City of Highland Park

City Council Meeting
City Hall
1707 St Johns Avenue,
Highland Park, Il 60035
July 13, 2026
7:30 PM
Agenda

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

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

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

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. Approval of the Minutes of the Consolidated Meeting of the City Council Held on June 29, 2026

V. Approval of Warrant List

A. Warrant List and Wire Transfers from June 19, 2026 to July 01, 2026.

VI. Report of Mayor

A. Other Business

- Highland Park Career Exploration Program

VII. Business from the Council

VIII. Business from City Staff

A. Exterior Grant Expansion Consideration: Bean Bar

B. Highlights of Omnibus Agenda

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

X. Omnibus

Administration

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

1. A Resolution Approving a Second Amendment to a Lease Agreement Between the City of Highland Park and The Art Center Highland Park

2. A Resolution Authorizing the Release of Minutes of Certain Closed Meetings of the Committee of the Whole of the City Council

3. A Resolution entering into an Exterior Improvement Grant for EATACO Tequila Bar LLC d/b/a EATACO

4. A Resolution entering into a Food & Beverage Interior Improvement Grant for Bean Bar Corporation (565 Roger Williams)

5. A Resolution entering into a Food & Beverage Interior Improvement Grant for EATACO Tequila Bar LLC (597 Roger Williams)

Public Works

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

6. A Resolution Approving Award of the Briergate Crossing - Richfield Avenue Improvements Contract to Campanella and Sons, Inc. of Wadsworth, Illinois

7. A Resolution Approving Execution of Phase II Final Design Engineering Services Agreement Amendment #1 with RINA for Federal Grant Participation for Judson Avenue Bridge Replacement Project

8. A Resolution Approving a Local Public Agency Agreement with the Illinois Department of Transportation (IDOT) for the Judson Avenue Bridge Replacement Project

9. A Resolution Approving Execution of Phase II Final Design Engineering Services Agreement Amendment #1 with Alfred Benesch & Company, for Federal Grant Participation for the St. Johns Avenue Bridge Replacement Project

10. A Resolution Approving a Local Public Agency Agreement with the Illinois Department of Transportation (IDOT) for the St Johns Avenue Bridge Replacement Project

Community Development

11. A Resolution Ratifying a Minor Amendment to Approved Planned Development at 925 Deerfield Road

XI. Items Removed From Omnibus Vote Consideration

XII. Other Business

A. A Resolution Approving a Plat of Subdivision (1660 and 1700 Old Deerfield Road)

B. An Ordinance Amending a Special Use Permit for a Planned Development and the Inclusionary Housing Plan (1660 and 1700 Old Deerfield Road)

C. A Resolution Approving a First Amendment to the Development Agreement Between the City of Highland Park and HDC M/I HP Venture, LLC

XIII. Closed Session

XIV. Adjournment

Staff Report

Meeting Date: July 13, 2026

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

Department: City Manager's Office

Title: Approval of the Minutes of the Consolidated Meeting of the City Council Held on June 29, 2026

Recommendation:
For the City Council's approval are the minutes of the Consolidated Meeting of the City Council held on June 29, 2026.

Attachments:
1. MIN CC 6-29-2026

MINUTES OF THE CONSOLIDATED MEETING OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK

MEETING DATE: June 29, 2026

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

I. Call to Order

At 7:35 PM, Mayor Rotering called the meeting to order and asked for a roll call:

II. Roll Call

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

Absent: Councilmember Blumberg

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

Also Present: Corporation Counsel Elrod, Assistant Corporation Counsel Martinez, Assistant Corporation Counsel Butcher

III. Pledge of Allegiance

IV. Approval of Minutes

A. Approval of the Minutes of the Regular Rescheduled Meeting of the City Council Held on May 27, 2026

B. Approval of the Minutes of the Closed Session of the Regular Rescheduled Meeting of the City Council Held on May 27, 2026

Councilmember Lidawer moved to approve the Minutes of the Regular Rescheduled Meeting of the City Council Held on May 27, 2026 and the Minutes of the Closed Session of the Regular Rescheduled Meeting of the City Council Held on May 27, 2026. Councilmember Bruckman seconded the motion. Upon a voice vote, the Mayor declared the motion Passed (6 - 0).

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

V. Approval of Warrant List

A. Warrant List and Wire Transfers from May 15, 2026 to June 18, 2026.
Councilmember Tapia moved to approve the Warrant List. Councilmember Bruckman seconded the motion. Upon a roll call vote, the Mayor declared the motion Passed (6 - 0).

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

VI. Report of Mayor

A. Other Business

"Tree of Life" Mosaic Dedication
Mayor Rotering highlighted the dedication of the "Tree of Life" Mosaic that is displayed at the top of the stairs in City Hall. She noted that the mosaic was designed by artist Etty Hasack from the Chicago Mosaic School and created in part by community members at last year's Remembrance ceremony.

Celebration of Juneteenth
Mayor Rotering highlighted the celebration of Juneteenth at the City's Taste of Highland Park event that took place on Friday, June 19, 2026.

Recognition of 2026 Distinguished Budget Award from GFOA
Mayor Rotering noted that for the 23rd year, the Government Finance Officers Association ("GFOA") recognized the City with the Distinguished Budget Presentation award, along with the special recognition for Strategic Goals & Strategies and Budget Process, both new awards this year. She explained that these new awards are only awarded when all three reviewers provide the highest possible score in a category. She recognized City Manager Neukirch, Finance Director McCaulou, the Finance Team and Department Directors for this outstanding achievement.

VII. Business from the Council

There was none.

VIII. Business from City Staff

City Manager Neukirch provided highlights of the discussions that took place at the Committee of the Whole meeting. She highlighted items on tonight's omnibus agenda.

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

David Rosenstein, new owner of Norton's Restaurant, introduced himself and his team as the new owners and operators of Norton's Restaurant. He graciously noted that Norton's belongs to the Highland Park community and his team looks forward to continuing to operate in that fashion. He voiced his appreciation for all the work conducted by City staff and the ease of the process with staff's guidance.

X. Omnibus

Councilmember Lidawer provided comments on item 1 on the omnibus agenda.

Councilmember Center provided comments on item 7 on the omnibus agenda.

Councilmember Tapia moved to approve items 1-15 by omnibus vote consideration. Councilmember Lidawer seconded the motion. Upon a roll call vote, the Mayor declared the motion Passed (6 - 0).

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

Administration

1. Adoption of a Resolution (R72-2026) by omnibus vote consideration titled, “A Resolution Ratifying the Execution of an Additional Services Agreement and Authorizing the Commencement of Phase 2 of Services for the Place of Remembrance”.

