVISIONS:

THE OWNERS SHALL CONSTRUCT AND MAINTAIN THE OFF-STREET PARKING LOT AND RECORD AN ACCESS EASEMENT, IN A FORM ACCEPTABLE TO THE CITY'S CORPORATION COUNSEL, PROVIDING FOR (I) FOURTEEN (14) PARKING SPACES IN THE OFF-STREET PARKING LOT FOR THE EXCLUSIVE USE OF THE CITY OF HIGHLAND PARK POLICE DEPARTMENT AND ITS SUCCESSORS, ASSIGNS, VISITORS, INVITEES, AGENTS, AND EMPLOYEES MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M., AND (II) A DRIVE AISLE IN THE OFF-STREET PARKING LOT FOR THE NON-EXCLUSIVE USE OF THE CITY OF HIGHLAND PARK POLICE DEPARTMENT AND ITS VISITORS. IN ADDITION, THE OWNERS SHALL GRANT A NON-EXCLUSIVE, PERPETUAL EASEMENT, IN A FORM ACCEPTABLE TO THE CITY'S CORPORATION COUNSEL, FOR INGRESS, EGRESS, CROSS-ACCESS, AND PARKING OVER THE SHARED MEANS OF INGRESS, EGRESS, AND PARKING LOCATED WITHIN THE AREA DESIGNATED AS THE "PARKING AND ACCESS EASEMENT," FOR THE BENEFIT OF THE CITY OF HIGHLAND PARK POLICE DEPARTMENT AND ITS SUCCESSORS, ASSIGNS, VISITORS, INVITEES, AGENTS, AND EMPLOYEES, EXCLUDING CONSTRUCTION TRAFFIC AND MAINTENANCE VEHICLES, EXCEPT FOR CONDUCTING MAINTENANCE AND CONSTRUCTION ON THE PARKING LOT OR THE 28 SPACE INDUSTRIAL LOT. DRIVE AISLES AND PARKING SPACES WITHIN THE PARKING AND ACCESS EASEMENT SHALL BE REASONABLY ACCESSIBLE TO POINTS OF INGRESS AND EGRESS, AND THE OWNERS MAY CONTINUE TO USE THE EASEMENT AREA IN ANY MANNER THAT DOES NOT MATERIALLY INTERFERE WITH THE ACCESS RIGHTS GRANTED HEREIN.

PUBLIC UTILITY EASEMENT PROVISIONS:

EASEMENTS DESIGNATED FOR UNDERGROUND AND SURFACE TELECOMMUNICATIONS, PUBLIC UTILITIES, AND DRAINAGE FACILITIES ARE HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK, AND THE PROVIDERS OF TELECOMMUNICATIONS AND PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS SHOWN ON THIS PLAT SAID EASEMENTS SHALL BE FOR THE PURPOSE OF INSTALLING, EXTENDING, CONSTRUCTING, REPAIRING, MAINTAINING, RECONSTRUCTING, AND OPERATING SUCH TELECOMMUNICATIONS, PUBLIC UTILITIES AND SANITARY AND STORM SEWER FACILITIES AND RELATED APPURTENANCES, IN UNDER, ACROSS, ALONG AND UPON, THE SO DESIGNATED EASEMENT AREA IN ORDER TO SERVE ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER REAL PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO.

THIS GRANT OF EASEMENT SHALL INCLUDE THE RIGHT OF THE GRANTEE TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT, WITHOUT LIABILITY, TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT AREA AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES HEREUNDER, NO BUILDINGS, STRUCTURES," OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED PLACED, OR PLANTED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY

PUBLIC SHARED USE EASEMENT PROVISIONS:

A PUBLIC PERPETUAL, NON-EXCLUSIVE EASEMENT ("PUBLIC USE EASEMENT") IS HEREBY GRANTED OVER, ACROSS, AND UPON THE AREAS LABELED "PUBLIC SHARED USE EASEMENT (TOT LOT)"AND "PUBLIC SHARED USE EASEMENT (PATH)" (COLLECTIVELY, THE "EASEMENT AREA"), FOR THE PURPOSES OF PEDESTRIAN ACCESS, PASSIVE RECREATION, AND USE OF PLAYGROUND EQUIPMENT, THE EASEMENT AREA MAY BE USED BY THE PUBLIC FOR RECREATIONAL USE, TOGETHER WITH USES REASONABLY INCIDENTAL THERETO. NO MOTORIZED VEHICLES SHALL BE PERMITTED, PUBLIC USE OF THE EASEMENT AREA SHALL BE LIMITED TO DAYLIGHT HOURS UNLESS OTHERWISE POSTED BY OWNER. OWNER MAY PROMULGATE REASONABLE RULES GOVERNING USE OF THE EASEMENT AREA, PROVIDED SUCH RULES ARE NON-DISCRIMINATORY AND DO NOT UNREASONABLY INTERFERE WITH PUBLIC ACCESS. USE OF THE EASEMENT AREA BY THE PUBLIC SHALL BE AT THE USER'S OWN RISK, OWNER SHALL NOT BE LIABLE FOR INJURIES OR DAMAGES ARISING FROM USE OF THE EASEMENT AREA, EXCEPT TO THE EXTENT REQUIRED BY APPLICABLE LAW. THIS PUBLIC USE EASEMENT SHALL NOT BE TERMINATED OR MODIFIED WITHOUT THE ADVANCE APPROVAL OF THE CORPORATE AUTHORITIES OF THE CITY OF HIGHLAND PARK.

PUBLIC ACCESS EASEMENT PROVISIONS:

AN NON-EXCLUSIVE, PERPETUAL EASEMENT DESIGNATED FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR, AND GRANTED TO, THE PUBLIC OVER THAT PORTION OF PROPERTY DENOTED "PUBLIC ACCESS EASEMENT." THIS EASEMENT SHALL NOT BE TERMINATED OR MODIFIED WITHOUT THE ADVANCE APPROVAL OF THE CORPORATE AUTHORITIES OF THE CITY OF HIGHLAND PARK.

EMERGENCY ACCESS EASEMENT PROVISIONS:

(TO BE PROVIDED)

COUNTY CLERK 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 STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS_____DAY OF_____20_____.

_____
LAKE COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
I, JORDAN A. LESKOVISEK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE ANY REPRESENTATIVE OF THE CITY OF HIGHLAND PARK TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS HIGHLAND PARK TOWNHOMES CONSOLIDATION WITH THE LAKE COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DEDIMALS THEREOF.

SAID PROPERTY CONTAINS 1,246,435 SQUARE FEET OR 28.614 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF HIGHLAND PARK WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17097C0287K WITH MAP REVISED SEPTEMBER 18, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF_____, 20____ IN ROSEMONT, ILLINOIS.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskovisek@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

JORDAN A. LESKOVISEK
ILLINOIS
035-4056
PROFESSIONAL LAND SURVEYOR
ROSEMONT, ILLINOIS

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LN, SUITE 620
NAPERVILLE, IL 60563

MAIL TAX BILL TO:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LN, SUITE 620
NAPERVILLE, IL 60563

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.03SUB-01

DATE:
03/26/2026

JOB NO.
11395.03

SHEET
3 OF 3

N:\Projects\11395\11395.03-MI-Homes\SURVEY\11395.03SUB-01.dgn SHEET 3 User=jleskovisek

Color Palette A - Front Load Towns

Color Palette B - Rear Load Rows

Color Palette C - Front Load Towns

Color Palette A - Rear Load Rows

Color Palette B - Front Load Towns

Color Palette C - Rear Load Rows

	BUILDING LEGEND
1	Building Assembly Type
*2	2-BR Affordable Unit Entry
*3	3-BR Affordable Unit Entry

HABITAT
Chicago, IL

Site Plan - Building Key

Highland Park Townhomes
Highland Park, IL

BSB DESIGN
BSBDESIGN.COM

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January 15, 2026 | 25-0030

Highland Park Townhomes

Habitat Company

Date	5-Sep-25
Phase	Schematic Design

Unit	Description	NRSF (sf)	Garage (sf)	GSF (sf)	Unit Count		Total NRSF	Total GSF	Notes:
					Total	Percent			
Townhome Units									
Plan A	2 Bed / 2.5 Bath	1,787	397	2,184	51	22.47%	91,137	111,384	Rear-Load Garage
~~Plan A2 - Affordable~~	~~2 Bed / 2.5 Bath~~	~~1,787~~	~~397~~	~~2,184~~	~~12~~	~~5.29%~~	~~21,444~~	~~26,208~~	~~Rear-Load Garage. 35% 2-BR for Affordable Units~~
Plan A3 - Affordable	3 Bed / 2.5 Bath	1,826	397	2,223	22	9.69%	40,172	48,906	Rear-Load Garage. 65% 3-BR for Affordable Units
Plan B - Interior/End	3 Bed / 3.5 Bath	2,014	438	2,452	92	40.53%	185,288	225,584	Rear-Load Garage
Plan C - Interior	3 Bed / 3.5 Bath	2,209	404	2,613	30	13.22%	66,270	78,390	Front-Load Garage
Plan C - End	3 Bed / 3.5 Bath	2,224	404	2,628	20	8.81%	44,480	52,560	Front-Load Garage
Total Townhome Units					227	100.00%	448,791	543,032	
Totals					227	100.00%	448,791	543,032	
							1977	2392	
							Mean NRSF	Mean GSF	

NRSF:	Measured to exterior face of stud at exterior and to centerline of demising wall; including all stair openings but **excluding garage.**
GSF:	Total buildable square footage including NRSF and garage.

Color Palette A - Front Load Towns

Color Palette B - Rear Load Rows

Color Palette C - Front Load Towns

Color Palette A - Rear Load Rows

Color Palette B - Front Load Towns

Color Palette C - Rear Load Rows

HABITAT
Chicago, IL

Site Plan - Building Key

Highland Park Townhomes

Highland Park, IL

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March 25, 2026 | 25-0030

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Highland Park Townhomes

Habitat Company

Date	25-Mar-26
Phase	Schematic Design

Unit	Description	NRSF SF			For Sale SF			Unit Count		Notes:
		Unit (sf)	Garage (sf)	Total (sf)	Unit (sf)	Garage (sf)	Total (sf)	Total	Percent	
Townhome Units										
Plan A	3 Bed / 2.5 Bath	1,826	397	2,223	1,747	390	2,137	51	22.47%	Rear-Load Garage
Plan A3 - Affordable	3 Bed / 2.5 Bath	1,826	397	2,223	1,747	390	2,137	34	14.98%	Rear-Load Garage
Plan B - Interior/End	3 Bed / 3.5 Bath	2,014	438	2,452	1,934	431	2,365	92	40.53%	Rear-Load Garage
Plan C - Interior	3 Bed / 3.5 Bath	2,209	404	2,613	2,098	405	2,503	30	13.22%	Front-Load Garage
Plan C - End	3 Bed / 3.5 Bath	2,224	404	2,628	2,112	405	2,517	20	8.81%	Front-Load Garage
Total Townhome Units								227	100.00%	
Totals								227	100.00%	

NRSF: (Net Rentable Square Footage) Measured to exterior face of stud at exterior and to centerline of demising wall; including all stair openings but excluding garage.

For Sale SF: Measured to exterior face of stud at exterior wall and to outside face of stud at demising wall; excluding upper level stair opening and garage.

HABITAT
Chicago, IL

Character Perspective - Palette A
3-Story Rearload Townhomes

Highland Park Townhomes
Highland Park, IL

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August 12, 2025 | 25-0030

HABITAT
Chicago, IL

Character Perspective - Palette B
3-Story Rearload Townhomes

Highland Park Townhomes
Highland Park, IL

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August 12, 2025 | 25-0030

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HABITAT
Chicago, IL

Character Perspective - Palette C
3-Story Rearload Townhomes

Highland Park Townhomes
Highland Park, IL

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August 12, 2025 | 25-0030

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HABITAT
Chicago, IL

Character Perspective - Palette A
3-Story Frontload Townhomes

Highland Park Townhomes
Highland Park, IL

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August 12, 2025 | 25-0030

HABITAT
Chicago, IL

Character Perspective - Palette B
3-Story Frontload Townhomes

Highland Park Townhomes
Highland Park, IL

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August 12, 2025 | 25-0030

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HABITAT
Chicago, IL

Character Perspective - Palette C
3-Story Frontload Townhomes

Highland Park Townhomes
Highland Park, IL

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August 12, 2025 | 25-0030

HABITAT
Chicago, IL

Streetscape Perspective
Entry Drive

Highland Park Townhomes
Highland Park, IL

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August 12, 2025 | 25-0030

HABITAT
Chicago, IL

Streetscape Perspective
Typical Private Drive

Highland Park Townhomes
Highland Park, IL

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Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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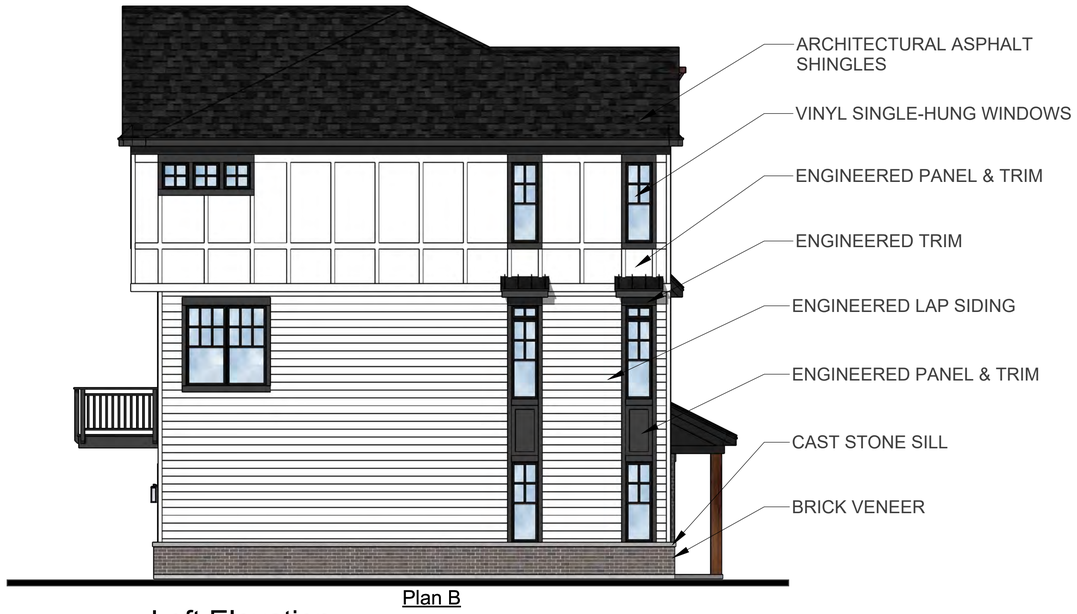
Plan B

Right Elevation

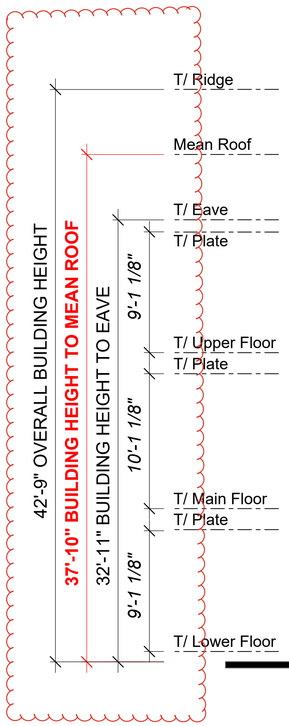
Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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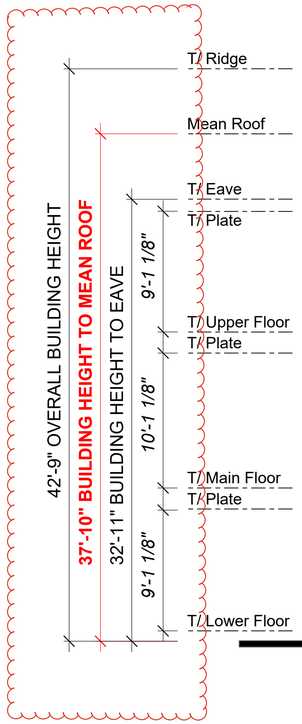


Plan B

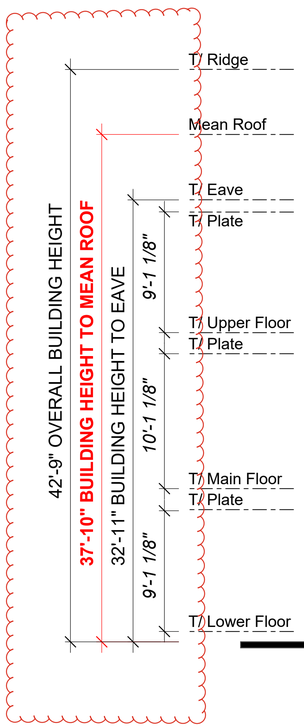
Right Elevation

Scale: 3/16" = 1'-0"

Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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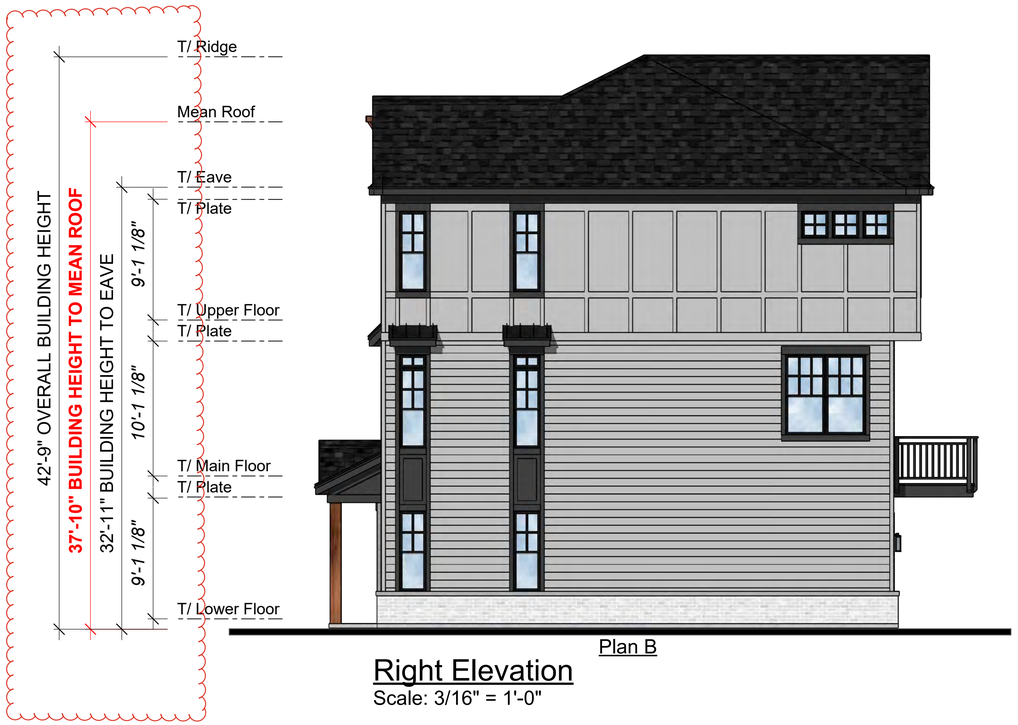
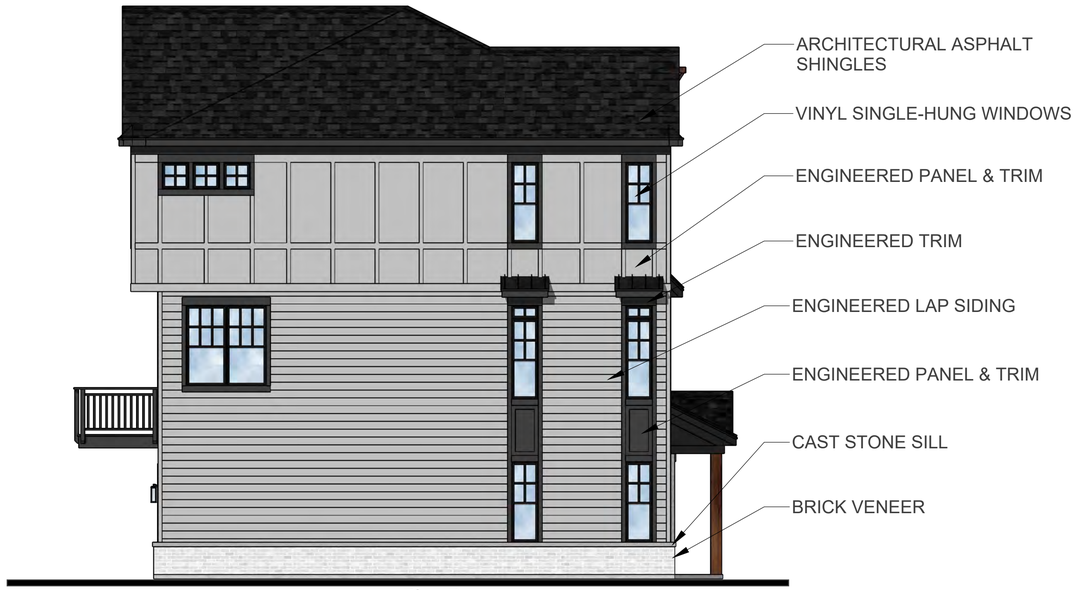


Plan B

Right Elevation

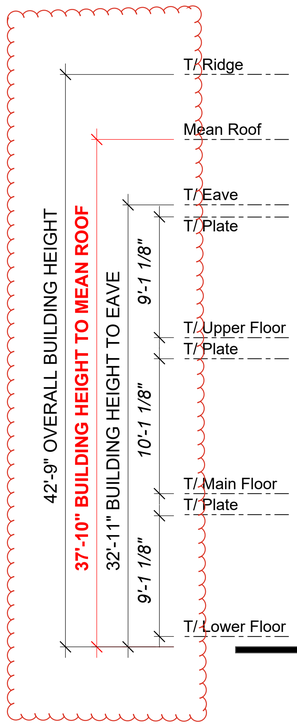
Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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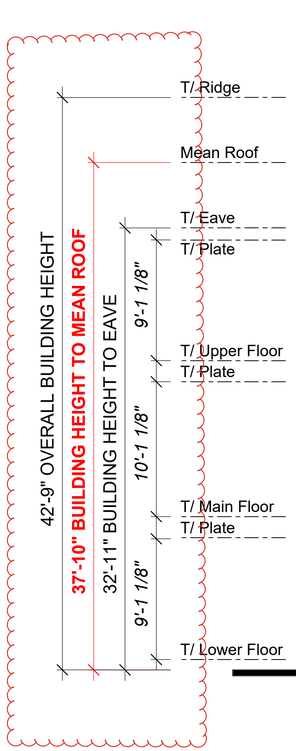

Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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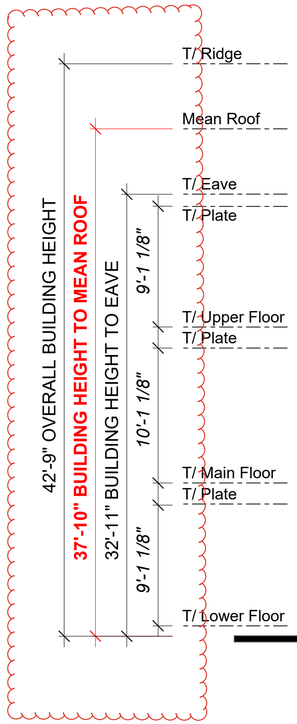


Plan B

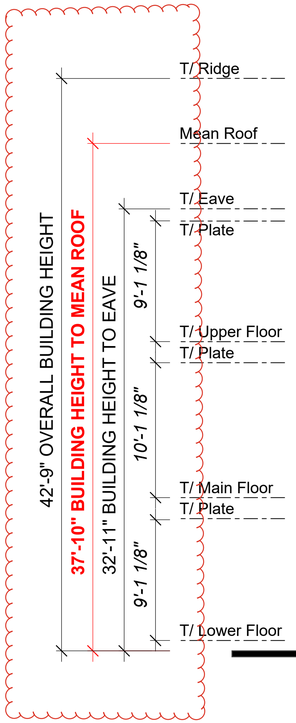
Right Elevation

Scale: 3/16" = 1'-0"

Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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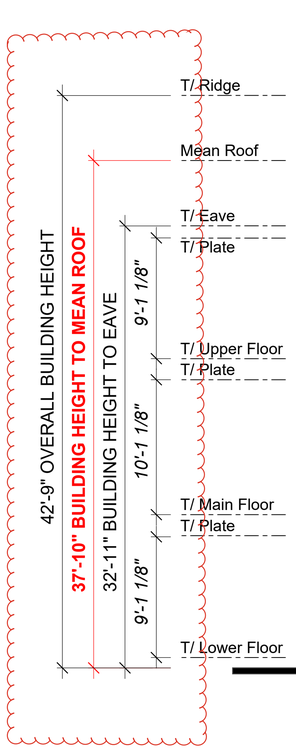

Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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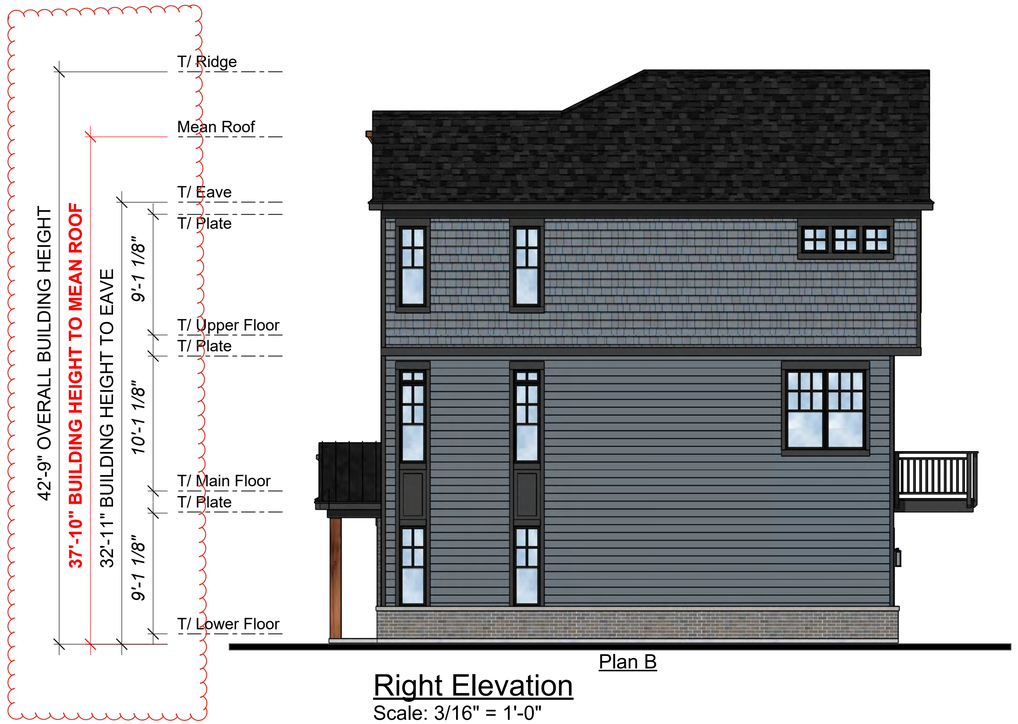
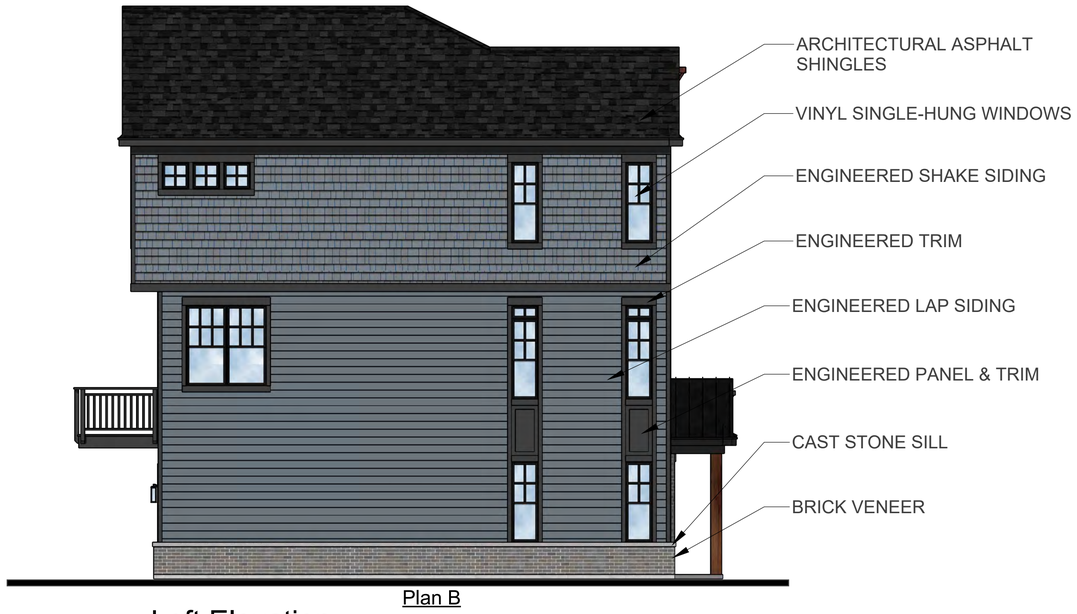


Plan B

Right Elevation

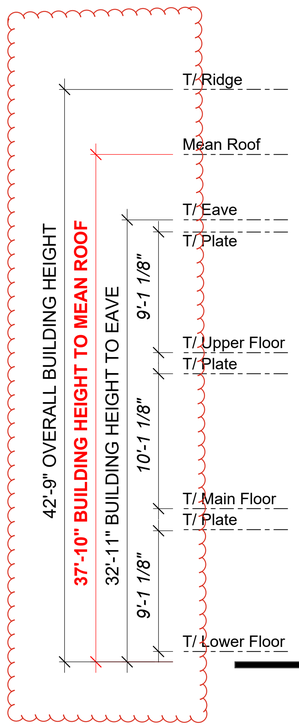
Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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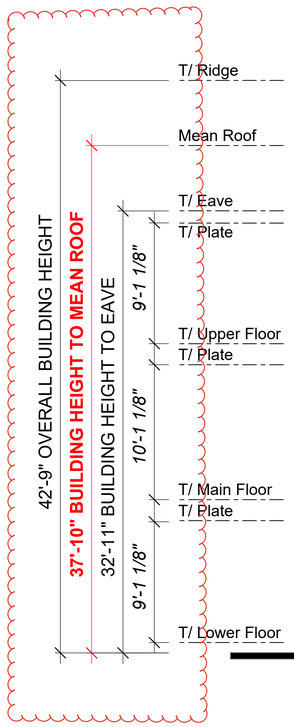

Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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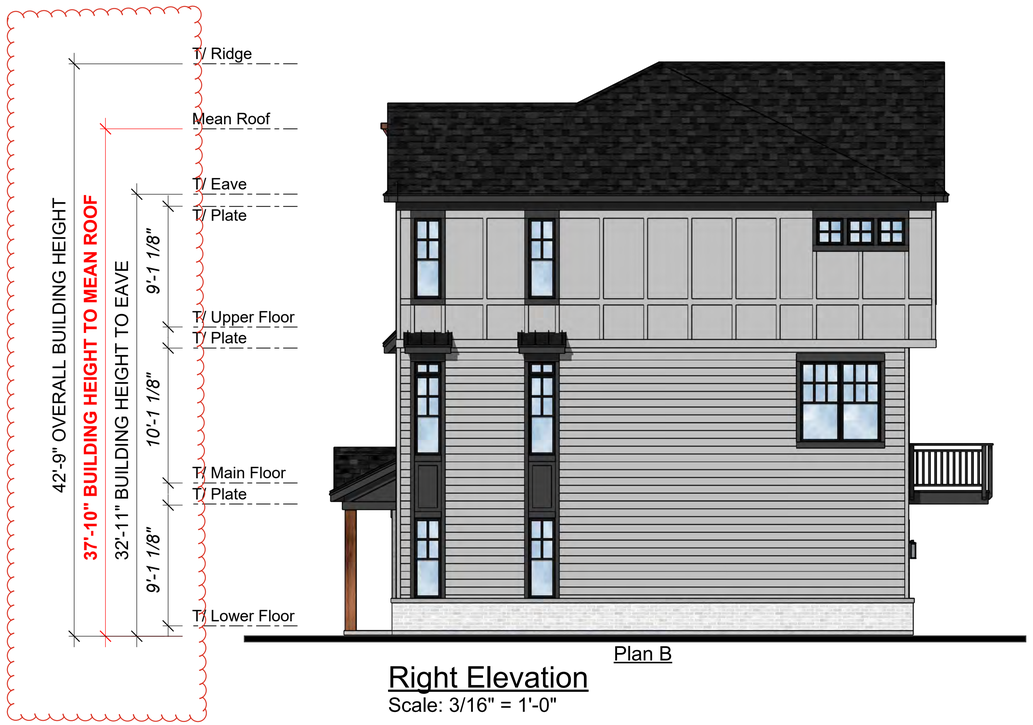
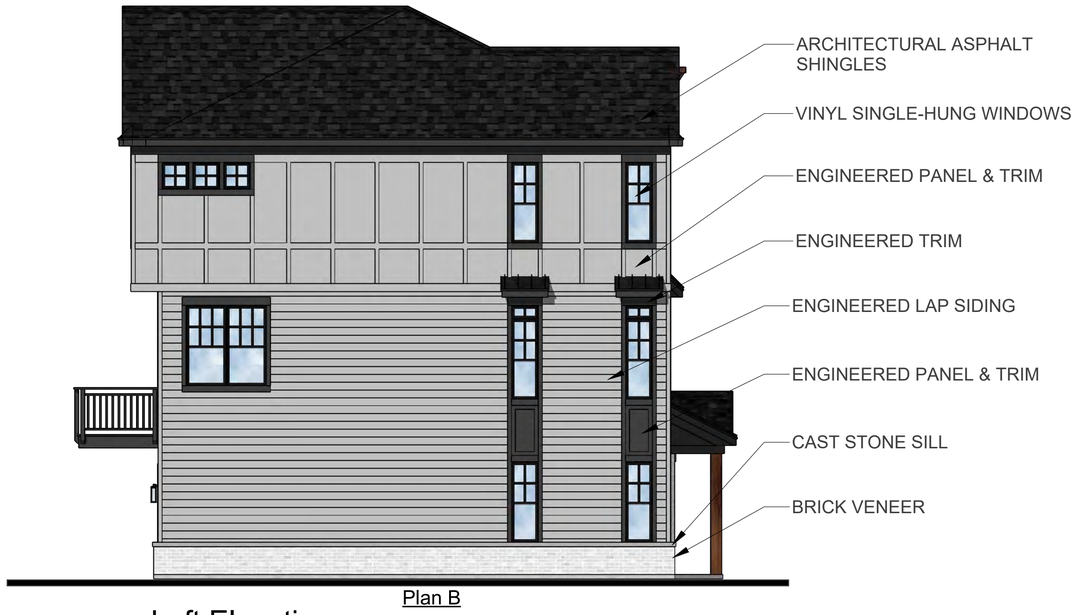


Plan B

Right Elevation

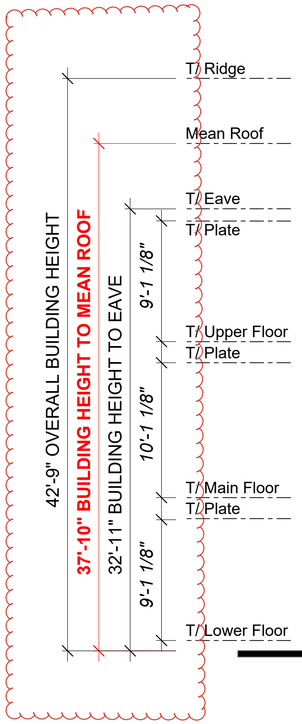
Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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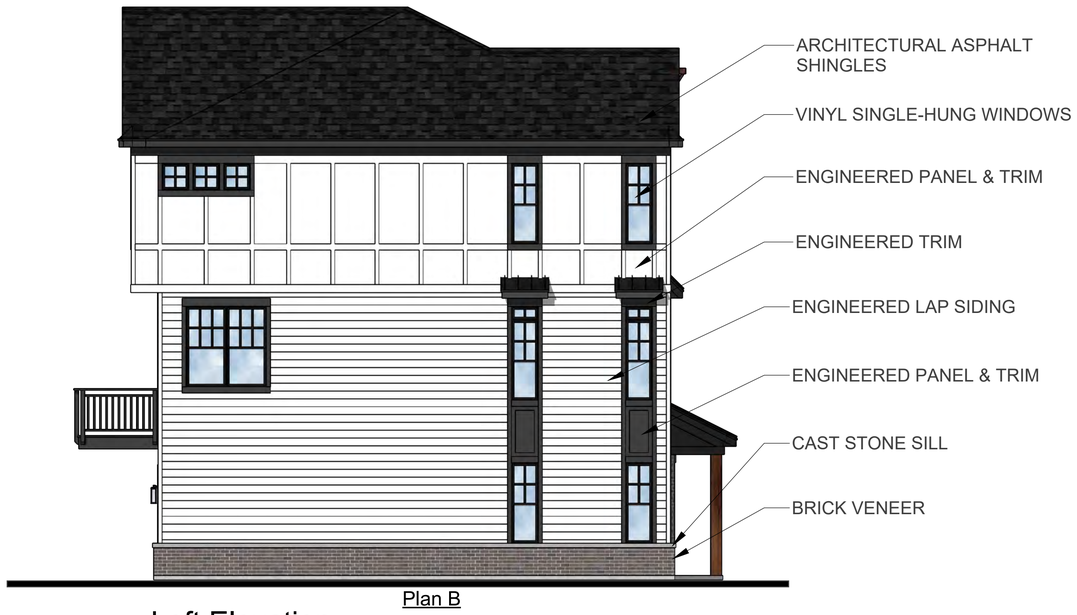
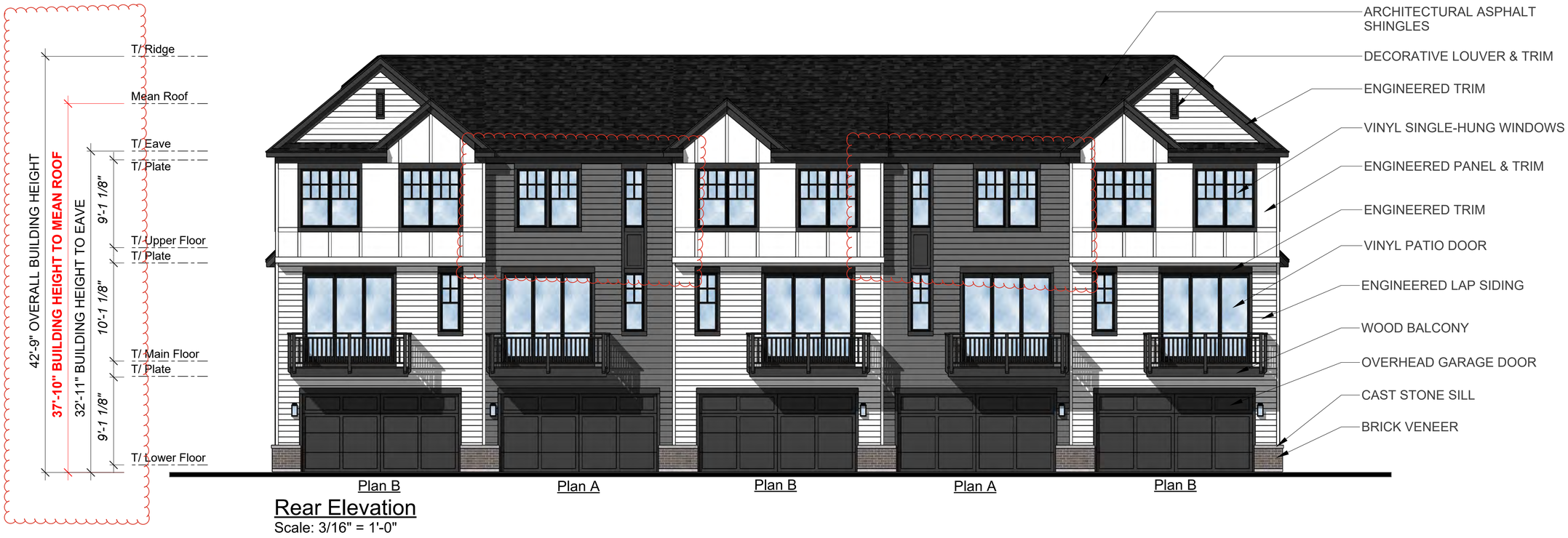
Right Elevation
Scale: 3/16" = 1'-0"



Left Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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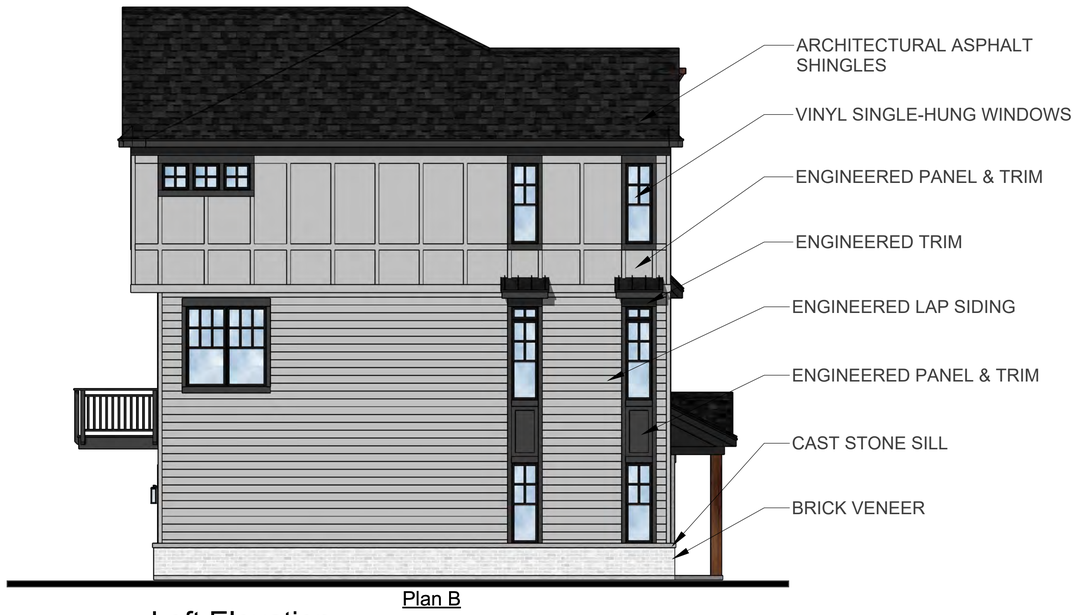
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"

Plan B | Plan A | Plan B | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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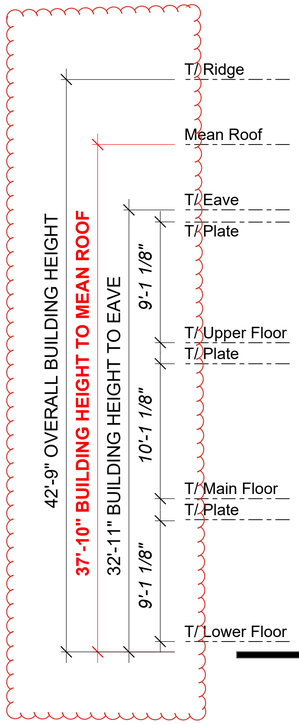

Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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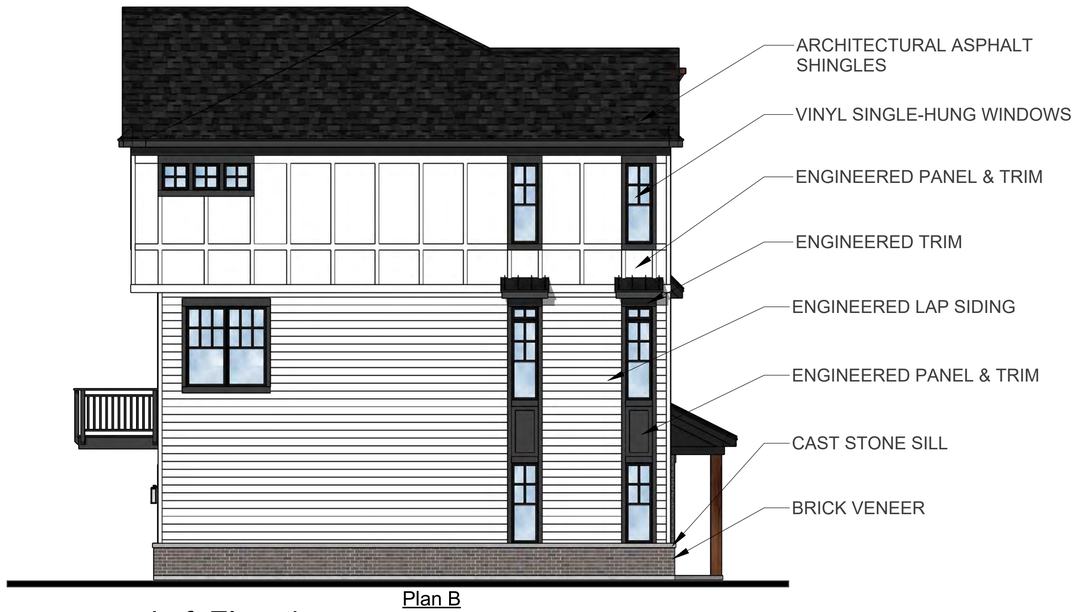
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"

Plan B | Plan A | Plan B | Plan A2 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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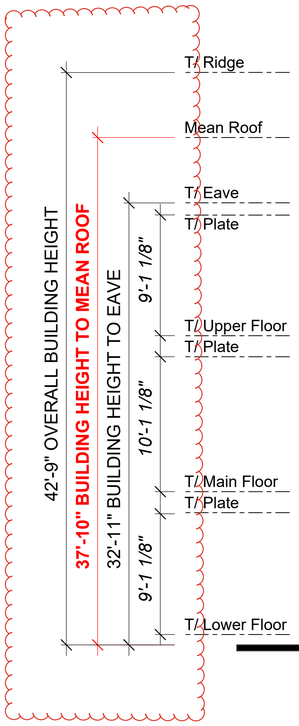

Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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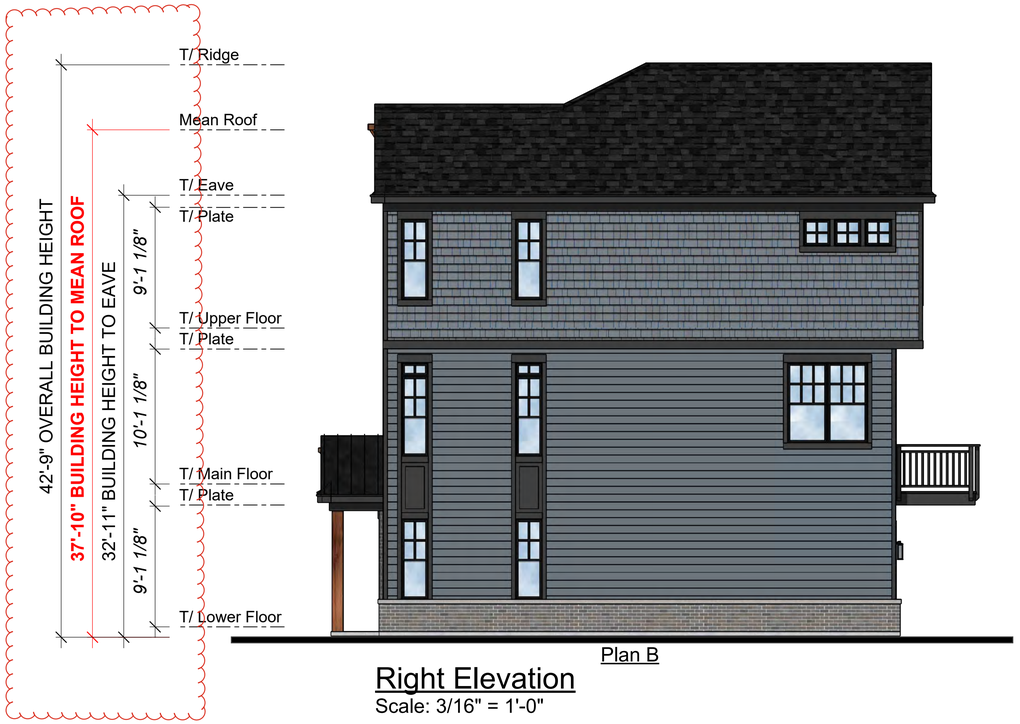
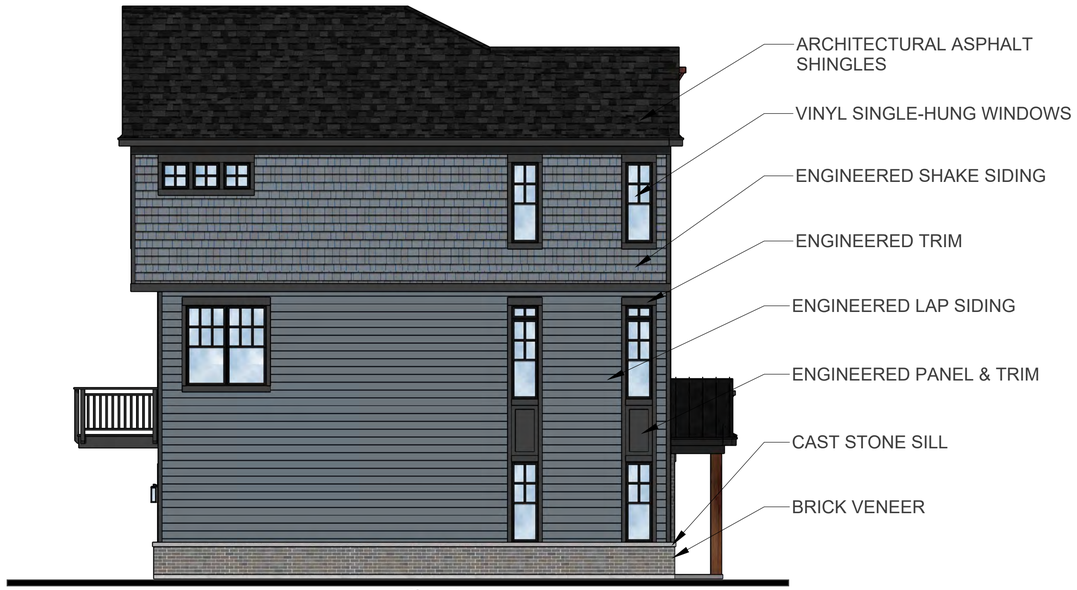


Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"

Plan B | Plan A | Plan B | Plan A2 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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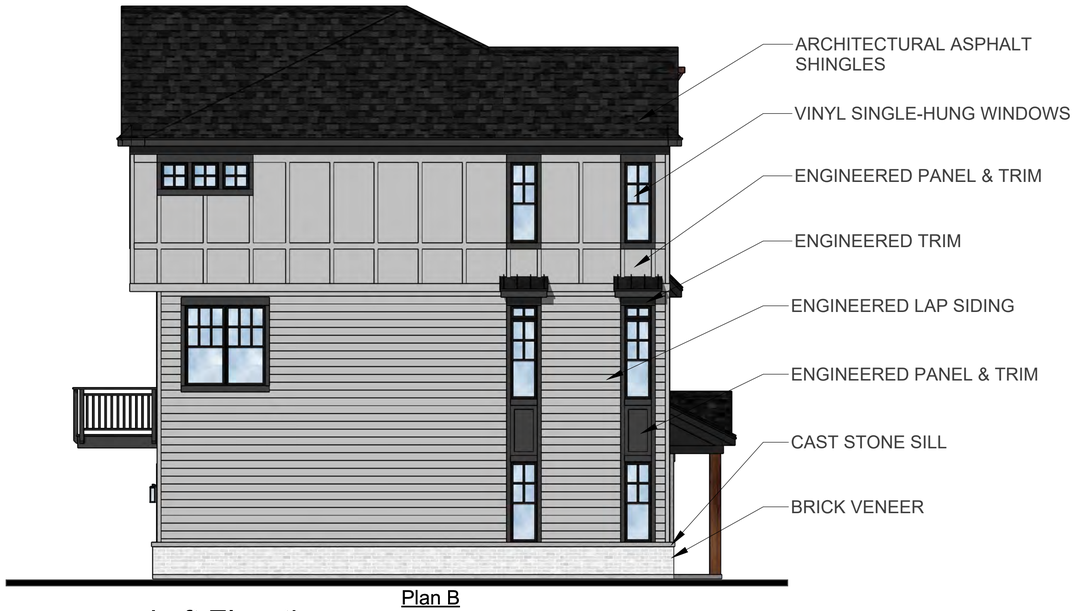
Plan B

Right Elevation

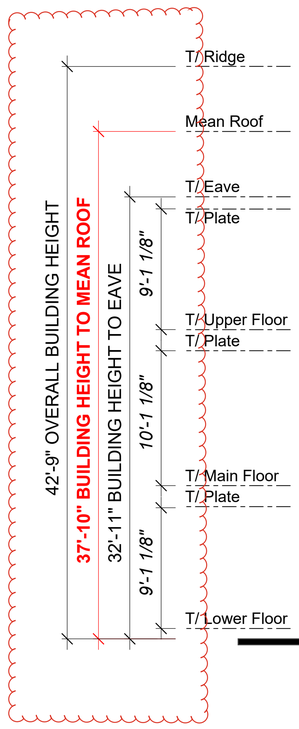
Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan B | Plan A2 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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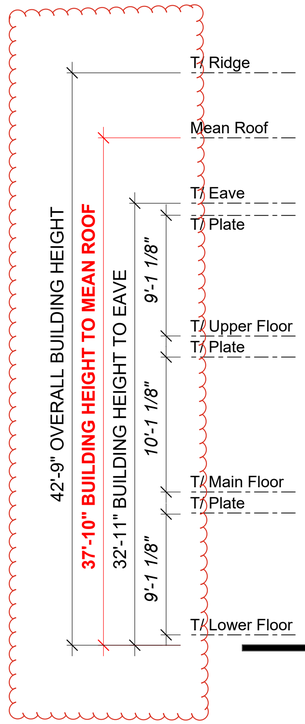


Plan B

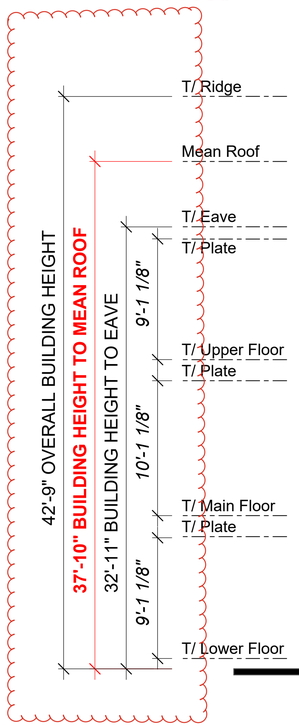
Right Elevation

Scale: 3/16" = 1'-0"

Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A2 *(Affordable)* | Plan B | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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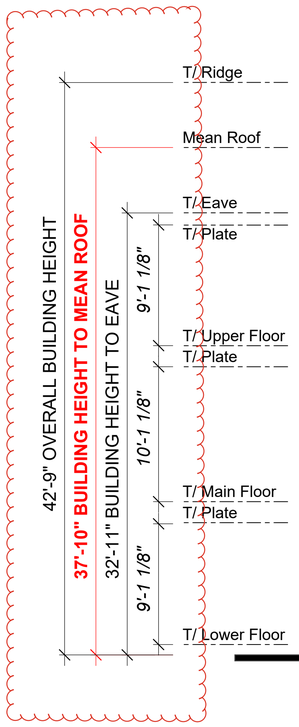

Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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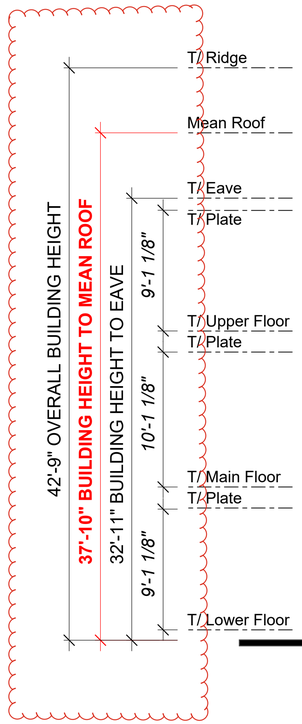


Plan B

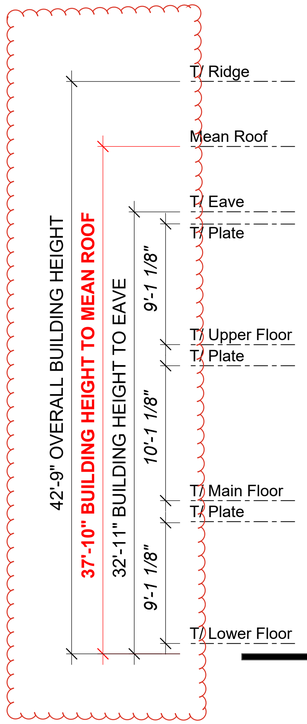
Right Elevation

Scale: 3/16" = 1'-0"

Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A2 *(Affordable)* | Plan B | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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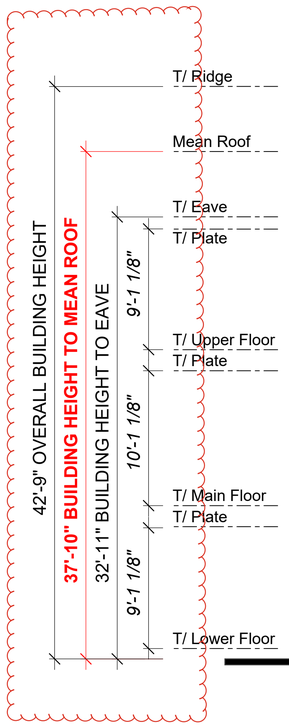

Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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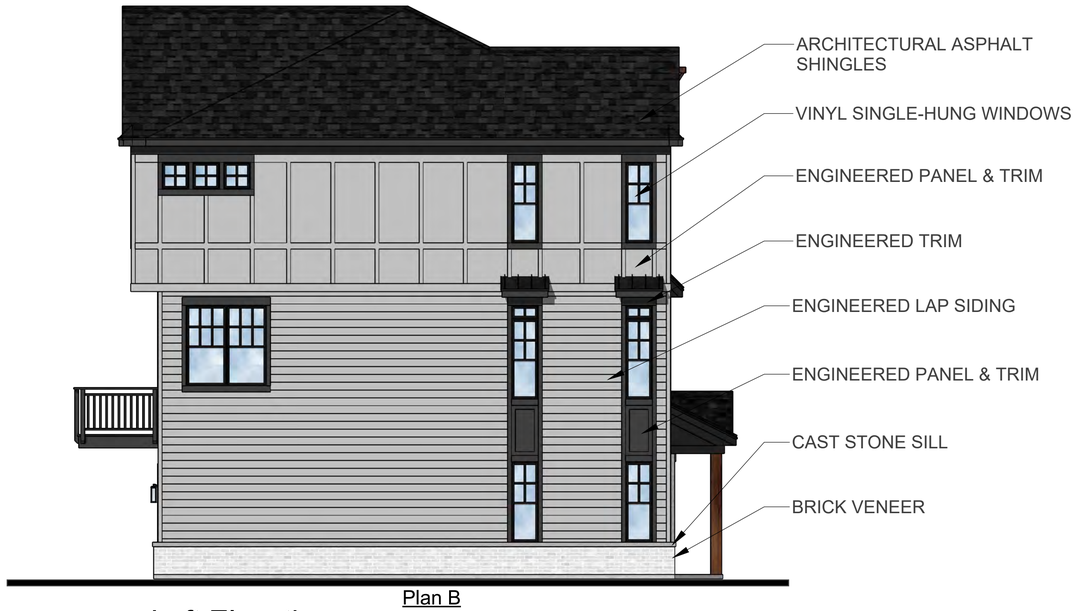
Plan B

Right Elevation

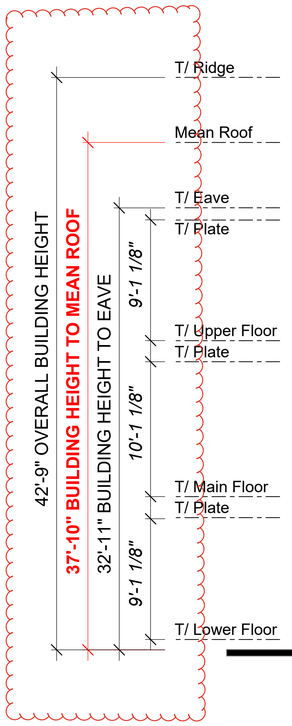
Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A2 *(Affordable)* | Plan B | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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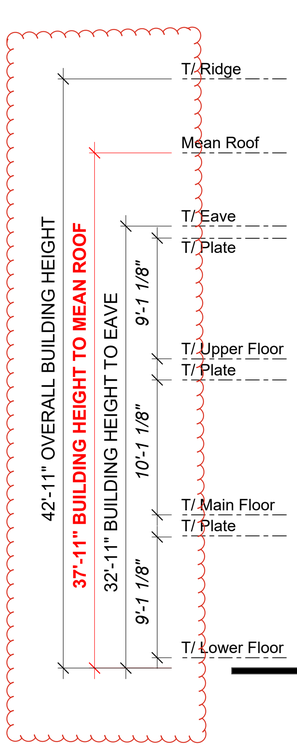

Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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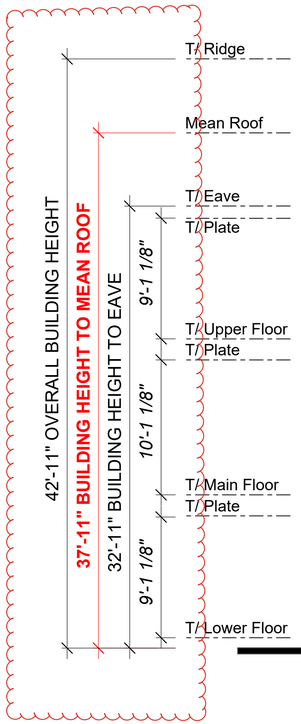


Plan C

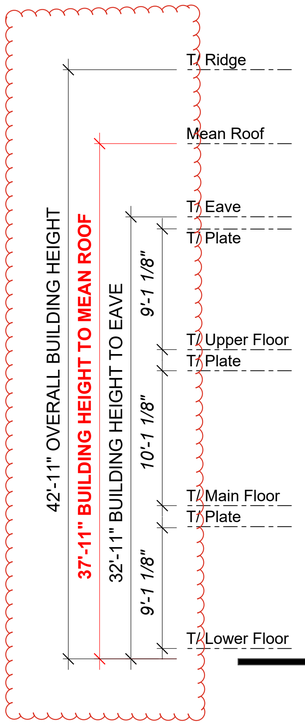
Right Elevation

Scale: 3/16" = 1'-0"

Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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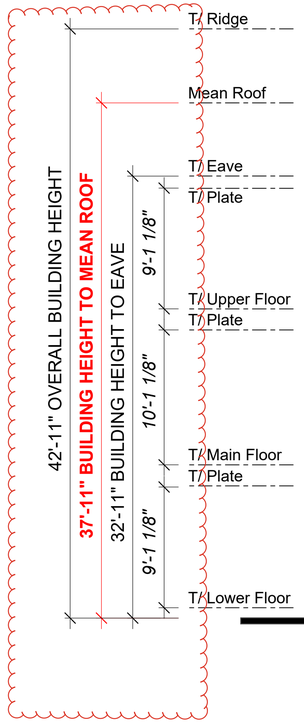


Plan C

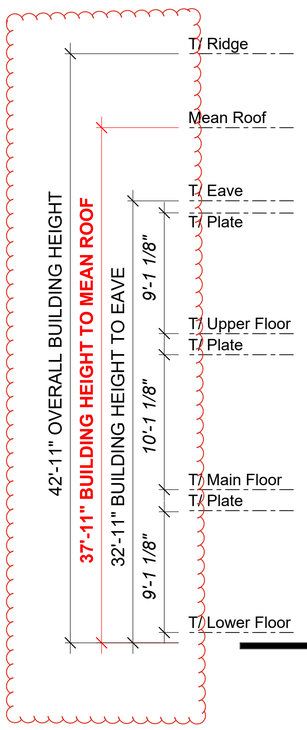
Right Elevation

Scale: 3/16" = 1'-0"

Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

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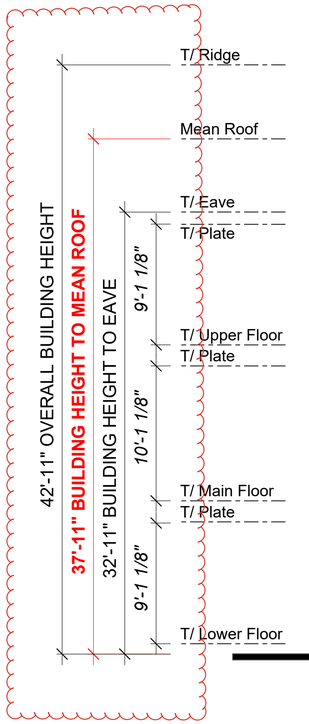
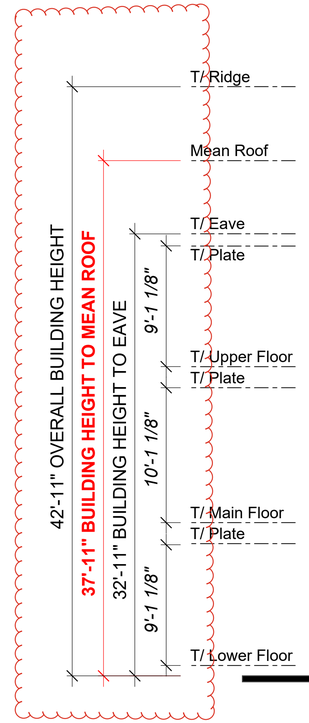


Right Elevation
Scale: 3/16" = 1'-0"

Left Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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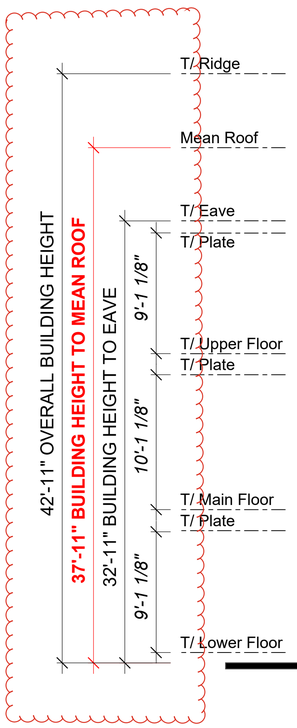

Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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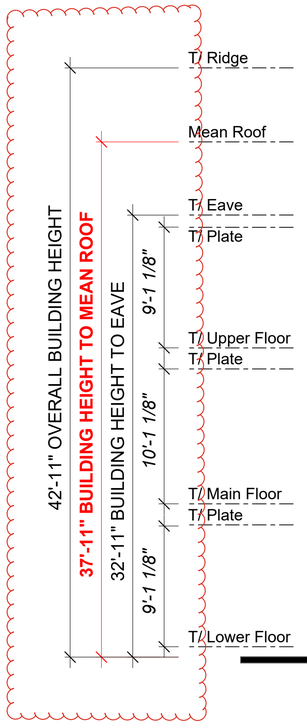


Plan C

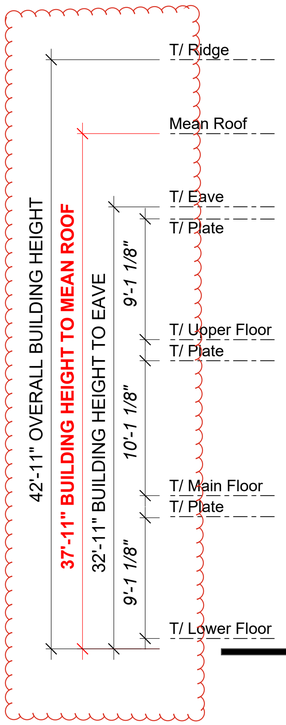
Right Elevation

Scale: 3/16" = 1'-0"

Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 8: C-C-C-C-C-C (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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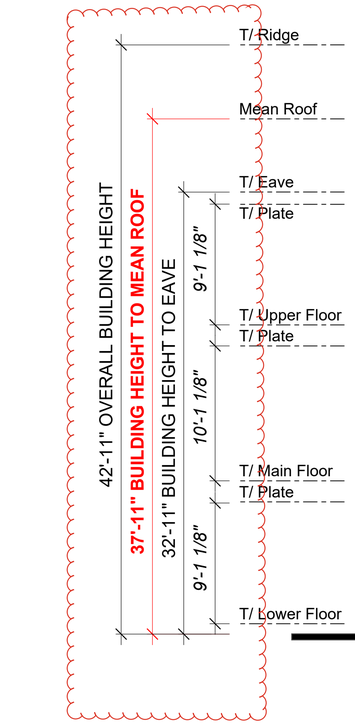


Plan C

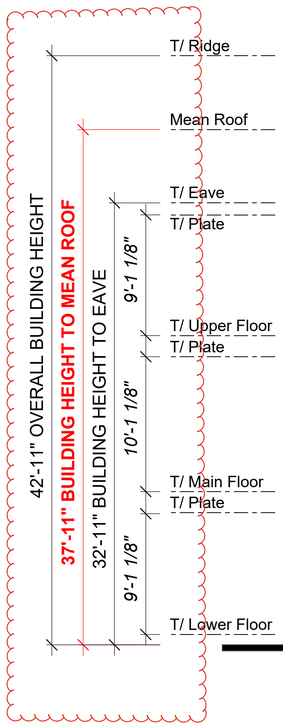
Right Elevation

Scale: 3/16" = 1'-0"

Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 8: C-C-C-C-C-C (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation
Scale: N.T.S.

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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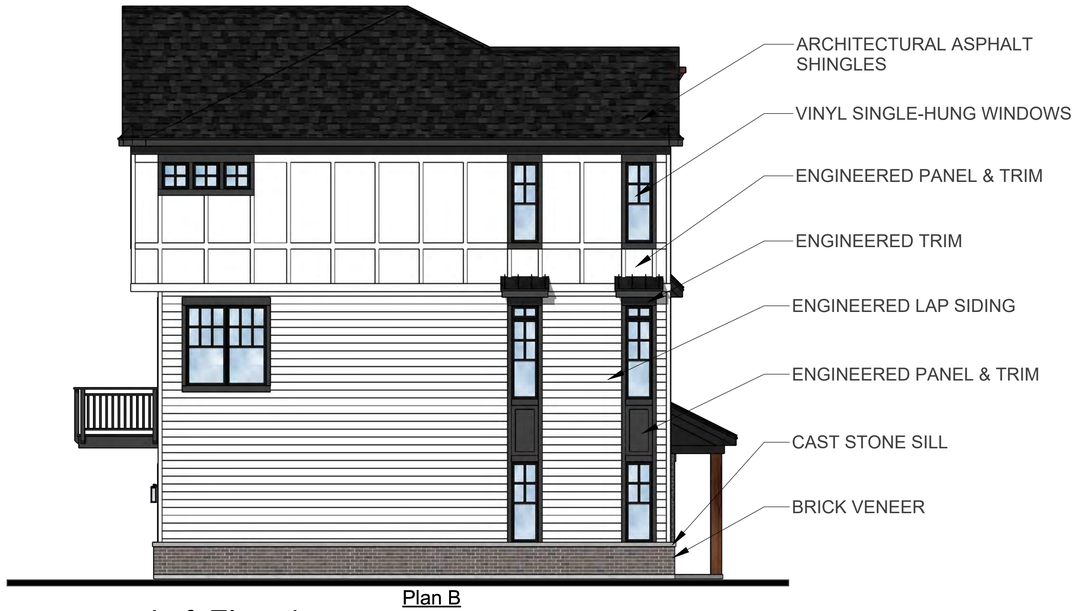
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: N.T.S.

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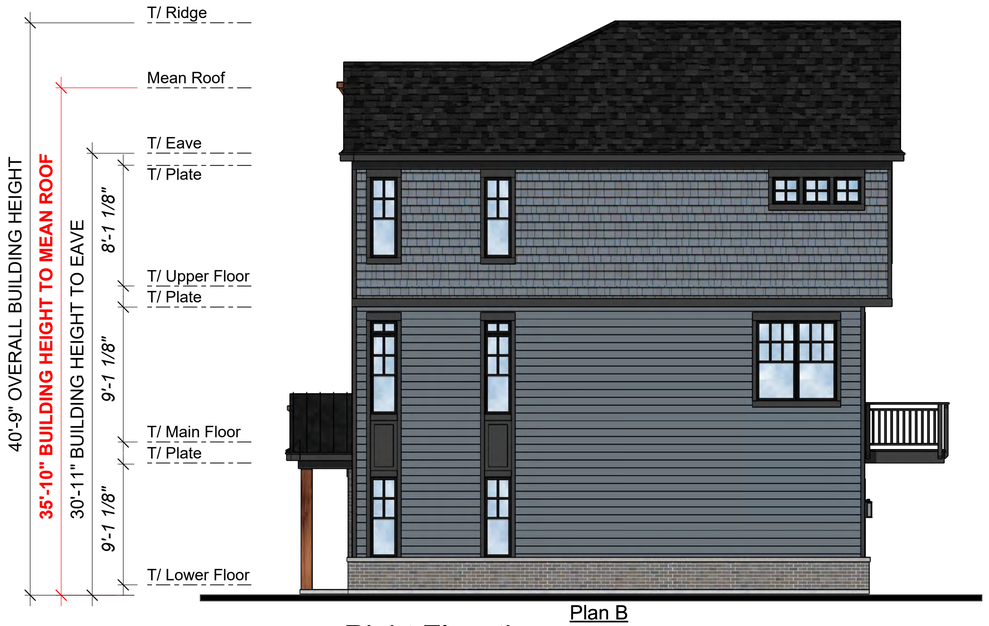
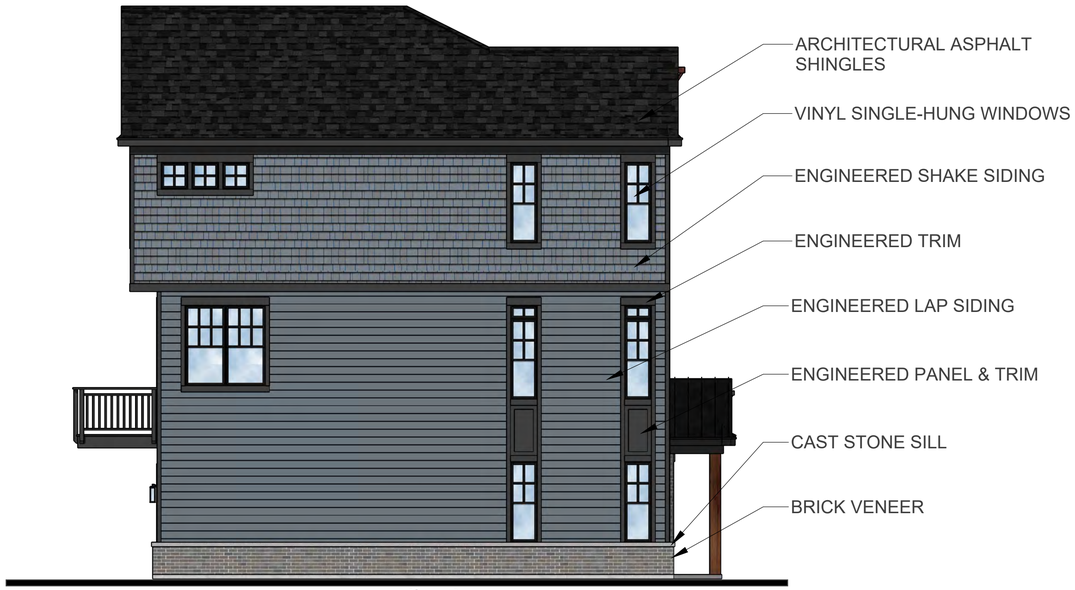


Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: N.T.S.

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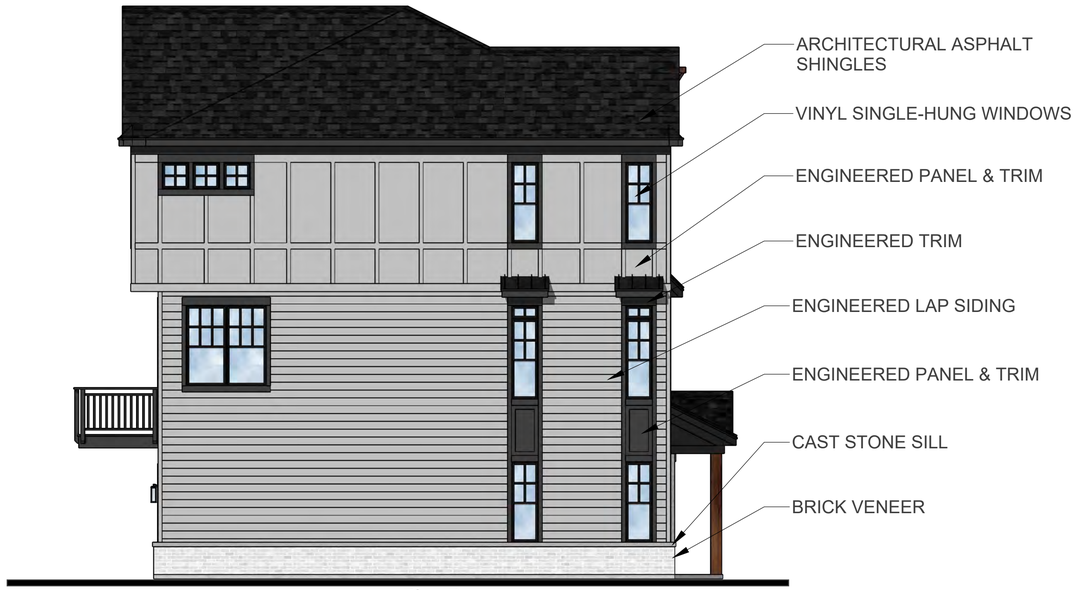
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation
Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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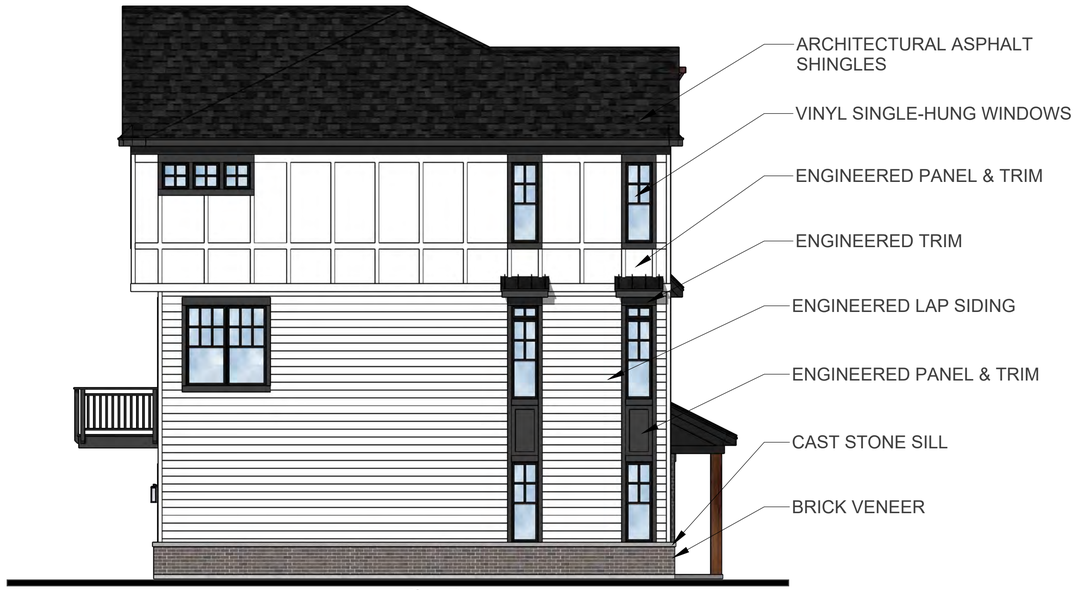
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation
Scale: N.T.S.

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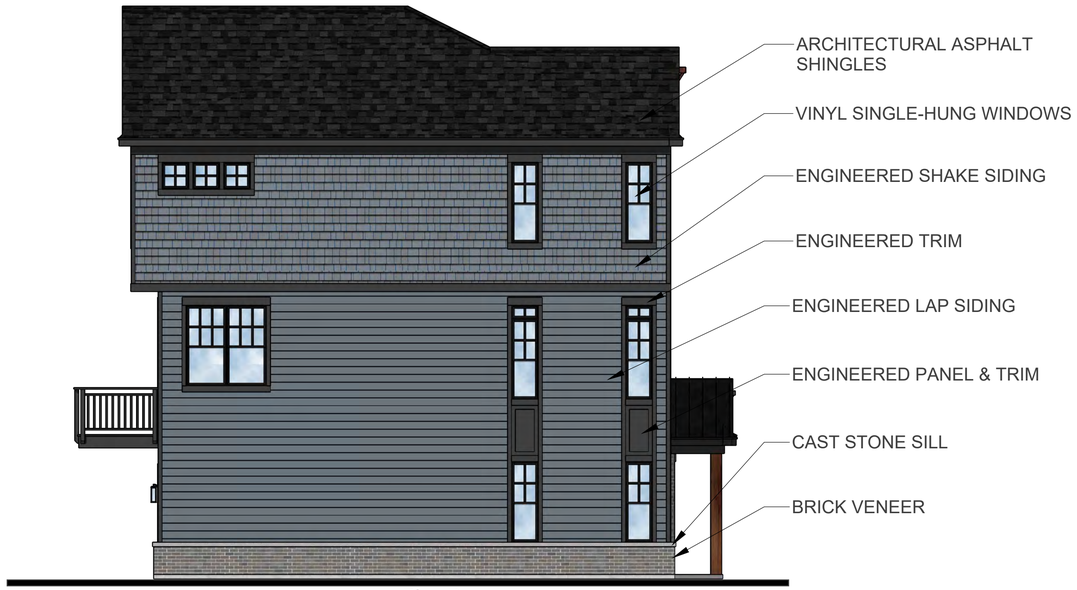
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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March 25, 2026 | 25-0030

Front Elevation
Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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March 25, 2026 | 25-0030

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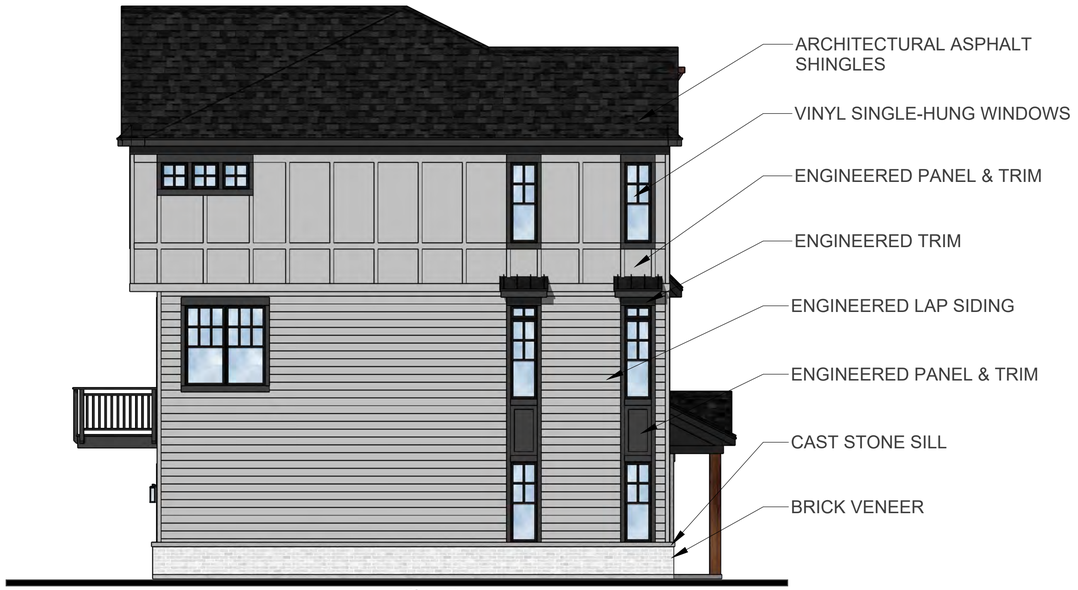
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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March 25, 2026 | 25-0030

Front Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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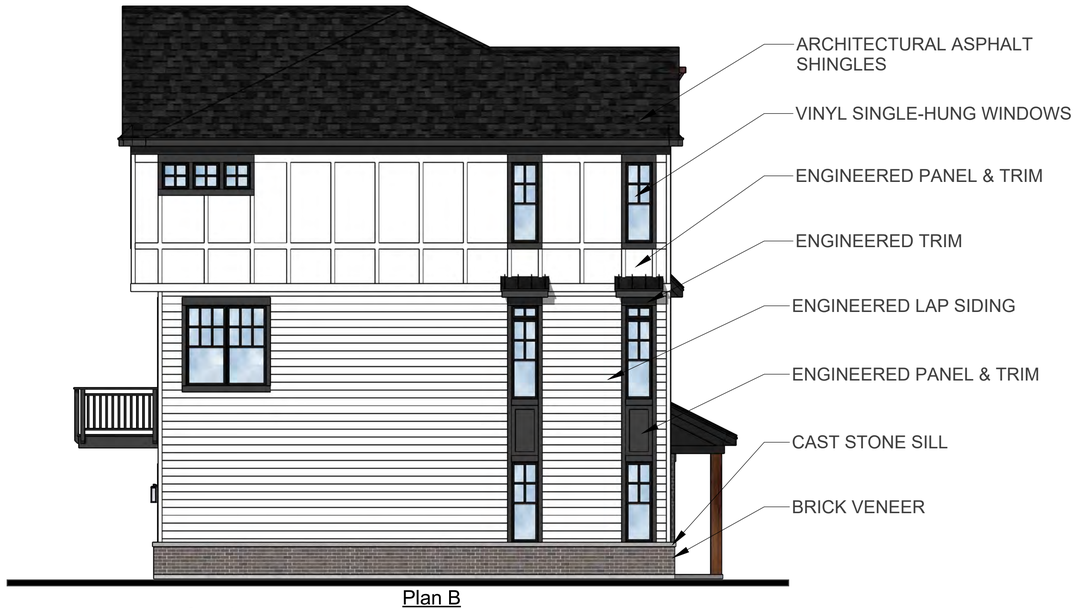
March 25, 2026 | 25-0030

Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan B | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation
Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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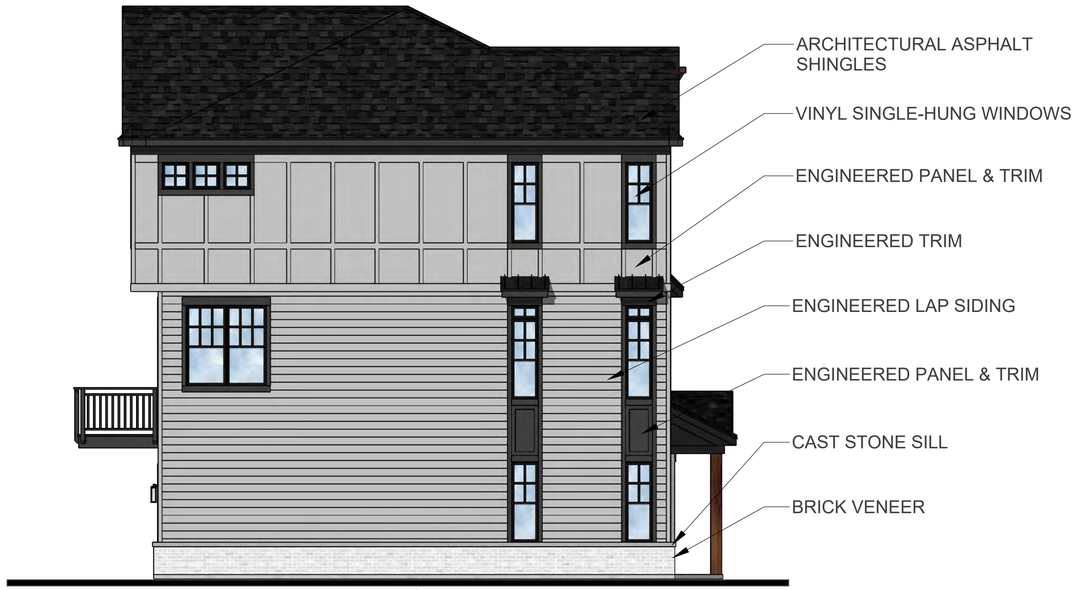
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan B | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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March 25, 2026 | 25-0030

Front Elevation

Scale: N.T.S.

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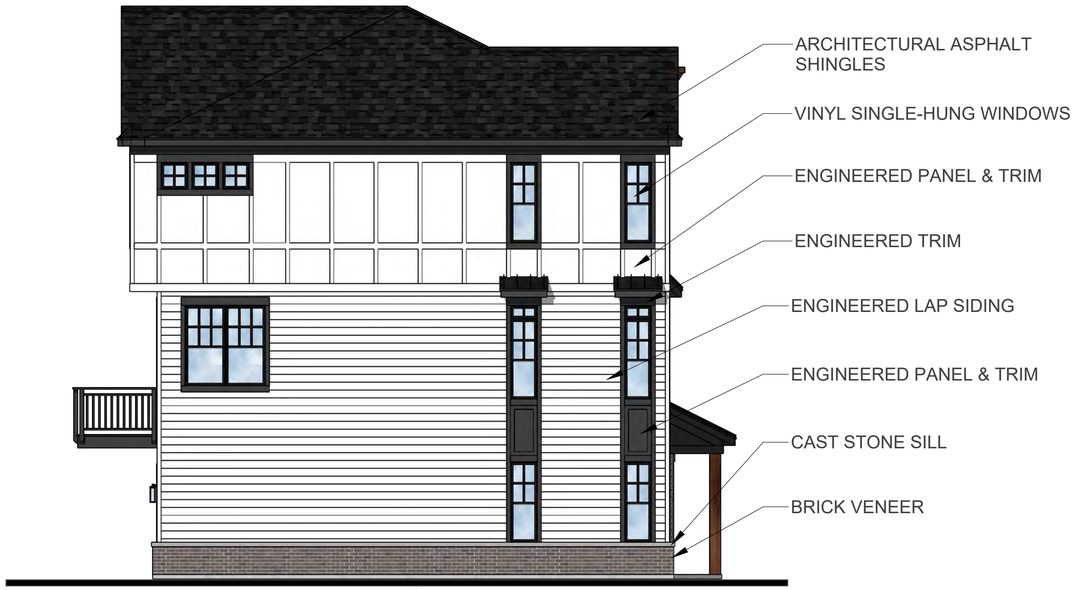
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan B | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A3-B-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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March 25, 2026 | 25-0030

Front Elevation
Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A3-B-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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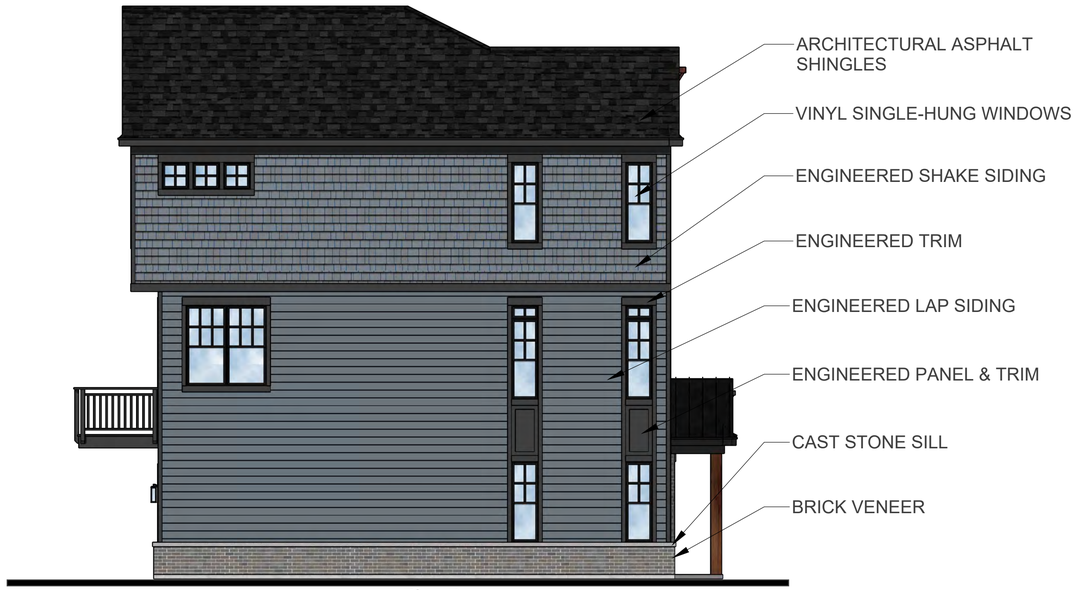
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan B | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A3-B-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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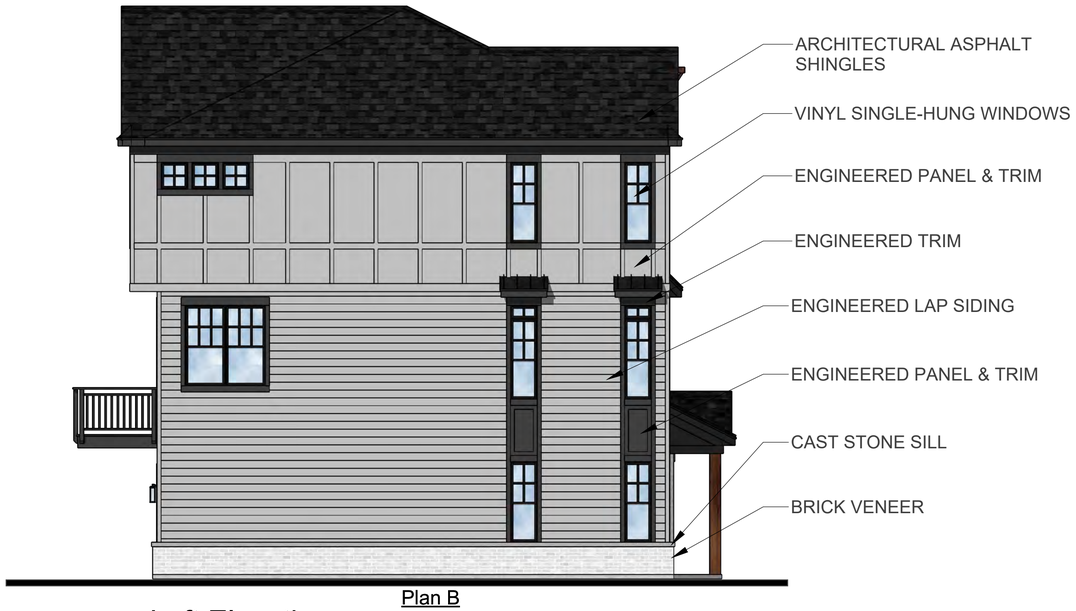
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan B | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A3-B-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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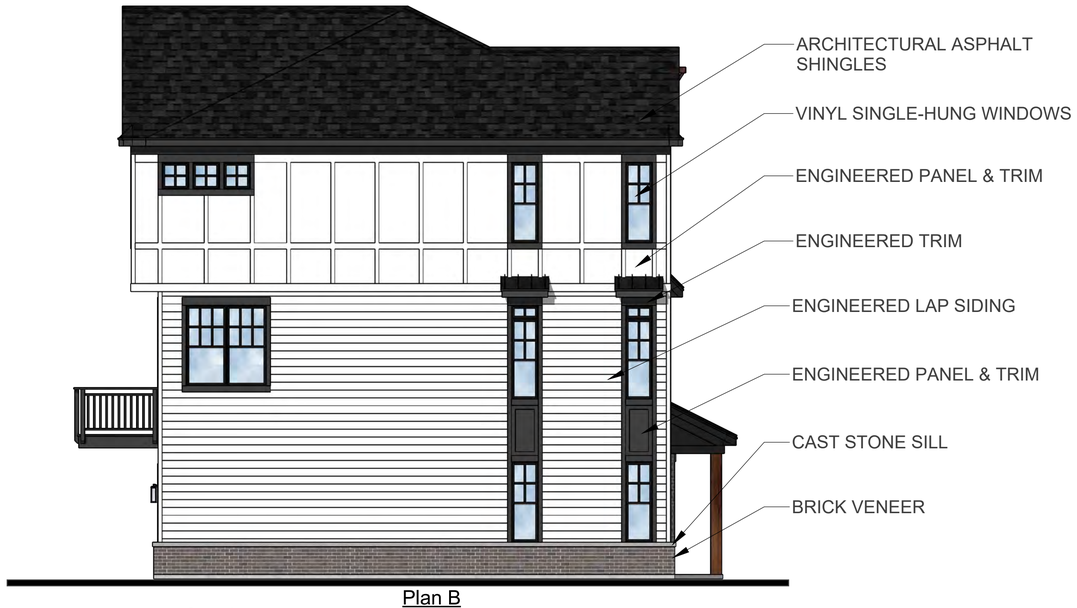
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan B | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A3-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A3-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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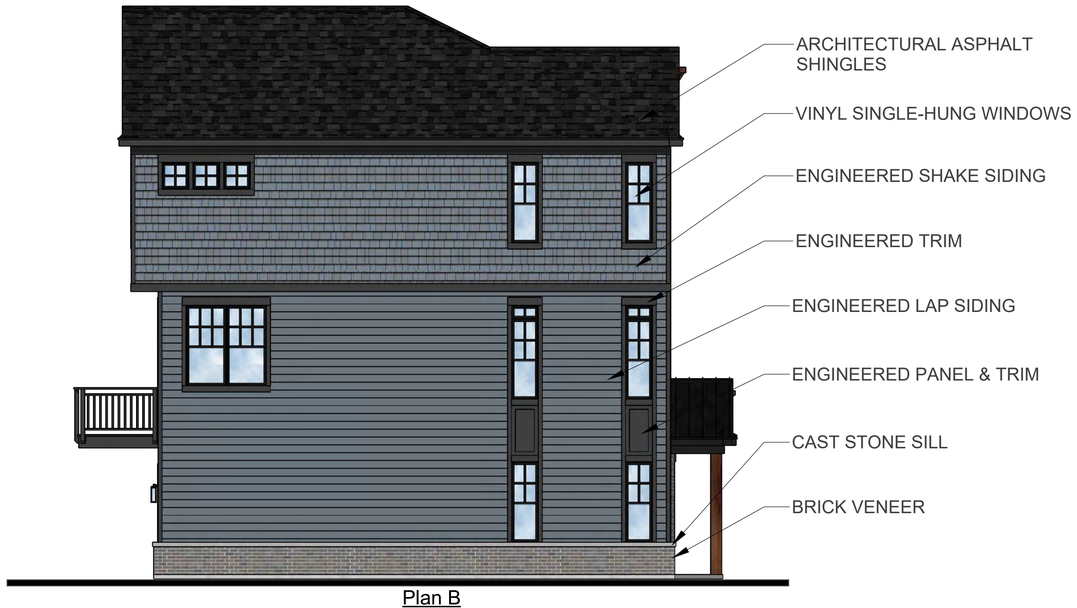
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan B | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A3-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation
Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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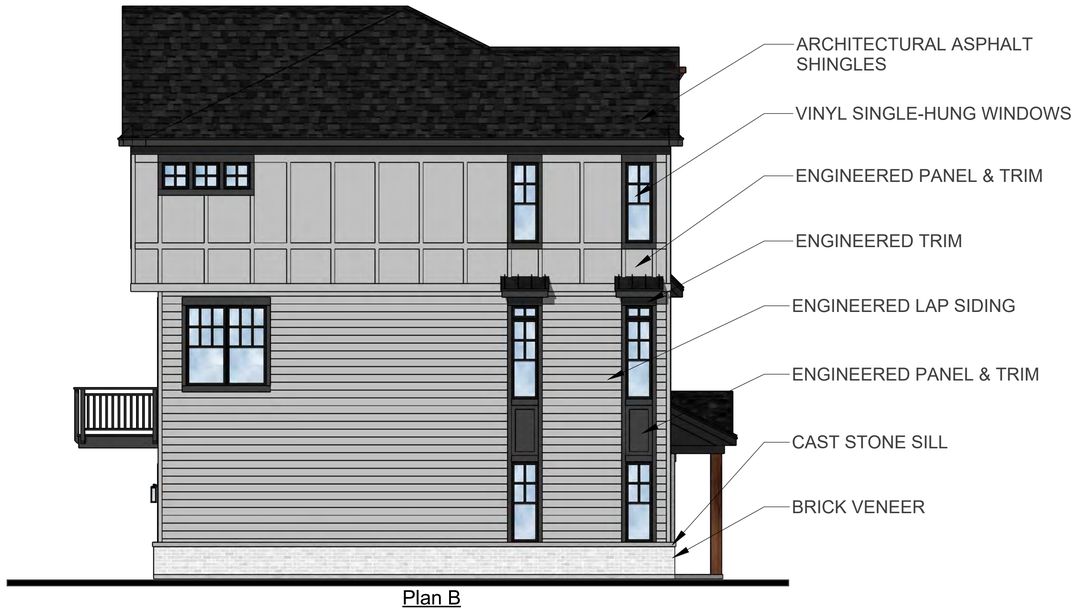
Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.

Plan B | Plan A | Plan A3 *(Affordable)* | Plan B | Plan A | Plan B

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A3-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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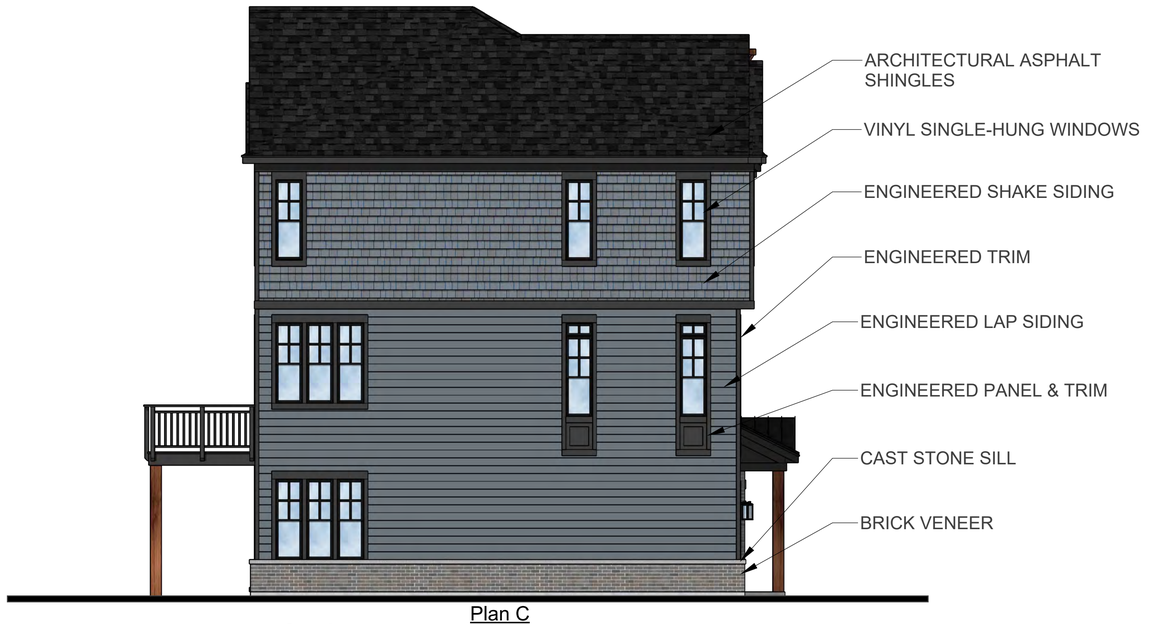
Plan C

Right Elevation

Scale: N.T.S.



Plan C

Left Elevation

Scale: N.T.S.

Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

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Right Elevation
Scale: N.T.S.

Left Elevation
Scale: N.T.S.

Rear Elevation
Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

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Plan C

Right Elevation

Scale: N.T.S.

Plan C

Left Elevation

Scale: N.T.S.

Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: N.T.S.

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Front Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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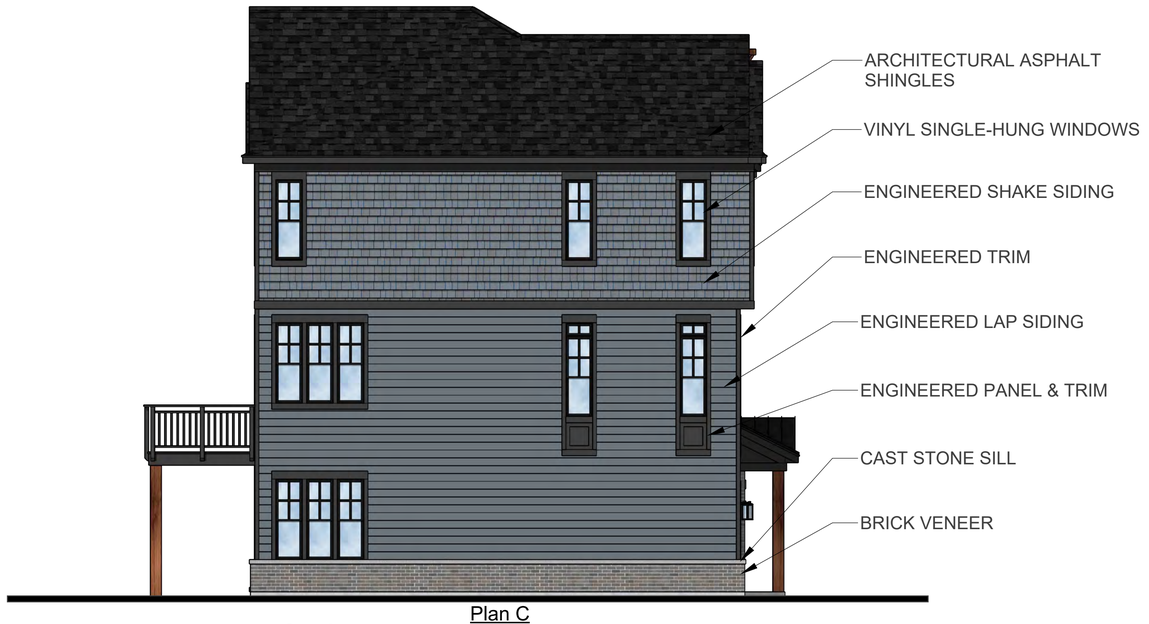
Plan C

Right Elevation

Scale: N.T.S.