2. Adoption of an Ordinance (O22-2026) by omnibus vote consideration titled, “An Ordinance Amending Sections 95.001, 102.002, and 102.003 of “The Highland Park Code of 1968,” as amended, Regarding the Use of Leaf Blowers”.

3. Adoption of a Resolution (R73-2026) by omnibus vote consideration titled, “A Resolution Approving a Professional Services Agreement with Holiday Outdoor Decor”.

4. Adoption of a Resolution (R74-2026) by omnibus vote consideration titled, “A Resolution entering into an Exterior Improvement Grant for Reich Family Kitchens LLC d/b/a Terry's Toffee (1853 Second Street)”.

5. Adoption of a Resolution (R75-2026) by omnibus vote consideration titled, “A Resolution Approving the Renewal of a Concession Agreement with Complimentary Café Co Founders 2, LLC for the Highland Park Metra Station”.

Finance

6. Adoption of an Ordinance (O23-2026) by omnibus vote consideration titled, “An Ordinance Declaring Certain Property Owned by the City of Highland Park to be Surplus”.

7. Acceptance of the Annual Comprehensive Financial Report for the Fiscal Year Ended December 31, 2025

Public Works

8. Adoption of a Resolution (R76-2026) by omnibus vote consideration titled, “A Resolution Approving Award of the Cross Connection Control Program Management Services Contract with Aqua Backflow of Elgin, Illinois”.

9. Adoption of a Resolution (R77-2026) by omnibus vote consideration titled, “A Resolution Approving Award of the 2026 Street Repair Program to Builders Paving, LLC, of Hillside, Illinois”.

Community Development

10. Adoption of an Ordinance (O24-2026) by omnibus vote consideration titled, “An Ordinance Rezoning Property from the R1 Country Estate Residential District to the R6 Medium Density Residential District (1047 Livingston Street)”.

11. Adoption of a Resolution (R78-2026) by omnibus vote consideration titled, “A Resolution Approving a Settlement Agreement and covenant Not to sue Relating to 1850 Green Bay Road (Albion)”.

Public Safety

12. Adoption of a Resolution (R79-2026) by omnibus vote consideration titled, “A Resolution Approving an Intergovernmental with the Board of Education of Township High School District No. 113 for Reciprocal Reporting, Digital Image Access, and School Resource Officer”.

13. Adoption of a Resolution (R80-2026) by omnibus vote consideration titled, “A Resolution Approving an Intergovernmental Agreement with TrueNorth Educational Cooperative 804 For Reciprocal Reporting of Student Criminal Offenses and Security Camera Access”.

14. Adoption of a Resolution (R81-2026) by omnibus vote consideration titled, “A Resolution Ratifying a Grant Agreement with the Illinois Department of Commerce and Economic Opportunity for the Highland Park Uncrewed Aerial Program”.

15. Adoption of a Resolution (R82-2026) by omnibus vote consideration titled, “A Resolution Approving an Intergovernmental Agreement Among the Member Agencies of the Northeastern Illinois Regional Crime Laboratory for Forensic Services”.

XI. Other Business

Community Development

B. Consideration of a Special Use Permit in the Nature of a Preliminary and Final Planned Development with Modifications from City Code; and a Plat of Re-Subdivision, with Variances from City Code (147 Central Ave.)
Councilmember Lidawer moved to continue this item to the August 17, 2026 City Council meeting. Councilmember Tapia seconded the motion. Upon a voice vote, the Mayor declared the motion Passed (6 - 0).

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

Administration

A. Adoption of a Resolution (R83-2026) titled, "A Resolution Initiating the Submission of a Public Question to Establish Term Limits for the Elected Offices of Mayor and Councilmember".
City Manager Neukirch provided an introduction for this topic.

Corporation Counsel Elrod noted that the resolution has been amended from what was in the packet and stated that the vote should reflect an approval as amended.

Mayor Rotering highlighted discussion points that were discussed at the preceding Committee of the Whole Meeting tonight.

Councilmembers provided statements regarding term limits.

Councilmember Lidawer moved to approve as amended a Resolution Initiating the Submission of a Public Question to Establish Term Limits for the Elected Offices of Mayor and Councilmember. Councilmember Tapia seconded the motion. Upon a roll call vote, the Mayor declared the motion Passed (6 - 0).

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

Community Development

C. Adoption of a Resolution (R84-2026) titled, "A Resolution Approving a Plat of Subdivision (0 Meadow Ln.)".
Mayor Rotering noted that all members of the Council reviewed the information in the packet and a presentation was not needed at this time.

Councilmember Lidawer moved to approve a Resolution Approving a Plat of Subdivision (0 Meadow Ln). Councilmember Bruckman seconded the motion. Upon a roll call vote, the Mayor declared the motion Passed (6 - 0).

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

Jack Strom, Highland Park resident, requested a review of the location of the curb cuts and exits from the lots. He asked for consideration of directing traffic to exit on the interior of Meadow Lane instead of Thornwood Lane because there are a number of homeowners that have children or grandchildren. He explained that the area has a cul-de-sac and increasing traffic on Thornwood Lane could cause safety concerns.

Mayor Rotering and City Manager Neukirch noted that Community Development staff would follow up with Mr. Strom to discuss his request.

XII. Adjournment

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

The City Council adjourned its meeting at 8:16 PM.

Respectfully Submitted,

Ashley Palbitska
Assistant to the City Manager/Deputy City Clerk

Staff Report

Meeting Date: July 13, 2026

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

Department: Finance Department

Title: Warrant List and Wire Transfers from June 19, 2026 to July 01, 2026.

Recommendation:
Staff recommends approval of the warrant list and wire transfers for June 19, 2026 to July 01, 2026 in the amounts of $2,410,630.49 and $696,151.15 respectively, for total disbursement of $3,106,781.64.

	Dates	Amount
Warrants:		
Warrant List 1 (Detail Attached)	June 19, 2026 - June 25, 2026	$1,000,615.03
Warrant List 2 (Detail Attached)	June 26, 2026 - July 01, 2026	$213,418.87
Subtotal Warrants (Detail Attached)		**$1,214,033.90**
SSA19 Tax Receipts to CBD Alliance	June 26, 2026	$4,605.16
SSA19 Tax Receipts to CBD Alliance	June 30, 2026	$2,224.65
Total Warrants		**$1,220,863.71**
Payroll	Pay Period: June 08, 2026 - June 21, 2026 Check Date: June 26, 2026	**$1,189,766.78**
Total Warrants & Payroll		**$2,410,630.49**
CCMSI Workers Comp Claims	June 22, 2026	$999.43
CCMSI Workers Comp Claims	June 29, 2026	$1,274.93
United Parcel Service	July 1, 2026	$28.71
IPBC Medical/Dental Premium	July 1, 2026	$650,506.39
MacQueen Equipment Group	July 1, 2026	$3,944.55
William Architects	July 1, 2026	$37,392.78
Univar Solutions USA	July 1, 2026	$1,251.30
J.P. Morgan Chase Visa Costco Card	June 25, 2026	$753.06
Total Wires		**$696,151.15**
Total Submitted for Approval		**$3,106,781.64**

Purchases are made consistent with the City's purchasing policy. This policy provides that "when all other terms and conditions are equal, preference will be given to vendors whose businesses are located in Highland Park. However, this preference will not adversely affect quality, service, or price consideration."

Attachments:

1. Warrant List and Wire Transfers from JUNE 19, 2026 to JULY 01, 2026. PDF

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
422787	06/25/26	6066	ABC PRINTING	47390	20260502	BUSINESS FORMS	BLDG	$238.55
							Total	**$238.55**
422788	06/25/26	35455	ADVANCED TREE CARE	47321	20260472	TREE PRUNING	FORST	$1,320.00
							Total	**$1,320.00**
422789	06/25/26	38327	AEP ENERGY	1853118		SRVS @ 632 ROGER WILLIAMS AVE	FIN	$256.48
				1853334		SRVS @ 0 CENTRAL DEERFIELD	FIN	$744.77
				1901738		SRVS @ 0 OLD MILL SKOKIE	FIN	$18,439.59
							Total	**$19,440.84**
422790	06/25/26	14419	AIR ONE EQUIPMENT	47441	20261921	EQUIPMENT	FD	$1,860.00
				47462	20261732	SUPPLIES	FD	$330.00
				47463	20261757	SUPPLIES	FD	$560.00
							Total	**$2,750.00**
422791	06/25/26	39228	ALVAREZ	47440	20260521	R - LANDSCAPING SERVICE	PLAN	$127.72
							Total	**$127.72**
422792	06/25/26	38925	AMERICAN TESTING INSPECTION	47380	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$285.00
				47381	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$190.00
				47382	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				47383	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
				47384	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$165.00
				47385	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$150.00
				47386	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$150.00
				47387	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$75.00
				47388	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$75.00
				47389	20261295	R - ELEVATOR INSPECTION SERVICES	PLAN	$95.00
							Total	**$1,375.00**
422793	06/25/26	39897	AMERICAN VINTAGE HOME	47401		REFUND - PLMB-2026-01731	BLDG	$500.00
							Total	**$500.00**
422794	06/25/26	45	RENTOKIL NORTH	47322	20261614	PEST CONTROL	FORST	$395.03
							Total	**$395.03**
422795	06/25/26	38917	ANTARCTIC MECHANICAL	47305	20260459	LIFE SAFETY REPAIR	FACIL	$503.00
				47310	20260461	LIFE SAFETY INSPECTIONS	FACIL	$23,045.00

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				47311	20261958	FIRE BURGLAR MONITORING	FACIL	$5,760.00
							Total	**$29,308.00**
422796	06/25/26	31277	ARMANDO SUAREZ	47362	20260251	TOOLS	FLEET	$40.31
							Total	**$40.31**
422797	06/25/26	39403	ARMS SECURITY	47454	20262024	SECURITY SERVICES RAVINIA FOOD TRUCK THURSDAYS	CMO	$396.00
							Total	**$396.00**
422798	06/25/26	1787	ARTMILL GROUP	47395	20262082	CUSTOM FRAMING COUNCIL PORTRAIT	CMO	$479.10
							Total	**$479.10**
422799	06/25/26	34884	ATLAS COPCO COMPRESSORS	47423	20260421	SUPPLIES	WP	$570.07
				47424	20261606	SUPPLIES	WP	$145.93
				47432	20261606	SUPPLIES	WP	$545.28
				47433	20262000	SUPPLIES	WP	$2,157.77
							Total	**$3,419.05**
422800	06/25/26	35764	BARBARA JILL SCHRANZ	47406	20262099	R - GAS REBATE 2025-26	FIN	$54.00
							Total	**$54.00**
422801	06/25/26	40424	BEGAIYM BEISHENKANOVA	47483	20262130	R - HIGHLAND BAR ORDO DOWNTOWN EVENTS 25	CMO	$200.00
							Total	**$200.00**
422802	06/25/26	40424		47398	20262056	GRANT EXTERIOR IMPROVEMENT	CMO	$2,000.00
							Total	**$2,000.00**
422803	06/25/26	35414	BILL STUART	47420	20262116	TOOL ALLOWANCE	FLEET	$645.00
				47421	20262116	TOOL ALLOWANCE	FLEET	$68.74
				47422	20262116	TOOL ALLOWANCE	FLEET	$144.00
							Total	**$857.74**
422804	06/25/26	40453	CARAHSOFT TECHNOLOGY	47466	20261986	SOFTWARE TRUECOMP INTELLIGENCE	HLTH	$14,000.00
							Total	**$14,000.00**
422805	06/25/26	10064	CATERING BY MICHAELS	47469	20262088	EVENT HOLIDAY PARTY CATERING	HLTH	$5,000.00
							Total	**$5,000.00**
422806	06/25/26	18105	CDW GOVERNMENT	47455	20261166	RENEWAL ACROBAT	CS	$28,517.61
				47456	20262045	SUPPLIES LG NOTEBOOK	CS	$4,178.98
							Total	**$32,696.59**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
422807	06/25/26	40491	CHAD EISENBERG	47426		REFUND - BRES-2025-00935	BLDG	$900.00
							Total	**$900.00**
422808	06/25/26	38546	SCOTT DONIGER	47408	20262101	R - GAS REBATE 2025-26	FIN	$110.96
							Total	**$110.96**
422809	06/25/26	9926	CHICAGO COMMUNICATION	47442	20262085	EQUIPMENT	FD	$357.50
							Total	**$357.50**
422810	06/25/26	23349	CINTAS #22	47229	20260001	UNIFORM RENTAL	WP	$67.72
							Total	**$67.72**
422811	06/25/26	23349		47342	20260237	UNIFORM RENTAL	FLEET	$103.08
				47343	20260195	UNIFORM RENTAL	TRNST	$16.87
				47344	20260400	UNIFORM RENTAL	FACIL	$32.11
				47345	20260417	UNIFORM RENTAL	SEWER	$97.13
				47346	20260365	UNIFORM RENTAL	SEWER	$98.76
				47347	20260366	UNIFORM RENTAL	SEWER	$79.34
							Total	**$427.29**
422812	06/25/26	31602	CLARK BAIRD SMITH	47467	20261539	LEGAL SERVICES	CMO	$755.00
							Total	**$755.00**
422813	06/25/26	40496	COHEN ELLEN	47430		UB REFUND 238 WALKER	FIN	$133.90
							Total	**$133.90**
422814	06/25/26	35430	COMMONWEALTH EDISON	1840022		SRVS @ 0 BEVERLY DEERFIELD	FIN	$299.68
							Total	**$299.68**
422815	06/25/26	233	CRAFTWOOD LUMBER	47308	20260401	SUPPLIES	FACIL	$81.46
				47309	20260401	SUPPLIES	FACIL	$13.49
				47439	20261203	SUPPLIES	WP	$65.54
							Total	**$160.49**
422816	06/25/26	19338	DELL COMPUTER	47457	20261811	SUPPLIES END USER DEVICE	CS	$2,618.00
							Total	**$2,618.00**
422817	06/25/26	38347	RJS UNITED	47394	20262075	SSA - 17 SEASONAL POLE BANNERS	CMO	$610.00
				47450	20261541	ENJOYHP EVENTS BANNERS SIGNBOARDS	CMO	$326.25
				47451	20261541	EVENTS ENJOYHP SERVICES	CMO	$2,955.00
				47477	20262037	WOLTER'S FIELD PERMITS	PD	$156.26