Plan C

Left Elevation

Scale: N.T.S.

Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 8: C-C-C-C-C-C (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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March 25, 2026 | 25-0030

Plan C

Right Elevation

Scale: N.T.S.

Plan C

Left Elevation

Scale: N.T.S.

Plan C | Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: N.T.S.

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 8: C-C-C-C-C-C (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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March 25, 2026 | 25-0030

THE RESIDENCES OF HIGHLAND PARK

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
THE HABITAT COMPANY, LLC
350 W. HUBBARD STREET, SUITE 500
CHICAGO, IL 60654
TEL (312) 527-7465
CONTACT: ZACK ZALAR

SURVEYOR:
UNITED SURVEY SERVICE, LLC
7710 CENTRAL AVENUE
RIVER FOREST, IL 60305
TEL (847) 299-1010

PLANNER:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3294
CONTACT: TERRY SMITH

ARCHITECT:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3612
CONTACT: NATALIE VISCUSO

CIVIL ENGINEER:
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
TEL (847) 696-4061, x1021 / x1011
CONTACT: BRETT DUFFY / ROB ANDERSON

ARBORIST:
URBAN FOREST MANAGEMENT
960 ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
TEL (847) 516-9708
CONTACT: TODD SINN

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DICKSON DESIGN STUDIO, INC.
CONTACT: KARL KROGSTAD
(CERTIFIED ARBORIST: IL-5462A)

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	SCHEDULE: PLANT & MATERIALS LIST (OVERALL DEVELOPMENT) DETAILS: PLANTING
L0.3	NOTES: GENERAL LANDSCAPE NOTES: TREE INVENTORY LANDSCAPE PLANTINGS SUMMARY ARBORIST METHODS FOR ADDRESSING EXISTING TREES RATING SCALE: TREE CONDITION / FORM
L1.0	NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE SHEET KEY: TREE PRESERVATION / REMOVAL PLAN
L1.1-L1.3	TREE PRESERVATION / REMOVAL PLAN - FAR NORTH - NORTH - SOUTH
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L2.1-L2.11	LANDSCAPE PLAN - OVERALL
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L3.2	DETAILS: TYPICAL FOUNDATIONS
L3.3	DETAILS: CLUBHOUSE & POOL
L3.4	DETAILS: DOG PARK
L3.5	DETAILS: PLAY LOTS - CLUBHOUSE - WEST
3 **L4.1**	FENCING LAYOUT PLAN
3 **L4.2**	DETAILS: FENCING
L4.3	DETAILS: FENCING
L5.0	DETAILS: SITE FURNISHINGS DETAILS: EV CHARGING STATION SIGNS
L6.0	GROUND TREATMENT / TURF LAYOUT PLAN
L7.0	IRRIGATION PLAN PARKING LOT EASEMENT AREA

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

SCHEDULE: PLANT & MATERIALS LIST - OVERALL DEVELOPMENT

TREES

CODE	QTY(1)	REPL. QTY(2)	QTY(3)	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees						
AFAB	3	-	-	3" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
APCK	3	-	-	3" caliper	Acer platanoides 'Crimson King'	Crimson King Norway Maple
ARF	2	-	-	3" caliper	Acer rubrum 'Franksred'	Red Sunset Red Maple
AS2.5	-	-	3	2.5" caliper	Acer saccharum	Sugar Maple
AS	2	-	-	3" caliper	Acer saccharum	Sugar Maple
CC	1	-	-	3" caliper	Carpinus caroliniana	American Hornbeam
CO2.5	-	-	7	2.5" caliper	Celtis occidentalis	Hackberry
CO	2	6	-	3" caliper	Celtis occidentalis	Hackberry
GB	3	-	-	3" caliper	Gingko biloba	Gingko (male species)
GD	3	5	-	3" caliper	Gymnocladus dioica	Kentucky Coffeetree
GTI2.5	-	-	5	3" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
GTI	-	9	-	3" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
JN2.5	-	-	2	2.5" caliper	Juglans nigra	Black Walnut
LS	1	6	-	3" caliper	Liquidambar styraciflua	Sweetgum
LT2.5	-	-	1	2.5" caliper	Liriodendron tulipifera	Tulip Tree
LT	-	3	-	3" caliper	Liriodendron tulipifera	Tulip Tree
NS	3	4	-	3" caliper	Nyssa sylvatica	Black Tupelo
PMC	-	4	-	3" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QA2.5	-	-	2	2.5" caliper	Quercus alba	White Oak
QA	-	3	-	3" caliper	Quercus alba	White Oak
QB2.5	-	-	4	2.5" caliper	Quercus bicolor	Swamp White Oak
QB	3	7	-	3" caliper	Quercus bicolor	Swamp White Oak
QI	3	1	-	3" caliper	Quercus imbricaria	Shingle Oak
QM	2	5	-	3" caliper	Quercus macrocarpa	Bur Oak
QR	-	1	-	3" caliper	Quercus rubra	Red Oak
TSS2.5	-	-	11	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
TSS	4	3	-	3" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
UA	-	-	3	3" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UA	-	6	-	3" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UM	1	5	-	3" caliper	Ulmus x 'Morton'	Morton Accolade Elm
UP	-	8	-	3" caliper	Ulmus x 'Patriot'	Patriot Elm
Columnar Shade Trees						
AFA	4	-	-	3" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
AMM	2	-	-	3" caliper	Acer miyabei 'Morton'	State Street Miyabe Maple
APCS	4	-	-	3" caliper	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple
FSDP	5	-	-	3" caliper	Fagus sylvatica 'Dawyckii Purple'	Dawyck Purple Upright European Beech
GBF2.5	-	-	3	2.5" caliper	Ginkgo biloba 'Fastigiata'	Upright Maidenhair Tree
GBF	4	-	-	3" caliper	Ginkgo biloba 'Fastigiata'	Upright Maidenhair Tree
GPS2.5	-	-	5	2.5" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
GPS	3	3	-	3" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
QRP2.5	-	-	6	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
QRP	3	-	-	3" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Shade Trees:	***61***	***79***	***52***			
Evergreen Trees						
ACF	3	-	-	8' high	Abies concolor	White Fir
PA6	-	-	9	6' high	Picea abies	Norway Spruce
PA	-	10	-	8' high	Picea abies	Norway Spruce
PGD6	-	-	5	6' high	Picea glauca 'Densata'	Black Hills Spruce
PGD	12	-	-	8' high	Picea glauca 'Densata'	Black Hills Spruce
PM	12	-	-	8' high	Pseudotsuga menziesii	Douglas Fir
PO	11	-	-	8' high	Picea omorika	Serbian Spruce
PP	5	8	-	8' high	Picea pungens	Colorado Spruce
PS6	-	-	5	6' high	Pinus strobus	White Pine
PS	9	7	-	8' high	Pinus strobus	White Pine
Evergreen Trees:	***52***	***25***	***19***			
Ornamental Trees						
AC	2	12	-	8' high	Amelanchier canadensis	Shadblow Serviceberry
AGAB	4	-	-	8' high	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
BN	6	6	-	8' high	Betula nigra	River Birch
BFV	2	-	-	8' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
CCE	3	-	-	8' high	Cercis canadensis	Eastern Redbud
CK	1	1	-	8' high	Cornus kousa	Kousa Dogwood
CM	3	4	-	8' high	Cornus mas	Cornelian Cherry
HV	3	-	-	8' high	Hamamelis vernalis	Vernal Witchhazel
MAV	-	3	-	8' high	Magnolia virginiana	Sweetbay Magnolia
MB	3	6	-	8' high	Malus x 'Beverly'	Beverly Flowering Crabapple
MRJ	-	1	-	8' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
MRR	-	6	-	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple
MS	1	1	-	8' high	Malus sargentii	Sargent Flowering Crabapple
SRI	2	3	-	8' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
VP	6	-	-	8' high	Viburnum prunifolium	Blackhaw Viburnum
Ornamental Trees:	***36***	***43***	***0***			

SHRUBS

CODE	QTY(1)	QTY		SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Shrubs						
TON	16	-	-	8' high	Thuja occidentalis 'Nigra'	Dark Green Arborvitae
TOT	4	-	-	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Evergreen Shrubs						
CPGM	7	-	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
JCK	6	-	-	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	8	-	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs						
AAB	41	-	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
AAM	21	-	-	36" high	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
CIH	28	-	-	42" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CR	20	-	-	36" high	Cornus racemosa	Gray Dogwood
CSF	12	-	-	36" high	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood
CSI	5	-	-	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGBS	3	-	-	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
FOS	18	-	-	36" high	Forsythia ovata 'Sunrise'	Sunrise Early Forsythia
HPL	13	-	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
POC	11	-	-	36" high	Physocarpus opulifolius	Common Ninebark
SMP	3	-	-	36" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SMK	18	-	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
SXP	23	-	-	36" high	Syringa x 'Penda'	Bloomerang Lilac
VC	12	-	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VD	9	-	-	36" high	Viburnum dentatum	Arrowwood Viburnum
VJ	10	-	-	36" high	Viburnum x juddii	Judd Viburnum
WWR	5	-	-	5 Gal./24"	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
Small Deciduous Shrubs						
ALSM	16	-	-	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Black Chokeberry
RDKO	14	-	-	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
RGL	44	-	-	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SGF	25	-	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Overall Shrubs:	***392***					

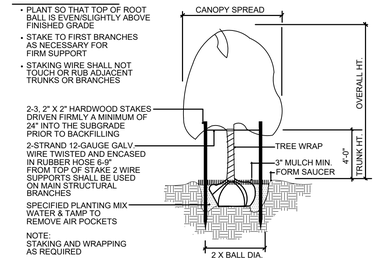
GRASSES, PERENNIALS & GROUNDCOVERS

	QTY(1)	QTY				
Ornamental Grasses						
CAB3	-	46	-	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
CKF	-	69	-	1 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	-	72	-	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	-	8	-	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
PVN3	-	55	-	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	-	43	-	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	-	46	-	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials						
AM	-	75	-	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
GMF	-	16	-	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	-	52	-	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HVC	-	24	-	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
LSA	-	12	-	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
NBW	-	100	-	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
Groundcover						
VDB	-	785	-	3" Pot	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle
Materials						
-	-	37	-	C.Y.	-	Soil Amendments
-	-	111	-	C.Y.	-	Shredded Hardwood Mulch
-	-	16,430	-	S.Y.	-	Kentucky Bluegrass Blend Sod
-	-	122	-	C.Y.	-	Wood Chip surface (dog parks)
-	-	176	-	C.Y.	-	Engineered Wood Fiber (play lot surface)
-	-	1,860	-	L.F.	-	8 Ft. Board on Board Fence
-	-	812	-	L.F.	-	6 Ft. Board on Board Fence
-	-	32	-	L.F.	-	4 Ft. Board on Board Fence
-	-	16	-	L.F.	-	4-6 Ft. Board on Board Transition Fence
-	-	1,560	-	L.F.	-	6 Ft. Ornamental Fence (incl. 2 gates)
-	-	684	-	L.F.	-	4 Ft. Chain Link Fence (incl. 4 gates)
-	-	4,980	-	L.F.	-	Tree Protection Fence
Amenities						
-	-	2	-	EACH	-	Waste Station
-	-	5	-	EACH	-	Seating Bench
-	-	4	-	EACH	-	Litter Receptacle
-	-	6	-	EACH	-	Bike Racks

NOTES:

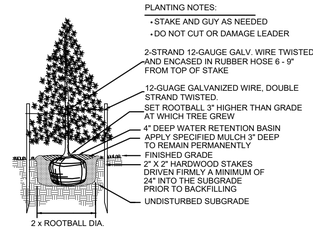
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Quantities fulfill Chapter 94 tree replacement requirements

DETAILS: PLANTING



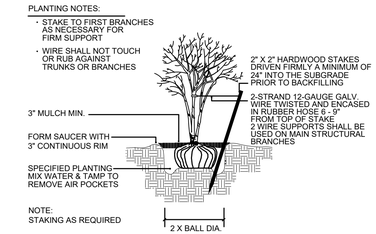
TREE PLANTING & STAKING

NOT TO SCALE



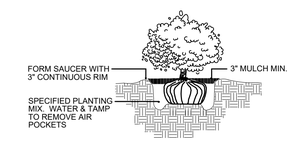
EVERGREEN TREE PLANTING

NOT TO SCALE



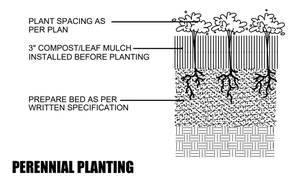
MULTI-TRUNK TREE STAKING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

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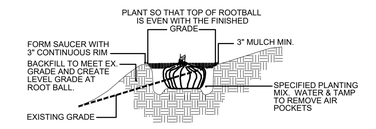

HILLSIDE PLANTING

NOT TO SCALE

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SCHEDULE, NOTES & DETAILS

SHEET NUMBER

L0.2

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.

3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.

4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.

5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.

6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.

9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.

10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).

11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.

12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.

14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.

15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.

17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.

18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.

21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.

23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

TREE INVENTORY

NOTE!

REFER TO ADDENDUM FOR TREE INVENTORY - LISTING OF ALL EXISTING TREES, THEIR SPECIES, SIZE, CONDITION, VILLAGE CODE CLASSIFICATION, OUTCOME AND ANY TREE REPLACEMENTS REQUIRED PER CODE.

LANDSCAPE PLANTINGS SUMMARY

Required Plantings

Vehicular Use Area (VUA)
Per Title XV, Chapter 150 - Zoning Code, Article XXII

	Required	Provided
VUA within 25' of a street	5 ft. min. depth	>5 ft. min. depth
VUA Interior Landscaping (lot w/ 12 or more spaces)	8% interior landscape	>8% interior landscape
Tree Planting Island Spacing	max. 10 spaces between	11 spaces between*
Tree Planting Island Size	Min. width 8.5 ft./ Min. 180 SF	met, except for island at north entry* met, except for island at north entry*
Trees Required per Island	1, 3" caliper tree/180 SF	met, except for island at north entry*

* Requirement not met due to existing conditions and/or at the request of the easement holder/owner of connecting lot

Required Landscape Planting Quantities

Per Title XV, Chapter 150 - Zoning Code, Article XXII

	Required Trees*	Provided Trees
Shade or Ornamental Trees (3" / 8' high, 1 per 40 LF)	119	-
Shade (3" Caliper, Overall Plant List)	-	61
Shade (3" caliper, Club)	-	2
Ornamental Trees (8' high, Overall Plant List)	-	55
Ornamental Trees (8' high, Club)	-	1
Total Shade or Ornamental Trees	**119**	**119**
Evergreen Trees (8' high, 1 per 60 LF)	55	-
Evergreen Trees (8' high, Overall Plant List)	-	52
Evergreen Trees (8' high, Club)	-	3
Total Evergreen Trees	**55**	**55**
Total	**174**	**174**

	Required Shrubs	Provided Shrubs
Shrubs (24" min., 1 per 5 LF))	952	-
Shrubs (Overall Plant List)	-	392
Shrubs (Club)	-	195
Shrubs (Front Load Townhome Foundations)	-	751
Shrubs (Rear Load Townhome Foundations)	-	2,613
Total	**952**	**3,951**

* Requirements calculated and provded by City of Highland Park

Per Title IX, Chapter 94, Article IV - Tree Preservation

	Replacements Req'd	Replacements Provided
Removals:		
Heritage Trees = removals (0), multiplier (x4)	0 (Category A only)	0
Key Trees = removals (21), multiplier (x3)	63 (Category A or B)	63
Protected Trees = removals (82), multiplier (x2)	164 (Category A, B or C)	164
Other Trees (46 removed)	0	0
Dead Trees (68 removed)	0	0
Total Trees	**227**	**227**
Replacements by Category:		
Shade Trees, 3" caliper, Category A (Overall)		63
Total Replacements, Key, Category A or B		**63**
Shade Trees, 3" caliper, Category A (Overall)		16
Evergreen Trees, 8' high, Category B (Overall)		25
Ornamentals, 8' high; Category C (Overall)		24
Ornamentals, 8' high; Category C (Club)		1
Ornamentals, 8' high; Category C (TH Foundations)		98
Total Replacements, Protected, Category A, B or C		**164**
Total Replacement Trees		**227**

Plantings Exceeding Code Requirements

Shade Trees, 2.5" caliper (Overall)	54
Evergreen Trees (6' high, Overall Plant List)	19

Notes!
1. Final Removals subject to field verification.
2. See Addendum for Existing Tree Inventory.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

The following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan, tree preservation detail, specifications, and all village codes. In addition to the tree protection fencing, a protective sedimentation fence shall be installed at the Critical Root Zone (CRZ) of all significant trees or protected trees which are located downgrade of all clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed up to the property line on the **Residences of Highland Park** side.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the Tree Protection Zone (TPZ). In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees. All project contractors shall be educated regarding these above stipulations prior to commencement of on-site work.

Protective fencing must be in place around the TPZ and approved by the City Forester prior to beginning construction. Fencing must remain in place during the entire construction period to prevent impingement of construction vehicles, materials, spoils and equipment into or upon the Tree Preservation area. All fencing shall be of a ridged material and must be secured to metal posts driven into the ground, spaced no further than ten feet (10') apart.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can be undertaken by a qualified tree removal company . Trees and stumps shall be removed following accepted arboricultural practices, and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Root Pruning
Root pruning, using accepted arboricultural practice, shall occur along the outside edge of the protective fencing in circumstances where either the limit of construction encroaches on the CRZ, or where trees that are being removed are directly adjacent to trees being preserved. Root Pruning loactions have been indicated on the Tree Preservation Plan.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Two-Lined Chestnut Borer
Prior to construction, Key and Heritage Oaks that are in close proximity to excavation and other construction activity shall be monitored, existing soil PH tested, and conditions recorded by a certified arborist. During and post construction, these trees shall be periodically inspected for 3 years post-construction and monitored for canopy transparency, dieback, and staghorning. If these conditions indicate signs of the tree's declining health, then the tree(s) shall be treated with a systemic insecticide to keep the borer under control, and soil PH corrected via fertilizer or other additives to be determined by the arborist.

Limestone
Crushed Limestone has not been proposed and shall not be used within the TPZ or within the CRZ of any preserved tree.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

(Prepared by Karl Krogstad, ISA Certified Arborist IL-5462A)

RATING SCALE: TREE CONDITION / FORM

Excellent / "1"
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good / "2"
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair / "3"
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor / "4"
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical / "5"
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead / "6"
Less than 10% of the tree shows signs of life.

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
4.	
5.	
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN NOTES & DETAILS

SHEET NUMBER

L0.3

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

   A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

   B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

   C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

   D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

   E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

   F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

   G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

   H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

   I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

   J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

   K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

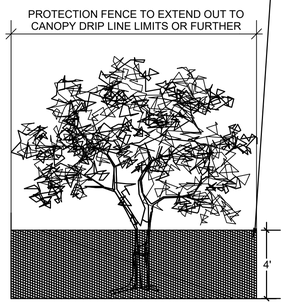
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

   O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

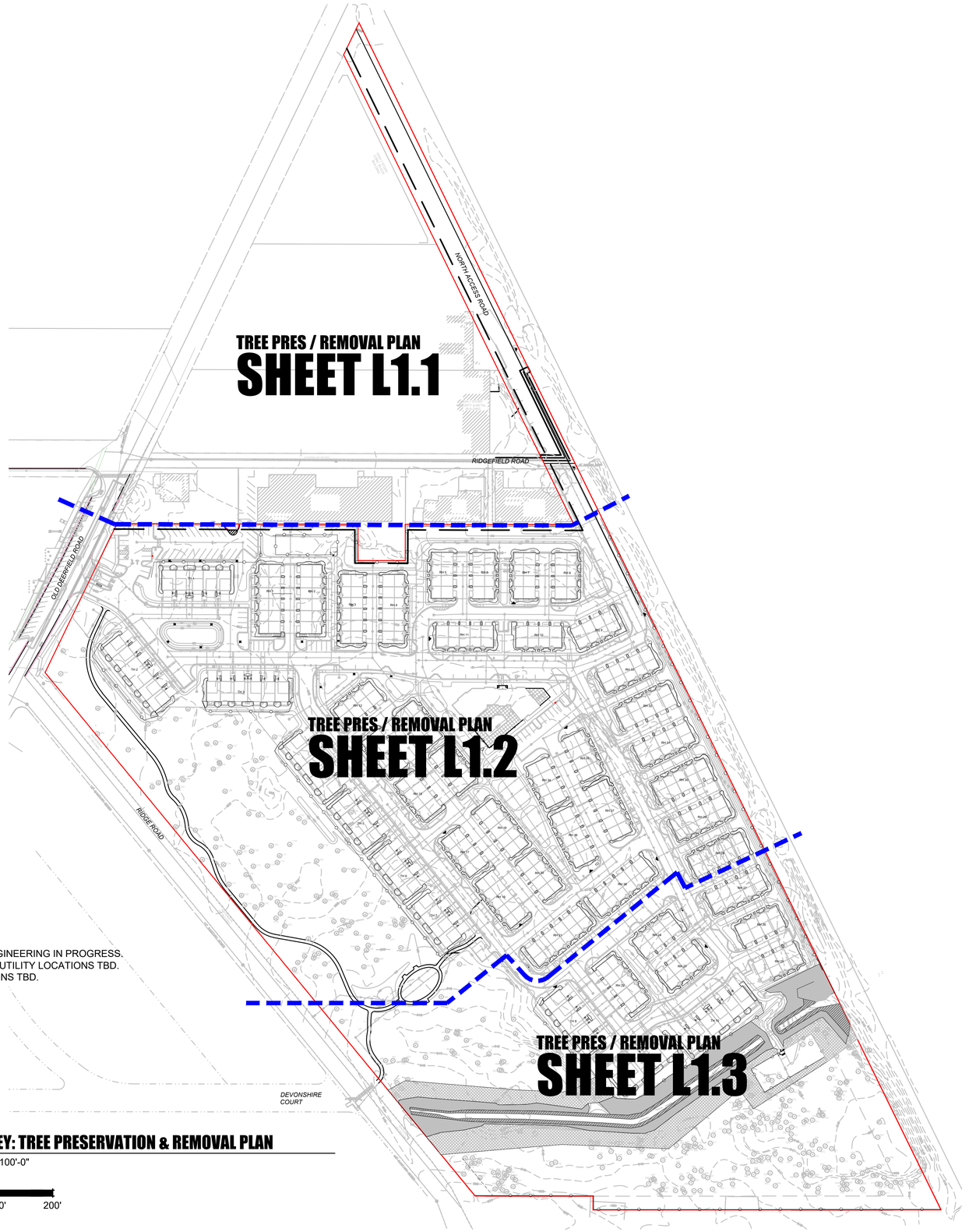
FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, WOOD LATHE OR CHAIN LINK, POSTED WITH A SIGN THAT READS: "TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.



NOTE!
- PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.
- LIGHTING LOCATIONS TBD.

NORTH

SHEET KEY: TREE PRESERVATION & REMOVAL PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200'

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9 CRYSTAL LAKE ROAD
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(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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3.	2/03/2026 SOUTH FENCE SETBACK
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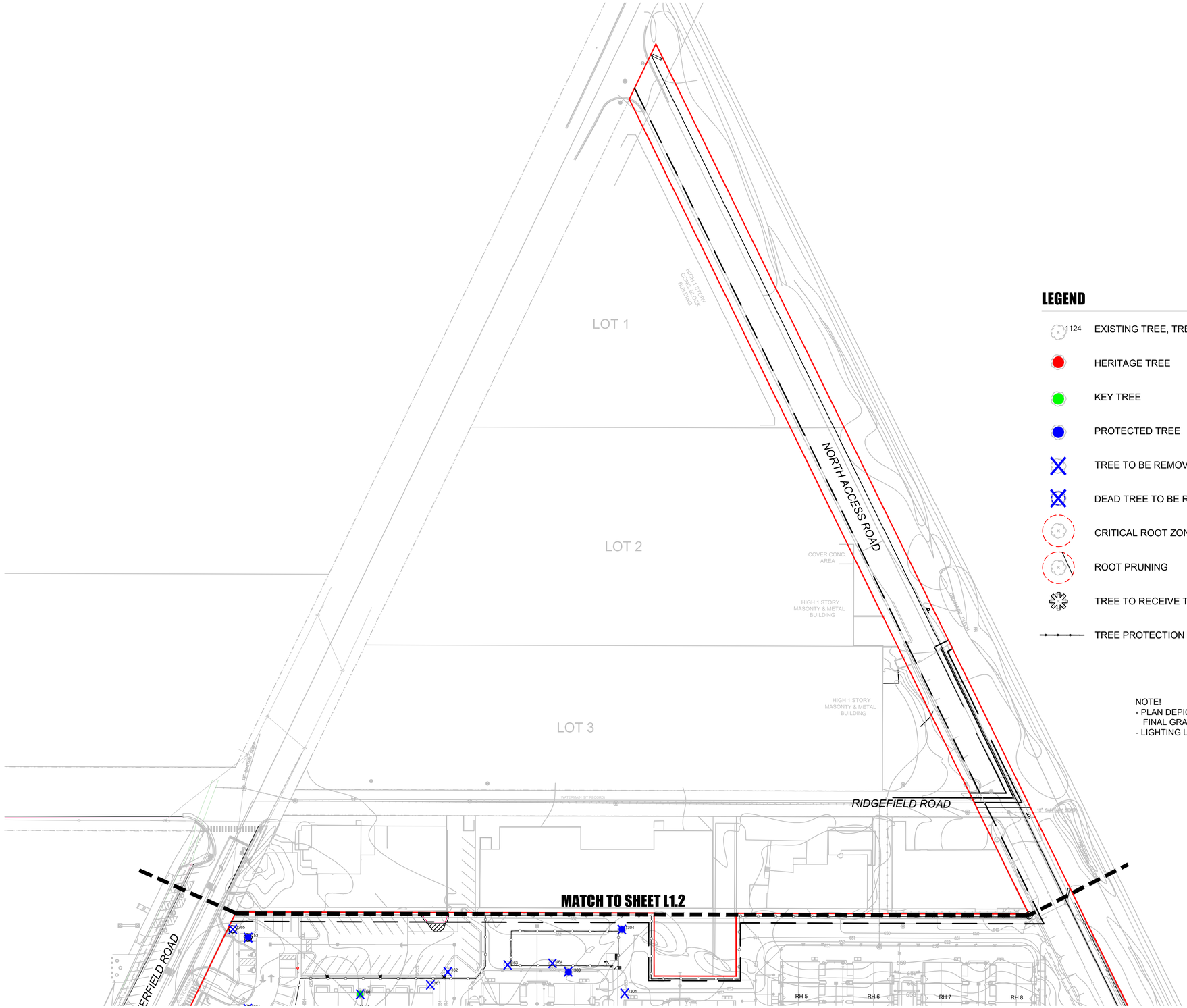
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN SHEET KEY

SHEET NUMBER

L1.0



LEGEND

- 1124 — EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NOTE!
- PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.
- LIGHTING LOCATIONS TBD.

NORTH

TREE PRESERVATION & REMOVAL PLAN - FAR NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

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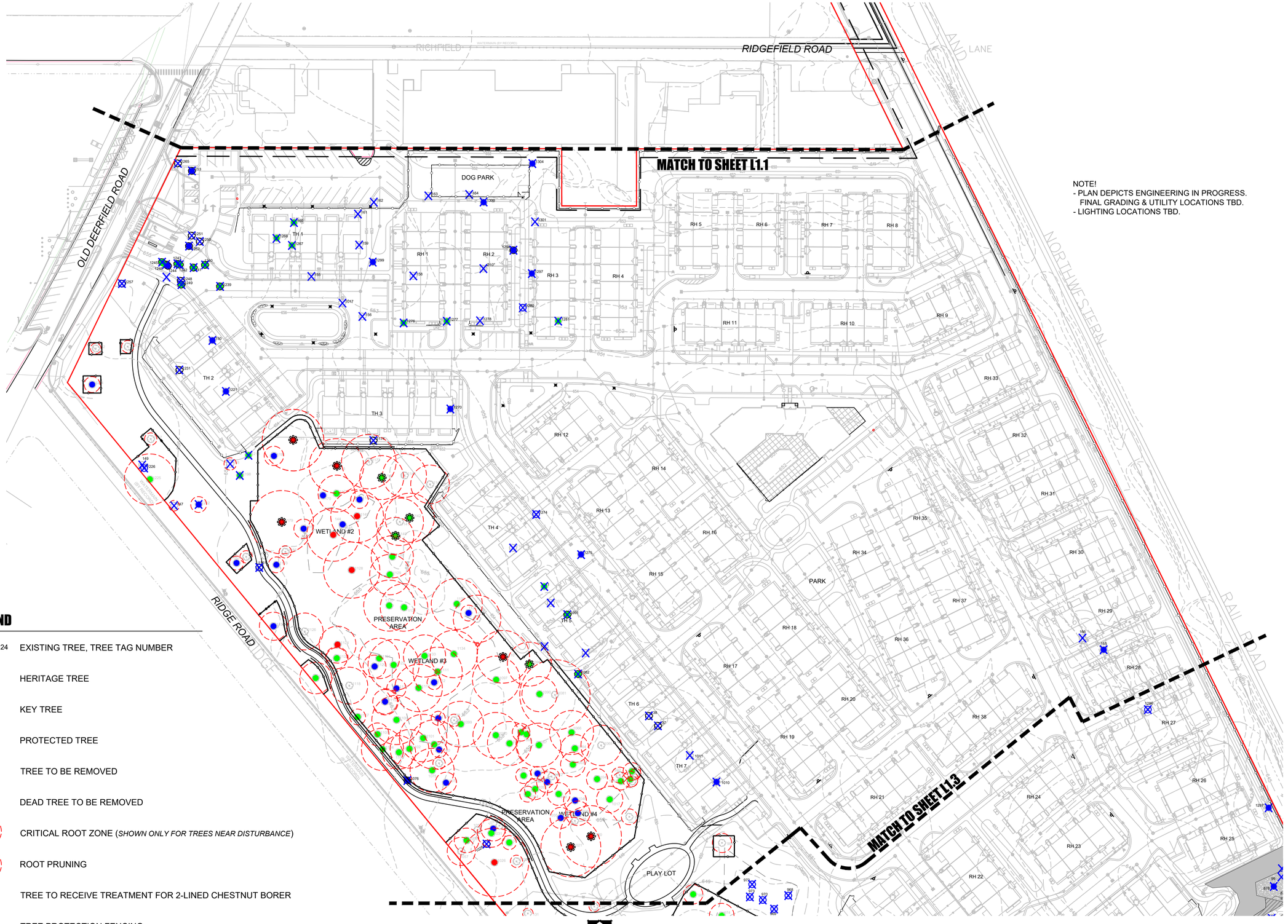
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN FAR NORTH

SHEET NUMBER

L1.1



NOTE!
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- LIGHTING LOCATIONS TBD.

LEGEND

- 1124 EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

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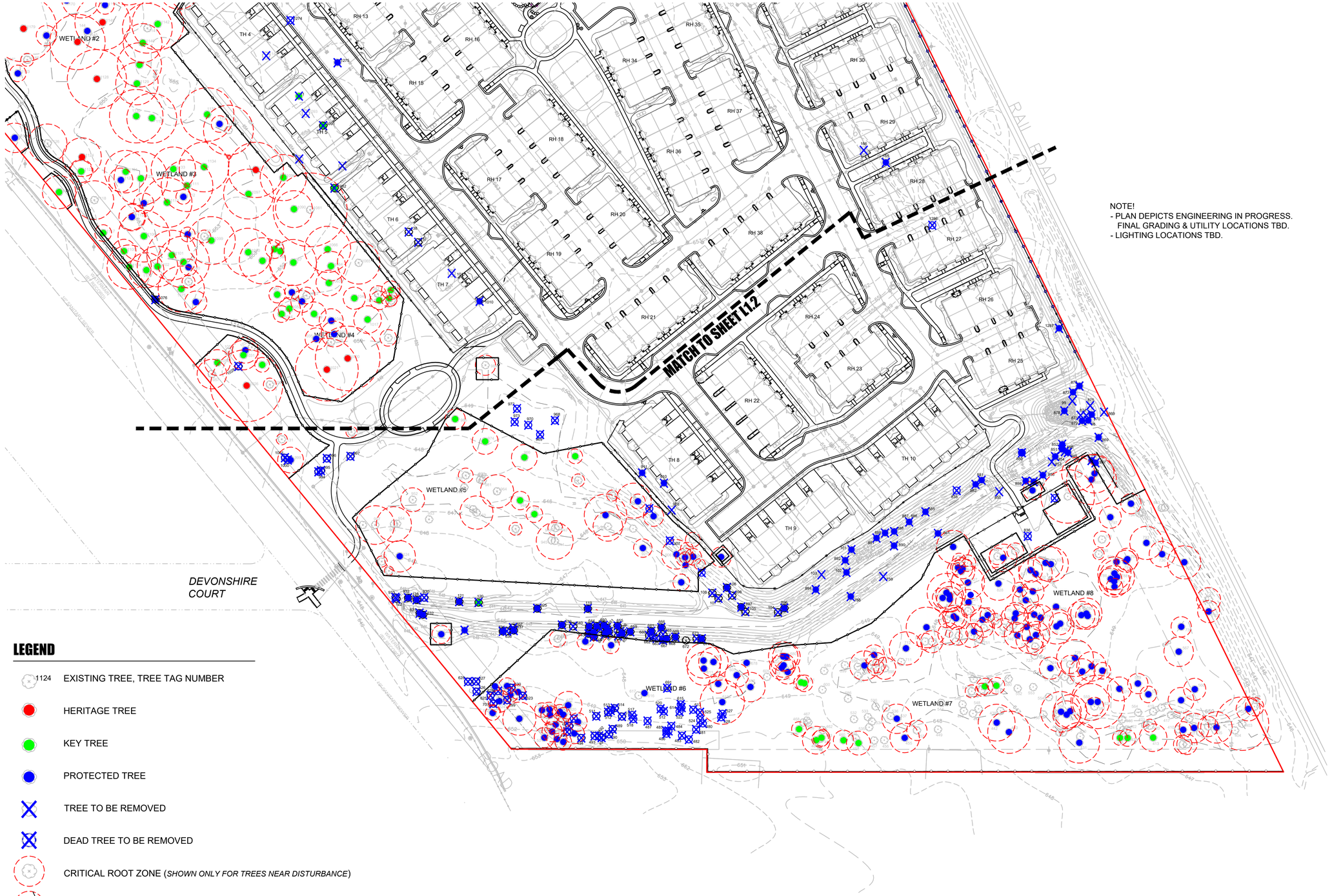
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN NORTH

SHEET NUMBER

L1.2



NOTE!
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- LIGHTING LOCATIONS TBD.

LEGEND

- 1124 EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

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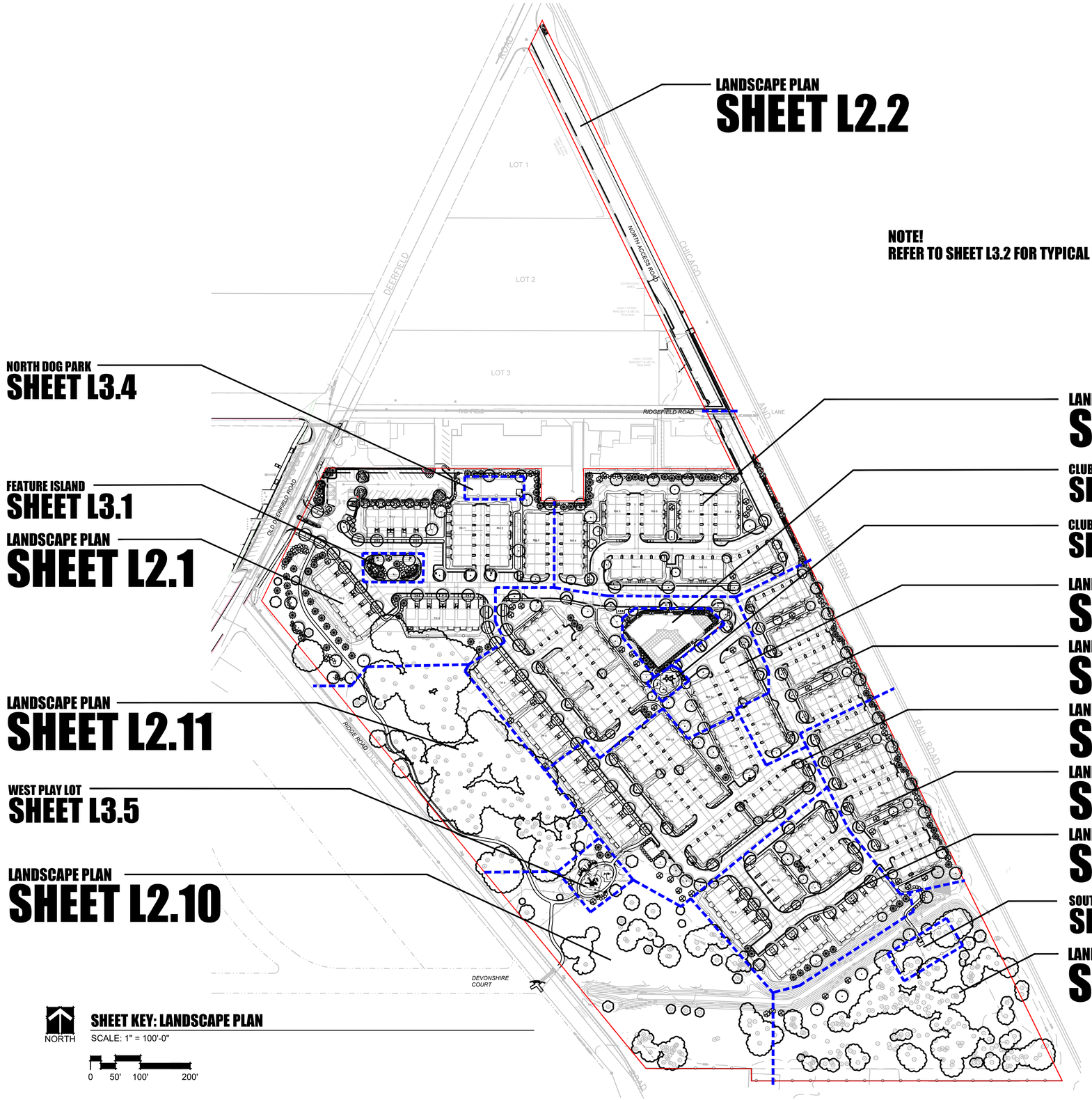
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - TREE PRES / REMOVAL PLAN SOUTH

SHEET NUMBER

L1.3



NOTE!
REFER TO SHEET L3.2 FOR TYPICAL FOUNDATION LANDSCAPE

LANDSCAPE PLAN
SHEET L2.2

NORTH DOG PARK
SHEET L3.4

FEATURE ISLAND
SHEET L3.1

LANDSCAPE PLAN
SHEET L2.1

LANDSCAPE PLAN
SHEET L2.11

WEST PLAY LOT
SHEET L3.5

LANDSCAPE PLAN
SHEET L2.10

LANDSCAPE PLAN
SHEET L2.3

CLUBHOUSE / POOL
SHEET L3.3

CLUBHOUSE PLAY LOT
SHEET L3.5

LANDSCAPE PLAN
SHEET L2.4

LANDSCAPE PLAN
SHEET L2.5

LANDSCAPE PLAN
SHEET L2.6

LANDSCAPE PLAN
SHEET L2.7

LANDSCAPE PLAN
SHEET L2.8

SOUTH DOG PARK
SHEET L3.4

LANDSCAPE PLAN
SHEET L2.9

NORTH

SHEET KEY: LANDSCAPE PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200'

HABITAT™

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L2.0

OLD DEERFIELD ROAD

WATERMAIN

8" SANITARY SEWER

TH 1

TH 2

TH 3

RH 1

RH 2

RH 3

RH 12

DOG PARK, SEE L3.4

FEATURE ISLAND, SEE DETAIL, L3.1

MATCH TO L2.3

MATCH TO L2.4

MATCH TO L2.11

5' EASEMENT

ZONING LIMIT, TYP.

PARKING AND INGRESS / EGRESS EASEMENT LIMIT

EGRESS EASEMENT LIMIT

EV CHARGING STATION LOCATION (2-CAR CAPACITY); AND 2 EV CHARGING STATION SIGNS, SEE DETAIL

8' BOARD ON BOARD FENCE, SEE DETAIL

8' HIGH, BOARD-ON-BOARD FENCE CONTINUES EAST

8' HIGH FENCE CONTINUES EAST

BEGIN 8' HIGH FENCE

LOCATION A: ENTRY MONUMENT, SEE DETAIL

FOUNDATION PLANTINGS, TYPICAL, SEE DETAILS, L3.3

MAINTENANCE ACCESS GATE

BEGIN 6' HIGH ORNAMENTAL FENCE

END 6' HIGH ORNAMENTAL FENCE (±225 LF)

END 6' HIGH ORNAMENTAL FENCE (±205 LF)

6' ADA ACCESSIBLE TRAIL

SOD, TYPICAL, SEE TURF PLAN

2+1-CSF
11+13 PAH
57-CKF
2-PO "
33-AM
9-RGL
7-RGL
3-SMP
1-GPS
4-VC
14-SGF
100-NBW
2-PGD
17-SA
6-RGL
3-TSS
16-AM
18-SA
385-VDB
400-VDB
1-CO
13-RGL
3-VD
1-MS
5-PHM3
3-PP
9-FOS
1-PMC
2-VP
3-VD
1-NS
3-CK
4-PA6
1-QM
3-FGSB
5-PVN3
1-HV
2-QB
3-PHM3
3-SXP
3-VJ
1-FSDP
1-GBF
1-TON
3-TON
9-AM
6+4-ALSM
2+2-CKF
5+5-HHR
7-AM
5-PAH
1-AFAB
4-TOT
1-UA
1-GTI
4-CSF
1-CO
2-AFAB
3-HPL
5-WWR
2-UA
3-MAV
2-PP
3-CSF
3-CIH
3-VD
4-HPL
1-AC
3-PM
1-TSS2.5
1-GB
2-LS
2-GPS
4-PS
1-PP
2-PP
2-GD
1-LS
2-GTI
3-PGD
4+3-CIH
1-UM
1-QM
5-SMK
7-PA
1-PS
9-AAB
2-CO2.5
3-PS
1-AC
1-PS
1-QB2.5
5-CR
2-QI
5-AAB

25.0
3.0
18.0

NORTH

LANDSCAPE PLAN - NORTHWEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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9 CRYSTAL LAKE ROAD
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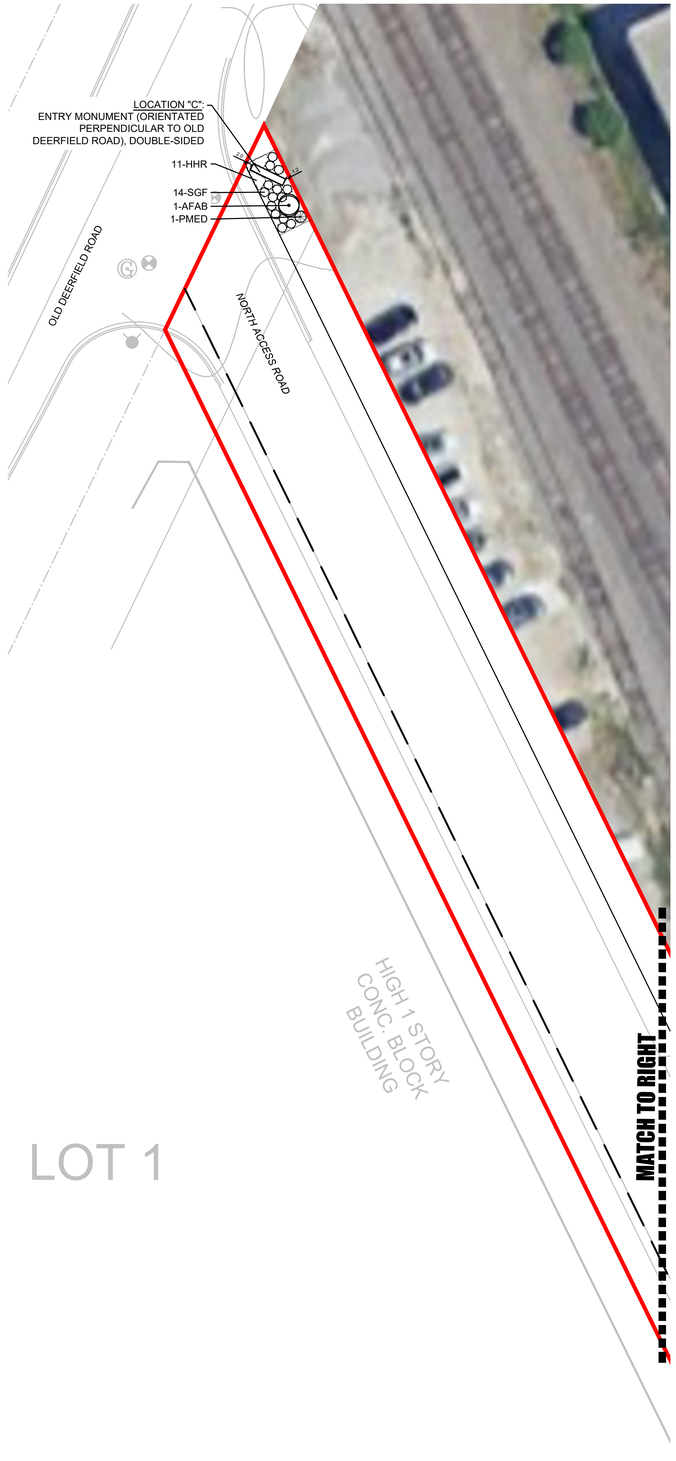
PROJECT NAME AND SHEET TITLE

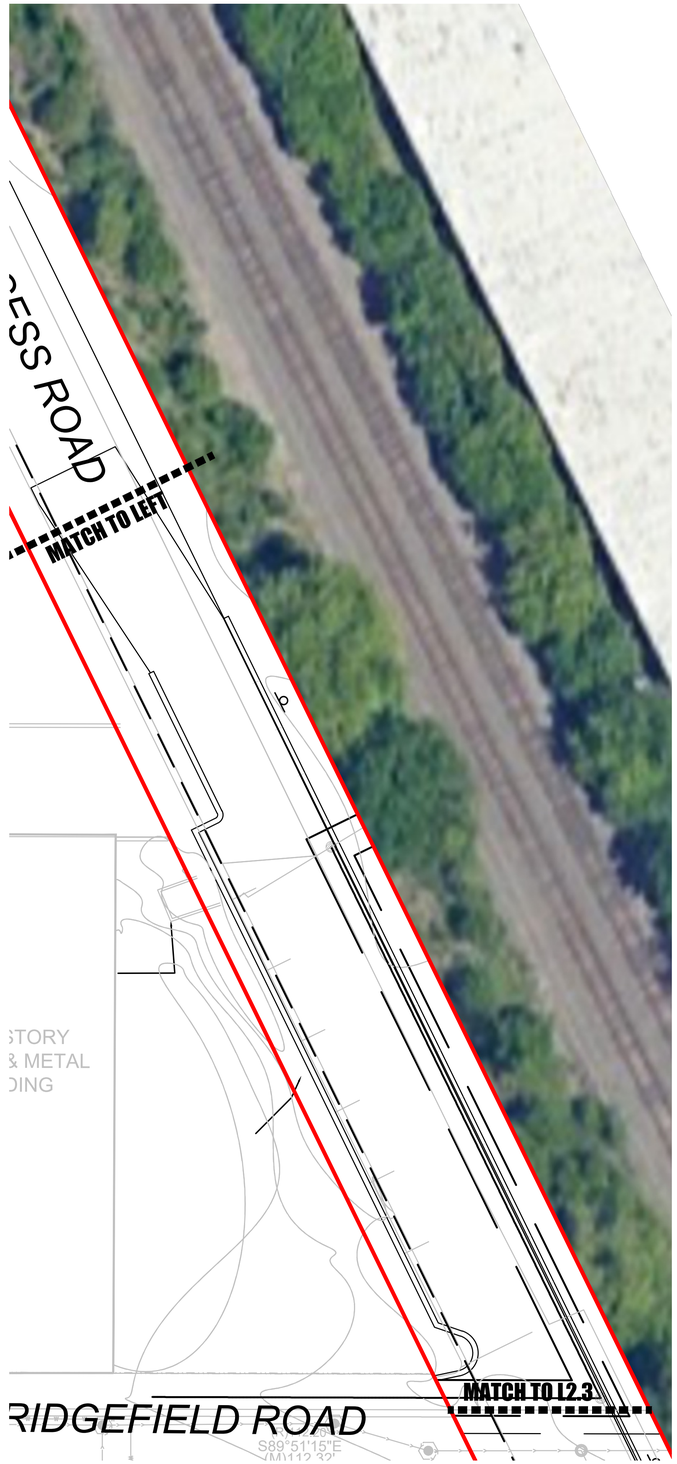
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L2.1





NORTH

LANDSCAPE PLAN - NORTH ACCESS ROAD

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
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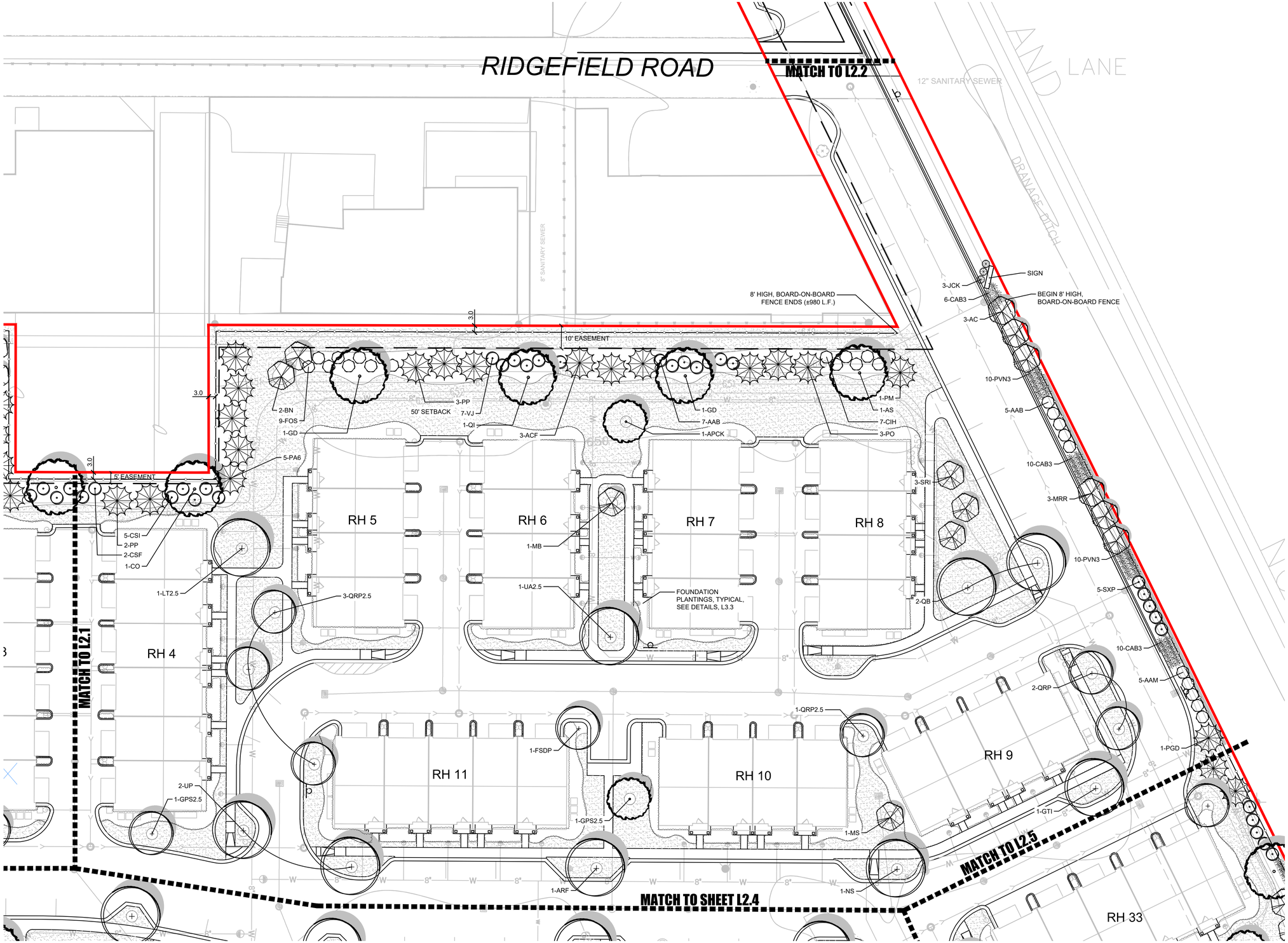
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTH ACCESS ROAD

SHEET NUMBER

L2.2



NORTH

LANDSCAPE PLAN - NORTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
4.	
5.	
6.	
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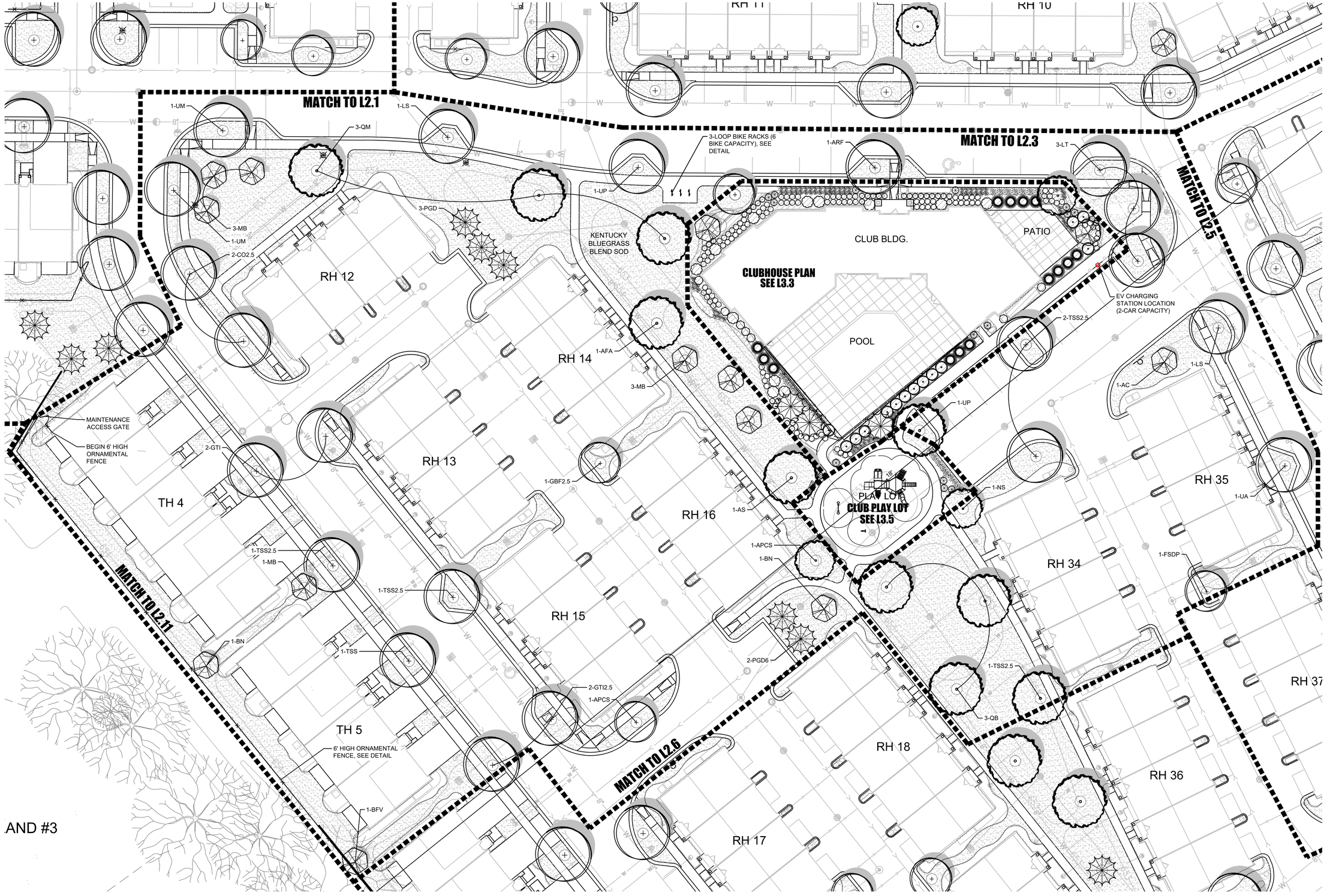
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L2.3



NORTH

LANDSCAPE PLAN - NORTH CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTH CENTRAL

SHEET NUMBER

L2.4

NORTH

LANDSCAPE PLAN - EAST CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
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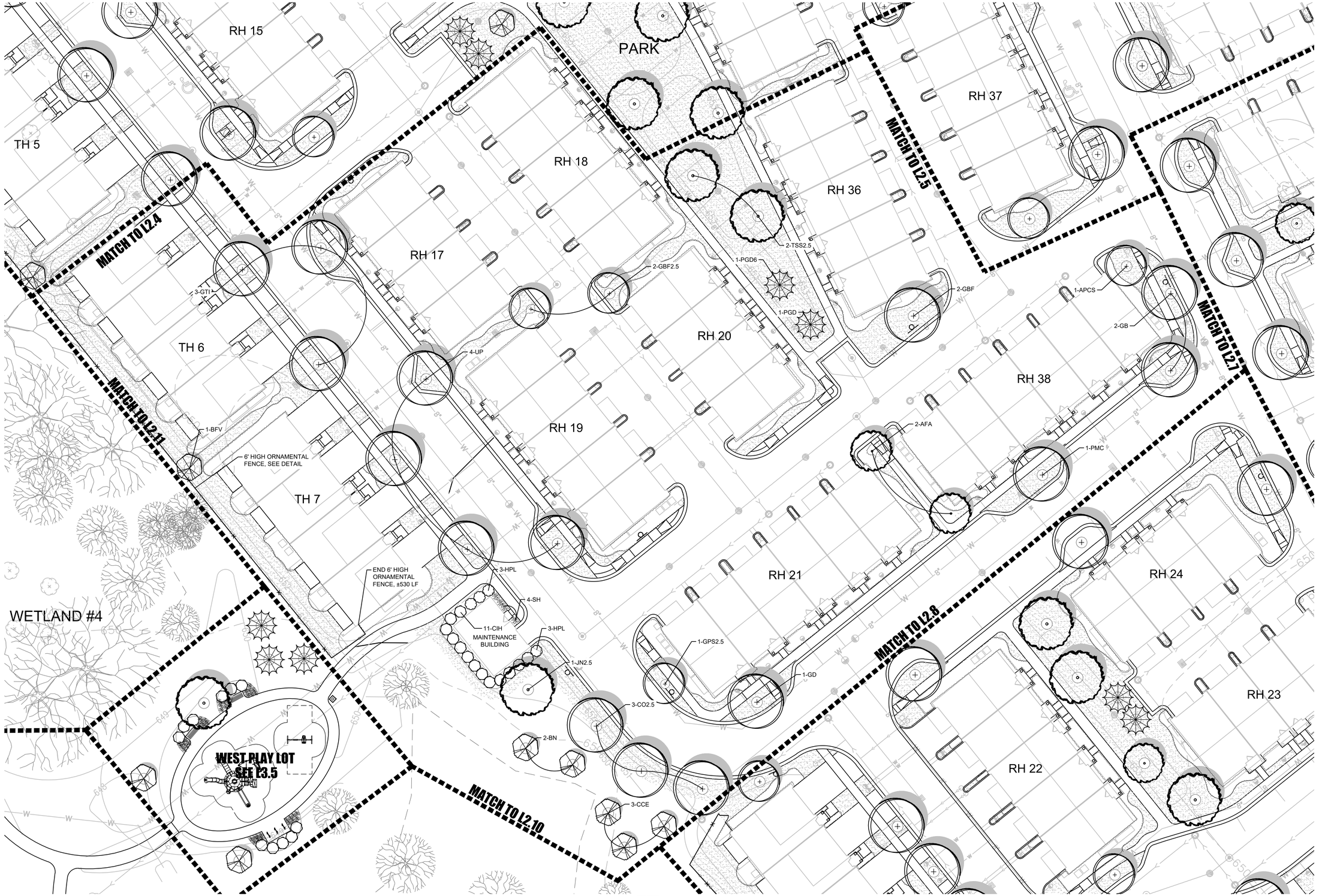
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - EAST CENTRAL

SHEET NUMBER

L2.5



NORTH

LANDSCAPE PLAN - SOUTH CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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3.	2/03/2026 SOUTH FENCE SETBACK
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTH CENTRAL

SHEET NUMBER

L2.6

NORTH

LANDSCAPE PLAN - SOUTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
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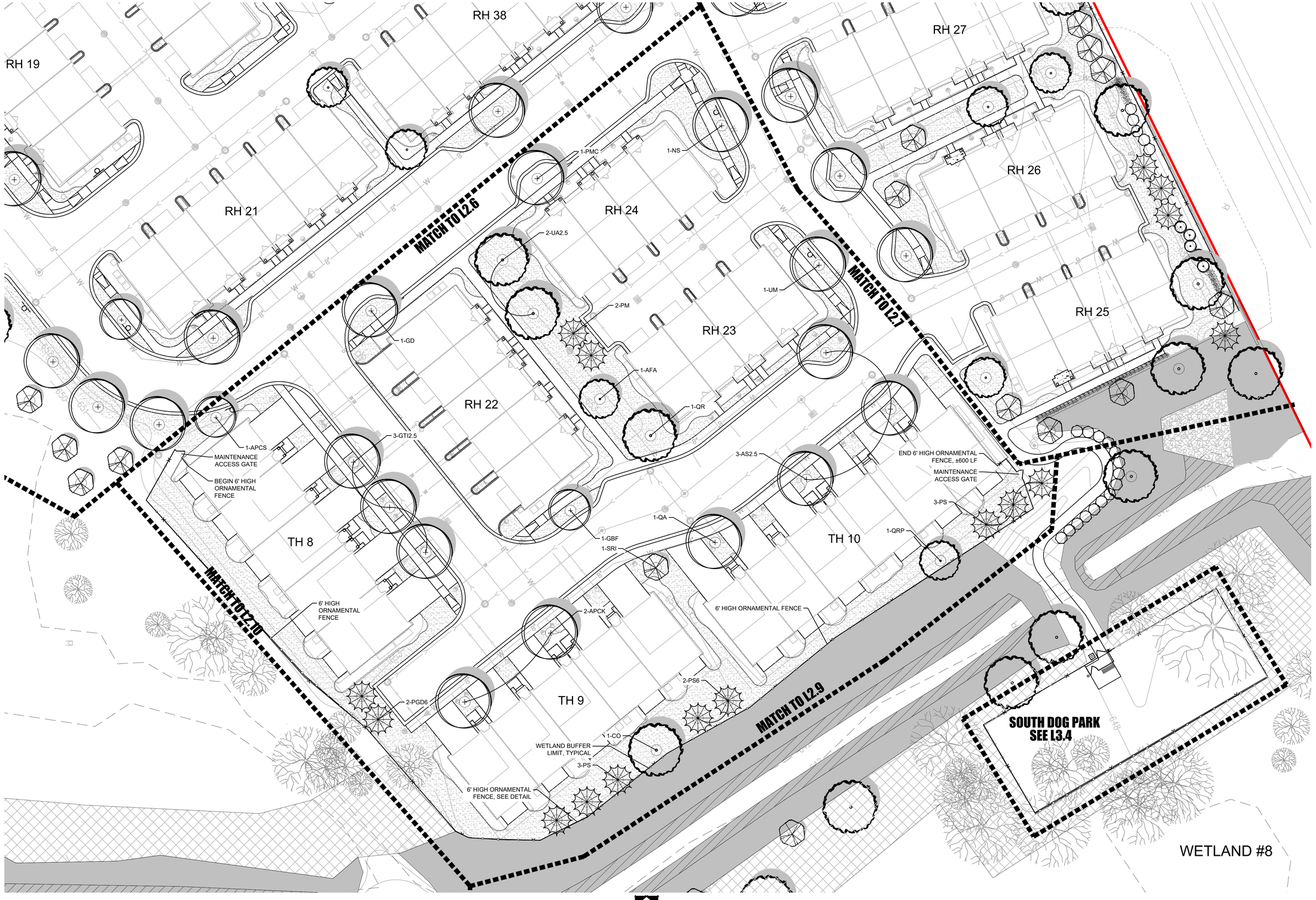
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

L2.7



NORTH

LANDSCAPE PLAN - FAR SOUTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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3.	2/03/2026 SOUTH FENCE SETBACK
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - FAR SOUTH

SHEET NUMBER

L2.8

RH 22

TH 10

TH 9

MATCH TO L2.7

MATCH TO L2.8

MATCH TO L2.10

1-QB

SEE ENGINEERING FOR GRADING / RE-SEEDING PLAN FOR DRAINAGE DITCH IMPROVEMENTS

11-CR

1-CO

1-QA2.5

SOUTH DOG PARK
SEE L3.4

1-BN

1-QM

1-JN2.5

WETLAND #8

SEE CBBEL WETLAND / WOODLAND RESTORATION PLAN

APPROXIMATE EXISTING TREE CANOPY FOR EXISTING TREES TO REMAIN

DEAD TREES TO REMAIN FOR HABITAT PURPOSES SHOWN WITH NO CRITICAL ROOT ZONE, TYPICAL

WETLAND #7

APPROXIMATE EXISTING TREE CANOPY FOR EXISTING TREES TO REMAIN

6 FT. HIGH BOARD ON BOARD FENCE ENDS, (±812 LF)

NORTH

LANDSCAPE PLAN - SOUTHEAST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST WOODLAND

SHEET NUMBER

L2.9

MATCH TO L2.11

WEST PLAY LOT
SEE L3.5

MATCH TO L2.6

MATCH TO L2.8

RH 2

TH 8

6' WIDE ADA
ACCESSIBLE TRAIL

WETLAND #5

SEE CBBEL WETLAND /
WOODLAND
RESTORATION PLAN

DEAD TREES TO REMAIN FOR HABITAT
PURPOSES SHOWN WITH NO CRITICAL
ROOT ZONE, TYPICAL

APPROXIMATE EXISTING
TREE CANOPY FOR
EXISTING TREES TO REMAIN

DEVONSHIRE COURT

SEE ENGINEERING FOR
GRADING / RE-SEEDING
PLAN FOR DRAINAGE
DITCH IMPROVEMENTS

2-BN

WATERMAIN
(BY RECORD)

40" SANITARY SEWER

SEE CBBEL WETLAND /
WOODLAND
RESTORATION PLAN

WETLAND #6

25'
SETBACK

±31'-7"

4 FT. HIGH
BOARD ON
BOARD FENCE

16.0

TRANSITION

6 FT. BOARD ON BOARD
FENCE BEGINS

6 FT. FENCE
JOGS SOUTH
AND EAST

MATCH TO L2.9

NORTH

LANDSCAPE PLAN - SOUTHWEST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHWEST WOODLAND

SHEET NUMBER

L2.10

NORTH

LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
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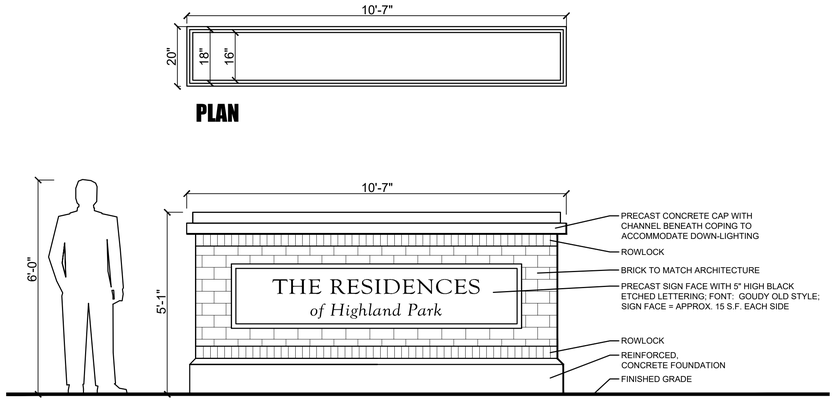
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SHEET NUMBER

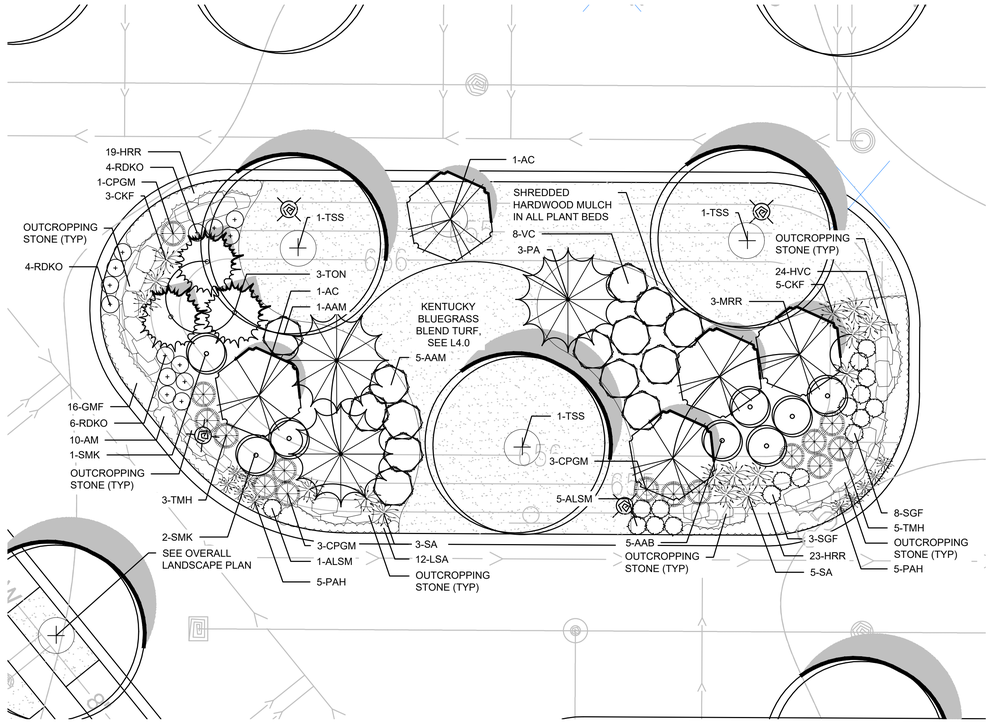
L2.11



NOTE!
DETAILS FOR STRUCTURAL FOUNDATION
TO BE PROVIDED AT TIME OF PERMIT SUBMITTAL.

ENTRANCE MONUMENT, TYPICAL

SCALE: 1/2" = 1'-0"

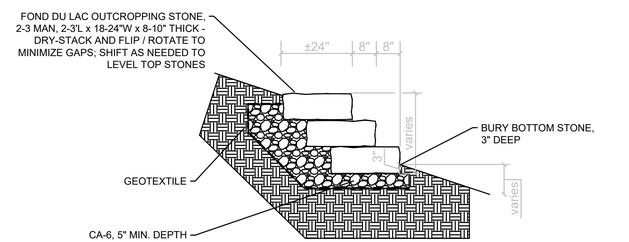


NORTH

LANDSCAPE PLAN DETAIL: FEATURE ISLAND

SCALE: 1" = 10'-0"

0 5' 10' 20'



DETAIL: OUTCROPPING STONE

SCALE: 1" = 10'-0"

0 5' 10' 20'

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
MONUMENT & FEATURE ISLAND

SHEET NUMBER

L3.1

SCHEDULE: PLANT & MATERIALS LIST - TYPICAL FOUNDATION, REAR-LOADED HOMES

FOUNDATION A - (PRIMARILY WEST AND SOUTH FACING)
FRONT-LOAD GARAGE TOWNHOMES #TH1, 2, 4-10

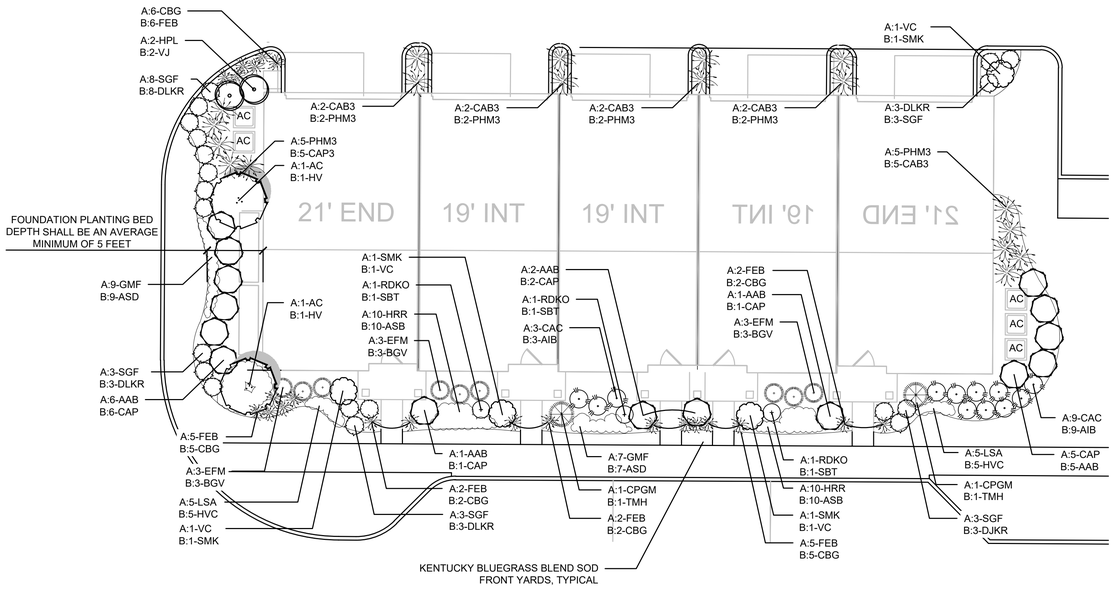
CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
HV	-	2	8' high	Hamamelis vernalis	Vernal Witchhazel
SHRUBS	QTY(1)	QTY			
Evergreen Shrubs					
BGV	5	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
EFS	6	-	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
TMH	3	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
AAB	8	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	9	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	6	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
VC	5	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	10	-	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs					
AIB	6	-	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
DLKR	12	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	6	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CBG	-	9	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
FEB	-	18	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
Perennials					
ASB	-	6	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	-	32	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
GMF	-	9	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HRR	-	8	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
LSA	-	5	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
Materials					
-	-	4	C.Y.	-	Soil Amendments
-	-	11	C.Y.	-	Shredded Hardwood Mulch
-	-	40	L.F.	-	6' high Partition Fence (@8' Each)

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements

FOUNDATION B - (PRIMARILY EAST AND NORTH FACING)
FRONT-LOAD GARAGE TOWNHOMES #TH3,

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
AC	-	2	8' high	Amelanchier canadensis	Shadblow Serviceberry
SHRUBS	QTY(1)	QTY			
Evergreen Shrubs					
CPGM	3	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFS	5	-	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
Large Deciduous Shrubs					
AAB	9	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	8	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	10	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	5	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VJ	6	-	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs					
CAC	6	-	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DLKR	6	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	9	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CBG	18	-	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
HMA	9	-	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
Perennials					
ASB	8	-	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	9	-	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
GMF	32	-	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	6	-	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HVC	5	-	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
Materials					
-	3	-	C.Y.	-	Soil Amendments
-	10	-	C.Y.	-	Shredded Hardwood Mulch
-	256	-	L.F.	-	6' high Partition Fence (@8' Each)

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION, REAR-LOADED

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCHEDULE: PLANT & MATERIALS LIST - TYPICAL FOUNDATION, FRONT-LOADED HOMES

FOUNDATION A (PRIMARILY WEST AND SOUTH FACING)
REAR-LOAD GARAGE TOWNHOMES #RH1, 3, 5, 7, 9-11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 34, 36, 28

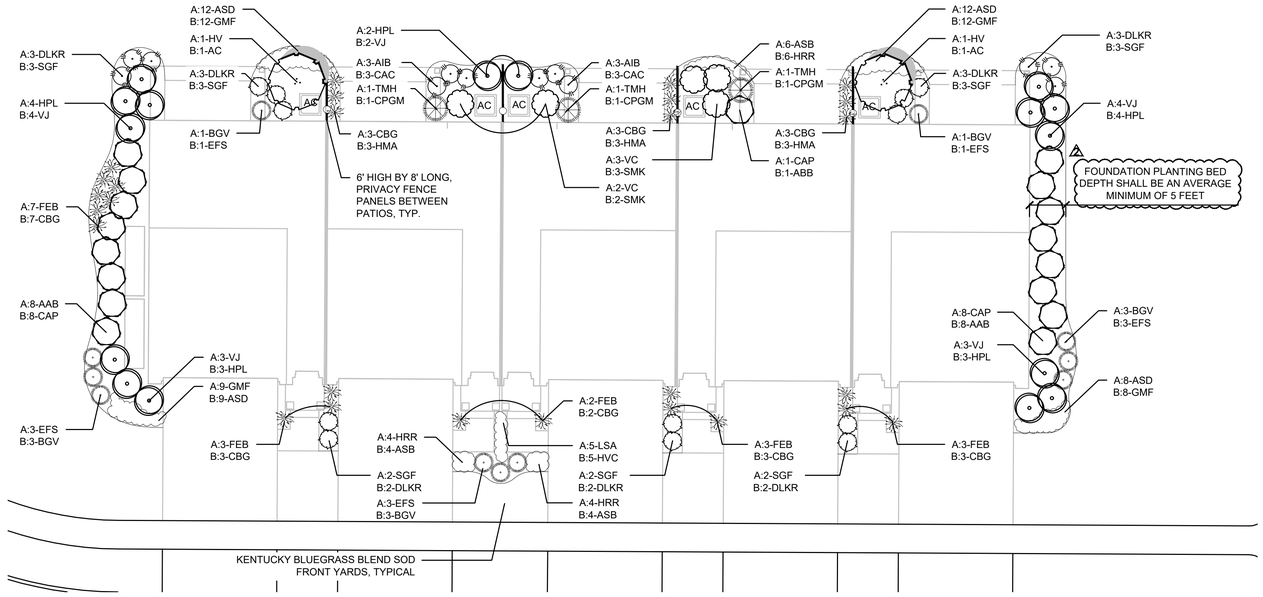
CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
AC	-	2	8' high	Amelanchier canadensis	Shadblow Serviceberry
SHRUBS	QTY(1)	QTY			
Evergreen Shrubs					
CPGM	2	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFM	9	-	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
Large Deciduous Shrubs					
AAB	10	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	5	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	2	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	2	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	2	-	36" high	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs					
CAC	12	-	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DLKR	3	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RDKO	3	-	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SGF	17	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CAB3	-	8	3 Gal.	Calamagrostis arundinacea 'Brachytr	Korean Reed Grass
FEB	-	16	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
CBG	-	6	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
PHM3	-	10	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials					
GMF	-	16	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HRR	-	20	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
LSA	-	10	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
Materials					
-	-	3	C.Y.	-	Soil Amendments

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements

FOUNDATION B (PRIMARILY EAST AND NORTH FACING)
REAR-LOAD GARAGE TOWNHOMES #RH2, 4, 6, 8, 12, 14, 15, 16, 18, 20, 22, 24, 26, 28, 30, 32, 35, 37

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
HV	-	2	8' high	Hamamelis vernalis	Vernal Witchhazel
SHRUBS	QTY(1)				
Evergreen Shrubs					
BGV	9	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
TMH	2	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
AAB	5	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	10	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
SMK	2	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	2	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	2	-	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs					
AIB	12	-	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
DLKR	17	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	3	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
SBT	3	-	5 Gal./24"	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CAB3	10	-	3 Gal.	Calamagrostis arundinacea 'Brachytr	Korean Reed Grass
FEB	6	-	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
CBG	16	-	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
PHM3	8	-	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials					
ASB	20	-	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	16	-	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
HVC	10	-	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
Materials					
-	3		C.Y.	-	Soil Amendments
-	10		C.Y.	-	Shredded Hardwood Mulch

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION, FRONT-LOADED

SCALE: 1" = 10'-0"

0 5' 10' 20'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
4.	
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: FOUNDATIONS

SHEET NUMBER

L3.2

SCHEDULE: PLANT & MATERIALS LIST - CLUBHOUSE FOUNDATION & POOL AREA

TREES

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
Columnar Shade Trees					
AFA	1	-	3" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
QRP	1	-	3" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees					
PGD	-	3	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees					
AC	1	-	8' high	Amelanchier canadensis	Shadblow Serviceberry
SRI	-	1	8' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac

SHRUBS

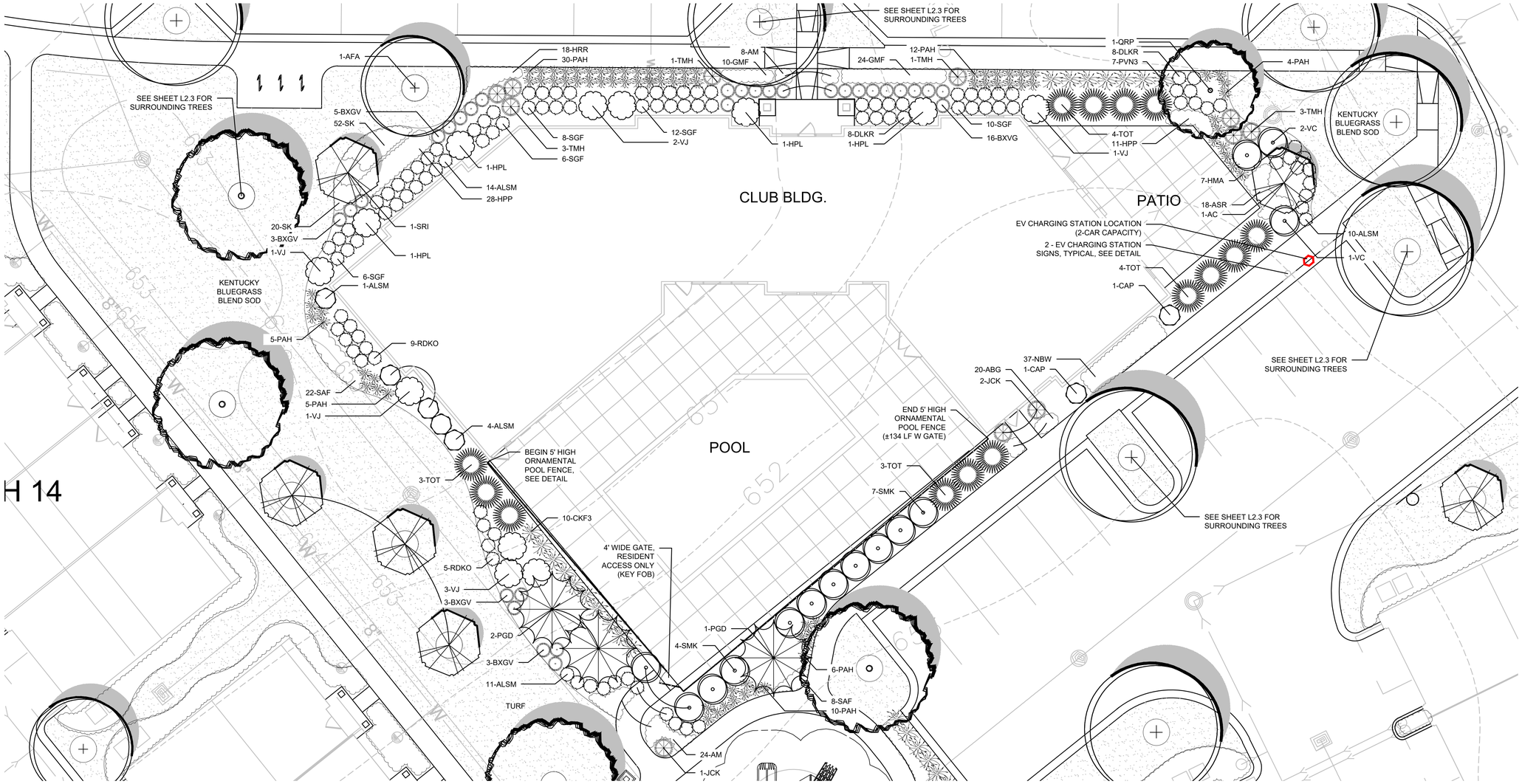
CODE	QTY(1)	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Shrubs					
TOT	14	-	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Evergreen Shrubs					
BXGV	30	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
JCK	3	-	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	8	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
CAP	2	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	4	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	11	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	3	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	8	-	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs					
ALSM	40	-	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Black Chokeberry
DLKR	16	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RDKO	14	-	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SGF	42	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea

GRASSES, PERENNIALS & GROUNDCOVERS

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Grasses					
CKF3	-	10	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HMA	-	7	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
PAH	-	72	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN3	-	7	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials					
AM	-	32	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
ASR	-	18	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
GMF	-	11	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	-	18	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HPP	-	39	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NBW	-	37	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SAF	-	30	1 Gal.	Sedum x 'Autumn Fire'	Autumn Fire Stonecrop (Sedum)
Groundcover					
ABG	-	20	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed (Ajuga)
SK	-	72	1 Qt.	Sedum kamtschaticum	Russian Stonecrop
Materials					
-	-	10	C.Y.	-	Soil Amendments
-	-	30	C.Y.	-	Shredded Hardwood Mulch
-	-	134	L.F.	-	5' Ornamental Fence with 1, 4' Gate

NOTES:

1. Tree & Shrub quantities fullfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

LANDSCAPE PLAN DETAIL: CLUB BUILDING AND POOL AREA

SCALE: 1" = 10'-0"

0 5' 10' 20'

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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3.	2/03/2026 SOUTH FENCE SETBACK
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: CLUBHOUSE & POOL

SHEET NUMBER

L3.3

DETAIL: WASTE STATION

NOT TO SCALE

1 SPECIFICATIONS - DOG PARK

SHALL BE:

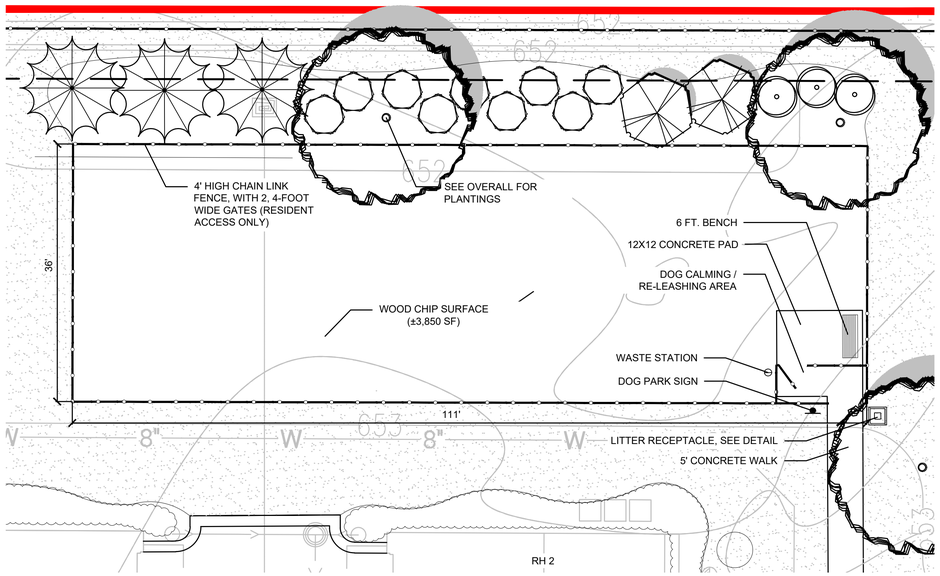
- QUANTITY: 2
- MODEL: SENTRY DOG WASTE STATION W/ SINGLE PULL BAGS
- COLOR: GREEN
- MEASURES 77"h X 12"W
- 10 GALLON RECEPTACLE
- GALVANIZED 7' SQUARE POST
- INCLUDES SIGN, BAG DISPENSER, & HARDWARE
- INCLUDES 400 DOG WASTE BAGS
- INCLUDES 50 WASTE CAN LINERS
- PRODUCT IS SHIPPED UNASSEMBLED

SHALL BE:

- QUANTITY: 1
- MODEL: DOG PARK EXERCISE AREA SIGN
- COLOR: GREEN
- MATERIAL: ALUMINUM

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

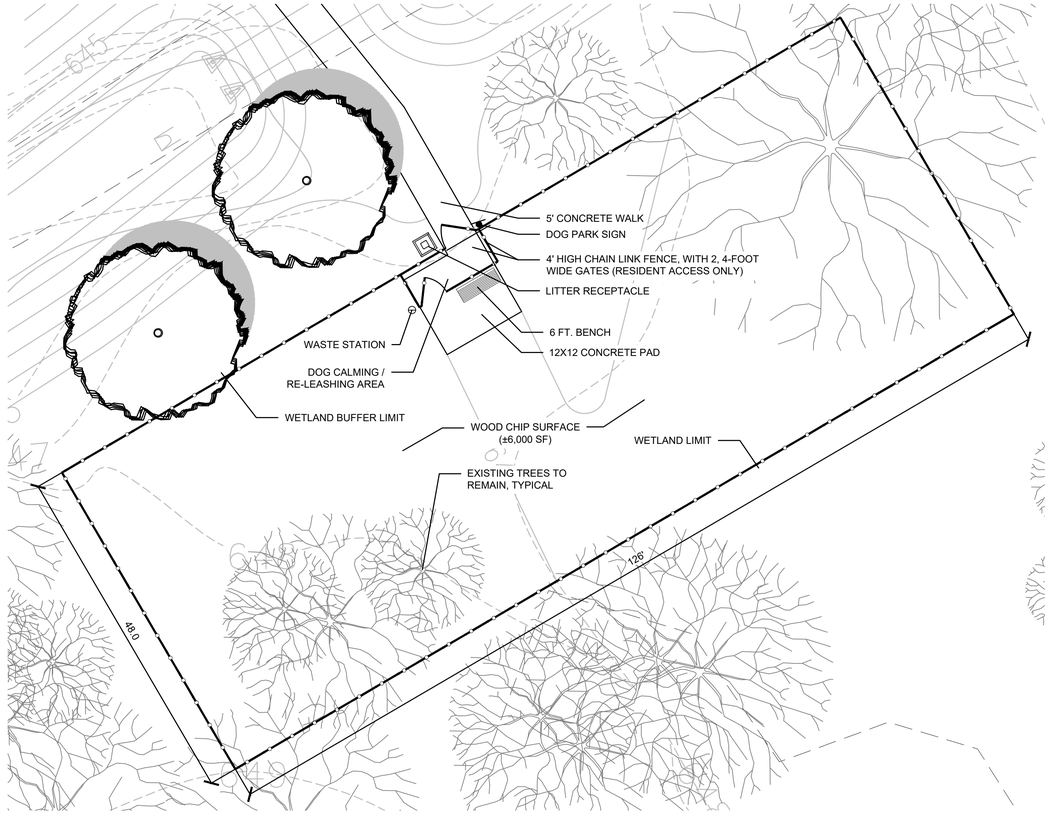
- AVAILABLE THRU (OR APPROVED EQUAL):
  TERRA BOUND SOLUTIONS
  SPRING, TX - TEL (877) 857-2915)



PLAN DETAIL: NORTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'



PLAN DETAIL: SOUTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'

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CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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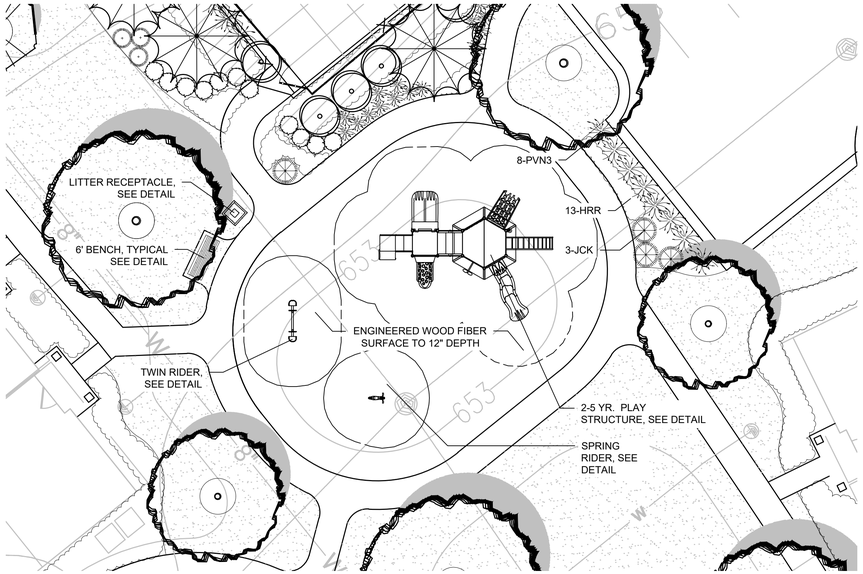
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
FENCING & DOG PARK

SHEET NUMBER

L3.4



PLAN DETAIL: CLUBHOUSE PLAY LOT LAYOUT

SCALE: 1" = 10'-0"

0 5' 10' 20'

1 SPECIFICATIONS - CLUBHOUSE PLAY LOT, STRUCTURE (2-5 YEARS OLD)

SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE 2-5 YEAR OLD PLAY STRUCTURE
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - SIDE BY SIDE SLIDE (718700)
  - HONEYCOMB CLIMBER (7187555E)
  - CURVED CLIMBER (718942)
  - CHAMELEON SLIDE (7186701)
  - VINE CLIMBER (7186715)
  - TOT ROCK CLIMBER (718787)
  - MUSEUM WASHER PANEL (71871528)
  - TREEHOUSE ROOF (7187306)
  - SPACE MAZE PANEL (7187321B)
  - ACCESSIBLE TRANSFER POINT (71885139)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

2 SPECIFICATIONS - CLUBHOUSE PLAY LOT, TWIN RIDER

SHALL BE:

- QUANTITY: 1
- MODEL: TWIN RIDER (6081)
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

3 SPECIFICATIONS - CLUBHOUSE PLAY LOT, SPRING RIDER

SHALL BE:

- QUANTITY: 1
- MODEL: RODEO ROCKY COIL SPRING RIDER (9014)
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

4 SPECIFICATIONS - WEST PLAY LOT, PLAY STRUCTURE (5-12 YEARS OLD)

SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE 5-12 YEAR OLD PLAY STRUCTURE
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - CHAMELEON SLIDE (714-670-U1)
  - KIDS PERCH (714-992-9
  - UPSTOP CLIMBER (714-692-25)
  - BELL, POST MOUNT (714-796-P1)
  - HEX QUEST GV300 (714-699-V6)
  - 6'-6" DECK W/ VERTICAL RINGS (714-525-6)
  - HEX WAVE ROOF (714-680-6C)
  - TREE-O CLIMBER (714-605-6)
  - GROOVE II SLIDE VORTEX (714-638-6U)
  - SQUARE TRANSFER POINT DECK (714-851-69)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU:
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

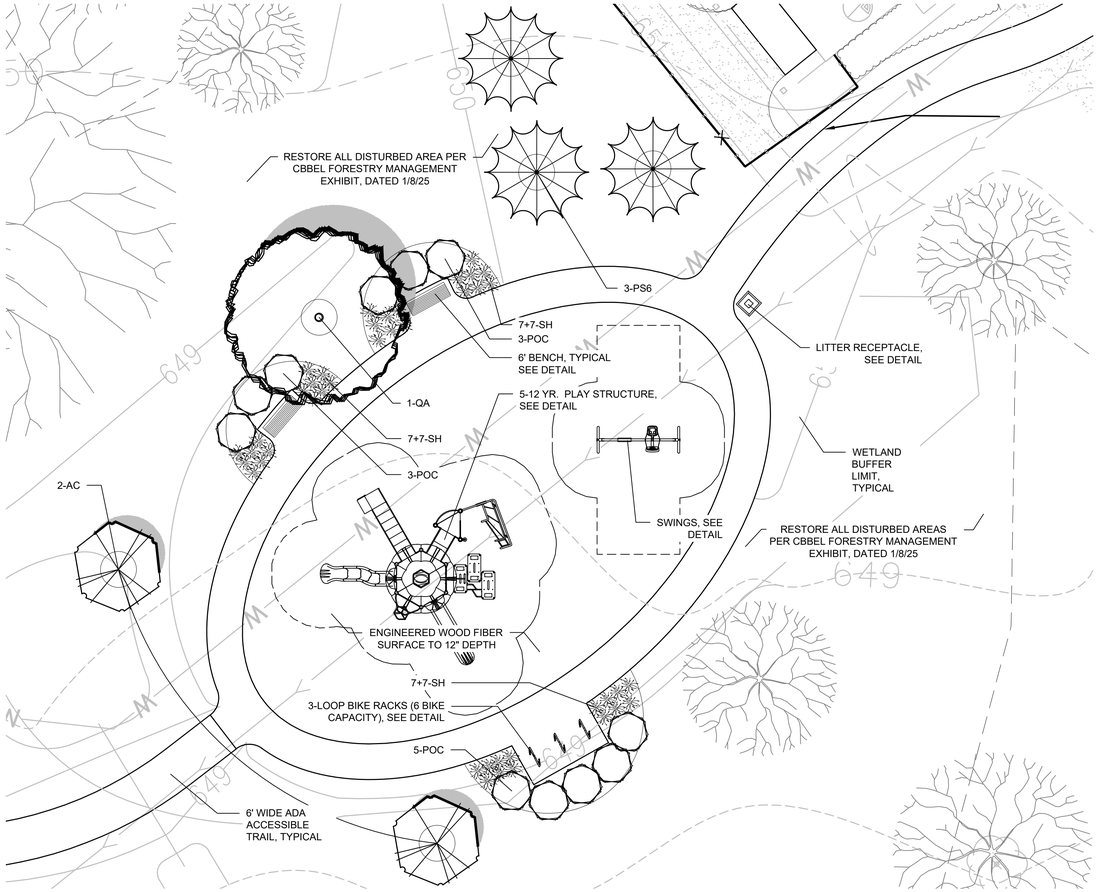
5 SPECIFICATIONS - WEST PLAY LOT, SWINGS

SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE SWING SET WITH 1 BELT AND 1 GENERATION SWING
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - SLASH PROOF BELT W/ CHAIN, 8' (2840)
  - GENERATIONS SWING (2760)
  - 3.5" OD ARCH SWING FRAME (MR0930)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU:
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL



PLAN DETAIL: WEST PLAY LOT LAYOUT

SCALE: 1" = 10'-0"

0 5' 10' 20'

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(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: PLAY LOTS

SHEET NUMBER

L3.5

FENCE LEGEND:

- 4 FT. CHAIN LINK
- 4 FT. ORNAMENTAL
- 4 FT. UTILITY SCREEN
- 4 FT. BOARD ON BOARD
- 6 FT. ORNAMENTAL
- 6 FT. BOARD ON BOARD
- 8 FT. BOARD ON BOARD
- 6 FT. PARTITION (SEE FOUNDATION PLAN)

NORTH

FENCING LAYOUT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 120'

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

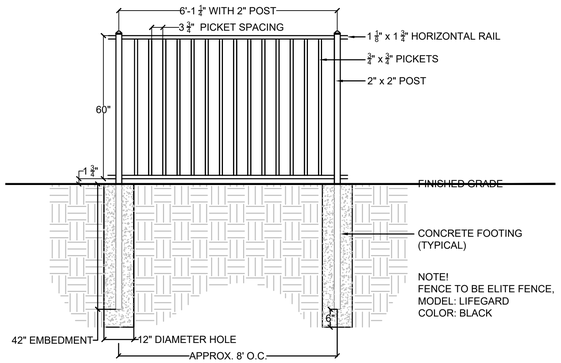
FINAL LANDSCAPE PLAN
- FENCING LAYOUT PLAN

SHEET NUMBER

L4.1

1A DETAIL: FENCE, ORNAMENTAL FENCE (CLUBHOUSE POOL)

SCALE: 1/2" = 1'-0" LOCATION: CLUBHOUSE POOL



SPECIFICATION - CLUBHOUSE / POOL FENCE

PRODUCT:
FENCE
- 134 L.F. TOTAL (INCL. 1, 4 WIDE GATE)
- HEIGHT: 60" / 5'
- MODEL: LIFEGUARD COMMERCIAL
- MATERIAL: ALUMINUM
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

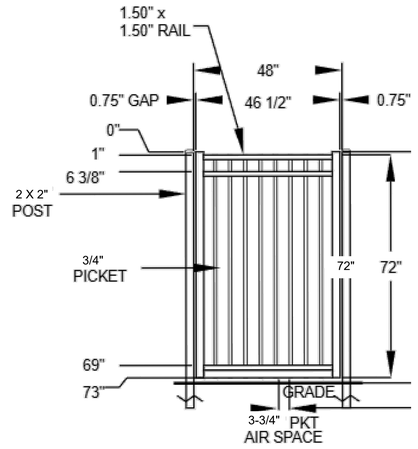
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

1B DETAIL: FENCE, ORNAMENTAL FENCE GATE

NOT TO SCALE



1C SPECIFICATION: SECURITY SAFETY FOR POOL GATE - ELECTRIC STRIKE

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - ELECTRIC STRIKE
- TOTAL QTY. 1
- MODEL: 9600 SERIES SURFACE MOUNTED ELECTRIC STRIKE
- ITEM: 9600
- MEASUREMENT: 9" HIGH x 1 3/4" WIDE x 3/4" DEEP
- MATERIAL: METAL
- COLOR: BSP BLACK SUEDE POWDER COAT

MANUFACTURER: HES ASSA ABLOY
www.hesinnovations.com

SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

1D SPECIFICATION: SECURITY SAFETY FOR POOL GATE - PANIC BAR

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - PANIC BAR
- TOTAL QTY. 1
- MODEL: 10045 PREMIUM EXIT BAR KIT - DETEX ADVANTEX STAINLESS STEEL BAR
- ITEM: PREMIUM KIT W/ ADVANTEX 48" BAR - BLACK PLATE, #10045-B48
- MATERIAL: METAL
- COLOR: BLACK (PLATE), BAR & HARDWARE (STAINLESS-STEEL)

MANUFACTURER: DAC INDUSTRIES, INC.
www.dacindustries.com

SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

1E SPECIFICATION: SECURITY SAFETY FOR POOL GATE - ELECTRIC STRIKE MOUNTING KIT

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - ELECTRIC STRIKE
- TOTAL QTY. 1
- MODEL: MOUNTING KIT FOR HES 9600 ELECTRIC STRIKE W/ DAC PANIC BAR KITS
- ITEM: #11190
- MATERIAL: METAL
- COLOR: BLACK W/ STAINLESS-STEEL HARDWARE

MANUFACTURER: DAC INDUSTRIES, INC.
www.dacindustries.com

SUPPLIER (OR APPROVED EQUAL):

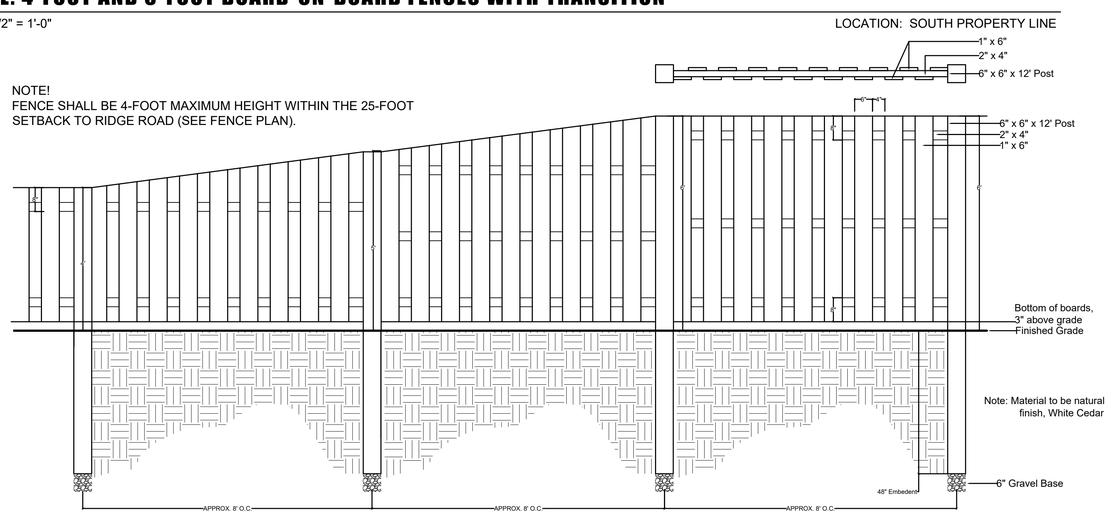
PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

2 DETAIL: 4-FOOT AND 6-FOOT BOARD-ON-BOARD FENCES WITH TRANSITION

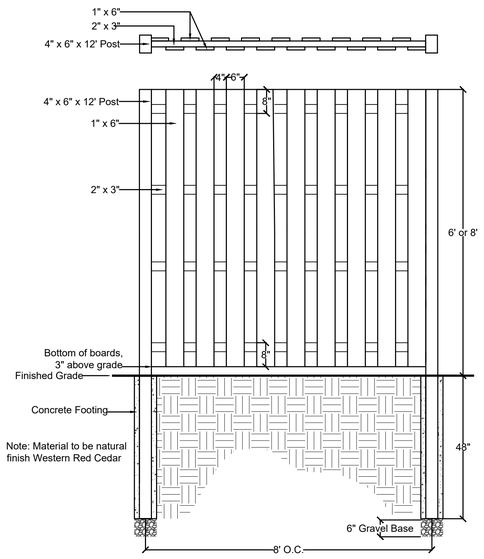
SCALE: 1/2" = 1'-0" LOCATION: SOUTH PROPERTY LINE

NOTE!
FENCE SHALL BE 4-FOOT MAXIMUM HEIGHT WITHIN THE 25-FOOT SETBACK TO RIDGE ROAD (SEE FENCE PLAN).