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$4,047.51**
422818	06/25/26	34351	EUROFINS EATON ANALYTICAL	47230	20260930	LAB SERVICES	WP	$35.25
				47231	20260930	LAB SERVICES	WP	$35.25
							Total	**$70.50**
422819	06/25/26	405	FEDEX	47459	20260428	SHIPPING CHARGES	PLAN	$113.62
							Total	**$113.62**
422820	06/25/26	2034	G & O THERMAL	47372	20260392	SUPPLIES	FACIL	$71.64
				47434	20262050	SUPPLIES	WP	$424.11
				47436	20260032	SUPPLIES	WP	$171.71
				47437	20262050	SUPPLIES	WP	$75.64
							Total	**$743.10**
422821	06/25/26	23546	GALE CERABONA	47458	20260524	MINUTE TAKER ZBA	PLAN	$265.00
							Total	**$265.00**
422822	06/25/26	40019	GENUINE PARTS	47333	20262062	R - PARTS BUSES	TRNST	$380.97
				47334	20262062	R - PARTS BUSES	TRNST	$77.36
				47335	20262062	R - PARTS BUSES	TRNST	$77.36
				47336	20262062	R - PARTS BUSES	TRNST	$42.33
				47337	20262062	R - PARTS BUSES	TRNST	$32.78
				47338	20262062	R - PARTS BUSES	TRNST	$6.38
				47340	20260261	R - PARTS SUPPLIES BUS	TRNST	$6.38
				47356	20260675	PARTS	FLEET	$98.37
				47357	20260675	PARTS	FLEET	$184.80
				47358	20260675	PARTS	FLEET	$111.31
				47359	20260675	PARTS	FLEET	$101.50
				47360	20260675	PARTS	FLEET	$78.18
				47411	20262115	R - PARTS BUSES	TRNST	$131.12
				47474	20260347	PARTS	PD	$21.78
				47475	20260347	PARTS	PD	$128.83
				47476	20260347	PARTS	PD	$90.75
							Total	**$1,570.20**
422823	06/25/26	34947	GLADYS WALZ	47412	20262104	R - GAS REBATE 2025-26	FIN	$58.73

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$58.73**
422824	06/25/26	39202	HARTWIG PLUMBING	47373	20260911	HVAC REPAIRS	FACIL	$175.48
				47374	20260929	PLUMBING REPAIRS	FACIL	$112.18
				47375	20260911	HVAC REPAIRS	FACIL	$1,014.52
				47376	20260911	HVAC REPAIRS	FACIL	$337.50
							Total	**$1,639.68**
422825	06/25/26	21615	HASTINGS AIR-ENERGY	47443	20261858	MACHINERY EQUIPMENT	FD	$722.81
							Total	**$722.81**
422826	06/25/26	1326	HIGHLAND PARK FORD	47348	20260248	PARTS	FLEET	$223.30
				47349	20260248	PARTS	FLEET	$367.40
				47350	20260248	PARTS	FLEET	($217.80)
							Total	**$372.90**
422827	06/25/26	18478	IDLEWOOD ELECTRIC	47313	20260408	SUPPLIES	FACIL	$58.46
							Total	**$58.46**
422828	06/25/26	40008	ILLINOIS SCHOOL RESOURCE OFFICER	47472	20261629	ILSROA SCHOOL SAFETY CONFERENCE	PD	$550.00
							Total	**$550.00**
422829	06/25/26	1430	IRELAND HEATING	47314	20261488	HVAC REPAIRS	FACIL	$290.00
							Total	**$290.00**
422830	06/25/26	31870	J.G. UNIFORMS	47480	20260690	CSO UNIFORMS	PD	$62.20
							Total	**$62.20**
422831	06/25/26	35165	JEAN SANTI	47413	20262105	R - GAS REBATE 2025-26	FIN	$36.23
							Total	**$36.23**
422832	06/25/26	40337	JOSEPH DEMARCO	47452	20262119	R - EVENTS ADDITIONAL HOTELS	CMO	$350.00
							Total	**$350.00**
422833	06/25/26	37075	JUDY PRUEHER	47409	20262102	R - GAS REBATE 2025-26	FIN	$35.39
							Total	**$35.39**
422834	06/25/26	33275	JX ENTERPRISES	47339	20261846	R - PARTS	TRNST	$103.86
				47361	20260212	PARTS	FLEET	$110.99
							Total	**$214.85**
422835	06/25/26	32817	KORDICK ELECTRIC	47315	20260414	ELECTRICAL REPAIRS	FACIL	$327.00