3 DETAIL: FENCE, 8-FOOT BOARD-ON-BOARD

SCALE: 1/2" = 1'-0" LOCATION: NORTH AND EAST PROPERTY LINES



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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

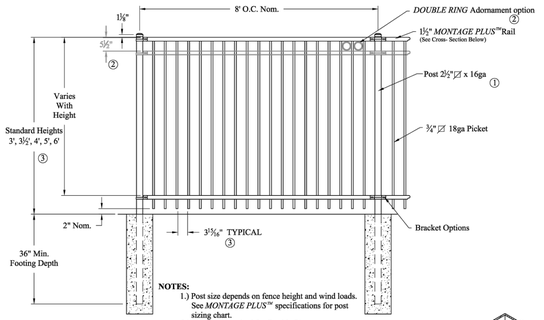
FINAL LANDSCAPE PLAN
- DETAILS: FENCING

SHEET NUMBER

L4.2

1 DETAIL: FENCE, ORNAMENTAL

NOT TO SCALE — LOCATION: BEHIND FRONT-LOADED GARAGE TOWNHOMES



SPECIFICATION - 6 FT. HIGH ORNAMENTAL

PRODUCT:
FENCE
- 1,560 L.F. TOTAL (INCL. 2, 4 WIDE GATE)
- HEIGHT: 72" / 6'
- MODEL: MONTAGE PLUS (NO RINGS)
- MATERIAL: COMMERCIAL STRENGTH STEEL
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

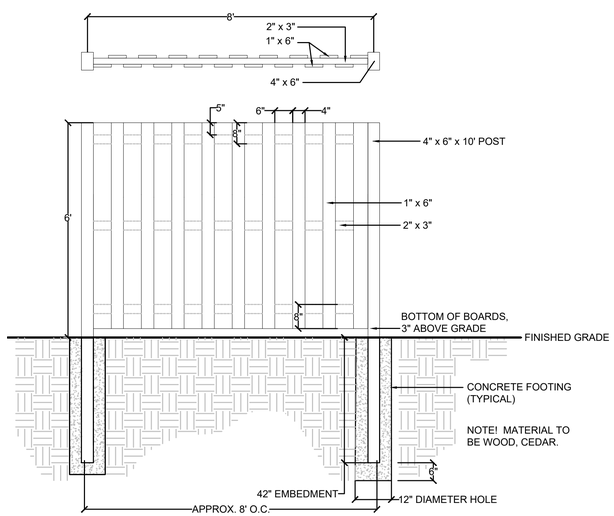
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

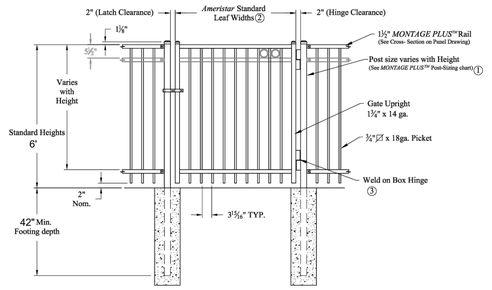
2 DETAIL: FENCE, PARTITION

NOT TO SCALE — LOCATION: PATIO PARTITIONS, FRONT-LOADED TOWNHOMES



3 DETAIL: FENCE, ORNAMENTAL (MAINTENANCE BUILDING)

NOT TO SCALE — LOCATION: BEHIND FRONT-LOADED GARAGE TOWNHOMES



Single gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.

SPECIFICATION - 6 FT. HIGH ORNAMENTAL

PRODUCT:
FENCE
- QUANTITY: 2, 4' WIDE GATES)
- HEIGHT: 72" / 6'
- MODEL: MONTAGE PLUS
- MATERIAL: COMMERCIAL STRENGTH STEEL
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

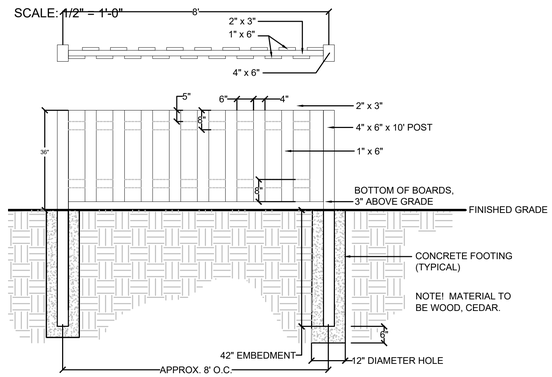
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

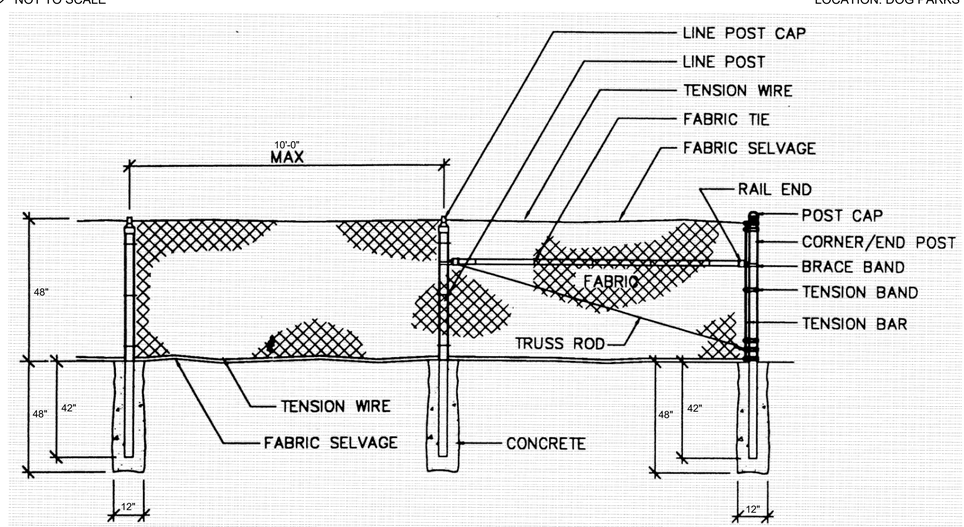
4 DETAIL: FENCE, A/C UNIT SCREENING

NOT TO SCALE — LOCATION: A/C UNITS, BUILDINGS



5 DETAIL: FENCE, CHAIN-LINK (GATES NOT SHOWN)

NOT TO SCALE — LOCATION: DOG PARKS



HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
4.	
5.	
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FENCING

SHEET NUMBER

L4.3

DETAILS: SITE FURNISHINGS

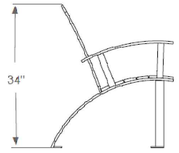
1 SPECIFICATIONS - ASHTON BENCH

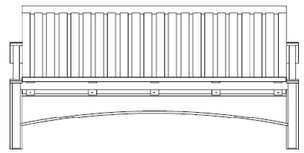
SHALL BE:

- QUANTITY: 5
- MODEL: ASB-6-RPB-P
- FRAME COLOR: BLACK POWDER COATED STEEL
- SEAT COLOR: BROWN RECYCLED PLASTIC
- MOUNT: SURFACE

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  THOMAS STEELE
  1080 UNIEK DRIVE
  WAUNAKEE, WI
  CONTACT: LARRY SEIPLE
  EMAIL: LSEIPLE@MADRAX.COM





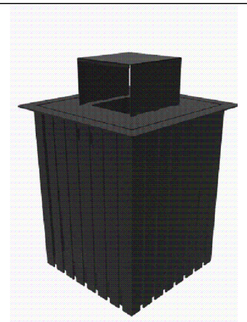
2 SPECIFICATIONS - ARCADIA 32 GAL. LITTER RECEPTACLE

SHALL BE:

- QUANTITY: 4
- MODEL: ACTR-32-P; COVERED SQUARE LID: CSQ
- COLOR: BLACK POWDER COATED STEEL
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  THOMAS STEELE
  1080 UNIEK DRIVE
  WAUNAKEE, WI
  CONTACT: LARRY SEIPLE
  EMAIL: LSEIPLE@MADRAX.COM



3 SPECIFICATIONS - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

- QUANTITY: 6
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

DETAILS: SIGNS

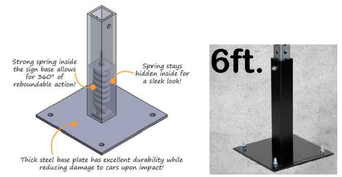
4 SPECIFICATIONS - EV CHARGING STATION SIGN WITH REBOUNDABLE POST

SHALL BE:

- QUANTITY: 4
- PART NO: K2-0764
- SPN#: 301J
- MATERIAL: HI INTENSITY REFLECTIVE ALUMINUM WITH 3M LAMINATE
- SIZE: 12" X 18"
- MOUNT OPTION FOR CONCRETE: AFIX TO 6 FT. FLEXBOSS REBOUNDABLE SIGN POST SYSTEM
- MOUNT OPTION FOR LANDSCAPED AREA: 8 FT. SIGN POST IN POURED CONCRETE FOOTING

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  ROADTRAFFICSIGNS.COM
  203 JAY ST, SUITE 800
  BROOKLYN, NY
  TEL (888) 343-3771



FLEXIBLE POST FOR SURFACE MOUNT ON CONCRETE

SIGN

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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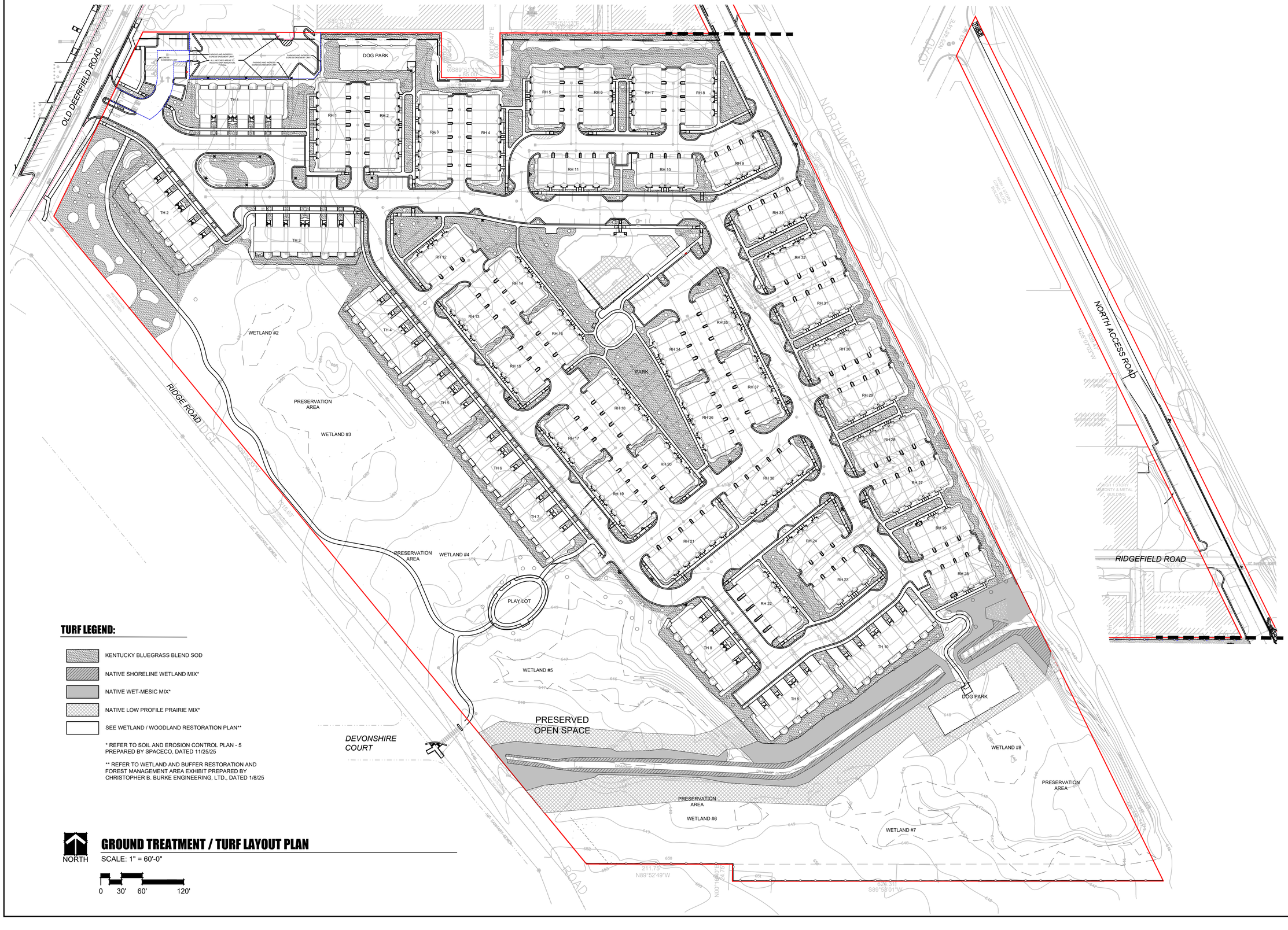
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
SITE FURNISHINGS

SHEET NUMBER

L5.0



TURF LEGEND:

- KENTUCKY BLUEGRASS BLEND SOD
- NATIVE SHORELINE WETLAND MIX*
- NATIVE WET-MESIC MIX*
- NATIVE LOW PROFILE PRAIRIE MIX*
- SEE WETLAND / WOODLAND RESTORATION PLAN**

* REFER TO SOIL AND EROSION CONTROL PLAN - 5 PREPARED BY SPACECO, DATED 11/25/25

** REFER TO WETLAND AND BUFFER RESTORATION AND FOREST MANAGEMENT AREA EXHIBIT PREPARED BY CHRISTOPHER B. BURKE ENGINEERING, LTD., DATED 1/8/25

NORTH

GROUND TREATMENT / TURF LAYOUT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 120'

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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3.	2/03/2026 SOUTH FENCE SETBACK
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PROJECT NAME AND SHEET TITLE

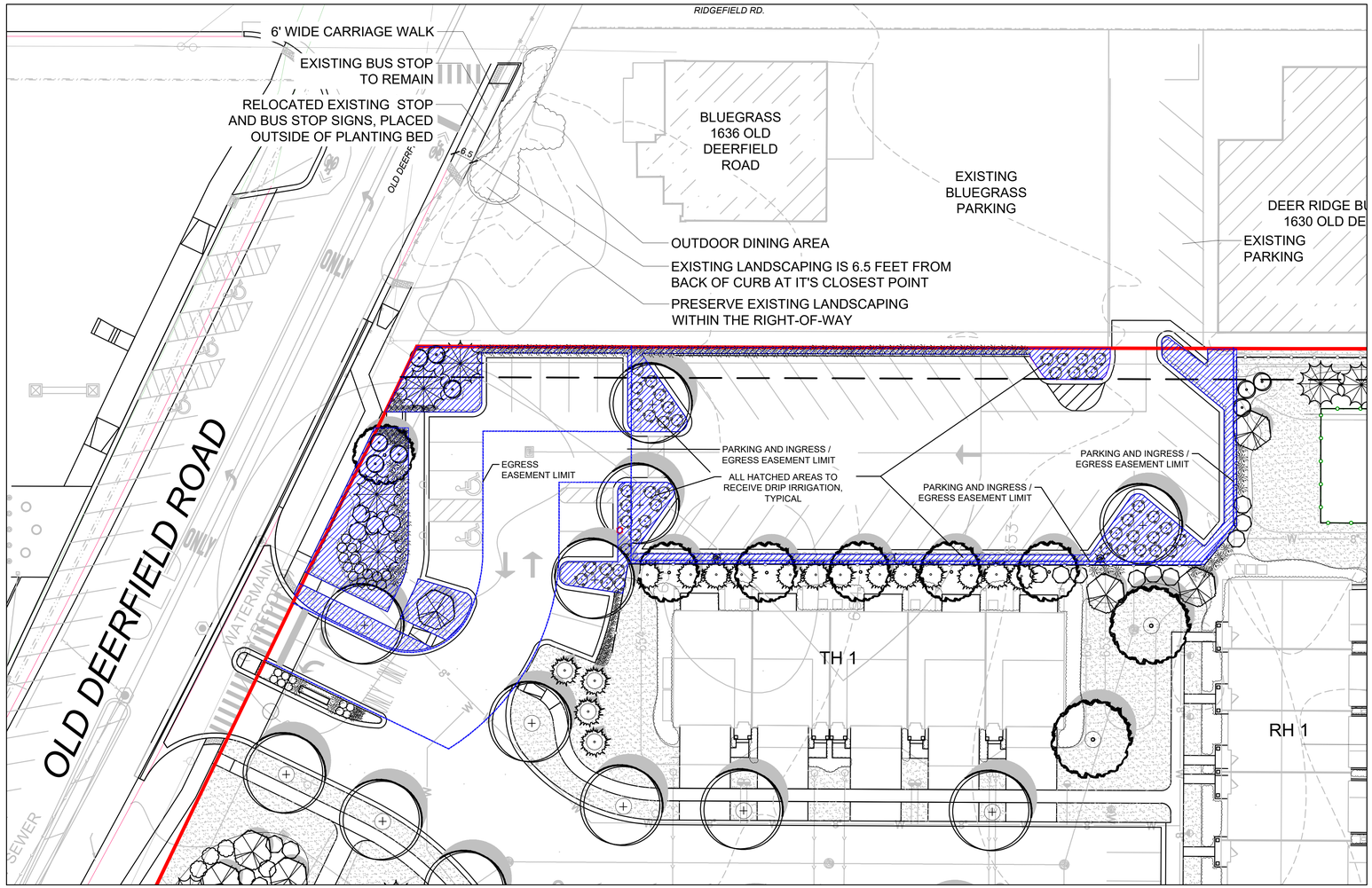
THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - GROUND TREATMENT / TURF LAYOUT PLAN

SHEET NUMBER

L6.0



NORTH

IRRIGATION PLAN - PARKING LOT EASEMENT AREA

SCALE: 1" = 20'-0"

0 10' 20' 40'

NOTE!
WATER SUPPLY FOR IRRIGATION TO BE PROVIDED BY THE RESIDENCES OF HIGHLAND PARK.

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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2.	1/22/26 PER CONDITIONS FOR APPROVAL
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PROJECT NAME AND SHEET TITLE

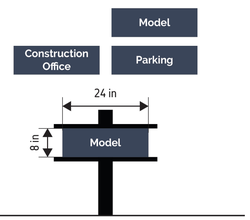
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- IRRIGATION PLAN
PARKING LOT EASEMENT AREA

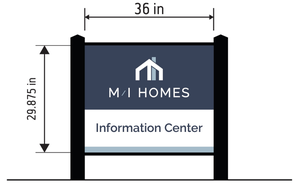
SHEET NUMBER

L7.0

T **PRODUCT PRICING SIGN**
NOT TO SCALE

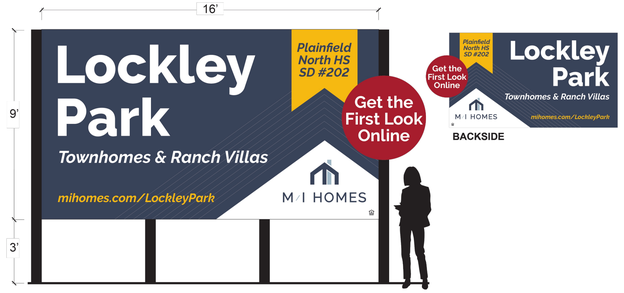


CP MP PP **MODEL PLACARD SIGN**
NOT TO SCALE



I **MODEL INFO CENTER SIGN**
NOT TO SCALE

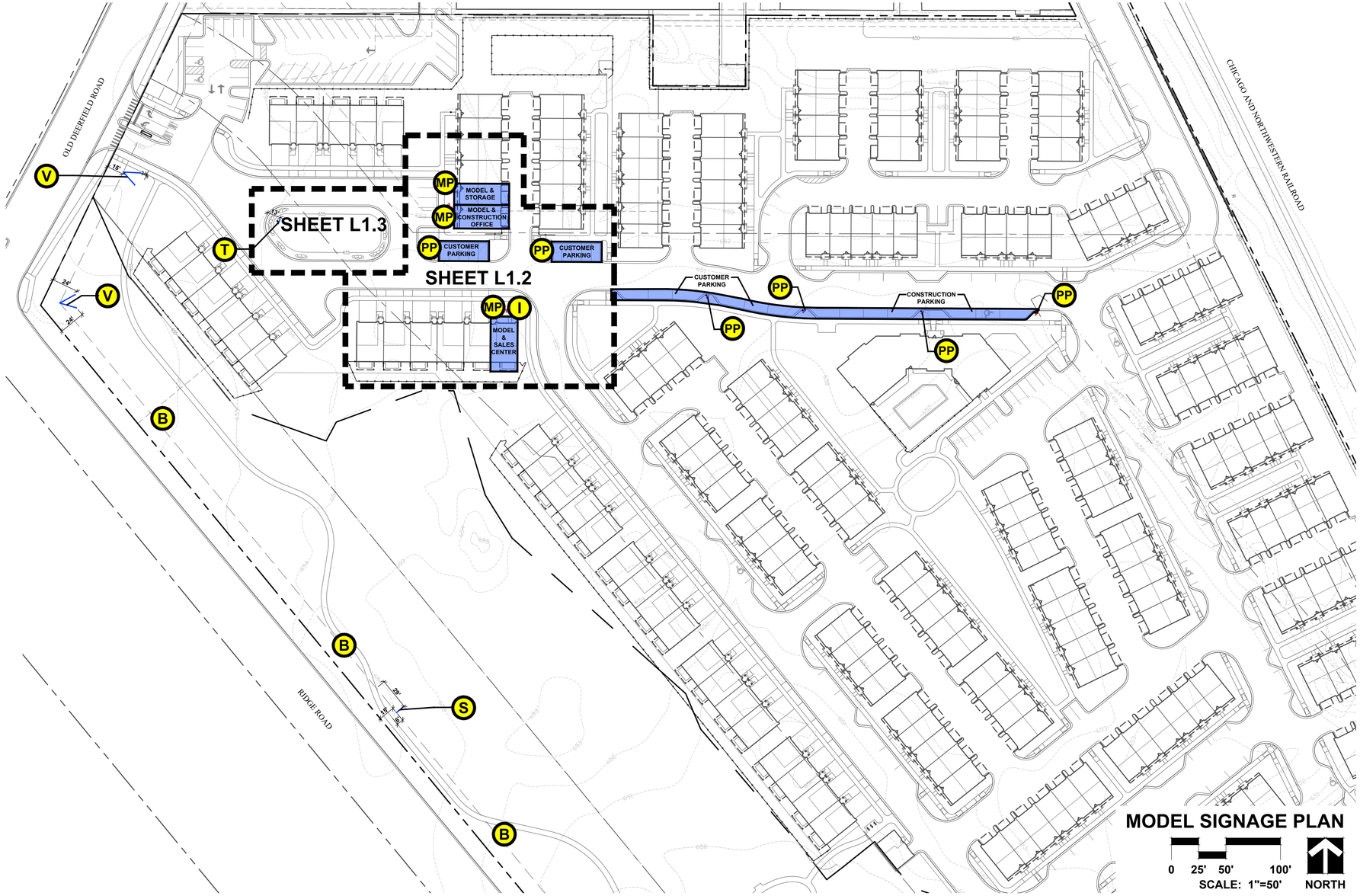
F **FLAGPOLE**
NOT TO SCALE



V **16'X9X DF SIGN**
NOT TO SCALE

B **MARKETING TRAIL 'BURMA SHAVE' SIGN**
NOT TO SCALE

S **8'X8' DF SIGN**
NOT TO SCALE



MODEL SIGNAGE PLAN
0 25' 50' 100'
SCALE: 1"=50'
NORTH

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668-7197
www.grwainc.com

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2135 CITY GATE LANE
SUITE 620
NAPERVILLE, IL 60563

CIVIL ENGINEER

THE BOWERY AT HIGHLAND PARK

HIGHLAND PARK, ILLINOIS
MODEL PHASE

MODEL SIGNAGE PLAN

REVISION	DATE

DATE	2026.03.26
PROJECT NO.	MI26283
DRAWN	CLE / JK
CHECKED	DHS
SHEET NO.	L1.1

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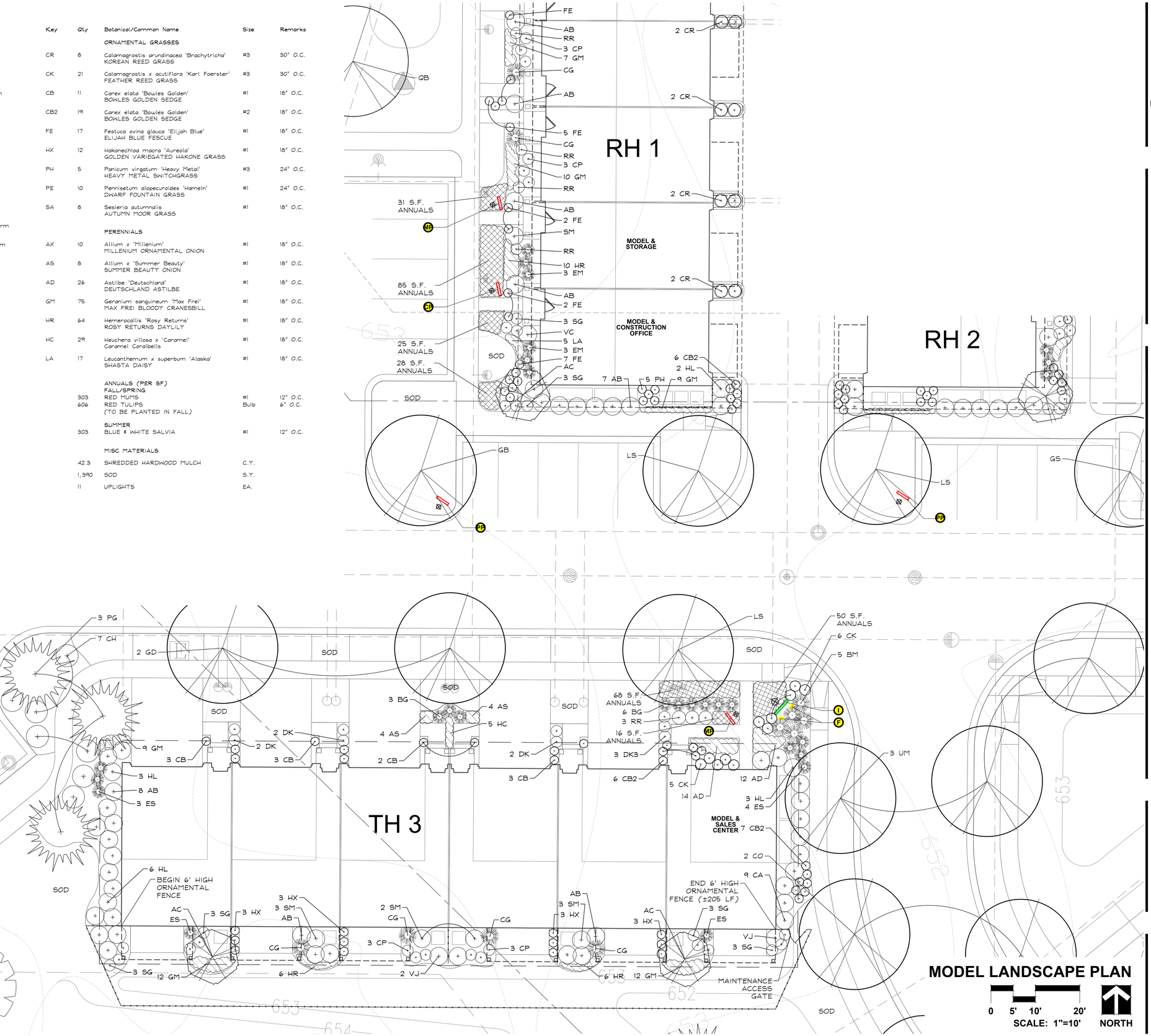
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
CO	2	Celtis occidentalis COMMON HACKBERRY	3" Cal.	
GB	1	Ginkgo biloba GINGKO (MALE SPECIES)	3" Cal.	
GS	1	Ginkgo biloba 'Princeton Sentry' PRINCETON SENTRY GINKGO (MALE SPECIES)	3" Cal.	Columnar Form
GD	2	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	3" Cal.	
LS	3	Liquidambar styraciflua SWEETGUM	3" Cal.	
QB	1	Quercus bicolor SWAMP WHITE OAK	3" Cal.	
TS	3	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	3" Cal.	
UM	3	Ulmus 'Morton Glossy' TRIUMPH ELM	3" Cal.	
		ORNAMENTAL TREES		
AC	5	Amelanchier canadensis SHADBLOW SERVICEBERRY	6' Ht.	Clump Form
MR	3	Malus x 'Royal Raindrops' ROYAL RAINDROPS CRABAPPLE	8' Ht.	Multi-Stem
		EVERGREEN TREES		
PA	3	Picea abies NORWAY SPRUCE	8' Ht.	
PG	3	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
TN	3	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	10' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
AB	26	Aronia arbutifolia 'Brilliantissima' BRILLIANT RED CHOKEBERRY	36" Tall	4' O.C.
AM	6	Aronia melanocarpa 'Autumn Magic' AUTUMN MAGIC BLACK CHOKEBERRY	36" Tall	4' O.C.
AL	6	Aronia melanocarpa 'Low Scape Mound' LOW SCAPE MOUND BLACK CHOKEBERRY	24" Tall	3' O.C.
CH	7	Cornus alba 'Ivory Halo' IVORY HALO TATARIAN DOGWOOD	42" Tall	5' O.C.
CA	9	Cotoneaster acutifolius PEKING COTONEASTER	36" Tall	4' O.C.
CP	12	Cotoneaster apiculatus CRANBERRY COTONEASTER	24" Tall	3' O.C.
DK	6	Diervilla x splendens 'Kodiak Red' KODIAK RED BUSH HONEYSUCKLE	24" Tall	3' O.C.
DK3	3	Diervilla x splendens 'Kodiak Red' KODIAK RED BUSH HONEYSUCKLE	30" Tall	3' O.C.
HL	14	Hydrangea paniculata 'Limelight' LIMELIGHT HYDRANGEA	36" Tall	4' O.C.
RR	21	Rosa 'Double Knock Out' DOUBLE KNOCK OUT ROSE	24" Tall	3' O.C.
SG	29	Spiraea bumalda 'Goldflame' GOLDFLAME SPIREA	24" Tall	3' O.C.
SM	12	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	4' O.C.
VC	9	Viburnum carlesii KOREANSPICE VIBURNUM	36" Tall	4' O.C.
VJ	3	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
BG	9	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
BM	13	Buxus 'Green Mountain' GREEN MOUNTAIN BOXWOOD	24" Wide	4' O.C.
CG	13	Chamaecyparis pisifera 'Golden Mop' GOLDEN MOP JAPANESE FALSE CYPRESS	24" Wide	4' O.C.
EM	6	Euonymus fortunei 'Moonshadow' MOONSHADOW EUONYMUS	24" Wide	4' O.C.
ES	9	Euonymus fortunei 'Sarcoxie' SARCOXIE EUONYMUS	24" Wide	4' O.C.

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL GRASSES		
CR	8	Calamagrostis arundinacea 'Brachytricha' KOREAN REED GRASS	#3	30" O.C.
CK	21	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#3	30" O.C.
CB	11	Carex elata 'Bowles Golden' BOWLES GOLDEN SEDGE	#1	18" O.C.
CB2	19	Carex elata 'Bowles Golden' BOWLES GOLDEN SEDGE	#2	18" O.C.
FE	17	Festuca ovina glauca 'Elijah Blue' ELIJAH BLUE FESCUE	#1	18" O.C.
HX	12	Hakonechloa macra 'Aureola' GOLDEN VARIEGATED HAKONE GRASS	#1	18" O.C.
PH	5	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#3	24" O.C.
PE	10	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
SA	8	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
		PERENNIALS		
AX	10	Allium x 'Millenium' MILLENIUM ORNAMENTAL ONION	#1	18" O.C.
AS	8	Allium x 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
AD	26	Astilbe 'Deutschland' DEUTSCHLAND ASTILBE	#1	18" O.C.
GM	75	Geranium sanguineum 'Max Frei' MAX FREI BLOODY CRANESBILL	#1	18" O.C.
HR	64	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
HC	29	Heuchera villosa x 'Caramel' Caramel Coralbells	#1	18" O.C.
LA	17	Leucanthemum x superbum 'Alaska' SHASTA DAISY	#1	18" O.C.
		ANNUALS (PER SF) **FALL/SPRING**		
303		RED MUMS	#1	12" O.C.
606		RED TULIPS (TO BE PLANTED IN FALL)	Bulb	6" O.C.
		SUMMER		
303		BLUE & WHITE SALVIA	#1	12" O.C.
		MISC MATERIALS		
42.3		SHREDDED HARDWOOD MULCH	C.Y.	
1,390		SOD	S.Y.	
11		UPLIGHTS	EA.	

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.



MODEL LANDSCAPE PLAN

0 5' 10' 20'
SCALE: 1"=10'
NORTH

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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www.grwainc.com

CLIENT

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SUITE 620
NAPERVILLE, IL 60563

CIVIL ENGINEER

THE BOWERY AT HIGHLAND PARK

HIGHLAND PARK, ILLINOIS
MODEL PHASE

MODEL LANDSCAPE PLAN

REVISION	DATE

DATE	2026.03.26
PROJECT NO.	MI26283
DRAWN	CLE / JK
CHECKED	DHS
SHEET NO.	L1.2

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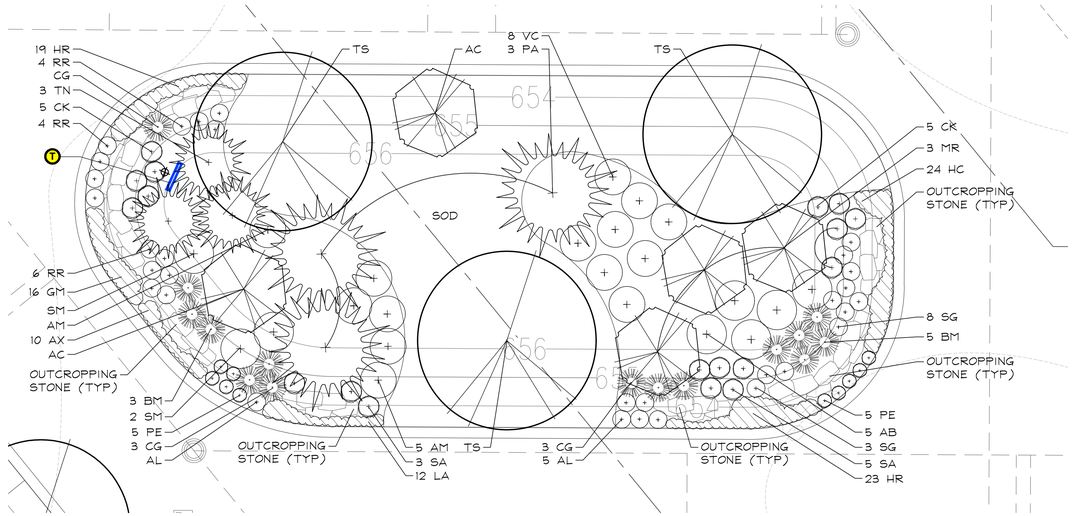

MODEL LANDSCAPE PLAN

0 5' 10' 20'

SCALE: 1"=10' NORTH

GARY R. WEBER ASSOCIATES, INC.
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402 W. LIBERTY DRIVE
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CIVIL ENGINEER

THE BOWERY AT HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

MODEL PHASE

MODEL LANDSCAPE PLAN

REVISION **DATE**

DATE 2026.03.26
PROJECT NO. MI26283
DRAWN CLE / JK
CHECKED DHS
SHEET NO.

L1.3

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LANDSCAPE WORK PART 1- GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
Sun Shade Mix by Clesen Proturf Solutions or approved equal
40 % Kentucky Bluegrass 98/85
15% Reliant Hard Fescue
13% Palmer III Perennial Grass
12% Epic Creeping Red Fescue
10% Fairmont Chewings Fescue
5% Tailgater Perennial Ryegrass
5% Metolius Perennial Ryegrass

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass 98/85
40% Perennial Ryegrass
20% Annual Ryegrass

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Verification Review: All plants shall be subject to a verification review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas.

2.6 EROSION CONTROL

A. Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

B. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

C. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

3.4 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

LANDSCAPE WORK PART 4 - IRRIGATION SYSTEM

4.1 DESCRIPTION OF WORK

This subcontractor shall design, furnish and install a complete underground lawn and planted area sprinkler system as shown on the plans and including all necessary underground sleeves, fully automatic control systems, water pump, water meter, backflow preventer if required per code, and electrical wiring for system. Design shall be in accordance with good engineering practice. Provide separate zones for lawn and shrub beds as well as quick couplers as indicated on plan.

4.2 QUALITY ASSURANCE

A. All materials shall be new, first class, especially designed for intended use.

B. All work shall be installed with best workmanship in accordance with best practice of the trade, in accordance with all local codes, ordinances, rules and regulations, in accordance with approved design shop drawings and in accordance with the system manufacturer's recommendations.

C. Special provisions shall be made to adequately and properly protect the system from damage due to weather and frost conditions.

4.3 DESIGN

A. Submit for approval four (4) prints and one (1) reproducible of all required design and layout shop drawings.

B. Drawings shall indicate locations and types of all sprinkler heads, coverage area of each head, length, location and size of pipe runs, depth of pipe installation, underground sleeves under sidewalks and paved areas, controls, timers, water meter, complete wiring diagram, etc.

C. Provide detailed specification sheets of all material proposed to be used.

D. Approval of the shop drawings will be for size and arrangement of the members and connections only and shall in no way remove the responsibility for the design, detailing and fabrication from this subcontractor.

E. Electrical power wiring to location of controller will be by electrical contractor. Connection of system to power supply is by lawn sprinkler contractor.

4.4 SUBMITTALS

Lawn sprinkler contractor shall submit the following for review and approval:

A. Design drawings as described above.

B. Record set drawings, reproducible of "as-builts" shall be submitted at completion of project.

C. Operation and maintenance manuals - three (3) sets.

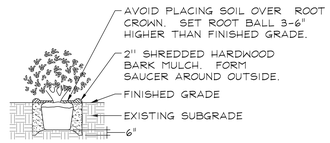
4.5 BID

Subcontractors shall include with their bid quotation information identifying the manufacturer of the proposed sprinkler equipment.

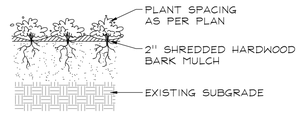
4.6 GUARANTEE

Furnish written manufacturers and subcontractor's one (1) year unconditional guarantee against defects in material and workmanship from date of final acceptance of project by the Owner.

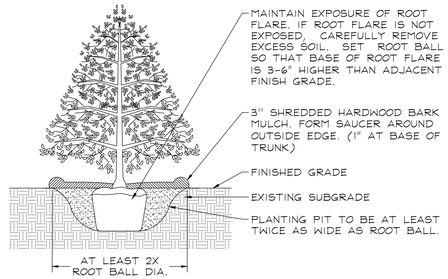
PLANTING DETAILS



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



EVERGREEN TREES
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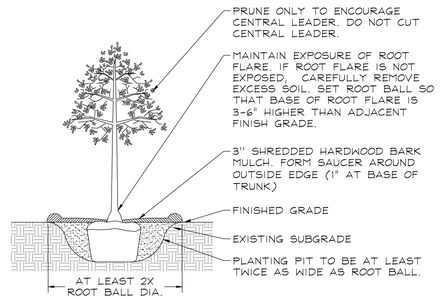

DECIDUOUS TREES
NOT TO SCALE

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
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CLIENT

M/I HOMES
2135 CITY GATE LANE
SUITE 620
NAPERVILLE, IL 60563

CIVIL ENGINEER

THE BOWERY AT HIGHLAND PARK
HIGHLAND PARK, ILLINOIS
MODEL PHASE

SPECIFICATIONS

REVISION	DATE

DATE	2026.03.26
PROJECT NO.	MI26283
DRAWN	CLE / JK
CHECKED	DHS
SHEET NO.	

L1.4

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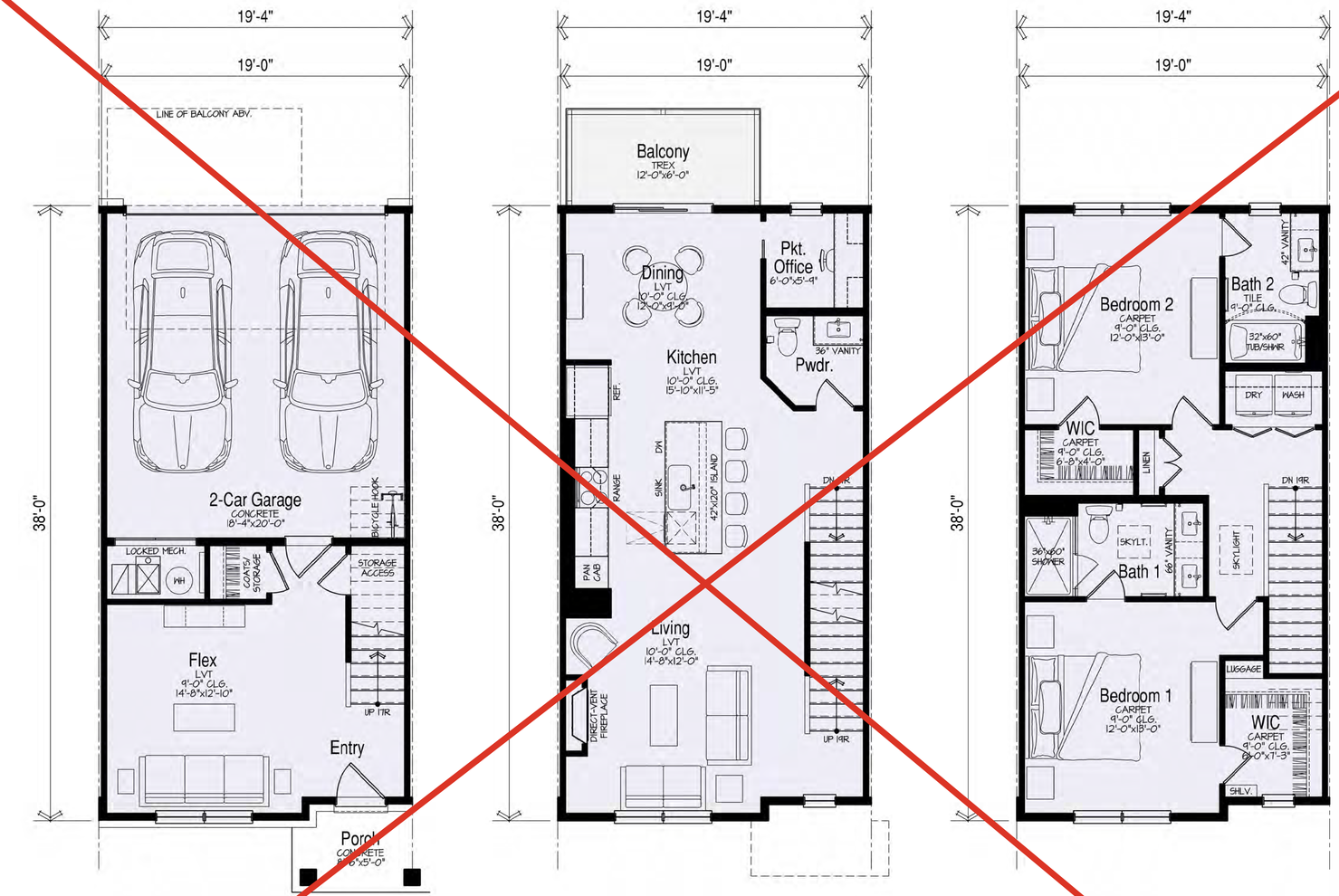

331 SF

Lower Floor Plan

SCALE: 1/4"=1'-0"

728 SF

Main Floor Plan

SCALE: 1/4"=1'-0"

728 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan A2 - Affordable: 1787 SF (+397 SF Garage)
3-Story Rearload Townhome
2-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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BSBDESIGN.COM

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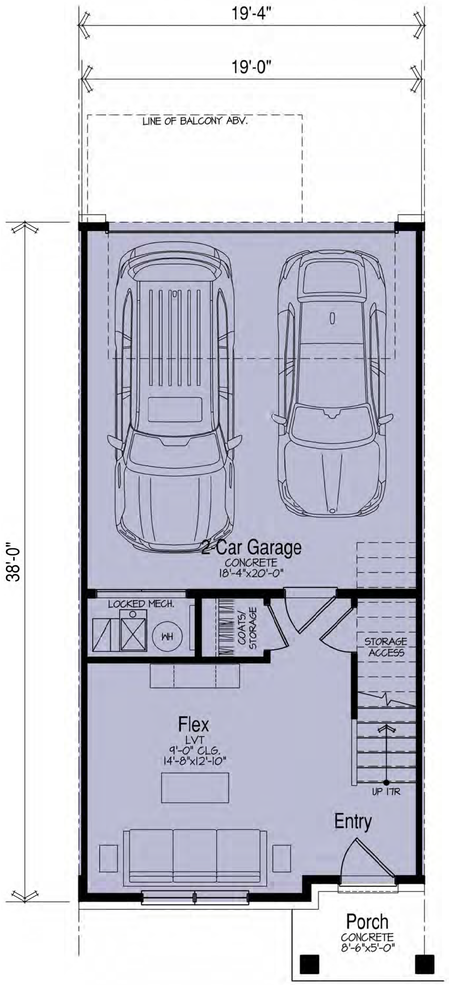
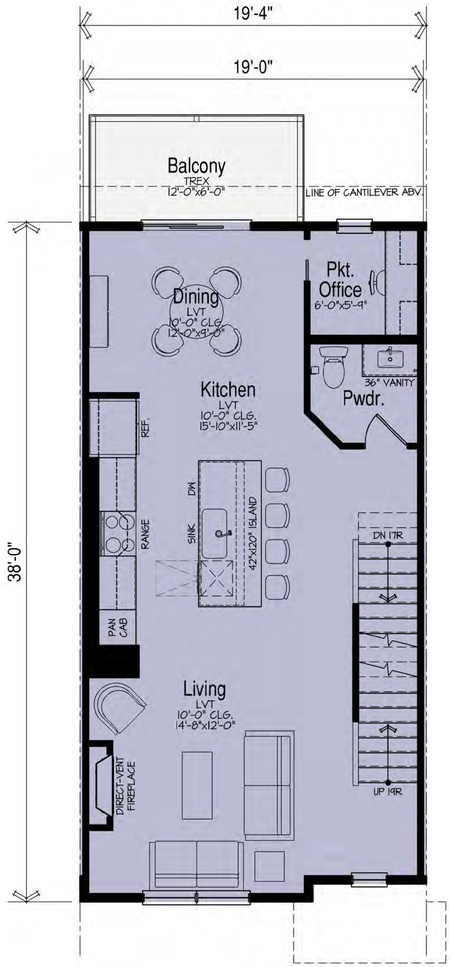


331 SF

Lower Floor Plan

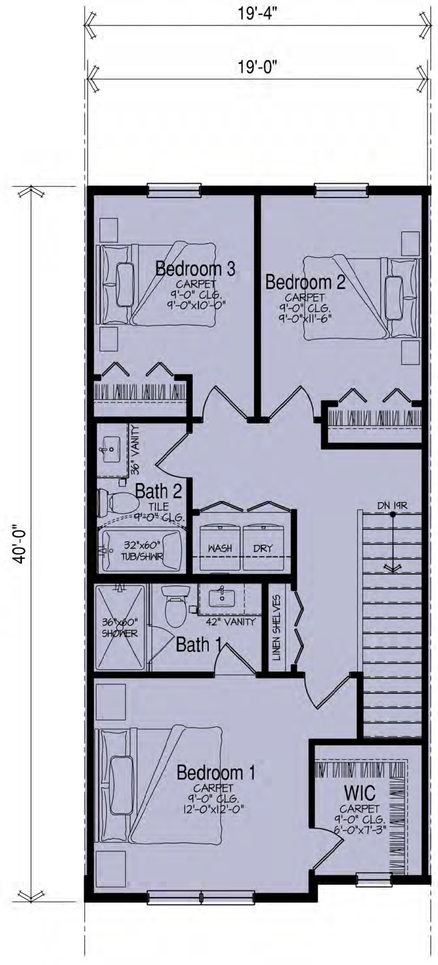
SCALE: 1/4"=1'-0"



728 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



767 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan A3 - Affordable: 1826 SF (+397 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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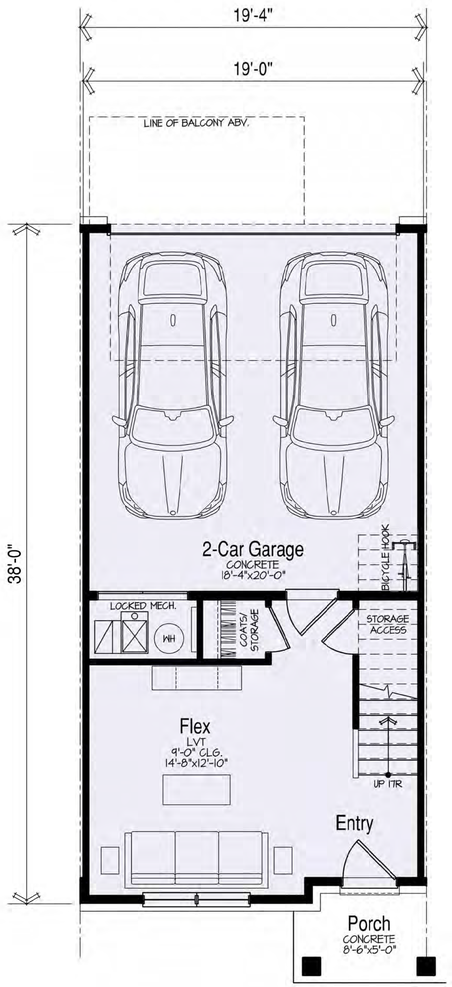

331 SF

Lower Floor Plan

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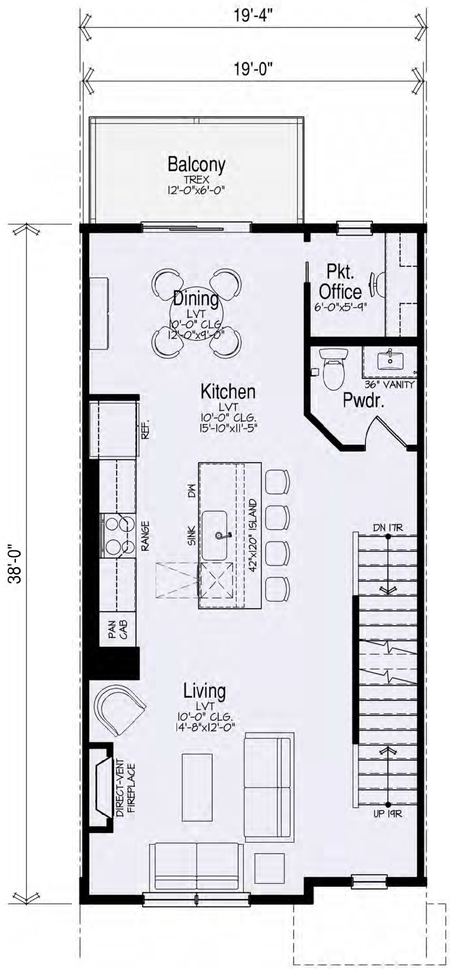
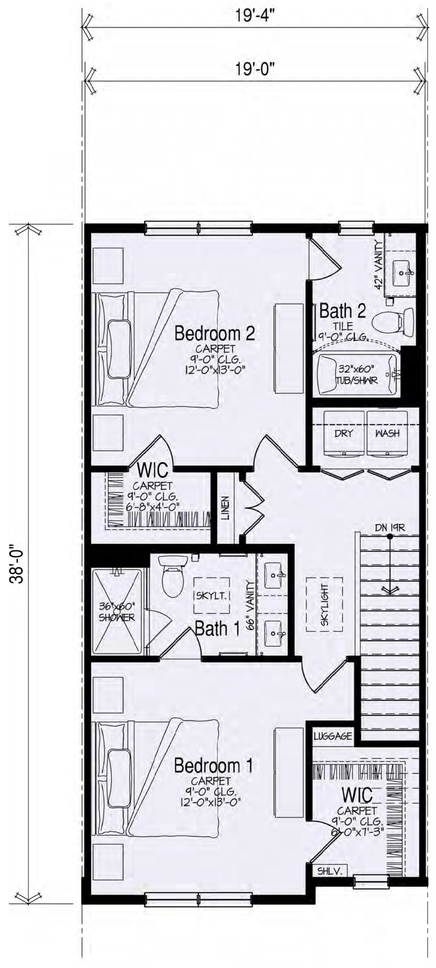


728 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



728 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

Plan A: 1787 SF (+397 SF Garage)
3-Story Rearload Townhome
2-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

HABITAT
Chicago, IL

Highland Park Townhomes

Highland Park, IL

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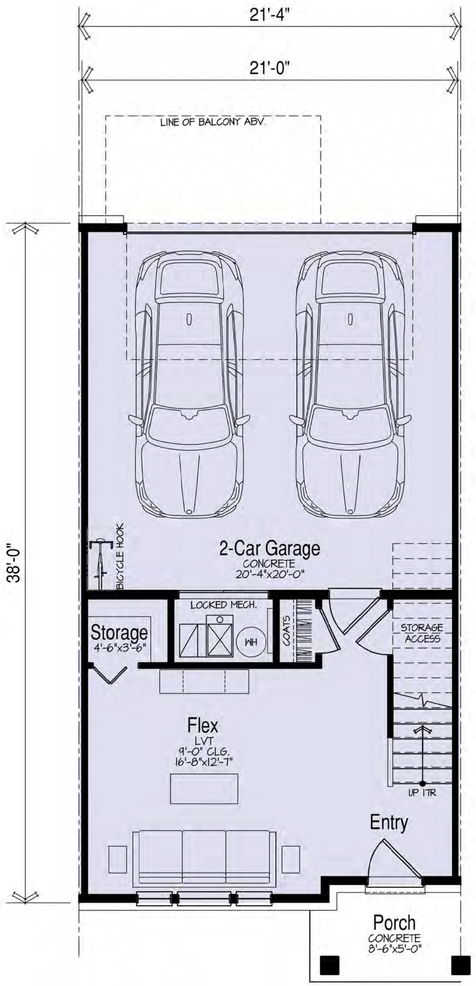
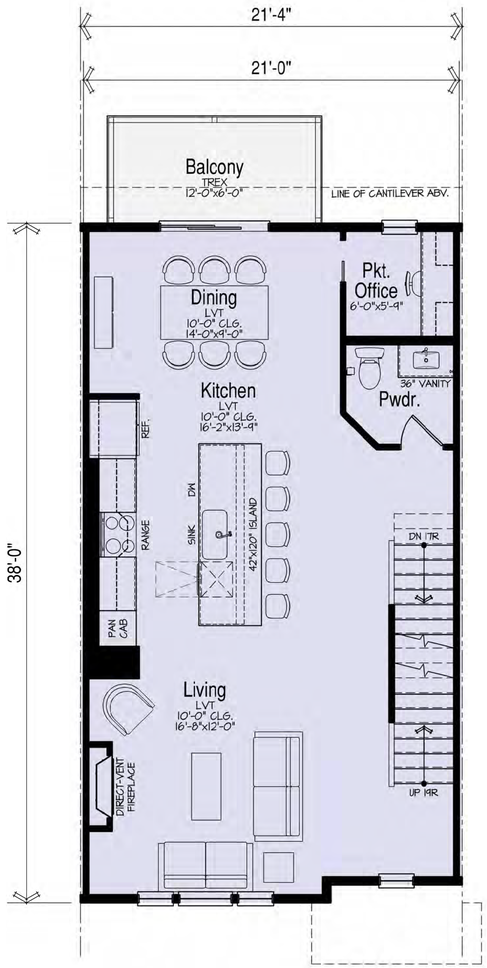


365 SF

Lower Floor Plan

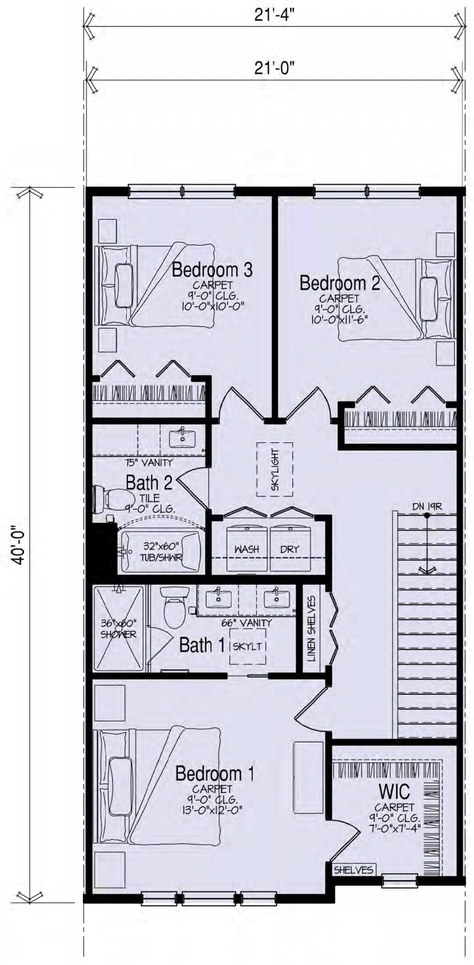
SCALE: 1/4"=1'-0"



803 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



846 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan B (Interior): 2014 SF (+438 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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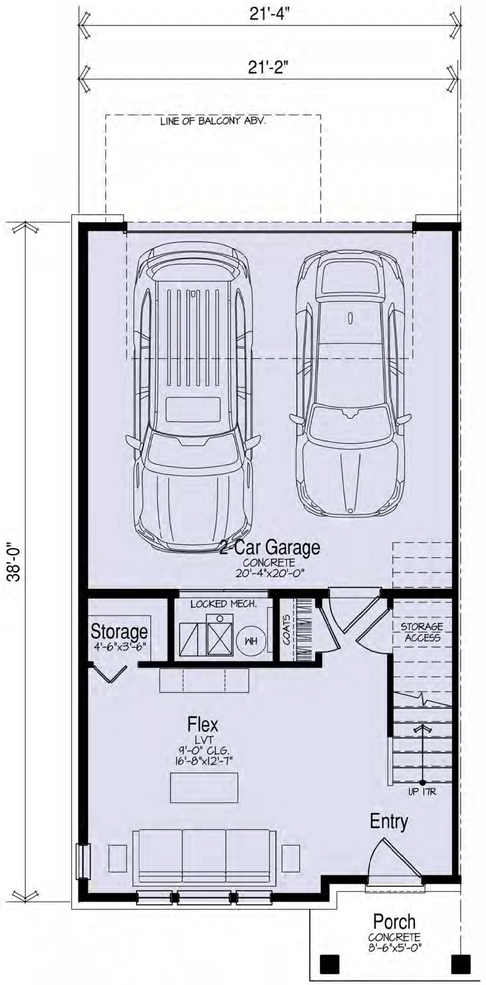
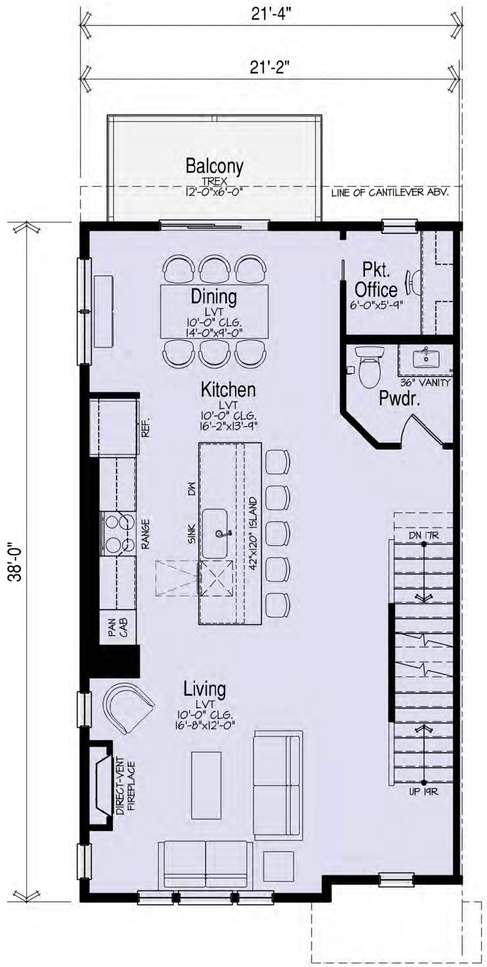


365 SF

Lower Floor Plan

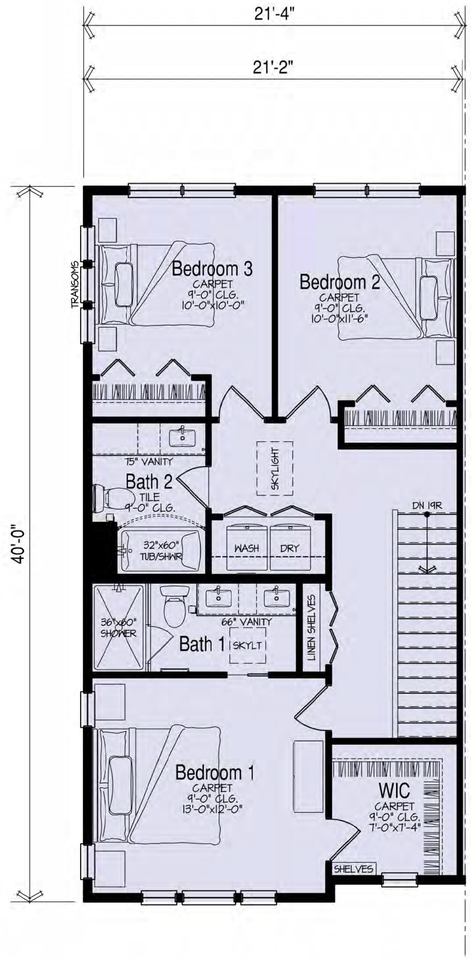
SCALE: 1/4"=1'-0"



803 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



846 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan B (End): 2014 SF (+438 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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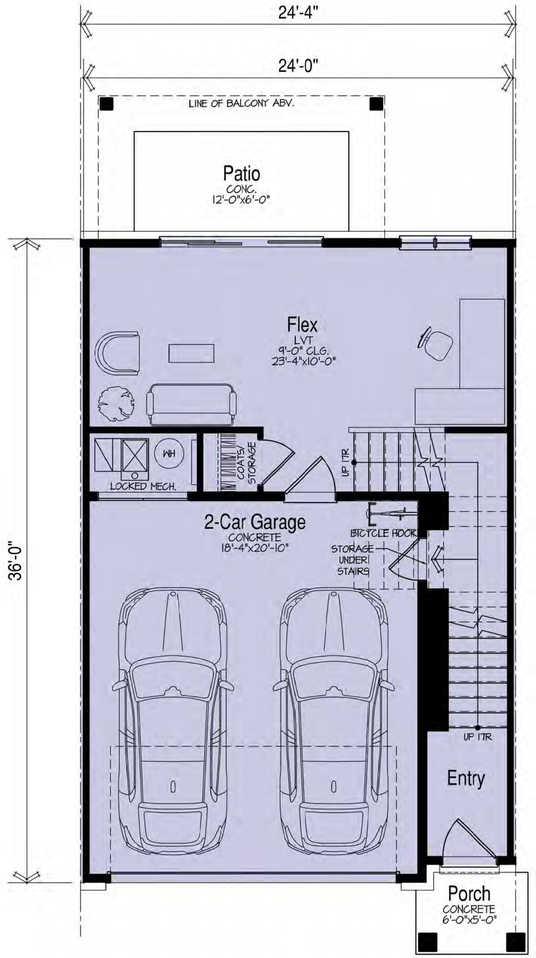

467 SF

Lower Floor Plan

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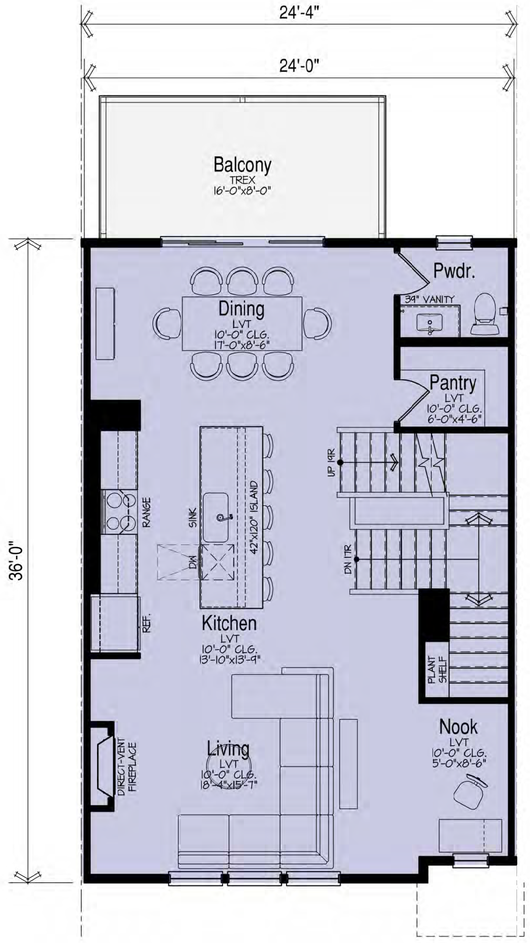
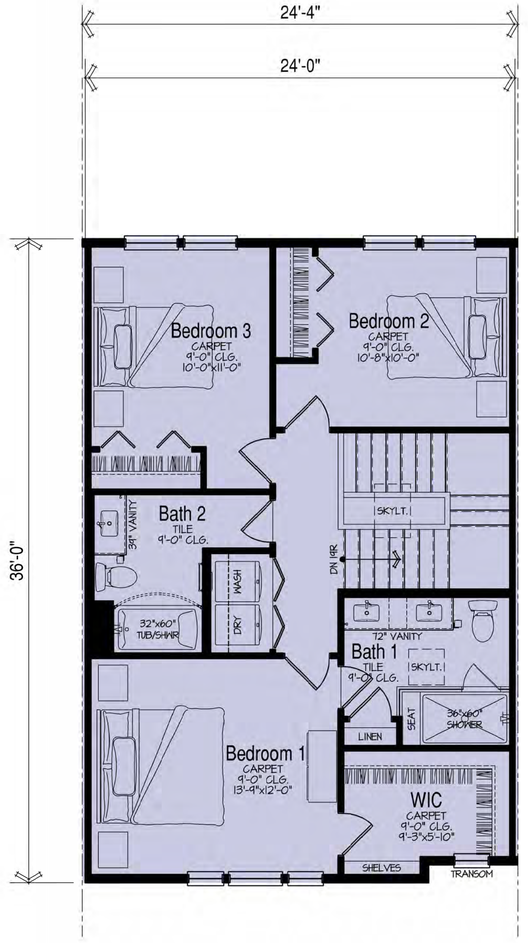


871 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



871 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan C (Interior): 2209 (+404 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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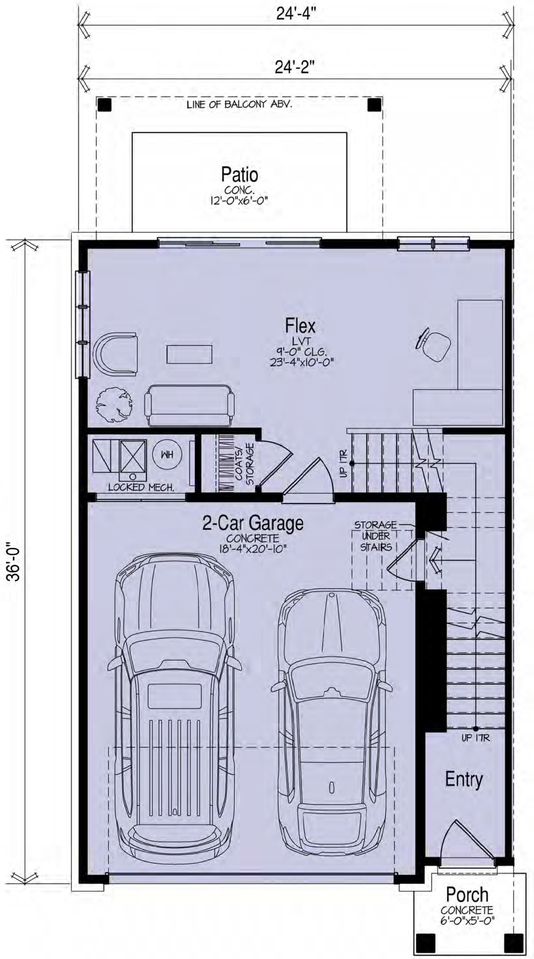

467 SF

Lower Floor Plan

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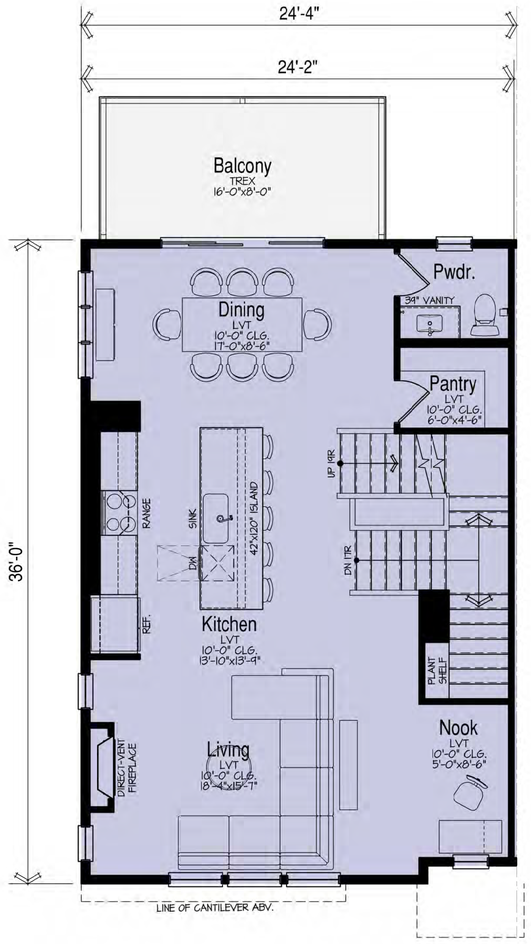
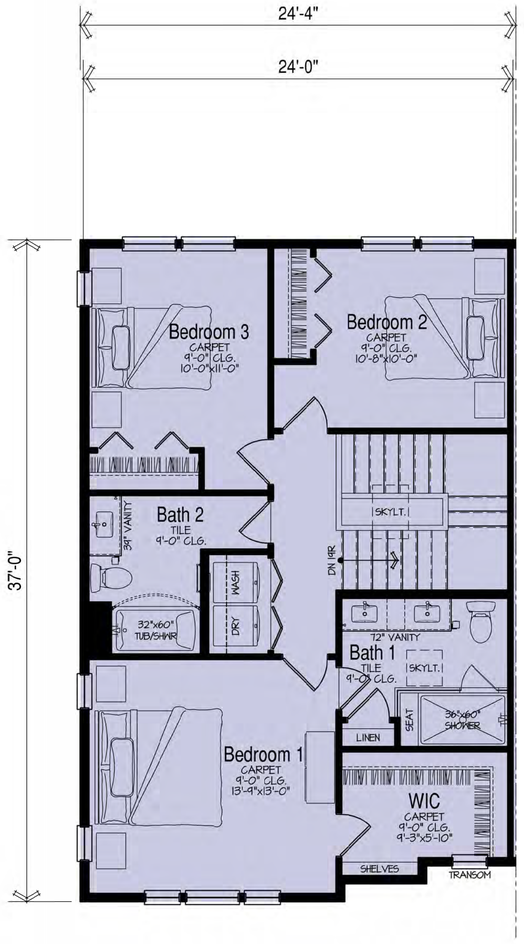


871 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



886 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan C (End): 2224 (+404 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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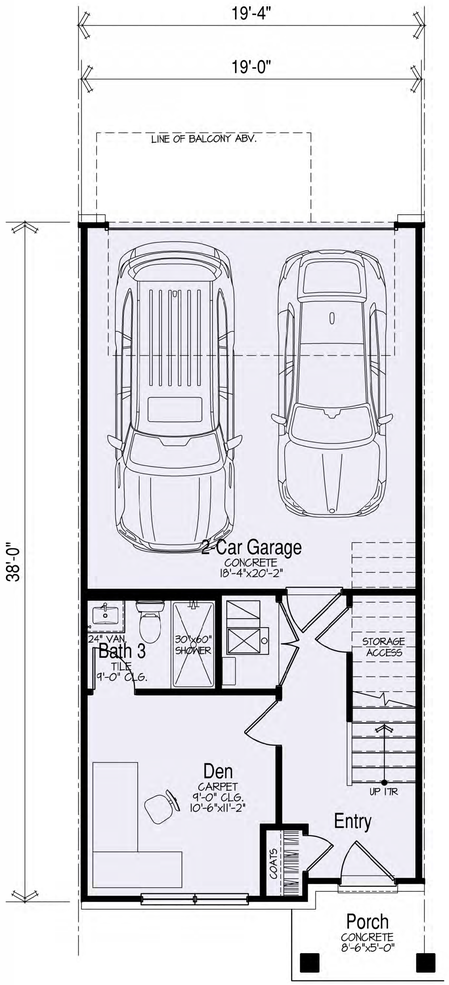
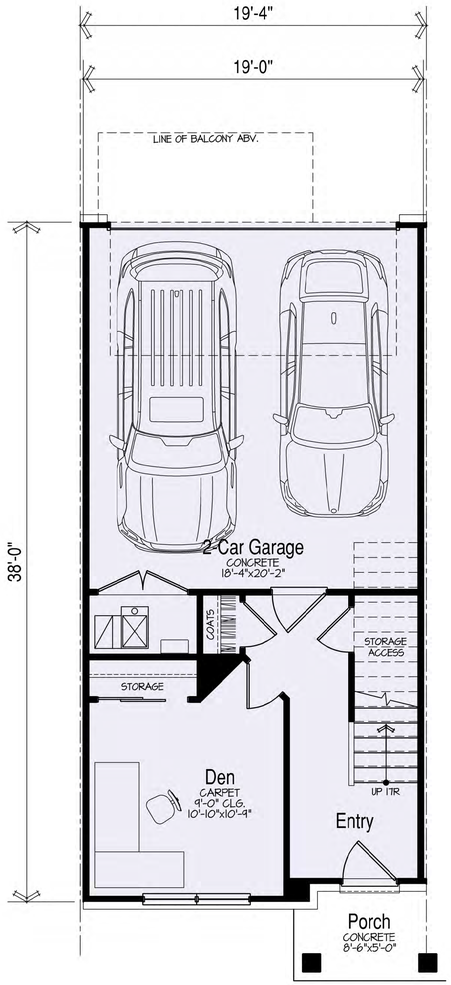
October 29. 2025 | 25-0030



Optional Den / Bath 3

Lower Floor Plan

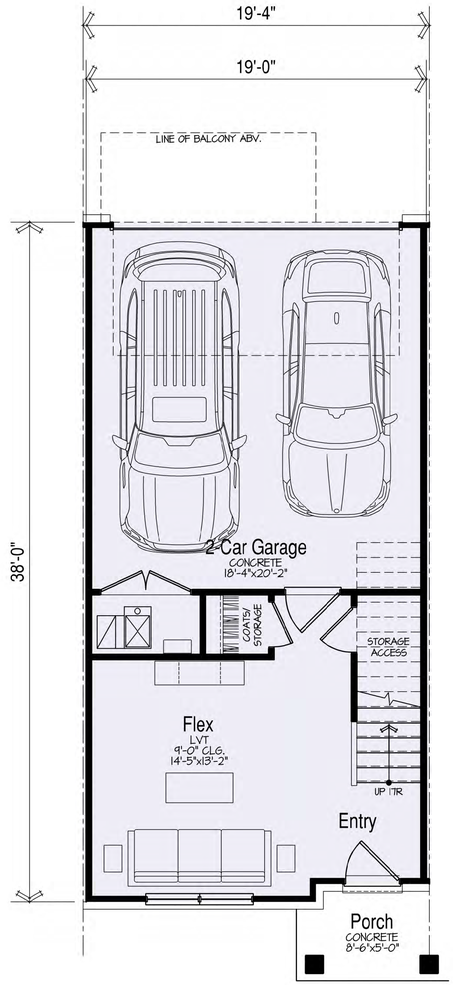
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

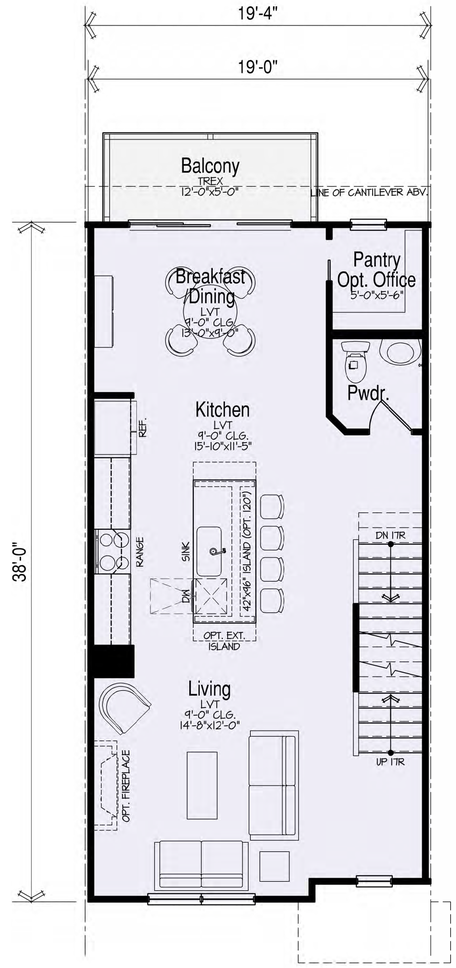
SCALE: 1/4"=1'-0"



326 SF (+390 SF Garage)

Lower Floor Plan

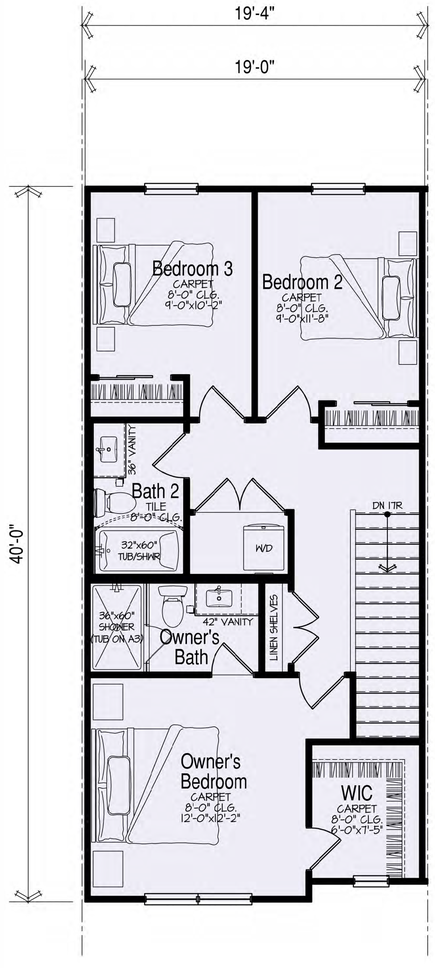
SCALE: 1/4"=1'-0"



716 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



705 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

Plan A: 1747 SF (+390 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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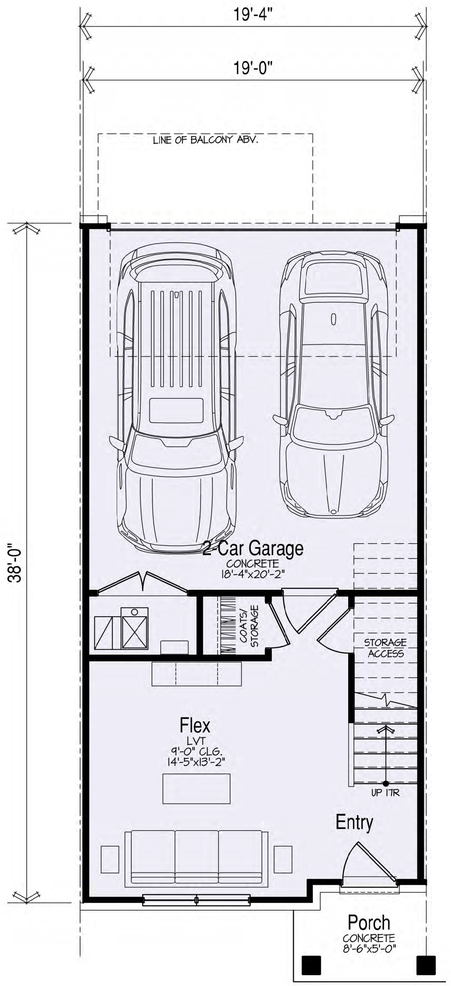
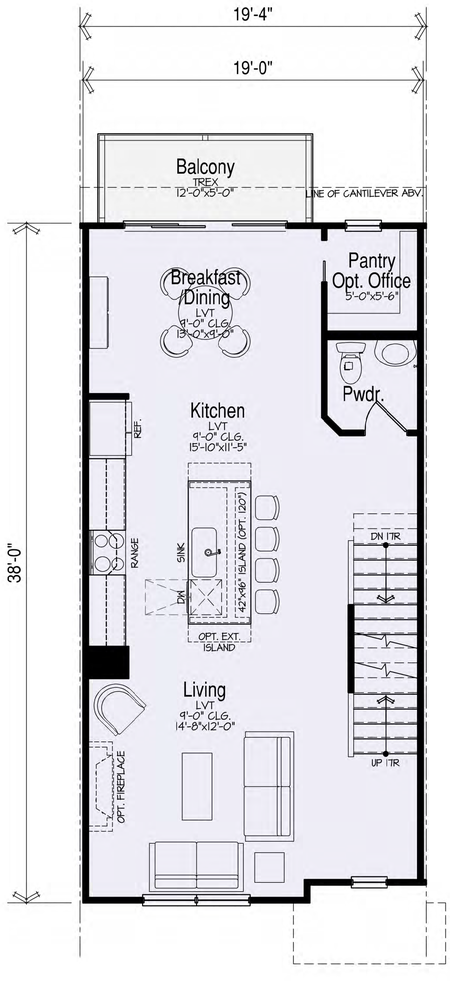
March 25, 2026 | 25-0030



326 SF (+390 SF Garage)

Lower Floor Plan

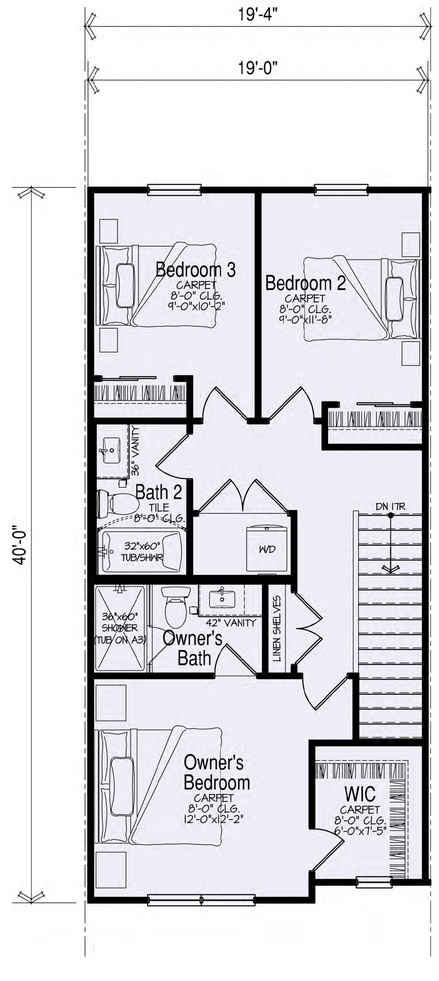
SCALE: 1/4"=1'-0"



716 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



705 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

Plan A3 - Affordable: 1747 SF (+390 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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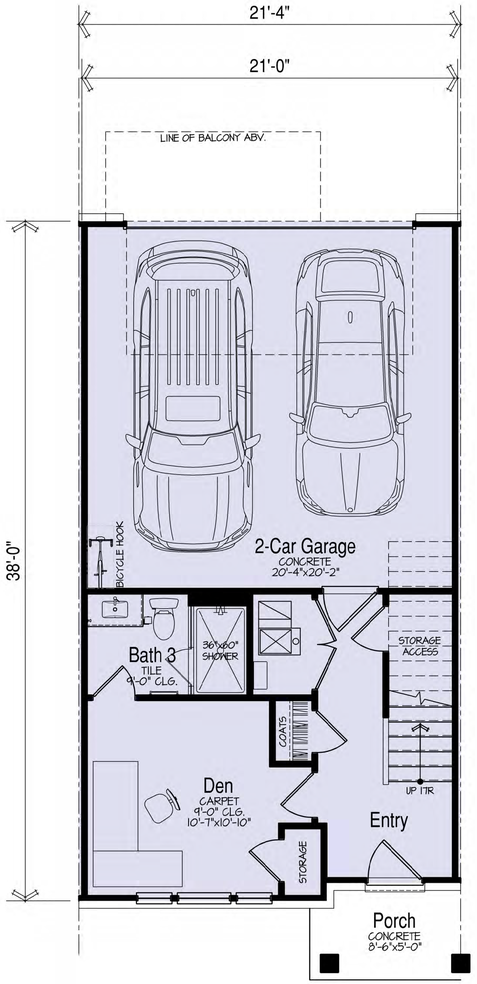
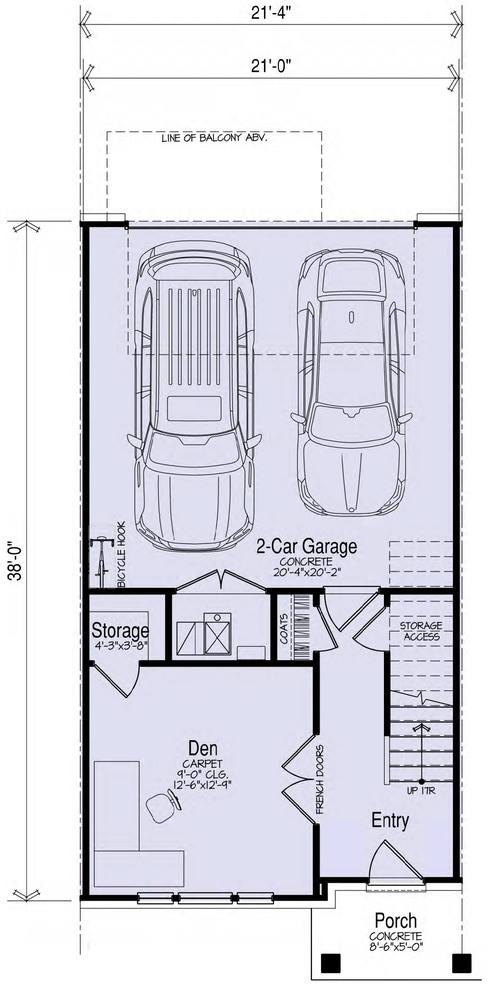
March 25, 2026 | 25-0030



Optional Den / Bath 3

Lower Floor Plan

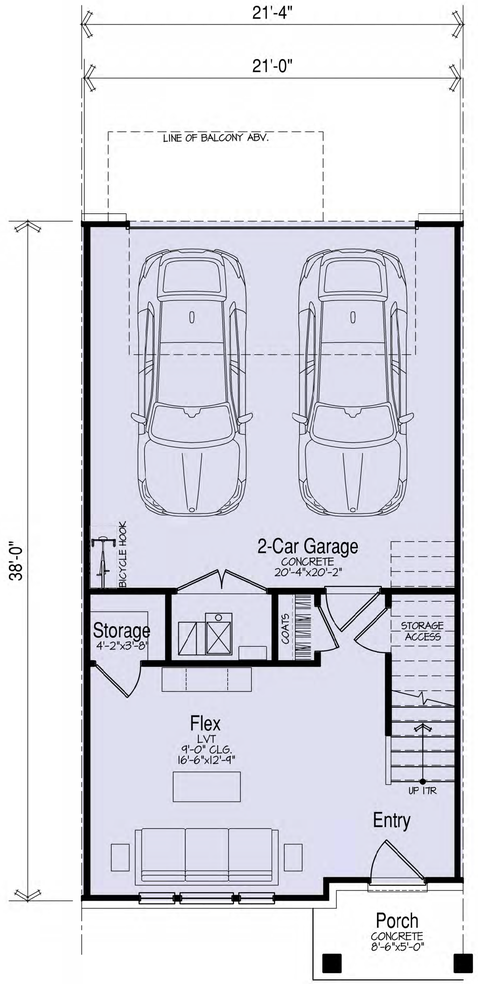
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

SCALE: 1/4"=1'-0"



359 SF (+431 SF Garage)

Lower Floor Plan

SCALE: 1/4"=1'-0"

Plan B (Interior): 1934 SF (+431 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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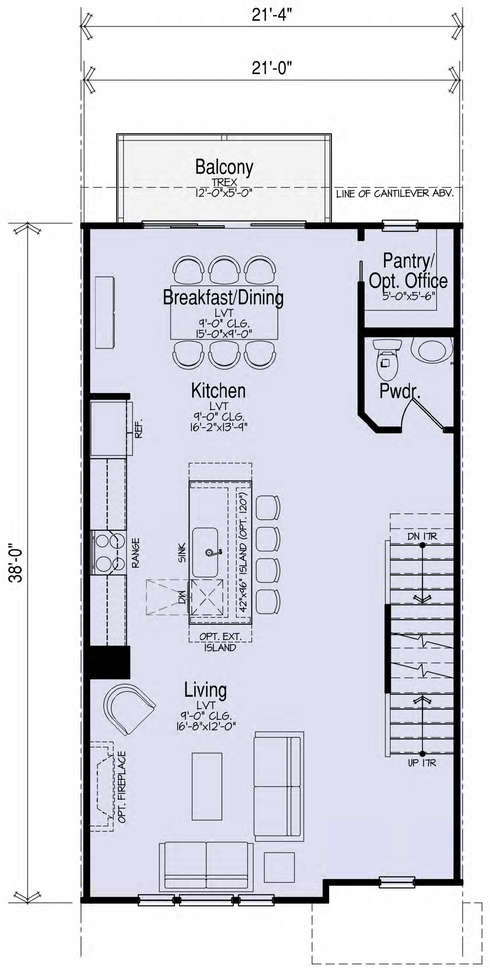
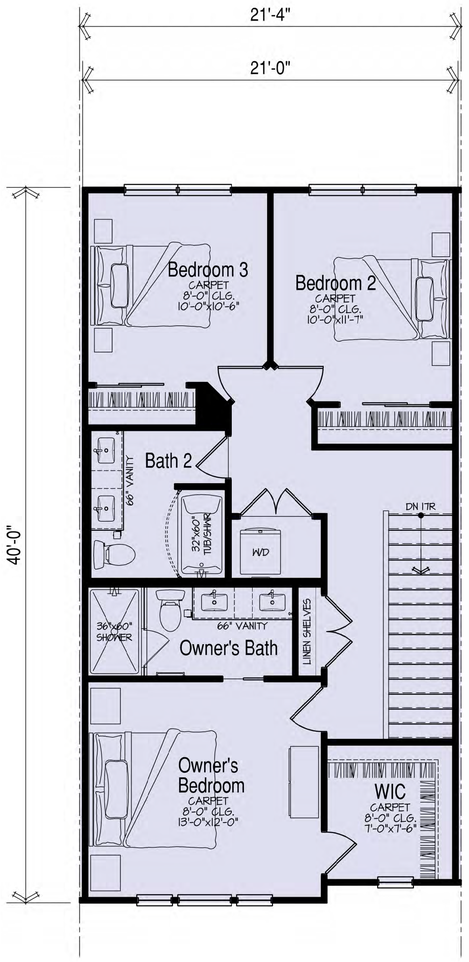


791 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



784 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan B (Interior): 1934 SF (+431 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

Highland Park Townhomes
Highland Park, IL

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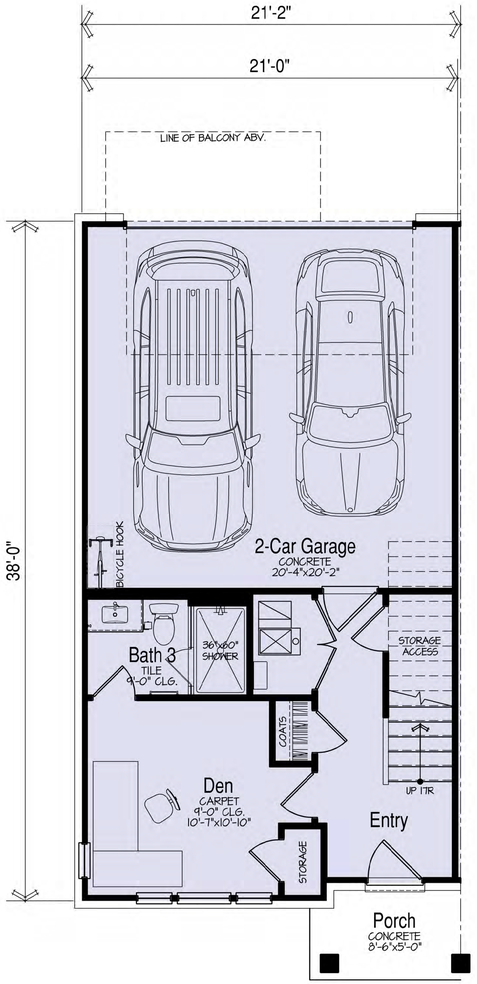
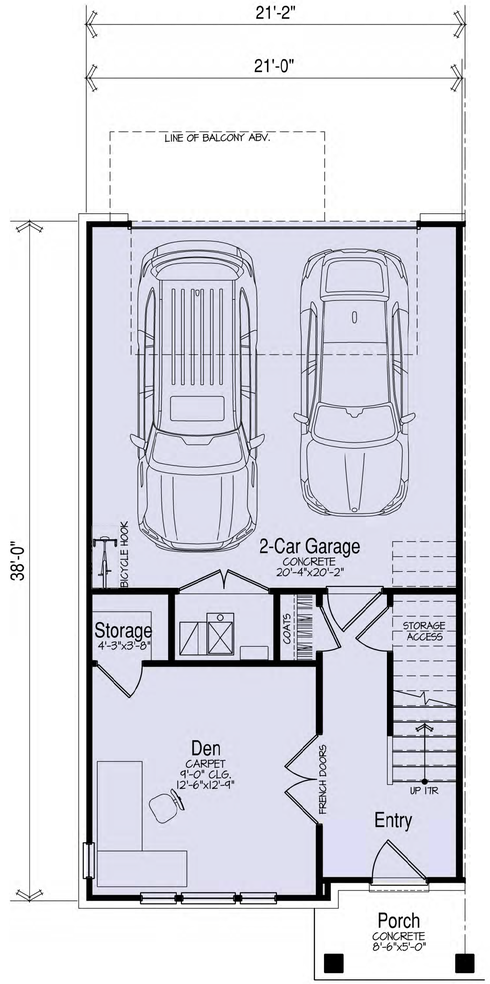


Optional Den / Bath 3

Lower Floor Plan

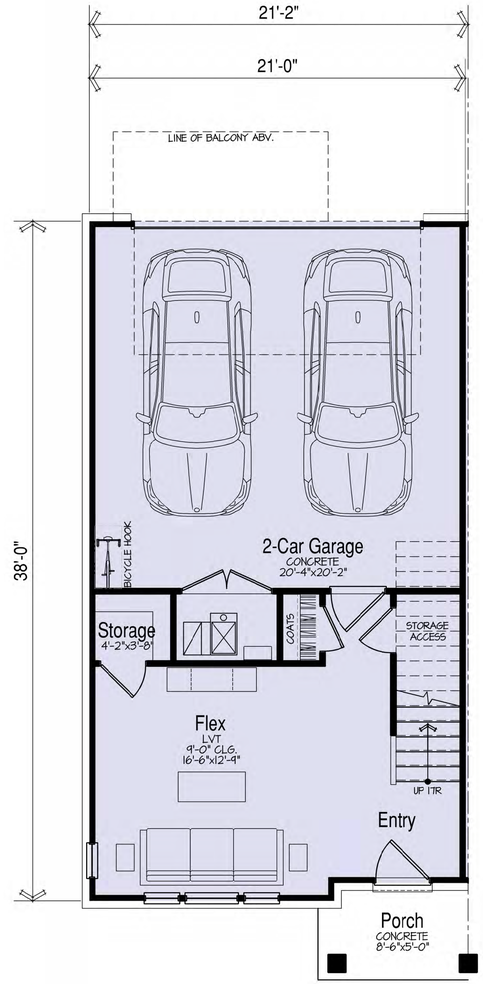
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

SCALE: 1/4"=1'-0"



359 SF (+431 SF Garage)

Lower Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan B (End): 1934 SF (+431 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

Highland Park Townhomes
Highland Park, IL

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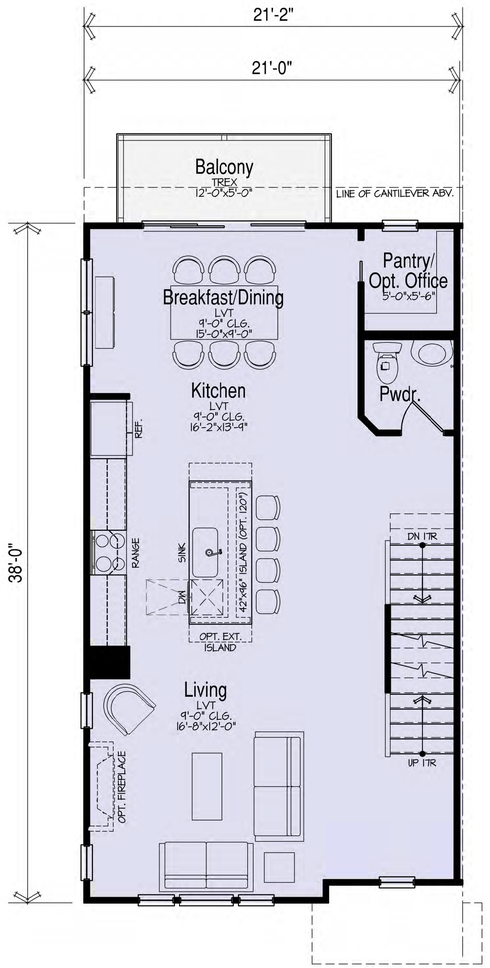
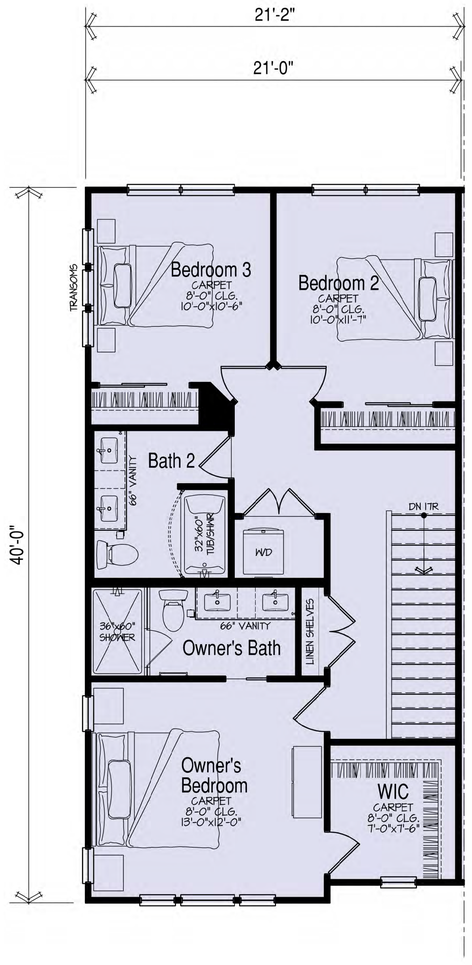


791 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



784 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

Plan B (End): 1934 SF (+431 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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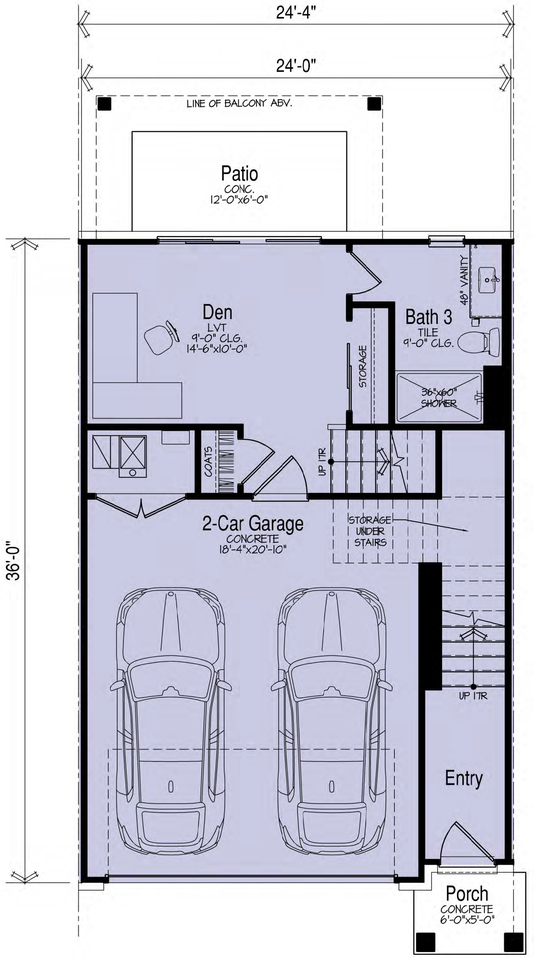
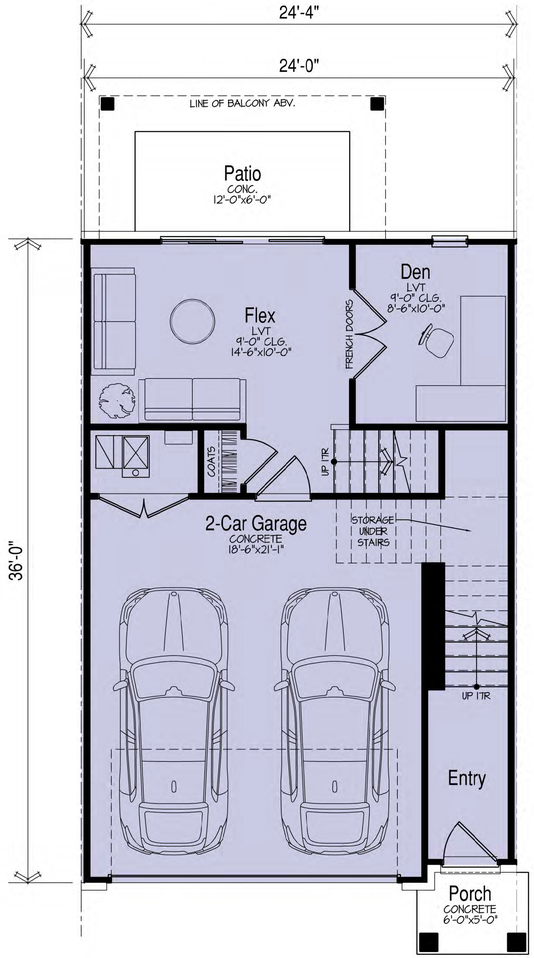


Optional Den / Bath 3

Lower Floor Plan

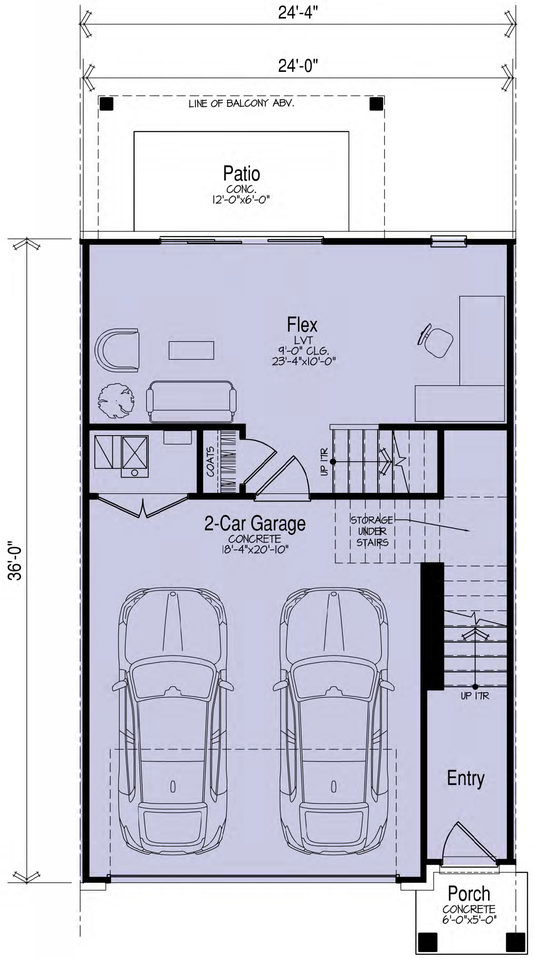
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

SCALE: 1/4"=1'-0"



454 SF (+405 SF Garage)

Lower Floor Plan

SCALE: 1/4"=1'-0"

Plan C (Interior): 2098 (+405 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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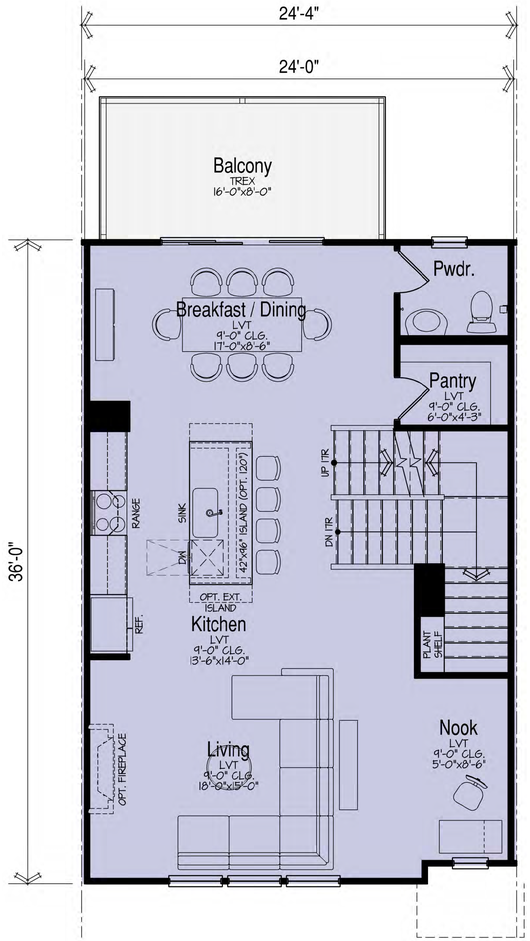
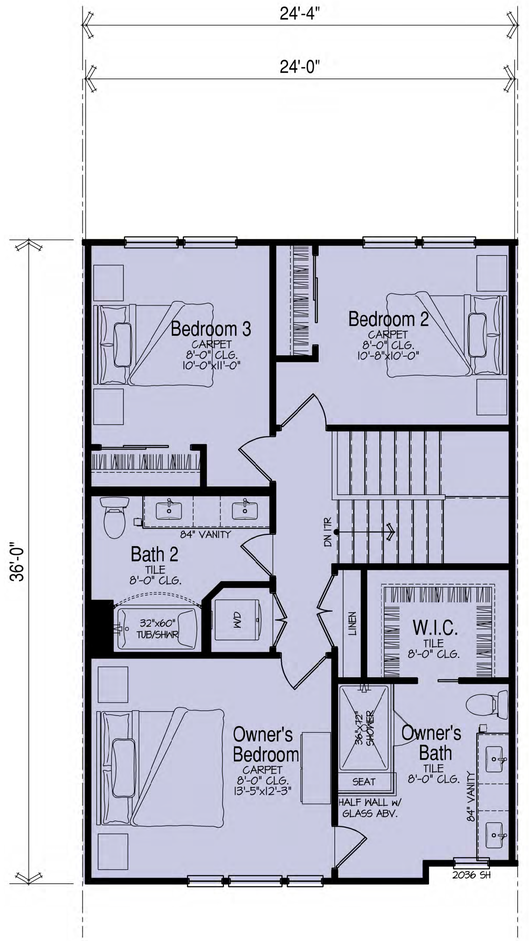


859 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



785 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

Plan C (Interior): 2098 (+405 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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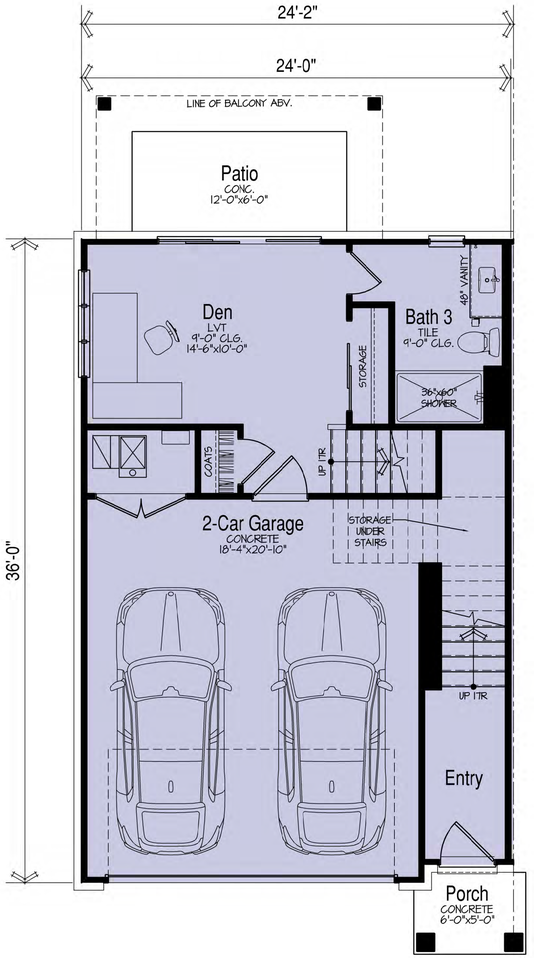
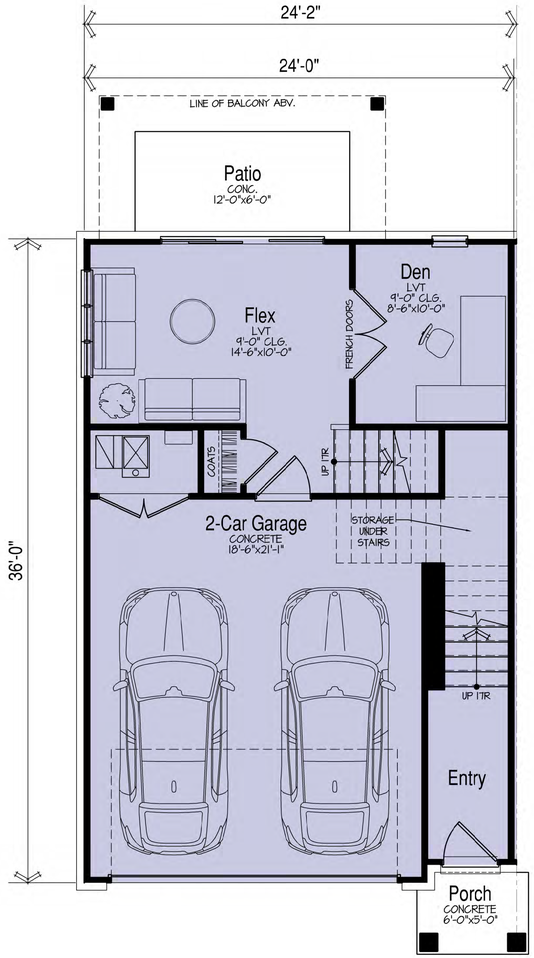


Optional Den / Bath 3

Lower Floor Plan

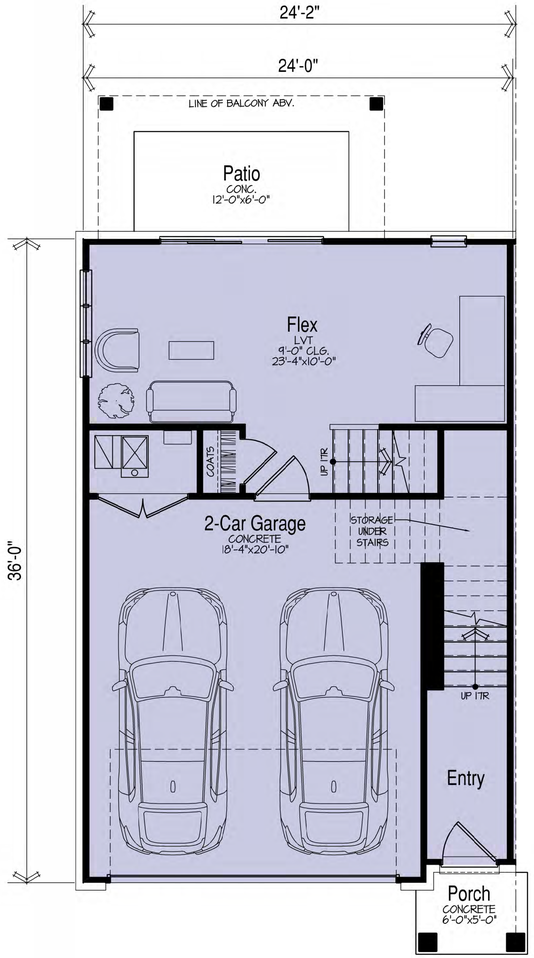
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

SCALE: 1/4"=1'-0"



454 SF (+405 SF Garage)

Lower Floor Plan

SCALE: 1/4"=1'-0"

Plan C (End): 2112 (+405 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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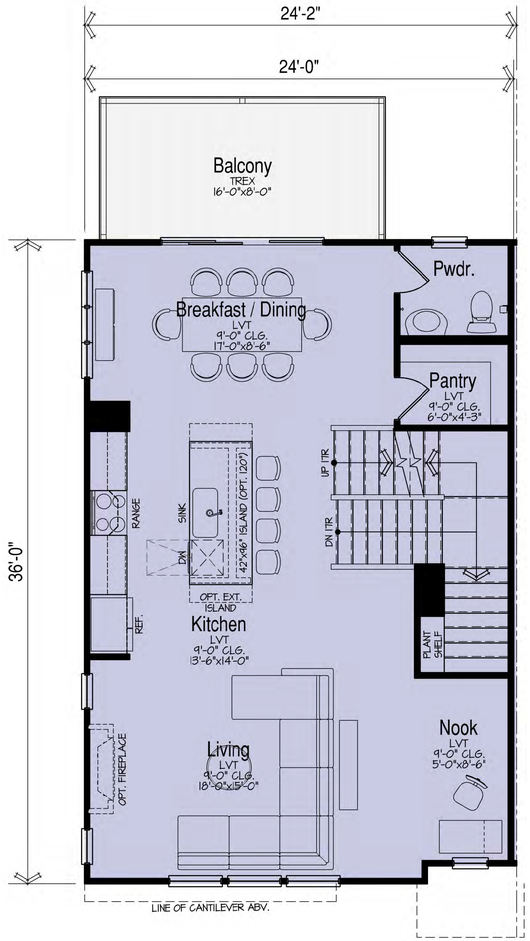
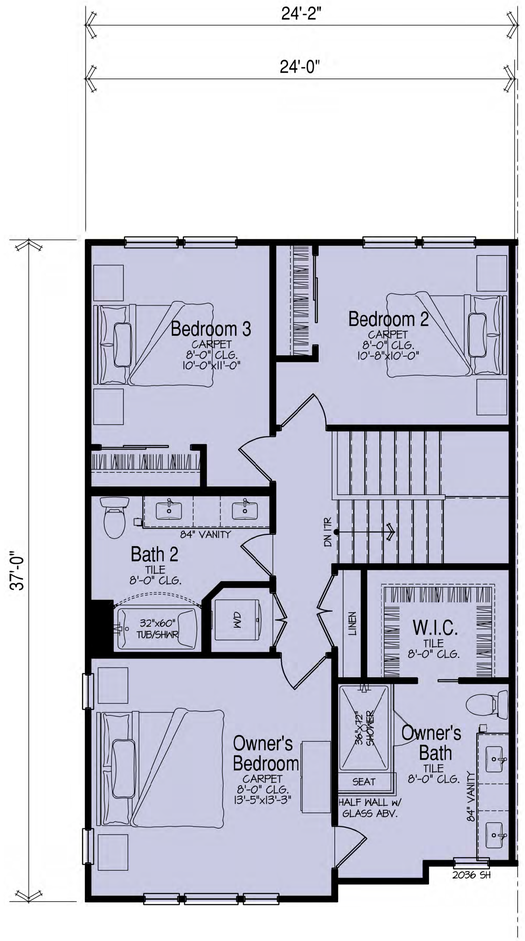


859 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



799 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

Plan C (End): 2112 (+405 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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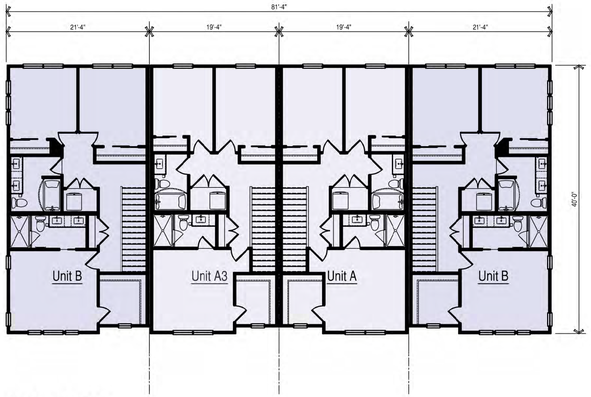
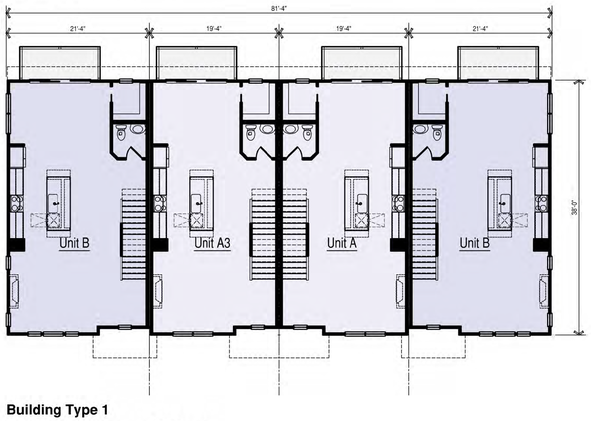


Building Type 1

Upper Floor Plan

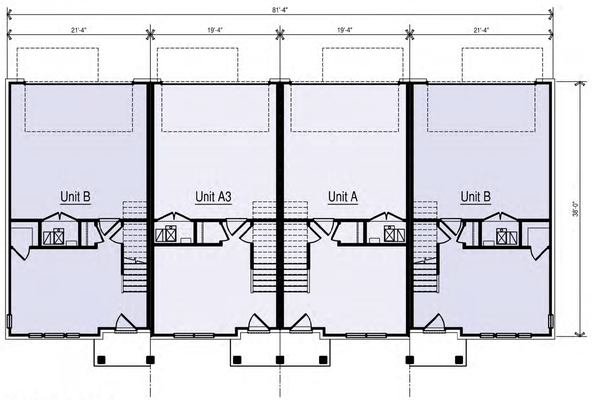
SCALE: 3/32"=1'-0"



Building Type 1

Main Floor Plan

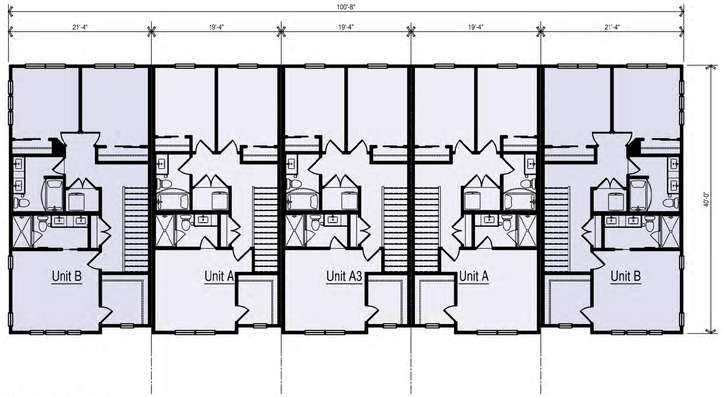
SCALE: 3/32"=1'-0"



Building Type 1

Lower Floor Plan

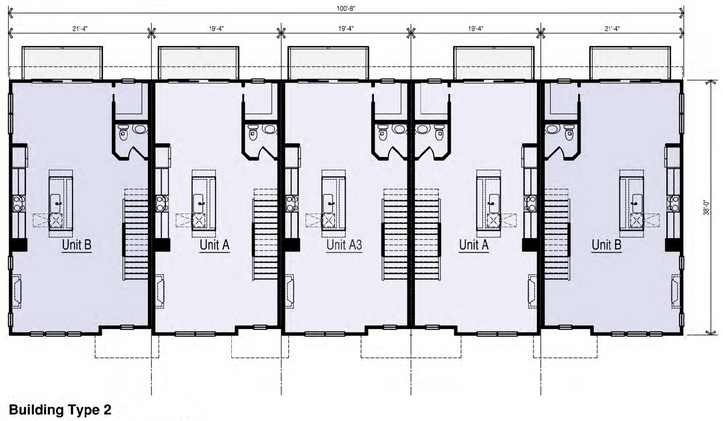
SCALE: 3/32"=1'-0"



Building Type 2

Upper Floor Plan

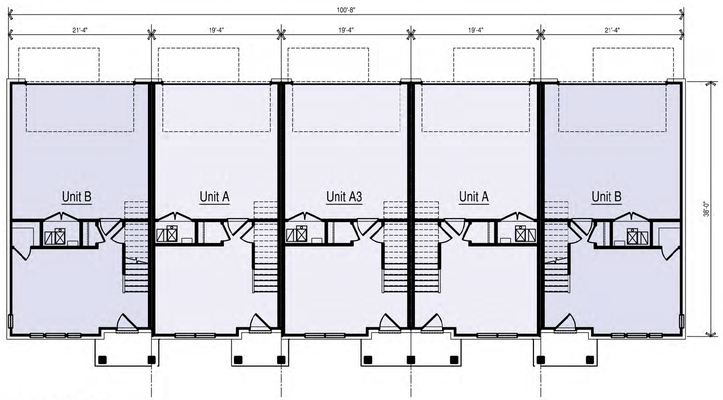
SCALE: 3/32"=1'-0"



Building Type 2

Main Floor Plan

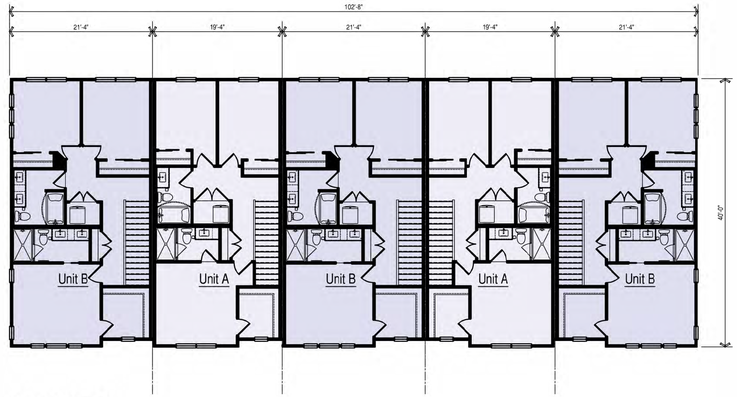
SCALE: 3/32"=1'-0"



Building Type 2

Lower Floor Plan

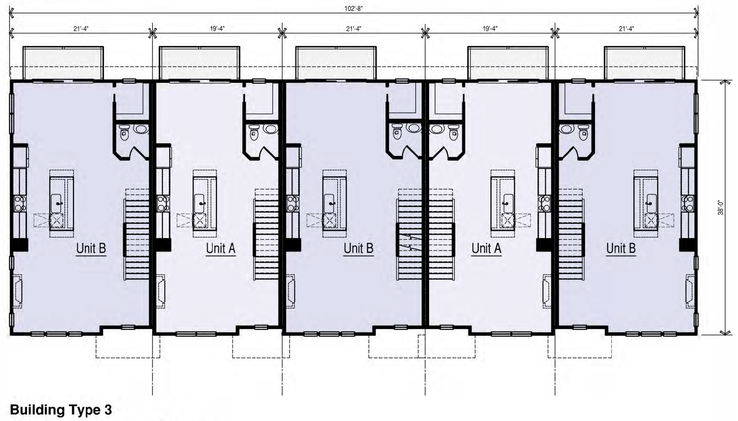
SCALE: 3/32"=1'-0"



Building Type 3

Upper Floor Plan

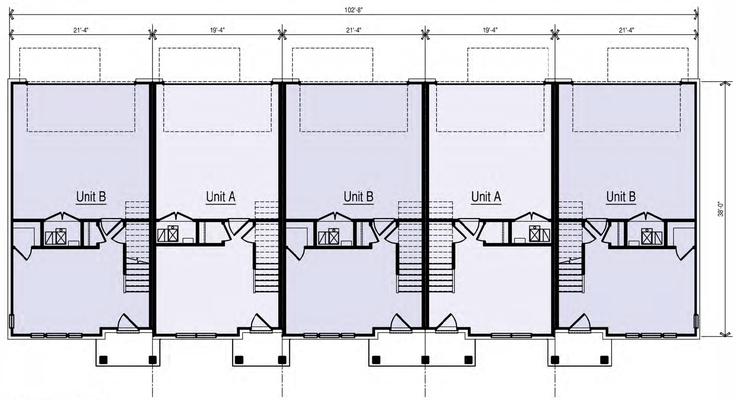
SCALE: 3/32"=1'-0"



Building Type 3

Main Floor Plan

SCALE: 3/32"=1'-0"



Building Type 3

Lower Floor Plan

SCALE: 3/32"=1'-0"

HABITAT
Chicago, IL

Rear-Load Townhomes
Building Assembly Plans

Highland Park Townhomes
Highland Park, IL

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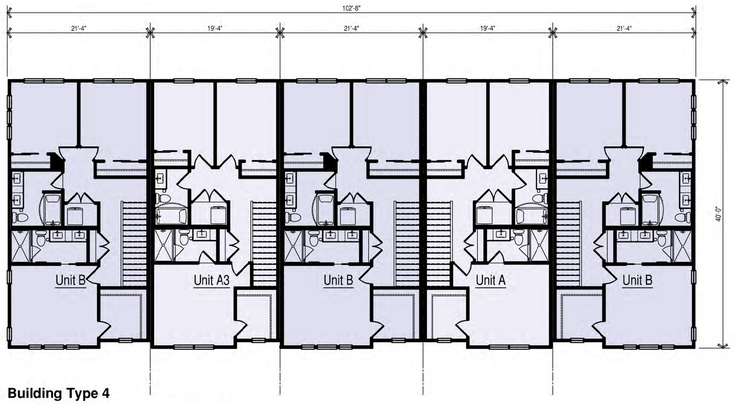
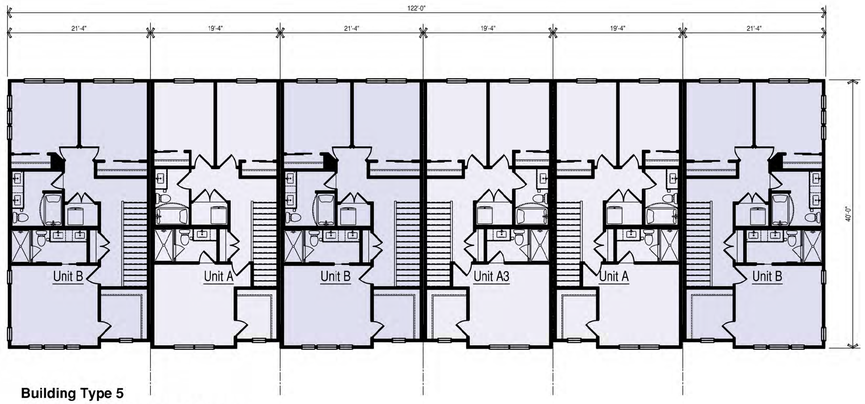
March 25, 2026 | 25-0030



Building Type 4

Upper Floor Plan

SCALE: 3/32"=1'-0"



Building Type 5

Upper Floor Plan

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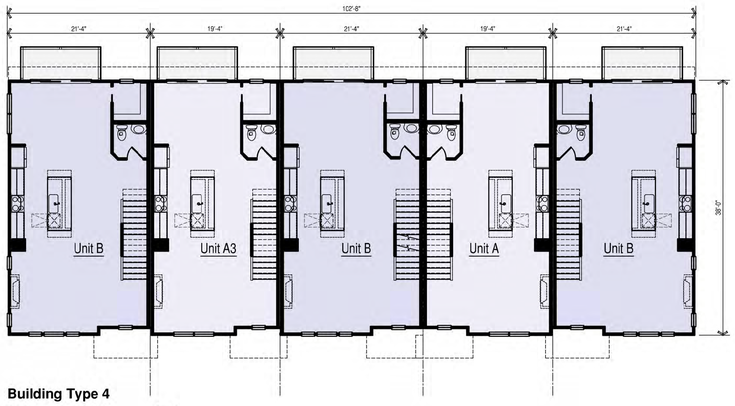

Building Type 4

Main Floor Plan

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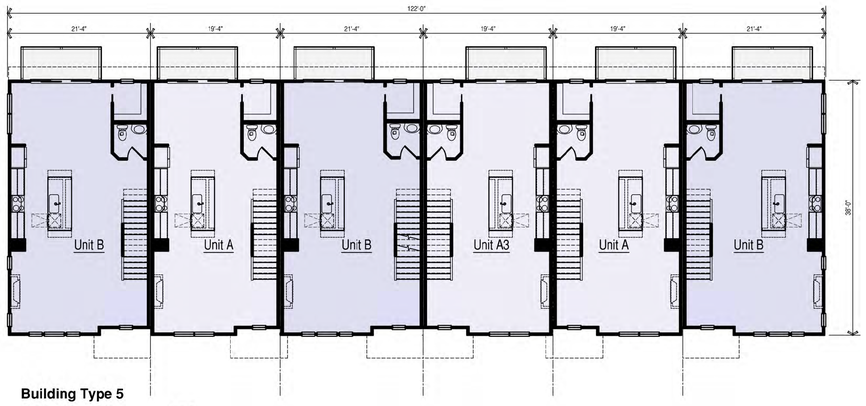

Building Type 5

Main Floor Plan

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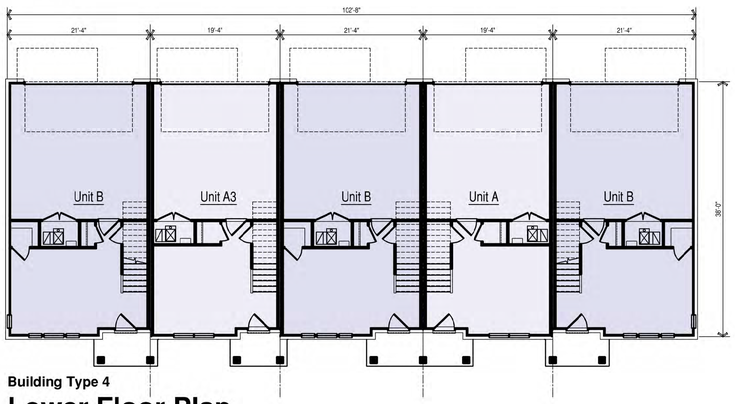

Building Type 4

Lower Floor Plan

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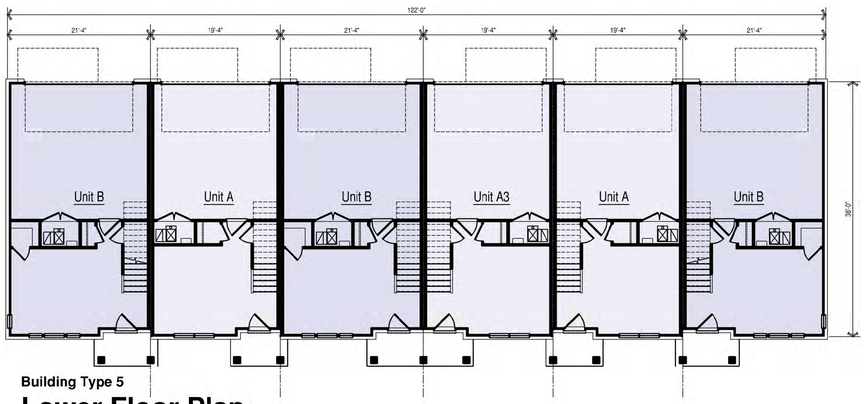

Building Type 5

Lower Floor Plan

SCALE: 3/32"=1'-0"

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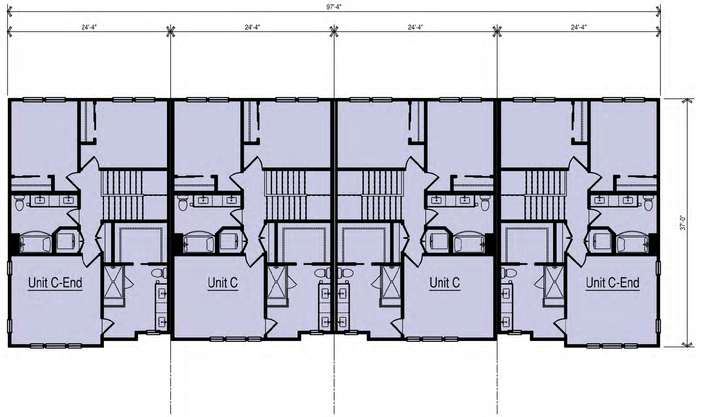
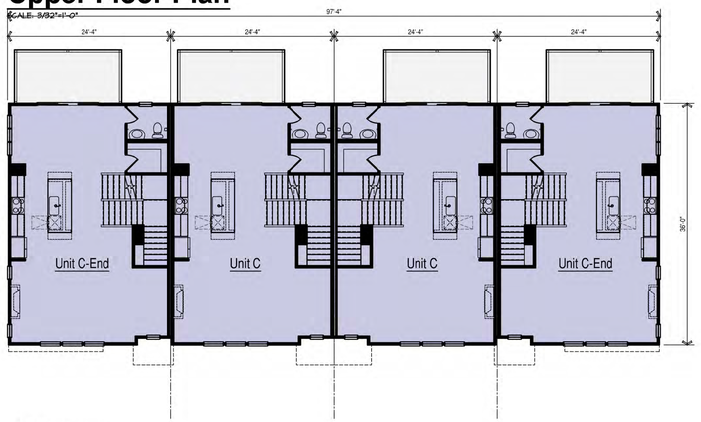


Building Type 6

Upper Floor Plan

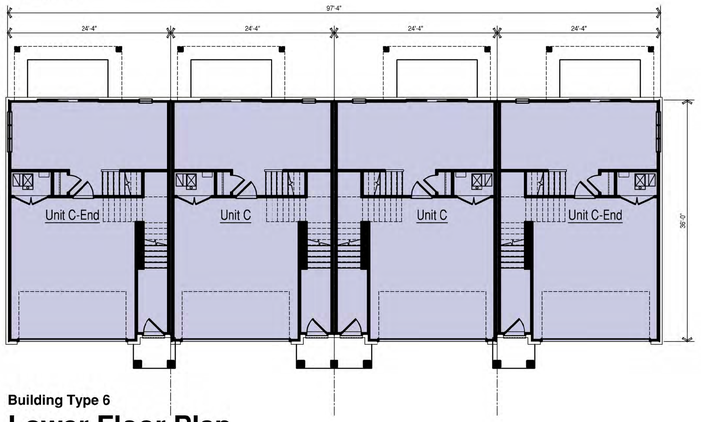
SCALE: 3/32"=1'-0"



Building Type 6

Main Floor Plan

SCALE: 3/32"=1'-0"



Building Type 6

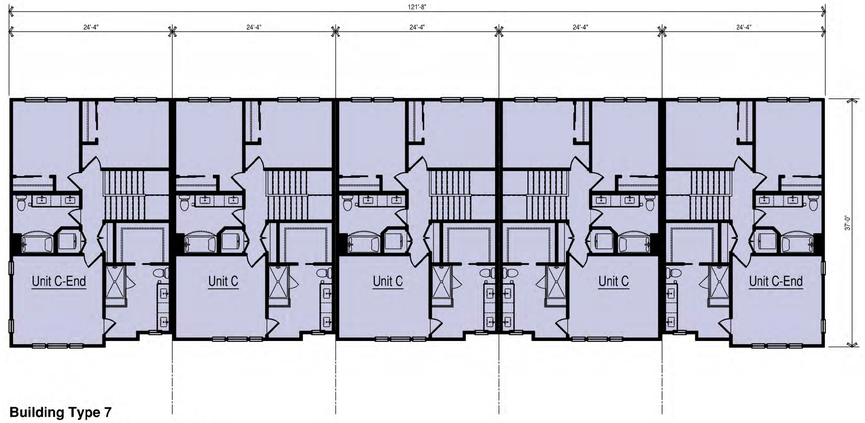
Lower Floor Plan

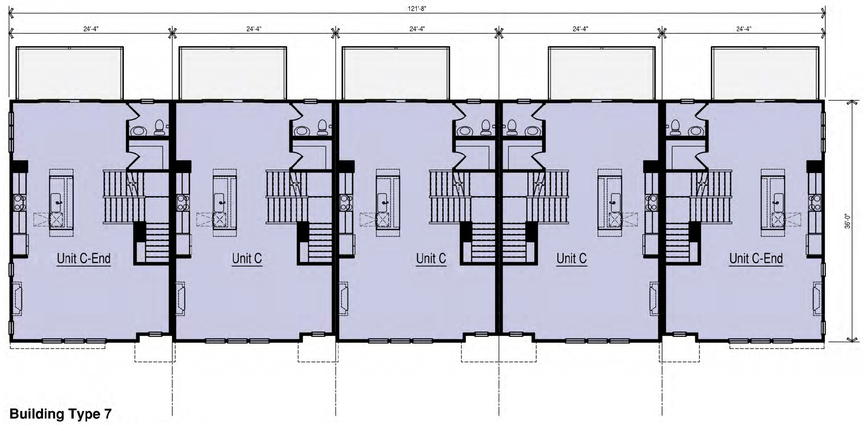
SCALE: 3/32"=1'-0"

Building Type 7

Upper Floor Plan

SCALE: 3/32"=1'-0"

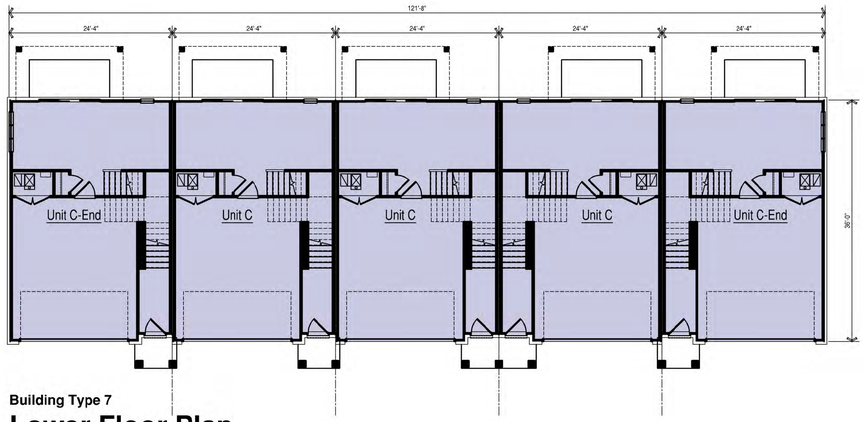




Building Type 7

Main Floor Plan

SCALE: 3/32"=1'-0"



Building Type 7

Lower Floor Plan

SCALE: 3/32"=1'-0"

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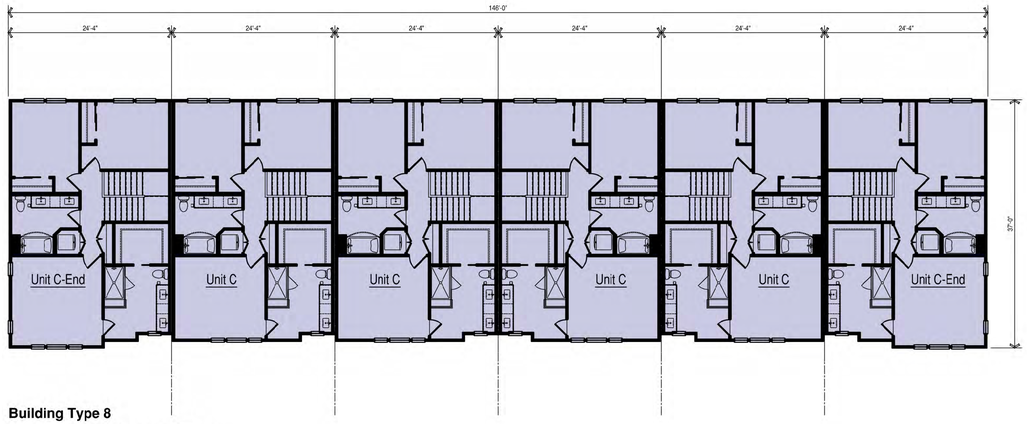
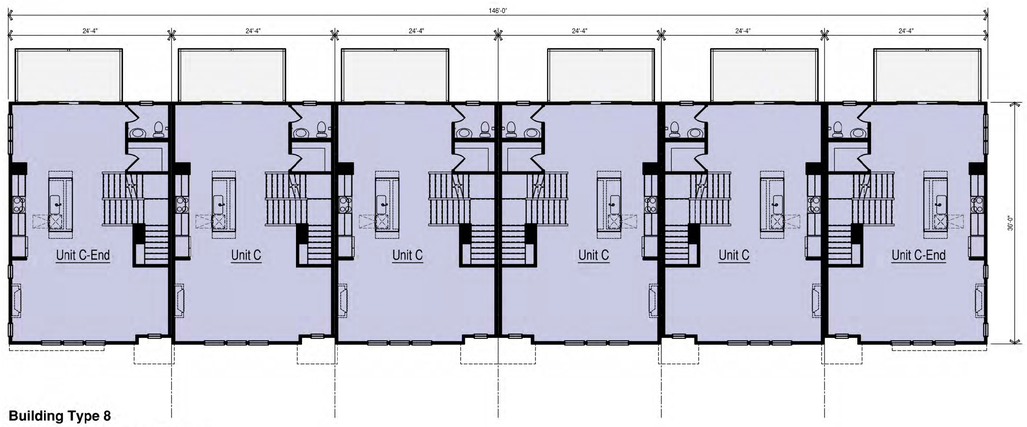


Building Type 8

Upper Floor Plan

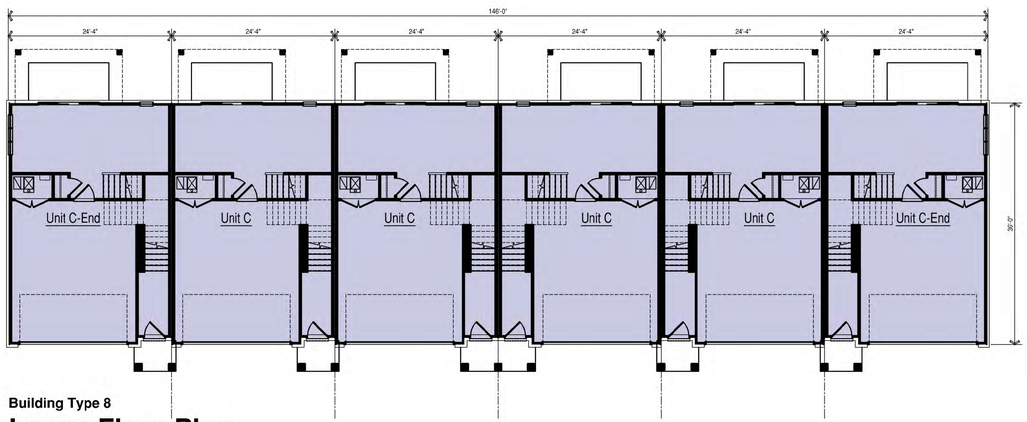
SCALE: 3/32"=1'-0"



Building Type 8

Main Floor Plan

SCALE: 3/32"=1'-0"



Building Type 8

Lower Floor Plan

SCALE: 3/32"=1'-0"

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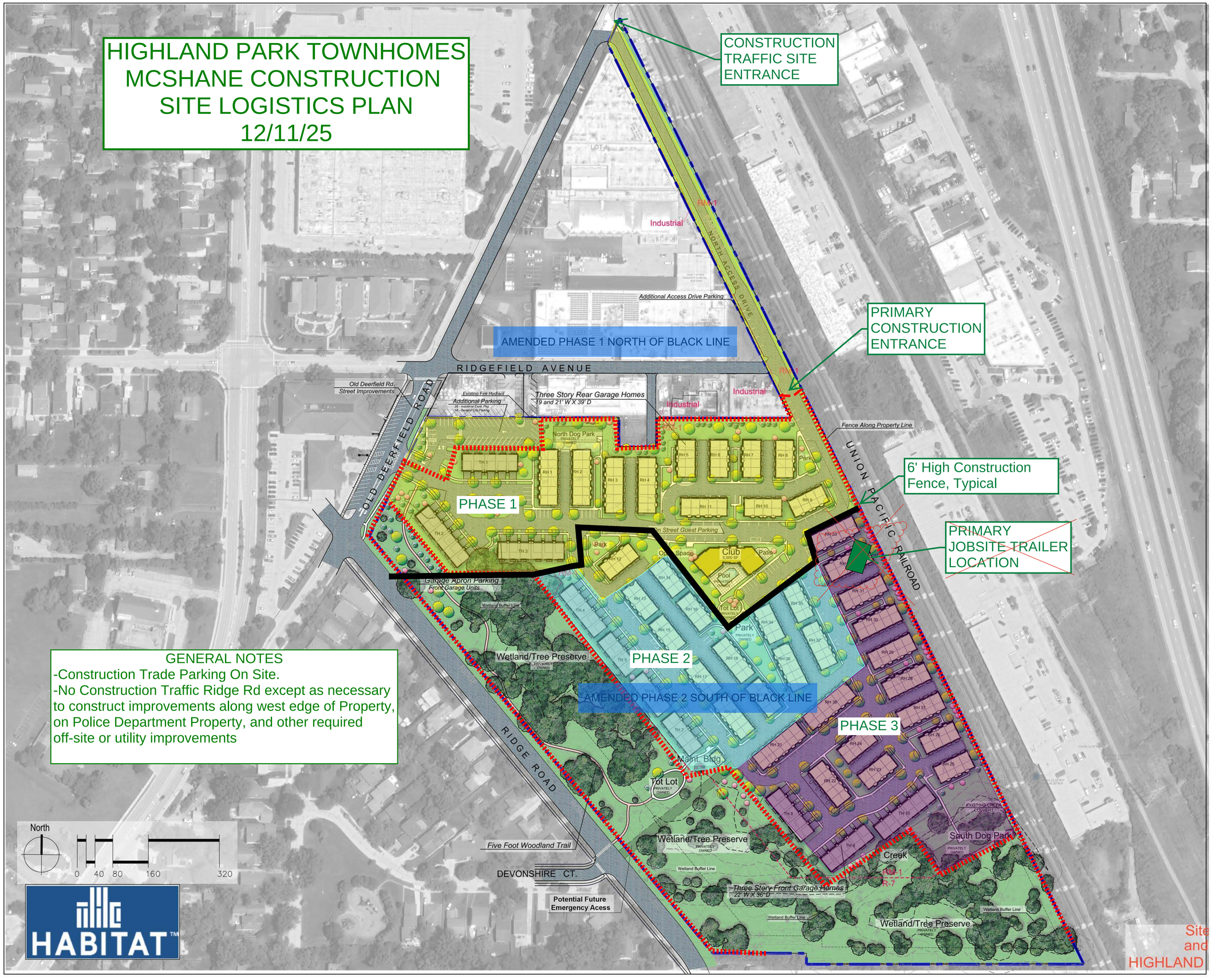

GENERAL NOTES
-Construction Trade Parking On Site.
-No Construction Traffic Ridge Rd except as necessary to construct improvements along west edge of Property, on Police Department Property, and other required off-site or utility improvements

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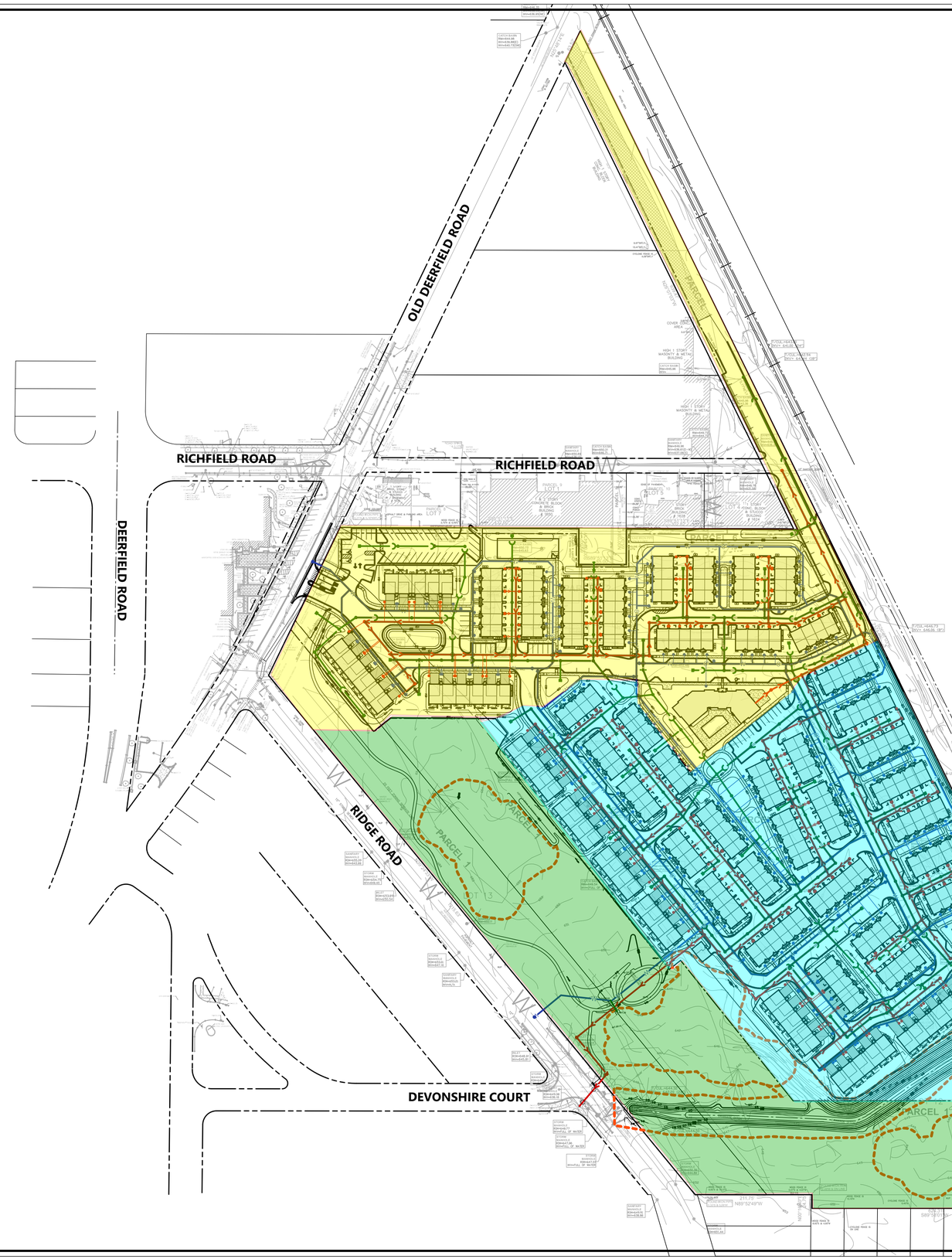

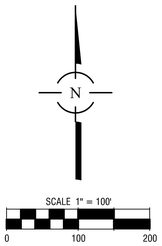

LEGEND

WETLAND BUFFER

NOTES:

1. SEE GR1, GM1, UT1, AND SE1 FOR NOTES AND LEGENDS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

OVERALL SITE PLAN

Spaceco

Civil Engineering & Surveying

Rosemont, IL – Morris, IL – Indianapolis, IN

spacecoinc.com

FILENAME: 11395.02OVSP

DATE: 11/25/25

JOB NO. 11395.02

SHEET OVSP

16 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_OVSP.dgn OVALL [Sheet] User=shermanas

Color Palette A - Front Load Towns

Color Palette B - Rear Load Rows

Color Palette C - Front Load Towns

Color Palette A - Rear Load Rows

Color Palette B - Front Load Towns

Color Palette C - Rear Load Rows

HABITAT
Chicago, IL

Site Plan - Building Key

Highland Park Townhomes

Highland Park, IL

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March 25, 2026 | 25-0030

Home Construction Schedule

The Bowery of Highland Park

Updated 3/24/2026

Building Type (Garage)	Lot	Phase	Build Order
TH (Front)	1	1	4
TH (Front)	2	1	7
TH (Front)	3	1	1
TH (Front)	4	2	18
TH (Front)	5	2	20
TH (Front)	6	2	26
TH (Front)	7	2	34
TH (Front)	8	2	38
TH (Front)	9	2	42
TH (Front)	10	2	47
RH (Rear)	11	1	2
RH (Rear)	12	1	3
RH (Rear)	13	1	5
RH (Rear)	14	1	6
RH (Rear)	15	1	9
RH (Rear)	16	1	10
RH (Rear)	17	1	12
RH (Rear)	18	1	13
RH (Rear)	19	1	14
RH (Rear)	20	1	11
RH (Rear)	21	1	8
RH (Rear)	22	2	15
RH (Rear)	23	2	24
RH (Rear)	24	2	25
RH (Rear)	25	2	28
RH (Rear)	26	2	29
RH (Rear)	27	2	35
RH (Rear)	28	2	36
RH (Rear)	29	2	40
RH (Rear)	30	2	39
RH (Rear)	31	2	41
RH (Rear)	32	2	48
RH (Rear)	33	2	46
RH (Rear)	34	2	45
RH (Rear)	35	2	44
RH (Rear)	36	2	43
RH (Rear)	37	2	31
RH (Rear)	38	2	30
RH (Rear)	39	2	23
RH (Rear)	40	2	22
RH (Rear)	41	2	19
RH (Rear)	42	2	17
RH (Rear)	43	2	16
RH (Rear)	44	2	27
RH (Rear)	45	2	21
RH (Rear)	46	2	33
RH (Rear)	47	2	32
RH (Rear)	48	2	37

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: May 5, 2026

TO: Karl Burhop, Senior Planner

FROM: Anna Stawski, PE, City Engineer

BY: Anna Ford, Civil Engineer

SUBJECT: 1700 Old Deerfield Rd

April 24, 2026 Submittal Comments

1. The Estimated Opinion of Probable Cost has been received and is under review by the City Engineer. Please note the Public Improvement Plans and Site Development Plans have not received final approval which may change the estimate provided. Final EOPC must match the approved site plans quantities.

2. Please provide an easement summary for the existing, proposed, and vacated easements associated with proposed plat. Once clarification has been provided, additional comments may be provided.

3. Document language shall be updated to clearly define the ownership and maintenance responsibilities of all proposed utilities and infrastructure.

4. Lake County Stormwater Management Commission has not approved the proposed site plan. Comments from LCSMC may affect future submissions and generate additional comments from the City.

5. Any recorded offsite easements upon which the function of this site will be dependent on shall be displayed on the Plat.

6. A proposed maintenance agreement and scope of maintenance for all natural areas on site, including but not limited to drainage ways, ditches, and public areas, shall be submitted for approval. Approval of this document will be reviewed by both the County and the City.

7. A cash deposit shall be submitted by the developer to cover the costs of water meters required for the site. No meters shall be purchased until the deposit is received and cleared by the City's Finance Department.

Burhop, Karl

Subject: FW: 1700 Old Deerfield Road Property

From: RICK BOLNICK < >
Sent: Sunday, May 3, 2026 7:51 PM
To: Burhop, Karl <kburhop@cityhpil.com>
Subject: 1700 Old Deerfield Road Property

[EXTERNAL EMAIL]

Dear Mr. Burhop,

In reading the recent email that I received regarding the Update of the 1700 Old Deerfield Road property (the old Solo Cup property), I noticed that the Developer has removed the proposal to have a path to Ridge Rd where residents could cross the street to get to Devonshire Ct. At least that's how I read the proposed amendment.

- Remove a portion of a public use easement at the Ridge Rd. / Devonshire Ct. intersection.

I was one of the residents who spoke up several times expressing my concern about crossing Ridge Rd at that intersection, given how the road curves if you're coming from the south. I expressed my concern about the potential for accidents with people trying to cross the street there. I have no problem if the new residents choose to access the Devonshire Park by coming from Old Deerfield Road.

So I was pleased that my/ our voice was heard.

It's not always the case when individual residents speak up that we feel that we have much influence as compared to big developers who can bring more tax money into the community. So please thank the City Council for listening to us and apparently having influence on the Developers plans.

Sincerely, Rick Bolnick
1055 Devonshire Ct.
Highland Park, Illinois

Burhop, Karl

Subject: FW: Update Regarding 1700 Old Deerfield Rd. (former Solo Cup site)

From: Doug Snower < >
Sent: Friday, May 1, 2026 4:44 PM
To: Burhop, Karl <kburhop@cityhpil.com>
Subject: Re: Update Regarding 1700 Old Deerfield Rd. (former Solo Cup site)

[EXTERNAL EMAIL]

Dear Mr. Burhop and Members of the Plan and Design Commission,

I am a nearby property owner writing in opposition to the proposed amendments to the development at 1700 Old Deerfield Road.

These are not minor modifications. Collectively, they increase the project's intensity and depart from the assumptions under which it was originally approved.

Key Concerns

• Increased Functional Density
The shift from 2-bedroom to 3-bedroom affordable units increases occupancy, vehicle ownership, and trip generation, directly impacting traffic volume, congestion, and roadway safety. This materially changes the project's impact and has not been supported by updated traffic, parking, or infrastructure analysis.

• Traffic Safety & Road Capacity
Surrounding roads and intersections already experience peak-hour congestion. Increased density and compressed construction activity will:

- Add turning conflicts and delay at key intersections
- Increase cut-through traffic on local residential streets
- Create additional safety risks for pedestrians and cyclists

No updated traffic study or intersection-level analysis has been provided to demonstrate that the network can safely absorb these changes.

• Intensified Construction Impact
Reducing from three phases to two will concentrate construction traffic, heavy truck activity, noise, and disruption, further straining local roads and safety conditions without a revised mitigation plan.

• Loss of Public Easement
The proposed removal of a public use easement at Ridge Rd. / Devonshire Ct. reduces future connectivity, access flexibility, and infrastructure capacity, which is particularly concerning given increased traffic pressure.

• Incremental Code Deviations
Requested signage variances, while individually small, contribute to a broader pattern of incremental departures from approved standards.

Cumulative Impact

Taken together, these changes result in:

- Higher effective density
- Increased traffic and reduced roadway safety margins
- Greater construction intensity
- Reduced public-use infrastructure
- Expanded deviations from code

This constitutes a substantive modification, not a minor amendment.

Request

I respectfully request that the Commission:

1. Require updated traffic and infrastructure analysis (including trip generation and intersection capacity).
2. Deny or defer the easement removal absent clear justification.
3. Reject or strictly limit signage variances.
4. Evaluate these amendments collectively, based on total impact to traffic, safety, and neighborhood capacity.

These changes should not be approved without a more rigorous, data-supported review.

Thank you for your time and consideration.

Sincerely,

Doug Snower
809 Ridge Rd
Highland Park IL 60035

REPORT – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

DATE: for the May 19, 2026 Commission meeting

RE: **Public Hearing #PUD-2026-00086 for a Special Use Permit in the Nature of a Preliminary and Final Planned Development; Design Review; variations and modifications from City Codes; and to amend the Planned Development approval O29-98 for property commonly known as "Town of Fort Sheridan" including the Town of Fort Sheridan Master Redevelopment Plan (0 Patten Rd.; a vacant parcel with PIN 1611301063 adjacent to the property 3535 Patten Rd.)**

RECOMMENDATION.

Staff recommend the Commission open the public hearing, hear presentations from staff and the Applicant, consider the request, take public testimony; and if appropriate, direct staff to draft Findings of Fact, to be presented at a future public hearing, or to continue the public hearing for additional information and consideration, as appropriate.

PROJECT SUMMARY.

0 Patten Rd., LLC and LG Development Group (the "***Applicant***") proposes a redevelopment at the 1.33 acre site at 0 Patten Rd. (the "***Property***"), on-behalf-of the ownership TFS Operating Company, LLC. The Applicant proposes the following project:

- To construct a 10-unit detached single-family development.
- Constructed around a single cul-de-sac private drive.
- Attached garages are included with each unit.

The site is comprised of a single tax parcel with frontage on the public street Patten Rd. The Property also fronts Bradley Ct. Access is proposed onto Patten Rd. only. The Applicant's narrative is included as **Attachment 1**. The Applicant requests a waiver to certain studies required with a Planned Development ("***PUD***") in **Attachment 2**, and provides a plat of survey in **Attachment 3**. The architectural and civil plans are respectively in **Attachments 4 and 5**, and the landscaping and tree preservation drawings are in **Attachment 6**.

BACKGROUND OF PROPERTY.

The Property is part of the Town of Fort Sheridan ("***TOFS***") Master Redevelopment Plan ("***MRP***"). See **Attachments 9, 10, and 11**[1] for the designation and approvals for the site. The site is designated for multiple-family land use, has an underlying zoning district designation of RM1, an allowed height up to 114', has below grade/building parking requirement, a landscaping plan, has MRP setbacks, designated required yards (with an allowed encroachment matrix, and was previously approved for a nine-story multi-family building with parking below grade and partially on the first floor, similar to the one constructed on 3535 Patten Rd. (which has 50 residential units[2]). The Property was envisioned by the MRP and **Attachment 11** as being developed with the

[1] Floor plans were removed from Attachment 11.
[2] 50 or 51 units, per County Assessor records.

3535 Patten Rd. multiple-family building, and the Applicant is requesting those be amended, as appropriate, to allow for their development.

NEIGHBORHOOD CONTEXT.

- North: RM1 underlying zoning; the 3535 Patten Rd. 9-story multiple-family development.
- West: Patten Rd. ravine, and Highwood, with single-family homes beyond the street and ravine.
- South: undeveloped ravine.
- East: Bradley Ct. and single family homes.

PUBLIC COMMENT:
See **Attachment 8** for public comments.

CONSIDERATIONS

- Amend the Planned Development ("***PUD***") O29-98, including the MRD, as subsequently amended, as appropriate.
- A Special Use Permit ("***SUP***") Preliminary and Final PUD for the site, including modifications from City Code.
- Design Review, with variations.

SUMMARY OF RELIEF & PUBLIC BENEFIT.

- Modifications (further review is provided later in the report):
    - Setbacks: from the MRD and Sec. 150.704.
        i. North:
            1. At minimum, a 0.4' setback is proposed and then varies between 3.4' and more.
            2. MRD has no setback contemplated along the north.
            3. Since there is no MRD requirement the RM1 underlying zoning requires a 10' min. side yard.
            4. Relief: At maximum, 9.6'.
        ii. West:
            1. A 5' setback is proposed. (There are non-building encroachments the City is reviewing.)
            2. MRD requires 30'.
            3. Relief: 25' to the MRD requirement.
        iii. South:
            1. At closest 10.9' is proposed, though the patio is closer.
            2. MRD requires 50'.
            3. The relief to the MRD is 39.1'.
        iv. East (along Bradley Ct.):
            1. Variously 10.9' to 14.75' proposed. Patio is closer.
            2. MRD requires a 25' + 25'.

3. Relief to the 50 requirement is 39.1'.

v. East (side):

1. Variously 2.9' to 8.25'.
2. MRD requires a 25' + 25'.
3. Relief to the MRD 50 is 47.1'.

- Coverage.
  - i. From Sec. 150.704, a max. 33.3% Lot Coverage is allowed (as Lot Coverage is defined in Sec. 150.202).
  - ii. The Applicant indicates 41% proposed.
  - iii. Staff is reviewing if the MRD has a coverage limit.
- Sec. 150.510 distance between buildings – proposed separation between townhome unit buildings is 12' at certain locations. (15' is required).
- The Applicant requests a new landscaping plan to replace that which is approved in **Attachment 11**.
- Staff is still reviewing the application.
  - i. Exterior lighting information must be submitted.

Public Benefit.

The Applicant must propose a Public Benefit if, per Section 150.515.B.1: "Planned Developments for which the applicant has requested, in accordance with and pursuant to Section 150.510 of this Article, a modification of the periphery yard, floor area ratio, open space, parking, building height, or lot coverage requirements otherwise applicable to the Planned Development; and […]".

- Staff Comment: The Applicant has requested required yard relief as required in the MRD. Therefore, public benefit must be proposed.
- The applicant proposes public benefit in their **Attachment 1**, towards the end of the document.
- Staff have identifies an entrance monument sign on the Property; the Commission may discuss if the sign could be kept as public benefit.

BUILDING, USE, & SITE DESIGN

The Applicant proposes 10 detached single family homes around a private cul-de-sac street. The east homes have their rear to Bradley Ct. The MRD does not allow access along Bradley Ct. Renderings are included in **Attachment 4**.

- The Applicant indicates they will need approvals from Landmark Illinois and the Town of Fort Sheridan Master Homeowner Association, given the TOFS's designation as a national historic landmark district in 1984. The property is not locally landmarked.
- The homes use a mix of brick masonry, stucco, and metal roofing. Colors appears to be grays and whites.
- Each home will have a two-car attached garage. Several units will be able to park on the driveway, while other units will not be able to. The Applicant has indicated guest parking can be provided by easement on the adjacent 3535 Patten Rd. property[3].
- Private street are proposed.

TRAFFIC STUDY.

[3] Staff is reviewing the easement and parking requirements.

The Applicant has requested in **Attachment 2** a waiver of this requirement and indicates their reasoning in their letter.

STORMWATER.
The Applicant submitted civil drawings in **Attachment 5**. Please see City Public Works / Engineering Division's comments in **Attachment 7**.

STEEP SLOPE ZONE.
No encroachments are identified in the Steep Slope Zone.

ZONING ANALYSIS:
The Property is regulated has an underlying zoning district of RM1 and is also regulated by the MRD.

Land Use.
Per Section 150.490 the land use Multiple Family Dwellings and Single Family Dwellings are listed with a "P" for a permitted and is an allowed use at this location, pursuant to appropriate regulations. However, the MRD depicts teh site for Multiple Family, and this must be amended to proceed with detached single-family dwellings.

Planned Development.
This PUD consideration is triggered by Sec. 150.402 for multiple principal structures on a property and as it amends the prior PUD.

Common / Open Space.
The Commission should compare what is proposed to **Attachment 11** and the open space depicted on The Ravines Master Landscape Plan within.

Sec. 150.520(R)(2) requires 20% of common open space, and the Applicant is providing 35%.

Performance Standards & Ext. Lighting.

- Applicant must provide exterior lighting and photometric specifications to verify compliance to those standards in Sec. 150.605.

Setbacks.

- Reviewed in the prior relief section.

Lot Dimensions.

- Staff Comment: The 1.33 acre size exceeds the RM1 minimum lot size.
- The MRD designates a buildable area on the Property but has to amended to include this specific site.

Subdivision Review.

- The City is reviewing if a plat of consolidation is required.

Density & Inclusionary Housing.

- Density.
    - The MRD and prior Ravines approval approved for a 9-story building similar to the existing building at 3535 Patten Rd. that is 50-51 units (50-51 units per County Assessor records).
- Inclusionary Housing.
    - For developments consisting solely of 19 or fewer detached single-family dwellings, the applicant may utilize a cash payment-in-lieu fee instead of providing on-site inclusionary units, permitted by right, per Sec. 150.2125(A).

- No Inclusionary Housing Application submission for review is required.
- No Housing Commission review or approval is required.

- For this type of development The required cash payment-in-lieu fee to omit any inclusionary units on-site is $370,800.
  - One-tenth of the total fee ($37,080) must be paid at the time of submitting a building permit application for any of the 10 new single-family dwellings.

Height.
The maximum allowed height per the MRD is 114'.

- The Applicant should provide a Grade exhibit to measure Height, as Height and Grade are defined in Sec. 150.202. However, the height will be less than 114'.
- On the Applicant's plan the height is depicted as being 32' in height from peak of roof to average grade.

Max. Lot Coverage and FAR Regulations.

- Staff Comment: The maximum Lot Coverage for the RM1 is 33.3% (as defined in Sec. 150.202, only applicable to accessory and principal buildings). FAR is not applicable to the RM1 nor to this Property per the MRD. Staff is reviewing for a MRD requirement for coverage. The Commission may review The Ravines approval in **Attachment 11** as a comparable for what was intended for this site.

Off-Street Parking & Loading.
The MRD had a requirement based on a multiple-family development, nine-stories. Per Sec. 150.851 the Applicant must provide the off-street parking and guest off-street parking, and two spaces must be provided per unit and four total guest spaces. Staff are reviewing the off-street parking.

STANDARDS OF APPROVAL:

Chapter 151 Subdivision – Under review.

Sec. 150.520. - Site Planning Constraints and Design Standards for PUDs.

Sec. 150.1404. – Standards for SUPs.

Chapter 176, ARTICLE II. - DESIGN REVIEW STANDARDS

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:
This project is subject to the provisions in Chapter 176 of the City Code, "Design Review." These include the following:

(A) Site Plan.

(1) The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.

(2) Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.

(3) Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.

(4) Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.

Staff Comment & Review:

- Section 150.2225 for foundation plantings applies, including a 5' in depth planting area adjacent to the foundation, with exceptions as listed in Section 150.2220(B). The Applicant should dimension the foundation plantings.
- Section 150.2220 for Vehicular Use Area landscaping applies but there is no Vehicular Use Area within 25' of a property line – the private street itself is not Vehicular Use Area. Vehicular Use Area is defined n Sec. 150.202 and includes parking, drive aisles, and maneuvering areas, but not the private street.
- Planting requirements per Section 150.2230:

May 19 PDC						
type	Chapter 150 Zoning Code	Proposed	Net	Chapter 94 Tree Code	Proposed	Total
shade or ornamental trees	26	52	26	TBD	TBD	TBD
evergreen trees	14	20	6	TBD	TBD	TBD
total trees	40	72	32	TBD	TBD	TBD
shrubs	201	194	(7)	na	na	TBD
Shade or Ornamental Trees or more than 3 types and no one type exceeds 50%						
3" caliper inches at install complies						
Shrubs are 24" or higher at install; complies						

- Forestry has not provided the replacement requirements.

Staff Comment & Review:

The landscaping complies with Article 22, except that seven more shrubs are required and the 5' foundation buffer must be dimensioned.

(B) *Site Treatment.*

(1) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.

(2) Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.

(3) Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.

(4) Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.

Staff Comment & Review:

- Bike parking may occur in the garages or on the driveways.
- The Applicant should clarify internal pedestrian movement to the streets.

(C) Building Design.

(1) Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.

(2) Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.

(3) Building materials shall be durable and conducive to easy maintenance and upkeep.

(4) Mechanical or other utility equipment.

(a) Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.

(b) Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.

(5) Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.

Staff Comment & Review: The Applicant should depict AC units with screening and indicate how trash collection will occur.

(D) Lighting.

(1) Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.

(2) Light sources shall be shielded from view from public rights-of-way and residential districts.

(3) Light poles located within a Vehicular Use Area shall be located between parking spaces.

(4) Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.

Staff Comment& Review:

- The Applicant will need to submit exterior lighting and photometric specifications.
- Staff recommend 3,000K CCT for all exterior lighting.

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

Staff Comment & Review:

- No fence is proposed. The Commission should consider what fence restrictions should exist along Bradley Loop.

CITY DEPARTMENT COMMENTS:

The following provides summary comments from City staff. The application is still under review. Additional comments will be provided at a continued public hearing and upon Applicant responses and re-submissions, as well as comments from the PDC and public. Staff review of this application is not complete.

- *Public Works - Forestry Unit:*
  - No comments from Forestry. All matters of tree preservation will be addressed as part of the permitting phase of
- *Public Works - Engineering Division:*
  - Engineering Division: See **Attachment 7**.
- *Fire Department and Building Division:*
  - There will be one hydrant relocated as a result of its current location being at the entrance of the development. MyGIS shows the hydrant being relocated as a dead end hydrant. The next closest hydrant is north along Patten Rd and is more than 350+ feet away. The Bradley Ct fire hydrant is not considered an accessible hydrant for this new development. No houses face Bradley Ct and using that hydrant would impede access and delay all firefighting, ventilation, and search and rescue tactics. Additionally, the first attachment is the Tower Ladder Turning Radius Analysis from Pierce Manufacturing for the architect to review regarding access and ability for the tower to turn around. The second attachment is a specification sheet regarding our 100' Tower Ladder. The stabilizer spread 18' and I see the Private Road is only 16'.
- *Community Development:*

In addition to the comments above and previous in the report:

- Is signage proposed for the development?
- Addressing will be required.
- Traffic visibility triangles must be depicted on the site plan.
- It appears there is encroachment within the City's right-of-way along Patten Rd. That must be resolved, either by revision or Special License Agreement.
- A Grade and Height exhibit is required.
- No parking signs and striping may be required for several locations on the plan.
- Staff are reviewing the (1) off-site guest parking, (2) requirement, if any, for a plat of consolidation, and (3) vacation of the easement along Patten Rd.

0 Patten Road Development Project Narrative

The Applicants are seeking to construct a 10-unit detached single family home development (the "Project") on the currently vacant 1.3-acre site at 0 Patten Road in the Town of Fort Sheridan (the "Site"). The Site was zoned by the City of Highland Park (the "City") as a Planned Unit Development under Ordinance # 29-98 recorded on June 8, 1998, as Doc. # 4145913 ("PUD # 29-98"). The Site is further governed by that certain Town of Fort Sheridan Company Master Redevelopment Plan dated January 15, 1998 ("MRP") which created an underlying zoning designation for the Site of RM-1 and provides the various bulk regulations for development of the Site. Under the MRP, the Site was zoned to allow an 8-story, 50-unit residential building to mirror the Ravines Condominium structure which was constructed at 3535 Patten Road. That project never came to fruition, however, and the Site has been vacant since 1998.

The proposed project will be a welcome addition to the Town of Fort Sheridan (the "Fort"), which needs new housing options, but will maintain the general low-rise character of the Fort. The Site is located at the southeastern end of the Fort and is surrounded by single-family homes to its east, the 8-story Ravines Condominium to its north and a mix of townhomes and single-family homes to the northwest. Directly west of the Site are additional homes in the Fort within Highwood.

As indicated on the plans, the Project clusters the 10 homes around a single cul-de-sac private drive accessible from Patten Road. As such, none of the homes face Patten Road directly and only a small portion of the Site backs up to Bradley Loop. The homes, which are two stories in height, will feature brick, glass, stucco and metal roof details, consistent with the general character of the housing stock in the Fort. The pitched roofs are designed to evoke a tent village that was found during the very early years at the Fort. Each home will contain a two-car garage, three bedrooms, a basement, and an outdoor deck with total above ground living spaces totaling approximately 2,700 sf exclusive of the garage and deck.

In addition, because this Site was originally intended to be developed as a sister building to the Ravines Condominium, a private agreement between the Ravines and the owner of the Site was recorded which granted the Site owner, and its successors and assigns, the use of the Ravines parking lot fronting on Patten Road. Accordingly, residents of the Project will have access to the 20 parking spaces in the Ravines' lot for their visitors and guests.

New landscaping will be added to the Site, including a significant number of heritage species trees around the exterior of and within the Site, and plantings within the setback area on Patten Road. Each home will also have a planting area where residents can install and personalize their landscaping. The resulting design will create a beautiful, intimate, and lush setting for residents of the Project and the surrounding Fort. And, of course, because of the Site's location within Fort Sheridan, the residents will have access to Lake Michigan and the tremendous open space and trails throughout the Fort.

Because there are fewer than 19 detached single-family homes in the Project, the Applicants are not required to provide 20% of the units as on-site affordable housing units. Instead, the Applicants will pay an in-lieu fee for two units (20% of the total) in accordance with Section 150.2125 of the Highland Park Zoning Ordinance (the "HPZO"). The Project, which, in addition to the approvals

from the City sought herein, will also require approval from Landmarks Illinois and the Town of Fort Sheridan Master Homeowner Association given the Fort's designation as a National Historic Landmark District in 1984.

As indicated above, the Site is governed under PUD # 29-98 and the MRP, which contains all the bulk regulations for the Site. The Project complies with the requirements of the MRP other than its yard requirements as indicated in the table below.

	MRP	**Project**
Use:	**Multi-unit residential**	**Multi-unit residential**
Density:	50 units	10 units
Setbacks:	See below	See below and plans
Height:	35'—114'	32'
Parking:	2 spaces per SFH	2 spaces per SFH
Guest parking:	None/On-street	20 spaces on adjacent site
Lot coverage:	See MRP (68%)	See plans (41%)

Separately, the Site is subject to that certain Plat of Subdivision recorded on July 28, 1998, as Doc. # 4175879 (the "Plat"), which references a potential 15' setback easement along Patten Road. As described below, if the setback easement is valid, the proposed plan would require vacation of that easement.

Accordingly, the Applicants are seeking approval of the following variations, if needed.

1. a. Land Use: page 2 of the MRP provides for Multi-Family uses on the Site. This should be amended to also include Single Family.
b. Parking and Traffic Control: page 6 pf the MRP requires for Below Grade parking for the Site. This should be amended to allow Attached Parking.
c. Landscape Plans: pages 9-11 of the MRP do not provide specific landscape plans for the Site. These pages should be amended to include the Project's landscape plans and details provided in this application.
d. Lot Regulations: page 23 of the MRP reflects the Site and the adjacent Ravines Condominium property at 3535 Patten Road as a single zoning lot and provides setback requirements for the Site. The MRP should be amended to allow for the creation of a separate zoning lot for the Site and for the following setback variations: allow the required 30' setback along Patton Rd., the 50' setback along the portion of the southern property line adjacent to the ravine, the 25' setback along Bradley Loop and the east property line extending to the ravine to be reduced to a minimum 7' setback along only the western portion of Patten Rd., a minimum 4' 7" setback along the south property line, a minimum 10' 11" setback along Bradley Loop and minimum 2'10' setback along the east property line extending to the ravine. Although the MRP does not provide for any interior yard setbacks on the northeast portion of the site, the minimum setback is 2'4".

e. Permitted Yard Encroachments: page 28 of the MRP provides setback requirements for various encroachments. These should be amended to allow decks, patios and fences to be located on the property line.

Of course, PUD #29-98 and the MRP contemplated an 8-story 50-unit building at the Site and the regulations in the MRP were designed to accommodate that project and not the proposed single-family development. As such, modifying the aforementioned requirements of the MRP is now needed because the Project was not foreseen.

2. Off-site guest parking: Although the MRP does not require guest parking and allows such parking to be located on-street, the Applicants intend to utilize the adjacent 20 space parking lot at the Ravines Condominium for guest parking for the Project. Accordingly, if required, the Applicants are seeking approval of a variation to allow for this off-site guest parking.

3. Potential Setback Easement on Patten Rd.: In addition to the setback requirement along Patten Rd set forth in the MRP, as indicated above, the Plat provides for a 15' setback easement from Patten Rd. for the maintenance and replacement of any public sidewalk located on the Site. Based on the analysis below, it's unclear whether this easement exists. Notwithstanding, City staff have reviewed this condition and have indicated a vacation, if required, is appropriate. Accordingly, the Applicants are requesting the vacation of any setback easement along Patten Rd. that may exist by virtue of the Plat.

Analysis

Although the Applicants are only seeking to modify limited parts of the MRP, the below analysis of the standards for a variation is helpful and demonstrates that the proposed modifications to the MRP requirements are appropriate.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located; however, the purpose of the variation is not based exclusively upon a desire to make more money from the property. The MRP already varied the requirements of the underlying RM-1 district, including requiring below grade parking for the Site. But the original 8-story, 50-unit structure approved for the Site was never developed nor are the Applicants interested in pursuing that development. The Project is not economically viable if underground parking is required. Moreover, the Applicants believe the significantly reduced density of the Project is more appropriate for the Site albeit one where there is less opportunity to make money.

2. The plight of the petitioner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this Chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other property within the same zoning district. The proposed yard modifications are based on two unique circumstances. First, the yard requirements of the

MRP were meant to accommodate an 8-story, 50-unit building that was situated at the front of the Site leaving wider yards around the perimeter (other than along interior). Second the Site is oddly shaped without standard lengths and widths creating an unusual hardship and making compliance with the MRP standards and those of the underlying RM-1 district very difficult for any type of development other than the originally proposed 8-story building. Below grade parking also isn't required for single-family development under the MRP nor generally required under the HPZO. Accordingly, these are unique challenges which aren't applicable to other property within PUD #29-98.

3. The particular physical surroundings, shape, or topographical condition of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out, or the application of this Chapter to the subject property has a discriminatory effect thereon. As indicated above, the Site is uniquely shaped without any standard lengths or widths. This creates a particular hardship as distinguished from a mere inconvenience because complying with the strict yard requirements of the MRP and the RM-1 district make development of the Site uniquely challenging.

4. The alleged hardship has not been created by any person presently having a proprietary interest in the subject property. The odd configuration of the site was largely based on the natural elements surrounding the Site and the existing and former improvements at the Fort, all of which were reflected in the creation of the Site under the Plat.

5. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Allowing single family homes at the Site is consistent with the low-density character of most of the Fort. Although some of the proposed homes will not be setback as far as portions of the originally proposed 8-story building, the proposed homes, being single-family scale and clustered around the center drive, will be significantly less intrusive and allow more light and air to reach all the surrounding neighbors. Although there are a couple tighter setbacks along the eastern property line, many of the homes exceed the setback requirement of the MRP, thereby limiting the impact on the adjacent neighbor on Bradley Loop. Indeed, the minimum proposed setback is consistent with the side yard setback between this adjacent neighbor and their neighbor to the southeast. There are no structures on the west side of Patten Rd. across from the Site which would be impacted by the reduced setback on Patten Rd. And the Project will dramatically reduce the impact on the Ravines Condominium where the originally proposed 8-story building would have been situated directly on the northwest and northeast property lines. Overall, the scale and setbacks of the Project will minimize the impact on the adjacent neighbors and the surrounding area. And allowing attached garages as opposed to underground parking for a single-family development is the standard under the MRP. As such, the proposed modifications to the MRP will not be detrimental to the public welfare or injurious to other property or improvements in the area.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety or substantially diminish or impair property values in the

neighborhood. As indicated above, because of the reduced number and shorter structures being proposed, the Project will have less impact on the supply of light and air than the originally approved 8-story structure, will decrease congestion and won't increase fire risk or endanger public safety. And one could argue that the lower density, smaller scale Project, even with the modified setbacks, will certainly not diminish property values in the neighborhood but could increase property values because of its reduced impact on the area.

7. The proposed variation will not alter the essential character of the neighborhood. The proposed variations will allow a single-family home development, which, other than the Ravines Condominium, is consistent with the low-density nature of the Fort and particularly the single-family homes on Bradley Loop. The setback modifications are only required for some of the homes within the Project. The proposed setback along the western portion of Patten Rd. is consistent with the shorter setbacks found on neighboring properties along Patten, particularly the townhomes on the north side of Patten Rd. And allowing attached garages here is the standard for single-family homes under the MRP. As such, the project will not alter the essential character of the neighborhood.

8. The proposed variation is in harmony with the spirit and intent of this Chapter. The harmony and spirit of this Chapter of the HPZO is designed to allow and promote appropriate modifications to the development standards of a project. Here, as detailed above, those modifications will allow a lower density and scale development that will have a reduced impact on the neighborhood compared to the originally proposed 8-story, 50-unit building. And the variations will facilitate development of a parcel that has sat vacant for almost 30 years.

Regarding the off-site guest parking, although not required under the MRP, the originally planned 50-unit building was supposed to share the 20 guest parking spaces located on the Ravines Condominium property. To memorialize that plan, the Ravines and the current owner of the Site signed and recorded an Easement Agreement in 1998, a copy of which has been provided to the City, which granted the owner of the Site and its successors and assigns the right to use these 20 spaces. Under Sections 150.805 and 150.806 of the HPZO, which govern the use of off-site parking, an applicant seeking to utilize an off-site location for required parking must meet the following standards:

1. *Parking Facilities.* All off-street parking facilities shall be provided on the same lot or parcel of land being served, or on a separate lot or parcel of land within one thousand (1,000) feet of the premises, measured by sidewalk travel distance to the main entrance of the related building or use. The zoning classification of such separate lot or parcel of land where the off-street parking facility is located shall be the same as, or less restrictive than, the classification of the lot where the principal use is located. The relationship of a separate lot or parcel of land to the use being served must be formalized in a written manner as outlined in this Article.

2. *Deed or Long-Term Lease Required.* Whenever required off-street parking facilities are provided elsewhere than on the lot of record on which the principal use served is located,

or when such facilities are collectively or jointly provided and used, and/or when the lots are owned by different persons, the facilities shall be in the same possession either by deed or long term lease as the property occupied by the principal use. Proof of deed or long-term lease must be filed with the City. There shall further be a covenant placed on the separate lot of record guaranteeing the provision and maintenance of the required off-street parking facilities during the existence of said principal use in accordance with this Section 150.806.

3. *Covenant Required.* Whenever required off-street parking facilities are provided elsewhere than on the lot of record on which the principal use served is located, or when such facilities are collectively or jointly provided and used, and/or when the lots are owned by different persons, the owner of the lot of record containing the principal use shall be bound by covenant on that property guaranteeing the provision and maintenance of the required off-street parking facilities during the existence of said principal use. The covenant shall:

(a) Be executed by the owner of said lot of record and the parties having beneficial use thereof;

(b) Be enforceable by either the parties having beneficial use thereof or both;

(c) Be enforceable against the owner, the parties having beneficial use, and their heirs, successors and assigns or both; and

(d) Be first duly recorded in the Office of the Recorder of Deeds of Lake County, Illinois.

The Ravines off-site lot is located within 1,000' of the Site, the easement is perpetual and signed by the Ravines guaranteeing use of the parking, it's enforceable against the Ravines and its successors and assigns and recorded in Lake County. Accordingly, if a variation is required, the proposed off-site guest parking complies with the requirements of Sections 150.805 and 150.806 of the HPZO.

Regarding the waiver of the setback easement along Patten Rd., an analysis of the language of the Plat appears to indicate that this easement does not encumber the Site. The plain language of the Plat states that:

1. In the event that any part of any sidewalk generally located within a right-of-way dedicated by this Plat of Subdivision encroaches or shall hereafter encroach upon any other portion of the Property, valid easements in favor of the City which owns said sidewalk (or portion thereof) for the maintenance of such encroachments are hereby established and shall exist so long as all or any part of said sidewalk remains located thereon.

2. A perpetual non-exclusive easement is hereby granted to Highland Park over the Westerly 15 feet of Lot 228 (or applicable portions thereof) to use, operate, maintain, inspect, repair, replace, reconstruct, alter, remove or abandon in place the public sidewalk generally located thereon.

The language of the Plat specifically states that the potential easement is for the sidewalk "**generally located thereon**," meaning already located within the setback area. According to the survey submitted with this application, the sidewalk is located within the Patten Road right of way, 1'2" west of (and not on) the Site. In this case, since the constructed sidewalk is west of the property line, the potential easement doesn't burden the Site because the sidewalk isn't "generally located thereon." Moreover, the City constructed the sidewalk 1'2" west of the property line, thereby providing ample room to repair (and even enlarge) the sidewalk without encroaching on the Site and, thus there is no need for an additional 15' reservation.

Further, there is a large monument sign and a fire hydrant located within the potential easement area. We don't know who constructed these or when, but presumably these were, and have been, permitted by the City. Thus, the monument sign, which would violate the terms of an actual easement, and the fire hydrant, would prevent the installation of a new sidewalk in this area, are further indications and acknowledgements that the potential easement does not burden the Site.

All that said, if an easement does exist, City staff have indicated that vacating the easement is permissible subject to approval by the City. Accordingly, the Applicant is asking the City to approve the vacation of any setback easement that may exist along Patten Rd. under the Plat.

Public Benefits

Because the Project proposes to modify the requirements of PUD #29-98, the Project should also deliver a public benefit under Section 150.515 of the HPZO. The Project will provide the following multiple benefits. First, the Project will enhance and support the character and vitality of the area by adding significant new landscaping to an otherwise vacant parcel. It has also been designed to meet the historic preservation standards required for development in the Fort. Second, the Project fosters economic development by finally developing property that has been vacant for almost 30 years. Further, the project will minimize off-street parking by utilizing a shared parking agreement with the Ravines Condominium. Third, the Project strives to improve environmental stewardship and sustainability by adding native plantings and trees throughout the Site and preserving heritage trees where possible. These public benefits clearly justify the minimal modifications of PUD #29-98 sought by the Project.

PUD and Special Use Standards

Regarding the standards for a planned development under Section 150.520 and for a special use under Section 150.1404 of the HPZO, by approving PUD #29-98 and the special use sought thereunder City has already determined that the originally proposed development of the Fort and this Site meet these standards. Notwithstanding, this narrative will address those standards which are impacted by the Project's proposed modifications to the MRP.

Protection of public health, safety and welfare. As discussed above, the Project meets this standard because it is smaller in physical scale and density, and even with the modifications to the MRP, will have less impact on the surrounding neighbors in terms of light and air, traffic and use of City resources while offering an opportunity to develop property that has been vacant for almost 30 years.

Clustering new development. Although the Project is seeking to modify the yard requirements of the MRP, the homes have been intentionally clustered around a central drive. This allows the Project to preserve some of the heritage trees and the steep slope areas adjacent to the ravine along the southern portion of the Site. The clustering also maintains a single access to the Site from Patten Rd., as originally contemplated under PUD #29-98, and which was preferred by the City for traffic and safety issues. And all parking is accessed from the internal drive thereby screening it from the adjacent properties.

Concurrent Approval and Waivers

Finally, given that the Site has been vacant for almost 30 years and the community's desire to finally see it developed, and that the size and scale of the Project are significantly smaller that the previously approved 50-unit, 8-story development, we request that the preliminary and final development plans be approved concurrently and confirmation that the information and submittals provided herein are sufficient for such purposes and that no additional materials are required.

Quantitative Summary

(a) LOT SIZE	57,989 SF	1.33 Acres
(b) BUILDING SIZE		
a. Total Footprint Area	23,900	
b. Total Floor Area	26,550 (not including basements & garages)	
(c) PARKING, ROADS AND ROW	10,565	
(d) NUMBER OF PARKING SPACES		
a. Proposed	20 (garage)	18 (driveway)
b. Required	20	
(e) IMPERVIOUS SURFACES		
a. Principle Buildings	23,900	
b. Accessory Buildings	0	
c. Parking Areas	5,049	
d. Roads	5,516	
e. Recreational Facilities	0	
f. Walks and Terraces	2,825	
(f) PERVIOUS SURFACES	20,509	
(g) N/A		
(h) NUMBER OF DWELLING UNITS	10 Detached Single-Family Homes	
(i) RESIDENTIAL DENSITY	5,799 SF/Home	7.5 Homes/Acre
(j) SF COMMON OPEN SPACE	20,509	

NEAL & LEROY, LLC

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Scott R. Borstein
Attorney at Law

April 29, 2026

Via Email
City of Highland Park
Plan and Design Commission
1150 Half Day Road
Highland Park, Illinois 60035
Attn: Karl Burhop

Re: 0 Patten Rd - Application to Amend PUD # 29-98

Dear Commissioners:

As you know, we have filed on behalf of our clients an application to amend PUD #29-98 to allow the construction of a 10-unit single-family home development at 0 Patten Road in the Fort Sheridan community of Highland Park (the "City"). Pursuant to Section 150.525 of the Highland Park Zoning Ordinance, the applicant is generally required to file a traffic study and market and fiscal impact studies (for projects with 10 or more units) unless otherwise waived by the City. We are writing to separately request a waiver from filing such reports.

As indicated in our application, the site was originally zoned and approved for an 8-story, 50-unit residential building with underground parking with access from Patten Road. The current application, therefore, does not seek to change the density allowed at the site, but proposes a much lower density. Although that former project was approved in 1998, the City's planned development process at the time required a thorough review of the traffic, market, and fiscal impacts of the project. And since density is the critical factor when evaluating traffic, fiscal and market impacts, there shouldn't be a need for these types of studies where the project is considerably less impactful.

In fact, the current proposal is 80% smaller than that originally approved project and maintains its sole access drive from Patten Road. As such, the proposed 10-unit project will have significantly less traffic impacts and will not change the traffic pattern from the previously approved project. Furthermore, given that the current proposal is for 10 single family homes, it is significantly less costly to build and taxing on the City's resources compared to the previously approved 50-unit multi-story building. Regarding marketability, the City has acknowledged the need for all forms of additional housing at all price points.

Based on the foregoing, we do not believe traffic, market and fiscal impact studies are necessary for a project that is 80% smaller and significantly less impactful than the previously approved development at this site and where there is a demand for more housing of all types and prices.

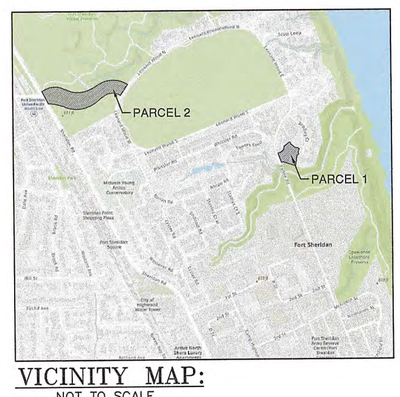
Thank you for your consideration of this request. If you have additional question, please do not hesitate to contact me.

Sincerely,

Scott R. Borstein

Scott R. Borstein

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP:
NOT TO SCALE

TITLE COMMITMENT:

THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 24008175WF, DATED OCTOBER 9, 2024.

LEGAL DESCRIPTION:

PARCEL 1:
THAT PART OF LOT 228 IN TOWN OF FORT SHERIDAN SUBDIVISION, BEING A SUBDIVISION OF VARIOUS SUNDRY LOTS, VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS AND PARTS OF THE NORTHEAST FRACTIONAL QUARTER, THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 10, PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1998 AS DOCUMENT 4175879, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHMOST CORNER OF SAID LOT; THENCE NORTH 07 DEGREES 56 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE THEREOF, 148.58 FEET; THENCE NORTH 50 DEGREES 59 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE, 32.67 FEET; THENCE NORTHERLY 60.25 FEET, ALONG SAID EAST LINE, BEING THE ARC OF A CIRCLE CONVEX WESTERLY, HAVING A RADIUS OF 52.00 FEET AND WHOSE CHORD BEARS NORTH 00 DEGREES 59 MINUTES 20 SECONDS WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 32 DEGREES 12 MINUTES 16 SECONDS EAST, ALONG SAID EAST LINE, 19.16 FEET; THENCE NORTH 54 DEGREES 41 MINUTES 29 SECONDS WEST, 28.32 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 14 SECONDS WEST, 33.09 FEET; THENCE NORTH 50 DEGREES 33 MINUTES 06 SECONDS WEST, 87.24 FEET; THENCE NORTH 06 DEGREES 59 MINUTES 30 SECONDS EAST, 19.05 FEET; THENCE NORTH 83 DEGREES 00 MINUTES 30 SECONDS WEST, 16.05 FEET; THENCE SOUTH 52 DEGREES 59 MINUTES 33 SECONDS WEST, 92.58 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 28 SECONDS WEST, 41.71 FEET; THENCE SOUTH 44 DEGREES 26 MINUTES 58 SECONDS WEST, 57.39 FEET; THENCE SOUTH 68 DEGREES 59 MINUTES 16 SECONDS WEST, 43.91 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 228; THENCE SOUTH 21 DEGREES 00 MINUTES 44 SECONDS EAST, ALONG SAID WEST LINE, 135.34 FEET; THENCE NORTH 74 DEGREES 58 MINUTES 03 SECONDS EAST, ALONG SAID WEST LINE, 25.23 FEET; THENCE SOUTH 70 DEGREES 44 MINUTES 47 SECONDS EAST, ALONG SAID WEST LINE, 178.73 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
(OLD ELM ROAD EASEMENT PARCEL) EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 RECORDED MARCH 3, 1998 AS DOCUMENT 4095136, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR USE OF PORTIONS OF THE COMMON ELEMENTS IN THE RAVINES CONDOMINIUM, AS CREATED BY GRANT OF EASEMENT AND AGREEMENT TO SHARE COSTS RECORDED APRIL 8, 2009 AS DOCUMENT 6458428, IN LAKE COUNTY, ILLINOIS.

NOTES ON SCHEDULE B, PART II:

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

G 17. Note: the land is located within the territorial boundaries of the North Shore Sanitary District, which has enacted an ordinance effective January 1, 1987, recorded November 5, 1986, as document number 2501179, as amended by instrument recorded February 14, 1991, as document number 2989924. Said ordinance provides that no transfer of real property within the corporate limits of the district may be completed unless the district has been notified of the impending transfer and has given its statement of final fees and charges for sanitary sewage treatment service to the property to be paid at the time of closing, or has given its written statement that there are no outstanding charges relative to the said property. This note is furnished for information only, for the convenience of the parties. It will not appear on our policy of title insurance.
DOCUMENTS CONTAIN NO PLOTTABLE SURVEY MATTERS.

H 20. Right of access in favor of the grantor over the Land for any correction action required pursuant to the provisions of Cercla as reserved in the deeds from the United States of America, secretary of the Army, to the Highland Park/City of Highwood Local Redevelopment Authority recorded March 3, 1998 as document 4095131, 4095132 and 4095133.
RIGHT OF ACCESS FOR GROUND-WATER MONITORING OR CORRECTIVE ACTION PER DOCUMENTS IS A BLANKET EASEMENT AND IS NOT PLOTTABLE.

I 21. Terms and provisions contained in the intergovernmental annexation agreement by and between the City of Highland Park and the City of Highwood dated March 3, 1998 and recorded March 10, 1998 as document 4098603.
DOCUMENT CONTAINS NO PLOTTABLE SURVEY MATTERS. SCHEDULES AND EXHIBITS LISTED PER DOCUMENT WERE NOT ATTACHED AND HAVE NOT BEEN REVIEWED.

J 22. Terms, conditions and limitations contained in the "No Further Remediation Letters" issued by the Illinois Environmental Protection Agency dated October 1, 1997 and recorded March 23, 1998 as document 4105998, 4106000, 4106001, 4106002, 4106003, 4106004, 4106005, 4106006, 4106007 and 4106008.
DOCUMENTS CONTAIN NO PLOTTABLE SURVEY MATTERS.

K 23. Notation as set forth on the Plat of town of Fort Sheridan Subdivision as follows: "In the event of any further Subdivision or Resubdivision, consolidation or vacation of any portion of the property, approval thereof shall be required only by the corporate authorities of the city within whose corporate boundaries the applicable portion of the property is located, subject to the provisions of the Highwood/Highland Park Intergovernmental Planning Agreement of 1996 as amended from time to time."
NOTE CONTAINS NO PLOTTABLE SURVEY MATTERS.

L 24. Notation as set forth on the aforesaid Plat of subdivison as follows: The property, other than Lots 30, 31, 184 and 185, is and shall be subject to that certain master declaration of covenants, conditions, restrictions, easements and rights for town of Fort Sheridan (the "Master Declaration") to be recorded immediately after the recordation of this Plat of Subdivision. Additional easements affecting such portions of the property are contained in the master decaration, and to the extent of any conflict or ambiguity between the terms and conditions of the easements granted and reserved by this Plat of Subdivision and the terms and conditions of the easements granted and reserved by the Master Declaration, those terms and conditions which are more restrictive or more specific and consistent with the intent and purposes of this Plat of Subdivision and the master declaration whether set forth herein or therein) shall, in all instances, control and prevail over the less restrictive or less specific terms and conditions. In addition, portions of the property may be further subject to additional covenants, conditions and restrictions of record (E.G. Condominium Declarations, townhome declarations), as described in the master declaration. In addition, those portions of the property owned by the Army as of the date hereof shall not be subject to master declaration unless and until acquired by Tfsoc or its nominee, as set forth in the Master Declaration.
NOTE CONTAINS NO PLOTTABLE SURVEY MATTERS.

M 25. City easements as set forth on the aforesaid Plat of Subdivision as follows: Perpetual, non-exclusive easements for purposes of constructing, installing, locating, inspecting, maintaining, repairing, replacing, removing, renewing, relocating and operating underground storm sewer mains and interceptors, sanitary sewer mains and interceptors, potable water mains and the facilities and appurtenances related thereto and for drainage are hereby reserved for and granted to Highwood (with respect to those portions of the property located within the corporate boundaries of Highwood) and Highland Park (with respect to those portions of the property located within the corporate boundaries of Highland Park) on, across, under and through, together with the right of ingress to and egress from, (A) those portions of the single family Lots, the city Lots and those portions of the property owned as aforesaid by Midwest Young Artists (Lot 31) and Highland Park (Lots 184 and 185) designated on this Plat of Subdivision for "Easements for Public Utilities and Drainage" and (B) The condominium Lots, the townhome common Lots, the common area Lots and the theater building Lot in such locations thereon as do not unreasonably interfere with the use of the condominium Lots, the townhome common Lots, the common area Lots and the theater building Lot for residential and related ancillary purposes and other permitted purposes (as such locations are reasonably determined by the applicable city and Tfsoc), all as such sanitary sewer, storm water and potable water improvements are shown on final engineering plans therefor on file with the cities. Such easements shall be for the purposes of serving the property with storm sewer, sanitary sewer and potable water service. No building shall be constructed or erected on any Lot on which the easements declared and granted in this paragraph 1 are located, and no other use thereof shall be made which would materially interfere with the easements hereby reserved for and granted to the cities. The owners hereby reserve the right concerning their respective portions of the property to use any area designated and reserved for an easement pursuant hereto in any manner that Will not prevent or interfere with the exercise by the cities of the rights hereby granted. None of the foregoing easements are granted with respect to the townhome unit Lots since the same are intended to be improved substantially from Lot line to Lot line. In the event that any part of any sidewalk generally located within a right-of-way dedicated by this Plat of Subdivision encroaches or shall hereafter encroach upon any other portion of the property, valid easements in favor of the city which owns said sidewalk (or portion thereof) for the maintenance of such encroachments are hereby established and shall exist so long as all or any part of said sidewalk remains located thereon. A perpetual non-exclusive easement is hereby granted to Highland Park over the Westerly 15 feet of Lot 228 (or applicable portions thereof) to use, operate, maintain, inspect, repair, replace, reconstruct, alter, remove or abandon in place the public sidewalk generally located thereon.
CITY EASEMENTS PER PLAT ARE DIVIDED INTO THREE PARTS.
PART 1 INCLUDES EASEMENTS WHICH ARE BLANKET EASEMENTS WITH REGARD TO LOT 228 AND ARE NOT PLOTTABLE.
PART 2 ARE SIDEWALK EASEMENTS GRANTED WHERE ANY PART OF A SIDEWALK MAY OTHERWISE ENCROACH ONTO PORTIONS OF THE PROPERTY AND ARE NOT PLOTTABLE.
PART 3 IS A SIDEWALK EASEMENT OVER THE WESTERLY 15 FEET OF LOT 228 WHICH IS PLOTTED HEREON. NOTE THE EXISTING SIDEWALK ALONG LOT 228 LIES OUTSIDE THE LOT LINE AS SHOWN HEREON.

N 26. Public Utility easements as set forth on the aforesaid Plat of Subdivision: A perpetual, non-exclusive easement for serving the property and other property with electric, natural gas and communication service is hereby reserved for and granted to Commonwealth Edison Company, North Shore Gas Company, Ameritech, TCI Cable, such other companies or entities designated by Tfsoc providing the same or similar services, and the cities (collectively, the "Grantees" and individually a "Grantee"), their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with the underground transmission and distribution of electricity, sounds and signals and natural gas in, under, across, along and upon the surface of (A) those portions of the single family Lots, the city Lots and those portions of the property owned as aforesaid by Midwest Young Artists (Lot 31) and Highland Park (Lots 184 and 185) designated on this Plat of Subdivision for "Easements for Public Utilities and Drainage" and (B) The condominium Lots, the townhome common Lots, the common area Lots and the theater building Lot in such locations thereon as do not unreasonably interfere with the use of the condominium Lots, the townhome common Lots, the common area Lots and the theater building Lot for residential and related ancillary purposes and other permitted purposes (as such locations are reasonably determined by the applicable grantees and Tfsoc), together with the right to install required service connections under the surface of such designated easement areas to serve improvements on the property, or on adjacent Lots, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the right herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over the grantees' facilities or in, upon or over the areas designated as aforesaid for the easements hereby granted without the prior written consent of the application grantee(s). After installation of any such facilities, the grade of the property (or application portion thereof) shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. None of the foregoing easements are granted with respect to the townhome unit Lots since the same are intended to be improved substantially from Lot line to Lot line.
PUBLIC EASEMENTS PER PLAT ARE BLANKET EASEMENTS WITH REGARD TO LOT 228 AND ARE NOT PLOTTABLE.

O 27. Terms and provisions contained in Master Declaration of Covenants, Conditions and Restrictions, Easements and rights for Town of Fort Sheridan made by TFS Operating Company, L.L.C., dated July 28, 1998 and recorded July 28, 1998 as Document No. 4175903 and the first special amendment recorded January 10, 2001 as Document No. 4630637 and March 26, 2001 as Document No. 4663245.
DOCUMENT 4175903:
RESERVED NATURAL AREAS - SEE ITEM P-28 BELOW.
PERMITTED ENCROACHMENTS PER 5.4 ARE NOT PLOTTABLE.
INGRESS/EGRESS EASEMENTS PER 6.1(B) ARE NOT DEFINED AND ARE NOT PLOTTABLE.
CITY EASEMENTS PER 6.3 ARE NOT DEFINED AND ARE NOT PLOTTABLE.
CONSERVATION EASEMENT PER 11.2 IS NOT DEFINED AND IS NOT PLOTTABLE.
EXHIBIT E - OLD ELM ENTRY EASEMENT OVER SIMONDS WAY PROVIDING ACCESS FROM SHERIDAN ROAD TO LEONARD WOOD AVENUE.
DOCUMENTS 4630637 AND 4663245 CONTAIN NO PLOTTABLE SURVEY MATTERS.

P 28. Private Lot maintenance areas and reserved natural areas as established in article 5.3 of the Master Declaration recorded as document 4175903 and located and depicted on Exhibit G attached to said instrument, which areas are subject to the Management Plan contained in Exhibit H attached to said instrument. (Affects the Southerly most portion of the Lot)
BUFFER LINE PER EXHIBIT G OF DOCUMENT RUNS ALONG THE SOUTHERLY LINE OF LOT 228, BUT IS ILLEGIBLE AS TO SPECIFIC LOCATION.

Q 29. Terms and provisions of open space easement dated July 28, 1998 and recorded July 28, 1998 as document 4175904 made by TFS Operating Company, L.L.C. to the Cities of Highland Park and Highwood, which identifies certain Lots and other areas to be owned by the Master Association or the municipalities and be maintained by the Master Association.
OPEN SPACE EASEMENT PER DOCUMENT IS NOT DEFINED AND IS NOT PLOTTABLE.

R 30. Terms and provisions contained in the Town of Fort Sheridan amended and restated deed of scenic, open space and architectural facade easement dated April 8, 1999 and recorded April 19, 1999 as document 4339851, by and between TFS Operating Company, L.L.C., and Landmarks Preservation Council of Illinois.
EASEMENT PER DOCUMENT IS NOT PLOTTABLE.

S 31. (A) terms, provisions, and conditions relating to the easements described as easement parcels 2 and 3 contained in the instrument creating said easement. (B) rights of the adjoining owner or owners to the concurrent use of said easements.
PARCEL 2 EASEMENT OFFSITE OVER SIMONDS WAY PROVIDING ACCESS FROM SHERIDAN ROAD TO LEONARD WOOD AVENUE AND IS GRAPHICALLY DEPICTED ON THE VICINITY MAP.
PARCEL 3 EASEMENT IS NOT PLOTTABLE.

T 32. Terms and provisions contained in Ordinance No. 29-98 of the City of Highland Park dated March 9, 1998 and recorded June 8, 1998 as Document 4145913 entitled "an Ordinance Granting a Special Use Permit in the Nature of a Planned Unit Development for Property Commonly Known as Town of Fort Sheridan."
DOCUMENT CONTAINS NO PLOTTABLE SURVEY MATTERS.

U 33. City sidewalk easement over the Westerly 15 feet of the Lot as shown on Plat of said Subdivision.
15' SIDEWALK EASEMENT PER DOCUMENT IS PLOTTED HEREON. NOTE THE EXISTING SIDEWALK ALONG LOT 228 LIES OUTSIDE THE LOT LINE AS SHOWN HEREON.

V 34. Terms of notice of obligation for payment of assessments and architectural compliance - Town of Fort Sheridan Master Homeowners Association - recorded March 19, 2004 as Document No. 5520498.
DOCUMENT CONTAINS NO PLOTTABLE SURVEY MATTERS.

W 35. Terms of permission to install a lawn sprinkler system in the public right-of-way from the City of Highland Park recorded September 12, 2002 as Document No. 5005717.
DOCUMENT CONTAINS NO PLOTTABLE SURVEY MATTERS.

X 36. Easement in favor of Commonwealth Edison Company and Ameritech Illinois, and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded April 13, 2001 as Document No. 4673851, affecting the Land. Note: refers to 10 foot wide strip as depicted on exhibit a, which apparently was not attached at time of recording
EXHIBIT A OF DOCUMENT WAS NOT ATTACHED AND HAS NOT BEEN REVIEWED. EASEMENT PER DOCUMENT IS NOT PLOTTABLE.

Y 37. Rights, if any, of public and quasi-public utilities in the Land as disclosed by the electrical panel and fire hydrant shown on the survey prepared by Certified Survey, Inc., Job Number 051233 (Y), dated September 25, 2006, revised November 27, 2006.
ABOVE GROUND, VISIBLE INDICATIONS OF UTILITIES OBSERVED AT THE TIME OF SURVEY ARE PLOTTED HEREON.

Z 38. Encroachment of concrete, and building vents attached to building located mainly on property adjoining Northwesterly onto the Land by as much as 6.4' as disclosed by ALTA/NSPS Land Title Survey, Job No. 456.270, prepared by Cemcon, Ltd., dated April 5, 2021 and last revised May 12, 2021.
POSSIBLE ENCROACHMENTS OBSERVED AT THE TIME OF SURVEY ARE PLOTTED HEREON.

AB 39. Easement in favor of AT&T broadband, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded February 1, 2007 as Document No. 6130038, affecting the Land and other property.
EASEMENT PER DOCUMENT IS AN EASEMENT IN GROSS AND IS NOT PLOTTABLE.

AD 41. Terms, provisions and conditions contained in the assignment of add-on and certain other rights dated August 17, 2007 and recorded September 4, 2007 as document number 6236040 made by and between the Ravines Condominium Phase I Venture, LLC and TFS Operating Company LLC.
DOCUMENT REFERENCES CONDOMINIUM DECLARATION IN REGARDS A CONSTRUCTION EASEMENT, AN UNDEFINED BLANKET EASEMENT, AN INGRESS/EGRESS EASEMENT OVER THE COMMON ELEMENTS.

AE 42. Terms, provisions and conditions contained in Grant of Easement and Agreement to Share Costs dated March 17, 2009 and recorded April 8, 2009 as Document No. 6458428 by and between The Ravines Condominium Association and TFS Operating Company LLC.
PER DOCUMENT:
COMMON ELEMENTS EASEMENT DESCRIBES USAGE RIGHTS WITHIN THE ADJACENT CONDOMINIUM PROPERTY.
VAULT EASEMENT FOR PARKING AND STORAGE REFERENCES AN EXISTING UNDERGROUND VAULT WHICH WAS INACCESSIBLE AT THE TIME OF SURVEY.

AF 43. Cable Television easement and service agreement created by document entitled Grant of Easement, recorded on June 15, 2010 as Document No. 6611986. Reference is hereby made to said document for full particulars.
EASEMENT PER DOCUMENT IS A BLANKET EASEMENT OFFSITE AND IS NOT PLOTTABLE.