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$327.00**
422836	06/25/26	37358	LAKE CO IL CONVENTION	47393	20261790	ANNUAL MEMBERSHIP	CMO	$15,797.00
							Total	**$15,797.00**
422837	06/25/26	23289	LAKE FOREST BANK	47234	20260786	PRK LOT LEASE	FACIL	$3,163.79
							Total	**$3,163.79**
422838	06/25/26	617	LAKESIDE GLASS	47316	20261764	GLASS REPAIR	FACIL	$479.00
							Total	**$479.00**
422839	06/25/26	1908	LAWSON PRODUCTS	47332	20261943	R - SUPPLIES BUSES	TRNST	$67.66
				47368	20260319	SUPPLIES	FLEET	$607.28
							Total	**$674.94**
422840	06/25/26	35760	LAZAR DOVIJAROV	47414	20262106	R - GAS REBATE 2025-26	FIN	$49.43
							Total	**$49.43**
422841	06/25/26	24624	LILIA PIERACCI	47410	20262103	R - GAS REBATE 2025-26	FIN	$48.07
							Total	**$48.07**
422842	06/25/26	39858	LINDE GAS	47352	20260250	SUPPLIES GASES	FLEET	$156.53
				47353	20260250	SUPPLIES GASES	FLEET	$267.32
				47354	20260250	SUPPLIES GASES	FLEET	($374.98)
							Total	**$48.87**
422843	06/25/26	36806	MARIANI NURSERIES	47331	20261908	LANDSCAPE PLANTINGS	FORST	$525.30
							Total	**$525.30**
422844	06/25/26	33302	MATTHEW GRASSO	47468	20261973	R - TUITION REIMBURSEMENT	HLTH	$869.00
							Total	**$869.00**
422845	06/25/26	4645	MCCANN INDUSTRIES	47351	20262012	PARTS	FLEET	$2,362.51
							Total	**$2,362.51**
422846	06/25/26	37341	MCGINTY BROS	47399	20260984	RAVINE 8 VEG	ENG	$2,000.00
							Total	**$2,000.00**
422847	06/25/26	3027	MCMASTER-CARR	47481	20261891	TAMPER PROOF KEY RINGS	PD	$130.40
							Total	**$130.40**
422848	06/25/26	40334	MICHAEL BRUNO	47460	20262118	SUPPLIES SPEAKER UPGRADE	CMO	$1,000.00
							Total	**$1,000.00**
422849	06/25/26	2320	MIDWEST GROUND COVERS	47233	20261773	CBD PLANT MATERIAL	FORST	$2,987.10

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$2,987.10**
422850	06/25/26	40493	MORRONE GUILLERMO	47427		UB REFUND 2840 TWIN OAKS	FIN	$120.48
							Total	**$120.48**
422851	06/25/26	40494	MOSCONI GINETTA LOU	47428		UB REFUND 429 TEMPLE	FIN	$90.81
							Total	**$90.81**
422852	06/25/26	2078	MOTOROLA	47464	20260604	EQUIPMENT	FD	$1,549.00
							Total	**$1,549.00**
422853	06/25/26	749	MUTUAL ACE HARDWARE	47306	20260395	SUPPLIES	FACIL	$109.00
				47317	20260409	SUPPLIES	FACIL	$30.58
				47318	20260409	SUPPLIES	FACIL	$74.44
				47319	20260409	SUPPLIES	FACIL	$15.19
				47320	20260409	SUPPLIES	FACIL	$14.36
				47323	20260409	SUPPLIES	FACIL	$23.38
				47324	20260395	SUPPLIES	FACIL	$20.69
				47379	20260011	SUPPLIES	FORST	$76.36
				47415	20260011	SUPPLIES	FORST	$39.96
				47417	20260228	SUPPLIES	STR	$65.97
				47418	20260228	SUPPLIES	STR	$41.17
				47419	20260228	SUPPLIES	STR	$26.97
				47438	20260041	SUPPLIES	WP	$17.96
							Total	**$556.03**
422854	06/25/26	4002	NORTH EAST MULTI-REGIONAL	47473	20261182	CSO TRAINING	PD	$105.00
							Total	**$105.00**
422855	06/25/26	36922	NORTH SHORE AUTO SPA	47355	20260181	DETAIL SPA SERVICES	FLEET	$32.00
							Total	**$32.00**
422856	06/25/26	4218	NORTH SHORE GAS	1901429		SRVS @ 977 VILLAS CT	FIN	$99.98
							Total	**$99.98**
422857	06/25/26	39837	PARTYTIME-HDO OPERATIONS	47447	20261871	TOHP FESTIVAL TENT	CMO	$9,308.83
				47448	20261872	OKTOBERFEST FESTIVAL TENT	CMO	$7,859.03
				47449	20261873	STEWS BREWS FESTIVAL TENT	CMO	$7,958.83
							Total	**$25,126.69**