AG 44. Cable Television easement and service agreement created by document entitled Grant of Easement, recorded on January 11, 2018 as Document No. 7456919. Reference is hereby made to said document for full particulars.
EASEMENT PER DOCUMENT IS A BLANKET EASEMENT AND IS NOT PLOTTABLE.

SURVEYOR'S NOTES:

1. ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
2. ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
3. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, PARTY WALLS, EASEMENTS, SERVITUDES AND POSSIBLE ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. NO RECORD EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR GRAVESITES WAS PROVIDED TO SURVEYOR, NOR WAS EVIDENCE OBSERVED AT THE TIME OF SURVEY.
6. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
7. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE.
8. THE PROPERTY HAS ACCESS TO PATTEN ROAD AND BRADLEY COURT, BOTH PUBLIC ROADS.
9. LEGAL DESCRIPTION PER TITLE DOES NOT FORM A CLOSED GEOMETRIC SHAPE.

PROJECT NUMBER 25205

ALTA/NSPS LAND TITLE SURVEY
VACANT LAND
PATTEN ROAD
HIGHLAND PARK, ILLINOIS

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IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: 0 PATTEN ROAD, LLC			SCALE: NTS
FIELD CREW: DJ/CL	FIELD WORK:02/12/2025	DRAFTED BY:AW/JH	CHECKED BY: KCL

FIRM NO. 184-001330

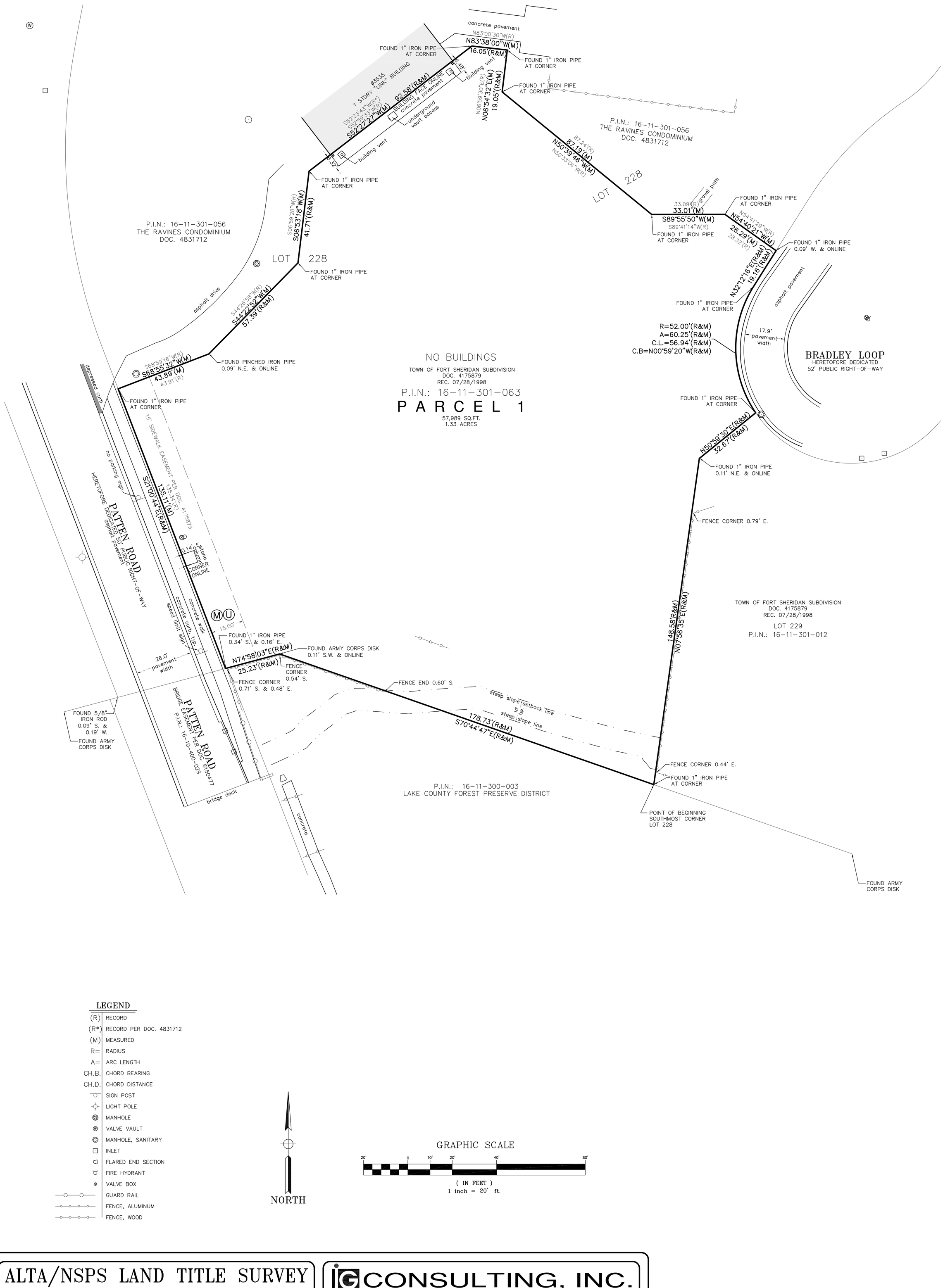
SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS
COUNTY OF COOK S.S.
CERTIFIED TO:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA\NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes NO items of Table A thereof.
The fieldwork was completed on 02/12/2025.
Date of Plat: 03/21/2025

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES: NOVEMBER 30, 2026

KEVIN C. LEWIS 3681 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEELING, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

(R)	RECORD
(R*)	RECORD PER DOC. 4831712
(M)	MEASURED
R=	RADIUS
A=	ARC LENGTH
CH.B.	CHORD BEARING
CH.D.	CHORD DISTANCE
	SIGN POST
	LIGHT POLE
	MANHOLE
	VALVE VAULT
	MANHOLE, SANITARY
	INLET
	FLARED END SECTION
	FIRE HYDRANT
	VALVE BOX
	GUARD RAIL
	FENCE, ALUMINUM
	FENCE, WOOD

NORTH

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20' ft.

PROJECT NUMBER 25205

ALTA/NSPS LAND TITLE SURVEY
VACANT LAND
PATTEN ROAD
HIGHLAND PARK, ILLINOIS

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PREPARED FOR: 0 PATTEN ROAD, LLC			SCALE: 1" = 20'
FIELD CREW: DJ/CL	FIELD WORK: 02/12/2025	DRAFTED BY: AW/JH	CHECKED BY:

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FIRM NO. 184-001330

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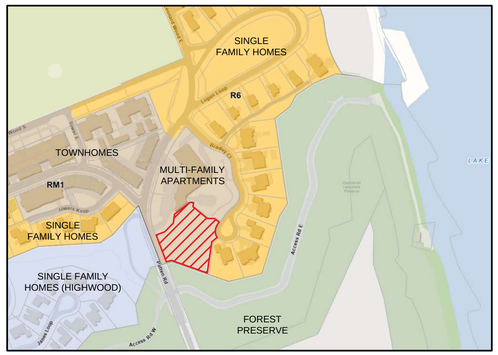
City of Highland Park - Site Zoning Data

	PROPOSED
TOTAL LAND AREA	57,989sf
UNIT COUNT	10
DENSITY	5,798sf LOT AREA PER UNIT
BUILDING HEIGHT	32'-0"

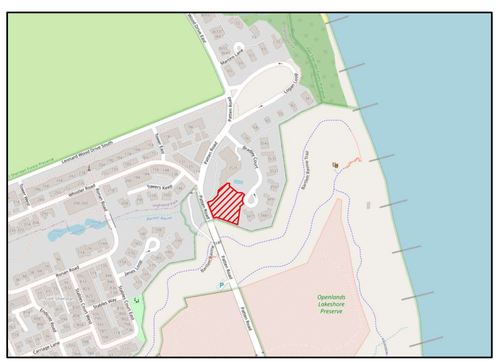
PARKING	
	PROPOSED
INSIDE (GARAGE)	20
OUTSIDE (DRIVEWAY)	18
TOTAL	38 3.8 CARS/UNIT

IMPERVIOUS AREA	
	PROPOSED
LOT (BUILDING) COVERAGE	23,900sf (41%)
SIDEWALKS/DRIVEWAYS	5,049sf (9%)

PERVIOUS AREA	
	PROPOSED
GREEN SPACE	20,509sf (35%)



2 SURROUNDING CONDITIONS MAP
N.T.S.



1 AREA MAP
N.T.S.

1 SITE PLAN
1/16" : 1'-0"

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
AS-100

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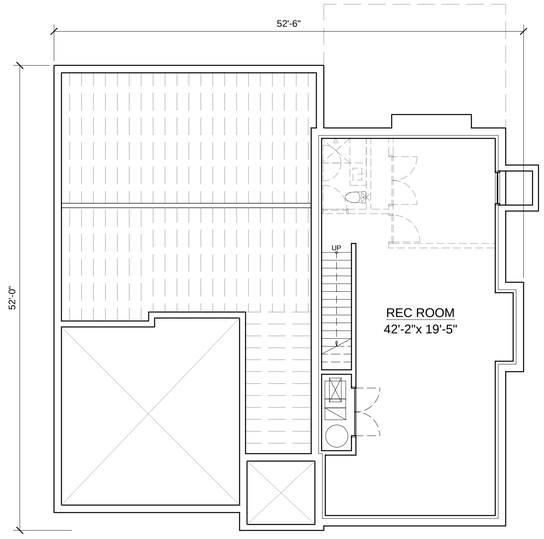
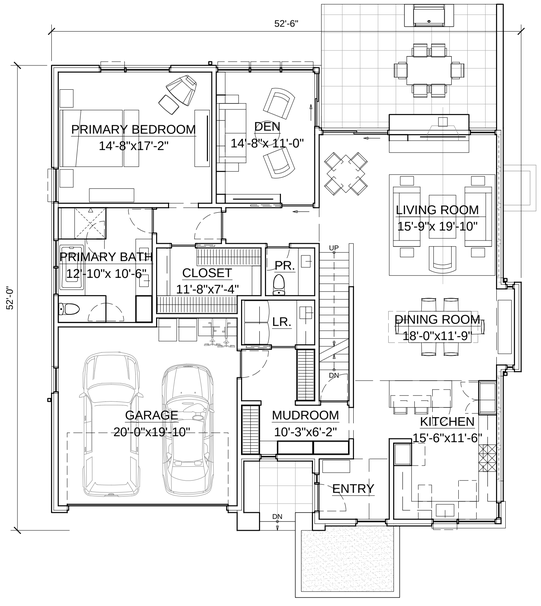
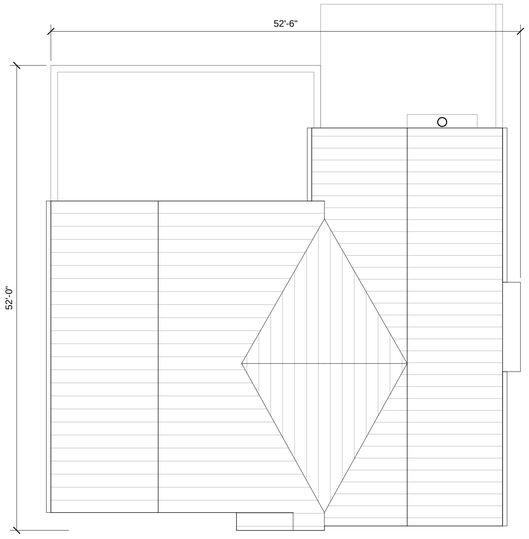


1 UNIT TYPE A - BASEMENT
1/8" : 1'-0"



2 UNIT TYPE A - FIRST FLOOR
1/8" : 1'-0"

3 UNIT TYPE A - SECOND FLOOR
1/8" : 1'-0"



4 UNIT TYPE A - ROOF PLAN
1/8" : 1'-0"

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:
A-100

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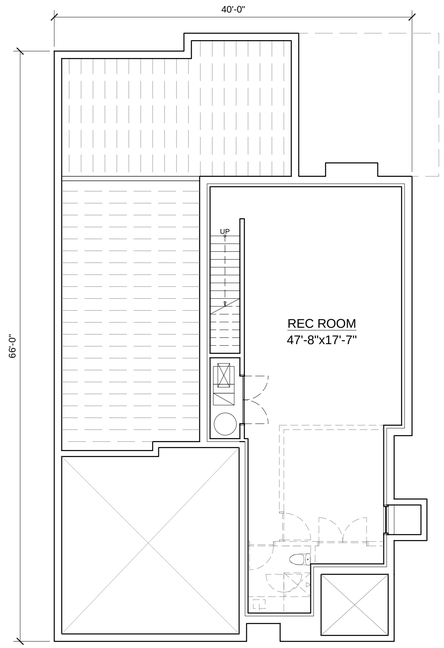
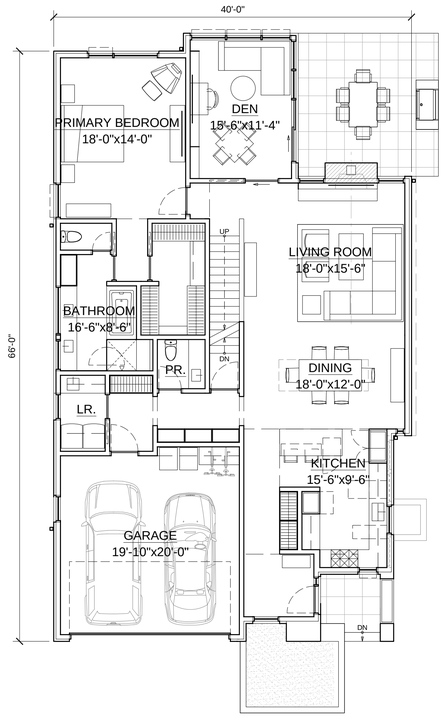
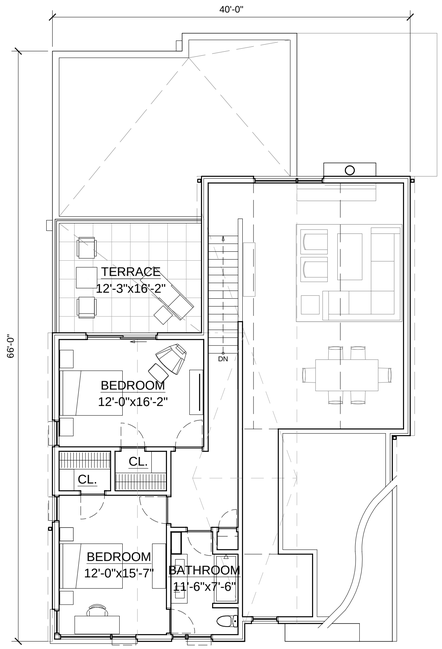


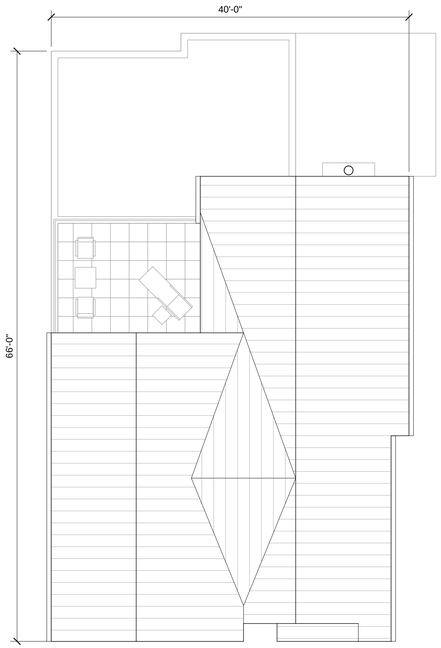
1 UNIT TYPE B - BASEMENT
1/8" : 1'-0"



2 UNIT TYPE B - FIRST FLOOR
1/8" : 1'-0"



3 UNIT TYPE B - SECOND FLOOR
1/8" : 1'-0"



4 UNIT TYPE B - ROOF PLAN
1/8" : 1'-0"

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
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MEPFP ENGINEER:
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6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:
A-101

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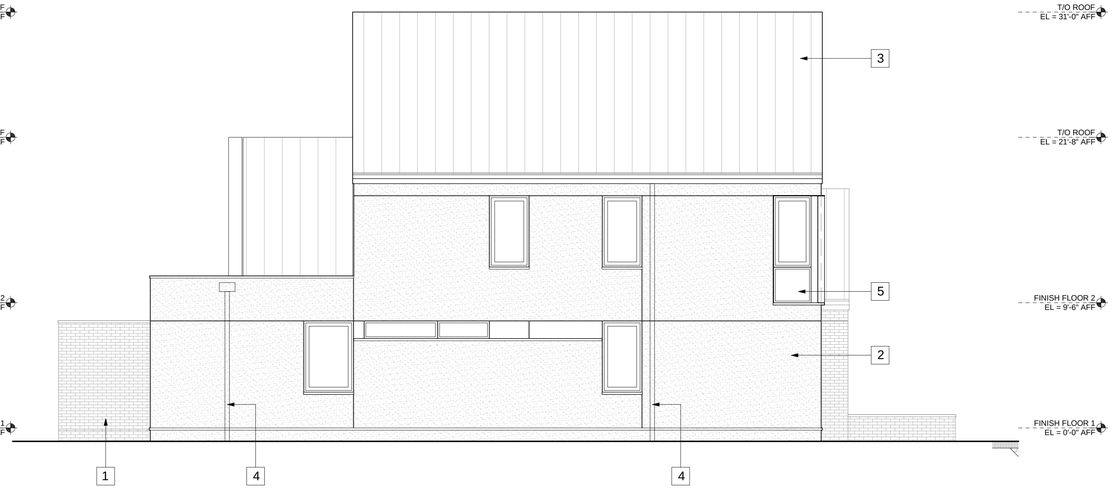
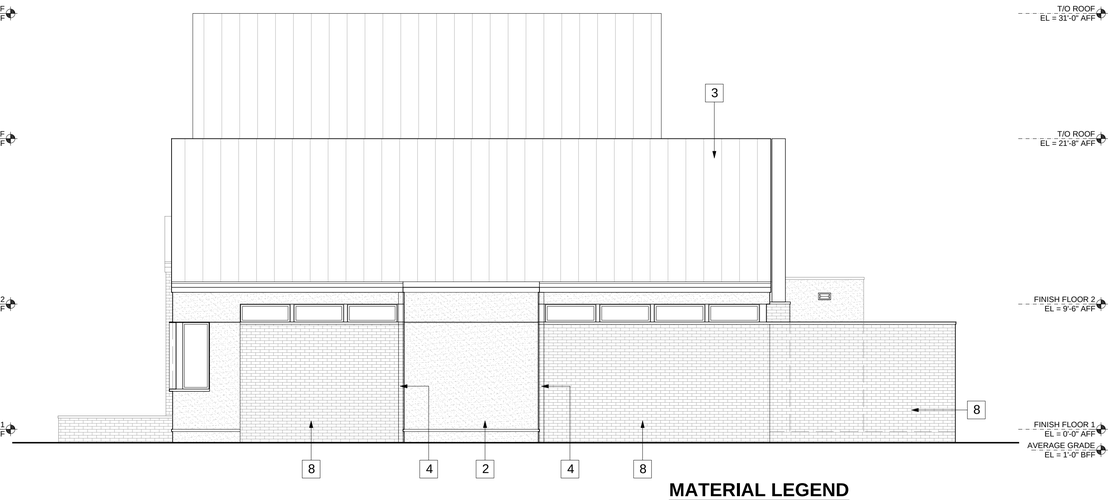
4 UNIT TYPE A - BACK ELEVATION
3/16" : 1'-0"



3 UNIT TYPE A - SIDE ELEVATION
3/16" : 1'-0"

2 UNIT TYPE A - FRONT ELEVATION
3/16" : 1'-0"



1 UNIT TYPE A - SIDE ELEVATION
3/16" : 1'-0"

MATERIAL LEGEND

1	BRICK MASONRY	6	METAL TERRACE GUARDRAIL
2	STUCCO	7	SLIDING DOOR
3	METAL ROOFING	8	MASONRY ON UNITS 1 & 10, STUCCO ON UNITS 2-8
4	PAINTED ALUMINUM DOWNSPOUT	9	PAINTED WOOD ROLL-UP GARAGE DOOR
5	PAINTED WOOD WINDOWS		

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
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Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:
A-200

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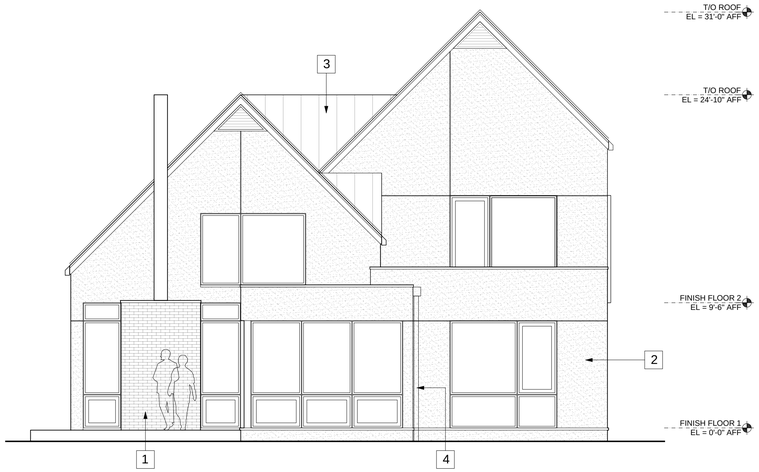
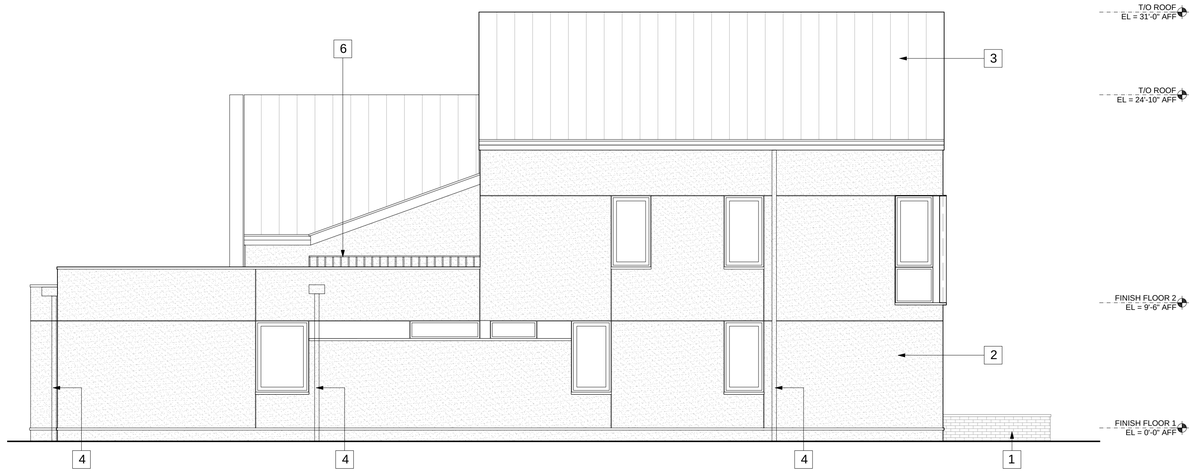
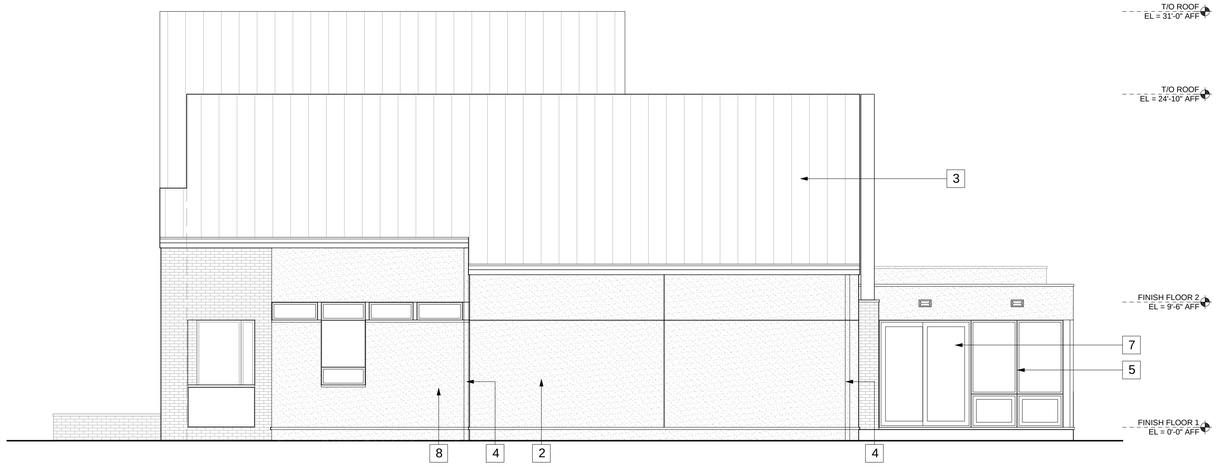


4 UNIT TYPE B - BACK ELEVATION
3/16" : 1'-0"



3 UNIT TYPE B - SIDE ELEVATION
3/16" : 1'-0"

2 UNIT TYPE B - FRONT ELEVATION
3/16" : 1'-0"



1 UNIT TYPE B - SIDE ELEVATION
3/16" : 1'-0"

MATERIAL LEGEND

1	BRICK MASONRY	6	METAL TERRACE GUARDRAIL
2	STUCCO	7	SLIDING DOOR
3	METAL ROOFING	8	BRICK ON UNIT 6, STUCCO ALL OTHERS
4	PAINTED ALUMINUM DOWNSPOUT	9	PAINTED WOOD ROLL-UP GARAGE DOOR
5	PAINTED WOOD WINDOWS		

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
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145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:
A-201

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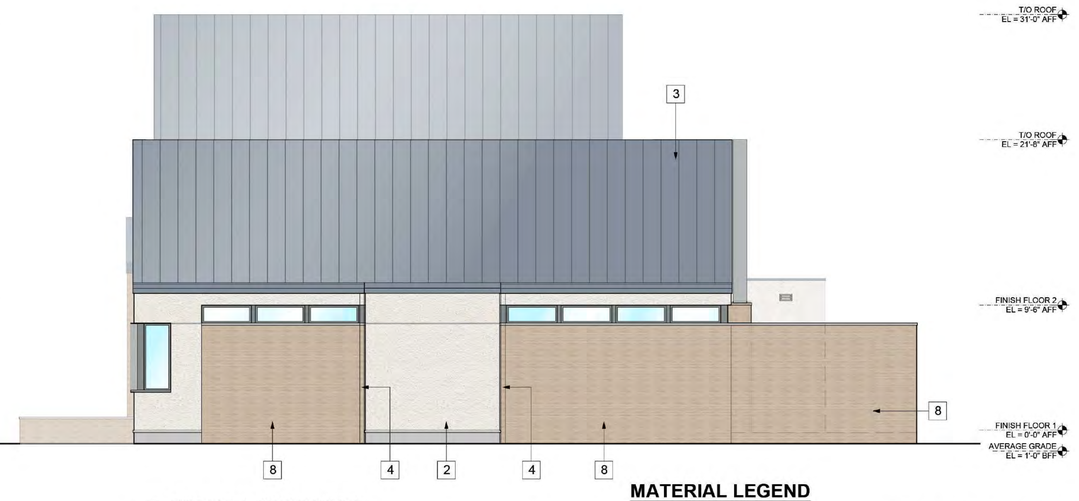
4 UNIT TYPE A - BACK ELEVATION
3/16" : 1'-0"

3 UNIT TYPE A - SIDE ELEVATION
3/16" : 1'-0"

2 UNIT TYPE A - FRONT ELEVATION
3/16" : 1'-0"



1 UNIT TYPE A - SIDE ELEVATION
3/16" : 1'-0"

MATERIAL LEGEND

1	BRICK MASONRY	6	METAL TERRACE GUARDRAIL
2	STUCCO	7	SLIDING DOOR
3	METAL ROOFING	8	MASONRY ON UNITS 1 & 10, STUCCO ON UNITS 2-8
4	PAINTED ALUMINUM DOWNSPOUT	9	PAINTED WOOD ROLL-UP GARAGE DOOR
5	PAINTED WOOD WINDOWS		

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
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145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:
A-202

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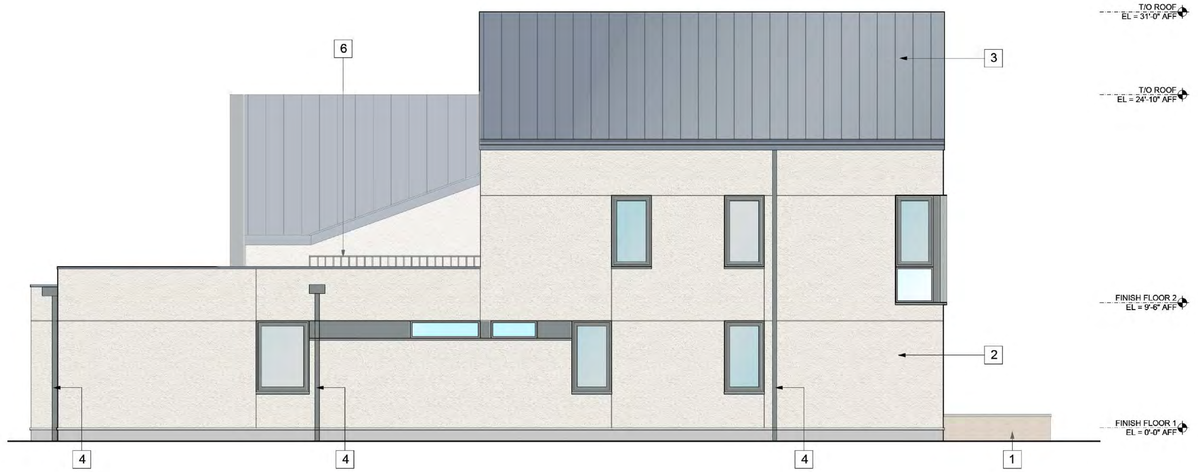
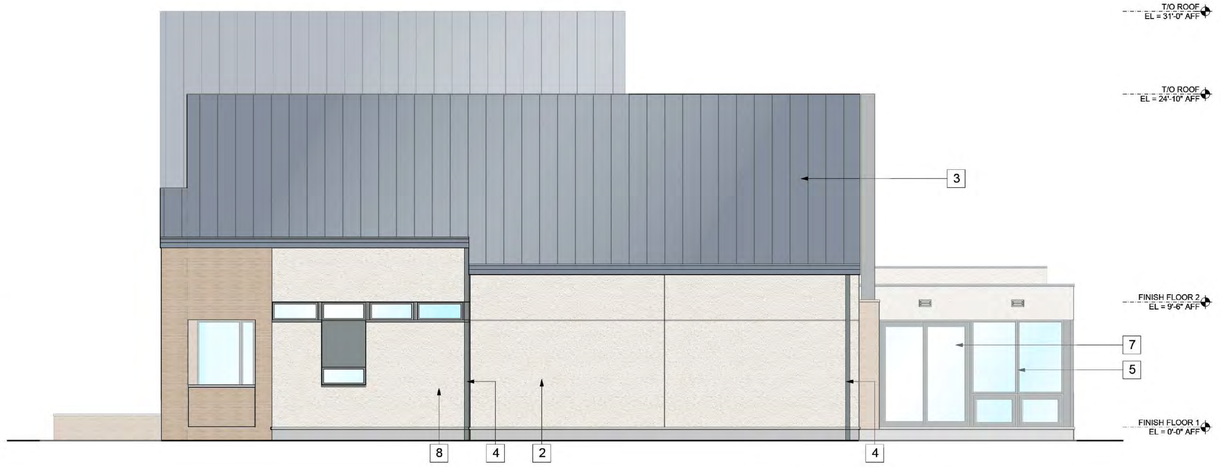
4 UNIT TYPE B - BACK ELEVATION
3/16" : 1'-0"



3 UNIT TYPE B - SIDE ELEVATION
3/16" : 1'-0"

2 UNIT TYPE B - FRONT ELEVATION
3/16" : 1'-0"



1 UNIT TYPE B - SIDE ELEVATION
3/16" : 1'-0"

MATERIAL LEGEND

1	BRICK MASONRY	6	METAL TERRACE GUARDRAIL
2	STUCCO	7	SLIDING DOOR
3	METAL ROOFING	8	BRICK ON UNIT 6, STUCCO ALL OTHERS
4	PAINTED ALUMINUM DOWNSPOUT	9	PAINTED WOOD ROLL-UP GARAGE DOOR
5	PAINTED WOOD WINDOWS		

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0585

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:
A-203

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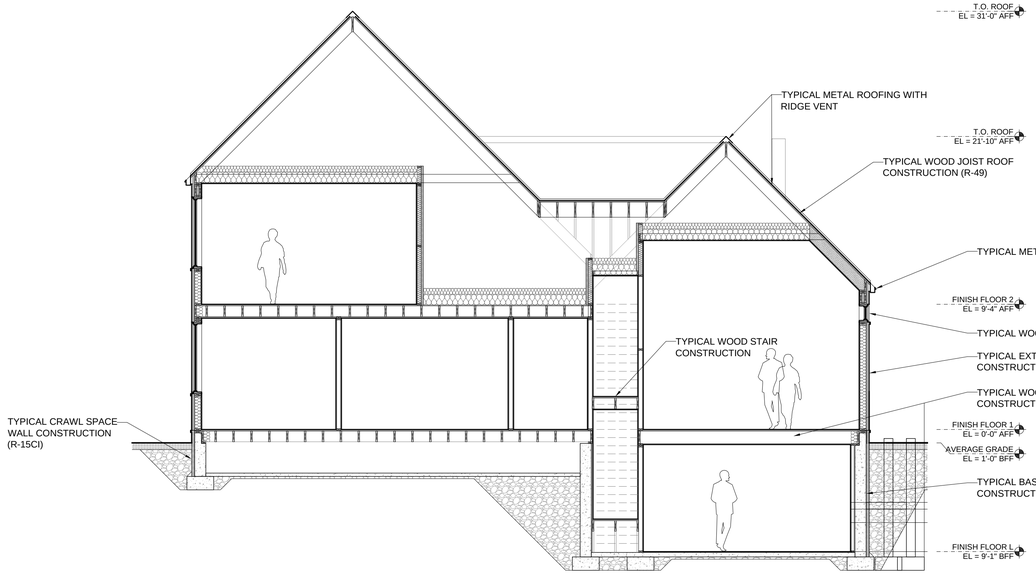
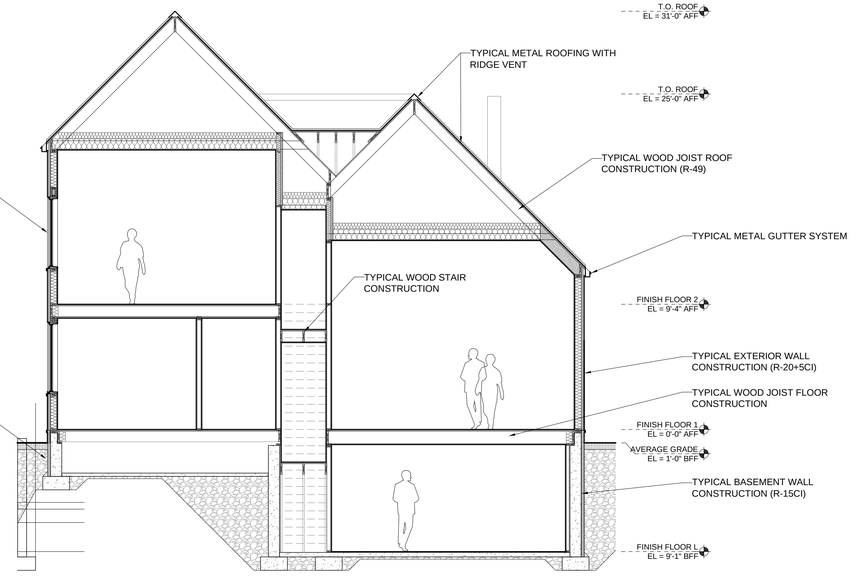


1 UNIT TYPE B - SECTION
3/16" : 1'-0"



2 UNIT TYPE A - SECTION
3/16" : 1'-0"

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
SECTIONS

DRAWING NUMBER:
A-300

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1 VIEW FROM PATTEN ROAD
N.T.S.

ARCHITECT:
DIRK DENISON ARCHITECTS
1700 West Hubbard Street
Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
RENDERING

DRAWING NUMBER:
A-400

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1 VIEW FROM BRADLEY CT.
N.T.S.

ARCHITECT:
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Chicago, Illinois 60622
312-455-1388

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
847-223-4804

MEPFP ENGINEER:
BUILDING ENGINEERING SYSTEMS
6177 North Lincoln Avenue #336
Chicago, Illinois 60659
312-836-0595

STRUCTURAL ENGINEER:

PROJECT:
Fort Sheridan Housing Development
Detached Single Family Residences

LOCATION:
0 Patton Road
Highland Park, IL 60035

ISSUANCE:

#	DATE	DESCRIPTION

DRAWING TITLE:
RENDERING

DRAWING NUMBER:
A-401

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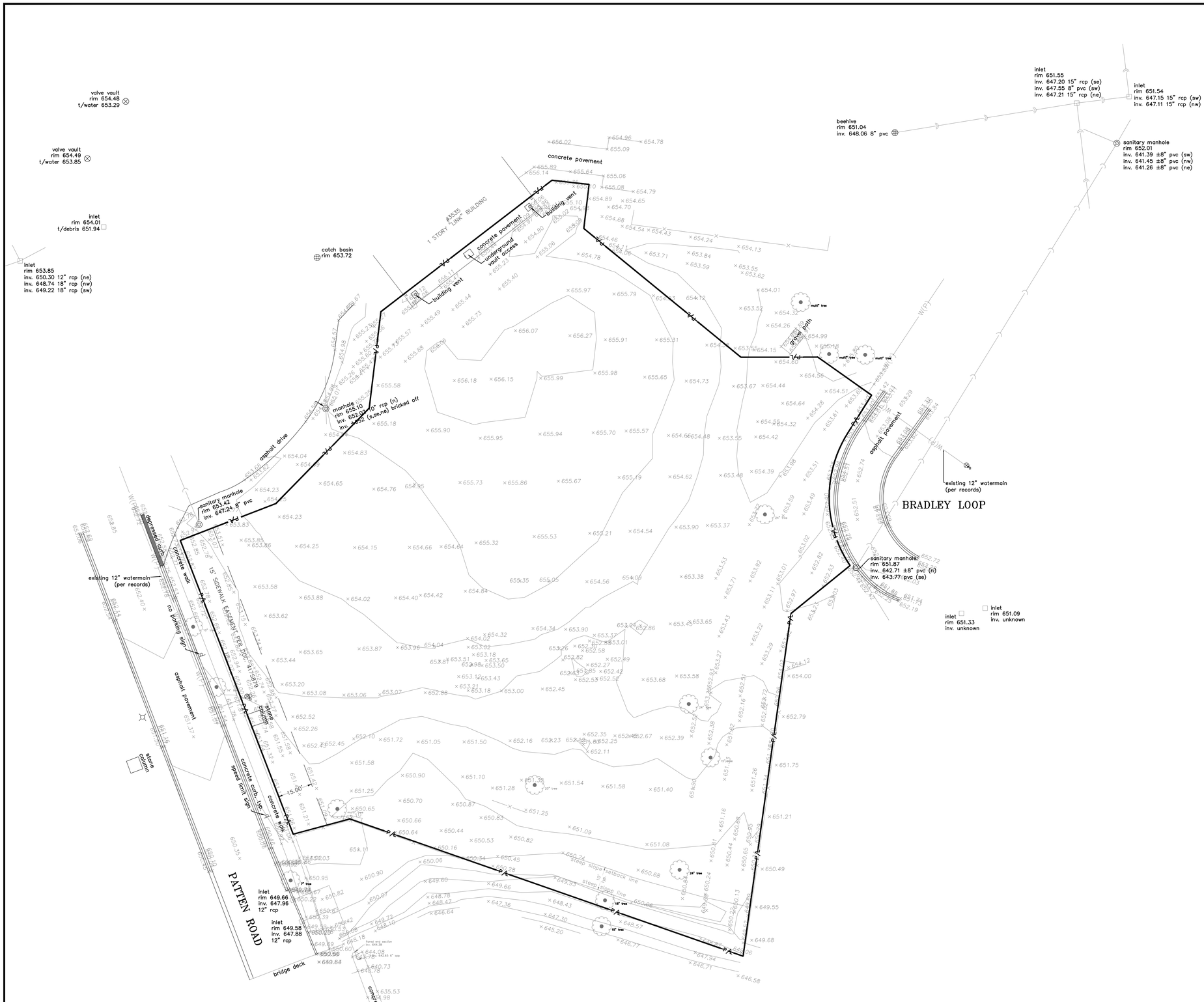

811 Know what's below. Call before you dig.
(800)892-0123 www.illinois1call.com

All Existing Conditions And Topography Shown Represents Site Conditions Per The ALTA/NSPS Land Title Survey Last Dated 03/21/2025, Prepared By IG Consulting, Inc. Contractor Shall Field Verify Existing Elevations And Conditions (Including But Not Limited To Verification Of Control And All Utilities Whether Depicted Or Not) Prior To Construction And Notify Engineer Of Any Discrepancies.

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
X	Fence	X
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x T/W 785.20	Landscape Grade Elevation	LG 785.20
x 784.0	Ground Elevation	x 784.0
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	X

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner and Engineer A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

0 PATTEN ROAD
HIGHLAND PARK, IL 60035

Reserved for Seal:

No.	Date	Description
–	04/14/26	PUD APPLICATION

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Design By:	Approved By:	Date:
AJE	AJE	04/14/26

Sheet Title:

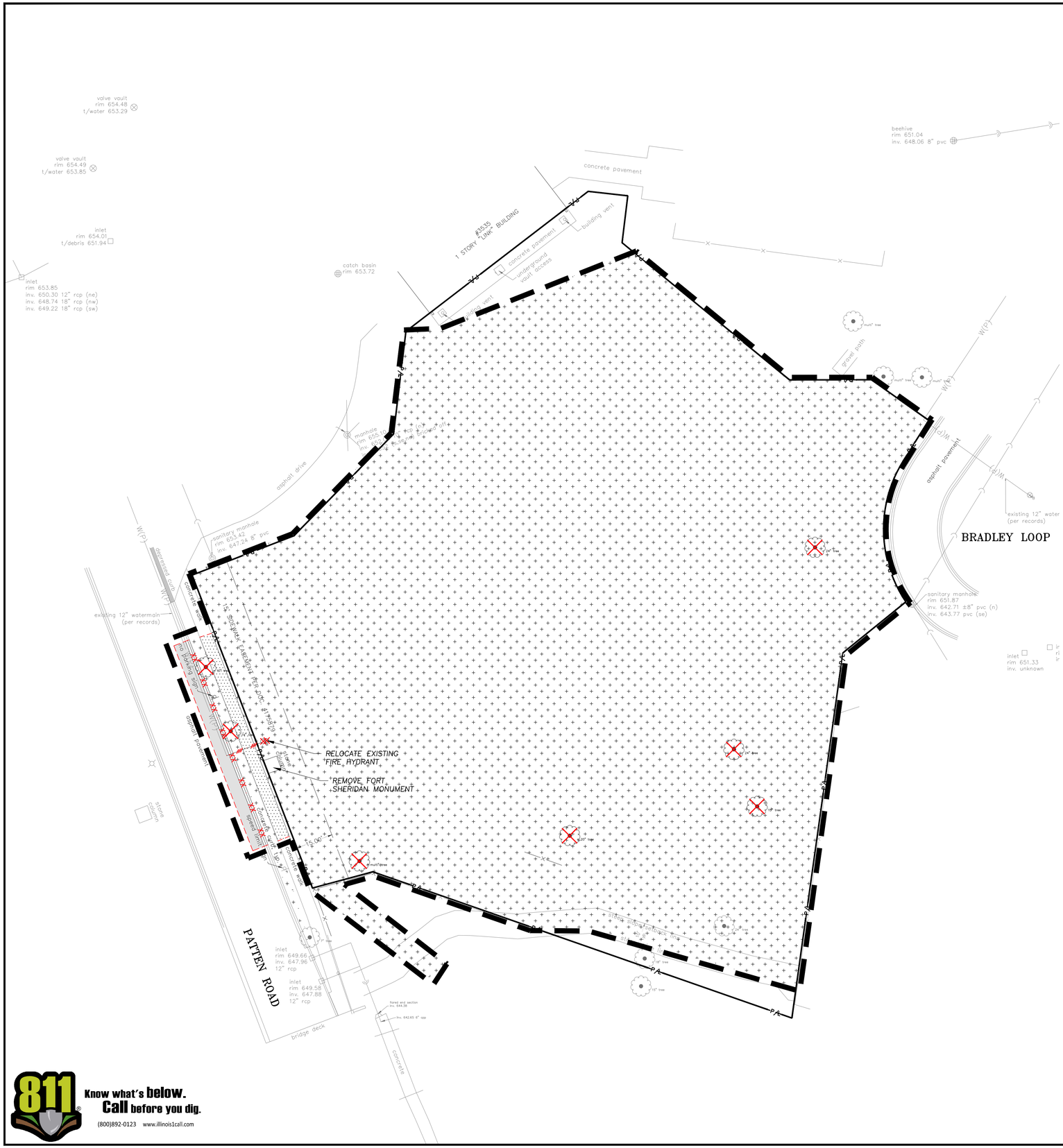
EXISTING SITE CONDITIONS

Sheet No:

C-010

FOR PUD APPLICATION - NOT FOR BID OR CONSTRUCTION

EEA – \\EEA-NAS\Projects\2603 – neal and leroy – 0 patten rd\Drawings\Civil\C-010 – EXISTING SITE CONDITIONS.dwg
Plotted: 4/13/26 @ 5:02pm By: AEppert



DEMOLITION NOTES

1. *Consult With Owner To Determine A Safe Storage Location Of Items Specifically Called Out To Be Salvaged For Owner Reuse. Exercise Care During Removal And Transport To Prevent Damage.*
2. *The Underground And Overhead Utility Information As Shown Hereon Is Based, In Part, Upon Information Furnished By Utility Companies, Local Municipality, Property Owner, And JULIE811 Hotline. While This Information Is Believed To Be Reliable, Its Accuracy And Completeness Cannot Be Guaranteed Nor Certified To.*
3. *General Contractor Or Their Sub Contractors Shall Apply For And Obtain All Their Required Permits And Approvals Prior To The Start Of Their Work. Consult With And Obtain From Engineer Copies Of Engineering Design Approval Permits, Including But Not Limited To IDNR, State Or Local Plumbing, IDOT, County, And Storm Water Management.*
4. *General Contractor Or Their Sub Contractors Shall Contact JULIE811 Hotline To Allow Them Sufficient Time To Locate Existing Utilities Prior To Commencement Of Work.*
5. *General Contractor Or Their Sub Contractors Are Responsible For Coordinating Their Work With All Other Contractors.*
6. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
7. *Keep All Village of Highland Park Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
8. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
9. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
10. *The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.*
11. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
12. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
13. *All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.*
14. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
15. *Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.*
16. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*
17. *Coordinate Removal and Replacement of All Traffic Signs, Parking Meters, Light Poles and Other Fixtures in the Public Right-of-Way with the Village of Highland Park Department of Public Works.*
18. *Voids Left By Any Item Removed Under Any Proposed Building, Pavement, Or Walk Or Within 24" Thereof Shall Be Backfilled With Engineered Fill.*
19. *All Existing Buildings, Foundations, Concrete Or Asphalt Pavement Or Walks, Curb And Gutter And Miscellaneous Structures (Including, But Not Limited To Fences, Poles, Yard Lights, Electrical Panels, And Miscellaneous Debris) Indicated To Be Demolished Shall Be Removed Or Demolished And Removed From The Site And Disposed Of Legally By The Contractor.*
20. *All Existing Utilities Shall Remain Unless Otherwise Noted.*
21. *All Existing Conditions And Topography Shown Represents Site Conditions Per The ALTA/NSPS Land Title Survey Last Dated 03/21/2025, Prepared By IG Consulting, Inc. Contractor Shall Field Verify Existing Elevations And Conditions (Including But Not Limited To Verification Of Control And All Utilities Whether Depicted Or Not) Prior To Construction And Notify Engineer Of Any Discrepancies.*
22. *Clear Site As Necessary To Construct Proposed Improvements.*
23. *All Existing Utilities To Be Abandoned In Place Shall Be Capped With 2' Long (Min.) Non-Shrink Concrete Mortar Plugs At Both Ends.*
24. *Any Existing Pavement Areas That Will Be Converted Into Landscape Areas Shall Be Removed Full Depth, Including The Entire Aggregate Base*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x T/W 785.20	Landscape Grade Elevation	LG 785.20
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- *Project Limits (Graphical Only; Project Scope To Remain Within Property Limits Unless Specifically Noted Otherwise)*
- *Vegetation To Be Removed & Disposed Of Offsite. If Suitable For Reuse, Topsoil To Be Stockpiled. Unused & Unsuitable Topsoil To Be Removed Offsite. Topsoil Thickness May Vary.*
- *Asphalt Pavement & Base Material To Be Removed Full Depth To Sub-Base & Disposed Of Offsite. Pavement & Base Thickness May Vary.*
- *Concrete & Base Material To Be Removed Full-Depth To Sub-Base & Disposed Of Offsite. Concrete & Base Thickness May Vary.*
- *Pavement Sawcut*
- *Curb & Gutter Removal*
- *Utility Structure Removal*
- *Utility Line Removal*
- AB *Utility Line Abandonment*
- *Tree & Stump Removal*

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LICENSE NO. 184-003220
EXPIRES: 04/30/2025

0 PATTEN ROAD
HIGHLAND PARK, IL 60035

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Design By:	Approved By:	Date:
AJE	AJE	04/14/26

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C-100

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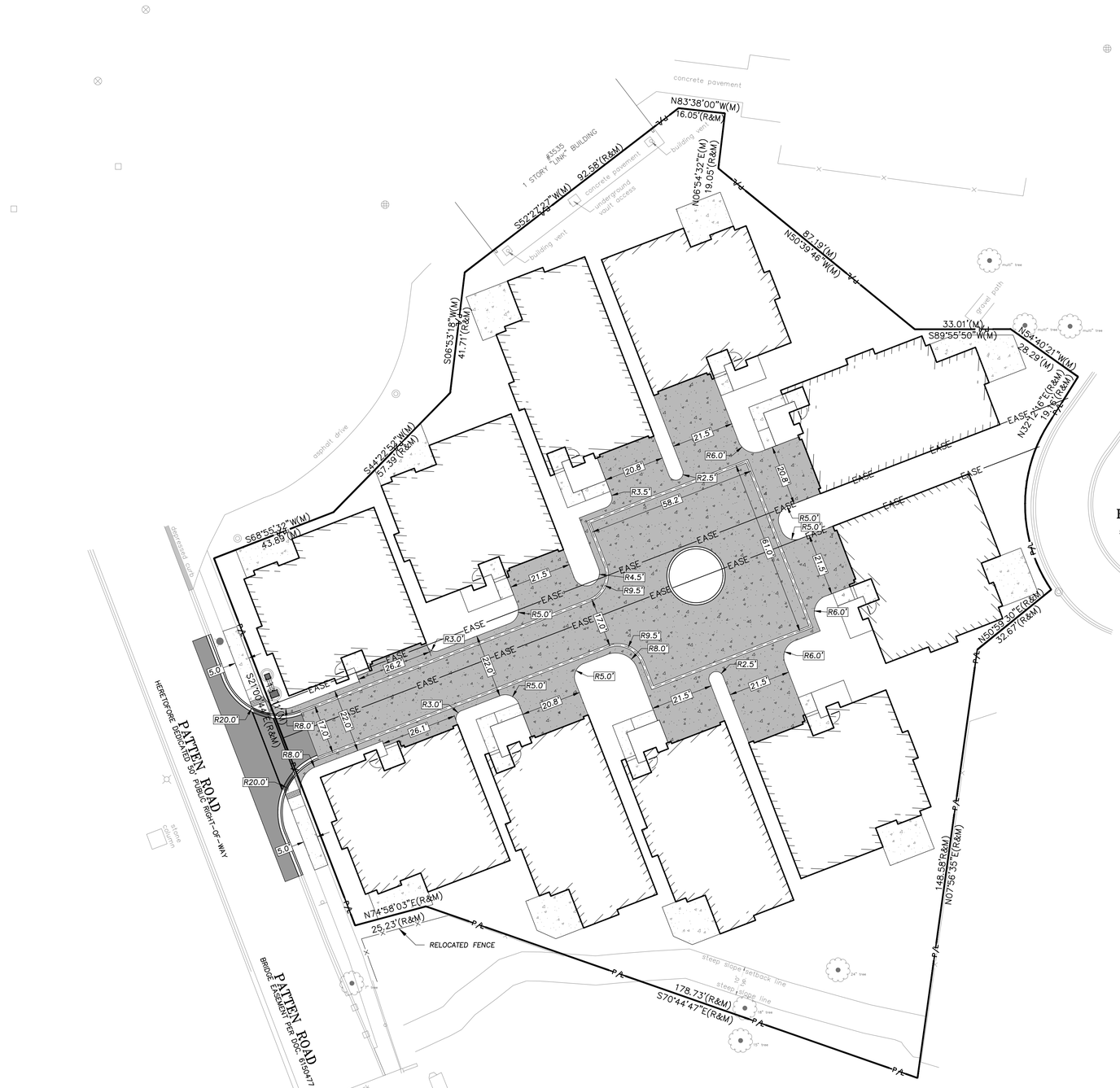
EEA – \\EEA-NAS\Projects\2600s – neal and leroy – 0 patten rd\Drawings\Civil\C-100 – SITE DEMOLITION PLAN.dwg
Plotted: 4/13/26 @ 5:02pm By: AEppert



HARDSCAPE NOTES

1. *All Existing Conditions And Topography Shown Represents Site Conditions Per The ALTA/NSPS Land Title Survey Last Dated 03/21/2025, Prepared By IG Consulting, Inc. Contractor Shall Field Verify Existing Elevations And Conditions (Including But Not Limited To Verification Of Control And All Utilities Whether Depicted Or Not) Prior To Construction And Notify Engineer Of Any Discrepancies.*
2. *Contractor Shall Notify The Engineer Of Any Discrepancies With The Architectural Plans.*
3. *All Existing Site Features Not Marked For Removal/Abandonment To Be Protected From Damage For The Duration Of Construction.*
4. *Contractor Shall Coordinate All Landscaping Improvements With Landscape Plans.*
5. *Construction Survey And Stakeout Shall Be The Responsibility Of The Contractor.*
6. *All Existing Trees Shown Are To Remain Unless Otherwise Noted.*
7. *All Disturbed Green Spaces On The Site Shall Be Restored According To The Seed Bed Preparation Specifications Shown On The Site Erosion Control Plan And Landscaping Plan And Blanketed Or Matted As Shown.*
8. *Contractor Shall Restore All Disturbed Green Spaces With 6" Of Topsoil, Seed, And Erosion Control Blanket.*
9. *Contractor Shall Repair At His or Her Expense Any Damage To Existing Asphalt, Concrete, Curbs, Sidewalks, Etc. Resulting From Construction Traffic And/Or Operations. Repairs Shall Be Made To The Satisfaction Of The Owner And/Or Engineer.*
10. *Contractor Shall Re-Stripe All Striping Disturbed Within The Existing Roadways/Parking Lot To Match Existing.*
11. *Contractor Shall Hire A Private Utility Locator To Locate Utilities Prior To Construction And Shall Contact The Site Engineer If A Conflict Exists.*
12. *All Existing Subgrade To Be Scarified (Disked) To A Depth Of 12" And Re-Compacted, And Then Tested Using A Dynamic Cone Penetrometer. See Geotechnical Report For Additional Requirements.*
13. *See The Architectural Plans For The Design Of All Building Entries.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

	EXISTING	PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x T/W 785.20	Landscape Grade Elevation	LG 785.20
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Face Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations And Details of All Buildings and Permanent Site Fencing. Contractor Shall Notify The Engineer Of Any Discrepancies With The Architectural Plans.*
5. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*
6. *Construction Survey and Stakeout Shall be the Responsibility of the Contractor.*
7. *General Contractor Or Their Sub Contractors Shall Contact JULIE811 Hotline To Allow Them Sufficient Time To Locate Existing Utilities Prior To Commencement Of Work.*
8. *Contractor Shall Hire A Private Utility Locator To Locate Utilities Prior To Construction And Shall Contact The Site Engineer If A Conflict Exists.*
9. *All Painted Curb On Site To Be Repainted Following Resurfacing Of The Parking Lot. Match Existing Color, Repaint With High Quality Paint.*
10. *All Existing Conditions And Topography Shown Represents Site Conditions Per The ALTA/NSPS Land Title Survey Last Dated 03/21/2025, Prepared By IG Consulting, Inc. Contractor Shall Field Verify Existing Elevations And Conditions (Including But Not Limited To Verification Of Control And All Utilities Whether Depicted Or Not) Prior To Construction And Notify Engineer Of Any Discrepancies.*

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Design By:	Approved By:	Date:
AJE	AJE	04/14/26

Sheet Title:

SITE GEOMETRICS PLAN

Sheet No:

C-200

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EEA – \\EEA-NAS\Projects\2600s – neal and leroy – 0 patten rd\Drawings\Civil\C-210 – SITE STRIPING & SIGNAGE PLAN.dwg
Plotted: 4/13/26 @ 5:02pm By: AEppert

UTILITY NOTES

CAUTION

Known Utility And Potential Conflict Exist With Existing Underground Utilities. Prior To Utility Installation, Contractor To Excavate And Expose Existing Utilities, Verify Locations And Elevations, And Contact Engineer If Conflicts Exist With Proposed Construction And Existing Underground Utilities.

1. *This Project Is Not Located In A Combined Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
11. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*
12. *Provide Half-Traps for All Open-Lid Storm Structures.*
13. *All Water Main and Service Installation Shall Be In Accordance with IEPA Standards for Water Main Construction.*
14. *On-Site Storm Sewer Structures May Be IDOT Standard Per Details Unless Noted Otherwise Hereon.*
15. *All 6" DIP Water Main Shall Be Class 55. All 8-12" Water Main Shall Be Class 56 Ductile Iron Pipe.*
16. *All Sewer Pipe 24" and Larger Shall Be ASTM C76 with Gaskets Complying with ASTM C443.*
17. *Installation Of One Service Tap (Size Of Mains 6" Thru 24")*

    DWM Work Limited To Installation Of Tap ONLY.

    Developer's Contractor Is Responsible For Obtaining All Applicable Permits, Excavation, OSHA Shoring, Backfilling, Compaction And All Restoration To IDOT and IEPA Standards.

    Contractor Will Be Provided Roundway / B-Box / Valve Box And One Meter To Be Installed By Contractor.

    Contact City Engineering At 847-432-0807 Or Via Email At publicworks@cityhpil.com To Schedule Inspection.

    All Work Must Be Inspected / Approved Prior To Backfill.
18. *The Point Of Commencement For The Laying Of Sewer Pipe Shall Be At The Lowest Point In The Proposed Sewer Line. The Pipe Shall Be Laid With The Bell End Of The Bell And Spigot Pipe, Or With The Receiving Groove End Of The Tongue And Groove Pipe, Pointing Upgrade. When A New Sewer Is To Be Connected To An Existing Sewer Not Terminating In A Manhole, The Contractor Shall Uncover The Existing Sewer To Allow Any Adjustments In Line And Grade To Be Made Before Pipe Is Laid.*
19. *General Contractor Or Their Sub Contractors Shall Apply For And Obtain All Their Required Permits And Approvals Prior To The Start Of Their Work. Consult With And Obtain From Engineer Copies Of Engineering Design Approval Permits, Including But Not Limited To IDNR, State Or Local Plumbing, IDOT, County, And Storm Water Management.*
20. *General Contractor Or Their Sub Contractors Shall Contact JULIE811 Hotline To Allow Them Sufficient Time To Locate Existing Utilities Prior To Commencement Of Work.*
21. *General Contractor Or Their Sub Contractors Are Responsible For Coordinating Their Work With All Other Contractors.*
22. *General Contractor Or Their Sub Contractors Are Responsible For Verifying Ownership Of And Coordinating The Demolition And/Or Relocation Of All Existing Utilities From Existing Buildings And Within The Project Limits, Including But Not Limited To Electrical/Fiber Optic/Telephone/Cable/Gas/Water/Sanitary/Storm. Demolition Of This Utility Work Must Be In Accordance With All State, Federal, & Local Regulations.*
23. *For All Work, General Contractor Or Their Sub Contractors Are Responsible For Reviewing Bid Documents, Verifying The Vertical And Horizontal Location Of All Existing Utilities Within The Project Limits, And Include In Their Contract The Relocation Of Said Utilities (Noted Or Not On The Bid Documents) As Necessary To Provide Proper Depth/Clearance Per Utility Owner's Requirements.*
24. *Contractor To Utilize Care When Working Near Existing Utilities To Remain. Any Damage To Existing Utilities Not Noted To Be Removed Shall Be Repaired At The Contractor's Expense And To The Satisfaction Of The Owner And/Or Engineer.*
25. *The Contractor Is Responsible For The Stability Of Utility Trenches During Construction And Shall Provide Temporary Shoring And Bracing As Necessary To Maintain Stability Until Construction Of The Utility Is Complete In Order To Meet OSHA And Local Codes, As Well As Manufacturer's Requirements.*
26. *Trench Backfill Material Shall Be Placed And Compacted To A Minimum Of 95% Modified Proctor Density (ASTM D-1557) Over All Underground Utilities Which Are Constructed Under Or Within 2 Feet Of Any Proposed Or Existing Pavement Or Sidewalks.*
27. *Contractor To Coordinate All Connections To City Utilities And Storm Sewers With The Public Works Department.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O.C.O.	Clean Out	O.C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
X X X	Fence	X X X
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x T/W 785.20	Landscape Grade Elevation	LG 785.20
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	X

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2502-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R2502-D Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3067 Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have Neenah R3501-M Frame & Grate or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Curb or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R-1661 Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Sanitary Manholes Shall Include a Chimney Seal.*

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Design By:	Approved By:	Date:
AJE	AJE	04/14/26

Sheet Title:

SITE UTILITY PLAN (STORM)

Sheet No:

C-300

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EEA - \\EEA-NAS\Projects\26003 - neal and leroy - 0 patten rd\Drawings\Civil\C-300 - SITE UTILITY PLAN.dwg
Plotted: 4/13/26 @ 5:02pm By: AEppert

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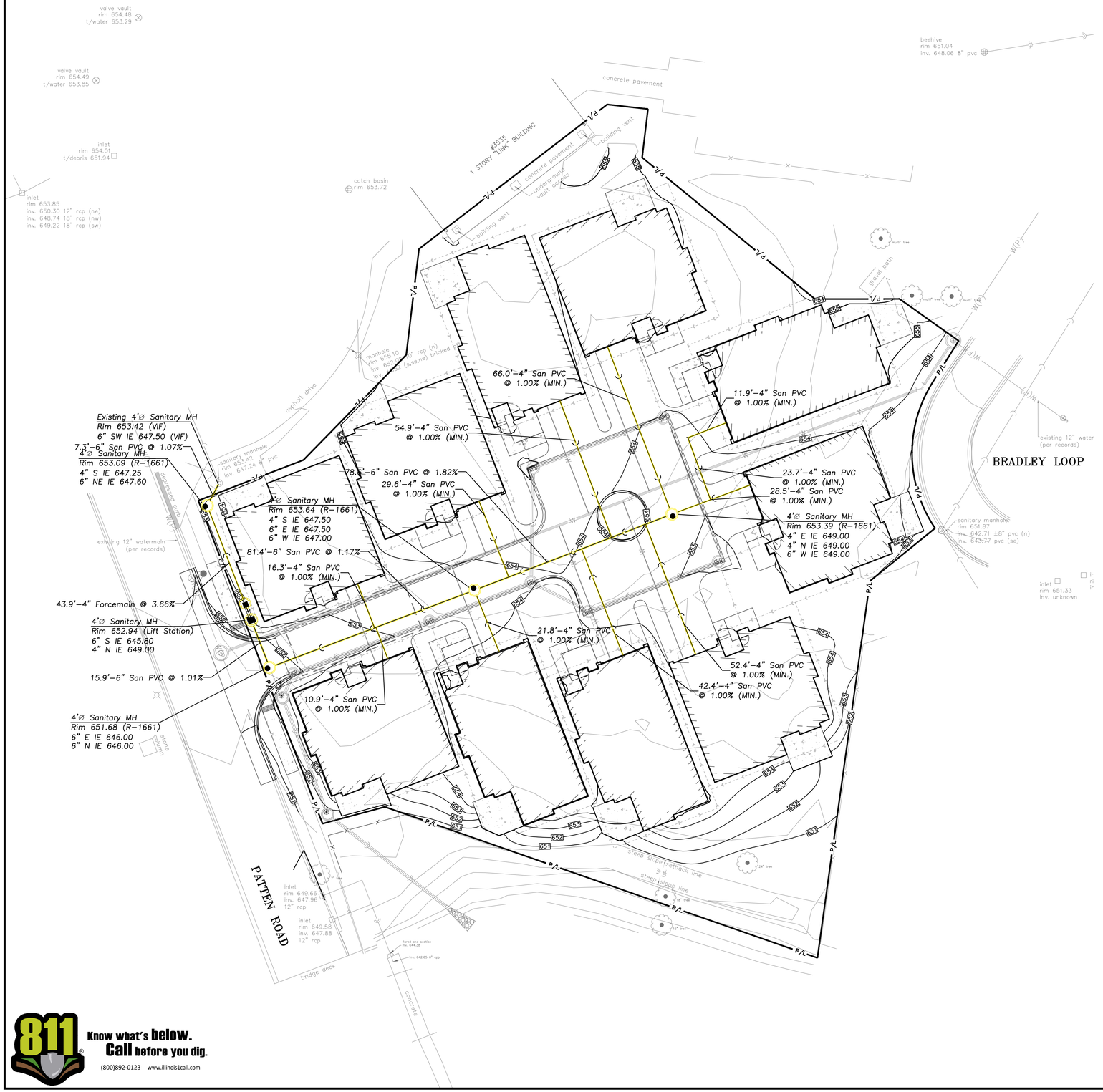

UTILITY NOTES

CAUTION

Known Utility And Potential Conflict Exist With Existing Underground Utilities. Prior To Utility Installation, Contractor To Excavate And Expose Existing Utilities, Verify Locations And Elevations, And Contact Engineer If Conflicts Exist With Proposed Construction And Existing Underground Utilities.

1. *This Project Is Not Located In A Combined Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On–Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41–2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
11. *Obtain As–Built Information For All Pipes, In Accordance With As–Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*
12. *Provide Half–Traps for All Open–Lid Storm Structures.*
13. *All Water Main and Service Installation Shall Be In Accordance with IEPA Standards for Water Main Construction.*
14. *On–Site Storm Sewer Structures May Be IDOT Standard Per Details Unless Noted Otherwise Hereon.*
15. *All 6" DIP Water Main Shall Be Class 55. All 8–12" Water Main Shall Be Class 56 Ductile Iron Pipe.*
16. *All Sewer Pipe 24" and Larger Shall Be ASTM C76 with Gaskets Complying with ASTM C443.*
17. *Installation Of One Service Tap (Size Of Mains 6" Thru 24")*

    DWM Work Limited To Installation Of Tap ONLY.

    Developer's Contractor Is Responsible For Obtaining All Applicable Permits, Excavation, OSHA Shoring, Backfilling, Compaction And All Restoration To IDOT and IEPA Standards.

    Contractor Will Be Provided Roundway / B–Box / Valve Box And One Meter To Be Installed By Contractor.

    Contact City Engineering At 847–432–0807 Or Via Email At publicworks@cityhpil.com To Schedule Inspection.

    All Work Must Be Inspected / Approved Prior To Backfill.
18. *The Point Of Commencement For The Laying Of Sewer Pipe Shall Be At The Lowest Point In The Proposed Sewer Line. The Pipe Shall Be Laid With The Bell End Of The Bell And Spigot Pipe, Or With The Receiving Groove End Of The Tongue And Groove Pipe, Pointing Upgrade. When A New Sewer Is To Be Connected To An Existing Sewer Not Terminating In A Manhole, The Contractor Shall Uncover The Existing Sewer To Allow Any Adjustments In Line And Grade To Be Made Before Pipe Is Laid.*
19. *General Contractor Or Their Sub Contractors Shall Apply For And Obtain All Their Required Permits And Approvals Prior To The Start Of Their Work. Consult With And Obtain From Engineer Copies Of Engineering Design Approval Permits, Including But Not Limited To IDNR, State Or Local Plumbing, IDOT, County, And Storm Water Management.*
20. *General Contractor Or Their Sub Contractors Shall Contact JULIE811 Hotline To Allow Them Sufficient Time To Locate Existing Utilities Prior To Commencement Of Work.*
21. *General Contractor Or Their Sub Contractors Are Responsible For Coordinating Their Work With All Other Contractors.*
22. *General Contractor Or Their Sub Contractors Are Responsible For Verifying Ownership Of And Coordinating The Demolition And/Or Relocation Of All Existing Utilities From Existing Buildings And Within The Project Limits, Including But Not Limited To Electrical/Fiber Optic/Telephone/Cable/Gas/Water/Sanitary/Storm. Demolition Of This Utility Work Must Be In Accordance With All State, Federal, & Local Regulations.*
23. *For All Work, General Contractor Or Their Sub Contractors Are Responsible For Reviewing Bid Documents, Verifying The Vertical And Horizontal Location Of All Existing Utilities Within The Project Limits, And Include In Their Contract The Relocation Of Said Utilities (Noted Or Not On The Bid Documents) As Necessary To Provide Proper Depth/Clearance Per Utility Owner's Requirements.*
24. *Contractor To Utilize Care When Working Near Existing Utilities To Remain. Any Damage To Existing Utilities Not Noted To Be Removed Shall Be Repaired At The Contractor's Expense And To The Satisfaction Of The Owner And/Or Engineer.*
25. *The Contractor Is Responsible For The Stability Of Utility Trenches During Construction And Shall Provide Temporary Shoring And Bracing As Necessary To Maintain Stability Until Construction Of The Utility Is Complete In Order To Meet OSHA And Local Codes, As Well As Manufacturer's Requirements.*
26. *Trench Backfill Material Shall Be Placed And Compacted To A Minimum Of 95% Modified Proctor Density (ASTM D–1557) Over All Underground Utilities Which Are Constructed Under Or Within 2 Feet Of Any Proposed Or Existing Pavement Or Sidewalks.*
27. *Contractor To Coordinate All Connections To City Utilities And Storm Sewers With The Public Works Department.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O.C.O.	Clean Out	O.C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
x	Tree Protection Fencing at Drip Line	

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2502–D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R2502–D Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4' Diameter Structure– 4"*
   - *5' Diameter Structure– 6"*
   - *6' Diameter Structure– 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B–6.12) Shall Have Neenah R3067 Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B–6.12) Shall Have Neenah R3501–M Frame & Grate or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R–1661 Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Sanitary Manholes Shall Include a Chimney Seal.*

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LICENSE NO. 184-003220
EXPIRES: 04/30/2025

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AJE	AJE	04/14/26

Sheet Title:

SITE UTILITY PLAN (SANITARY)

Sheet No:

C-301

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EEA – \\eea-nas\projects\2600s – neal and leroy – 0 patten rd\Drawings\Civil\C-300 – SITE UTILITY PLAN.dwg
Plotted: 4/13/26 @ 5:02pm By: AEppert

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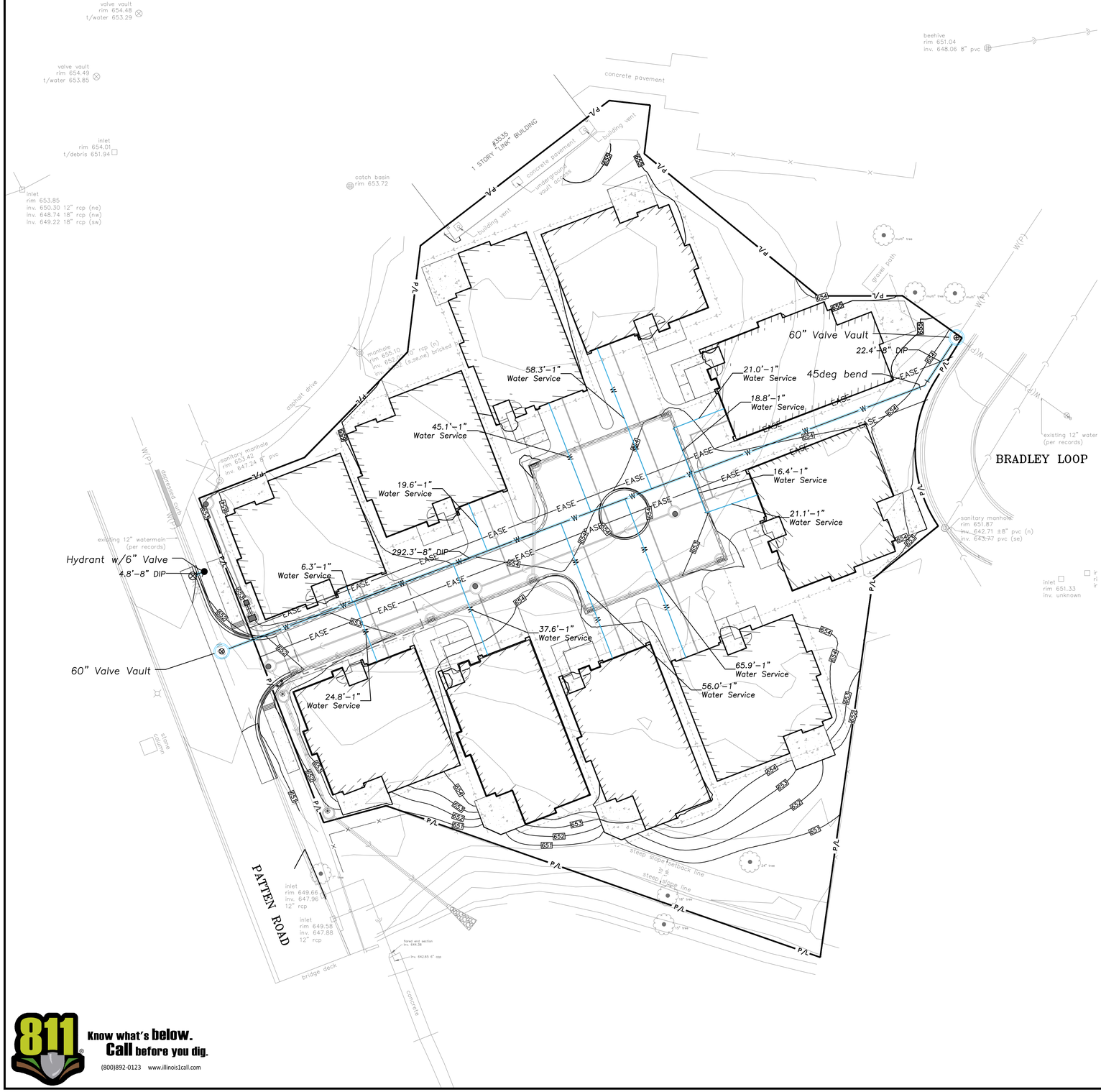

UTILITY NOTES

CAUTION

Known Utility And Potential Conflict Exist With Existing Underground Utilities. Prior To Utility Installation, Contractor To Excavate And Expose Existing Utilities, Verify Locations And Elevations, And Contact Engineer If Conflicts Exist With Proposed Construction And Existing Underground Utilities.

1. *This Project Is Not Located In A Combined Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
11. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*
12. *Provide Half-Traps for All Open-Lid Storm Structures.*
13. *All Water Main and Service Installation Shall Be In Accordance with IEPA Standards for Water Main Construction.*
14. *On-Site Storm Sewer Structures May Be IDOT Standard Per Details Unless Noted Otherwise Hereon.*
15. *All 6" DIP Water Main Shall Be Class 55. All 8-12" Water Main Shall Be Class 56 Ductile Iron Pipe.*
16. *All Sewer Pipe 24" and Larger Shall Be ASTM C76 with Gaskets Complying with ASTM C443.*
17. *Installation Of One Service Tap (Size Of Mains 6" Thru 24")*

    DWM Work Limited To Installation Of Tap ONLY.

    Developer's Contractor Is Responsible For Obtaining All Applicable Permits, Excavation, OSHA Shoring, Backfilling, Compaction And All Restoration To IDOT and IEPA Standards.

    Contractor Will Be Provided Roundway / B-Box / Valve Box And One Meter To Be Installed By Contractor.

    Contact City Engineering At 847-432-0807 Or Via Email At publicworks@cityhpil.com To Schedule Inspection.

    All Work Must Be Inspected / Approved Prior To Backfill.
18. *The Point Of Commencement For The Laying Of Sewer Pipe Shall Be At The Lowest Point In The Proposed Sewer Line. The Pipe Shall Be Laid With The Bell End Of The Bell And Spigot Pipe, Or With The Receiving Groove End Of The Tongue And Groove Pipe, Pointing Upgrade. When A New Sewer Is To Be Connected To An Existing Sewer Not Terminating In A Manhole, The Contractor Shall Uncover The Existing Sewer To Allow Any Adjustments In Line And Grade To Be Made Before Pipe Is Laid.*
19. *General Contractor Or Their Sub Contractors Shall Apply For And Obtain All Their Required Permits And Approvals Prior To The Start Of Their Work. Consult With And Obtain From Engineer Copies Of Engineering Design Approval Permits, Including But Not Limited To IDNR, State Or Local Plumbing, IDOT, County, And Storm Water Management.*
20. *General Contractor Or Their Sub Contractors Shall Contact JULIE811 Hotline To Allow Them Sufficient Time To Locate Existing Utilities Prior To Commencement Of Work.*
21. *General Contractor Or Their Sub Contractors Are Responsible For Coordinating Their Work With All Other Contractors.*
22. *General Contractor Or Their Sub Contractors Are Responsible For Verifying Ownership Of And Coordinating The Demolition And/Or Relocation Of All Existing Utilities From Existing Buildings And Within The Project Limits, Including But Not Limited To Electrical/Fiber Optic/Telephone/Cable/Gas/Water/Sanitary/Storm. Demolition Of This Utility Work Must Be In Accordance With All State, Federal, & Local Regulations.*
23. *For All Work, General Contractor Or Their Sub Contractors Are Responsible For Reviewing Bid Documents, Verifying The Vertical And Horizontal Location Of All Existing Utilities Within The Project Limits, And Include In Their Contract The Relocation Of Said Utilities (Noted Or Not On The Bid Documents) As Necessary To Provide Proper Depth/Clearance Per Utility Owner's Requirements.*
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N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
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	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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8. *All Sanitary Manholes Shall Include a Chimney Seal.*

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Design By:	Approved By:	Date:
AJE	AJE	04/14/26

Sheet Title:

SITE UTILITY PLAN (WATER)

Sheet No:

C-302

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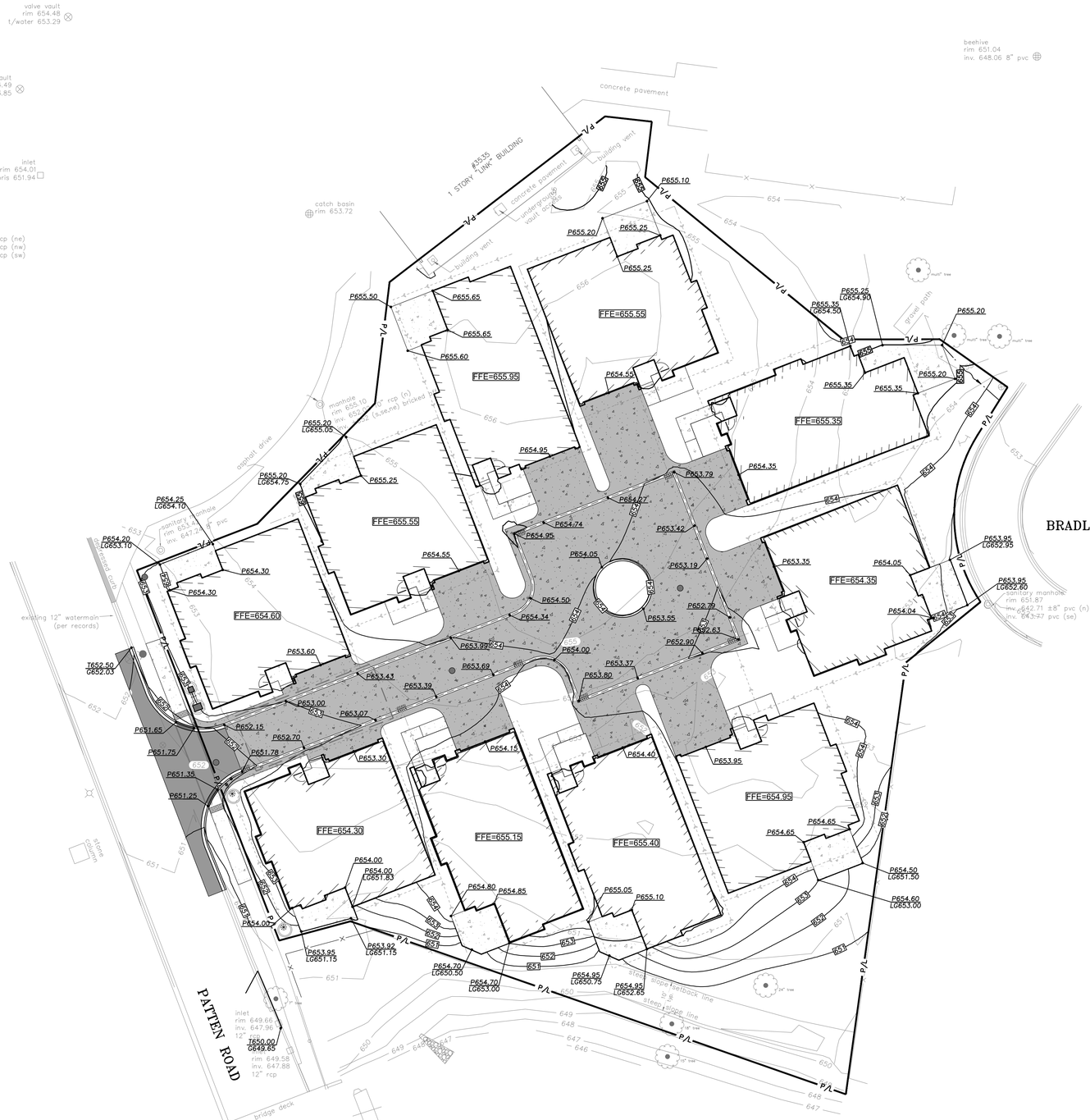
Plotted: 4/13/26 @ 5:02pm By: AEppert



PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Shoulder Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Paver Section
See Landscape Plans for Section Details

Stormwater Overland Flow Path

Ridge Line/High Point

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
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	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
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	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x T/W 785.20	Landscape Grade Elevation	LG 785.20
x 784.0	Ground Elevation	x784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. All Handicap Accessible Routes (Sidewalks, Walkways, Pavements, Etc.) Shall Maintain A Maximum Cross Slope Of 2.00% And A Maximum Longitudinal Slope Of 5.00%. Accessible Parking Stalls Shall Maintain A Maximum Slope Of 2.00% In All Directions. Contact Engineer if Conflicts Exist.
5. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted
6. Contractor Shall Assume Sole Responsibility For The Computations Of All Grading Quantities And For Actual Site Balance. If, As The Work Progresses, It Becomes Apparent That There Will Be An Excess Or Deficiency Of Material, Or That The Amount Of Stripping Of Organic Material, Or Shrinkage Factor Was More/Less Than Estimated, The Contractor Shall Immediately Inform The Owner And Engineer. Prior To The Conclusion Of The Project, The Contractor Shall Remove All Excess Fill Materials And Topsoil From The Site.
7. All Proposed Grades Are Given To Finished Grade. I.E. Top Of Proposed Asphalt, Concrete, Top Of Proposed Curb, Etc. See Paving & Surface Legend For Pavement Thickness.

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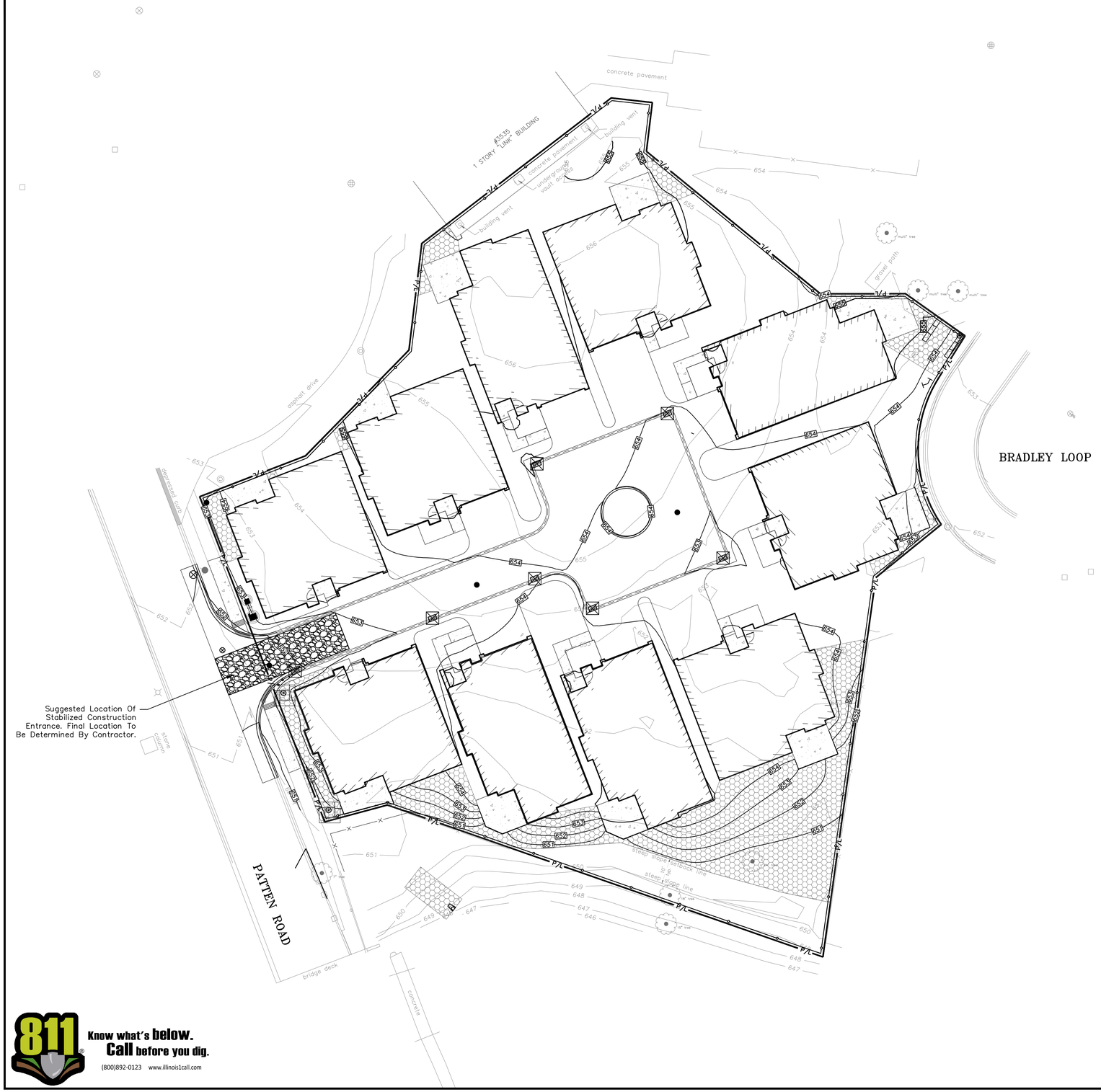
AJE	AJE	04/14/26

Sheet Title:
SITE GRADING PLAN

Sheet No:
C-400

EEA – \\EEA-NAS\Projects\26003 – neal and leroy – 0 patten rd\Drawings\Civil\C-400 – SITE GRADING PLAN.dwg
Plotted: 4/13/26 @ 5:02pm By: AEppert



SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. *Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.*
3. *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.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized. Following The Removal Of The Silt Fence, The Contractor Shall Restore The The Silt Fence Trench With Sod.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. *All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.*
9. *All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.*
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.*
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established. At Absolutely No Time May Construction Equipment, Debris, Fill, Etc. Be Placed Within Wetlands, Waterways Or Flood Plains Unless Identified In The Plans.*
13. *Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
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	Fire Hydrant	
	Valve Vault	
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	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
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	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x T/W 785.20	Landscape Grade Elevation	LG 785.20
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Permanant Turf Reinforcement Mat North American Green C350 Or Approved Equal
- Erosion Control Ditch Check
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas - Location by Contractor Dependent on Construction Sequencing/Phasing)

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

0 PATTEN ROAD
HIGHLAND PARK, IL 60035

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Design By:	Approved By:	Date:
AJE	AJE	04/14/26

Sheet Title:

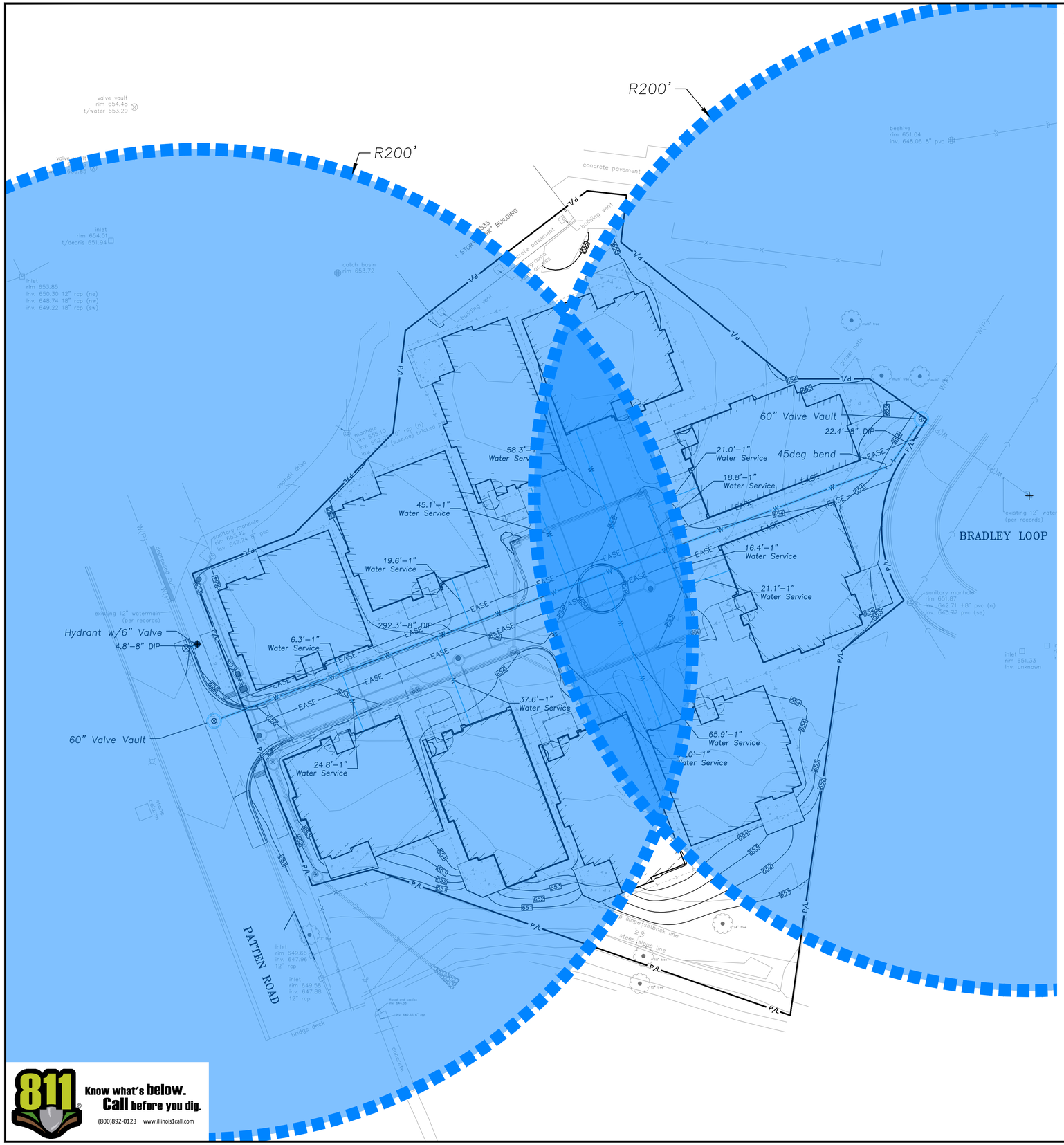
SITE EROSION CONTROL PLAN

Sheet No:

C-500

FOR PUD APPLICATION - NOT FOR BID OR CONSTRUCTION

EEA - \\EEA-NAS\Projects\26003 - neal and leroy - 0 patten rd\Drawings\Civil\C-500 - SITE EROSION CONTROL PLAN.dwg
Plotted: 4/14/26 @ 8:25am By: AEppert



UTILITY NOTES

CAUTION

Known Utility And Potential Conflict Exist With Existing Underground Utilities. Prior To Utility Installation, Contractor To Excavate And Expose Existing Utilities, Verify Locations And Elevations, And Contact Engineer If Conflicts Exist With Proposed Construction And Existing Underground Utilities.

1. *This Project Is Not Located In A Combined Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On–Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41–2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
11. *Obtain As–Built Information For All Pipes, In Accordance With As–Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*
12. *Provide Half–Traps for All Open–Lid Storm Structures.*
13. *All Water Main and Service Installation Shall Be In Accordance with IEPA Standards for Water Main Construction.*
14. *On–Site Storm Sewer Structures May Be IDOT Standard Per Details Unless Noted Otherwise Hereon.*
15. *All 6" DIP Water Main Shall Be Class 55. All 8–12" Water Main Shall Be Class 56 Ductile Iron Pipe.*
16. *All Sewer Pipe 24" and Larger Shall Be ASTM C76 with Gaskets Complying with ASTM C443.*
17. *Installation Of One Service Tap (Size Of Mains 6" Thru 24")*

    DWM Work Limited To Installation Of Tap ONLY.

    Developer's Contractor Is Responsible For Obtaining All Applicable Permits, Excavation, OSHA Shoring, Backfilling, Compaction And All Restoration To IDOT and IEPA Standards.

    Contractor Will Be Provided Roundway / B–Box / Valve Box And One Meter To Be Installed By Contractor.

    Contact City Engineering At 847–432–0807 Or Via Email At publicworks@cityhpil.com To Schedule Inspection.

    All Work Must Be Inspected / Approved Prior To Backfill.
18. *The Point Of Commencement For The Laying Of Sewer Pipe Shall Be At The Lowest Point In The Proposed Sewer Line. The Pipe Shall Be Laid With The Bell End Of The Bell And Spigot Pipe, Or With The Receiving Groove End Of The Tongue And Groove Pipe, Pointing Upgrade. When A New Sewer Is To Be Connected To An Existing Sewer Not Terminating In A Manhole, The Contractor Shall Uncover The Existing Sewer To Allow Any Adjustments In Line And Grade To Be Made Before Pipe Is Laid.*
19. *General Contractor Or Their Sub Contractors Shall Apply For And Obtain All Their Required Permits And Approvals Prior To The Start Of Their Work. Consult With And Obtain From Engineer Copies Of Engineering Design Approval Permits, Including But Not Limited To IDNR, State Or Local Plumbing, IDOT, County, And Storm Water Management.*
20. *General Contractor Or Their Sub Contractors Shall Contact JULIE811 Hotline To Allow Them Sufficient Time To Locate Existing Utilities Prior To Commencement Of Work.*
21. *General Contractor Or Their Sub Contractors Are Responsible For Coordinating Their Work With All Other Contractors.*
22. *General Contractor Or Their Sub Contractors Are Responsible For Verifying Ownership Of And Coordinating The Demolition And/Or Relocation Of All Existing Utilities From Existing Buildings And Within The Project Limits, Including But Not Limited To Electrical/Fiber Optic/Telephone/Cable/Gas/Water/Sanitary/Storm. Demolition Of This Utility Work Must Be In Accordance With All State, Federal, & Local Regulations.*
23. *For All Work, General Contractor Or Their Sub Contractors Are Responsible For Reviewing Bid Documents, Verifying The Vertical And Horizontal Location Of All Existing Utilities Within The Project Limits, And Include In Their Contract The Relocation Of Said Utilities (Noted Or Not On The Bid Documents) As Necessary To Provide Proper Depth/Clearance Per Utility Owner's Requirements.*
24. *Contractor To Utilize Care When Working Near Existing Utilities To Remain. Any Damage To Existing Utilities Not Noted To Be Removed Shall Be Repaired At The Contractor's Expense And To The Satisfaction Of The Owner And/Or Engineer.*
25. *The Contractor Is Responsible For The Stability Of Utility Trenches During Construction And Shall Provide Temporary Shoring And Bracing As Necessary To Maintain Stability Until Construction Of The Utility Is Complete In Order To Meet OSHA And Local Codes, As Well As Manufacturer's Requirements.*
26. *Trench Backfill Material Shall Be Placed And Compacted To A Minimum Of 95% Modified Proctor Density (ASTM D–1557) Over All Underground Utilities Which Are Constructed Under Or Within 2 Feet Of Any Proposed Or Existing Pavement Or Sidewalks.*
27. *Contractor To Coordinate All Connections To City Utilities And Storm Sewers With The Public Works Department.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2502–D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R2502–D Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure– 4"
   5' Diameter Structure– 6"
   6' Diameter Structure– 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B–6.12) Shall Have Neenah R3067 Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dap B–6.12) Shall Have Neenah R3501–M Frame & Grate or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R–1661 Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Sanitary Manholes Shall Include a Chimney Seal.*

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Design By:	Approved By:	Date:
AJE	AJE	04/14/26

Sheet Title:

SITE UTILITY PLAN (WATER)

Sheet No:

C-302

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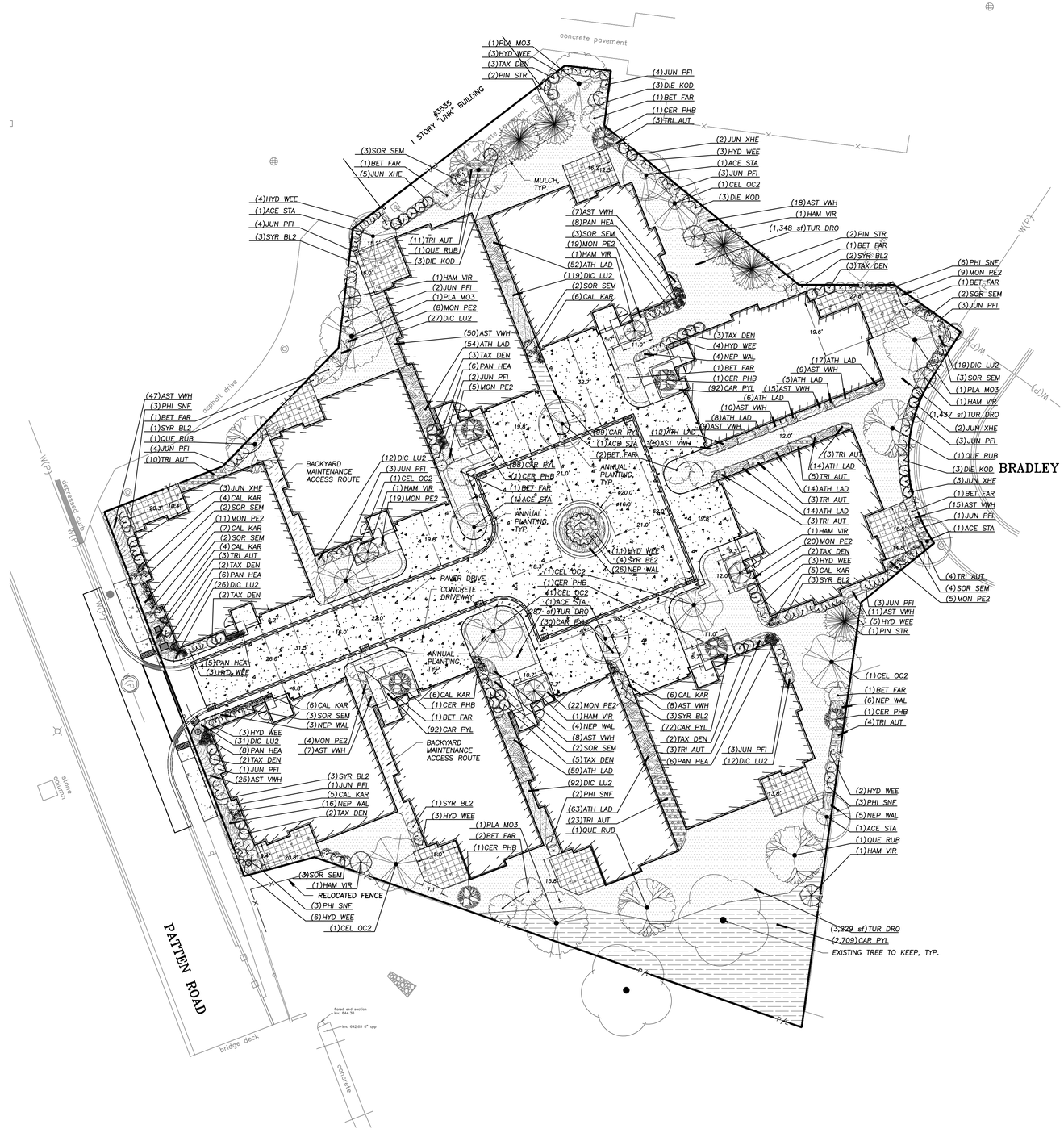
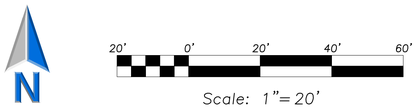
EEA – \\EEA-NAS\Projects\2603 – Neal and Leroy – 0 Patten Rd\Drawings\Civil\C-300 – SITE UTILITY PLAN.dwg
Plotted: 4/27/26 @ 10:43am By: AEppert

FOR PUD APPLICATION - NOT FOR BID OR CONSTRUCTION





PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE STA	ACER MIYABEI 'STATE STREET' / MIYABEI MAPLE	B & B	3" CAL.	7
BET FAR	BETULA PLATYPHYLLA 'FARGO' / DAKOTA PINNACLE® ASIAN WHITE BIRCH	B & B	3" CAL.	14
CEL OC2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL.	6
PLA MO3	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM / EXCLAMATION LONDON PLANE TREE	B & B	3" CAL.	4
QUE RUB	QUERCUS RUBRA / RED OAK	B & B	3" CAL.	5
EVERGREEN TREES				
JUN XHE	JUNIPERUS VIRGINIANA 'HETZII' / HETZII EASTERN REDCEDAR	B & B	8' HT.	15
PIN STR	PINUS STROBUS / WHITE PINE	B & B	8' HT.	5
UNDERSTORY TREES				
CER PHB	CERCIS CANADENSIS 'PINK HEARTBREAKER' / PINK HEARTBREAKER WEEPING EASTERN REDBUD	B & B	3" CAL.	7
HAM VIR	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	B & B	8' CLUMP	9

CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS				
DIE KOD	DIERVILLA X 'GZX88544' / KODIAK® ORANGE DIERVILLA	CONT.	30" HT.	12
HYD WEE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	CONT.	#5	50
PHI SNF	PHILADELPHUS X 'SNOWWHITE FANTASY' / SNOW WHITE™ MOCK ORANGE	B & B	30" HT.	17
SOR SEM	SORBARIA SORBIFOLIA 'SEM' / SEM FALSE SPIRAEA	B & B	30" HT.	29
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	20
EVERGREEN SHRUBS				
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD.	37
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	29
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	49
PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	CONT.	#1	39

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
GROUND COVERS				
AST VWH	ASTILBE CHINENSIS 'VISION IN WHITE' / VISION IN WHITE CHINESE ASTILBE	CONT.	#1	247
ATH LAD	ATHYRIUM FILIX-FEMINA 'LADY IN RED' / LADY IN RED FERN	CONT.	#1	318
DIC LU2	DICENTRA FORMOSA 'LUXURIANT' / FRINGED BLEEDING HEART	CONT.	#1	338
MON PE2	MONARDA DIDYMA 'PETITE DELIGHT' / PETITE DELIGHT BEE BALM	CONT.	#1	122
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	64
TRI AUT	TRICYRTIS FORMOSANA 'AUTUMN GLOW' / AUTUMN GLOW TOAD LILY	CONT.	#1	75
GRASSES AND SEDGES				
CAR PYL	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	PLUG	38 FLAT	3,182
TURF GRASS				
TUR DRO	TURF SEED / DROUGHT TOLERANT SEED BLEND	SEED	S.F.	9,769 SF

CONCEPT PLANT SCHEDULE

EXISTING DECIDUOUS TREE	2
MULCH	6,584 SF
ACCESS GROUNDCOVER	481 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2026

THE RESIDENCES ON PATTEN

0 PATTEN ROAD
HIGHLAND PARK ILLINOIS

Reserved for Seal:

No.	Date	Description
	04/01/26	PRELIMINARY DESIGN
	04/10/26	ISSUED FOR CITY SUBMITTAL
	04/14/26	PUD APPLICATION

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Design By:	Approved By:	Date:
SSG	SSG	03/01/2026

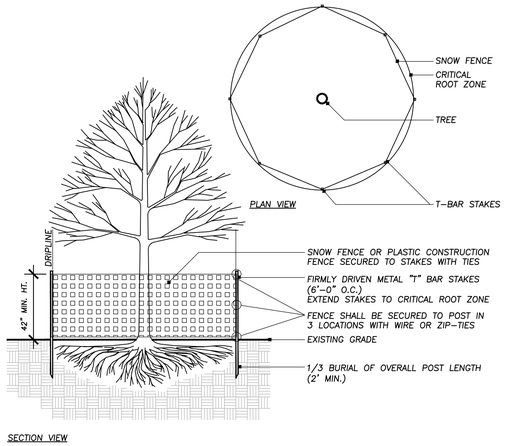
Sheet Title:

LANDSCAPE PLAN

Sheet No:

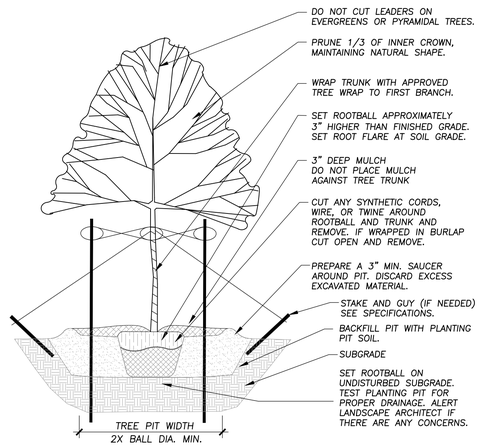
L100

EEA – P:\26003 – Neal and Leroy – 0 Patten Rd\Drawings\Landscape\Landscape Plan.dwg
Plotted: 4/13/26 @ 5:29pm By: afeller



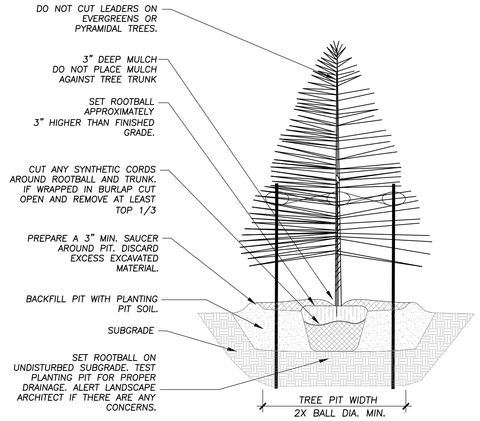
1 TREE PROTECTION DETAIL

Not To Scale 329383-16



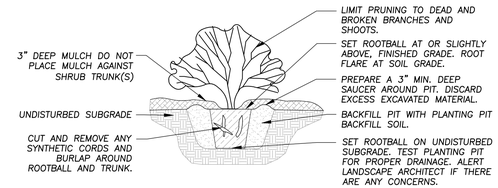
2 TREE PLANTING DETAIL

Not To Scale 329343-01



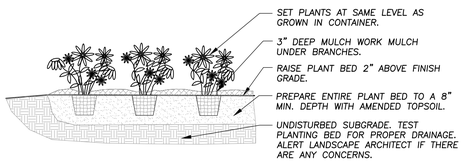
3 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



4 SHRUB PLANTING DETAIL

Not To Scale 329333-01



5 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2026

THE RESIDENCES ON PATTEN

0 PATTEN ROAD
HIGHLAND PARK ILLINOIS

Reserved for Seal:

No.	Date	Description
	04/01/26	PRELIMINARY DESIGN
	04/10/26	ISSUED FOR CITY SUBMITTAL
	04/14/26	PUD APPLICATION

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Design By:	Approved By:	Date:
SSG	SSG	03/01/2026

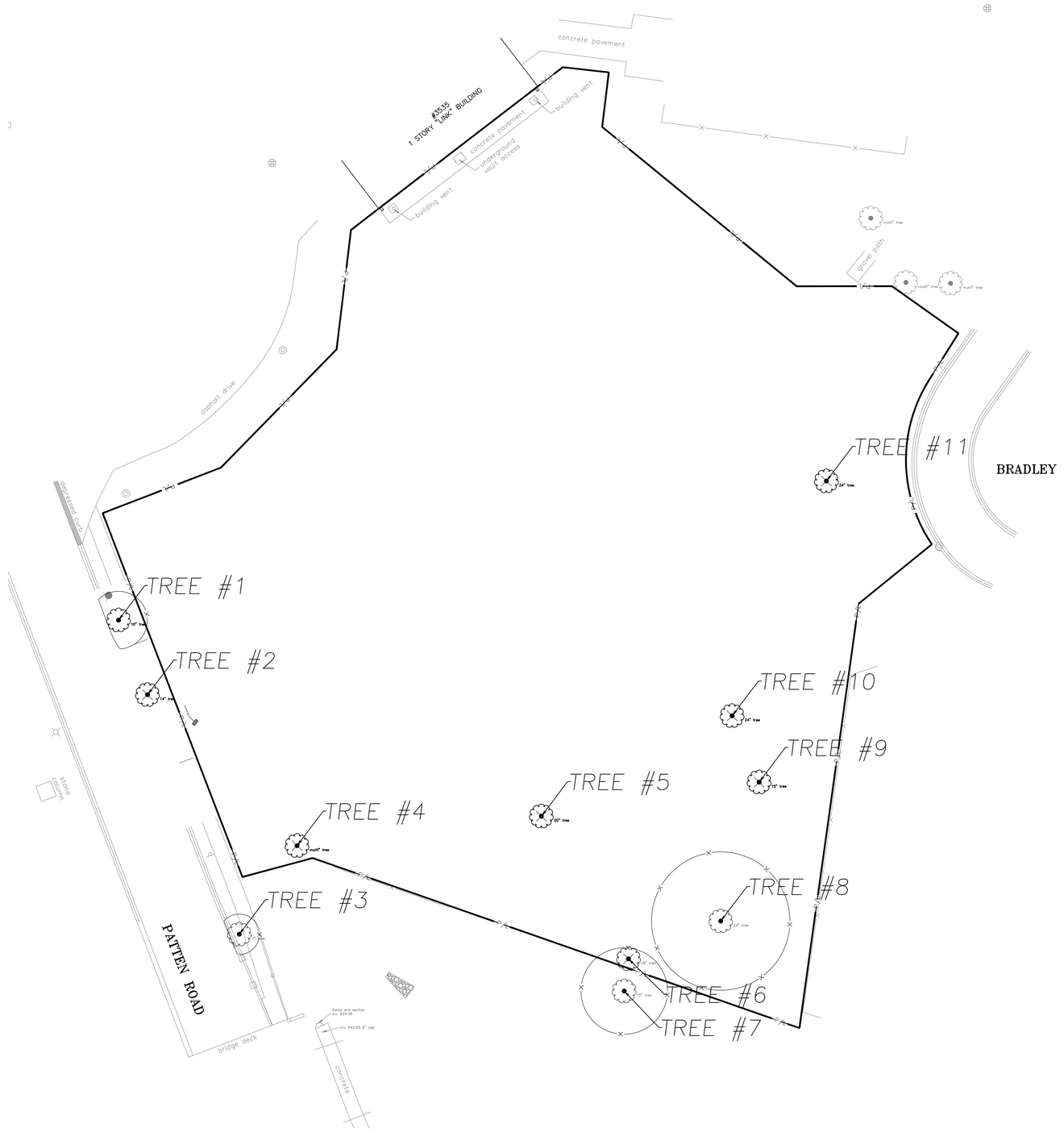
Sheet Title:

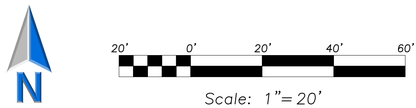
LANDSCAPE DETAILS

Sheet No:

L200

EEA - P:\26003 - Neal and Leroy - 0 Patten Rd\Drawings\Landscape\Landscape Plan.dwg
Plotted: 4/13/26 @ 5:30pm By: afeller





TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	COMMENTS
1	Quercus muehlenbergii	Chinkapin Oak	10"	Fine	
2	Acer x Freemanii	Freeman Maple	14"	Fine	TO REMOVE
3	Quercus muehlenbergii	Chinkapin Oak	9"	Fine	
4	Pyrus calleryana	Callery Pear	4",4",6"	Dead	TO REMOVE
5	Quercus alba	White Oak	20"	Good	TO REMOVE
6	Quercus alba	White Oak	18"	Dead	TO REMOVE
7	Quercus alba	White Oak	15"	Good	
8	Quercus alba	White Oak	24"	Good	
9	Quercus alba	White Oak	15"	Fine	TO REMOVE
10	Quercus alba	White Oak	24"	Fine	TO REMOVE
11	Quercus alba	White Oak	24"	Dead	TO REMOVE

Total Key Trees Removed: 3
Total Category A & B Trees required to be replaced (3" cal. min.): 9
Total Category A & B Trees in design palette: 20

TREE PRESERVATION NOTES:

1. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING TO THE PERIMETER OF THE TREES CRITICAL ROOT ZONE (CRZ) AS DETERMINED BY A ONE–FOOT RADIUS FOR EACH ONE INCH TRUNK DBH.*
2. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
3. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
7. *PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.*
8. *TREE SYMBOL SHOWN WITHOUT NOTATION AND WITHOUT AN "X" INDICATE EXISTING TREE TO REMAIN.*
9. *TREE SYMBOL WITH NOTATION AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.*
10. *THE FOLLOWING PRESERVATION TECHNIQUES SHALL BE EMPLOYED:*
    - *i. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE TREE PROTECTION AREAS.*
    - *ii. CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.*
    - *iii. SNOW FENCING SHALL BE TEMPORARILY INSTALLED TO THE PERIMETER OF THE TREES CRITICAL ROOT ZONE (CRZ) AS DETERMINED BY A ONE–FOOT RADIUS FOR EACH ONE INCH TRUNK DBH.*
    - *iv. NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE TREE PROTECTION AREAS OF ANY TREES LOCATED ON THE TREE SURVEY.*

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THE RESIDENCES ON PATTEN

0 PATTEN ROAD
HIGHLAND PARK ILLINOIS

Reserved for Seal:

No.	Date	Description
	04/01/26	PRELIMINARY DESIGN
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Design By:	Approved By:	Date:
SSG	SSG	03/01/2026

Sheet Title:

TREE PRESERVATION PLAN

Sheet No:

L010

EEA – P:\26003 – Neal and Leroy – 0 Patten Rd\Drawings\Landscape\Landscape Plan.dwg
Plotted: 4/13/26 @ 5:27pm By: afeller

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: May 13, 2026

TO: Karl Burhop, Senior Planner

FROM: Anna Stawski, P.E., City Engineer

BY: Anna Ford, Civil Engineer

SUBJECT: **Review #1 – 0 Patten Road Planned Development Application**

The comments provided below are based on City staff's review of the following documents:

- Civil Site Plan for 0 Patten Road in Highland Park, prepared by Eriksson Engineering Associated, LT., dated April 14, 2026

Plan Comments

1. Provide the required plan sheets per the Planned Development Application Engineering Plan Submittal General Comments. See sheets 17 through 22.
2. IEPA permit will be required for construction of sanitary sewer and water main.
3. North Shore Water Reclamation Permits will be required for each connection.
4. Planned development will require a Drainage & Grading permit from the City. Plans submitted shall include calculations for the existing (or credited) impervious area and the proposed impervious area.
5. Provide a stormwater management and drainage report with the next submittal. Detention calculations must be provided by a professional.
6. Show horizontal separation for the proposed water and sanitary connections.
7. Storm discharge is shown off site. An easement by the adjacent property will be required for the current design. If the easement cannot be dedicated the storm will need to be redesigned.
8. Callout the sanitary lift station as private.
9. Plans should depict any easements on adjacent property required for any proposed improvements offsite.
10. Provide a Fire Protection Plan showing site compliance with the Fire Code including but not limited to hydrant location and spacing, hydrant coverage, fire access, and truck movements.

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1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

General Comments

1. Please provide a written response to each comment in this review memo. In your responses, reference the date, subject, and the original comments issued by the City of Highland Park. Incomplete responses may delay future review cycles.

2. Applicant is responsible for obtaining all necessary permits needed for their project. These may include, but are not necessarily limited to:

    i. Army Corps Permit
    ii. Illinois Department of Natural Resources (INDR) Permit
    iii. Lake County Storm Water Management (SMC) Permit
    iv. North Shore Water Reclamation District (NSWRD) Permit
    v. Illinois Environmental Protection Agency (IEPA) Permit
    vi. Illinois Department of Transportation (IDOT) Permit
    vii. Lake County Watershed Development Ordinance (WDO) Permit

    Applicant must notify the City of permits it found are necessary for the development. At the City's discretion, the City may withhold issuing a City permit until proof is provided that a permit from an outside agency has been secured.

3. RESUBMITTALS: A plan being 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. Clouding/scoping should not obstruct the information presented on the plans.

    Submittals without revisions annotated will be rejected and returned unprocessed.

    Additional comments may be generated during the review of a resubmittal.

4. AS-BUILT RECORD DRAWINGS: Upon completion of the improvements, please submit an as-built plan set. The as-built drawings shall reflect all changes made in the specifications and working drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the contract. Where proposed elevations and slopes were shown on the approved site development plans, as-built elevations shall be provided As-built site construction plans shall include the words "As-Built Record Drawings in the title block with the current date on each revised sheet.

The As-Built drawings shall include the following statements, signed and sealed by the Engineer of Record:

"I certify that this Site Grading As-Built Survey and Record Drawing represents the site conditions as constructed and that the site grading and drainage improvements substantially conform to the approved plans and applicable codes."

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

"I hereby certify that the site design has been I hereby certify that the site design has been reviewed and complies with the 2010 ADA Standards for Accessible Design and all applicable local, state, and federal accessibility regulations, ensuring that all newly constructed facilities are accessible to individuals with disabilities."

The as-built documents shall be submitted to the City in electronic format. The electronic format submitted shall be:

i. AutoCAD Civil 3D 2016 files
ii. PDF files viewable with a PDF software such as Adobe Reader. The PDF files shall be formatted to print plan sheets to full scale (typically 24"x36" hard copies)

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 and/or PLS shall stamp and sign the final engineering pages of the site construction plans; and the PLS shall stamp and sign the final site survey.

As-built documents should be submitted to the City within a reasonable time period after construction is complete and accepted by the City.

Steve Kanter and Linda Factor Kanter
3477 Bradley Court, Fort Sheridan, Highland Park
May 12, 2026

Karl Burhop, Senior Planner
Plan and Design Commission, City of Highland Park, IL
Kburhop@cityhpil.com

RE: Objection to Proposed Development, 0 Patten Road, **PUD-2026-00086**

Dear Planning/Zoning Commission Members,
We are writing to formally object to the proposed development ("The Residences on Patten", otherwise known as 0 Patten Road) as presented to the Fort Sheridan community by the developer on April 9, 2026 at the Trinity Episcopal Church of Highland Park (please see attached photo [**Attachment A**] of the proposed development as presented to the community on April 9.) Both as residents of Fort Sheridan, Highland Park, whose property on Bradley Court is the only single-family residence immediately contiguous to the proposed development, and as members of the greater Fort Sheridan and Highland Park community, we wish to share the following concerns:

1. **Congestion and Traffic on Patten Road and Bradley Court** – The proposed development will add to the congestion and create safety concerns on both Patten Road and Bradley Court. Along with residential traffic, military personnel regularly use Patten Road to come and go on a daily basis. Additionally, large groups of bicyclists (groups of 20 or more) come down Patten road on the weekends at high speeds, as do smaller groups of bicyclists – all of whom ignore posted stop signs. The corner of Patten and Whistler Roads is already a congested and occasionally dangerous intersection and the proposed construction of ten additional homes on the route will only contribute to the problem. Further, weekends are currently over crowded at Open Lands Forest Preserve with parking at a premium. Between the bicyclists and street parking along Patten by the Forest Preserve the area is already too congested. Bradley Court is home to several families with small children who ride bicycles in the street and enjoy the public areas. Although there are summer parking restrictions on Bradley, it will have to be continually monitored for overflow from development, assuring overall safety and that emergency vehicles will have access and egress at all times. Patten Road is the only way in and out of the proposed development and there appears to be a lack of sufficient parking. We would suggest that the developer fund a traffic study to determine and impact of the proposed study on congestion and safety on both Patten, at the intersection of Patten and Whistler, and the intersection of Bradley and Whistler before permits are granted (**Attachment B**).
2. **Environmental** – The developer intends to destroy four of the five heritage oak trees on the property leaving only the one not in the way of construction. In addition, according to the diagram presented on April 9, other trees at the proposed entrance will also be cut down. Highland Park is justifiably proud of its distinction as a **Tree City USA for 2026**

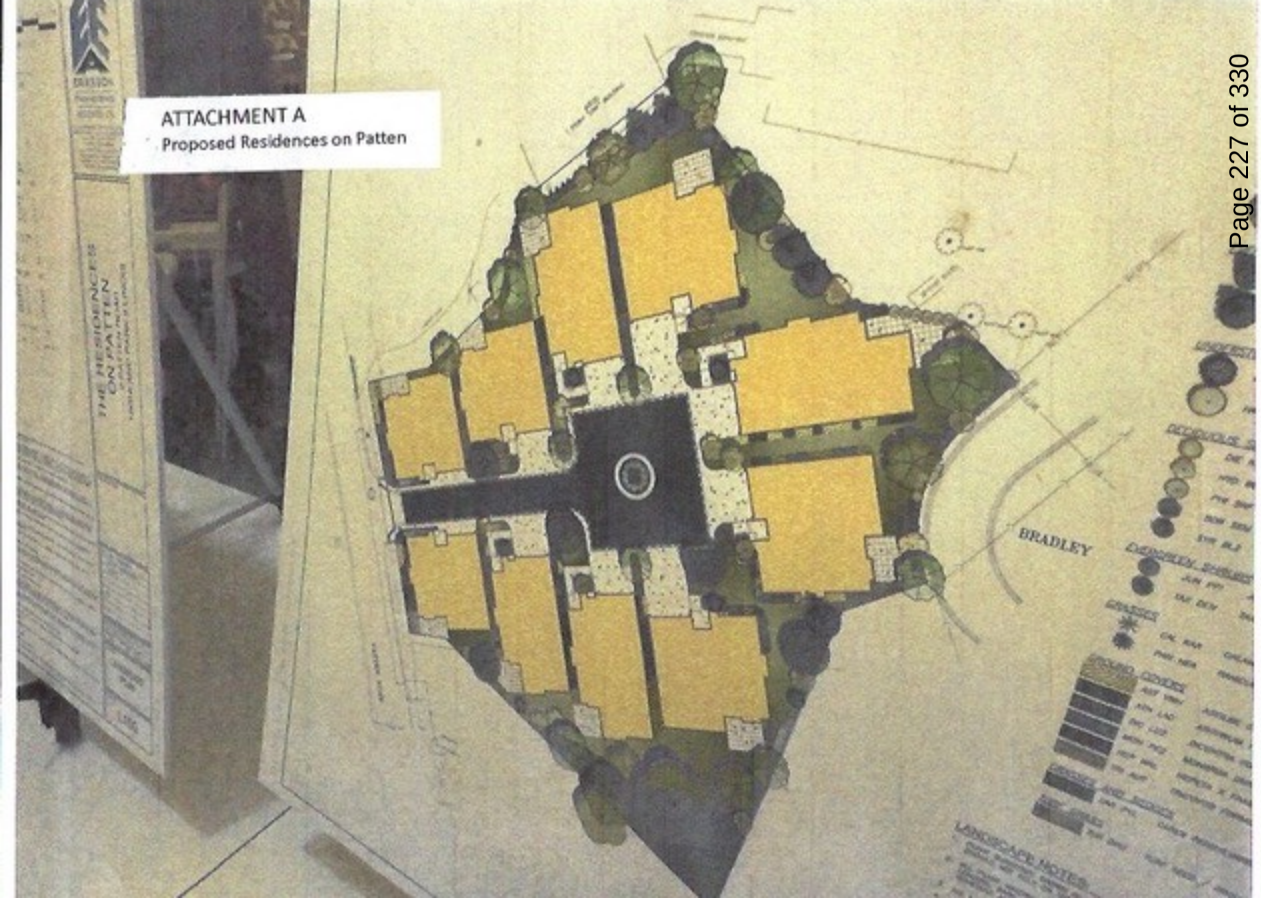
and has a comprehensive **Tree Preservation Ordinance**. We would request a survey by a certified arborist to determine the state of the health of the oak trees, as well as the several other trees on the lot, before they are destroyed. The proposed development also runs right up to property line with the Open Lands/Forest Preserve area and will thus directly impact the flora and fauna of the Preserve, including several oak trees, leaving minimal open space between the development and the Preserve. The developer has not taken the overall environmental impact of the proposed development into account and we would request a complete environmental assessment by an outside agency before permits are issued.

3. **Density, History, and Aesthetics** – As seen in the attached photo (**Attachment A),** the developer proposes 10 single family homes, with zero lot line. The density affects both items 1 and 2 above and does not take into account the impact on the community or the environment. The neighborhood on Bradley Court is composed of larger estate homes on approximately ½ acre lots. Fort Sheridan is a unique place with a unique history and aesthetic and this proposed development, based on a miliary tent camp circa WW II, does not fit this aesthetic. Additionally, the developer intends to remove one of the stone markers noting the entrance to Fort Sheridan in order to accommodate the dense design, and this removal should be assessed by the appropriate historical society.
4. **Water Flow** – Analyzing the water flow during a heavy rain would show that water flows through this lot, now an open space, through our backyard, and down into the ravine. If this lot is paved over, some of the water will not seep into the ground and will flow directly onto our property, thus becoming problematic.
5. **Loss of Open Space** – For over 25 years, the open space where the development is to be built has been used by the Fort Sheridan residents for recreational activities and also provided a sense of peace and well-being that comes from the natural environment and open space. Although Adverse Possession may not apply, in the strictest legal sense, to the residents of Fort Sheridan, there was certainly the expectation the open space would not be a development site. Please see **Attachment C** that has been in existence since the inception of residential Fort Sheridan and clearly shows the open space that was to be a Conservation Property. This is how the lot was presented to us when we purchased our property on Bradley Court ten years ago.

In conclusion, we feel the development as currently proposed ignores the impact on both the human and natural environment of our unique community. We would urge the Commission to reject the proposed development as it now stands, and request traffic/congestion and environmental studies before making any decisions on other proposals for this development.

Thank you for your consideration,

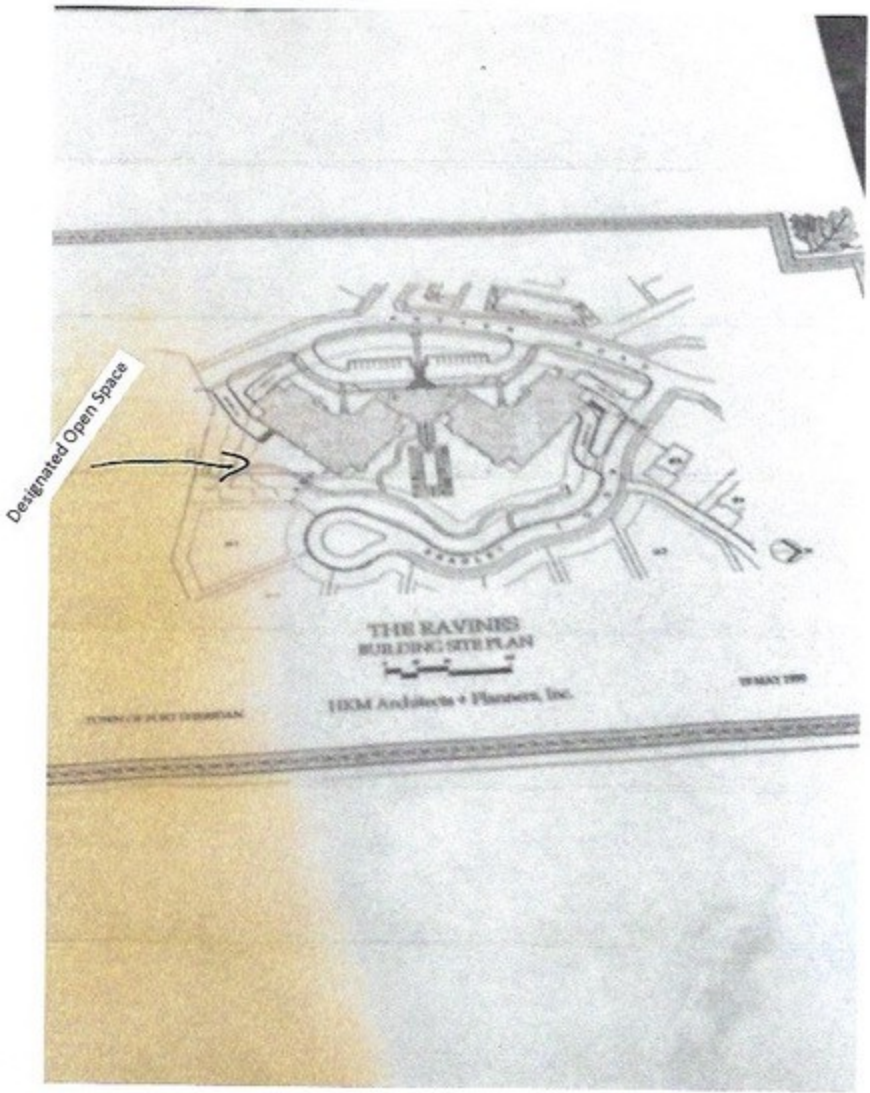
Steve Kanter Linda Factor Kanter


ATTACHMENT A
Proposed Residences on Patten
THE RESIDENCES ON PATTEN
BRADLEY
LANDSCAPE NOTES

ATTACHMENT B

Intersections to be Impacted

ATTACHMENT C
Original Plan for Second Tower



Burhop, Karl

Subject: FW: 0 Patten Road Project

From: Kenneth Porrello < >
Sent: Monday, May 11, 2026 3:34 PM
To: Karl Ekstrom < >
Subject: 0 Patten Road Project

Dear Karl –

My wife, Sherry McFall, and I live at 3545 Bradley Court in Highland Park. We received by certified mail Saturday information on the proposed development on Patten Road to the south of us. We will be traveling out of the country on the day of the hearing so I am sending our comments via this email.

Our home was the first built on Bradley Court and we have been living with the vacant lot to the south for 26 years. Given that, we are of course interested to see something constructive done with the lot.

With that said, however, the density of the proposed project just does not seem appropriate. Putting 10 standalone homes on a 1.3 acre lot is excessive. If there is a similar project in Highland Park or even in neighboring suburbs, we are not aware of it and we don't think the city wants to be a pioneer on something like this. The density of the proposed development allows for much less greenspace than would be typical in Highland Park. The very limited amount of permeable square footage in the plan may create water management challenges during heavy rain events. The permeable square footage looks to be significantly less than would be the case if the currently approved 114' high building was constructed there. Even if drainage can be engineered to handle major rain events, the lack of permeable square footage creates additional pressure on the storm sewage system and the city should be strongly discouraging this type of arrangement. Otherwise, if other property in the area is developed in a similar fashion, we will have a storm water management problem. The plan we am looking at also has patio pavers for two of the homes literally touching adjacent property lines, which I believe would be a non-starter from a code perspective in Highland Park.

We can appreciate that the developer wants to maximize their return on the investment in the lot, but we would suggest that the number of homes be reduced to something like 6 to 8 to get this somewhat closer to the architectural and design values of Highland Park. Conversely, if someone really wants to put up 10 units on the lot, then we would suggest making this a multi-unit development with either townhomes or a low-rise multi-unit structure.

Feel free to make these comments part of the public record. Thank you.

Ken Porrello and Sherry McFall

Ken Porrello

Philip M. West
3535 Patten Road, Unit 3C
Highland Park, IL 60035

May 12, 2026

To: Steven J. Kerch, Chair, Highland Park Plan and Design Commission

Re: 0 Patten Road

Dear Steven,

I live at 3535 Patten Road, a condominium building to the immediate north of the property slated for development. I serve on the board of our condominium association and on the board of the Town of Fort Sheridan Master Homeowners Association. In this letter, I am not representing either board. I am speaking for myself; these are my opinions only.

The proposed development raises several concerns:

1. The project is not in keeping with the character of the Fort. The proposal is to build 10 single-family detached homes on 1.33 acres. Nothing in the Fort has this level of density.
2. The existing Planned Unit Development (PUD) anticipated a 9-story condominium building and should not apply here. We know what the condo building would have looked like. Its footprint would have been much smaller than the footprint of the proposed project.
3. There is virtually no green space on the site. It is nearly all hardscape.
4. The developer plans to demolish the entrance monument on the east side of Patten Road. All other entrances to Fort Sheridan have paired monuments. Patten Road will now be the (ugly) exception.
5. Even if the existing PUD is allowed to stand, the houses are simply too close to the property line of our building. It may be allowable under the PUD but it defies common sense.
6. The project provides questionable space for first responders
7. Our building may provide guest parking for the new homeowners. It should be noted that our parking lot is filled to capacity several times during the week. Where will their guests park then?
8. It has been reported that some ground testing has been done, but we need to remember:
    a. At different times, past structures on this lot have included a road, two parking lots, a set of buildings during and after World War II, and part of the dispensary that serviced the hospital. What is really beneath the surface?
    b. The lot was used to collect rubble during the redevelopment of Fort Sheridan. There is currently a “hump” on the lot that may be the remains of that rubble pile. No one knows what it might contain. Asbestos from the demolished hospital should not be discounted.
9. The project is aesthetically challenged. When driving north or south on Patten Road, you will see the backs of homes and their decks. This occurs nowhere else in the Fort.
10. It appears that stormwater will be directed to the Bartlett Ravine. This is the same ravine that will be taking the stormwater from the Midwest Young Artists Conservatory music venue. Common sense says that the Bartlett Ravine stormwater system will be overloaded.

Thank you.

Phil

Philip M. West

Burhop, Karl

Subject: FW: Lot 0 hearing on 5/19/26

From: Sherman Gerber < >
Sent: Friday, May 15, 2026 2:44 PM
To: Burhop, Karl <kburhop@cityhpil.com>
Cc: Sherman Gerber < >
Subject: Lot 0 hearing on 5/19/26

[EXTERNAL EMAIL]

Karl Burhop
Senior Planner
Highland Park Il.

My name is Sherman Gerber, a longtime resident of Highland Park and a retired architect. My wife and I moved to 3535 Patten Rd. nearly nine years ago , partly because this building was designed by my friend and colleague Sol Balsamo. We both began our architectural studies at the University of Illinois Navy Pier campus in 1953, where Sol was recognized as one of the most talented students in our class.
Sol designed this beautifully symmetrical nine-story building, which unfortunately was only partially completed. The current proposal for development of the adjacent lot is, in my opinion, forced, overcrowded, and entirely out of character with both the original architectural intent and the spirit of the Fort Sheridan community.
A more modest development, with approximately half the number of proposed homes, would allow for a more spacious, thoughtful, and visually appropriate design that better respect the surrounding environment and architectural character of the area.
There are also several significant concerns that warrant careful consideration, including the numerous variances required, as well as issues involving safety, accessibility, traffic circulation, and drainage, to mention only a few.
As an architect with many years of professional experience, I strongly believe this proposal deserves much closer scrutiny before any approval is granted.
Thank you for your attention and consideration.

Sherman Gerber

4145913

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Jun 08 1998
At 2:04pm
Receipt #: 111251
Doc/Type : ORD
Deputy - Cashier #1

CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)

I, DAVID W. FAIRMAN, City Clerk of the City of Highland Park, in the County of Lake, State of Illinois, do hereby certify that I am keeper of the records, ordinances, files and seal of said City, and;

I HEREBY CERTIFY that the attached is a true and correct copy of the text of Ordinance No. 29-98 entitled, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY COMMONLY KNOWN AS "TOWN OF FORT SHERIDAN", which was passed and approved by the City Council of said City at a regular meeting of the City Council held on March 9, 1998, all as appears from the records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 1st day of May 1998.

David W. Fairman
City Clerk, by:

Shirley A. Fitzgerald
Deputy City Clerk

Mail To:
City of Highland Park
1707 St Johns Ave.
Highland Park, IL 60035

(10)

ORDINANCE NO. 29-98

AN ORDINANCE GRANTING A SPECIAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY COMMONLY KNOWN AS "TOWN OF FORT SHERIDAN"

WHEREAS, the FORT SHERIDAN JOINT PLAN COMMISSION did heretofore conduct a Public Hearing pursuant to a joint application by the City of Highland Park and the Town of Fort Sheridan Company as contract purchasers of approximately 133 acres of the real estate (hereinafter referred to as the "**Subject Property**") commonly known as Fort Sheridan, being a former military reservation of the United States of America located in unincorporated Lake County, Illinois; and

WHEREAS, the aforesaid application included a request for rezoning a portion of the Subject Property upon its annexation to certain residential zoning districts and for the granting of a special use in the nature of a Planned Unit Development, including exceptions to the Zoning Ordinance; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law, mailed to all of the owners of real property located within 400 feet of the portion of the Subject Property, and published in the October 17, 1997, edition of Waukegan News Sun, a newspaper of general circulation within the City; and

WHEREAS, following said hearing the FORT SHERIDAN JOINT PLAN COMMISSION did file with the City Clerk its report containing findings of fact as well as a recommendation that a special use permit in the nature of a Planned Unit Development be granted to the City of Highland Park and the Town of Fort Sheridan Company (hereinafter collectively referred to as "**Grantee**")

WHEREAS, the City Council of the City of Highland Park has determined that the best interests of the City will be attained by the passage of this Ordinance regarding the Subject Property in that the City Council finds:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare;

2. That the location and size of the special use, the nature and intensity of the operation at the densities to be allowed in connection with the special use, the size of the subject property in relation to the special use, and the location of the site with respect to the streets giving access to the special use as said streets exist, and as the pavement of a portion of Sheridan Road is to be widened in accord with the special use permit, shall be such that the special use will be in harmony with the appropriate orderly development of the district in which it is located;

3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the Subject Property, nor will the special use substantially diminish and impair other property valuations within the neighborhood;

4. That the nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the

4145913

development and use of adjacent land and buildings in accord with the zoning district within which they lie;

5. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

6. That proposed parking areas shall be of adequate size for this special use, properly located and suitably screened from adjoining residential uses, and the entrance and proposed exit driveways to and from these parking areas and to and from the Subject Property itself are designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

7. That the special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may be modified by the special use granted herein, further finding that the eight story condominium building planned for the development does not establish a planning precedent and will not be duplicated in other areas of the City; and

WHEREAS, the City Council of Highwood will be adopting an ordinance substantially the same as the within ordinance in order to assure that a uniform development occurs within the entire of the Subject Property; and

WHEREAS, the City Council of the City of Highland Park has determined that the best interests of the City will be attained by the passage of the following Ordinance;

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

SECTION ONE: That, in accord with the terms and conditions of this Ordinance, a special use permit be and is granted hereby to allow the Grantee to construct a Planned Unit Development upon the portion of the Subject Property annexed to Highland Park and legally described upon **Exhibit I** attached hereto and hereby made a part hereof (hereinafter referred to as "**Territory Annexed to Highland Park**").

SECTION TWO: That the Planned Unit Development hereinabove authorized and permitted shall be constructed by the Grantee pursuant to the land uses and standards shown upon the **Master Redevelopment Plan**, attached hereto and hereby made a part hereof as **Exhibit II**, except as may otherwise be provided herein and as said Master Redevelopment Plan (Exhibit II hereto) may be modified hereafter in order to solve engineering, layout, and design problems at the time of the construction of the said Planned Unit Development and which shall meet the following regulations, with which there shall be strict compliance:

A. Construction of no more and no less than 551 dwelling units (a maximum of 396 and a minimum of 317 of which dwelling units shall be located as shown upon the Territory Annexed to Highland Park) with the understanding that the underlying zoning of the portion of which Subject Property affected by this ordinance shall remain in full force and effect subject to the special use permit granted under the terms of this Ordinance.

B. All buildings constructed upon that Territory Annexed to Highland Park of the Subject Property shall be developed in accord with the Master Redevelopment Plan attached as Exhibit II hereto, including but not limited to the height limitations, landscape plans, Parking Plan, Site Plan, and other plans contained in said Exhibit II — and otherwise conform to the applicable requirements of the Illinois State Historic Preservation Officer (hereinafter referred to as "**SHPO**").

4145913

C. As contained on the Master Redevelopment Plan attached as Exhibit II hereto, all construction upon the Territory Annexed to Highland Park shall proceed in accordance with and be built in accord with that certain Intergovernmental Annexation Agreement between the City of Highland Park and the City of Highwood dated March 3, 1998 (hereinafter referred to as "**Intergovernmental Annexation Agreement**").

SECTION THREE: That the above and foregoing special use permit is issued upon the following conditions:

A. That the Grantee shall cause the owners of the Territory Annexed to Highland Park to execute and cause recordation with the Lake County Recorder of Deeds of all of the declarations and other restrictive covenants referred to in and/or made a part of the Intergovernmental Annexation Agreement as well as the final Plat of Subdivision, which shall be substantially the same as the Preliminary Plat of Subdivision made a part of the Master Redevelopment Plan (Exhibit II hereto) attached to and made a part of the Intergovernmental Annexation Agreement. The final Plat of Subdivision, declarations, and other restrictive covenants shall be recorded with the Lake County Recorder of Deeds within the time limitations set forth in said Intergovernmental Annexation Agreement.

B. Within the time limitations set forth in and in accord with the said Intergovernmental Annexation Agreement, the Grantee shall install or cause to be installed such water mains, storm and sanitary sewer mains, storm water retention and detention basins, roadways, and other Bonded Improvements both on-site and off-site as described in the Intergovernmental Annexation Agreement (hereinafter referred to as "Bonded Improvements"), in a good and workmanlike manner and in accordance with the approved plans and specifications for the Bonded Improvements consistent with the engineering plans to be approved by the City Council of the City in accord with the Intergovernmental Annexation Agreement and this ordinance.

1. Without limitation of the foregoing, all public utilities shall be located underground.

2. With the exception of on-site storm water management facilities, the Bonded Improvements shall become the property of the City after construction and installation by the Grantee and the approval thereof by the City Council of the City.

   a. Following the said approval of the Bonded Improvements by the City Council, no modifications or change shall be made to any Public Improvement without the approval of the City Council of the City.

   b. In addition, prior to the said approval of the said Bonded Improvements, the Grantee shall have caused the owners of the open space located upon the Territory Annexed to Highland Park to record easements and restrictive covenants (which meet the approval of the City), which require said owners to maintain and repair the said storm water retention and/or detention basins, ravines, and the storm sewer service lines from buildings, drainage swales, etc. located upon the Territory Annexed to Highland Park, and which allow the City to maintain and repair said basins, ravines, and sewer mains and recover its costs for said maintenance and repair from the said owners of the said open space.

3. Immediately upon the aforesaid approval of the Bonded Improvements by the City Council of the City, the Grantee shall have dedicated (or cause to be dedicated) all easements to the City as shall be necessary to afford the City access and ingress to and egress from ravines and the Bonded Improvements for the purpose of repair,

maintenance, extension, removal, restoration, and/or replacement thereof and shall give (or cause to be given), and the City will accept, title to the Bonded Improvements by a proper Warranty Bill of Sale, substantially in the form attached to the Intergovernmental Annexation Agreement.

4. The Grantee acknowledges hereby that it shall guarantee all of such Bonded Improvements against defects in workmanship and material, and also shall maintain said Bonded Improvements during periods set forth in and as provided by the Intergovernmental Annexation Agreement.

C. The Grantee shall cause the Territory Annexed to Highland Park to be improved in compliance with the Intergovernmental Annexation Agreement and all applicable City ordinances, including but not limited to the Building Code, and shall cause the Territory Annexed to Highland Park to be improved in general conformance with the land uses and standards shown on the Master Redevelopment Plan (Exhibit II hereto) and may do so in phases as shown upon Phase Plan attached to the Intergovernmental Annexation Agreement, except as such Master Redevelopment Plan (Exhibit II hereto) hereafter may be modified to solve engineering, layout, and design problems not reasonably foreseeable at the time of the adoption of this Ordinance.

SECTION FOUR: That the Director of Community Development of the City is authorized hereby to issue upon proper application for building permits, such permits as may be required for the construction of the said Planned Unit Development — which construction shall be governed by the terms of the Intergovernmental Annexation Agreement, the Zoning Ordinance of the City, this Ordinance herein, and all other applicable ordinances of the City. Where the terms of the said Zoning Ordinance conflict with the terms of this Ordinance, the terms of this Ordinance shall apply and control. In the event of any conflict, contradiction, or other ambiguity between, on the one hand, the terms of the Intergovernmental Annexation Agreement or the documents to which it refers or any of the ordinances of either of the Parties and, on the other hand, the approvals granted by SHPO and/or the terms of any subsequent easement and/or covenant approved by SHPO and recorded with the Lake County recorder of Deeds against the title to the Territory Annexed to Highland Park, the more restrictive shall apply, control, and supersede the conflict, contradiction, or other ambiguity.

SECTION FIVE: That, at the time the final Plat of Subdivision is filed for recordation with the Lake County Recorder of Deeds, the Grantee will also cause the Open Space Easement to be filed for recordation with and recorded by the Lake County Recorder of Deeds.

A. In addition, the Open Space Easements so filed for recordation with the Lake County Recorder of Deeds shall contain such wording as may be sufficient to permanently guarantee the open space as shown on the form of such easement substantially identical to that attached as an Exhibit to the Intergovernmental Annexation Agreement.

B. That, when duly executed and recorded, the terms of said Open Space Easement shall constitute covenants running with the land, and shall be enforceable by the said City.

SECTION SIX: That, in the event any portion of this Ordinance or part thereof shall be deemed invalid by a court of competent jurisdiction, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof. In addition, the invalidity or unenforceability of any provision of this Ordinance shall not offset or invalidate any other provision hereof.

SECTION SEVEN: That within thirty (30) days of the execution hereof, the text of this Ordinance shall be recorded in the Office of the Recorder of Deeds of Lake County, Illinois.

4145913

SECTION EIGHT: That, upon conviction by a court of competent jurisdiction, every person, firm or corporation so convicted of constructing and/or commencing construction of a building on land not theretofore subdivided into a lot of record in violation of the provisions of this Ordinance shall be punished by a fine of not less than seven hundred fifty dollars ($750.00) for each offense, and a separate offense shall be deemed to have been committed on each day during or on which such a violation occurs or continues.

SECTION NINE: That the City Clerk of the City of Highland Park be and is directed hereby to publish this Ordinance in pamphlet form.

SECTION TEN: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication.

AYES: Mayor Geraci and Councilmen Weinger, Blane, Brenner and Belsky

NAYS: Councilman Mandel

ABSENT: Councilman Koukos

PASSED this 9th day of March, 19 98.

APPROVED this 9th day of March, 19 98.

Mayor

ATTEST:

City Clerk

****

The undersigned acknowledge hereby the reasonableness of the above and foregoing terms and conditions and hereby and herewith accepts the said terms and conditions as well as the special use permit to which they apply.

Grantee TOWN OF FORT SHERIDAN COMPANY, L.L.
An Illinois Limited Liability Company

By: STEIN & COMPANY FORT SHERIDAN, INC.
An Illinois Corporation

ATTEST:

Richard A. Stein, President

4145913

EXHIBIT I

Town of Fort Sheridan
Highland Park Annexation
Legal Description

That part of the Northeast fractional Quarter and that part of the Southeast Quarter of Section 10, Township 43 North, Range 12, East of the Third Principal Meridian; also that part of the Northwest fractional and the Southwest fractional Quarter of Section 11, Township 43 North, Range 12, East of the Third Principal Meridian described as follows: commencing at the Southeast corner of the Northwest Quarter of said Section 10; Thence North 89° 45' 45" West along the South line of said Northwest Quarter, 656.39 feet to the Northeasterly right of way line of 70 foot Sheridan Road (so called) as occupied and monumented; Thence South 29° 11' 44" East along said Northeasterly right of way line of Sheridan Road 585.69 feet; Thence North 61° 09' 31" East, 667.69 feet; Thence North 83° 31' 56" East, 37.45 feet; Thence North 06° 28' 04" West, 15.31 feet; Thence Northerly 80.48 feet along the arc of a circle convex Westerly, having a radius of 170.09 feet, and whose chord bears North 07° 05' 16" East, 79.73 feet; Thence Northeasterly 207.14 feet along the arc of a circle convex Northwesterly, having a radius of 1142.19 feet, and whose chord bears North 25° 50' 20" East, 206.85 feet; Thence North 31° 02' 03" East, 97.14 feet; Thence Northeasterly 43.42 feet along the arc of a circle convex Northwesterly, having a radius of 489.91 feet, and whose chord bears North 33° 34' 24" East, 43.41 feet; Thence Northeasterly 79.69 feet along the arc of a circle convex Northwesterly, having a radius of 1033.00 feet, and whose chord bears North 38° 19' 20" East, 79.67 feet; Thence Northeasterly 452.77 feet along the arc of a circle convex Northwesterly, having a radius of 2091.00 feet, and whose chord bears North 46° 44' 08" East, 451.89 feet to the **point of beginning**; Thence North 40° 11' 59" West, 111.28 feet; Thence North 16° 03' 56" East, 82.92 feet; Thence North 41° 23' 30" East, 41.31 feet; Thence North 34° 50' 22" West, 20.00 feet; Thence North 55° 47' 35" East, 78.10 feet; Thence North 41° 23' 30" East, 86.08 feet; Thence North 18° 06' 39" East, 41.78 feet; Thence North 83° 59' 46" East, 164.67 feet; Thence North 71° 21' 07" East, 138.93 feet; Thence South 18° 14' 01" East, 30.81 feet; Thence North 67° 22' 16" East, 115.02 feet; Thence North 35° 59' 15" East, 75.00 feet; Thence North 58° 18' 11" East, 147.74 feet; Thence South 29° 28' 20" East, 92.42 feet; Thence North 69° 54' 19" East, 145.75 feet; Thence North 70° 48' 24" East, 143.74 feet; Thence North 75° 19' 19" East, 50.00 feet; Thence North 79° 22' 57" East, 208.47 feet; Thence North 56° 25' 00" East, 125.38 feet; Thence North 74° 27' 23" East, 150.85 feet; Thence North 35° 38' 45" East, 231.46 feet; Thence North 01° 54' 31" East, 43.88 feet; Thence North 51° 40' 24" East, 60.43 feet; Thence North 74° 24' 45" East, 52.41 feet; Thence North 57° 14' 31" East, 32.05 feet; Thence South 86° 41' 22" East, 103.15 feet; Thence North 33° 19' 43" West, 236.40 feet; Thence North 54° 18' 40" East, 132.45 feet; Thence North 78° 14' 47" East, 110.88 feet; Thence South 22° 37' 39" East, 421.05 feet; Thence North 78° 44' 29" West, 244.33 feet; Thence North 86° 41' 22" West, 66.20 feet; Thence South 74° 15' 43" West, 44.43 feet; Thence South 41° 41' 35" East, 207.73 feet; Thence Southeasterly 595.33 feet along the arc of a circle convex Northeasterly, having a radius of 1465.00 feet, and whose chord bears South 30° 03' 05" East, 591.24 feet; Thence South 18° 24' 36" East, 159.82 feet; Thence South 04° 52' 04" East, 295.63 feet; Thence Southeasterly 314.78 feet along the arc of a circle convex Northeasterly, having a radius of 300.00 feet, and whose chord bears South 34° 11' 13" East, 300.54 feet; Thence Southeasterly 240.03 feet along the arc of a circle convex Southwesterly, having a radius of 435.00 feet, and whose chord bears South 19° 56' 08" East, 237.00 feet; Thence South 80° 42' 42" East, 89.02 feet; Thence North 83° 24' 10" West, 117.10 feet; Thence South 67° 05' 38" West, 106.44 feet; Thence South 56° 13' 51" West, 101.00 feet; Thence South 27° 42' 44" West, 58.40 feet; Thence South 52° 09' 42" West, 86.14 feet; Thence South 08° 13' 03" East, 222.69 feet; Thence South 08° 35' 37" East, 169.89 feet; Thence South 32° 27' 15" West, 68.12 feet; Thence South 16° 55' 34" West, 273.54 feet; Thence South 76° 30' 06" West, 156.07 feet; Thence North 70° 44' 47" West, 273.39 feet; Thence South 74° 58' 03" West 48.43 feet; Thence North 21° 07' 32" West 289.52 feet; Thence South 41° 07' 37" West 177.18 feet; Thence South 57° 50' 15" West 69.25 feet; Thence South 86° 30' 59" West 280.07 feet; Thence South 67° 49' 33" West 120.00 feet; Thence South 66° 55' 47" West 106.43 feet; Thence South 67° 42' 00" West 282.02 feet; Thence North 21° 46' 49" West 114.75 feet; Thence South 67° 49' 21" West 184.06 feet; Thence North 22° 05' 21" West 10.39 feet; Thence South 67° 54' 39" West 580.22 feet; Thence North 25° 20' 44" West 375.41 feet; Thence North 67° 52' 34" East 559.34 feet; Thence North 55° 44' 59" East 30.68 feet; Thence North 67° 53' 25" East 1033.16 feet; Thence North 76° 40' 36" East 40.48 feet; Thence North 67° 52' 34" East 615.22 feet; Thence Northwesterly 589.46 feet along the arc of a circle convex Northeasterly, having a radius of 3466.01 feet, and whose chord bears North 24° 57' 54"

West, 588.75 feet; Thence Northwesterly 221.53 feet along the arc of a circle convex Northeasterly, having a radius of 1575.00 feet, and whose chord bears North 33° 52' 00" West, 221.35 feet; Thence North 37° 55' 18" West 169.03 feet; Thence Northwesterly 265.13 feet along the arc of a circle convex Northeasterly, having a radius of 298.65 feet, and whose chord bears North 63° 19' 45" West, 256.51 feet; Thence Southwesterly 328.93 feet along the arc of a circle convex Northwesterly, having a radius of 1354.00 feet, and whose chord bears South 84° 16' 42" West, 328.12 feet; Thence South 75° 58' 02" West 47.56 feet; Thence Southwesterly 25.30 feet along the arc of a circle convex Northwesterly, having a radius of 1365.73 feet, and whose chord bears South 74° 40' 08" West, 25.30 feet; Thence Southwesterly 605.98 feet along the arc of a circle convex Northwesterly, having a radius of 2531.50 feet, and whose chord bears South 67° 16' 50" West, 604.53 feet; Thence Southwesterly 89.79 feet along the arc of a circle convex Northwesterly, having a radius of 1950.85 feet, and whose chord bears South 59° 06' 16" West, 89.78 feet; Thence South 57° 29' 32" West 20.00 feet; Thence South 55° 27' 52" West 143.26 feet to the **point of beginning**, in Lake County, Illinois, Containing 2,817,215 Square Feet of 64.7 Acres, more or less,

Together with

That part of the Section 10, Township 43 North, Range 12, East of the Third Principal Meridian and that part of the Northwest fractional Quarter of Section 11, Township 43 North, Range 12, East of the Third Principal Meridian, described as follows: commencing at the Northeast corner of the Northwest Quarter of said Section 10; Thence South 89° 29' 03" West along the North line of said Northwest Quarter, 675.17 feet; Thence Southeasterly along a curved line, convex Northeasterly and having a radius of 509.00 feet, an arc distance of 291.63 feet (the chord to said curved line bears South 33° 37' 31" East, 287.66 feet) to a point of compound curvature; Thence Southwesterly along a curved line tangent to the last described curved line at the last described point, convex Southeasterly and having a radius of 253.00 feet, an arc distance of 472.79 feet (the chord to said curved line bears South 36° 19' 28" West, 406.94 feet) to a point of compound curvature; Thence Northwesterly along a curved line tangent to the last described curved line at the last described point, convex Southwesterly and having a radius of 416.00 feet, an arc distance of 526.65 feet (the chord to said curved line bears North 53° 52' 20" West, 492.18 feet); Thence South 33° 53' 17" West, 355.15 feet; Thence South 21° 16' 08" West, 175.66 feet; Thence South 60° 47' 51" West, 184.32 feet; Thence North 29° 12' 09" West, 141.40 feet; Thence South 60° 47' 51" West, 139.74 feet to the Northeasterly right of way line of 70 foot wide Sheridan Road (so called) as occupied and monumented; Thence along the Northeasterly line of aforesaid Sheridan Road the following 5 courses and distances South 29° 12' 09" East, 610.45 feet to a point of curvature; Thence Southeasterly along a curved line tangent to the last described line at the last described point, convex Southwesterly, and having a radius of 11339.20 feet, an arc distance of 593.72 feet (the chord to said curved line bears South 30° 42' 09" East, 593.65 feet) to a point of tangency; Thence South 32° 12' 09" East tangent to the last described curved line at the last described point, 355.18 feet to a point of curvature; Thence Southeasterly along a curved line tangent to the last described line at the last described point, convex Northeasterly, and having a radius of 11144.69 feet, an arc distance of 584.83 feet (the chord to said curved line bears South 30° 41' 57" East, 584.77 feet) to a point of tangency; Thence South 29° 13' 08" East tangent to the last described curved line at the last described point, 59.97 feet to the point of beginning of the hereinafter described parcel, said point being also a point on the South line of the Northwest Quarter of Section 10, North 89° 45' 45" West, 656.39 feet from the center of Section 10; Thence South 29° 11' 44" East, along said Easterly Right of Way Line of Sheridan Road, 585.69 feet; Thence North 61° 09' 31" East, 667.67 feet; Thence North 83° 31' 56" East, 51.06 feet; Thence South 25° 20' 44" East, 679.94 feet; Thence North 67° 52' 34" East, 559.34 feet; Thence North 55° 44' 59" East, 30.68 feet; Thence North 67° 53' 25" East, 1033.16 feet; Thence North 76° 40' 36" East, 40.48 feet; Thence North 67° 52' 34" East, 615.22 feet; Thence Northwesterly 589.46 feet along the arc of a circle, convex Northeasterly, having a radius of 3466.01 feet and whose chord bears North 24° 57' 54" West, 588.75 feet; Thence Northwesterly 221.53 feet along the arc of a circle, convex Northeasterly, having a radius of 1575.00 feet and whose chord bears North 33° 52' 00" West, 221.35 feet; Thence North 37° 55' 18" West, 169.03 feet; Thence Northwesterly

265.13 feet along the arc of a circle. convex Northeasterly, having a radius of 298.65 feet and whose chord bears North 63° 19' 45" West, 256.51 feet; Thence Southwesterly 328.93 feet along the arc of a circle, convex Northwesterly, having a radius of 1354.00 feet and whose chord bears South 84° 16' 42" West, 328.12 feet; Thence South 75° 58' 02" West, 47.56 feet; Thence Southwesterly 25.30 feet along the arc of a circle, convex Northwesterly, having a radius of 1365.73 feet and whose chord bears South 74° 40' 08" West, 25.30 feet; Thence Southwesterly 605.98 feet along the arc of a circle, convex Northwesterly, having a radius of 2531.50 feet and whose chord bears South 67° 16' 50" West, 604.53 feet; Thence Southwesterly 89.79 feet along the arc of a circle, convex Northwesterly, having a radius of 1950.85 feet and whose chord bears South 59° 06' 16" West, 89.78 feet; Thence South 57° 29' 32" West, 20.00 feet; Thence South 55° 20' 28" West, 150.32 feet; Thence Southwesterly 445.70 feet along the arc of a circle, convex Northwesterly, having a radius of 2091.00 feet and whose chord bears South 46° 38' 19" West, 444.86 feet; Thence Southwesterly 64.94 feet along the arc of a circle, convex Northwesterly, having a radius of 1033.00 feet and whose chord bears South 38° 43' 53" West, 64.93 feet; Thence Westerly 405.06 feet along the arc of a circle, convex Northerly, having a radius of 430.64 feet and whose chord bears South 83° 24' 36" West 390.29 feet; Thence South 56°28'00" West, 93.03 feet; Thence Westerly 343.83 feet along the arc of a circle, convex Southerly, having a radius of 371.79 feet and whose chord bears South 82° 57' 35" West 331.71 feet; Thence Westerly 56.47 feet along the arc of a circle, convex Southerly, having a radius of 225.00 feet and whose chord bears North 63° 21' 25" West 56.32 feet; Thence Westerly 262.28 feet along the arc of a circle, convex Northerly, having a radius of 237.00 feet and whose chord bears North 87° 52' 14" West 249.10 feet; Thence South 60° 25' 35" West, 56.64 feet to a point on the Easterly Line of Sheridan Road, aforesaid; Thence Southwesterly 50.67 feet along said Easterly Line of Sheridan Road, being the arc of a circle, convex Northeasterly, having a radius of 11144.69 feet and whose chord bears South 29° 19' 33" East 50.67 feet to a point of tangency; Thence South 29° 13' 08" East, tangent to the last described course, along said Easterly Line of Sheridan Road, 59.97 feet to the point of beginning, in Lake County, Illinois, containing 3,059,280 Square Feet of 70.2 Acres, more or less.

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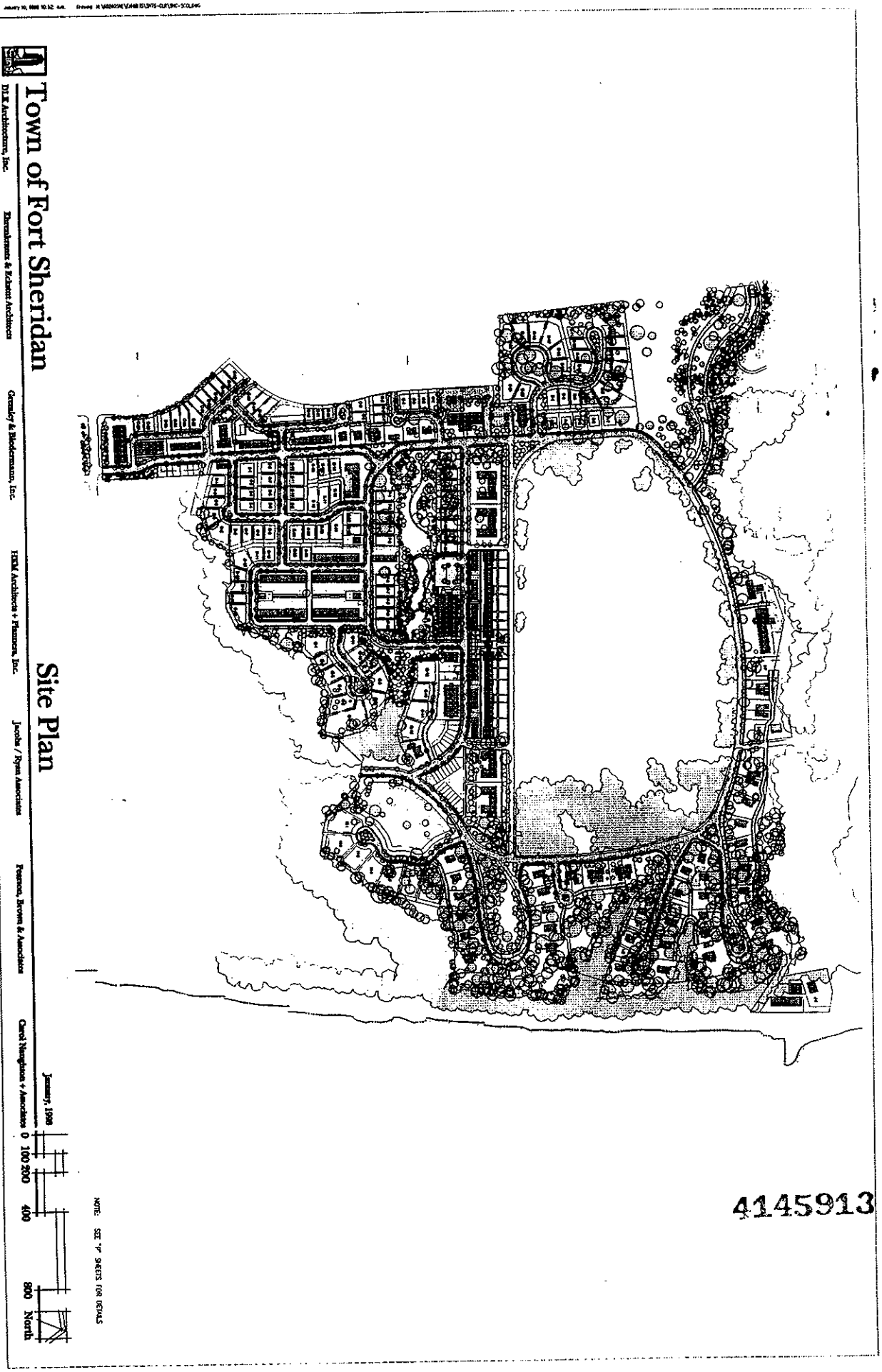
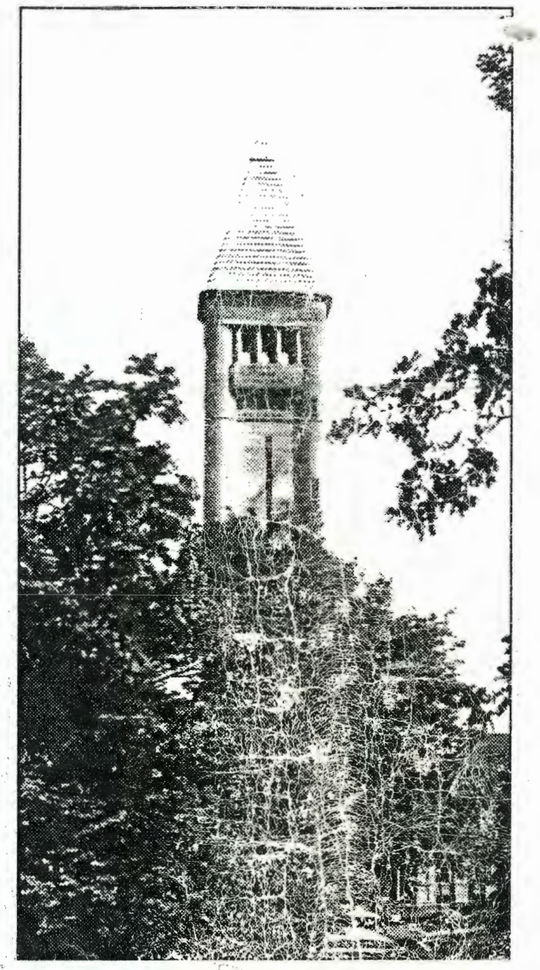


Excerpt of Master Redevelopment Plan dated 2/5/98 - Full copy on file with the Highland Park City Clerk



Town of Fort Sheridan Company

Master Redevelopment Plan

January 1998

RECOMMENDED FOR APPROVAL BY THE JPC ON
JANUARY 15, 1998 (WITH REVISION TO NOTE 4 ON PAGE 16)

TECHNICAL REVISIONS ISSUED FEBRUARY 5, 1998

Site Plan

1. Site Plan
2. Land Use
3. Zoning Districts
4. Building Height Plan
5. Open Space
6. Parking & Traffic Control

Landscape Plan

7. Landscape Planting Plan
8. Meadow Landscape Planting Plan
9. Plant List

Civil Engineering

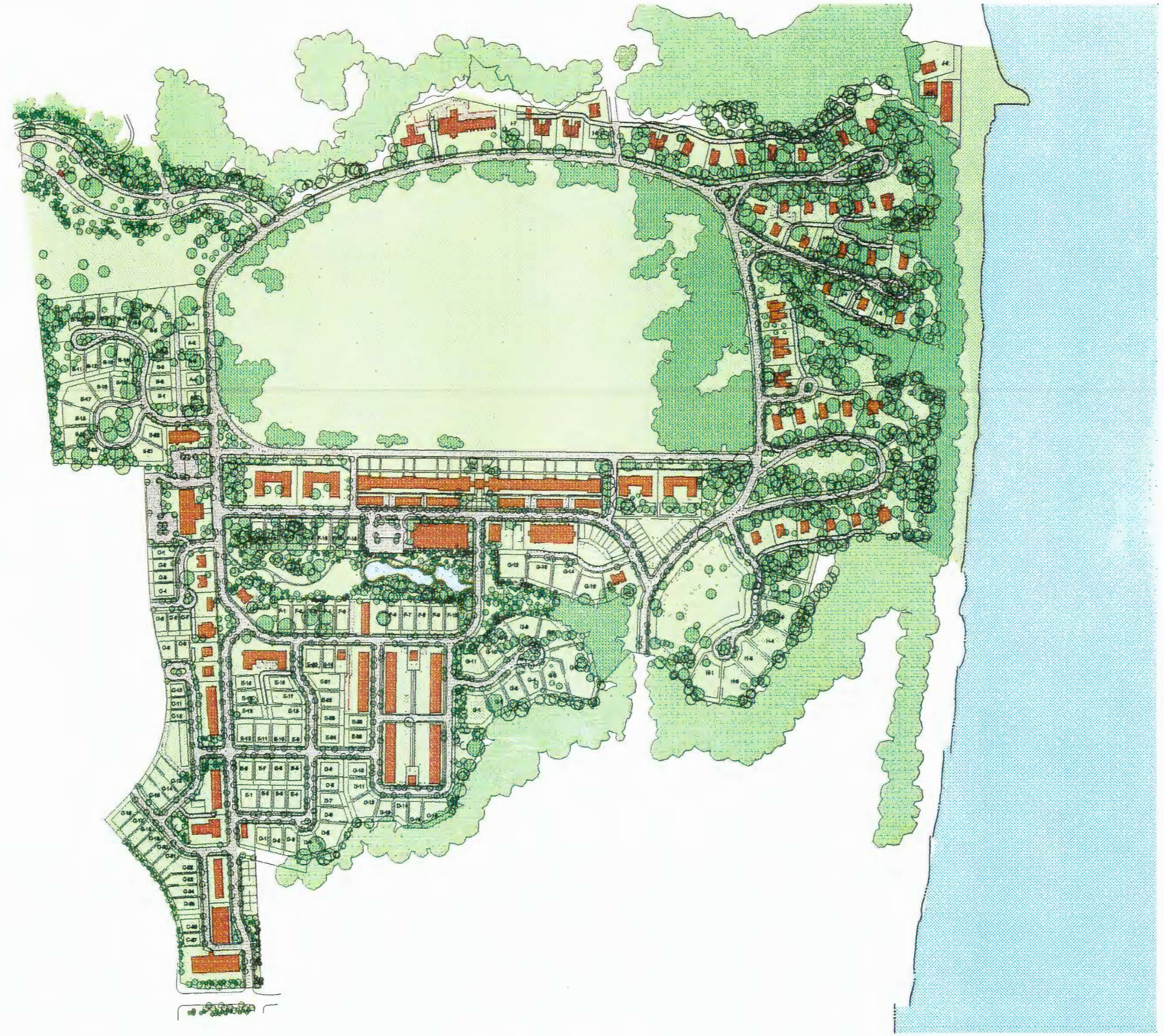
10. Geometrics Plan
11. Sanitary Sewer Plan
12. Stormwater Management Plan
13. Watermain Plan

Preliminary Plat of Subdivision

14. Town of Fort Sheridan Subdivision - East
15. Town of Fort Sheridan Subdivision - West

Lot Regulations

16. Float Plan, Lot FAR & General Notes
17-27. Lot Regulations (P1-P11)
28-29. Permitted Yard Encroachments



NOTE: SEE "P" SHEETS FOR DETAILS

Town of Fort Sheridan

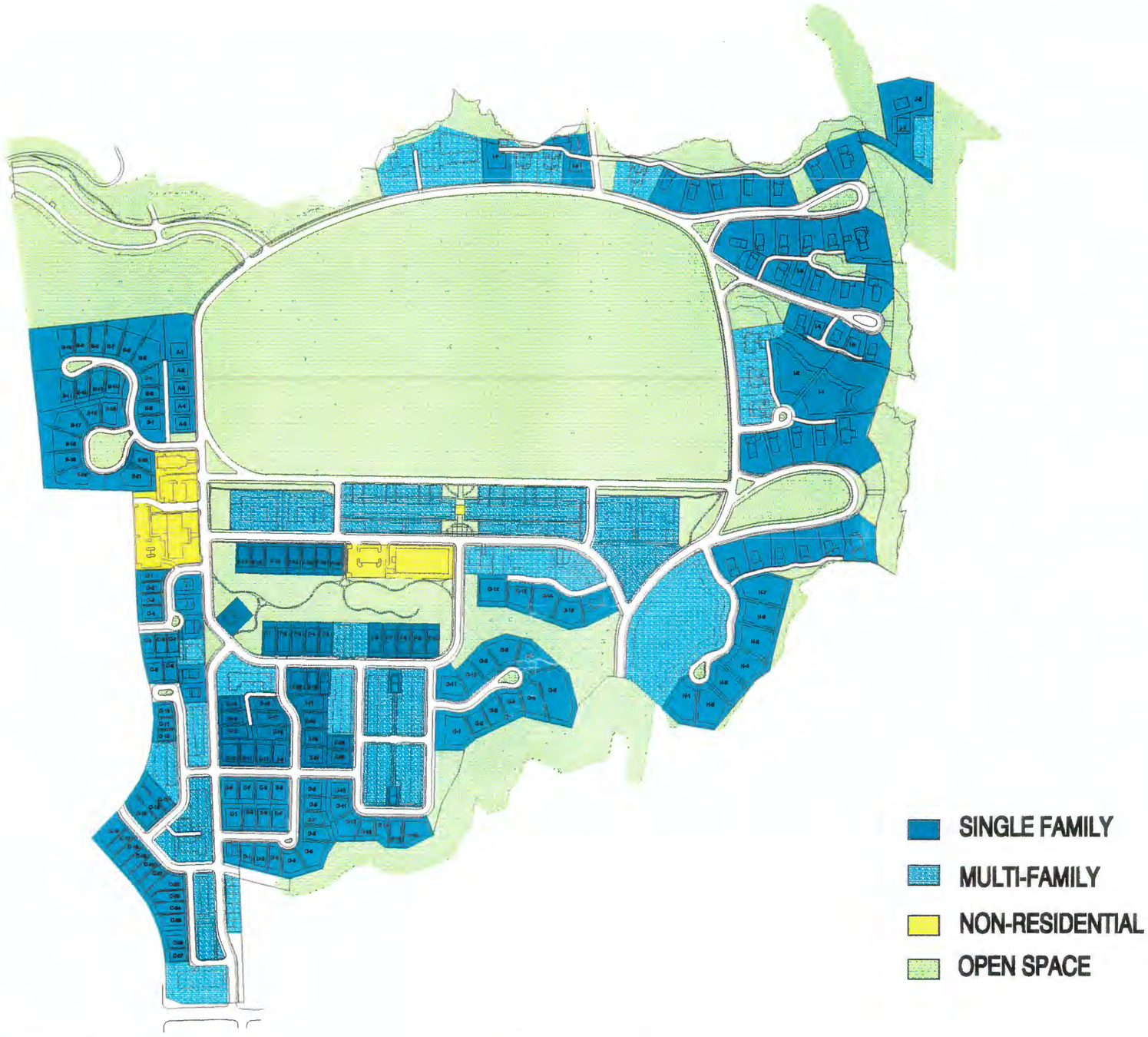
Site Plan

January, 1998

0 100 200 400 800 North

DLK Architecture, Inc. | Ehrenkrantz & Eckstut Architects | Gremley & Biedermann, Inc. | HKM Architects + Planners, Inc. | Jacobs / Ryan Associates | Pearson, Brown & Associates | Carol Naughton + Associates

January 10, 1998 10:52: a.m. Drawing: H:\60260SHE\CONSTS\SHTS-CLR\SHC-SCOL.DWG



Town of Fort Sheridan

Land Use

January, 1998

DLK Architecture, Inc. | Ehrenkrantz & Eckstut Architects | Gremley & Biedermann, Inc. | HKM Architects + Planners, Inc. | Jacobs / Ryan Associates | Pearson, Brown & Associates | Carol Naughton + Associates

0 100 200 400 800 North

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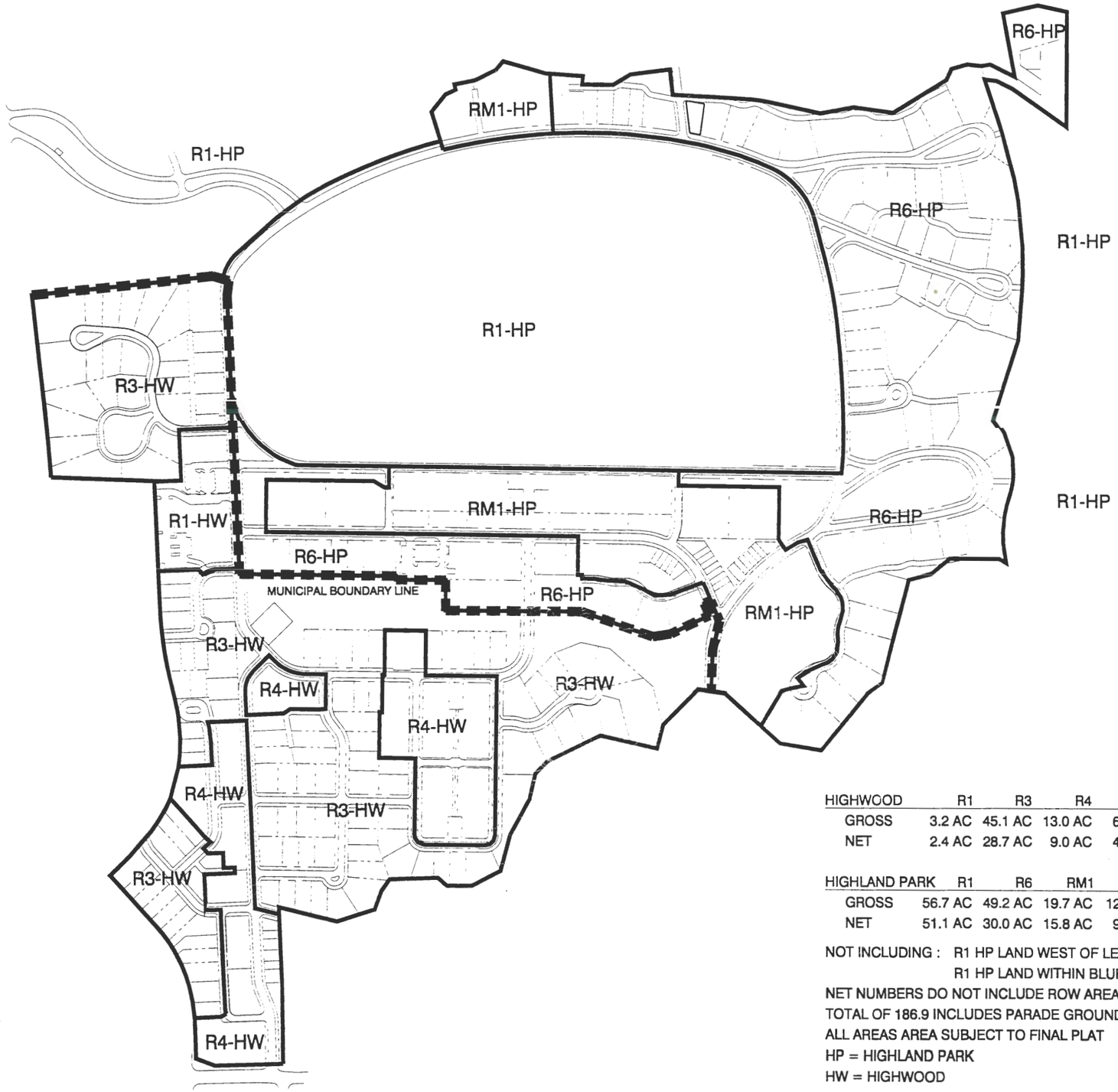


HIGHWOOD	R1	R3	R4	TOTAL
GROSS	3.2 AC	45.1 AC	13.0 AC	61.3 AC
NET	2.4 AC	28.7 AC	9.0 AC	40.1 AC

HIGHLAND PARK	R1	R6	RM1	TOTAL
GROSS	56.7 AC	49.2 AC	19.7 AC	125.6 AC
NET	51.1 AC	30.0 AC	15.8 AC	96.9 AC

NOT INCLUDING : R1 HP LAND WEST OF LEONARD WOOD AVE.
R1 HP LAND WITHIN BLUFFS
NET NUMBERS DO NOT INCLUDE ROW AREAS
TOTAL OF 186.9 INCLUDES PARADE GROUNDS + ROW
ALL AREAS AREA SUBJECT TO FINAL PLAT
HP = HIGHLAND PARK
HW = HIGHWOOD

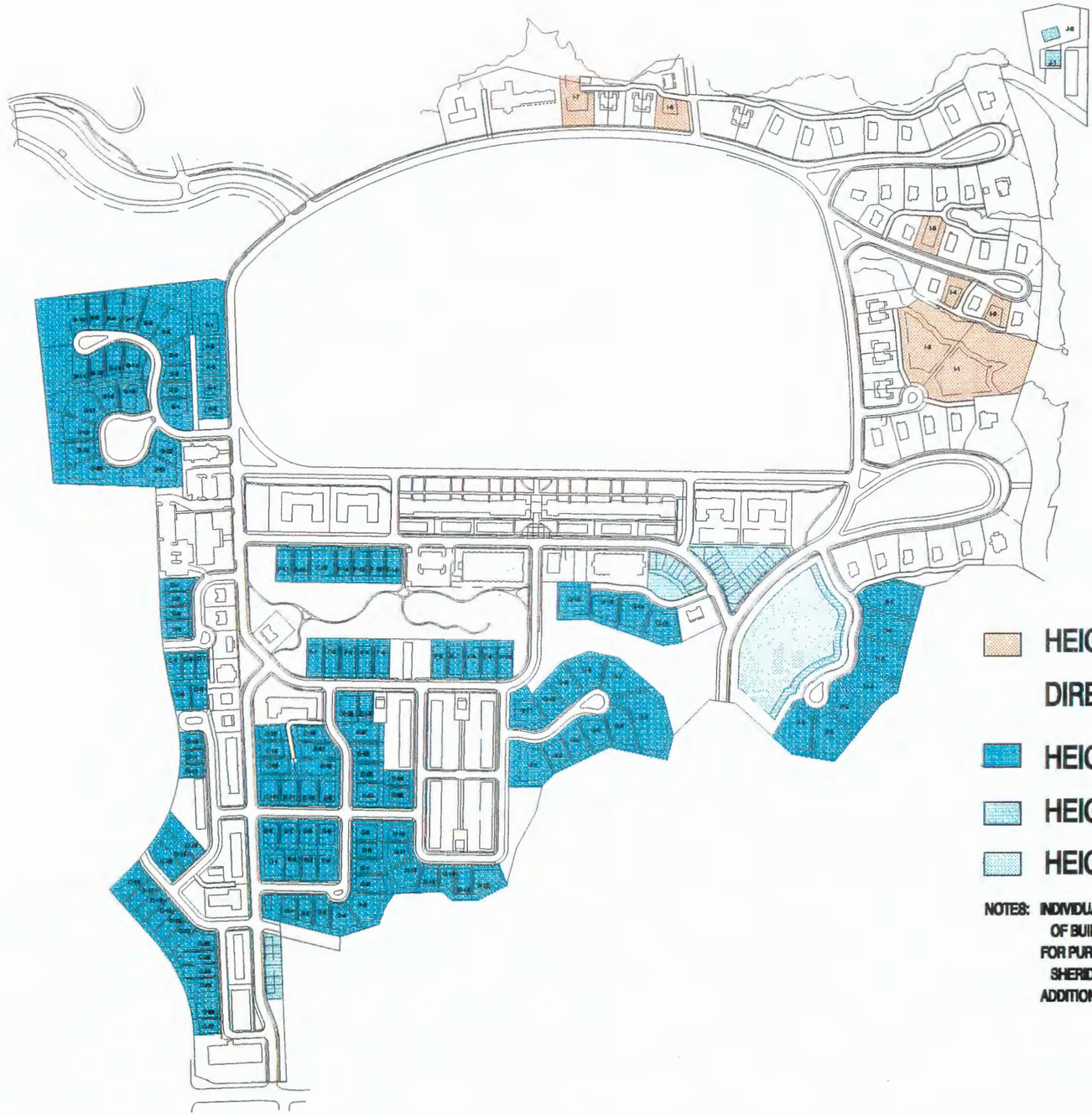
Town of Fort Sheridan

Zoning Districts

February, 1998

DLK Architecture, Inc. Ehrenkrantz & Eckstut Architects Gremley & Biedermann, Inc. HKM Architects + Planners, Inc. Jacobs / Ryan Associates Pearson, Brown & Associates Carol Naughton + Associates

0 100 200 400 800 North



HEIGHT NOT TO EXCEED THE TALLEST DIRECTLY ADJACENT EXISTING BUILDING

HEIGHT NOT TO EXCEED 35'

HEIGHT NOT TO EXCEED 45'

HEIGHT NOT TO EXCEED 114'

NOTES: INDIVIDUAL LOT BUILDING HEIGHT IS BASED UPON SIDEWALK GRADE AT FRONT OF BUILDING.
FOR PURPOSES OF THE PUD, HEIGHT IS BASED UPON THE 691.35 GRADE AT SHERIDAN ROAD AND NEW OLD ELM ENTRY.
ADDITIONS TO HISTORIC BUILDINGS SHALL NOT EXCEED EXISTING BUILDING HEIGHT.

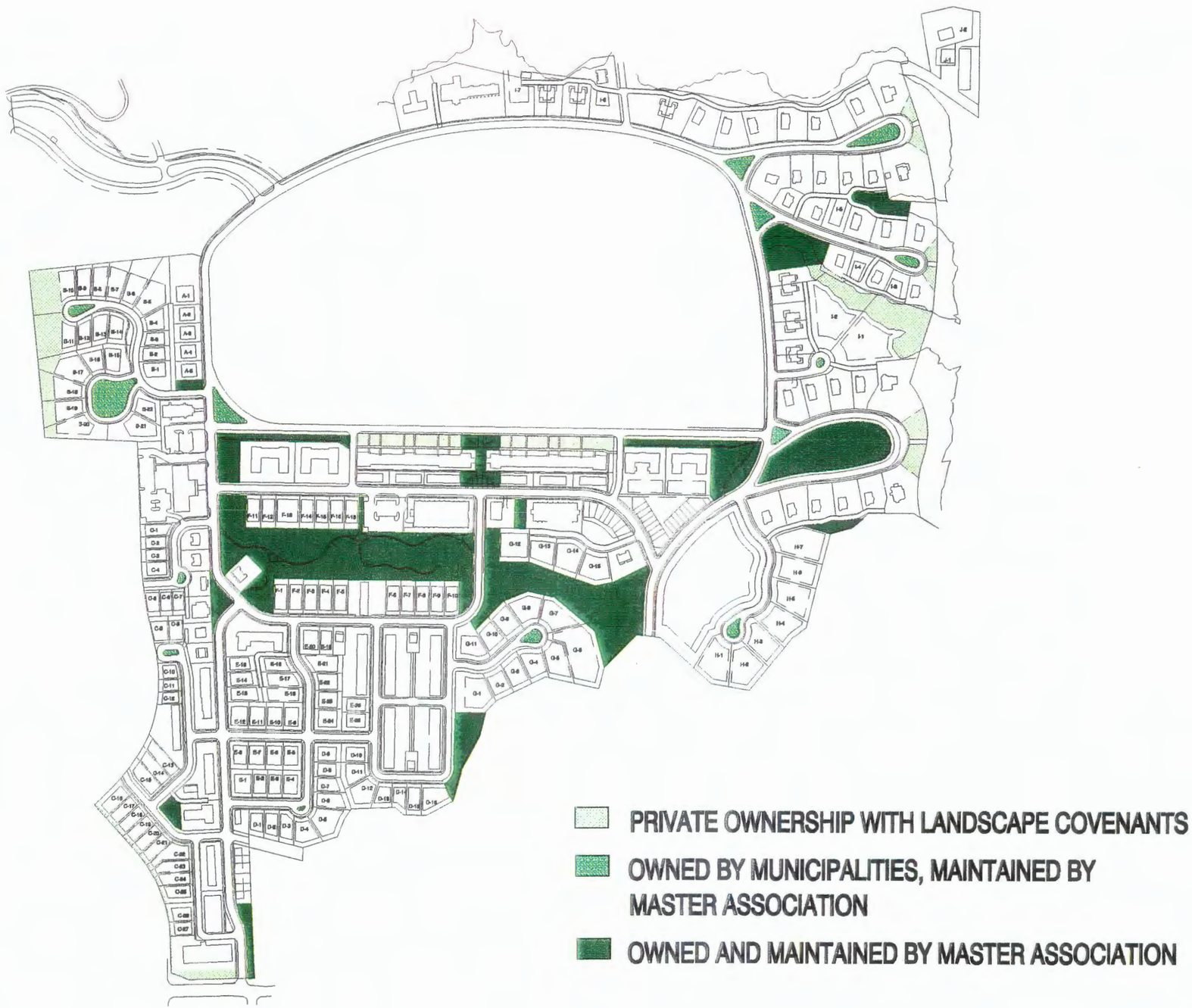
Town of Fort Sheridan

Building Height Plan

January, 1998

DLK Architecture, Inc. | Ehrenkrantz & Eckstut Architects | Gremley & Biedermann, Inc. | HKM Architects + Planners, Inc. | Jacobs / Ryan Associates | Pearson, Brown & Associates | Carol Naughton + Associates

0 100 200 400 800 North



PRIVATE OWNERSHIP WITH LANDSCAPE COVENANTS

OWNED BY MUNICIPALITIES, MAINTAINED BY MASTER ASSOCIATION

OWNED AND MAINTAINED BY MASTER ASSOCIATION

Town of Fort Sheridan

Open Space

January, 1998

DLK Architecture, Inc. | Ehrenkrantz & Eckstut Architects | Gremley & Biedermann, Inc. | HKM Architects + Planners, Inc. | Jacobs / Ryan Associates | Pearson, Brown & Associates | Carol Naughton + Associates

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January 10, 1998 1:33 p.m. Drawing: N:\60260SHE\EXHIBITS\SHTS-CLR\SHC-OPEN.DWG

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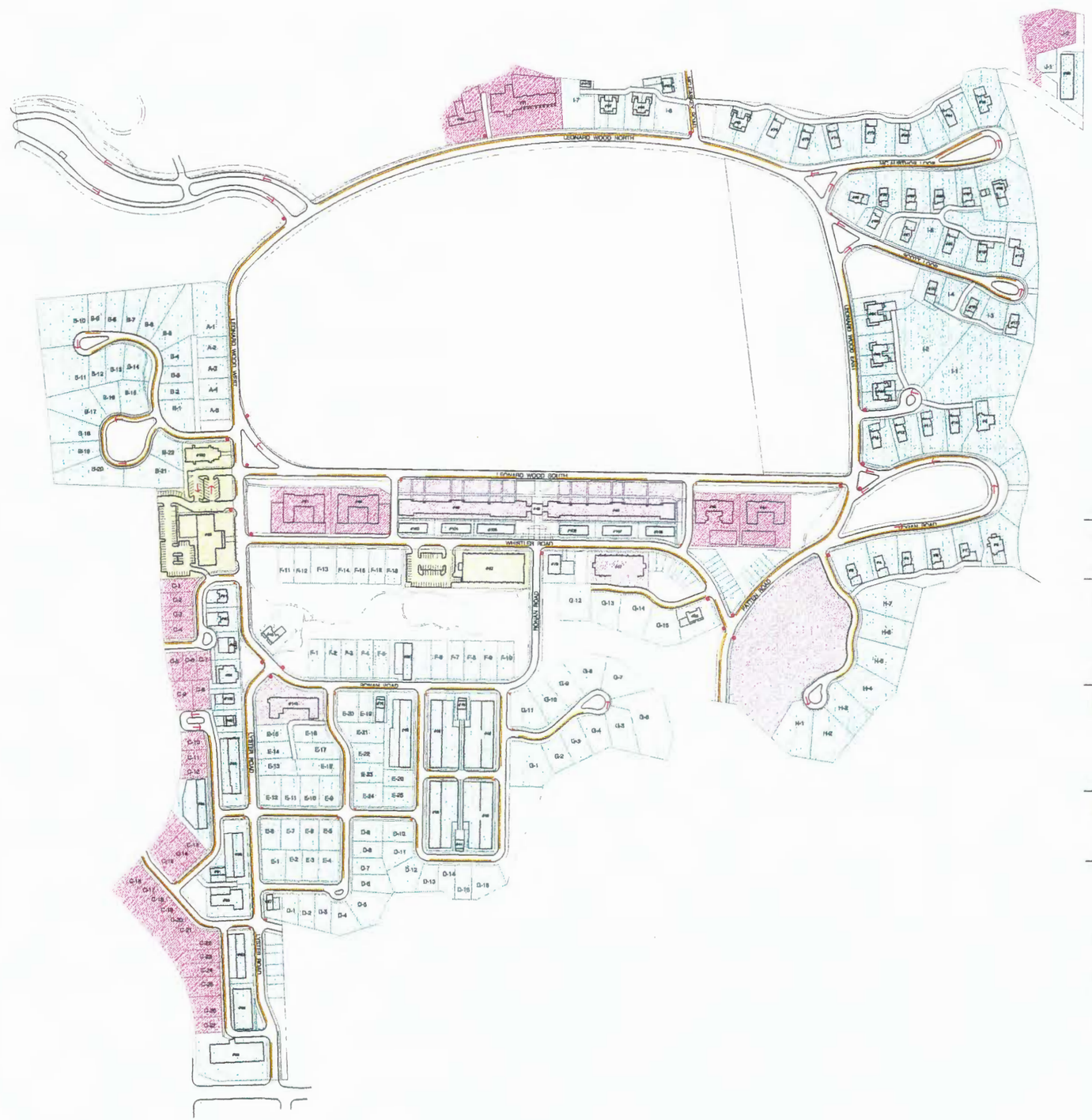

LEGEND

STOP SIGN	YIELD SIGN
RESIDENTIAL PARKING	± 1,102 STALLS
DETACHED GARAGE	± 170 STALLS
ATTACHED / INTERNAL GARAGE (DETACHED PERMITTED)	± 564 STALLS
BELOW GRADE / BUILDING	± 368 STALLS
NON-RESIDENTIAL PARKING	± 139 STALLS
SURFACE LOTS (NON - RESIDENTIAL)	
MIDWEST YOUNG ARTISTS	61 STALLS
THEATER BUILDING	28 STALLS
LAKE FOREST COLLEGE	50 STALLS
GUEST PARKING	± 750 STALLS

ON - STREET PARKING
(ON ONE SIDE OF ALL STREETS EXCEPT AS NOTED)

NOTES

1. PARKING FOR RESIDENTIAL UNITS SHALL BE PROVIDED AS FOLLOWS:
   - SINGLE FAMILY HOMES — 2 CARS PER UNIT
   - MULTI-FAMILY - ONE BEDROOM — 1.5 CARS PER UNIT
   - MULTI-FAMILY - TWO PLUS BEDROOM — 2 CARS PER UNIT
2. BUILDINGS 48,50 AND 103-108 MAY UTILIZE ON-STREET PARKING TO SATISFY UP TO 0.5 REQUIRED CARS PER UNIT.
3. PARKING FOR NON - RESIDENTIAL USES SHALL BE PROVIDED AS SHOW
4. ONE LOADING BAY SHALL BE PROVIDED AT THE CONDO BUILDING, AND NO OTHER BUILDINGS SHALL REQUIRE LOADING BAYS.
5. FINAL COUNT WILL VARY AND IS BASED UPON THE FOLLOWING:
   - NOT INCL. DRIVEWAY PARKING
   - NOT INCL. 3RD GARAGE FOR 3 CAR PRODUCT

Town of Fort Sheridan

Parking and Traffic Control

DLK Architecture, Inc. | Ehrenkrantz & Eckstut Architects | Gremley & Biedermann, Inc. | HKM Architects + Planners, Inc. | Jacobs / Ryan Associates | Pearson, Brown & Associates | Carol Naughton + Associates

1-8-98

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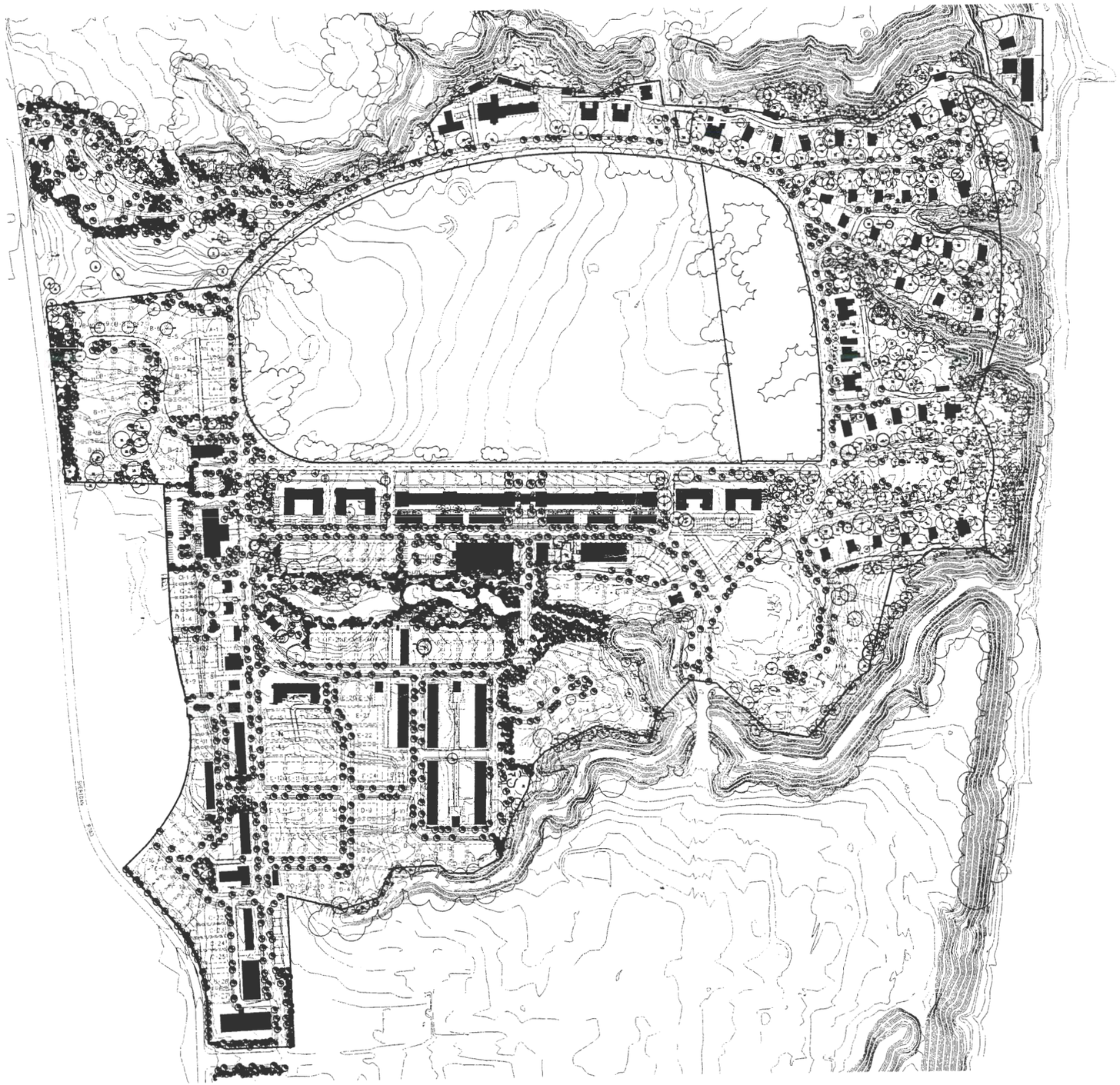

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no.	revision / issuance	init.	date

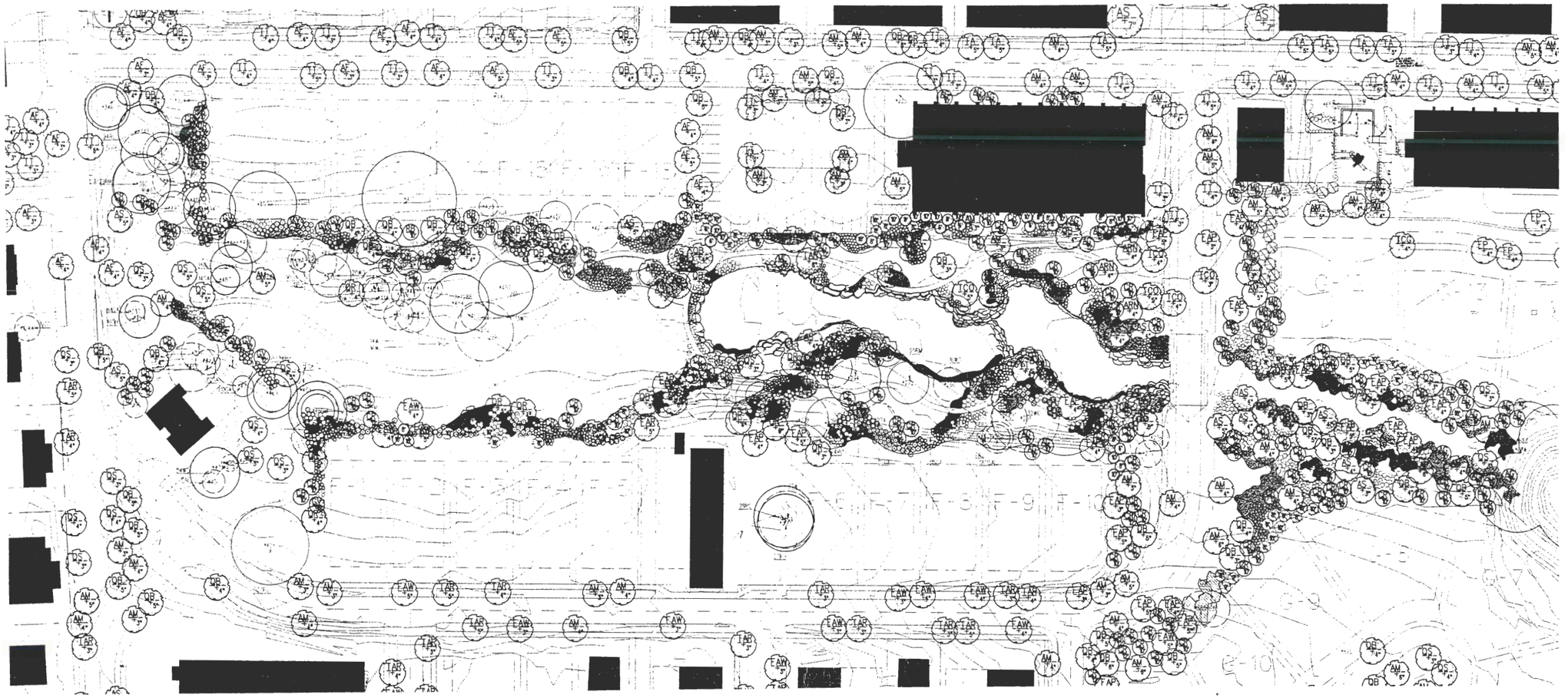
Landscape Planting Plan

Scale: 1"= 200'

date	drawn by	checked by
01-05-98	JRA	JRA

Job No. 9712

Sheet No. L3



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no.	revision / issuance	init.	date

Meadow Landscape Planting Plan

Scale: 1"= 50'

date	drawn by	checked by
01-05-98	JRA	JRA

Job No. 9712

Sheet No. L3

Qty.	Key	Botanical & Common Name	Root	Size
Major Shade Trees				
-----	AF---	Acer x freemanii "Autumn Blaze" Autumn Blaze Maple	B&B---	3"-6"
-----	AM---	Acer x rubrum "Marmo" Red Sunset Red Maple	B&B---	3"-6"
-----	ARN--	Acer x rubrum "Northwoods" Northwoods Red Maple	B&B---	3"-6"
-----	AS---	Acer x saccharum "Green Mountain" Green Mountain Sugar Maple	B&B---	3"-7"
-----	CO---	Celtis occidentalis "Chicagoland" Chicagoland Hackberry	B&B---	3"-5"
-----	FAR--	Fraxinus americana "Autumn Purple" Autumn Purple White Ash	B&B---	3"-6"
-----	FAW--	Fraxinus americana "Windy City" Windy City White Ash	B&B---	3"-5"
-----	FP---	Fraxinus pennsylvanica "Marshall's" Marshall's Green Ash	B&B---	3"-6"
-----	GD---	Gymnocaldus dioica Kentucky Coffeetree	B&B---	3"-4"
-----	QB---	Quercus bicolor Swamp White Oak	B&B---	3"-6"
-----	QM---	Quercus macrocarpa Bur Oak	B&B---	3"-6"
-----	QR---	Quercus rubrum Red Oak	B&B---	3"-6"
-----	QS---	Quercus x schuetti Swamp Bur Oak	B&B---	3"-6"
-----	TAR--	Tilia americana "Redmond" Redmond Linden	B&B---	3"-6"
-----	TCG--	Tilia americana "Glenleven" Glenleven Linden	B&B---	3"-5"
-----	TCO--	Tilia cordata "Greenspire" Greenspire Linden	B&B---	3"-5"
-----	TI---	Tilia tomentosa Silver Linden	B&B---	3"-6"
-----	UH---	Ulmus x hollanica "Homestead" Homestead Elm	B&B---	3"-6"
-----	UR---	Ulmus "Regal" Regal Elm	B&B---	4"----
Ornamental Trees				
-----	AG---	Amelanchier grandiflora Serviceberry	B&B---	8'-12'
-----	CE---	Cercis canadensis Redbud	B&B---	10'-12'--
-----	CG---	Cornus alternifiora Golden Glory Dogwood	B&B---	10'-12'--
-----	CR---	Crataegus crus-galli "Inermis" Thornless Cockspur Hawthorn	B&B---	8'-12'--
-----	MM---	Malus "Molten Lava" Molten Lava Crabapple	B&B---	10'----
-----	MR---	Malus "Red Jewel" Red Jewel Crabapple	B&B---	8'-12'--

Qty.	Key	Botanical & Common Name	Root	Size
Flowering Shrubs				
-----	AA---	Aronia arbutifolia Red Chokeberry	B&B---	24"#.
-----	AM---	Aronia melanocarpa Black Chokeberry	B&B---	36"#.
-----	CA---	Clethra alnifolia Summersweet	B&B---	36"#.
-----	CF---	Calycanthus floridus Common Sweetshrub	B&B---	36"#.
-----	DO---	Cornus racemosa Gray Dogwood	B&B---	4'#.
-----	CH---	Corylus americana American Hazelnut	B&B---	5'#.
-----	CM---	Cotoneaster multiflora Manyflowere Cotoneaster	B&B---	5'#.
-----	EA---	Euonymous alata Winged Euonymous	B&B---	4'#.
-----	EG---	Fothergilla gardenii Dwarf Fothergilla	B&B---	30"#.
-----	HV---	Hamamelis vernalis Spring Blooming Whitchhazel	B&B---	4'#.
-----	HF---	Hamamelis virginiana Fall Blooming Whitchhazel	B&B---	4'#.
-----	HP---	Hydrangea paniculata "Floribunda" Hydrangea	B&B---	36"#.
-----	HT---	Hydrangea "Tardiva" Tardiva Hydrangea	B&B---	4'#.
-----	KA---	Kolkwitzia amabilis Beautybush	B&B---	36"#.
-----	PF---	Potentilla fruticosa "Gold Drop" Gold Drop Potentilla	B&B---	24"#.
-----	RA---	Rhus aromatica Fragrant Sumac	B&B---	18"#.
-----	GL---	Rhus glabra 'Gro-Lo' Gro-Lo Sumac	B&B---	24"#.
-----	RR---	Rosa rugosa Rugosa Rose	B&B---	36"#.
-----	SA---	Symphoricarpos albus Common Snowberry	B&B---	36"#.
-----	SP---	Spirea x bumalda "Frobelii" Frobels Spirea	B&B---	24"#.
-----	SF---	Spirea fritschania Bridalwreath Spirea	B&B---	36"#.
-----	SN---	Spirea nipponica "Halwards Silver" Halwards Silver Spirea	B&B---	24"#.
-----	SR---	Syringa patula "Miss Kim" Miss Kim Lilac	B&B---	36"---
-----	SM---	Syringa meyeri "Meyeri" Dwarf Lilac	B&B---	36"#.
-----	VD---	Viburnum dentatum "Chicago Lustre" 25 Chicago Lustre Viburnum	B&B---	36"#.
-----	VJ---	Viburnum x juddi Judd Viburnum	B&B---	4'#.
-----	VM---	Viburnum "Mohican" Mohican Viburnum	B&B---	4'#.
-----	VP---	Viburnum prunifolium Blackhaw Viburnum	B&B---	5'#.
-----	VR---	Viburnum rhytidophylloides Leatherleaf Viburnum	B&B---	5'#.
-----	VT---	Viburnum trilobum 'Wentworth' American Cranberry Bush	B&B---	36"#.
Evergreen Trees				
-----	AC---	Abies concolor White Fir	B&B---	6'-10'
-----	PA---	Picea abies Norway Spruce	B&B---	6'-10'
-----	PS---	Pinus Strobus White Pine	B&B---	6'-10'
-----	PO---	Picea omorika Picea omorika Serbian Spruce Serbian Spruce	B&B---	8'-10'
Evergreen Shrubs				
-----	PM---	Pinus "Mugho" Mugho Pine	B&B---	24"#.
-----	TT---	Taxus media "Tauntoni" Taunton yew	B&B---	24"#.
-----	TN---	Thuja "Nigra" Arborvitae	B&B---	6'-8'

Key	Qty.	Botanical & Common Name	Root	Size
ER---	-----	Sporobolus heterolepsis Prairie Dropseed	-----	-----
DC---	-----	Deschampsia caespitosa Tufted Hair Grass	-----	-----
RF---	-----	Rudbeckia fulgida "Goldstrum" Black Eyed Susan	-----	-----

% S.F.	Qty.	Botanical & Common Name	Root	Size
____ Square Feet Mix 'A'				
-----	-----	Iris siberica "Caesars Brother" Caesars Brother Siberian Iris	-----	-----
-----	-----	Iris Pseudocorus "Roy Davidson" Yellow Flag Iris	-----	-----
-----	-----	Iris Versicolor "Gerald Darby" Gerald Darby Blue Flag Iris	-----	-----
-----	-----	Eupatorium purpureum Joe-Pye Weed	-----	-----
-----	-----	Aster novae-angliae "New England" New England Aster	-----	-----
-----	-----	Caltha palustris Marsh Marigold	-----	-----
-----	-----	Viola odorata Violets	-----	-----
-----	-----	Lobelia cardinalis Cardinal Flower	-----	-----
____ Square Feet Mix 'B'				
-----	-----	Phlox divaricat laphamii Woodland Phlox	-----	-----
-----	-----	Astilbe japonica "Deutschland" Deutschland Astilbe	-----	-----
-----	-----	Astilbe japonica "Peach Blossom" Peach Blossom Astilbe	-----	-----
-----	-----	Astilbe japonica "Bridal Veil" Bridal Veil Astilbe	-----	-----
-----	-----	Polystichum acrostichoides Christmas Fern	-----	-----
-----	-----	---- Wild Ginger	-----	-----
____ Square Feet Mix 'C'				
-----	-----	Pennisetum alopecuroides Fountain Grass		
-----	-----	Rudbeckia fulgida "Goldstrum" Black Eyed Susan	-----	-----
-----	-----	Echinacea purpurea Purple Coneflower	-----	-----
-----	-----	Hemerocallis "Happy Returns" Happy Returns Daylily	-----	-----
-----	-----	Hemerocallis "Catherine Woodbury" Catherine Woodbury Daylily	-----	-----
-----	-----	Hemerocallis "Frank Hunter" Frank Hunter Daylily	-----	-----
-----	-----	Hemerocallis "Chicago Brave" Chicago Brave Daylily	-----	-----
-----	-----	Deschampsia caespitosa Tufted Hair Grass	-----	
____ Square Feet Mix 'D'				
-----	-----	Aquilegia canadensis Canadian Columbine	-----	-----
-----	-----	----- Mayapple	-----	-----
-----	-----	Trillium grandiflora White Trillium	-----	-----
-----	-----	Mertensia virginica Virginia Bluebells	-----	-----
-----	-----	Polystichum acrostichoides Christmas Fern	-----	-----
-----	-----	Viola odorata Violets	-----	-----
-----	-----	Polygonatum biflorum Solomon's Seal	-----	-----
____ Square Feet Mix 'E'				
-----	-----	Liatris spicata 'Kobold' Blazing Star	-----	-----
-----	-----	Rudbeckia fulgida "Goldstrum" Black Eyed Susan	-----	-----
-----	-----	Aster laevis Smooth Aster	-----	-----
-----	-----	Sporobolus heterolepsis Prairie Dropseed	-----	-----
____ Square Feet Mix 'G'				
-----	-----	Asclepias incarnata Swamp Milkweed	-----	-----
-----	-----	Calamogrostis canadensis Blue Com Grass	-----	-----
-----	-----	Carex lacustris Lake Sedge	-----	-----
-----	-----	Eleocharis acicularis Needle Spike Rush	-----	-----
-----	-----	Leersia oryzoides Rice Cut Grass	-----	-----
-----	-----	Panicum virgatum Prairie Switch Grass	-----	-----
-----	-----	Spartina pectinata Prairie Cord Grass	-----	-----

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no.	revision / issuance	init.	date
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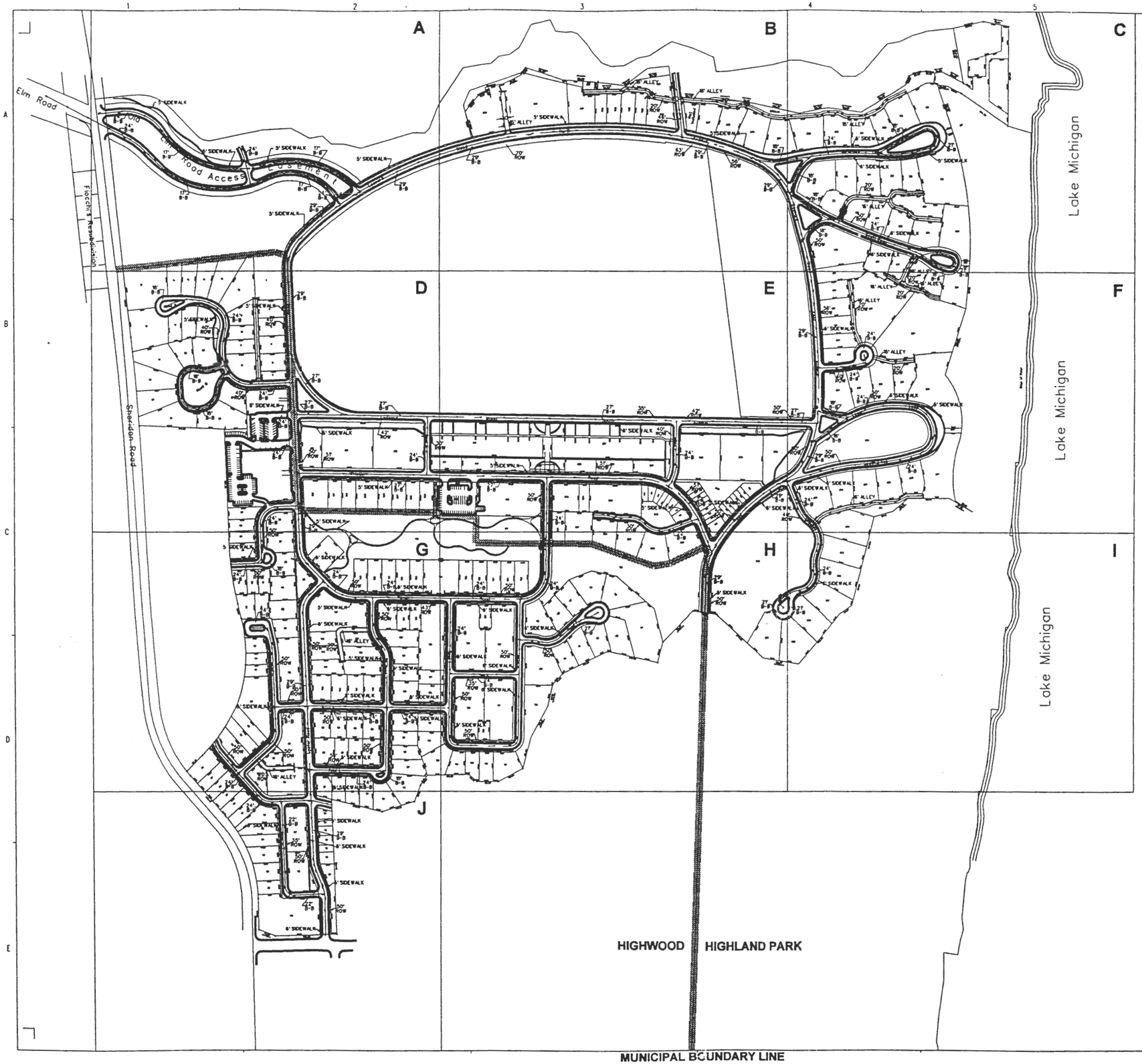
Plant List

date	drawn by	checked by
11-1-97	JRA	JRA

Job No. 9712

Sheet No.