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422858	06/25/26	2	PETER BAKER	47482	20260265	ASPHALT	STR	$1,562.52
							Total	**$1,562.52**
422859	06/25/26	32103	PFANG MULTIMEDIA.	47397	20260924	HIGHLANDER GRAPHIC DESIGN	CMO	$3,500.00
							Total	**$3,500.00**
422860	06/25/26	39016	PITNEY BOWES	47377	20260609	POSTAGE MACHINES LEASE	FACIL	$310.20
				47378	20260609	POSTAGE MACHINES LEASE	FACIL	$166.10
							Total	**$476.30**
422861	06/25/26	9102	POMP'S TIRE	47365	20261326	PARTS	FLEET	$565.00
				47366	20260240	TIRES	FLEET	$248.84
				47367	20260240	TIRES	FLEET	$310.52
							Total	**$1,124.36**
422862	06/25/26	40497	PONCE EMMANUEL LIZANDRA	47431		UB REFUND 819 BROADVIEW	FIN	$1,000.00
							Total	**$1,000.00**
422863	06/25/26	28765	PREMIER DOOR	47325	20260575	DOOR REPAIRS	FACIL	$1,233.00
							Total	**$1,233.00**
422864	06/25/26	38215	ROBERT ABRAMSON	47405	20262098	R - GAS REBATE 2025-26	FIN	$43.01
							Total	**$43.01**
422865	06/25/26	25207	RUSH TRUCK CENTER	47364	20261099	PARTS	FLEET	$538.90
							Total	**$538.90**
422866	06/25/26	24210	SAFE KIDS WORLDWIDE	47465	20261807	EDUCATION TRAINING	FD	$55.00
							Total	**$55.00**
422867	06/25/26	39560	SAFEWARE	47478	20260893	BALLISTIC VESTS	PD	$7,457.50
							Total	**$7,457.50**
422868	06/25/26	40224	SCHELL SEALCOATING	47402		REFUND - EXTR-2025-02052	BLDG	$250.00
							Total	**$250.00**
422869	06/25/26	32854	SCHROEDER ASPHALT	47400	20261342	RAVINIA TRAIN LOT	ENG	$754,342.51
							Total	**$754,342.51**
422870	06/25/26	11611	SDS HOLDINGS	44195	20260419	UNIFORM SUPPLIES	STR	$107.89
				44208	20260146	UNIFORM SUPPLIES	WP	$287.91
				44209	20260146	UNIFORM SUPPLIES	WP	$251.90
							Total	**$647.70**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
422871	06/25/26	18887	SE-INC	47446	20260835	EVENTS ENJOYHP SERVICES	CMO	$1,570.00
				47453	20260835	EVENTS ENJOYHP SERVICES	CMO	$10,350.00
				47461	20262123	EVENTS ADDITIONAL PORTERS	CMO	$1,235.00
							Total	**$13,155.00**
422872	06/25/26	12533	SHERWIN WILLIAMS	47326	20260394	SUPPLIES	FACIL	$199.22
				47327	20260394	SUPPLIES	FACIL	$196.00
				47328	20260394	SUPPLIES	FACIL	$72.79
				47329	20260394	SUPPLIES	FACIL	$118.35
				47330	20260394	SUPPLIES	FACIL	$25.28
							Total	**$611.64**
422873	06/25/26	34941	SIGNATURE TRANSPORTATION	47471	20260826	R - EXCURSIONS TRANSPORTATION	SNR	$1,099.28
							Total	**$1,099.28**
422874	06/25/26	38758	STELLA FONTANA	47407	20262100	R - GAS REBATE 2025-26	FIN	$76.16
							Total	**$76.16**
422875	06/25/26	16854	THOMAS ANNE JONES	47425		REFUND - PLMB-2026-01705	BLDG	$500.00
							Total	**$500.00**
422876	06/25/26	40495	THOMAS MINZENBERGER	47429		UB REFUND 391 BLOOM	FIN	$127.96
							Total	**$127.96**
422877	06/25/26	34926	TKG ENVIRONMENTAL	47235	20261302	STREET SWEEPING	STR	$600.00
							Total	**$600.00**
422878	06/25/26	39732	TRALIANT OPERATING	47470	20262094	HARASSMENT PREVENTION TRAINING	HLTH	$5,115.00
							Total	**$5,115.00**
422879	06/25/26	33537	TRANSIT HOLDING	47341	20261696	R - PARTS	TRNST	$60.62
							Total	**$60.62**
422880	06/25/26	40456	TWINKLE TWINKLE LITTLE ONE	47445	20262114	GRANT EXTERIOR IMPROVEMENT TWINKLE	CMO	$9,894.27
							Total	**$9,894.27**
422881	06/25/26	5416	VILLAGE BUFFALO GROVE	47444	20262079	EDUCATION TRAINING	FD	$200.00
							Total	**$200.00**
422882	06/25/26	40412	VILLAGE WILMETTE	47396	20262092	LEAF BLOWER FEASIBILITY STUDY	CMO	$2,195.71
							Total	**$2,195.71**
422883	06/25/26	39435	VISTRA INTERMEDIATE	2198032		SRVS @ 600 CENTRAL	FIN	$1,210.19

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				2198129		SRVS @ 1849 GREENBAY	FIN	$55.96
							Total	**$1,266.15**
422884	06/25/26	39354	WGS DISTRIBUTION	47363	20260188	TOOLS	FLEET	$51.95
							Total	**$51.95**
422885	06/25/26	18921	WJN ENTERPRISES	47369	20261957	PARTS	FLEET	$1,200.36
				47370	20261100	PARTS SNOW PLOWS	FLEET	$1,226.90
				47371	20260872	CUTTING EDGES	FLEET	$129.23
							Total	**$2,556.49**
422886	06/25/26	34483	ZORO TOOLS	47232	20260149	SUPPLIES	WP	$1,101.95
							Total	**$1,101.95**
							Total	**$1,000,615.03**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
721	06/25/26	36932	COSTCO CHASE VISA FLEX	47416	20260416	SUPPLIES	FACIL	$753.06
							Total	**$753.06**
							Total	**$753.06**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
422887	07/01/26	8776	AARP	47537	20262146	R - CLASSES AARP DRIVER SAFETY	SNR	$185.00
							Total	**$185.00**
422888	07/01/26	6066	ABC PRINTING	47514	20262143	BUSINESS CARDS CMO EMPLOYEES	CMO	$123.00
				47567	20261968	BUSINESS CARDS	PD	$103.50
				47570	20261944	POLICE ENVELOPES	PD	$210.79
							Total	**$437.29**
422889	07/01/26	39519	ACCOLADE ENTERPRISES	47579	20262113	R - NAMETAGS	TRNST	$37.13
							Total	**$37.13**
422890	07/01/26	35455	ADVANCED TREE CARE	47502	20260472	TREE PRUNING	FORST	$1,170.00
							Total	**$1,170.00**
422891	07/01/26	33449	ADVOCATE OCCUPATIONAL HEALTH	47504	20261403	R - MEDICAL SERVICES RAVINIA	TRNST	$918.00
							Total	**$918.00**
422892	07/01/26	14419	AIR ONE EQUIPMENT	47518	20260599	EQUIPMENT	FD	$1,145.00
				47520	20261792	SUPPLIES TURNOUT BOOTS	FD	$1,960.00
							Total	**$3,105.00**
422893	07/01/26	39228	ALVAREZ	47584	20260471	HOURLY GROUNDS	FORST	$766.32
							Total	**$766.32**
422894	07/01/26	27541	ANDREA AMEND	47606	20260774	R - CLASSES YOGA	SNR	$537.60
							Total	**$537.60**
422895	07/01/26	40500	ANN JOHN HELANDER	47595	20262138	R - GAS REBATE 2025-26	FIN	$49.39
							Total	**$49.39**
422896	07/01/26	39403	ARMS SECURITY	47533	20262157	EVENT ENJOYHP	CMO	$12,363.44
				47612	20262024	SECURITY SERVICES RAVINIA FOOD TRUCK THURSDAYS	CMO	$396.00
							Total	**$12,759.44**
422897	07/01/26	34884	ATLAS COPCO COMPRESSORS	47582	20261606	SUPPLIES	WP	$897.00
							Total	**$897.00**
422898	07/01/26	29808	AXON ENTERPRISES	47572	20262040	TASER INSTRUCTOR COURSE	PD	$1,790.00
							Total	**$1,790.00**
422899	07/01/26	40499	BENJAMIN HISTORIC CERTIFICATIONS	47538	20262149	R - BRUNCH LEARN	SNR	$200.00