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Sheet Description
GEOMETRICS PLAN

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1-6-98	KLW	RAA

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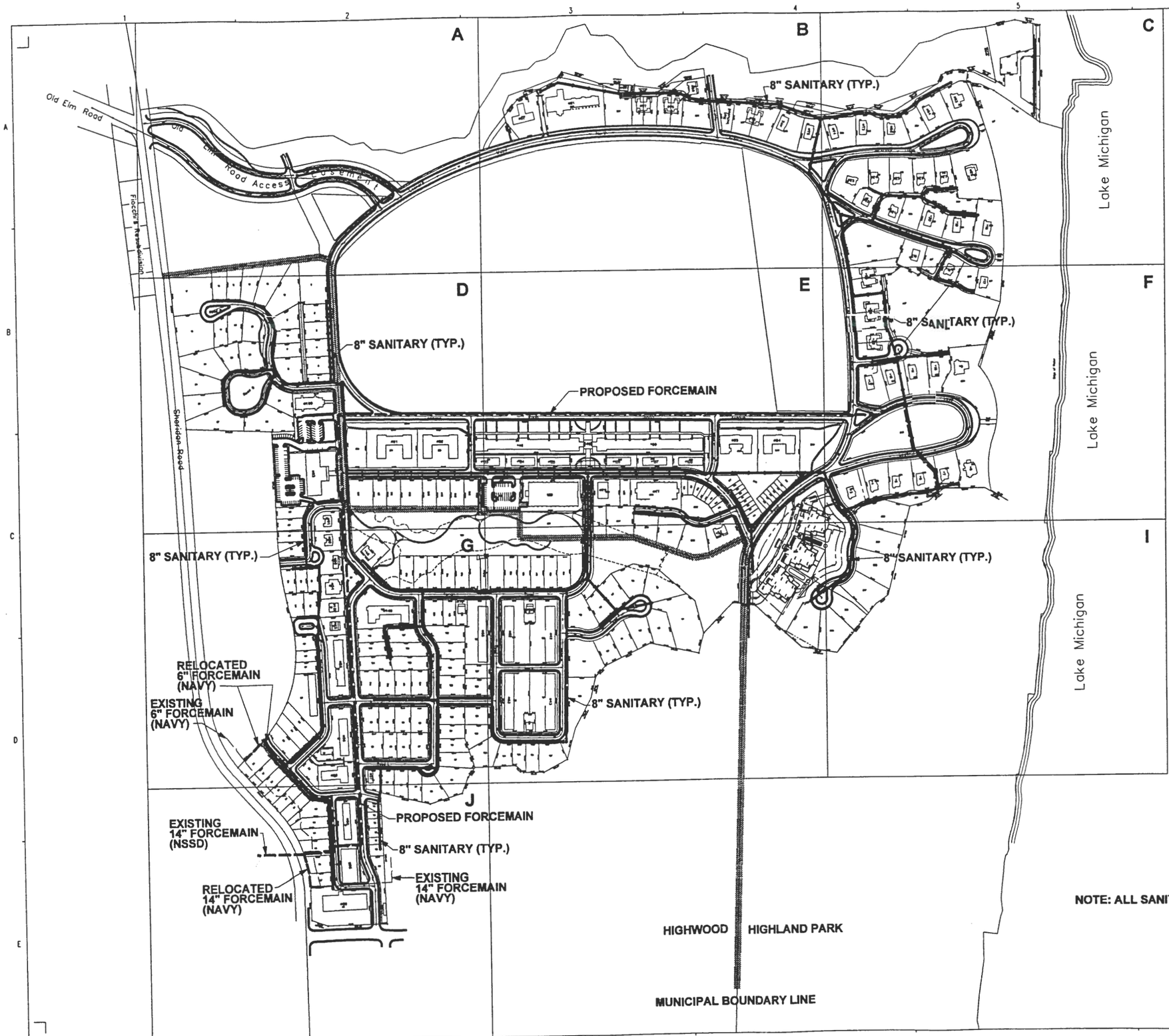
9766

Sheet No.
CP-5



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KEY

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Sheet Description
SANITARY SEWER PLAN

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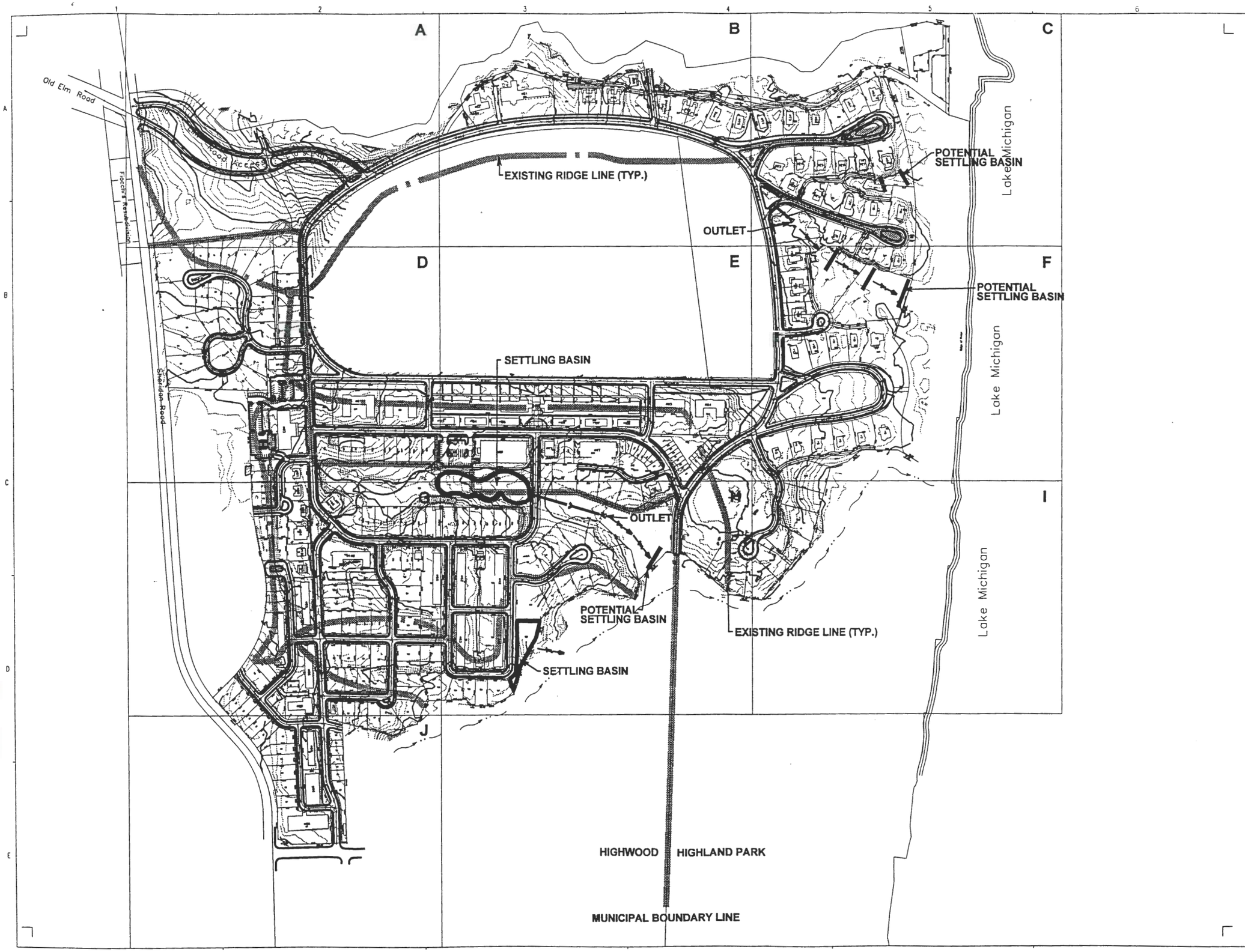
Job No.
9766

Sheet No.
CP-8



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KEY

SCALE 1" = 200'

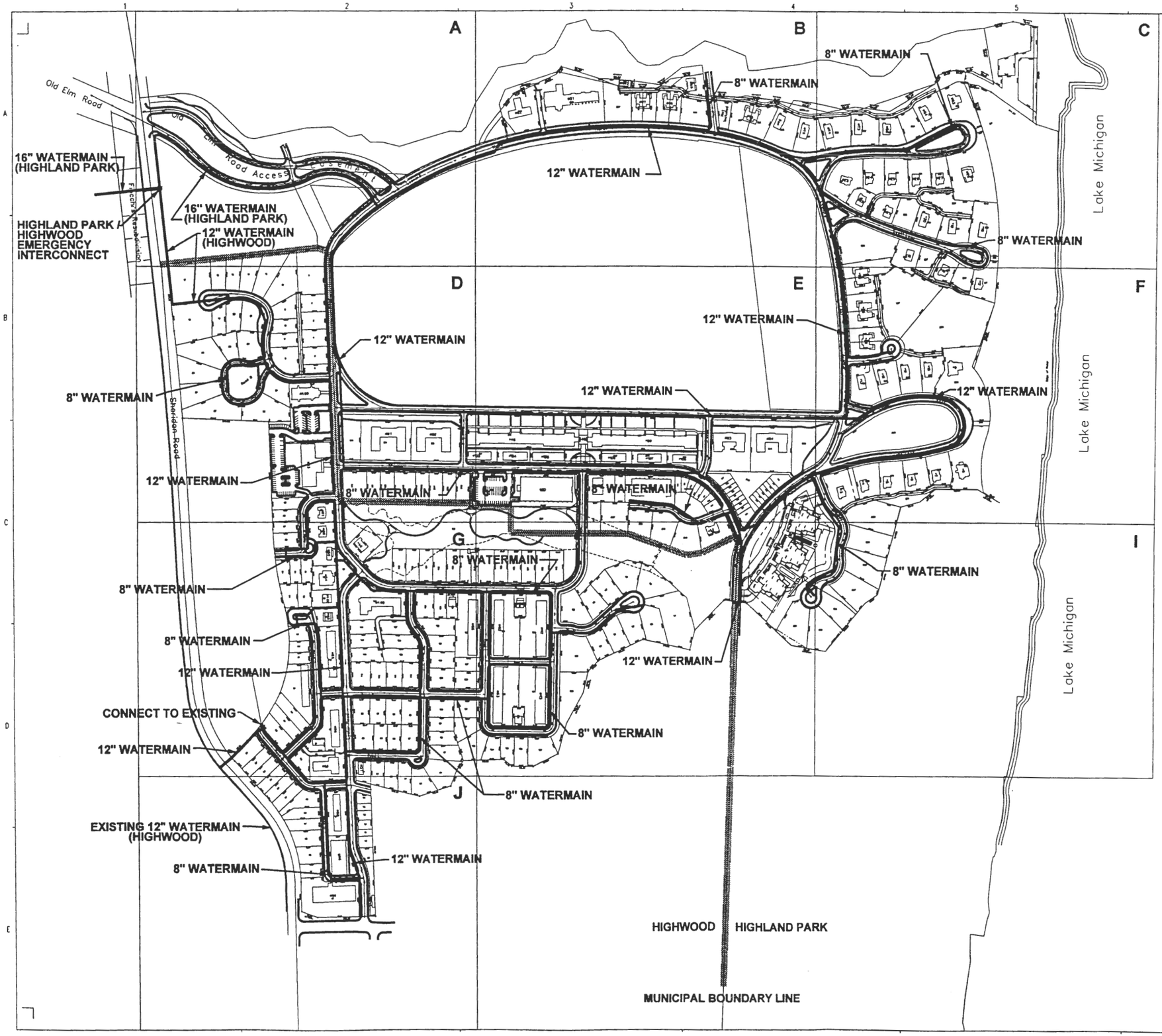
no.	revision / issuance	init.	date

Sheet Description
STORMWATER MANAGEMENT PLAN

date	drawn by	checked by
1-5-98	KLW	RAA

Job No.
9766

Sheet No.
CP-10



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KEY

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Sheet Description
WATERMAIN PLAN

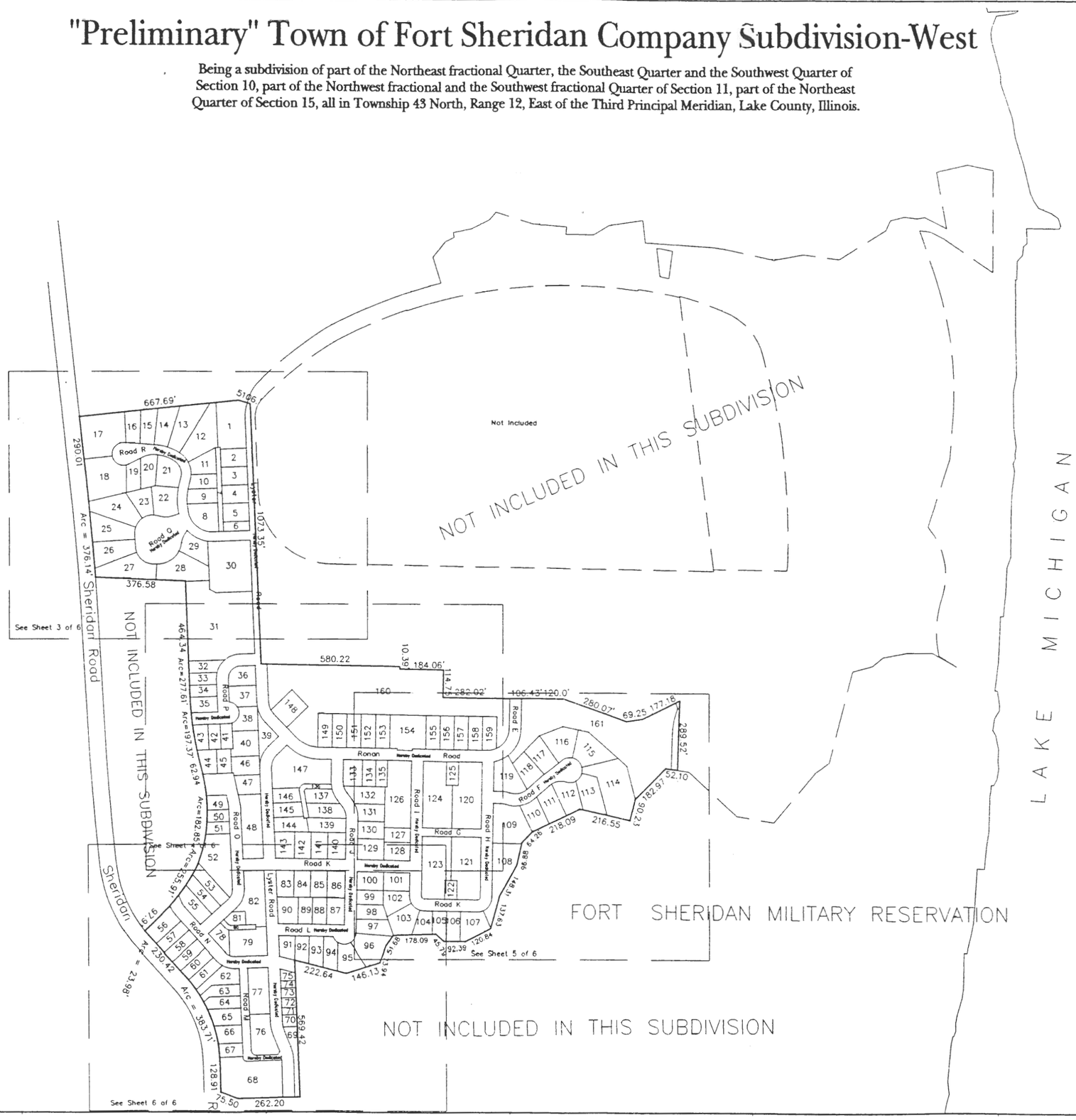
date	drawn by	checked by
1-6-98	KLW	RAA

Job No.
9766

Sheet No.
CP-11

"Preliminary" Town of Fort Sheridan Company Subdivision-West

Being a subdivision of part of the Northeast fractional Quarter, the Southeast Quarter and the Southwest Quarter of Section 10, part of the Northwest fractional and the Southwest fractional Quarter of Section 11, part of the Northeast Quarter of Section 15, all in Township 43 North, Range 12, East of the Third Principal Meridian, Lake County, Illinois.



TOWN OF
FORT SHERIDAN
COMPANY

600 Central Avenue, Suite 220
Highland Park, IL 60035

ph. 847.869.FORT
fax 847.266.8945

PROJECT TEAM

LAND PLANNING
DLK Architecture, Inc.
430 S. Michigan Avenue, Suite 400
Chicago, IL 60605
ph. 312.922.6911 fax 312.922.6924

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Ehrenkrantz & Eckstut Architects
20 East Fourth Street
New York, New York 10003
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604 N. Milwaukee Avenue
Libertyville, IL 60048
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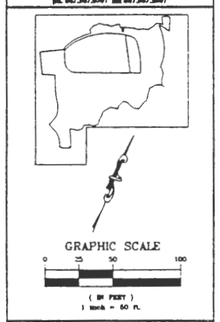


no.	revision / issuance	init.	date

Sheet Description
Subdivision Key Sheet

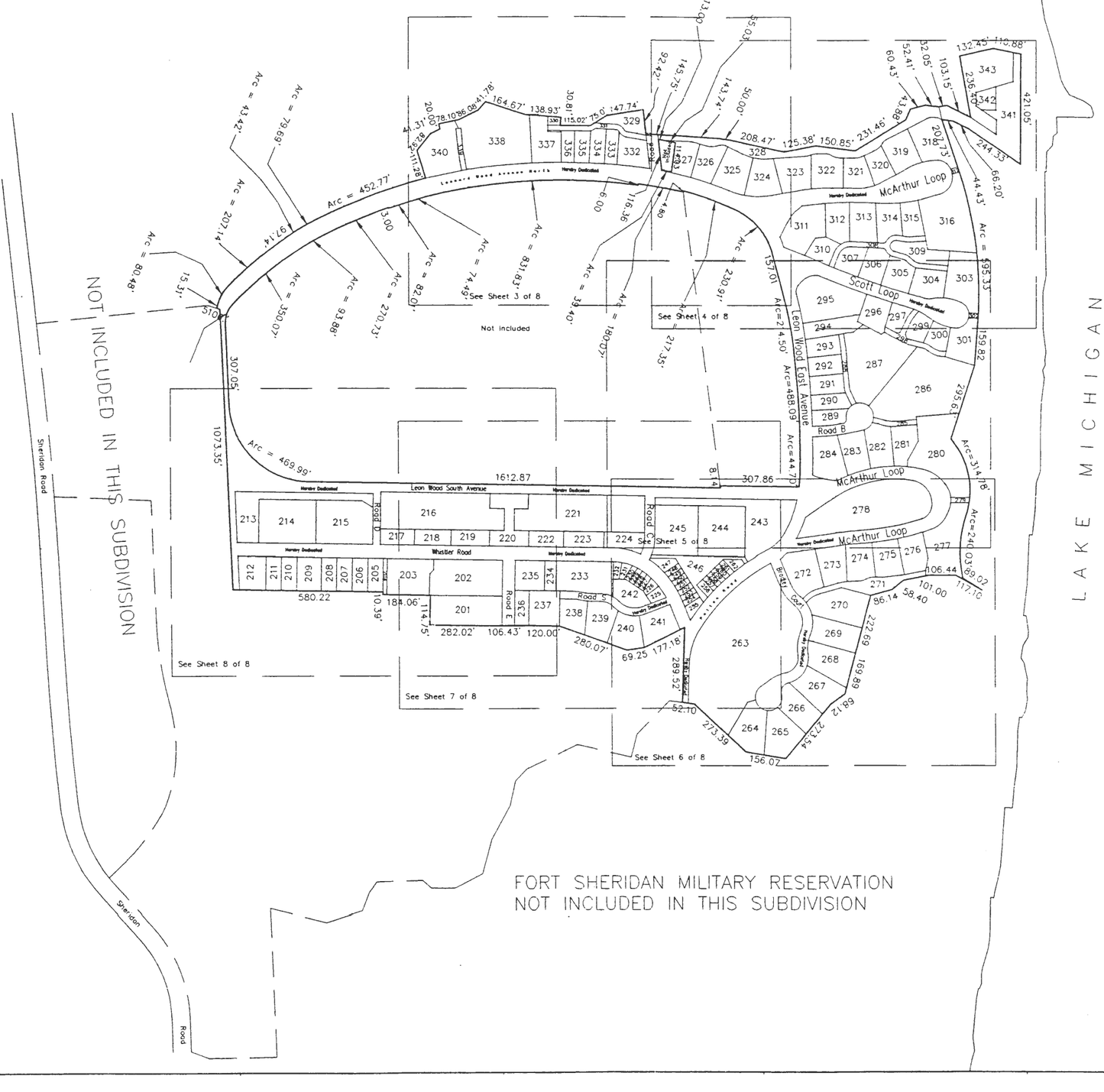
date	drawn by	checked by
1-8-98	rjt	jb

Job No. **9838**

Sheet No. **1 of 6**

"Preliminary" Town of Fort Sheridan Company Subdivision-East

Being a subdivision of part of the Northeast fractional Quarter, the Southeast Quarter and the Southwest Quarter of Section 10, part of the Northwest fractional and the Southwest fractional Quarter of Section 11, part of the Northeast Quarter of Section 15, all in Township 43 North, Range 12, East of the Third Principal Meridian, Lake County, Illinois.



TOWN OF
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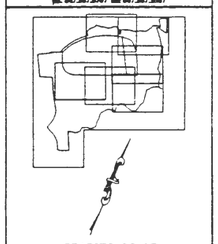


no.	revision / issuance	init.	date

Sheet Description
Subdivision Key Sheet

date	drawn by	checked by
1-8-98	rjt	jb

Job No. 9837

Sheet No. 1 of 8

MINIMUM / MAXIMUM UNIT COUNT (FLOAT PLAN)

THE FOLLOWING HISTORIC BUILDINGS UNIT COUNT CAN FLOAT AS SHOWN, ALTHOUGH THE TOTAL UNIT COUNT OF 551 MAY NOT VARY.

THE MINIMUM NUMBER OF DWELLING UNITS IN HIGHLAND PARK WILL BE 317.
THE MAXIMUM NUMBER OF DWELLING UNITS IN HIGHLAND PARK WILL BE 396.
THE MINIMUM NUMBER OF DWELLING UNITS IN HIGHWOOD WILL BE 182.
THE MAXIMUM NUMBER OF DWELLING UNITS IN HIGHWOOD WILL BE 234.

SINGLE FAMILY / DUPLEX

HISTORIC BLDG. NO. / MUNICIPALITY		LOCATED IN	CURRENT PLAN	MINIMUM UNITS	MAXIMUM UNITS
92	HP	LIEUTENANT'S QUARTERS	2	1	2
93	HP	CAPTAIN'S QUARTERS	2	1	2
94	HP	CAPTAIN'S QUARTERS	2	1	2
95	HP	LIEUTENANT'S QUARTERS	2	1	2
96	HP	LIEUTENANT'S QUARTERS	2	1	2
97	HP	LIEUTENANT'S QUARTERS	2	1	2

MUTIL-FAMILY

HISTORIC BLDG. NO. / MUNICIPALITY		LOCATED IN	CURRENT PLAN	MINIMUM UNITS	MAXIMUM UNITS
29	HP	PUMPING STATION	2	1	3
31	HP	OFFICER'S QUARTERS	9	7	16
32	HP	OFFICER'S QUARTERS	4	3	6
34	HW	BAKERY	1	1	2
35	HW	STOREHOUSE	5	3	8
36	HW	WORKSHOPS	5	2	5
38	HW	VETERINARY HOSPITAL	2	1	4
42	HW	STABLES	4	4	7
43	HW	STABLES	4	4	7
47	HP	MESS HALL / HEATING	8	4	12
48	HP	BARRACKS	28	24	34
50	HP	BARRACKS	28	24	34
62	HW	STABLES	4	4	7
63	HW	STABLES	4	4	7
65	HW	STABLES	4	4	7
79	HP	FIRE STATION	2	1	2
80	HW	STABLES	3	2	5
81	HP	BARRACKS	12	10	12
82	HP	BARRACKS	12	10	12
83	HP	BARRACKS	10	8	12
84	HP	BARRACKS	10	8	12
85	HW	STOREHOUSE	4	3	7
86	HW	STABLES	4	3	8
89	HW	STABLES	2	1	3
98	HW	STABLES	5	4	9
103	HP	KITCHEN	4	3	6
104	HP	KITCHEN	4	3	6
105	HP	KITCHEN	4	3	6
106	HP	KITCHEN	4	3	6
107	HP	KITCHEN	4	3	6
108	HP	KITCHEN	4	3	6
140	HW	SCHOOL / BARRACKS	12	8	14

MAXIMUM LOT F.A.R.

THE FOLLOWING FAR MAXIMUMS APPLY TO THE NEW CONSTRUCTION LOTS ONLY.

SINGLE FAMILY / DUPLEX

LOT TYPE (PER SITE PLAN)	MAXIMUM F.A.R.
A	0.7
B	0.55
C	0.75
D	0.65
E	0.65
F	0.55
G	0.55
H	0.65
I-1	0.25
I-2	0.25

F.A.R. NOTES

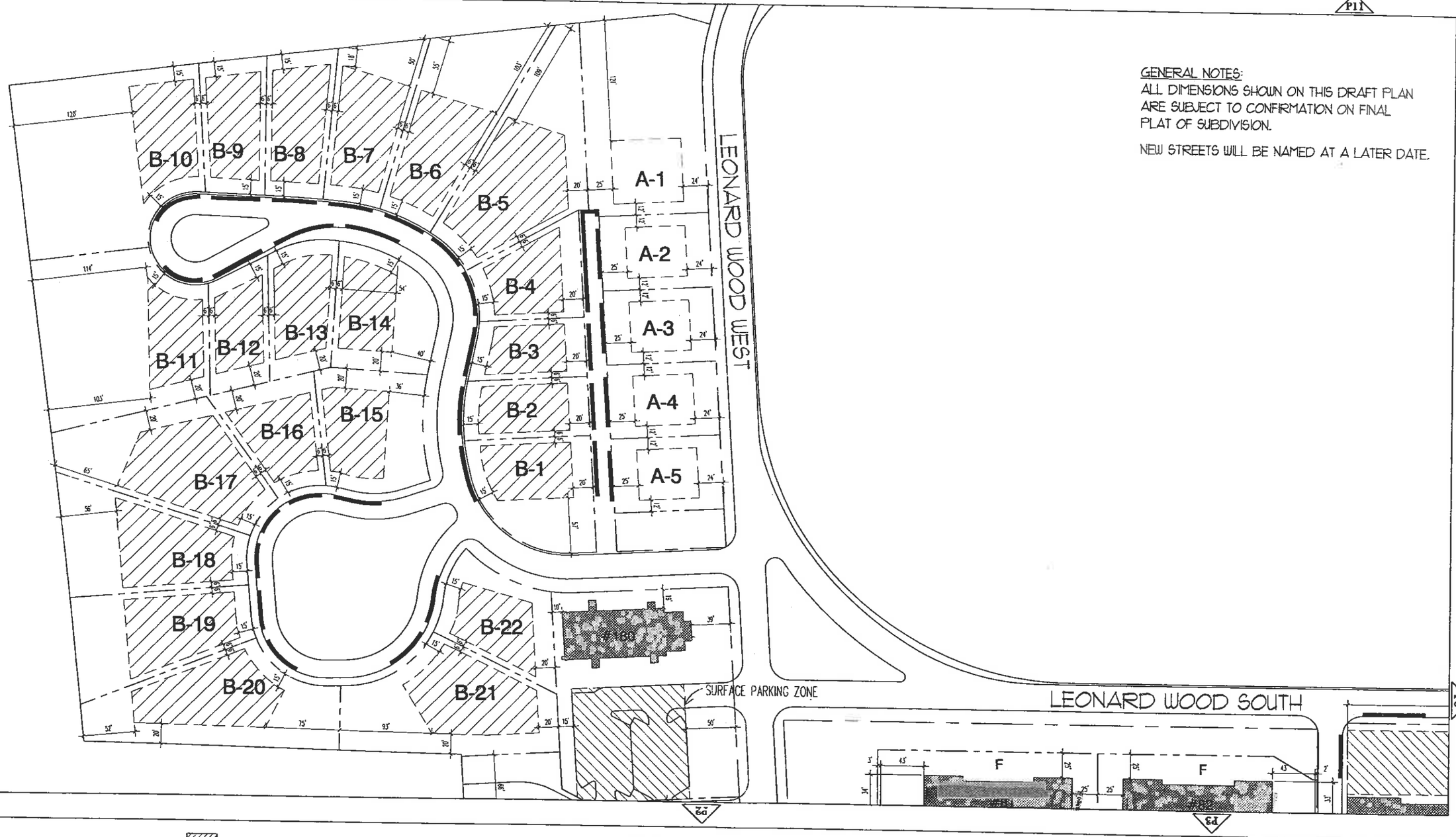
1. F.A.R. DOES NOT APPLY TO LOTS I-3 THRU I-7
2. F.A.R. DOES NOT APPLY TO LOTS J-1 AND J-2
3. FOR PURPOSES OF THESE REGULATIONS, F.A.R. IS BASED UPON HABITABLE BUILDING SQUARE FOOTAGE. VOLUME SPACES, ATTICS AND GARAGES SHALL NOT BE INCLUDED IN F.A.R. CALCULATIONS FOR ANY BLDG. ON THIS PROPERTY.
4. THE SQUARE FOOTAGE OF DETACHED GARAGES IN EXCESS OF 420 SF SHALL BE INCLUDED IN THE F.A.R. CALCULATION. IN ADDITION, THE TOTAL FLOOR AREA OF ALL OTHER DETACHED ACCESSORY STRUCTURES HAVING ROOFS OR CEILINGS SHALL BE INCLUDED IN THE TOTAL F.A.R. CALCULATIONS FOR THE LOT.
5. LOT COVERAGE IS ONLY LIMITED AS SHOWN ON THESE LOT REGULATION PLANS, AND NO LOT COVERAGE LIMITATION SHALL APPLY OTHERWISE.

GENERAL NOTES

1. THE LOT REGULATION PLANS ARE TO BE USED IN CONJUNCTION WITH THE PERMITTED ENCROACHMENT MATRIX.
2. ALL LOTS SHALL HAVE ONLY ONE FRONT YARD, BEING THE YARD ADJACENT TO THE PUBLIC R.O.W. THOSE LOTS WHICH ARE ADJACENT TO MORE THAN ONE PUBLIC R.O.W. SHALL HAVE THE FRONT YARD DESIGNATED BY THE APPLICANT AT TIME OF BUILDING PERMIT. THE OTHER YARDS ADJACENT TO THE PUBLIC R.O.W.S SHALL BE SIDE OR REAR YARDS AS APPLICABLE.
3. THE F, S, AND R SHOWN ON CERTAIN LOTS DEFINES THE APPLICABLE FRONT, SIDE AND REAR LOTS.
4. THE 'PARKING ZONE' AREA DEFINES PERMITTED AREAS ON HISTORIC BLDG. LOTS FOR PARKING STRUCTURES. NOTWITHSTANDING, PARKING STRUCTURES ARE ALLOWED WITHIN THE BUILDING AREAS AND IN YARDS AS ALLOWED IN THE PERMITTED ENCROACHMENT MATRIX.
5. THE 'DRIVEWAY ACCESS ALLOWED' DESIGNATES THE LOCATION ALONG WHICH DRIVEWAYS MAY CONNECT TO THE PUBLIC R.O.W. THIS INCLUDES SINGULAR DRIVEWAYS AS WELL AS SHARED DRIVES SERVING MORE THAN ONE UNIT OR BLDG.
6. THE DEVELOPMENT SHALL COMPLY WITH ANY APPLICABLE STEEP SLOPE ORDINANCE REGULATIONS, EXCEPT AS SHOWN ON THE PLANS.
7. NOTWITHSTANDING THE INFORMATION CONTAINED ON THIS DOCUMENT, AND SUBJECT TO ANY FURTHER APPROVALS WHICH MAY OTHERWISE BE REQUIRED UNDER APPLICABLE ORDINANCES, SINGLE FAMILY DETACHED RESIDENCES AND STRUCTURES ACCESSORY THERETO SHALL BE PERMITTED ON ANY LOT IN THE PROPERTY, AND SINGLE FAMILY AND MULTI-FAMILY BUILDINGS AND STRUCTURES ACCESSORY THERTO SHALL BE PERMITTED ON ANY LOT CURRENTLY DESIGNATED FOR NON-RESIDENTIAL USE.

GENERAL NOTES:
ALL DIMENSIONS SHOWN ON THIS DRAFT PLAN ARE SUBJECT TO CONFIRMATION ON FINAL PLAT OF SUBDIVISION.

NEW STREETS WILL BE NAMED AT A LATER DATE.



Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

DLK Architecture, Inc. Ehrenkrantz & Eckstut Architects Gremley & Biedermann, Inc. HKM Architects + Planners, Inc. Jacobs / Ryan Associates Pearson, Brown & Associates Carol Naughton + Associates

January, 1998

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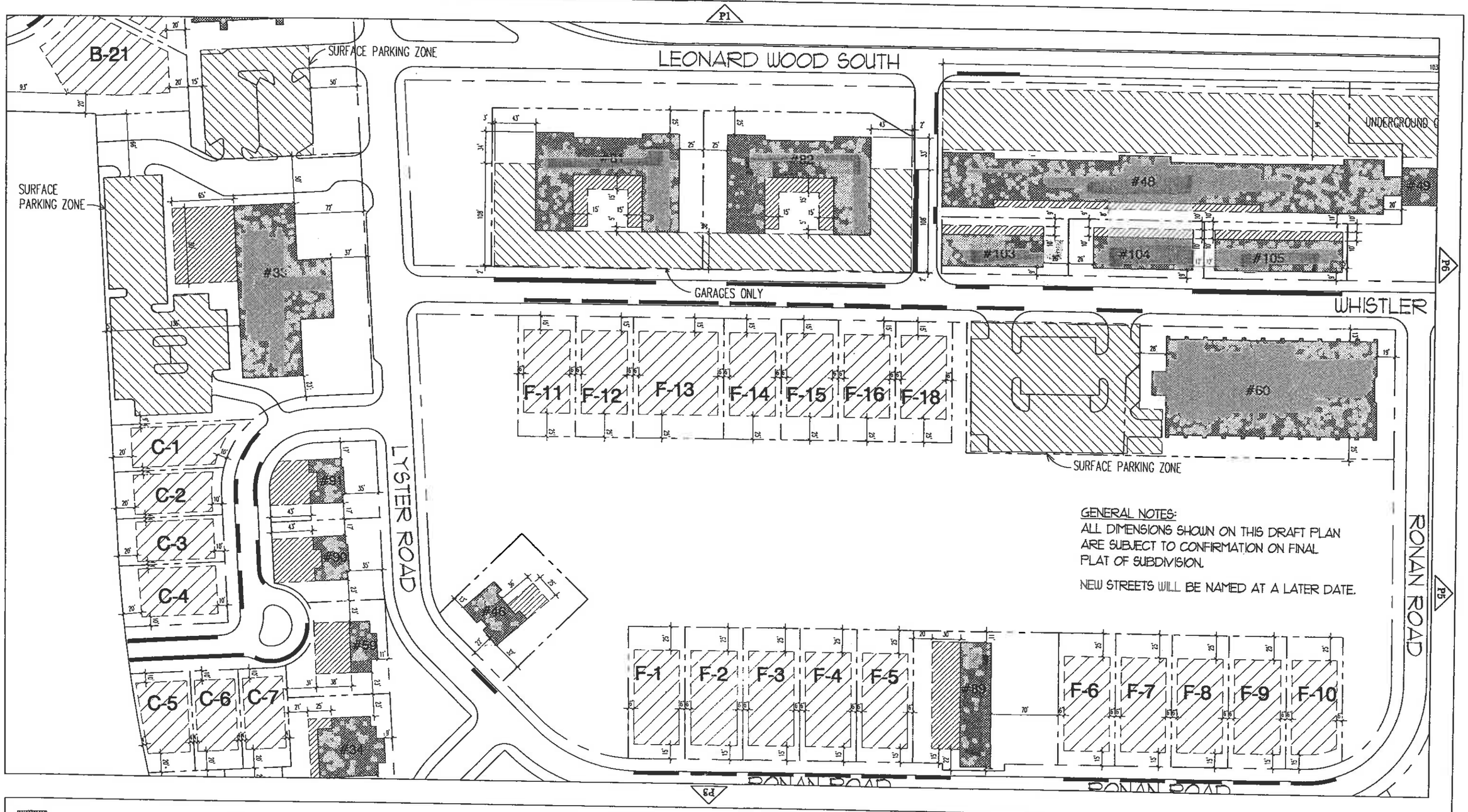
P1



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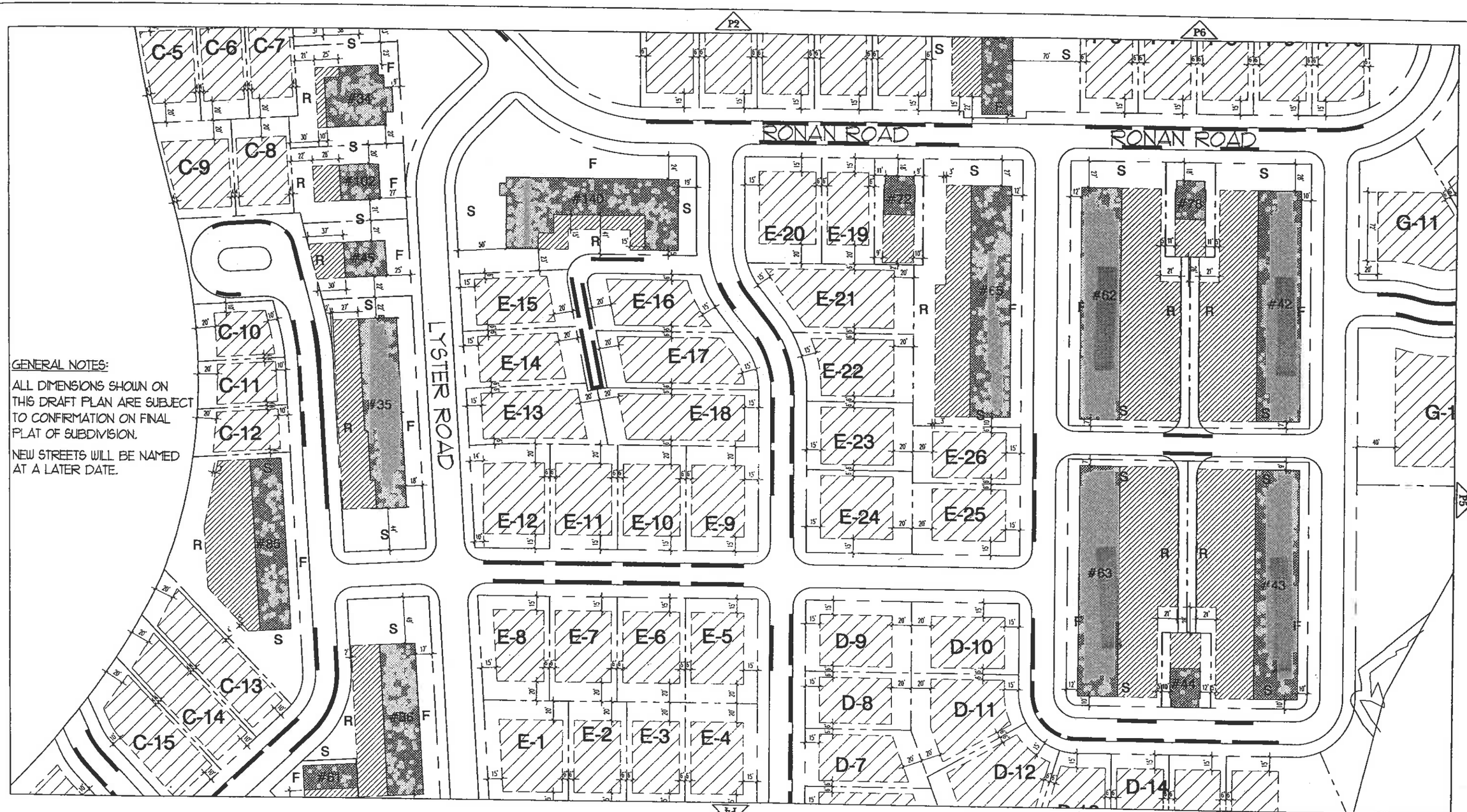
P2



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Historic Building | Buildable Area for Addition to Historic Building | Buildable Area for New Construction | Parking Zone | Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

January,1998

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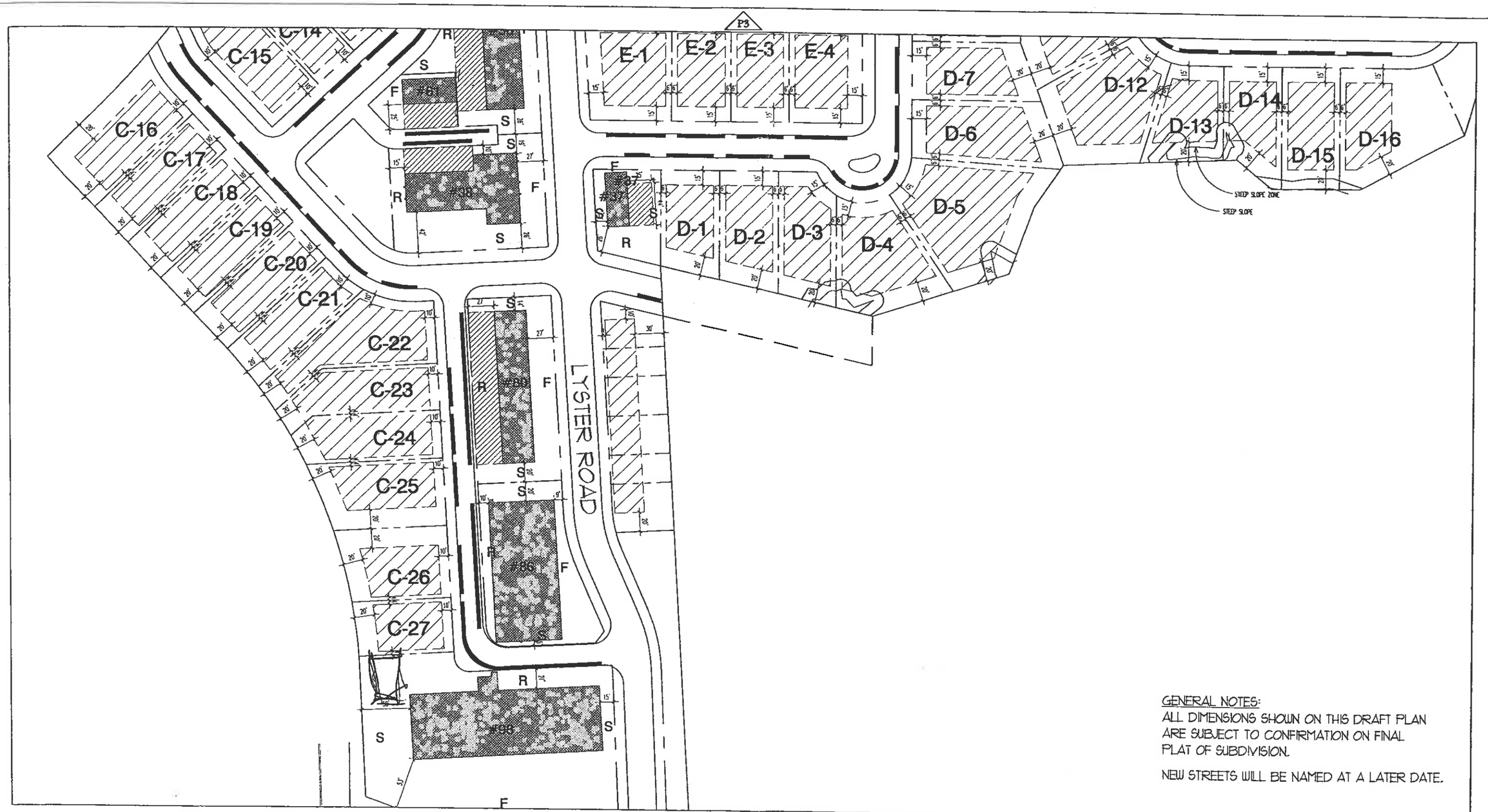
P3



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Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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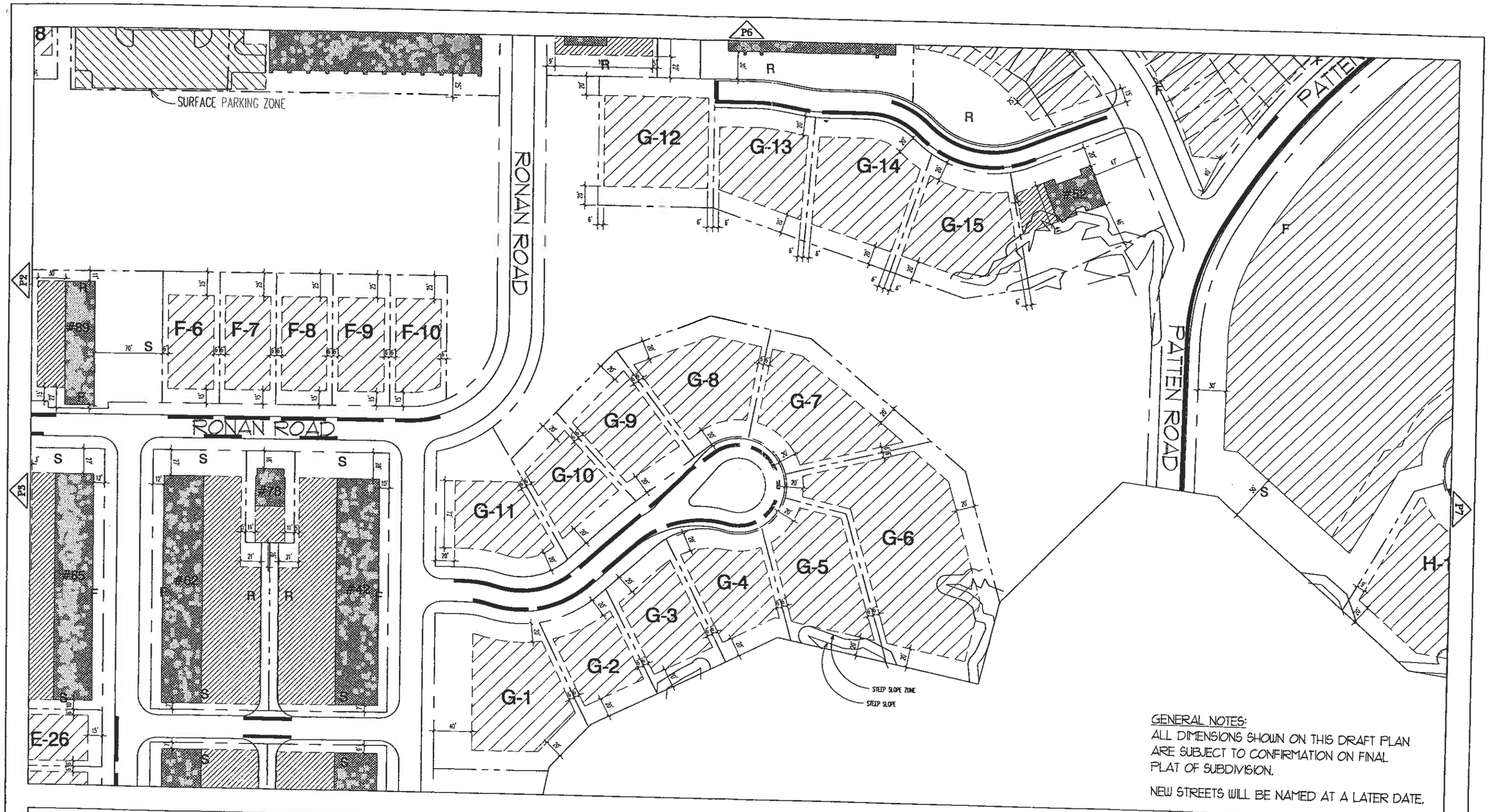
P4



Historic Building | Buildable Area for Addition to Historic Building | Buildable Area for New Construction | Parking Zone | Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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P5

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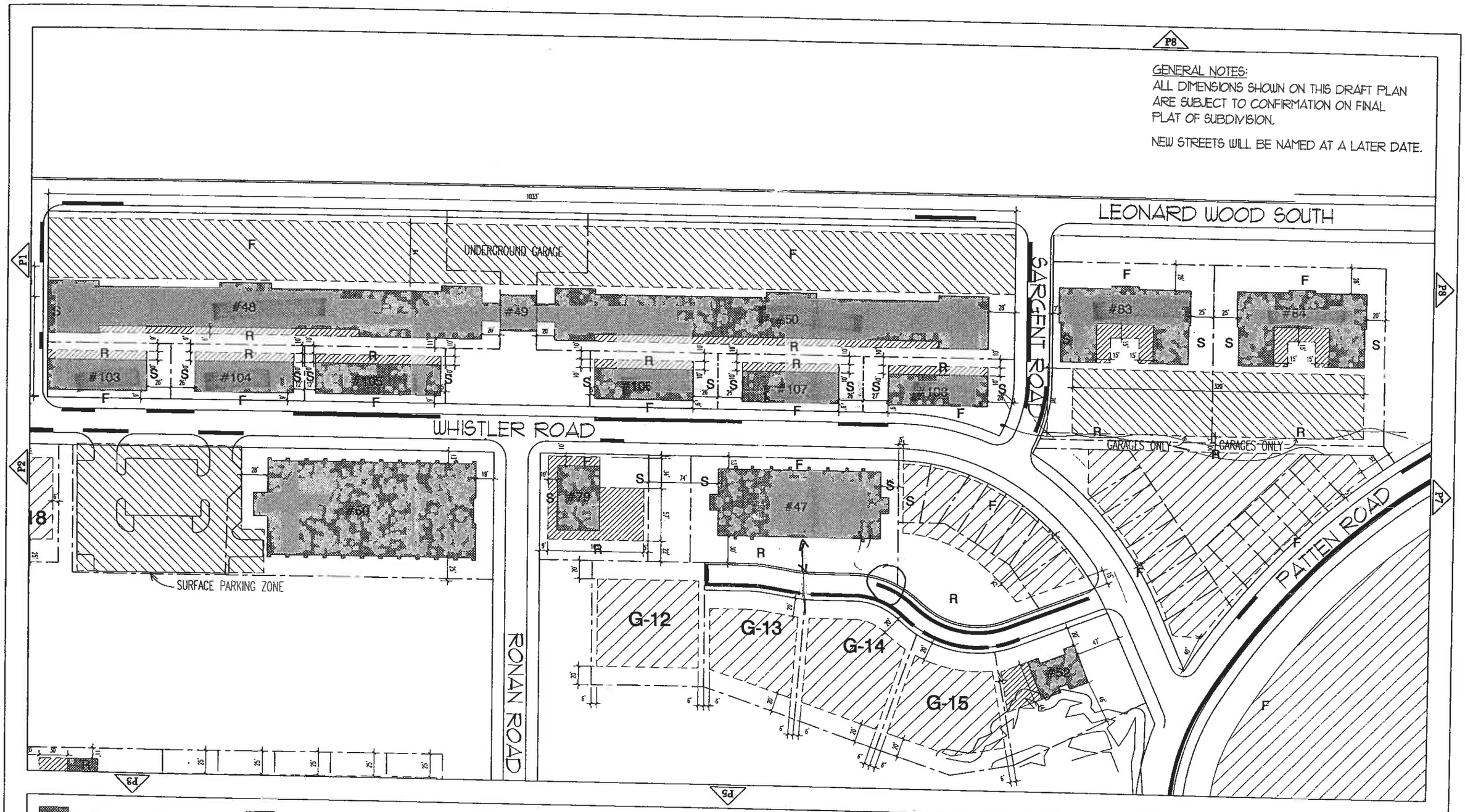

Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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January, 1998

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P6

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Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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P7

GENERAL NOTES:
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LEONARD WOOD SOUTH

LOGAN LOOP

PATTEN ROAD

GARAGES ONLY

GARAGES ONLY

Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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P8

P10

MACARTHUR LOOP

SCOTT LOOP

LEONARD WOOD EAST

STEEP SLOPE

STEEP SLOPE ZONE

TOP OF RAVINE

I-5
36' MAX. WIDTH OF HOUSE W/IN ENVELOPE

I-4
36' MAX. WIDTH OF HOUSE W/IN ENVELOPE

I-3
36' MAX. WIDTH OF HOUSE W/IN ENVELOPE

I-2

I-1

P29 P28 P27 P26 P25 P24 P23 P22 P21 P20 P19 P18 P17 P16 P15 P14 P13 P12 P11 P10

8d

8d

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Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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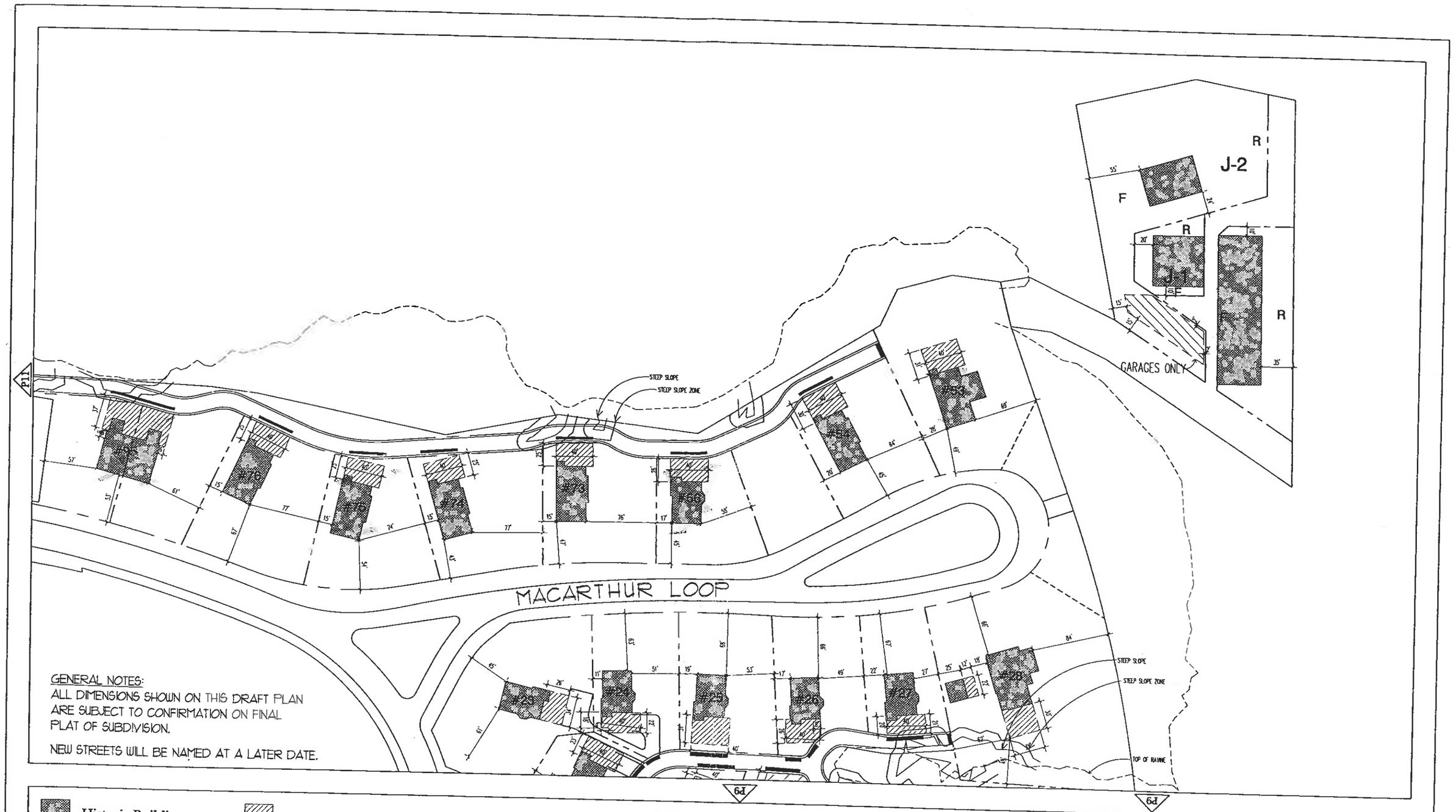
P9



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Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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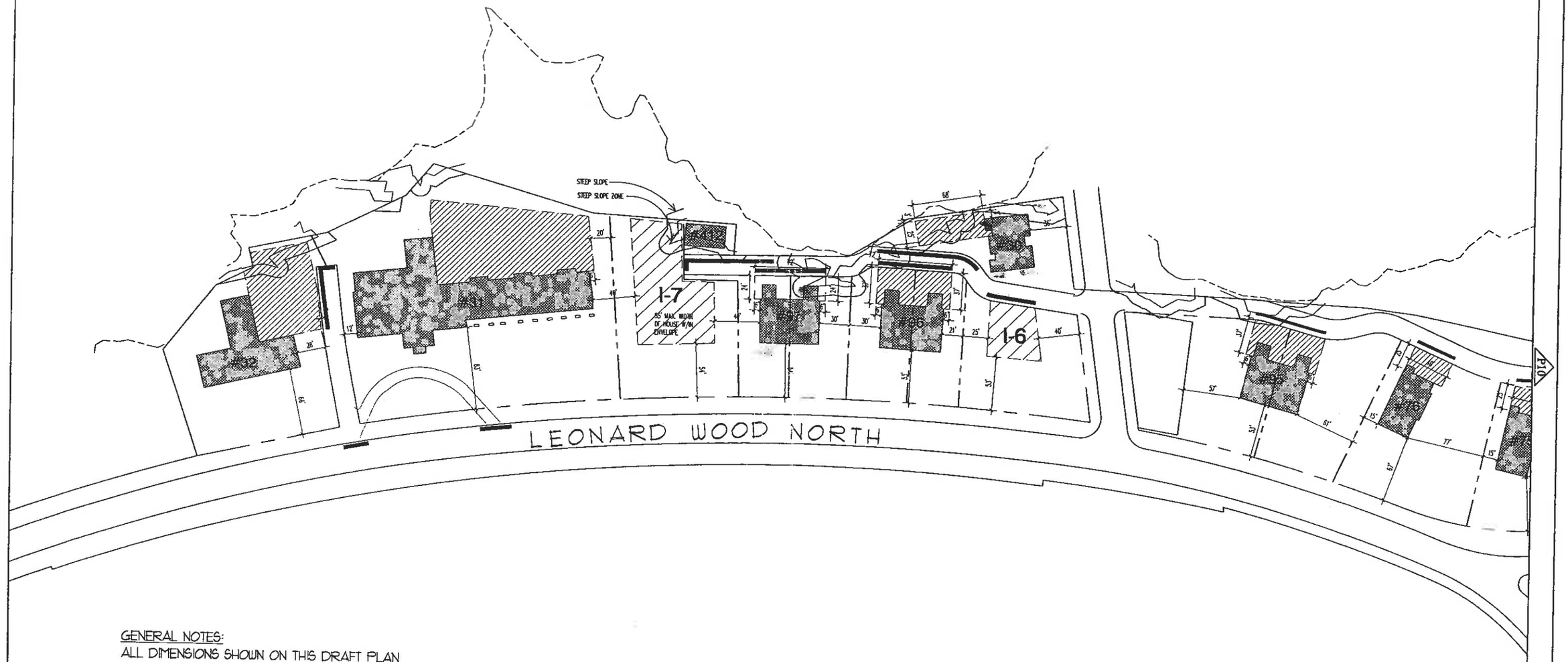
P10



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NEW STREETS WILL BE NAMED AT A LATER DATE.

1d

6d

Historic Building

Buildable Area for Addition to Historic Building

Buildable Area for New Construction

Parking Zone

Driveway Access Allowed

Town of Fort Sheridan

Lot Regulations

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January, 1998

0 25 50 100 North

P11

	New Development Permitted Encroachments	Limitations (1)	A lots			B lots			C lots			D lots			E lots			F lots			G lots			H lots			I 1+2 lots			I 3-7 lots			J1+2 lots			Multifamily			Condo		
1	ordinary projection of sills, belt courses, cornices, roof eaves, gutters,downspouts, ornamental features, window wells		F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
2	Steps, stoops,service walks and ramps	not to exceed 3' above grade	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
3	Chimneys and bay windows	not to exceed 30 inches into yard	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
4	Garages, when detached	no less than 2 feet from property line			R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R	F	S	R	F	S	R	F		
5	Porch	no less than 2 feet from property line	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
6	Deck, Jacuzzi, hot tub, barbecue	no less than 2 feet from property line			R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R			R	F	S	R	F	S	R	F	S	R
7	Patio	no less than 2 feet from property line		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R	F	S	R		S	R		S	R	F	S	R	F	S	R
8	Fence	no less than 6 inches from property line		S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R		S	R		S	R		S	R	F	S	R		S	R
9	Balcony	not to exceed 48 inches into yard		S	R	F	S	R	E	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R		S	R		S	R	F	S	R	F	S	R	F	S	R
10	Air conditioning units	no less than 2 feet from property line			R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R			R		S	R	F	S	R		S	R
11	Dog run	no less than 4 feet from property line			R		S	R			R		S	R		S	R		S	R		S	R		S	R		S	R			R		S	R		S	R		S	R
12	Accessory bldg.	no less than 3 feet from property line			R		S	R			R		S	R		S	R		S	R		S	R		S	R		S	R			R		S	R			R		S	R
13	Driveways and parking spaces	no less than 6 inches from property line		S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R		S	R	F	S	R	F	S	R	F	S	R
14	Freestanding yard lights (no more than 8' ht.)	no less than 6 feet from property line			R	F		R	F		R	F		R	F		R	F		R	F		R	F		R	F		R			R	F	S	R	F	S	R	F	S	R
15	Basketball backboards and/or hoops	no less than 2 feet from property line		S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R		S	R	F	S	F	F	S	R		S	R
16	swimming pools	no less than 6 feet from property line			R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R			R		S	R		S	R		S	R
17	tennis courts + backstops	no less than 6 feet from property line			R		S	R														S	R		S	R		S	R			R					S	R		S	R
18	satellite dishes, < 24" dia.	not to exceed 36" into yard			R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R			R	F	S	R		S	R		S	R
19	Fountains, sculptures, waterfalls, rock formations, statues, grottos and play areas				R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R	F	S	R		S	R		S	R
20	Mailboxes		F	S	R	F	S		F	S		F	S		F	S		F	S		F	S		F	S		F	S	R	F	S	R	F	S		F	S	R	F	S	
21	Trellises, arbors and pergolas			S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R		S	R	F	S	R	F	S	R	F	S	R
22	Carport + porte cochere			S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R		S	R			R	F				S	R		S	R

Notes:

1 Not to exceed existing conditions or per matrix, whichever is less restrictive.

2 Detached accessory uses permitted in front yards shall not be permitted in front of principal structures.

	Historic Re - Use Permitted Encroachments	Limitations (1)	Historic SF			Historic Duplex			Historic Condo			Historic Multifamily			Historic Water Plant			Historic Non-resid.		
1	ordinary projection of sills, belt courses, cornices, roof eaves, gutters,ornamental features, window wells		F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
2	Steps, stoops,service walks and ramps	not to exceed 3' above grade	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
3	Chimneys and bay windows	not to exceed 30 inches into yard	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
4	Garages, when detached	no less than 2 feet from property line			R		S	R			R			R	F	S	R			
5	Porch	no less than 2 feet from property line	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
6	Deck, Jacuzzi, hot tub, barbecue	no less than 2 feet from property line		S	R		S	R			R			R	F	S	R		S	R
7	Patio	no less than 2 feet from property line		S	R		S	R		S	R		S	R		S	R		S	R
8	Fence	no less than 6 inches from property line		S	R		S	R	F	S	R	F	S	R		S	R		S	R
9	Balcony	not to exceed 48 inches into yard		S	R		S	R	F	S	R	F	S	R	F	S	R			R
10	Air conditioning units	no less than 2 feet from property line		S	R		S	R		S	R		S	R		S	R			R
11	Dog run	no less than 4 feet from property line			R		S	R		S	R		S	R			R			
12	Accessory bldg.	no less than 3 feet from property line			R		S	R		S	R		S	R	F	S	R			
13	Driveways and parking spaces	no less than 6 inches from property line		S	R		S	R	F	S	R	F	S	R	F	S	R		S	R
14	Freestanding yard lights (no more than 8' ht.)	no less than 6 feet from property line	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
15	Basketball backboards and/or hoops	no less than 2 feet from property line			R		S	R		S	R		S	R	F					
16	swimming pools	no less than 6 feet from property line		S	R			R			R			R			R			
17	tennis courts + backstops	no less than 6 feet from property line		S	R															
18	satellite dishes, < 24" dia.	not to exceed 36" into yard			R			R			R			R	F	S	R			R
19	Fountains, sculptures, waterfalls, rock formations, statues, grottos and play areas			S	R		S	R		S	R		S	R		S	R			R
20	Mailboxes		F	S		F	S		F	S		F	S		F	S	R	F	S	
21	Trellises, arbors and pergolas		F	S	R	F	S	R	F	S	R	F	S	R	F	S	R	F	S	R
22	Carport + porte cochere														F					

Notes:

1 Not to exceed existing conditions or per matrix, whichever is less restrictive.

2 Detached accessory uses permitted in front yards shall not be permitted in front of principal structures.

JPC Approved Plan

THE RAVINES

CONDOMINIUM RESIDENCES

AT FORT SHERIDAN, ILLINOIS

TOWN OF FORT SHERIDAN

BALSAMO, OLSON & LEWIS, LTD

1 JULY 1999

THE RAVINES CONDOMINIUMS
BUILDING MATERIAL LIST

Brick King sized, two colors (Running bond, quoining, rustication and stack bond per elevations)	Base Field Color: Earl Grey Grantex Middle Field Color: Cream Grantex Top Field Color: Earl Grey Grantex
Stone Detail at Arch	Indiana Limestone: Buff color, rock faces
Base Course	Precast concrete color to mach buff limestone.
Window Head and Sill	Precast concrete color to match buff limestone.
Window	Profile: Hurd clad wood or equal Glass: clear, low "E" Color: beige
Building Cornice and Band Course	Precast concrete to match buff limestone.
Pool Roof	Not Applicable
Balcony Rail	Painted metal. Color: charcoal grey
Fence at Pool Deck	Painted metal. Color: charcoal grey
Precast Concrete Paving - Two Colors	Accent color: ochre Field color: light grey
Concrete Walks	Color: light grey
Site Signage	Font: Book Antiqua
Typical Exterior Building Illumination	Half cylinder sconce with charcoal grey painted metal cage. Fixture type E.
Path Illumination	Low bollard. Fixture type A.
Signage Illumination	Not Applicable
Garage Entry Illumination	Overhead stem wall mounted incandescent at doors. Fixture type D.
Parking Ramp Illumination	Fixture types A and C.

THE RAVINES CONDOMINIUMS
PROJECT DESCRIPTION

The Ravines Condominium Project is located within the 133-acre National Historic District of the Fort Sheridan army base along Lake Michigan in Chicago's north shore. This historic district is characterized by over 90 "Richardsonian Romanesque" structures.

The approximately 4-acre condominium site, with views of Lake Michigan to the east, is located at the intersection of Patten Road and the proposed Bradley Loop to the east of the historic center of the Fort. Sited in the tradition of O.C. Simonds, the building angles away from the street edge creating a generously landscaped foreground.

The building is 8 residential floors with a maximum of 100 units, over two levels of parking with one level of grade parking. There will be a fitness center, with swimming pool and deck for building residents. The main lobby located at the center of the building denotes the primary entry and provides a central, secure passageway to the building lobbies. The building is composed of two wings, each with its own elevator core and exit stairs. These building elements are rotated with respect to each other to maximize views to the lake. On the west, the building is accessed via a two way entry drive, which also accommodates 18 guest parking spaces. The underground parking for residents provides two spaces for each unit and is accessed either from Patten Road or from Bradley Loop.

The 8-story massing retains the strong horizontal articulation characteristic of the larger historic buildings on the Fort. The Patten Road elevation is modulated by bay and balcony projections, creating visual rhythm and reducing the scale of the building. The organization of the building at three separate volumes is revealed by the highly sculptural Bradley Loop elevations. The one story main lobby projects from the side volumes and helps to soften the building massing along both Patten Road and Bradley Loop.

The facades capture the distinguished quality of Fort Sheridan's historic architecture. A classic tripartite composition divides the elevation. The base is a combination of brick, limestone and precast concrete. The Earl Grey brick is recessed at every 6th course, rusticating the surface. Rock faced limestone arches, reminiscent of the arch found on the Fort Sheridan Tower, frame the three building entrances with a smooth precast concrete base. Strike courses, string courses, and cornices complete the masonry palette of the building base.

Above the rusticated base, cream colored brick found on many historic Fort Sheridan buildings, renders the balance of the building. Windows are aluminum clad and consistent in color found through the Fort. Precast concrete window heads and sills enrich the building elevation.

The one story interior lobby will include marble floors and walls made up of stained wood wainscot and trim with painted gypsum board above. The ground floor will serve as access to the main lobby and flanking elevator lobbies. The typical floors are divided into two sections with seven units in each level. Ceiling heights will be typically nine feet, except in the Penthouse level where they will be higher. The seventh floor Penthouse level contains five units and the eighth floor Penthouse level contains three units that steps back at the corners creating large terraces for each of the units.

The building is raised two to three feet above Patten Road to shorten the ramp length required for parking level two, keeping non-permeable surfaces to a minimum. The gentle slope will be heavily planted with trees to reduce the scale of the building through a foreshortening of view. On the east side, this planted gentle slope will meander, echoing the natural wooded ravines, which are an important part of the natural character of the Fort Sheridan site. By situating the planting away from the building and placing it in a grassy plain, the character of the site will be in keeping with the historic landscaping of the Fort. Plant species selection will be consistent with that used throughout the Fort.

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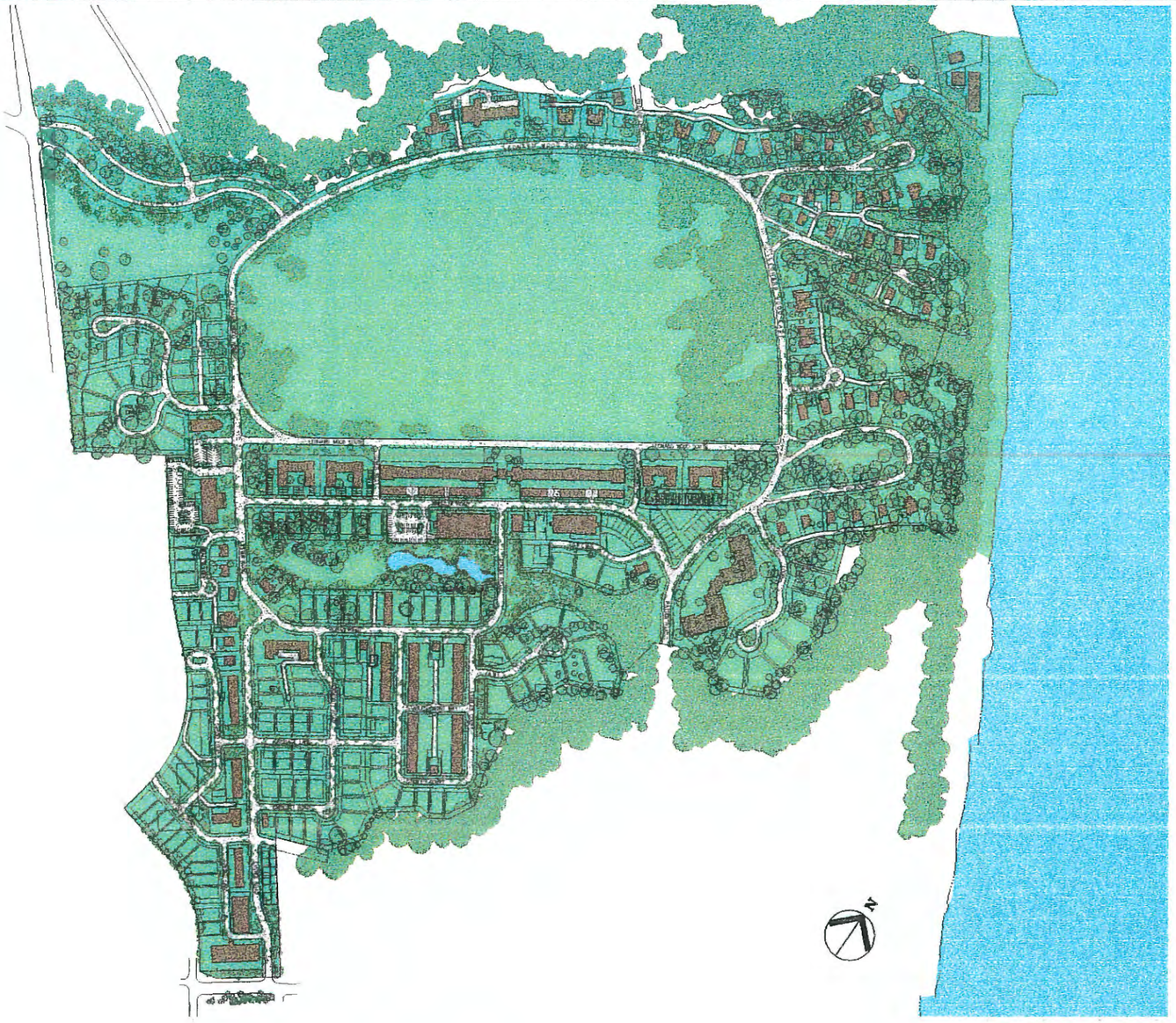
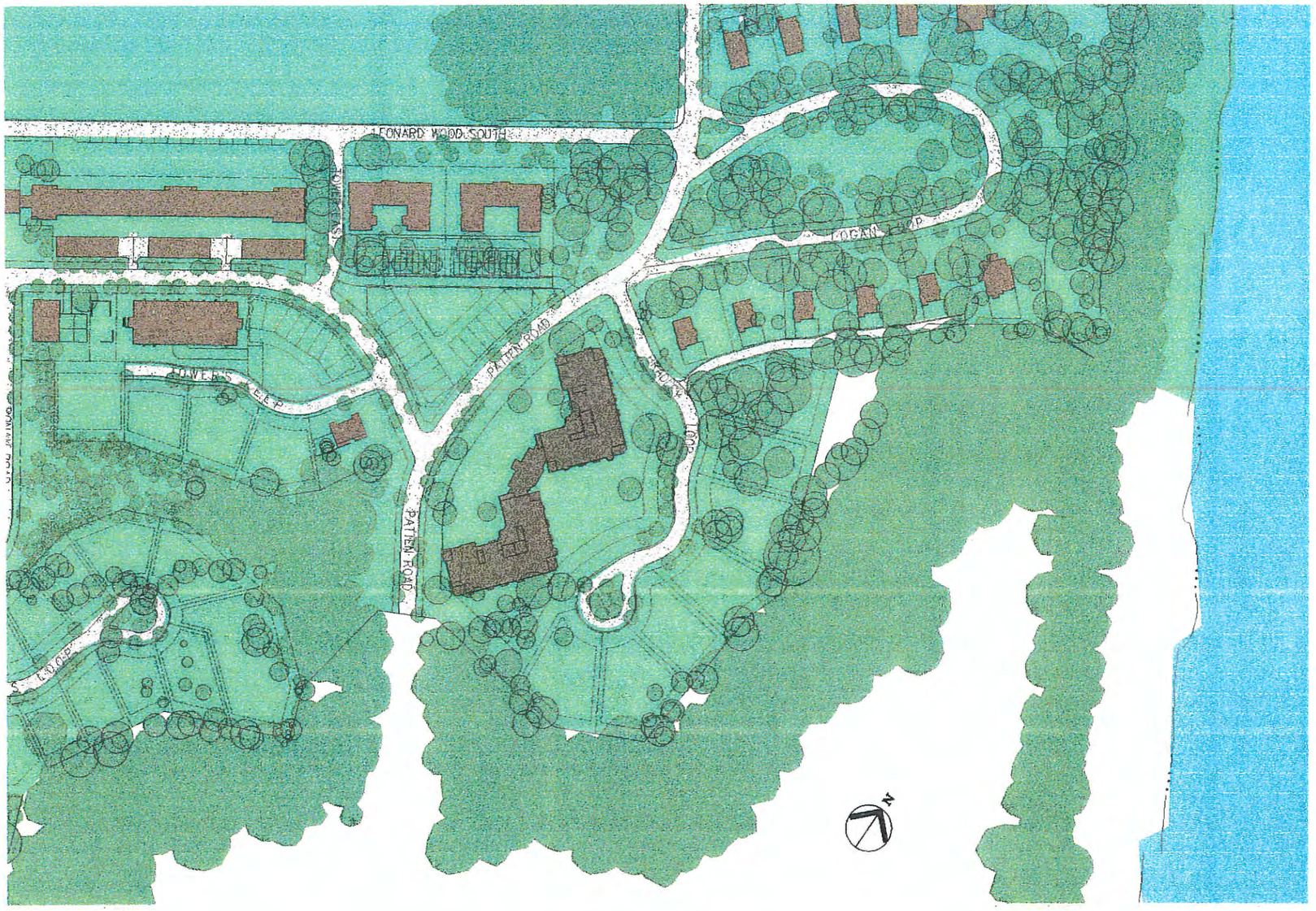
Note: The Pages Listed in Table of Contents Match the Pages in the August 20, 1998 Submittal.

THE RAVINES



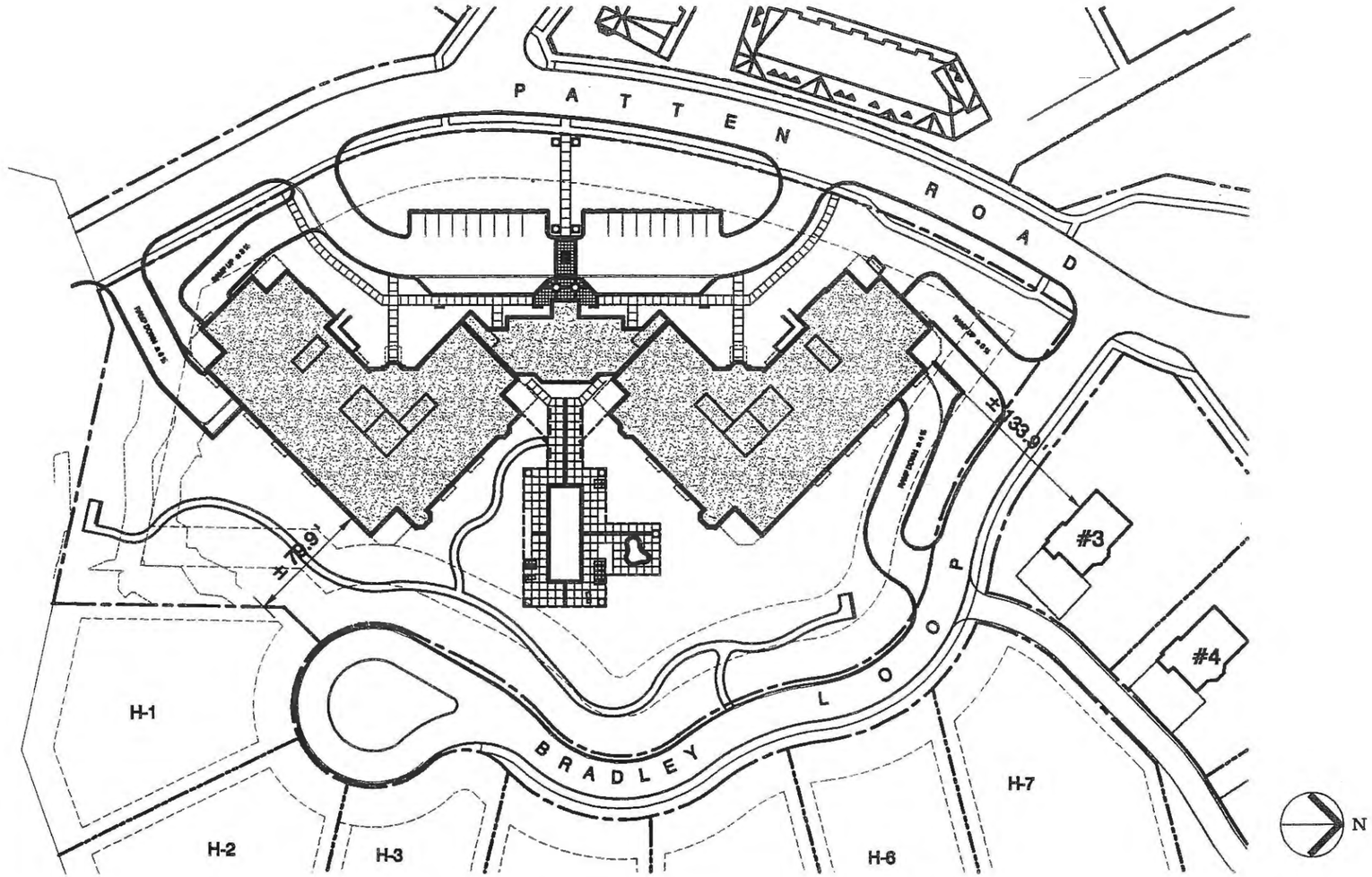
THE RAVINES
FORT SHERIDAN SITE PLAN

0 200' 400' 800'



THE RAVINES
CONTEXT PLAN

0 100' 200' 400'



THE RAVINES
BUILDING SITE PLAN

0' 40' 80' 160'

CANOPY PLANTS

SHADE TREES — 2"-8" BB

AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE
CS	CATALPA SPECIOSA	NORTHERN CATALPA
FA	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE WHITE ASH
FP	FRAXINUS PENNSYLVANICA 'MARSHALL'	MARSHALL SEEDLESS GREEN ASH
FR	FRAXINUS AMERICANA 'ROSEHILL'	ROSEHILL ASH
FS	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN
TS	TILIA TOMENTOSA	SILVER LINDEN
QB	QUERCUS BICOLOR	SWAMP WHITE OAK
QM	QUERCUS MACROCARPA	BUR OAK
QR	QUERCUS RUBRA	RED OAK

ORNAMENTAL TREES — 1 1/2"-3" BB MULTI-STEMMED

AC	AMELANCHER CANADENSIS	SHADBLOW SERVICEBERRY
AG	AMELANCHER x GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD
CC	CRATAEGUS CRUSGALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
CN	CERCIS CANADENSIS	EASTERN REDBUD
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN
CR	CARPINUS CAROLIANA	AMERICAN HORNBEAM
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM
MP	MALUS 'PROFUSION'	PROFUSION CRAB

UNDERSTORY PLANTS

LARGE FLOWERING SHRUBS — 3'-5' BB

CA	CORYLUS AMERICANA	AMERICAN FILBERT
CM	CORNUS RACEMOSA	GRAY DOGWOOD
HS	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL
PO	PHYSOCARPUS OPULIFOLIUS	DWARF NINEBARK
RR	ROSA RUGOSA	RUGOSA ROSE
RS	RHUS TYPHINA	STAGHORN SUMAC
SV	SPIRAEA x VANHOUTTEI	VANHOUTTE SPIREA
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM
VD	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM
VM	VIBURNUM x BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM

FLOWERING SHRUBS — 18"-24" BB

AM	ARONIA MELANCARPA	BLACK CHOKEBERRY
CH	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER
EAC	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNINGBUSH
RA	RHUS AROMATIC 'GRO-LOW'	GRO-LOW SUMAC
RF	RHUS AROMATICA	FRAGRANT SUMAC
RI	RIBES ALPINUM	ALPINE CURRANT
SF	SPIRAEA x BUMALDA 'FROEBEL'	FROEBEL SPIREA
SG	SPIRAEA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA
SN	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA
VJ	VIBURNUM x JUDDII	JUDD VIBURNUM
VOC	VIBURNUM OPULUS 'COMPACTUM'	COMPACT VIBURNUM

EVERGREEN SHRUBS — 18"-24" BB

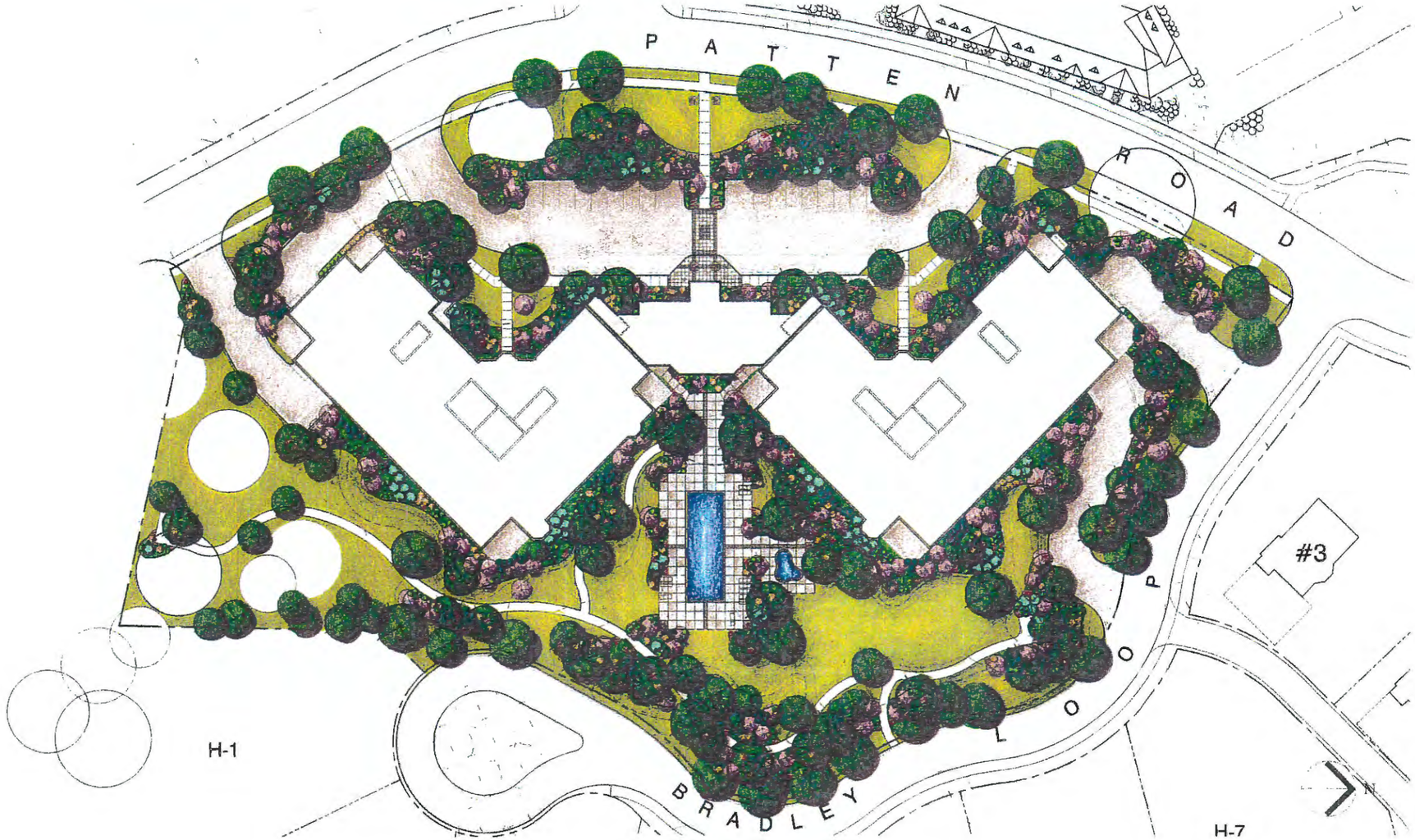
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
TT	TAXUS x MEDIA 'TAUNTONII'	TAUNTON YEW

GROUNDPLAIN PLANTS

GROUNDCOVERS, PERENNIALS, GRASSES AND BULBS — 3" POTS-1 GAL.