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							Total	**$200.00**
422900	07/01/26	35653	BRAY SALES-MIDWEST	47581	20262156	SUPPLIES	WP	$103.19
							Total	**$103.19**
422901	07/01/26	18105	CDW GOVERNMENT	47540	20262111	SUPPLIES ID CARD PRINTER	HLTH	$1,354.08
							Total	**$1,354.08**
422902	07/01/26	23349	CINTAS #22	47493	20260001	UNIFORM RENTAL	WP	$67.72
							Total	**$67.72**
422903	07/01/26	23349		47506	20260237	UNIFORM RENTAL	FLEET	$103.08
				47507	20260195	UNIFORM RENTAL	TRNST	$16.87
				47508	20260400	UNIFORM RENTAL	FACIL	$32.11
				47510	20260417	UNIFORM RENTAL	SEWER	$91.07
				47511	20260365	UNIFORM RENTAL	SEWER	$98.76
				47512	20260366	UNIFORM RENTAL	SEWER	$79.34
				47521	20260158	UNIFORM RENTAL	FD	$7.88
				47545	20260048	UNIFORM RENTAL	PD	$6.90
				47546	20260048	UNIFORM RENTAL	PD	$12.75
				47593	20260048	UNIFORM RENTAL	PD	$12.75
							Total	**$461.51**
422904	07/01/26	26496	COMCAST CABLE	47529	20260596	INTERNET BACKUP PD	CS	$349.68
				47530	20260602	INTERNET ACCESS WATER PLANT	CS	$146.04
							Total	**$495.72**
422905	07/01/26	26496		47528	20261167	INTERNET CITYWIDE INTERNET SERVICE	CS	$2,082.76
							Total	**$2,082.76**
422906	07/01/26	40186	CONFERENCE TECHNOLOGIES	47614	20262002	SUBSCRIPTION RENEWAL	CMO	$2,310.00
							Total	**$2,310.00**
422907	07/01/26	40056	CRAIG JACOBSON	47608	20260735	R - CLASSES BRIDGE	SNR	$1,225.00
							Total	**$1,225.00**
422908	07/01/26	38914	CROWNE INDUSTRIES	47566	20261956	FUEL ISLAND	FLEET	$480.32
				47571	20262172	PARTS	FLEET	$348.87
							Total	**$829.19**
422909	07/01/26	35870	DALE W SOLOW	47609	20260707	R - CLASSES MAH JONGG	SNR	$705.60

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							Total	**$705.60**
422910	07/01/26	38221	DANA MARESCO	47599	20262139	R - GAS REBATE 2025-26	FIN	$66.94
							Total	**$66.94**
422911	07/01/26	25996	DEBORAH A STERN	47610	20260769	R - CLASSES INNERGIZE 101	SNR	$224.00
							Total	**$224.00**
422912	07/01/26	38217	DORIANNA CARDONE	47601	20262164	R - GAS REBATE 2025-26	FIN	$52.15
							Total	**$52.15**
422913	07/01/26	33319	EAGLE ENGRAVING	47522	20261737	SUPPLIES SPECIAL BADGE	FD	$167.05
							Total	**$167.05**
422914	07/01/26	38347	RJS UNITED	47535	20261541	EVENT ENJOYHP BANNERS SIGNAGE	CMO	$185.00
							Total	**$185.00**
422915	07/01/26	23105	EJ EQUIPMENT	47490	20261985	SUPPLIES	SEWER	$82.81
				47491	20261985	TV TRUCK REPAIRS	SEWER	$12,099.44
							Total	**$12,182.25**
422916	07/01/26	40054	FEDERAL SIGNAL	47555	20260257	PARTS	FLEET	$879.68
							Total	**$879.68**
422917	07/01/26	39084	FIRST RESPONDERS WELLNESS	47605	20260310	MENTAL HEALTH VISITS	PD	$1,980.00
							Total	**$1,980.00**
422918	07/01/26	23546	GALE CERABONA	47531	20260437	HPC MINUTE TAKER SERVICES	PLAN	$50.00
				47532	20260437	HPC MINUTE TAKER SERVICES	PLAN	$265.00
				47576	20260522	PDC MINUTE TAKER	PLAN	$265.00
							Total	**$580.00**
422919	07/01/26	40019	GENUINE PARTS	47525	20261313	SUPPLIES	FD	$35.19
				47526	20261313	SUPPLIES	FD	$85.54
				47544	20260347	PARTS	PD	$31.52
				47550	20260675	PARTS	FLEET	$237.27
				47551	20260675	PARTS	FLEET	($180.00)
				47557	20260261	R - PARTS SUPPLIES BUS	TRNST	$11.28
				47573	20260347	PARTS	PD	$27.84
							Total	**$248.64**
422920	07/01/26	35541	GERBER COLLISION	47575	20262015	VEHICLE REPAIR	FIN	$3,187.61