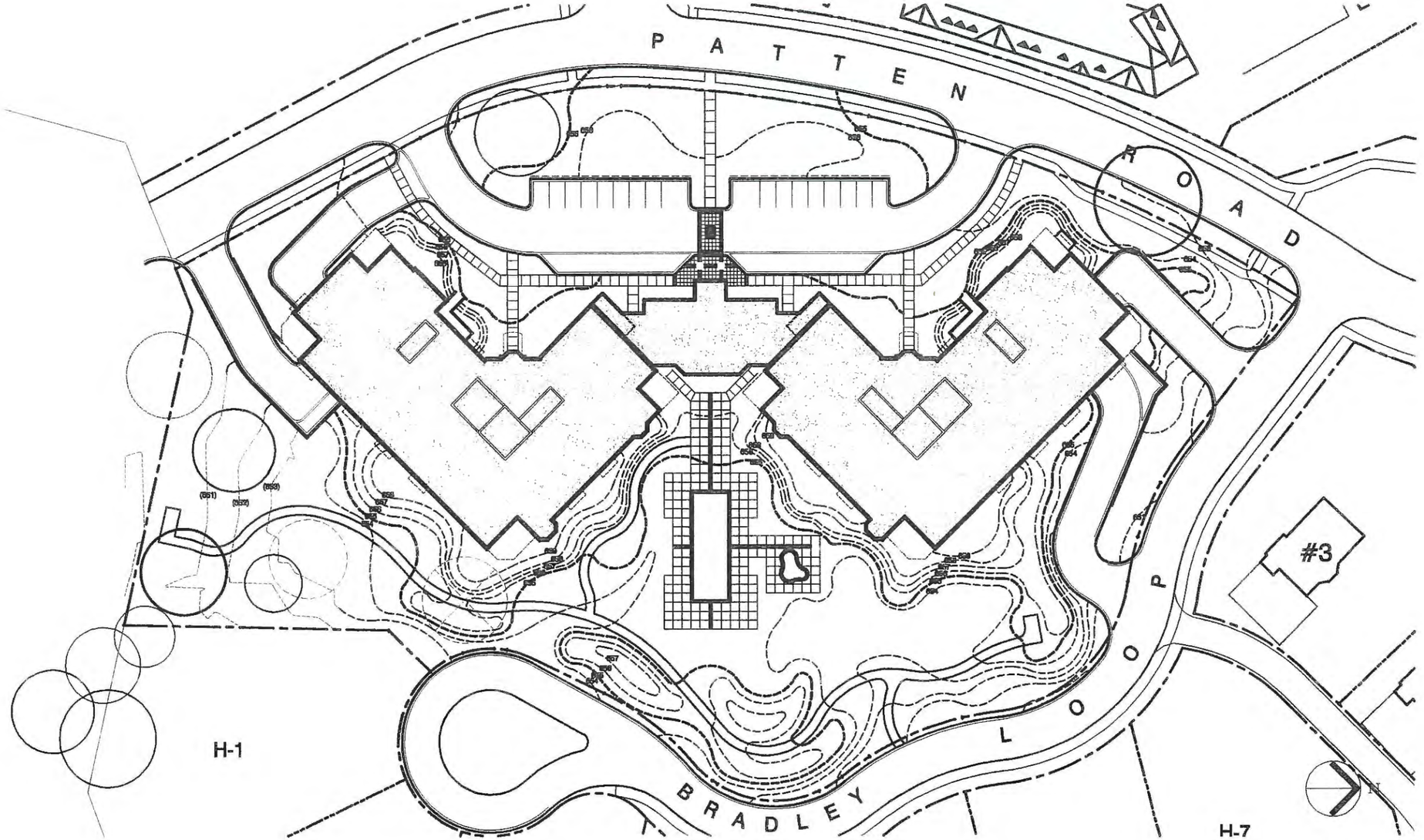
AA	ASTILBE x ARENDSII 'FANAL'	FANAL ASTILBE
AC	ASTILBE x ARENDSII 'CATTLEYA'	CATTLEYA ASTILBE
AD	ASTILBE x JAPONICA 'DEUTSCHLAND'	DEUTSCHLAND ASTILBE
AF	ATHYRIUM FELIX-FEMINA	LADY FERN
AJ	AJUGA REPTANS 'BRONZE BEAUTY'	BRONZE BUGLEWEED
AP	ADIANTUM PEDATUM	NORTHERN MAIDEN HAIR FERN
AQ	AQUILEGIA CANADENSIS	CANADIAN COLUMBINE
AS	ASARUM CANADENSIS	WILD GINGER
CC	CROCUS CHRYSANTHUS 'E.P. BOULES	YELLOW CROCUS
CL	CONVALLARIA	LILY OF THE VALLEY
CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
CV	CROCUS VERNUS	COMMON CROCUS
DC	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS
DS	DICENTRA SPECTABILIS	JAPANESE BLEEDING HEART
EF	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER
GO	GALIUM ODORATUM	SWEET WOODRUFF
HDC	HEMEROCALLIS DIPLOID 'CAREY GUNN'	RED DAYLILY
HDJ	HEMEROCALLIS DIPLOID 'JO WOOD'	PINK DAYLILY
HDM	HEMEROCALLIS 'MINI STELLA'	MINI YELLOW DAYLILY
HM	HOSTA LANCIFOLIA	PLANTAIN LILY
HO	HYACINTHUS ORIENTALIS	COMMON GARDEN HYACINTH
HP	HOSTA PLANTAGINEA 'GRANDIFLORA'	PLANTAIN LILY
HR	HOSTA ROYAL STANDARD	PLANTAIN LILY
HS	HOSTA SIEBOLDIANA 'ELEGANS'	SIEBOLD LILY
HT	HEDERA HELIX 'THORNDALE'	ENGLISH IVY
I	IRIS SIBERICA 'INDY'	RED VIOLET IRIS
IB	IRIS SIBERICA 'CAESAR'	PURPLE IRIS
IW	IRIS SIBERICA 'WINDWOOD'	LIGHT BLUE IRIS
MF	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
MV	MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS
NM	NARCISSUS MOSCHATUS	WHITE TRUMPET NARCISSUS
PA	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
PD	PHLOX DIVARICATA	SWEET WILD WILLIAM
PL	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
PH	PHALARIS ARUNDINACEA PICTA	RIBBON GRASS
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PW	PARAMONGAIA WEBERBAUERI	COMMON DAFFODIL
SS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP
VM	VINCA MINOR 'BOWLES'	PERIWINKLE

THE RAVINES
MASTER PLANT LIST



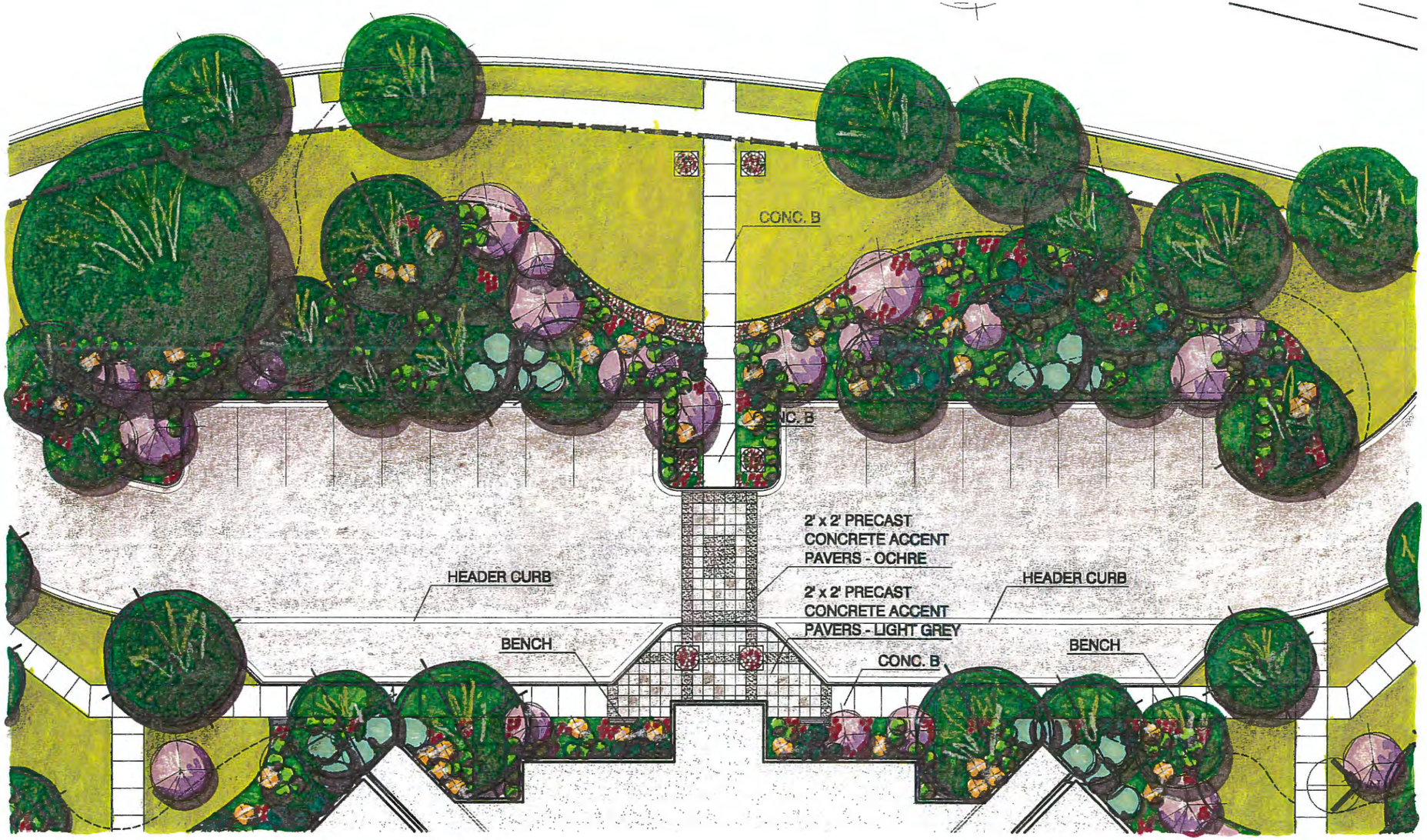
THE RAVINES
MASTER LANDSCAPE PLAN

0' 30' 60' 120'



THE RAVINES
FINE GRADING PLAN

0' 30' 60' 120'

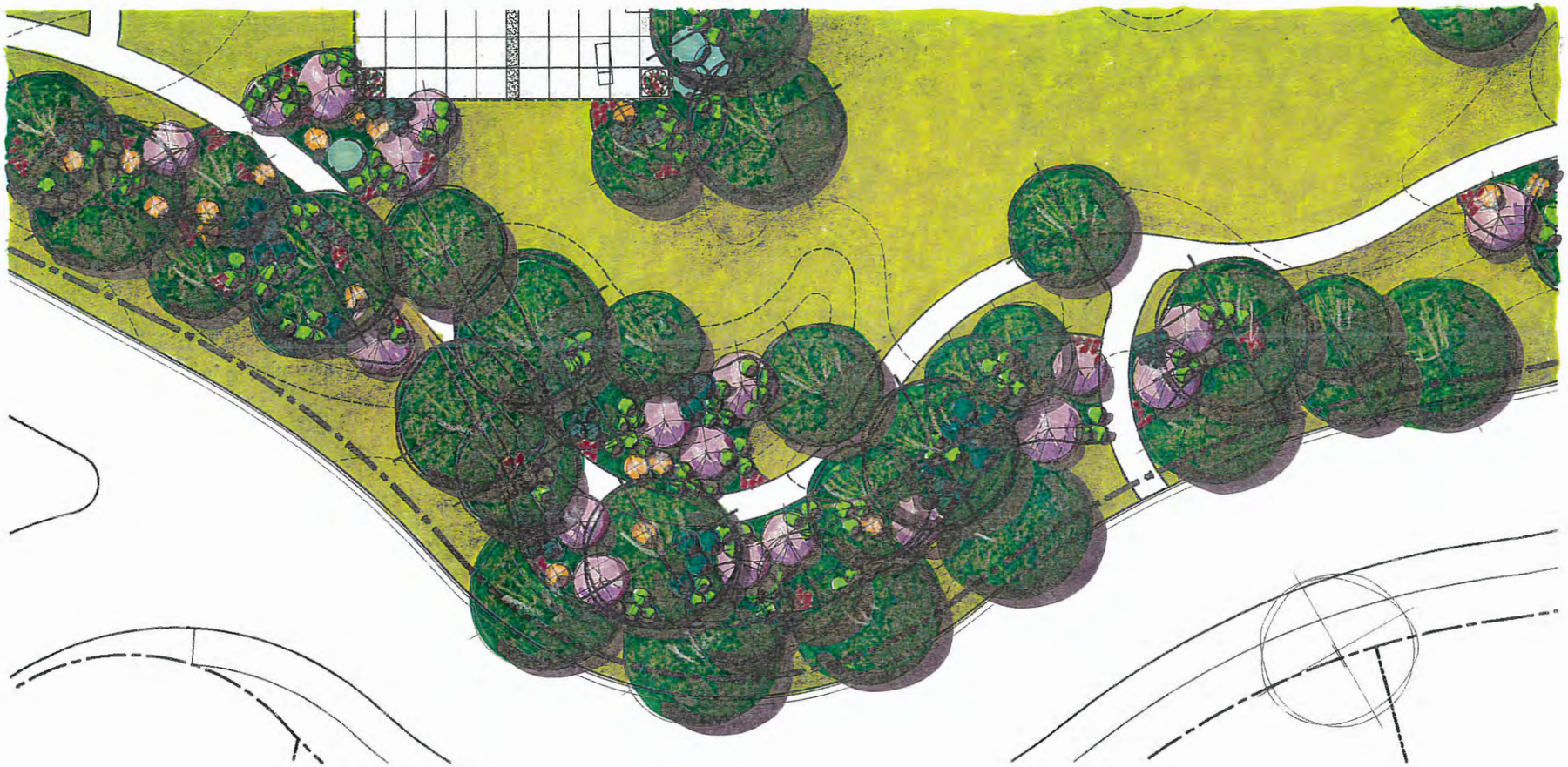


THE RAVINES
LANDSCAPE DETAIL - FRONT

0' 10' 20' 40'

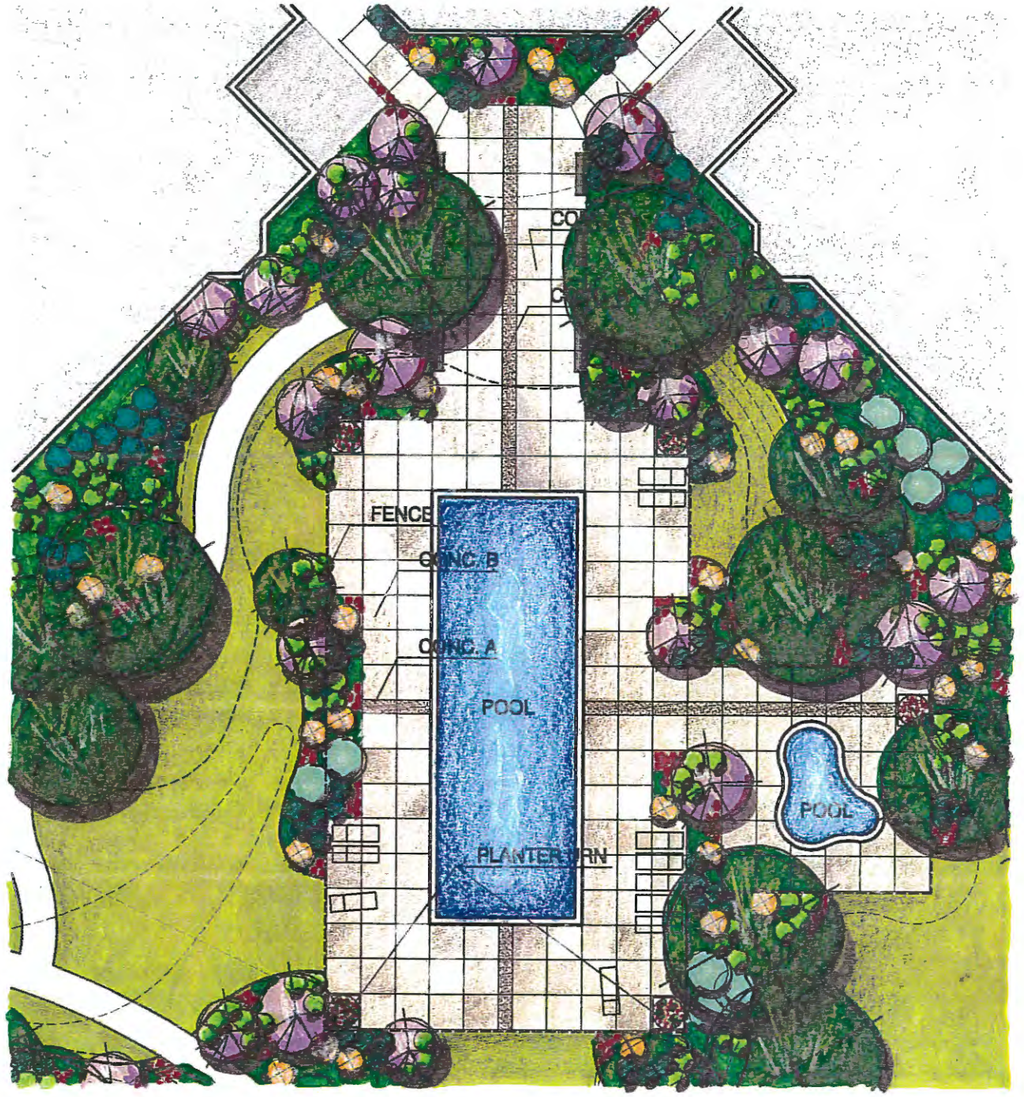
NOT APPLICABLE
PATIO DELETED - NO GROUND FLOOR UNIT

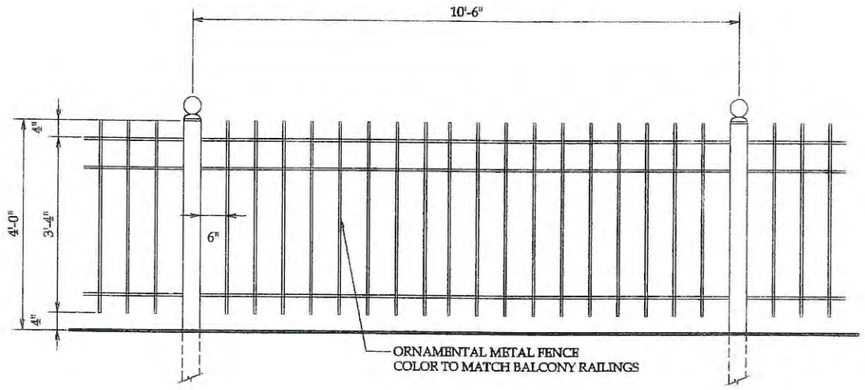
THE RAVINES
LANDSCAPE DETAIL - PATIO DETAIL



THE RAVINES
LANDSCAPE DETAIL - BRADLEY LOOP

0' 30' 60' 120'

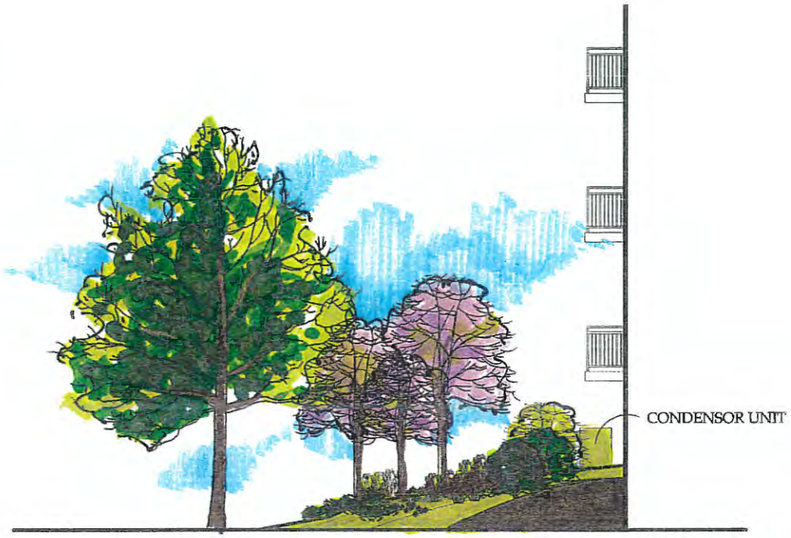




FENCE DETAIL AT POOL TERRACE
NOT TO SCALE

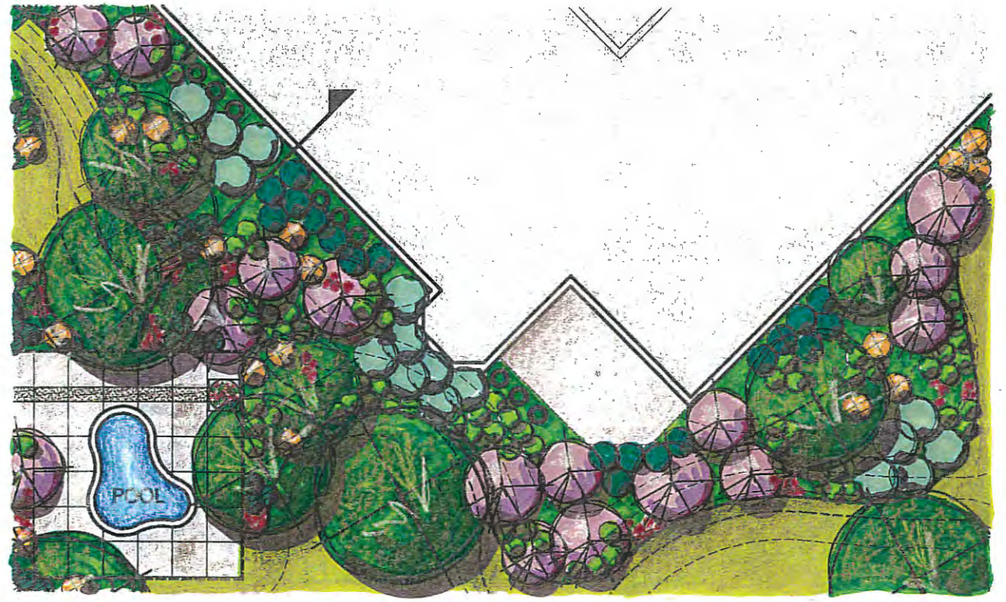
THE RAVINES
ENLARGED PLAN AT POOL TERRACE

0' 10' 20' 40'



CONDENSER UNIT LANDSCAPE SCREEN

NOT TO SCALE



THE RAVINES

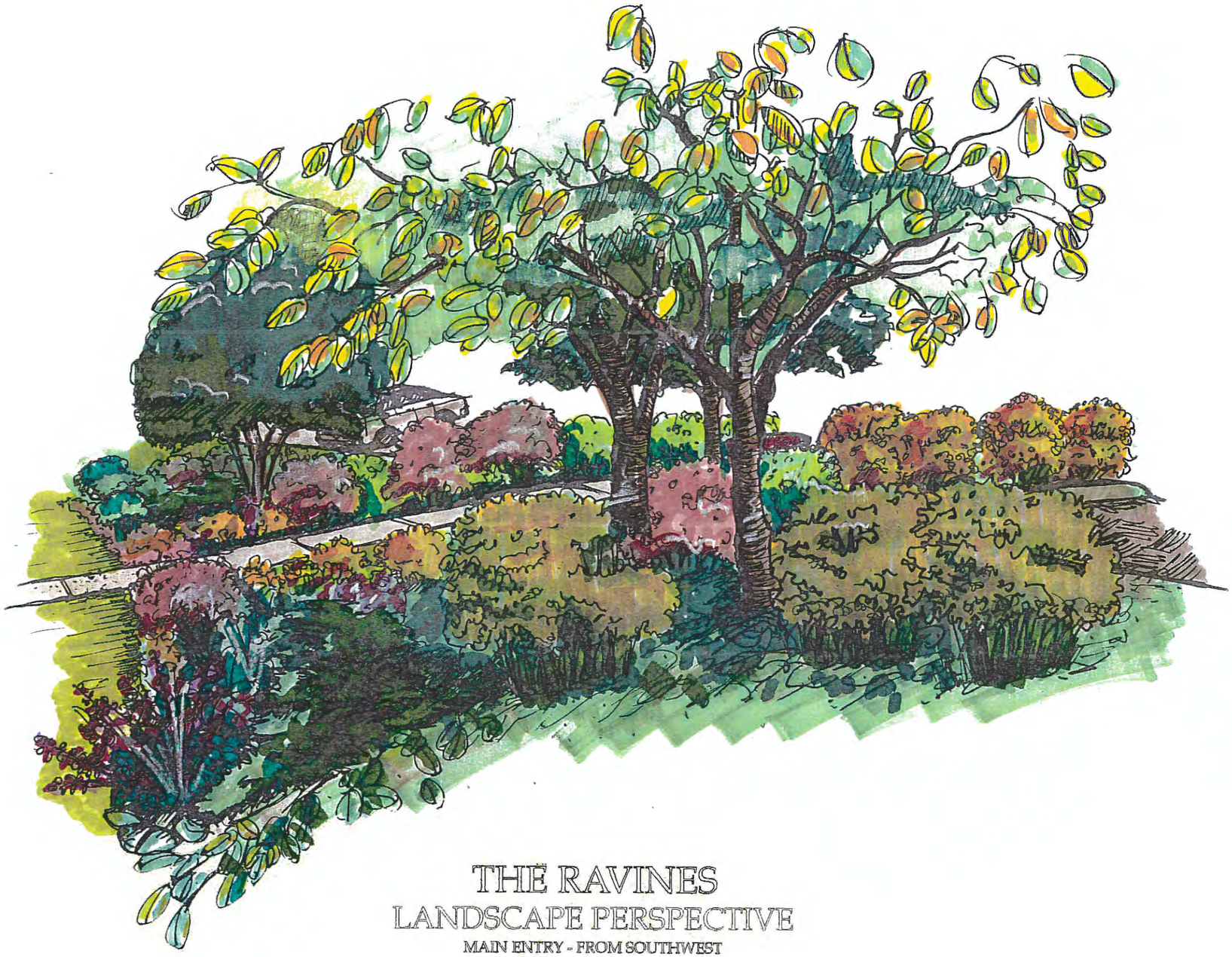
ENLARGED YARD PLAN

0' 10' 20' 40'

THE RAVINES
LANDSCAPE ELEVATION - WEST

0' 8' 16' 32'

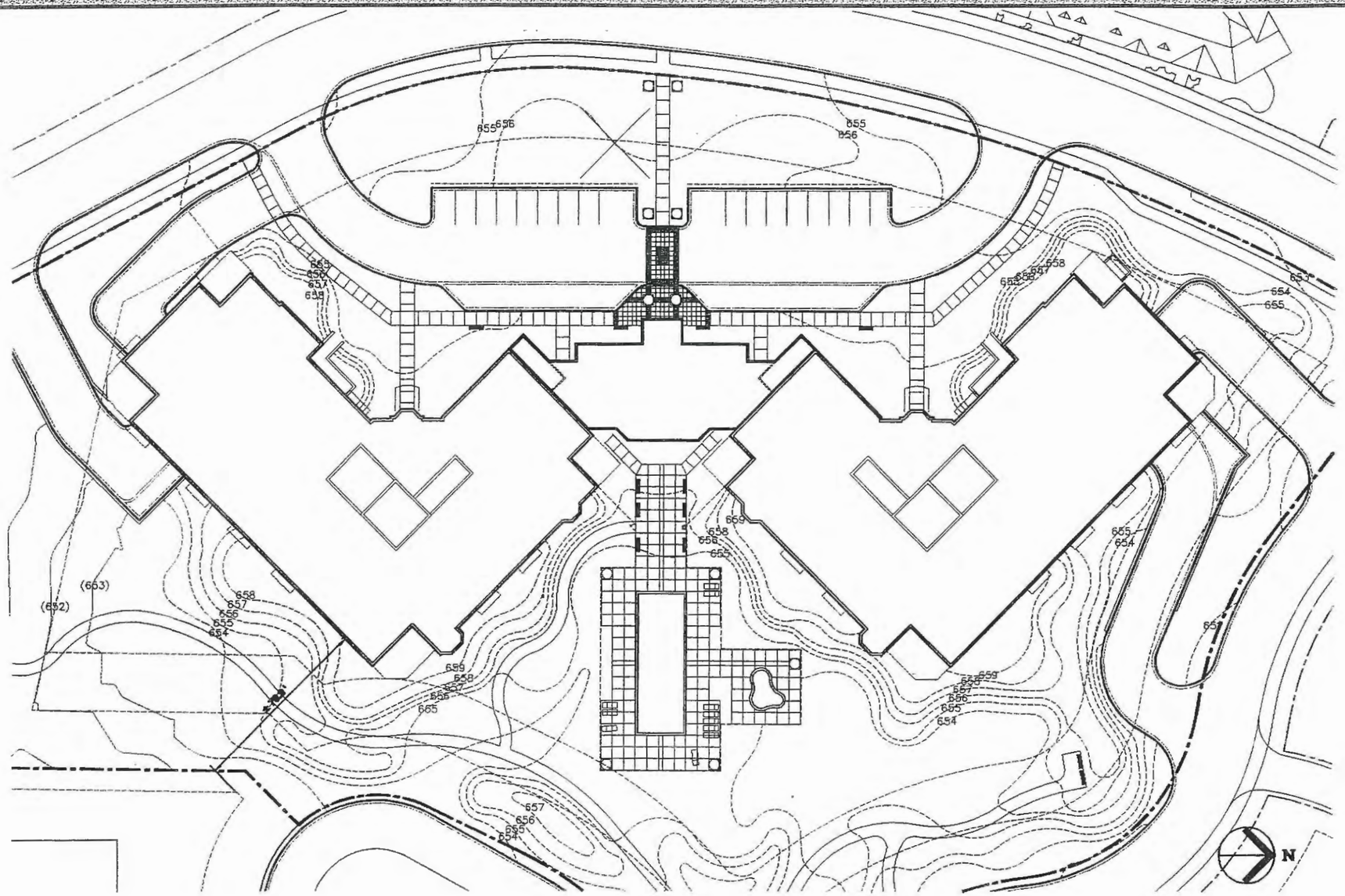
THE RAVINES
LANDSCAPE PERSPECTIVE



THE RAVINES
LANDSCAPE PERSPECTIVE
MAIN ENTRY - FROM SOUTHWEST

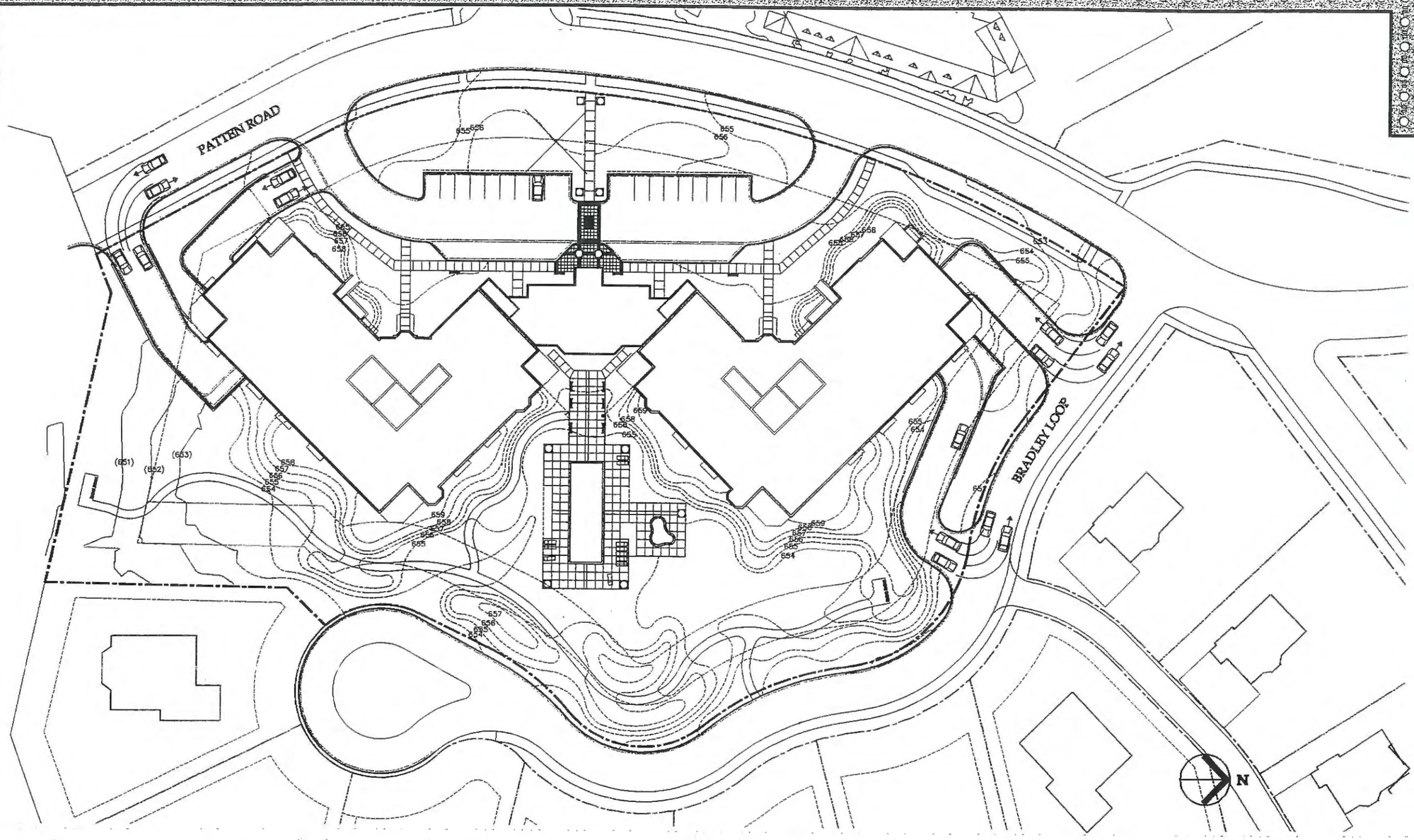
THE RAVINES
SITE SECTION

0 75' 150' 300'



THE RAVINES
BUILDING PLAN

0 20' 40' 80'



THE RAVINES
SITE PLAN PARKING ACCESS

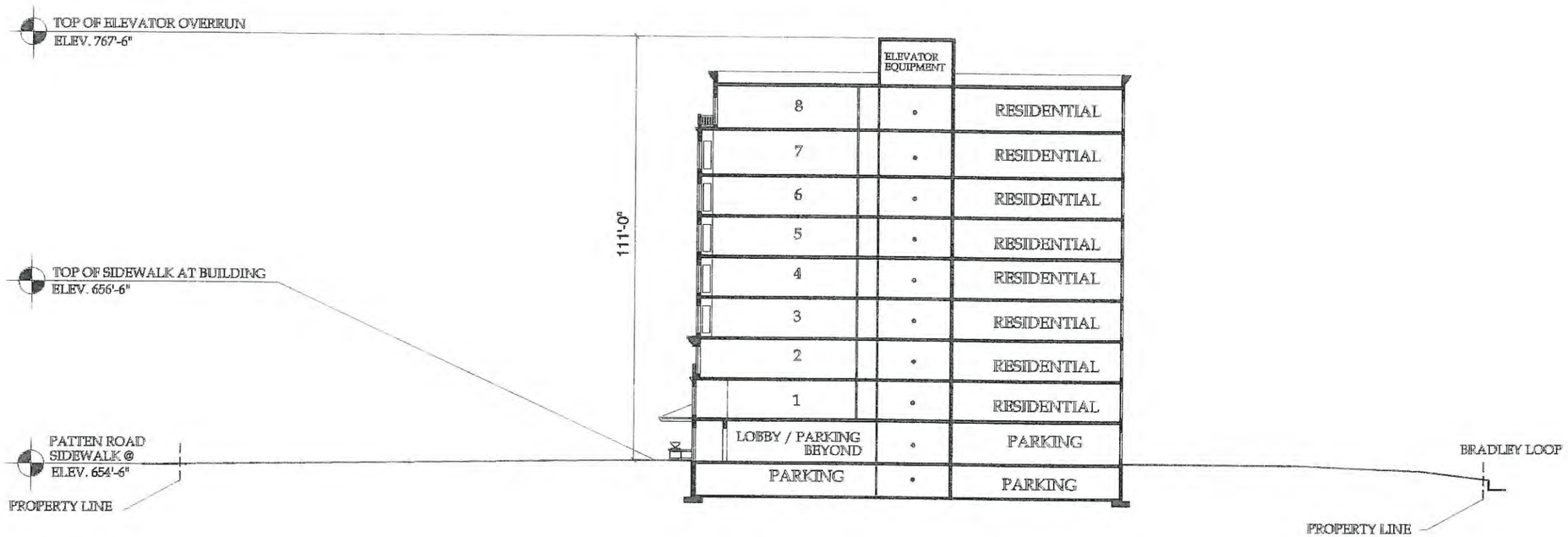
0 25' 50' 100'

NOT APPLICABLE
NO GROUND FLOOR UNITS

THE RAVINES
BUILDING PLAN LOBBY LEVEL

NOT APPLICABLE
NO MEZZANINE LEVEL

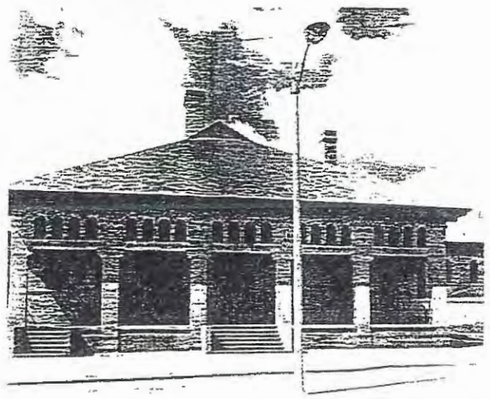
THE RAVINES
BUILDING PLAN MEZZANINE LEVEL



THE RAVINES
BUILDING SECTION

0 15' 30' 60'

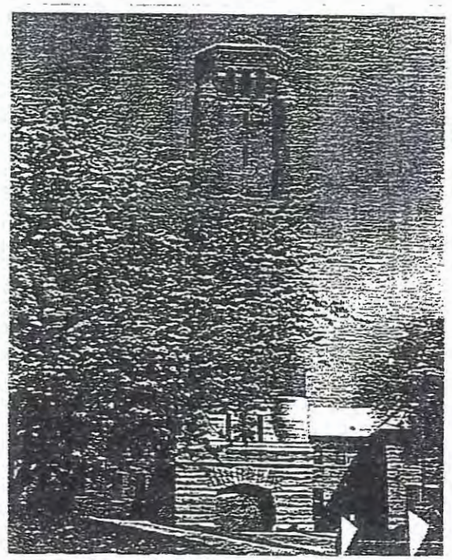
BUILDING 33



PRECEDENT FOR:

- SOLID / VOID RELATIONSHIP OF OPENING

WATER TOWER



PRECEDENT FOR:

- ARCHED ENTRY
- TRIPARTITE SCHEME
- HEAVILY RUSTICATED BASE
- PALETTE OF MATERIALS

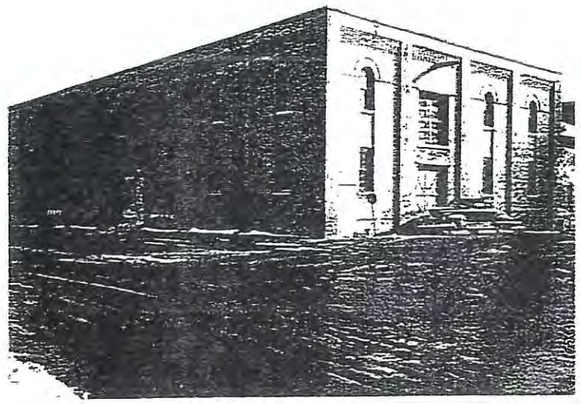
BUILDING 180

PRECEDENT FOR:

- HIGHLY ARTICULATED WINDOWS
- LIMESTONE CORNICE, LINTEL AND SILL

THE RAVINES
PRECEDENTS

BUILDING 39



PRECEDENT FOR:

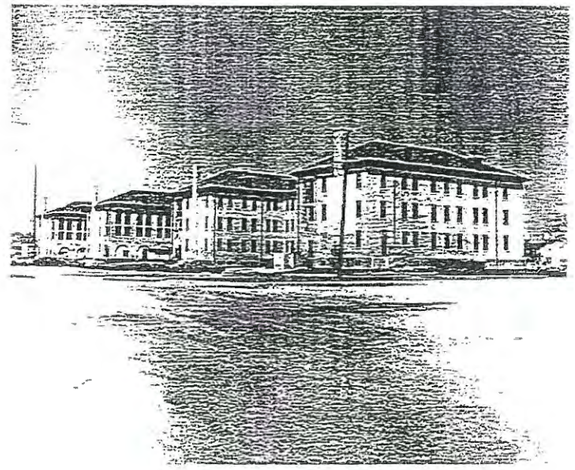
- PARAPET ROOF
- USE OF BRICK TO EXPRESS DEPTH
- HIGHLY ARTICULATED WINDOWS

BUILDING 142

PRECEDENT FOR:

- ARCHED ENTRY
- MASSING
- BRICK WITH LIMESTONE ARCHES
- ELEVATION COMPOSITION
- REPETITIVE WINDOWS

BUILDING 142



PRECEDENT FOR:

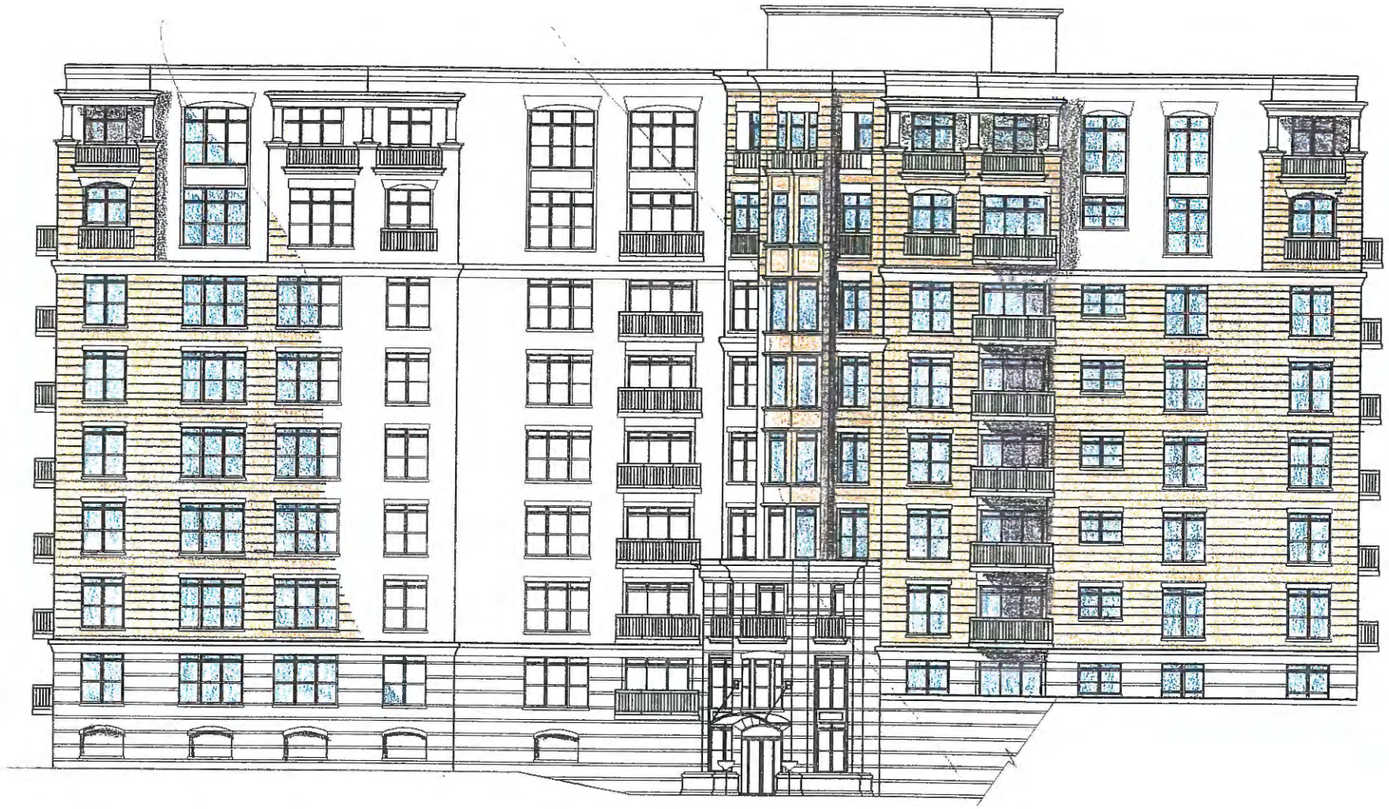
- PUNCHED OPENINGS
- WINDOW PROPORTION
- BALCONY TREATMENT
- METAL RAIL

THE RAVINES
PRECEDENTS

THE RAVINES

PARTIAL PATTEN ROAD ELEVATION

0 10' 20' 40'

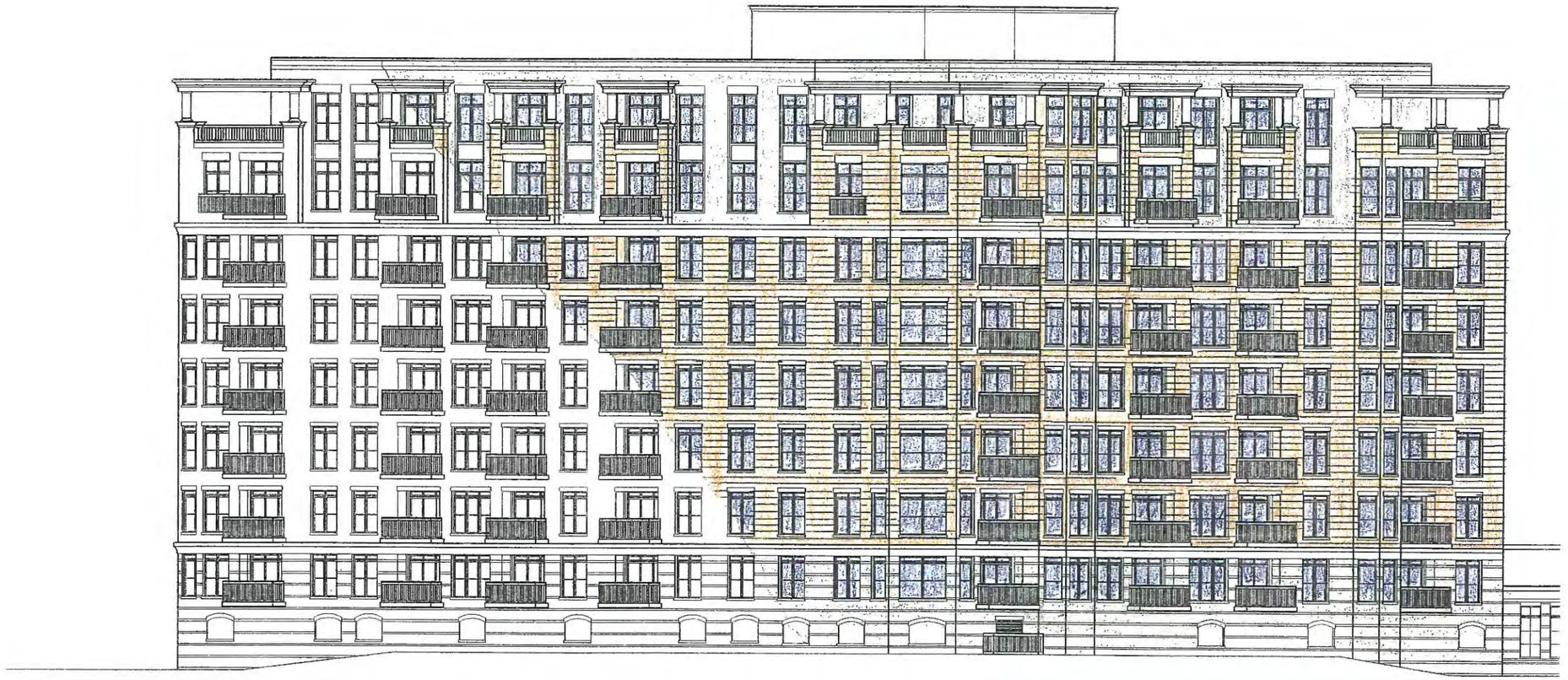


THE RAVINES

PARTIAL PATTEN ROAD ELEVATION NORTH/EAST

0 10' 20' 40'

TOWN OF FORT SHERIDAN BALSAMO, OLSON & LEWIS, LTD 1 JULY 1999 **29.1**



THE RAVINES
PARTIAL BRADLEY LOOP ELEVATION

0 10' 20' 40'

THE RAVINES

PARTIAL BRADLEY LOOP ELEVATION SOUTH / WEST

0 10' 20' 40'

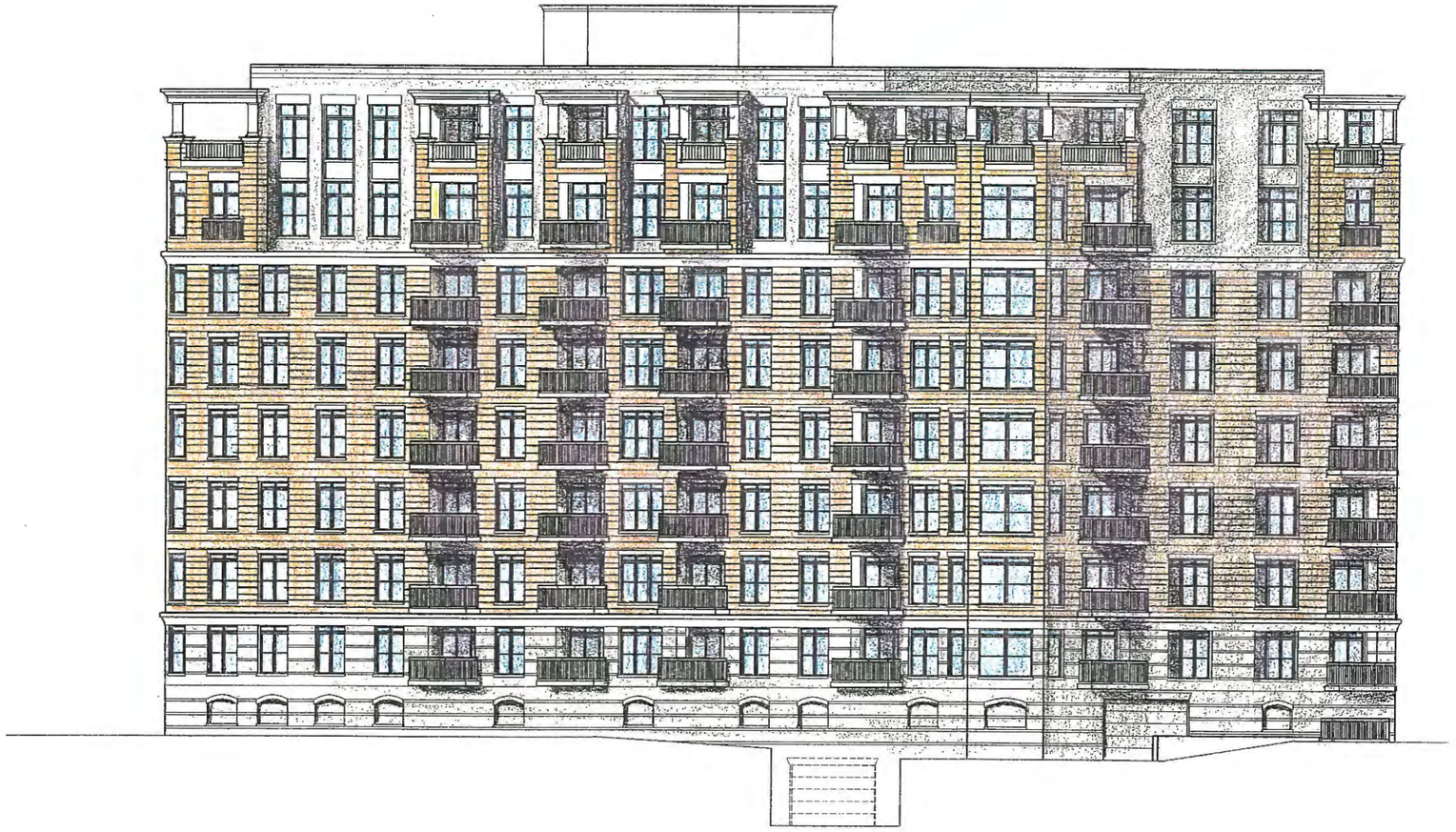
TOWN OF FORT SHERIDAN BALSAMO, OLSON & LEWIS, LTD 1 JULY 1999 **30.1**

THE RAVINES

PARTIAL BRADLEY LOOP ELEVATION NORTH / WEST

0 10' 20' 40'

TOWN OF FORT SHERIDAN BALSAMO, OLSON & LEWIS, LTD 1 JULY 1999 **30.2**



THE RAVINES
NORTH ELEVATION

0 10' 20' 40'

THE RAVINES

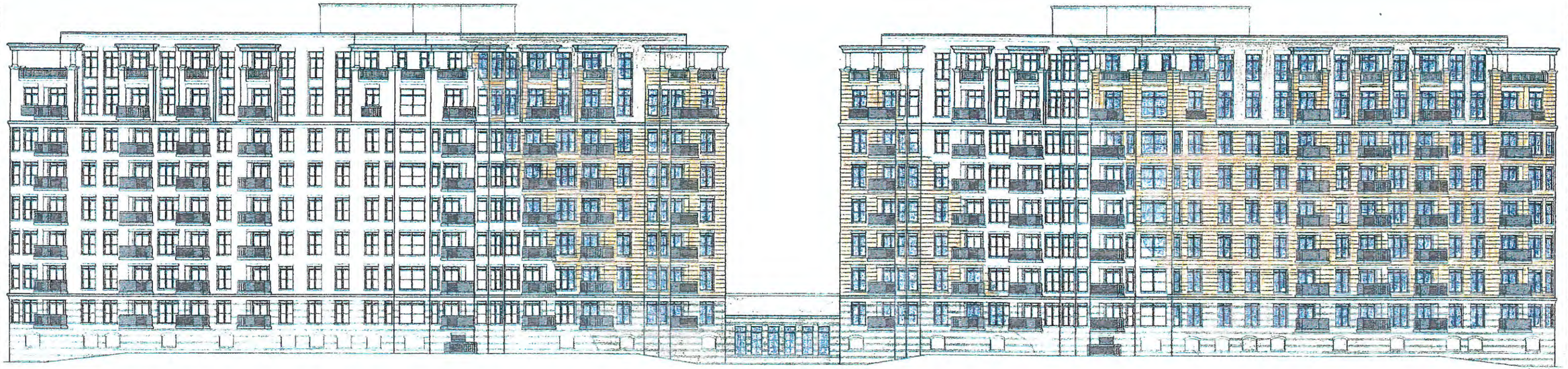
PARTIAL ELEVATION SOUTH / EAST

0 10' 20' 40'

TOWN OF FORT SHERIDAN BALSAMO, OLSON & LEWIS, LTD 1 JULY 1999 **31.1**

THE RAVINES
PATTEN ROAD ELEVATION

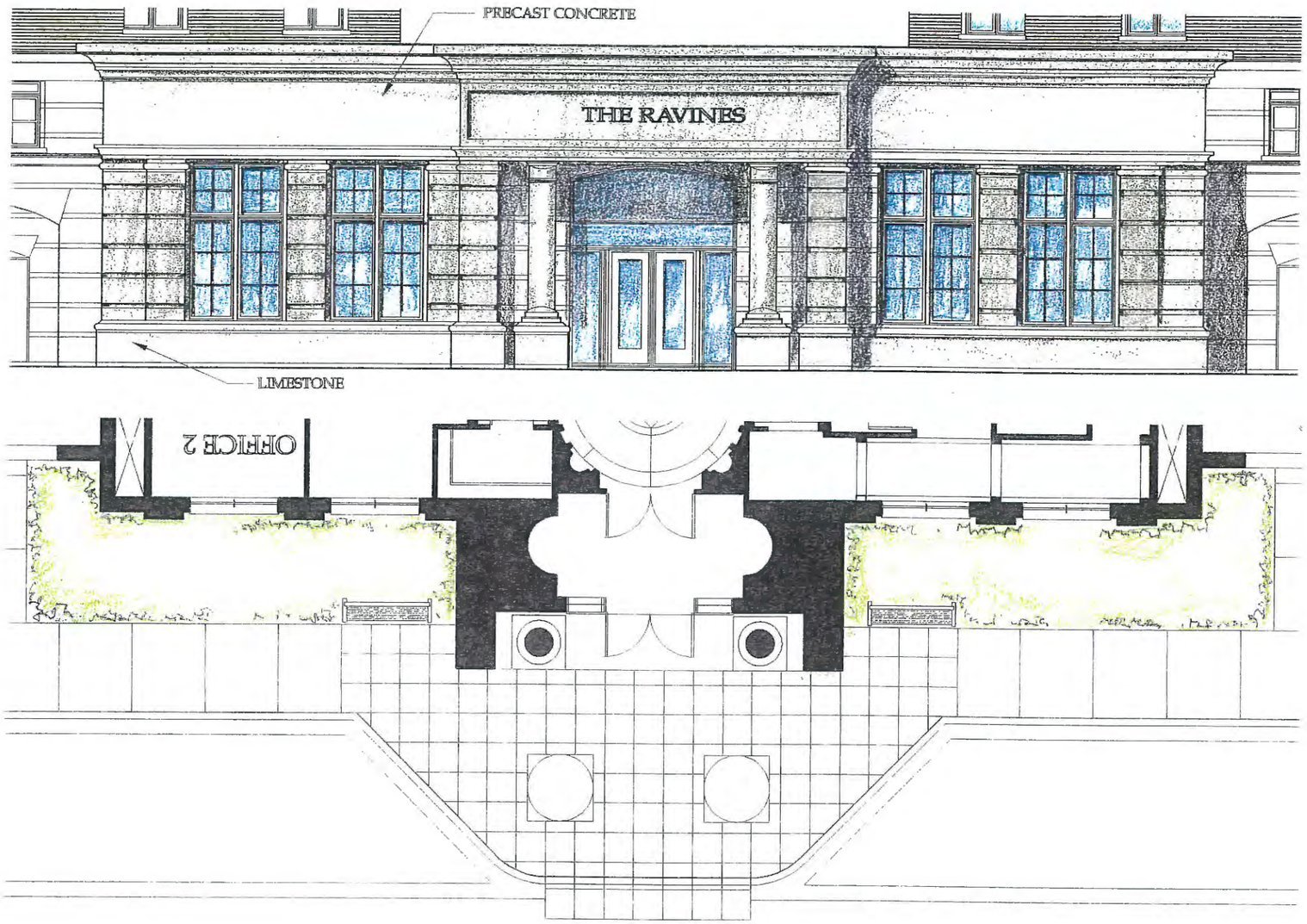
0 20' 40' 80'



THE RAVINES

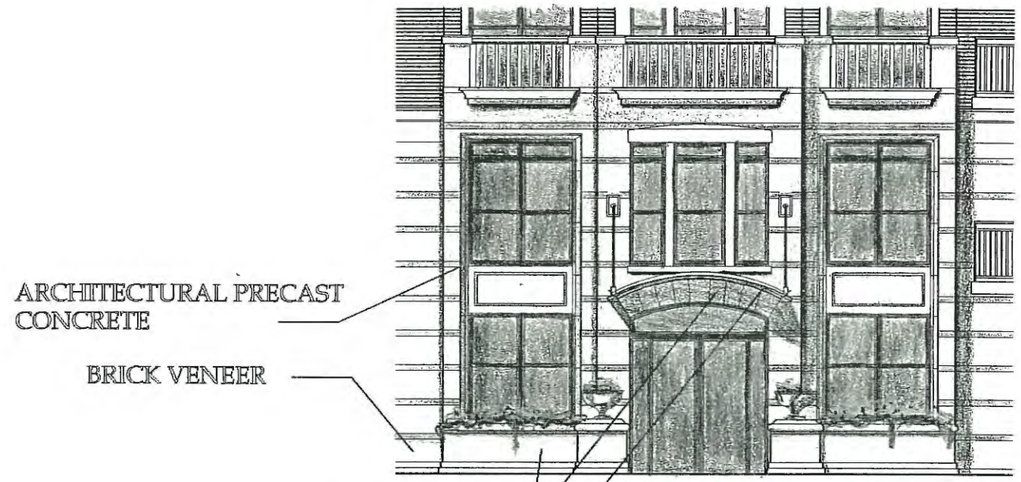
BRADLEY LOOP ELEVATION

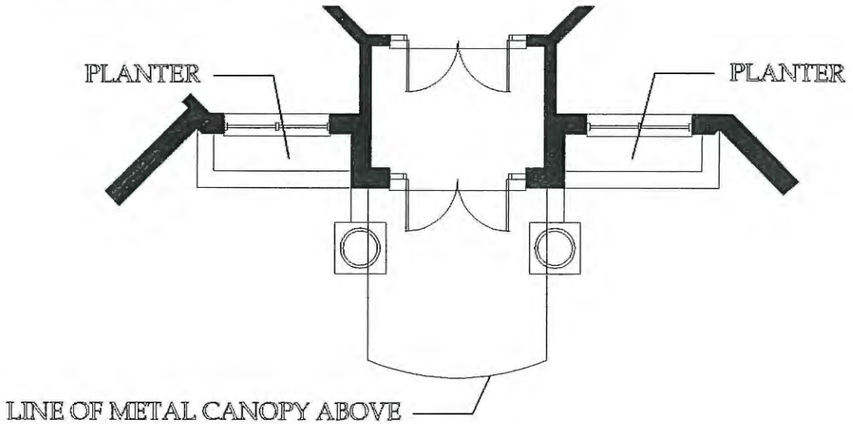
0 20' 40' 80'



THE RAVINES
DETAIL AT MAIN LOBBY ENTRANCE

0 5' 10' 20'

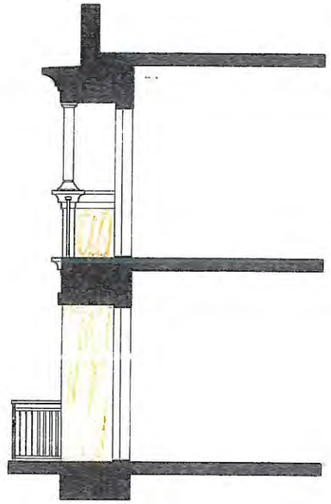




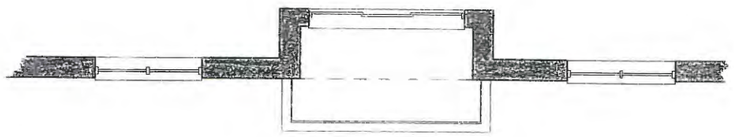
THE RAVINES
DETAIL AT BUILDING BASE

0 5' 10' 20'

ELEVATION



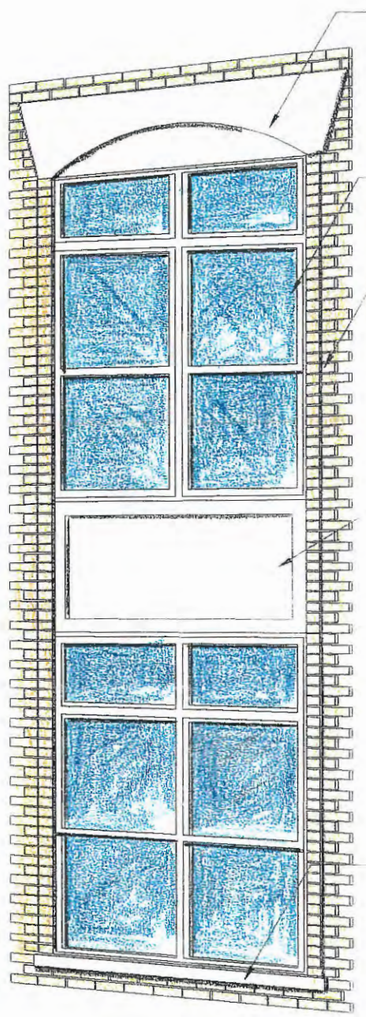
SECTION

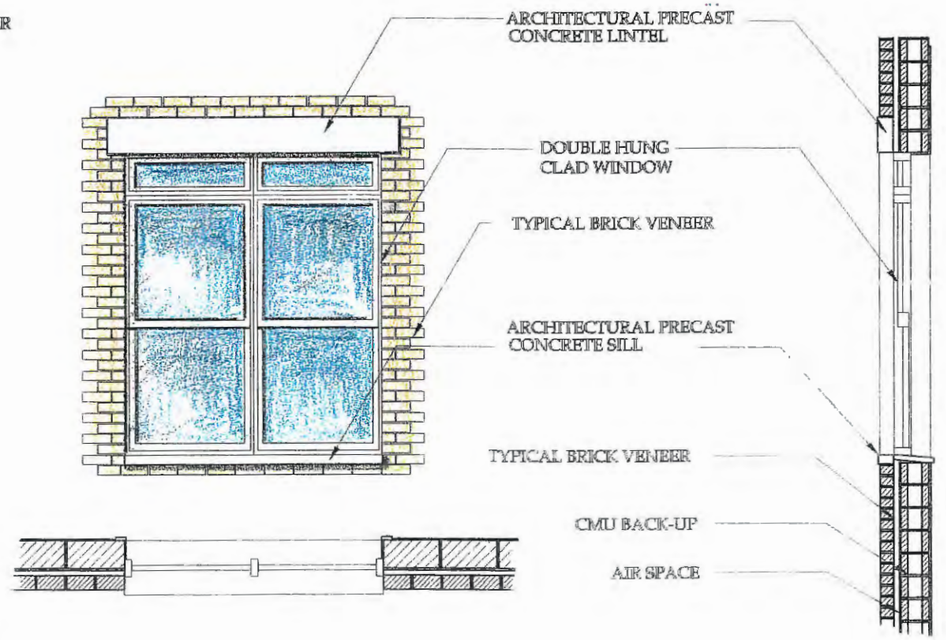


PLAN

THE RAVINES
DETAIL AT WINDOW AND BALCONY

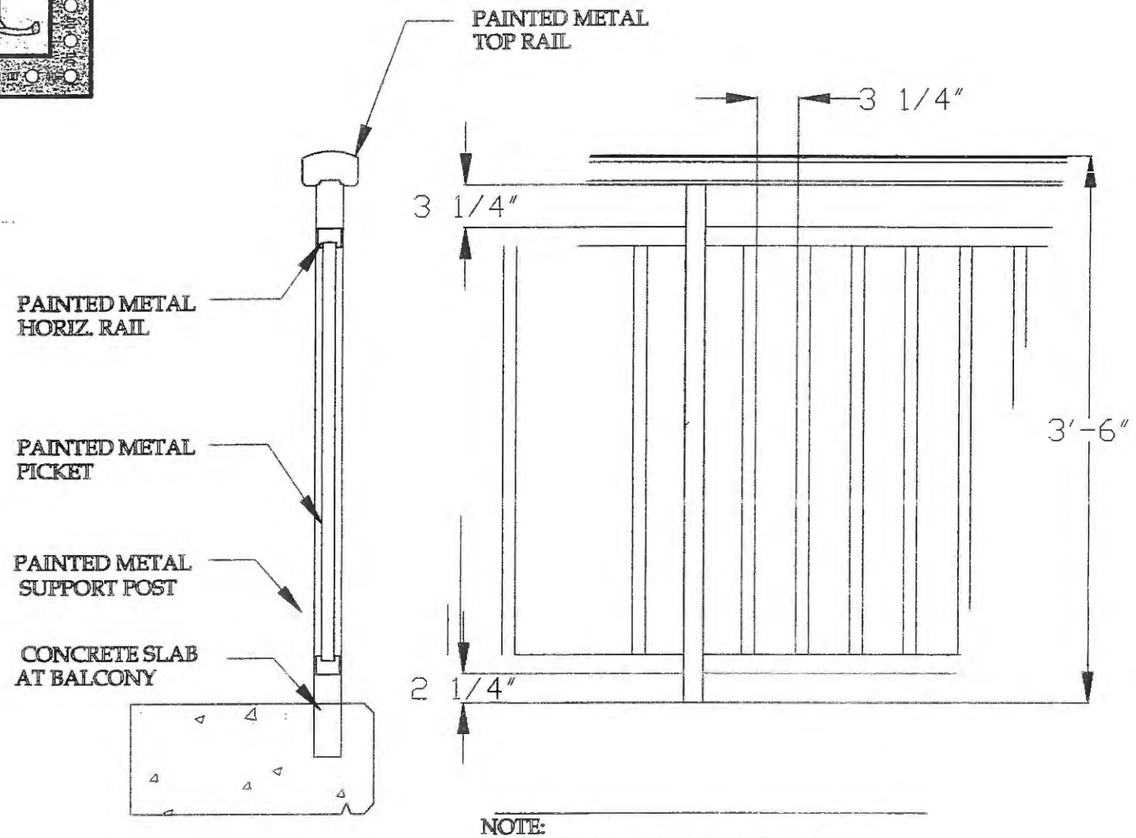
0 5' 10' 20'





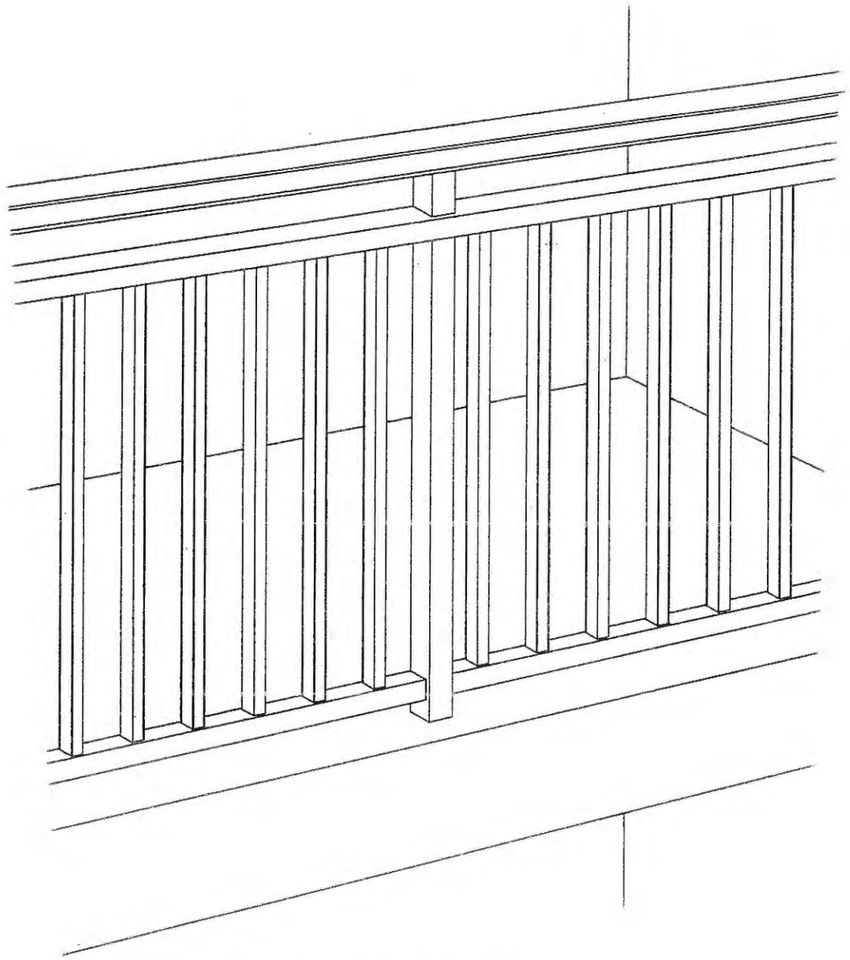
THE RAVINES
DETAIL AT TYPICAL WINDOW

0 3' 6'



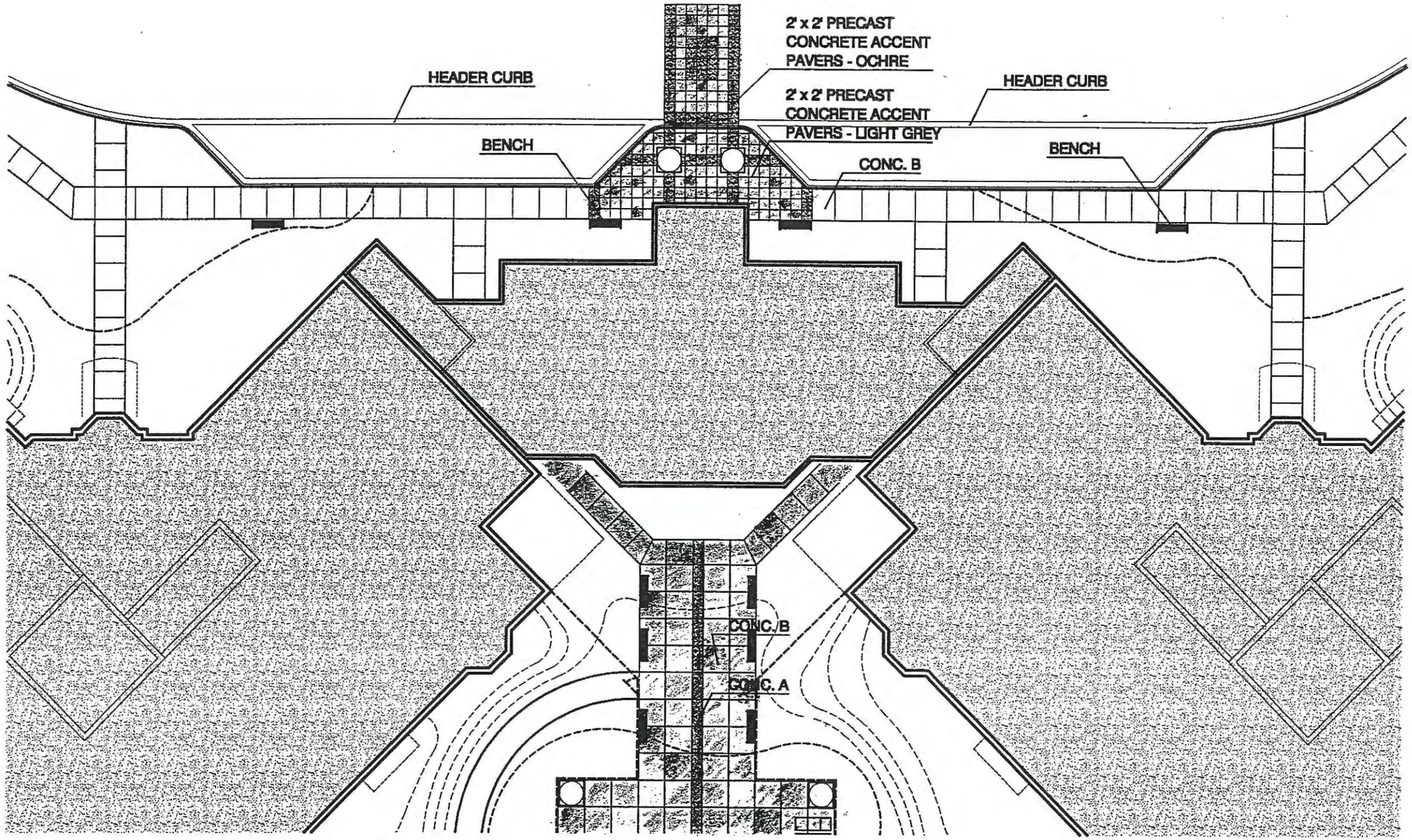
NOTE:
ALL METAL CHARCOAL GREY COLOR

ENLARGED SECTION
AND ELEVATION



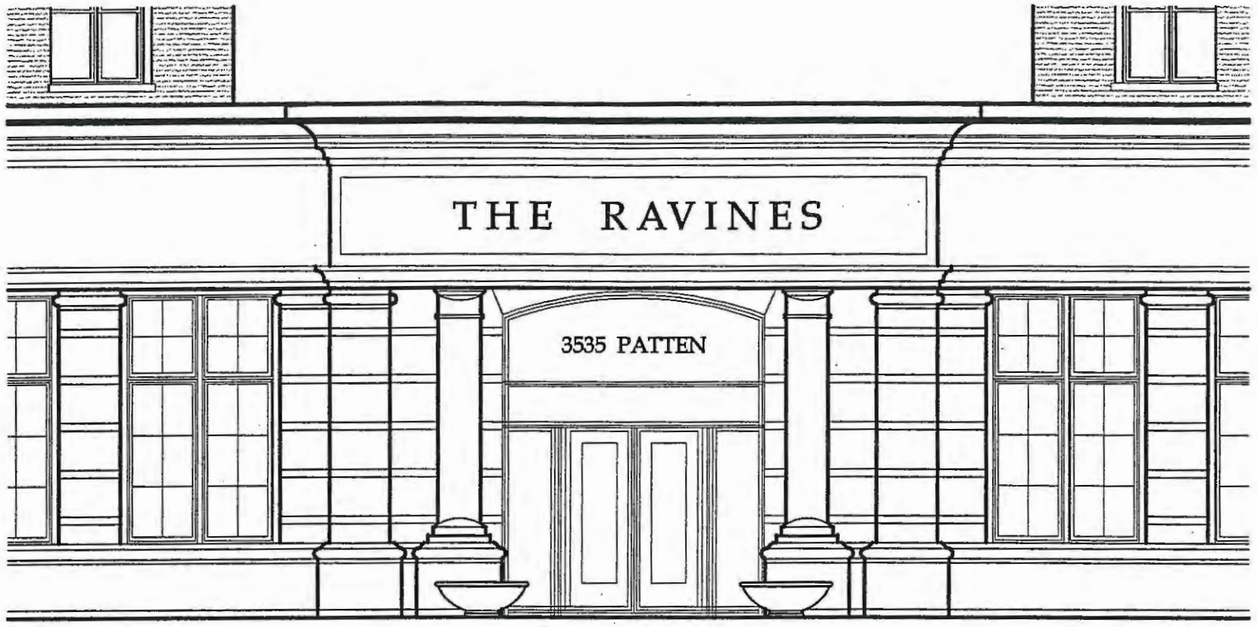
PERSPECTIVE

THE RAVINES
ENLARGED DETAIL BALCONY RAILING



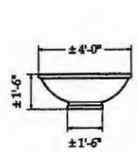
THE RAVINES
PAVEMENT PLAN LOBBY LEVEL

0 10' 20' 40'

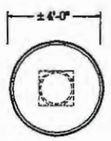


BUILDING ADDRESS

NOT TO SCALE



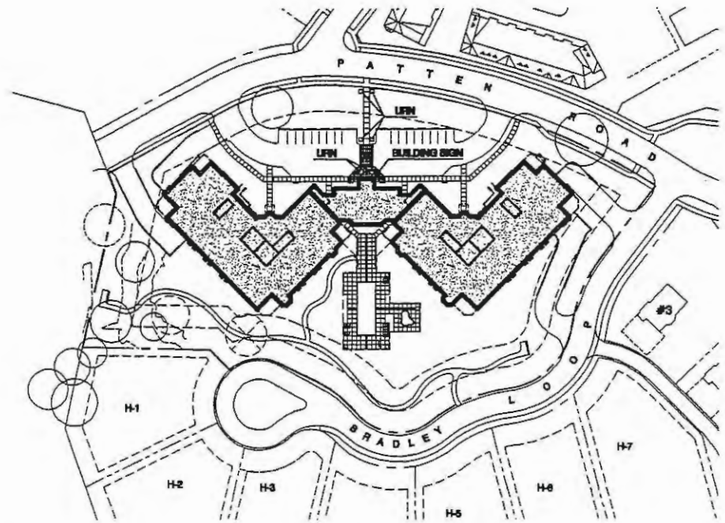
ELEVATION



PLAN

URN

NOT TO SCALE

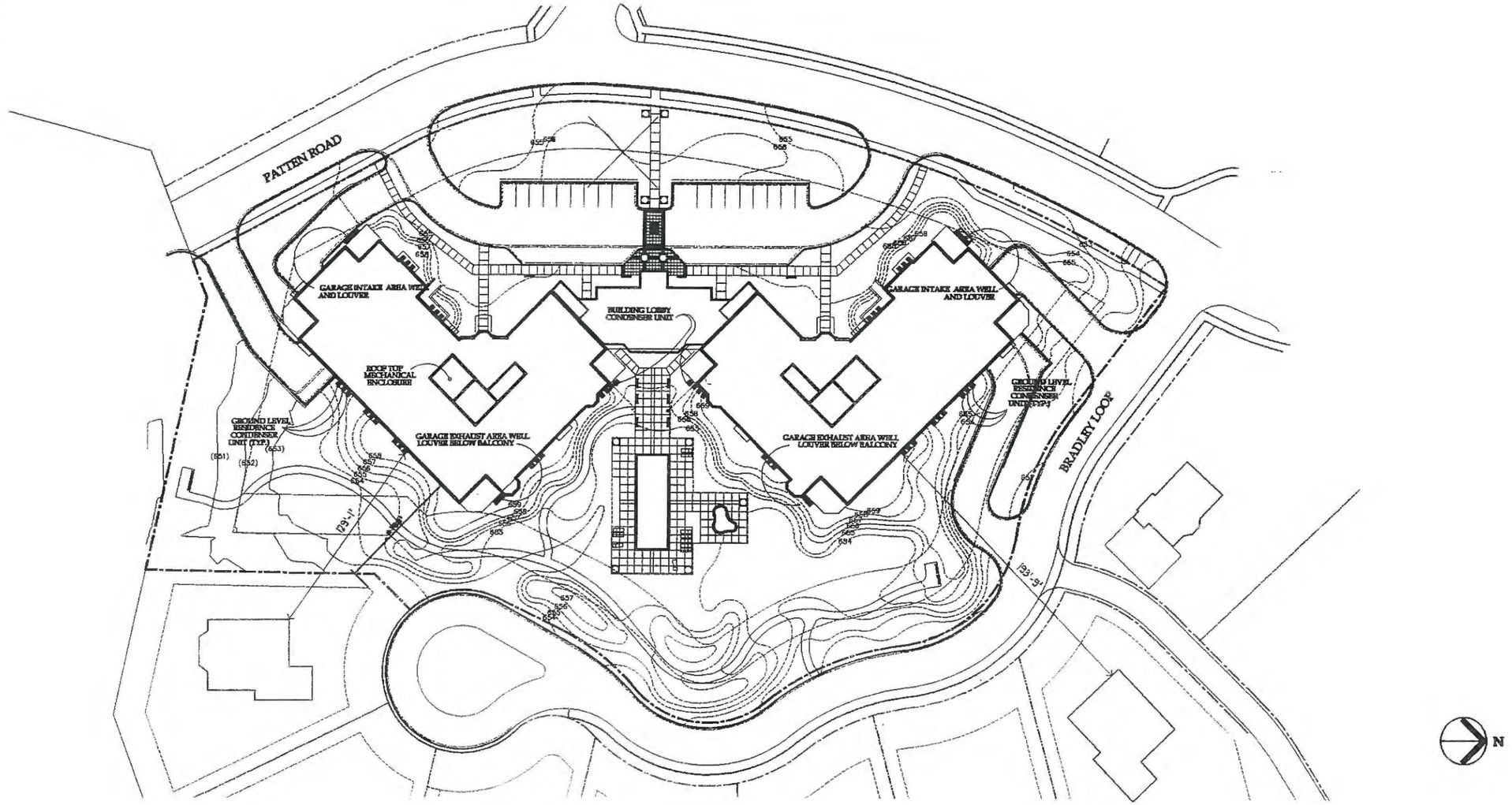


SIGNAGE LOCATION PLAN

NOT TO SCALE

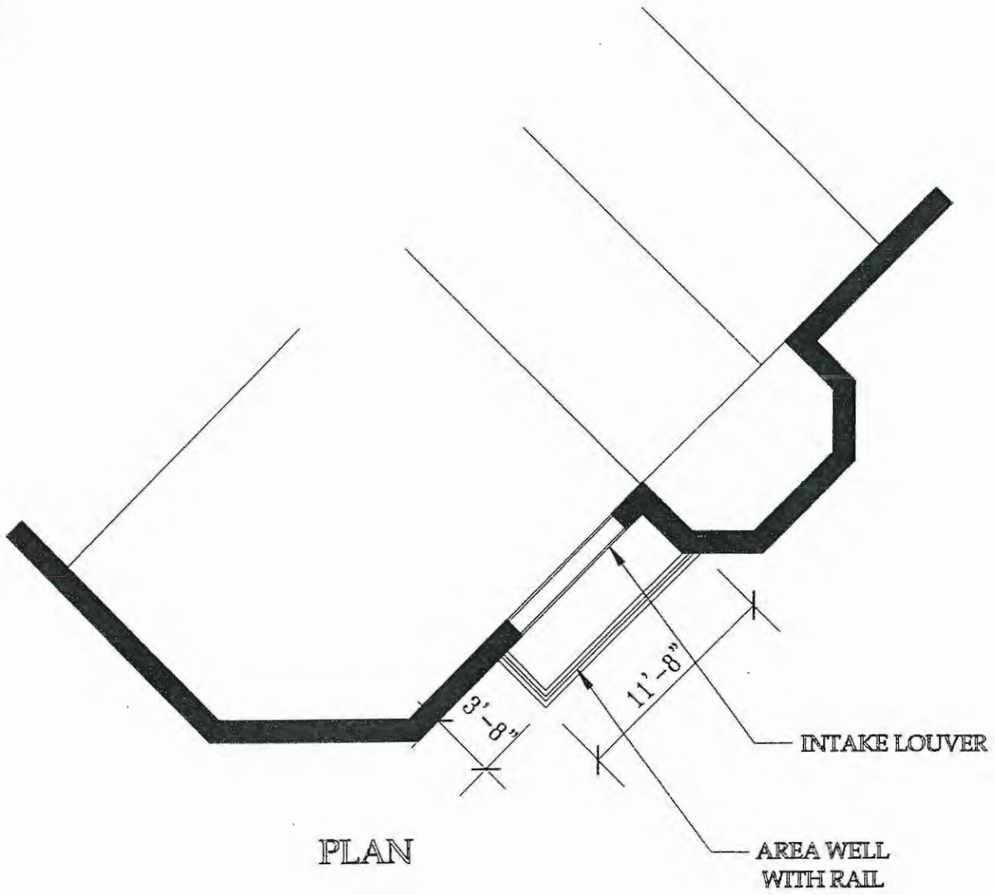
N

THE RAVINES
SITE SIGNAGE

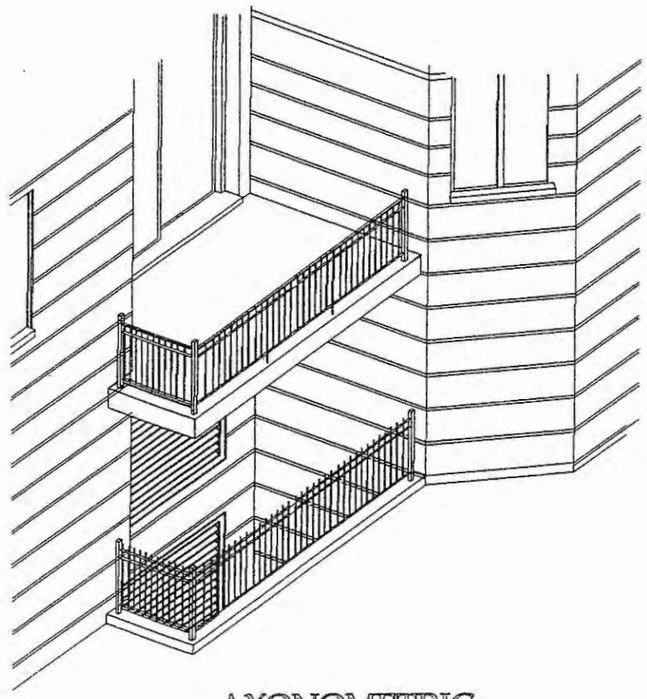


THE RAVINES
MECHANICAL SITE PLAN

0 30' 60' 120'

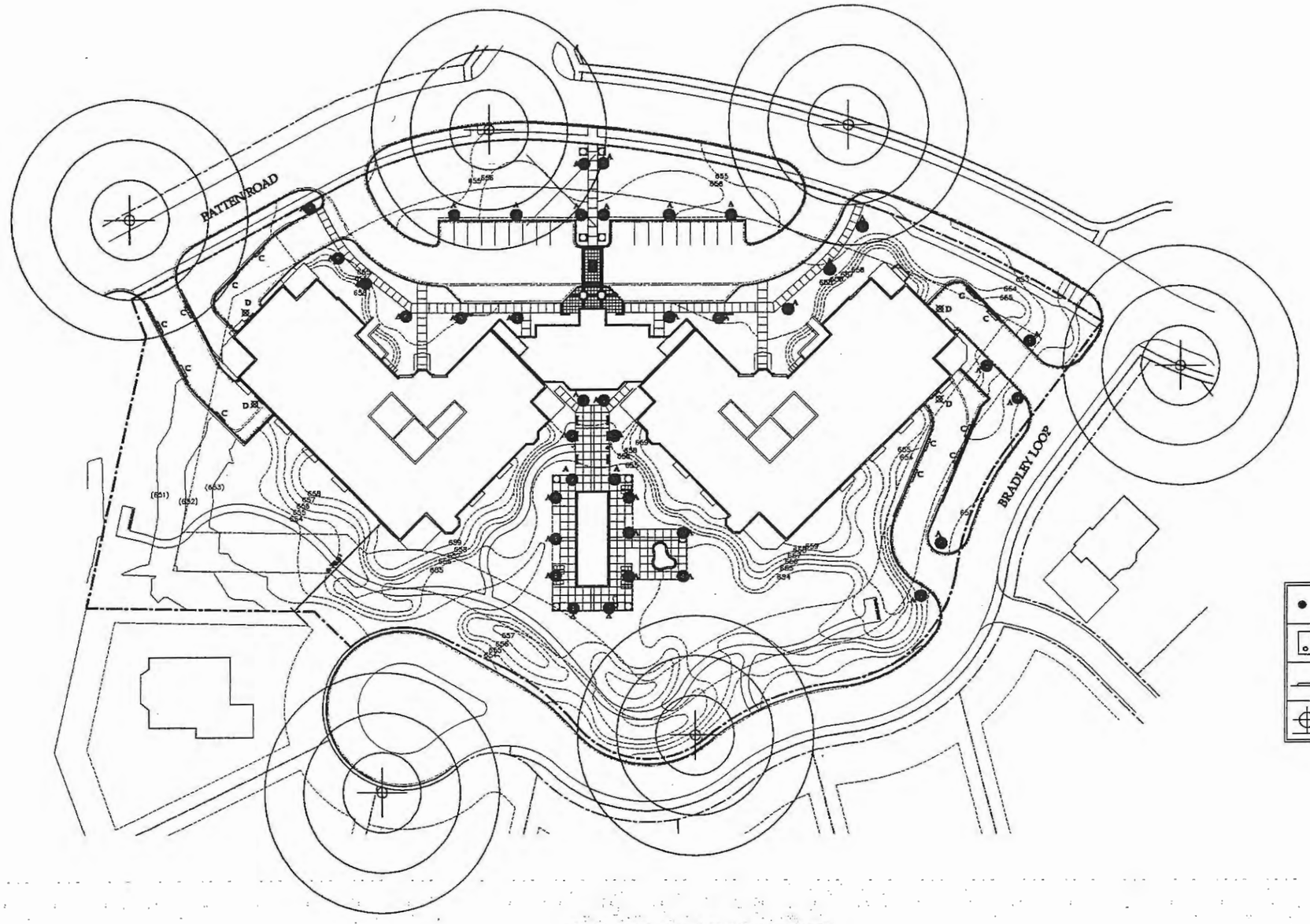


PLAN



AXONOMETRIC

THE RAVINES
GARAGE INTAKE VENT



•	A		WALKWAY ILLUMINATION	18W INCANDESCENT MAX 25W
□	B		NOT APPLICABLE	NOT APPLICABLE
—	C		WALL MOUNTED AT RAMP	7W INCANDESCENT MAX 13W
⊕	D		OVERHEAD AT GARAGE DOOR	40W INCANDESCENT MAX 100W

N

THE RAVINES
SITE LIGHTING PLAN

0 30' 60' 120'

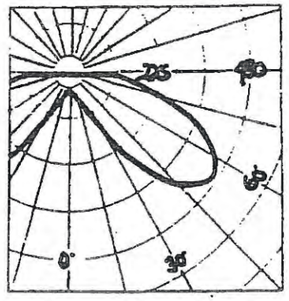
LIGHT FIXTURE CUT SHEETS

PHOTOMETRIC DATA

Orbiter Bollard, Incandescent and HID.

Photometric Report **PLUS230A**

Report No.	PL0958
Poulsen Report No.	PLUS230A
Luminaire	Orbiter Bollard
Efficiency	50.2%
Description	All data shown are reported per 3500 lumens. This report can be used for calculating all types listed below. Use only actual lumen data when calculating.

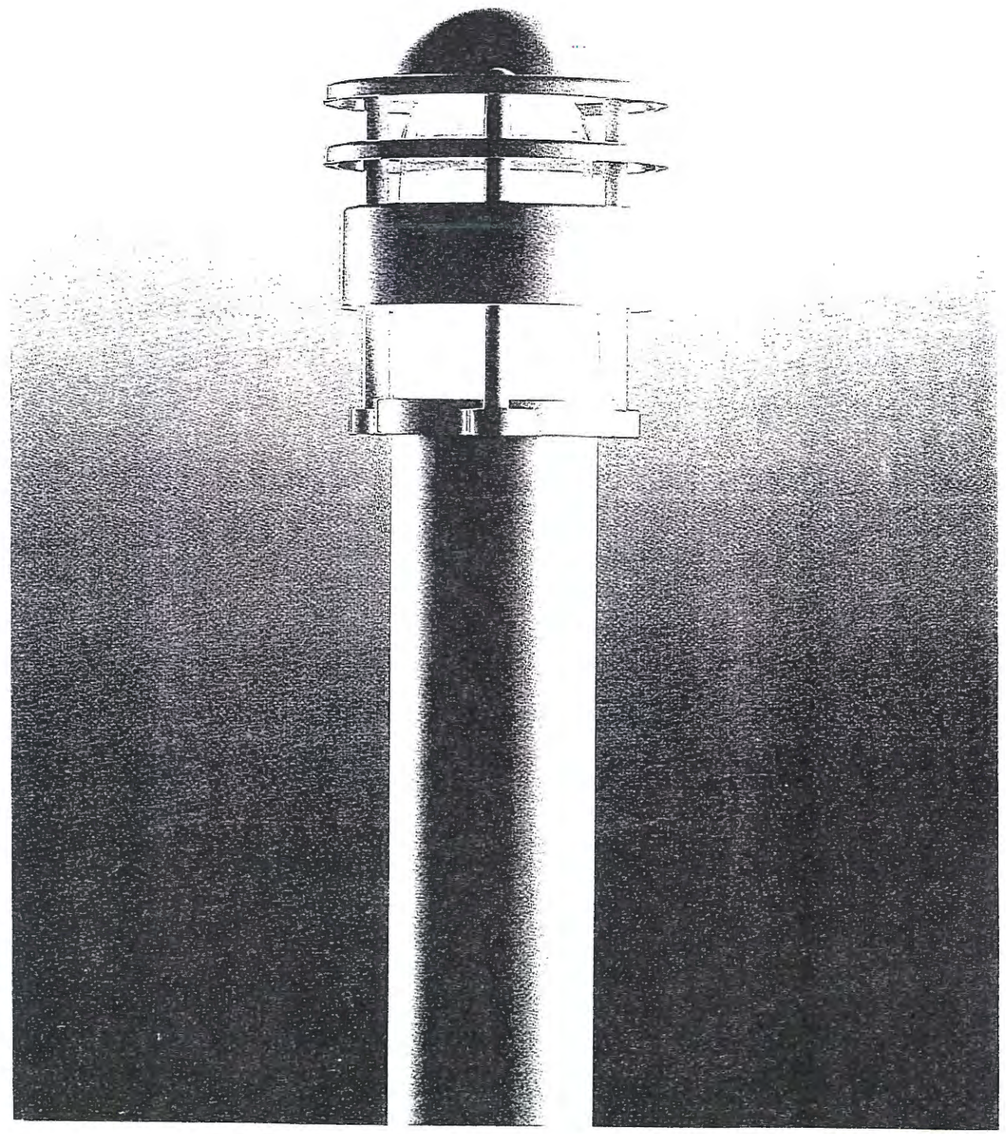


Candlepower Distribution

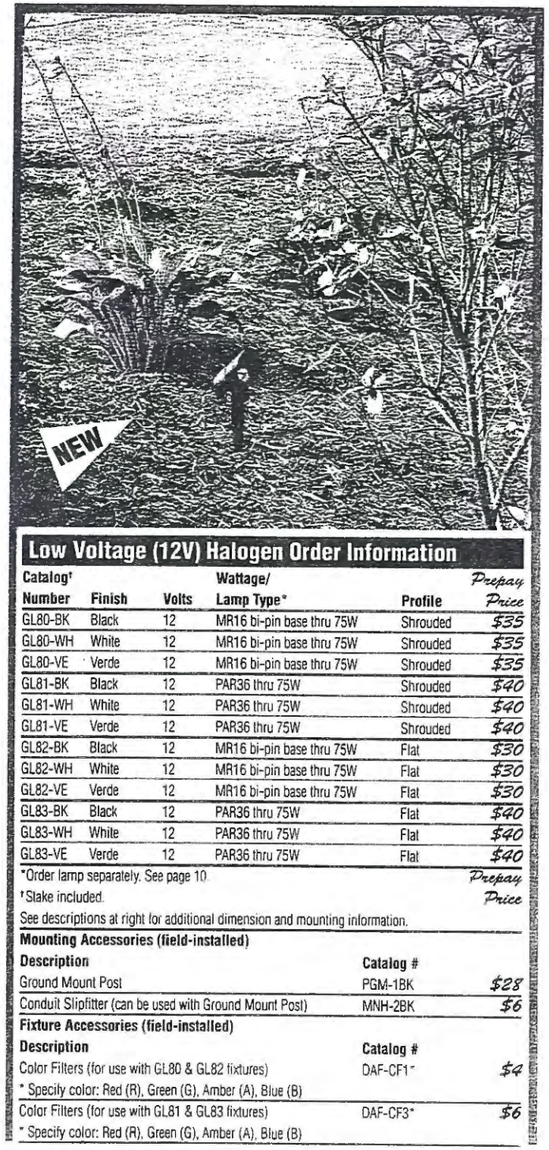
Vertical Angel	Candela
0	51
5	50
10	63
15	75
30	160
45	364
60	414
75	246
90	0

Zonal Lumen Summary

Zone	Lumens	%Lamp	%Fixture
0- 30	87	2.5	4.9
0- 40	233	6.7	13.3
0- 60	858	24.5	48.8
0- 90	1535	43.9	87.3
90-120	218	6.2	12.4
90-130	223	6.4	12.7
90-150	223	6.4	12.7
90-180	223	6.4	12.7
0-180	1758	50.2	100.0



OR EQUIVALENT



Low Voltage (12V) Halogen Order Information

Catalog† Number	Finish	Volts	Wattage/ Lamp Type*	Profile	Prepay Price
GL80-BK	Black	12	MR16 bi-pin base thru 75W	Shrouded	$35
GL80-WH	White	12	MR16 bi-pin base thru 75W	Shrouded	$35
GL80-VE	Verde	12	MR16 bi-pin base thru 75W	Shrouded	$35
GL81-BK	Black	12	PAR36 thru 75W	Shrouded	$40
GL81-WH	White	12	PAR36 thru 75W	Shrouded	$40
GL81-VE	Verde	12	PAR36 thru 75W	Shrouded	$40
GL82-BK	Black	12	MR16 bi-pin base thru 75W	Flat	$30
GL82-WH	White	12	MR16 bi-pin base thru 75W	Flat	$30
GL82-VE	Verde	12	MR16 bi-pin base thru 75W	Flat	$30
GL83-BK	Black	12	PAR36 thru 75W	Flat	$40
GL83-WH	White	12	PAR36 thru 75W	Flat	$40
GL83-VE	Verde	12	PAR36 thru 75W	Flat	$40

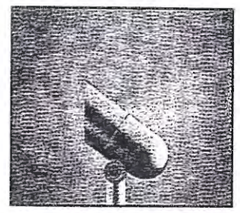
*Order lamp separately. See page 10.
†Stake included.
Prepay Price
See descriptions at right for additional dimension and mounting information.

Mounting Accessories (field-installed)

Description	Catalog #	
Ground Mount Post	PGM-1BK	$28
Conduit Slipfitter (can be used with Ground Mount Post)	MNH-2BK	$6

Fixture Accessories (field-installed)

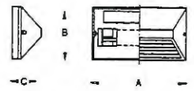
Description	Catalog #	
Color Filters (for use with GL80 & GL82 fixtures)	DAF-CF1*	$4
* Specify color: Red (R), Green (G), Amber (A), Blue (B)		
Color Filters (for use with GL81 & GL83 fixtures)	DAF-CF3*	$6
* Specify color: Red (R), Green (G), Amber (A), Blue (B)		



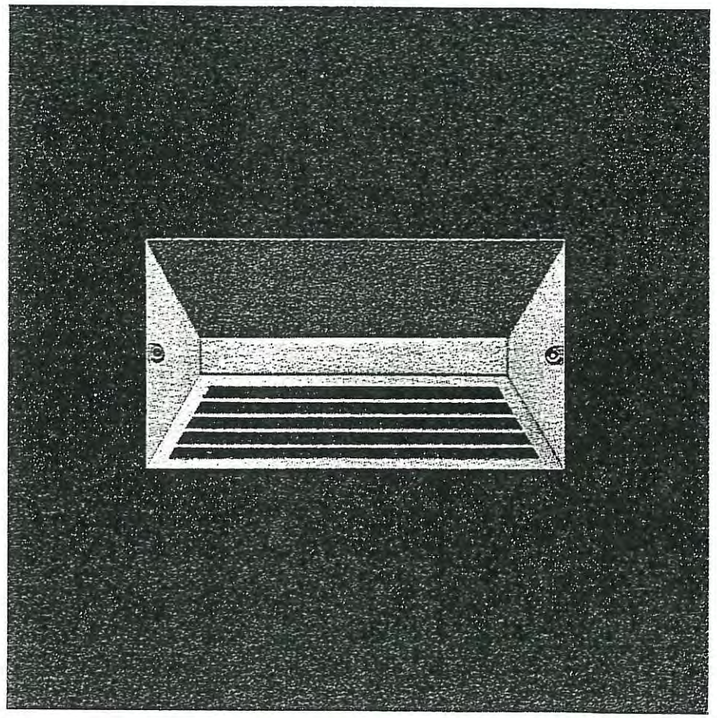
GL80 Shrouded Profile 12V
MR16 bi-pin thru 75W
Available in black, white or verde DeltaGuard finish. Stake and patented pigtail connector included. Size: 6.5"L x 6.75"H x 2.875" dia.

NOT APPLICABLE
NO GROUND SIGNS

OR EQUIVALENT



		Lamp	Lumen	A	B	C
2089P	Wall	1 7W PL	600	7 1/4	4	2 3/8
2091P	Wall	1 13W PL	900	11	4	2 9/16



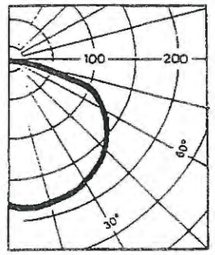
OR EQUIVALENT

PHOTOMETRIC DATA

Nyhavn Wall, Incandescent

Photometric Report **PLUS188A**

Report No.	PL0363
Poulsen Report No.	PLUS188A
Luminaire	Nyhavn Pendant, White
Lamp	1/75W/IF, Incandescent.
Efficiency	74.3%
Description	All data shown are reported per 960 lumens. This report can be used for calculation on all versions listed below. Use only actual lumen data when calculating.



Candlepower Distribution

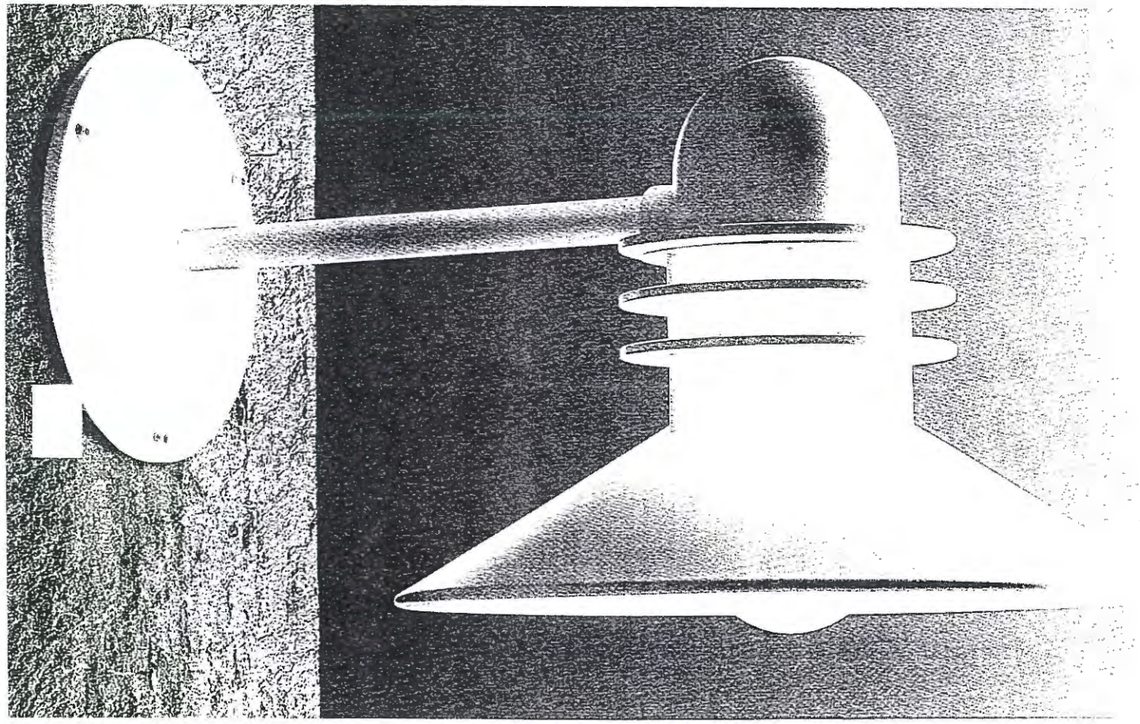
Vertical Angle	Candela
0	175
5	177
10	180
25	177
40	165
55	141
70	94
85	6
90	0
120	6
150	2
180	1

Zonal Lumen Summary

Zone	Lumens	% Lamp	%Fixture
0-30	149	15.5	20.8
0-40	256	26.7	35.9
0-60	513	53.4	71.9
0-90	689	71.7	96.6
90-120	15	1.6	2.1
90-130	19	2.0	2.6
90-150	23	2.4	3.2
90-180	24	2.5	3.4
0-180	713	74.3	100.0

Coefficients of Utilization - Zonal Cavity Method
Effective Floor Cavity Reflectance 20%

Ceiling Reflectance(%)	80	70	50	30	10	0
Wall Reflectance(%)	70 50 30 10	70 50 30 10	50 30 10	50 30 10	50 30 10	0
Room Cavity Ratio						
0	87 87 87 87	84 84 84 84	80 80 80	76 76 76	72 72 72	71
1	79 75 72 69	77 73 71 68	70 67 65	66 65 63	63 62 60	59
2	71 65 60 55	69 63 58 54	60 56 53	57 54 51	55 52 50	48
3	64 56 50 45	62 55 49 44	52 47 43	50 46 42	48 44 41	39
4	58 49 42 37	56 48 42 37	46 40 36	44 39 35	42 38 34	33
5	53 43 36 31	52 42 36 31	40 35 30	39 34 30	37 33 29	27
6	49 39 32 27	47 38 31 27	36 30 26	35 29 26	33 29 25	23
7	45 35 28 23	44 34 28 23	33 27 23	31 26 22	30 25 22	20
8	42 31 25 20	40 31 24 20	29 24 20	28 23 20	27 23 19	18
9	39 29 22 18	38 28 22 18	27 21 18	26 21 17	25 20 17	16
10	36 26 20 16	35 26 20 16	25 19 16	24 19 16	23 19 15	14

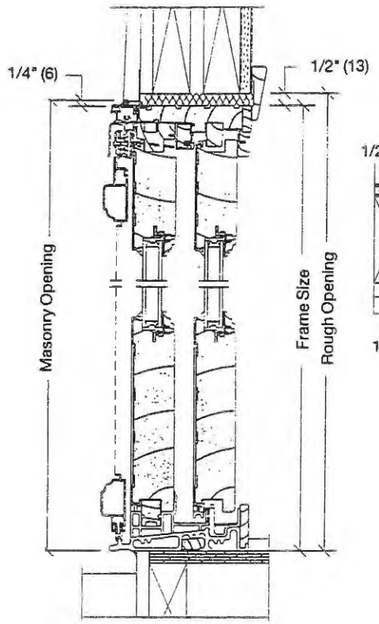


OR EQUIVALENT

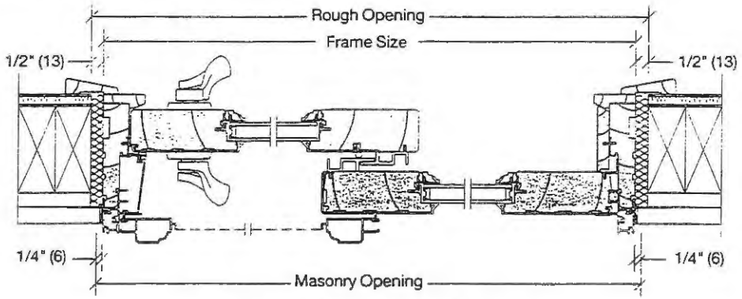
DOOR AND WINDOW CUT SHEETS

NOT APPLICABLE
DOORS DELETED - NO GROUND FLOOR UNITS

CONSTRUCTION DETAILS

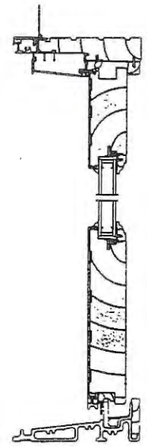


HEAD JAMB & SILL DETAIL

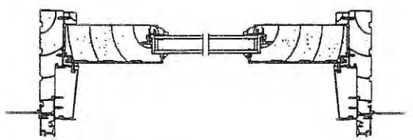


2 Panel XO Operating Jamb Detail

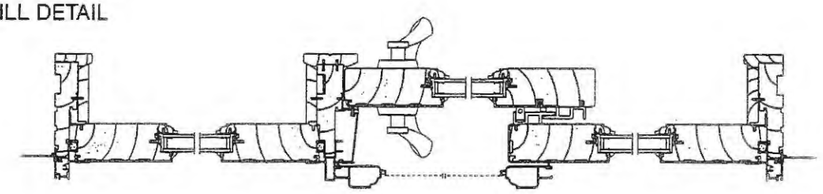
2x4 Frame Construction
4 9/16"(116) Jambs
1/2"(13) Sheathing
1/2"(13) Drywall



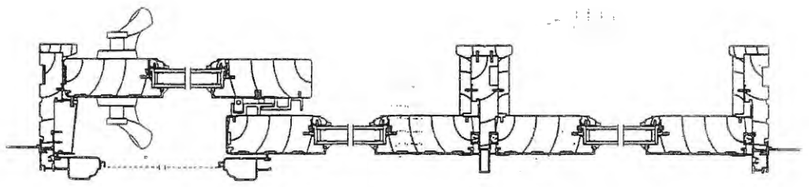
STATIONARY HEAD JAMB & SILL



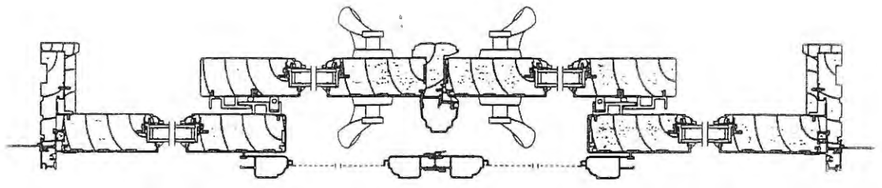
STATIONARY JAMB



3 Panel OXO Operating Jamb



3 Panel XOO Operating Jamb

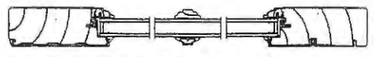


4 Panel OXXO Operating Jamb

GLAZING OPTIONS

Insulating

Insulating 7/8" (22) SDL



Insulating 1 1/8" (29) SDL

CLAD SLIDING FRENCH DOORS

STANDARDS:

- 4 9/16"(116) jambs
- Treated bare wood interior
- Tempered (Safety) insulating glass
- Multi-point locking system
- Solid forged brass handles
- Ultrex® sill with interior oak liner
- Extruded aluminum clad exterior

OPTIONS:

- Jamb extensions
- 3/4"(19) or 1 1/8"(29) interior removable grilles
- Extruded aluminum top-hung screen system available in five standard colors: white, pebble gray, bronze, evergreen or brown
- Coastal hardware
- Transoms (including arches)
- Handles available in antique brass, polished chrome, brushed chrome and white
- Factory installed clad brick mould or clad flat casing

GLAZING OPTIONS:

- Insulating Low E II with argon gas*
- Glass with bronze or gray tint
- Simulated divided lites with 7/8"(22) or 1 1/8"(29) munts
- Simulated divided lites with or without spacer bars

FINISH OPTIONS:

- Extruded aluminum exterior in white, bronze, brown, evergreen or pebble gray
- Interior prime

ENERGY DATA	72 x 82 Unit "U" Factor	72 x 96 Unit "U" Factor	72 x 82 Unit "R" Value	72 x 96 Unit "R" Value	Air Infiltration Per CFM/Sq. Ft.
Insulating Glass	0.48	0.48	2.08	2.08	.08
Insulating Low E w/argon	0.35	0.35	2.86	2.86	.08

Note: All glass is tempered

* With the exception of high altitude applications, standard one lite Low E II glass units automatically include argon gas. For argon at high altitudes, contact your local distributor or dealer.

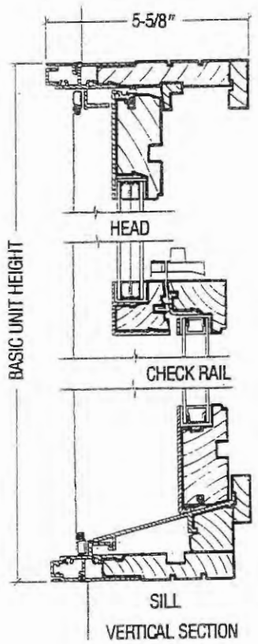
Product U-Factors and R-Values are determined by computer simulation using Windows V4.0 and Frame V3.1 software applications.

U-Factor = Btu/h-ft2-F R-Value = 1/U-Value

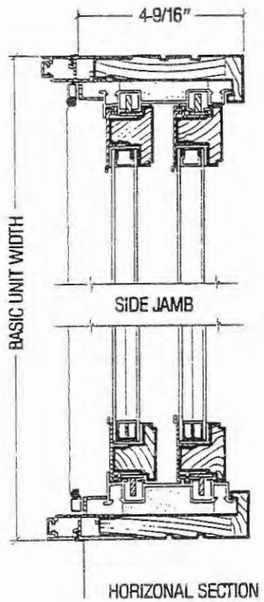
Not to scale.

OR EQUIVALENT

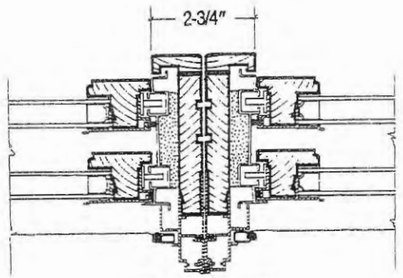
CONSTRUCTION DETAILS



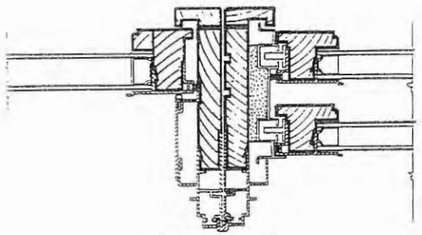
VERTICAL SECTION



HORIZONAL SECTION



STANDARD MULLION
(Optional One-Piece Screen Shown)



PICTURE MULLION

OR EQUIVALENT

CLAD

STANDARDS:

- Insulating glass
- Bronze screen surround
- Bronze hardware
- Concealed sequential sash locks
- 4 9/16" (116) jambs
- Treated bare wood interior
- Folding nailing fin with drip cap factory installed
- Extruded aluminum clad exterior

OPTIONS:

- Jamb extensions, factory applied
- Screen, aluminum surround in white
- White or brass hardware
- Coastal hardware
- Flip or circle handle operator
- Diamond or rectangular interior removable grilles
- Masonry clips
- Factory installed clad brick mould casing or clad flat casing
- Standard Round Top, quarter circle and elliptical transoms
- Power Drive accessories

GLAZING OPTIONS:

- Low E II glass with or without argon gas*
- Bronze or gray glass
- Tempered glass (standard on specified sizes)
- Simulated divided lites with 7/8" (22) or 1 1/8" (29) munts
- Simulated divided lites with or without spacer bars

FINISH OPTIONS:

- Interior prime
- Aluminum clad in: white, bahama brown, pebble gray, evergreen or medium bronze

*With the exception of high altitude applications, standard one lite Low E II glass units automatically include argon gas. For argon at high altitudes, contact your local distributor or dealer.

NOTE: Contact your distributor for Masonry Opening on clad Casemasters with factory installed clad brick mould casing or clad flat casing.

ENERGY DATA	24 x 48 Unit "U" Factor	30 x 60 Unit "U" Factor	24 x 48 Unit "R" Value	30 x 60 Unit "R" Value	Air Infiltration Per CFM/Lin.Ft.
Insulating Glass	0.52	0.51	1.89	1.92	.02
Insulating Low E w/argon	0.37	0.35	2.56	2.78	.02

Product U-Factors and R-Values are determined by computer simulation using Windows V4.0 and Frame V3.0 software applications.

U-Factor = Btu/h-ft2-F R-Value = 1/U-Value

Not to scale.

NOT APPLICABLE
METAL ROOFING AT POOL NOT REQUIRED
(OUTDOOR POOL)