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
							Total	**$3,187.61**
422921	07/01/26	20187	HAGG PRESS	47613	20260993	HIGHLANDER PRINTING	CMO	$9,754.00
							Total	**$9,754.00**
422922	07/01/26	40341	HAWKINS	47488	20261013	CHEMICAL SUPPLIES	WP	$586.08
							Total	**$586.08**
422923	07/01/26	474	HIGHLAND PARK ELECTRIC	47492	20260788	LIGHTING MAINTENANCE	STR	$2,000.00
				47534	20262091	EVENT ENJOYHP POWER	CMO	$8,035.69
							Total	**$10,035.69**
422924	07/01/26	1326	HIGHLAND PARK FORD	47543	20261584	VEHICLE PARTS	PD	$70.73
				47548	20261584	VEHICLE PARTS	PD	$510.05
				47574	20261492	OUTSIDE REPAIRS	PD	$746.34
				47589	20260248	PARTS	FLEET	$291.41
				47590	20260248	PARTS	FLEET	$48.51
							Total	**$1,667.04**
422925	07/01/26	40003	ILLINOIS ECONOMIC DEVELOPMENT	47577	20262174	MEMBERSHIP DUES	CMO	$500.00
							Total	**$500.00**
422926	07/01/26	8296	ILLINOIS ENVIRONMENTAL	47536	20262165	ENG SERVICE	ENG	$1,000.00
							Total	**$1,000.00**
422927	07/01/26	24621	INDUSTRIAL ORGANIZATIONAL	47592	20261152	FD PSYCHOLOGICAL EVALUATIONS	HLTH	$575.00
							Total	**$575.00**
422928	07/01/26	38222	JOAN SMITH	47602	20262163	R - GAS REBATE 2025-26	FIN	$78.08
							Total	**$78.08**
422929	07/01/26	31064	JUDITH STERN FRIEDMAN	47607	20260720	R - CLASSES MOVE LIFE CRAFT	SNR	$465.00
							Total	**$465.00**
422930	07/01/26	39808	JULIE HENSON	47578	20262126	DESIGNER FEES DOING BUSINESS GUIDE	CMO	$7,195.84
							Total	**$7,195.84**
422931	07/01/26	33275	JX ENTERPRISES	47558	20261846	R - PARTS	TRNST	$517.72
				47559	20262110	R - PARTS	TRNST	$214.26
							Total	**$731.98**
422932	07/01/26	40046	KARLA KINNICK	47598	20262140	R - GAS REBATE 2025-26	FIN	$50.57
							Total	**$50.57**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
422933	07/01/26	39944	KATHERINE WAGNER	47611	20260770	R - CLASSES MELANGE MOVEMENT	SNR	$480.00
							Total	**$480.00**
422934	07/01/26	38218	LAURA HOMMA	47600	20262162	R - GAS REBATE 2025-26	FIN	$49.86
							Total	**$49.86**
422935	07/01/26	1908	LAWSON	47560	20261943	R - SUPPLIES BUSES	TRNST	$143.65
							Total	**$143.65**
422936	07/01/26	7917	LEACH ENTERPRISES	47561	20262096	R - PARTS BUSES	TRNST	$97.40
				47562	20262096	R - PARTS BUSES	TRNST	$300.40
				47563	20261980	R - PARTS BUSES	TRNST	$717.57
							Total	**$1,115.37**
422937	07/01/26	39858	LINDE GAS	47523	20260143	SUPPLIES OXYGEN	FD	$245.17
							Total	**$245.17**
422938	07/01/26	39858		47549	20260143	SUPPLIES OXYGEN	FD	$133.88
				47552	20260250	SUPPLIES GASES	FLEET	$321.43
							Total	**$455.31**
422939	07/01/26	39738	LOUIE'S THRONE	47517	20261062	EVENTS ENJOYHP SANITATION SERVICES	CMO	$1,023.95
							Total	**$1,023.95**
422940	07/01/26	24773	DOMENICA MARSIGLIO	47597	20262141	R - GAS REBATE 2025-26	FIN	$65.78
							Total	**$65.78**
422941	07/01/26	32774	MCGARD	47583	20262026	TOOLS	WP	$495.47
							Total	**$495.47**
422942	07/01/26	3027	MCMASTER-CARR	47556	20260233	PARTS	FLEET	$27.24
							Total	**$27.24**
422943	07/01/26	3027		47487	20260148	SUPPLIES	WP	$72.42
							Total	**$72.42**
422944	07/01/26	38805	MELINDA MICHAEL DESIGNS	47225	20262060	ARRANGEMENT FLOWERS MEMORIAL**(REISSUE)**	HLTH	$200.00
							Total	**$200.00**
422945	07/01/26	17838	MID AMERICAN WAUCONDA	47484	20260121	SUPPLIES	WTRDS	$278.74
							Total	**$278.74**
422946	07/01/26	39000	MORENO LANDSCAPE	47585	20260460	HARDSCAPE SERVICES	FORST	$3,672.90

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				47586	20260999	ROUTINE GROUNDS	FORST	$6,254.00
				47587	20260999	ROUTINE GROUNDS	FORST	$10,911.50
							Total	**$20,838.40**
422947	07/01/26	2078	MOTOROLA	47547	20260297	STARCOM AIRTIME FEES	PD	$3,125.00
							Total	**$3,125.00**
422948	07/01/26	749	MUTUAL ACE HARDWARE	47485	20260115	SUPPLIES	WTRDS	$17.94
				47509	20260228	SUPPLIES	STR	$149.94
							Total	**$167.88**
422949	07/01/26	36876	NEMETH GLASS ILLINOIS	47564	20262125	R - REPAIRS BUSES	TRNST	$390.00
							Total	**$390.00**
422950	07/01/26	38816	NICHOLAS BARNES	47542	20262155	R - PD INTERVIEW LUNCH	HLTH	$58.03
							Total	**$58.03**
422951	07/01/26	5951	NORTHERN ILLINOIS POLICE ALARM	47594	20260129	NIPAS ANNUAL DUES	PD	$6,955.00
							Total	**$6,955.00**
422952	07/01/26	7789	ONCE UPON A BAGEL	47539	20261361	R - ACTIVITIES BRUNCH LEARN	SNR	$289.80
							Total	**$289.80**
422953	07/01/26	2	PETER BAKER	47580	20260265	ASPHALT	STR	$2,063.37
							Total	**$2,063.37**
422954	07/01/26	35739	RANDALL BROOKS	47603	20262137	R - GAS REBATE 2025-26	FIN	$54.57
							Total	**$54.57**
422955	07/01/26	34396	RIPPLE PUBLIC RELATIONS	47591	20262182	R - TOHP SUPPLIES	CMO	$2,887.27
							Total	**$2,887.27**
422956	07/01/26	37468	RLB HYDRAULIC	47554	20260256	REPAIRS	FLEET	$1,168.85
							Total	**$1,168.85**
422957	07/01/26	34792	ROBINSON ENGINEERING	47588	20261681	CDS GRANT	ENG	$4,041.25
							Total	**$4,041.25**
422958	07/01/26	16787	SCOTT LEVENFELD	47515	20260312	ADMIN HEARING OFFICER SERVICES	LEGL	$1,150.00
							Total	**$1,150.00**
422959	07/01/26	11611	SDS HOLDINGS	47519	20262168	UNIFORM SUPPLIES	WP	$133.55
							Total	**$133.55**
422960	07/01/26	24595	SPECIAL PROJECT SALEM	47499	20260464	TEMPORARY CLERICAL HELP	PLAN	$432.64

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
				47500	20260464	TEMPORARY CLERICAL HELP	PLAN	$432.64
				47503	20260464	TEMPORARY CLERICAL HELP	PLAN	$540.80
				47505	20260464	TEMPORARY CLERICAL HELP	PLAN	$432.64
				47513	20260464	TEMPORARY CLERICAL HELP	PLAN	$433.04
							Total	**$2,271.76**
422961	07/01/26	5209	STRAND	47494	20261123	ENGINEERING SERVICES	WP	$2,001.30
				47495	20261654	ENGINEERING SERVICES	WP	$7,876.05
							Total	**$9,877.35**
422962	07/01/26	24637	STRYKER MEDICAL	47565	20262154	EQUIPMENT	FD	$141.00
							Total	**$141.00**
422963	07/01/26	40084	SWA GROUP	47541	20260780	DESIGN PLACE REMEMBERANCE	CMO	$52,711.33
							Total	**$52,711.33**
422964	07/01/26	40394	THORNTON TOMASETTI	47516	20261787	PROJECT KICKOFF WORKPLAN	SUST	$15,340.00
							Total	**$15,340.00**
422965	07/01/26	19876	VERIZON WIRELESS	47486	20260488	WATER METER DATA COLLECTORS	WTRDS	$175.14
							Total	**$175.14**
422966	07/01/26	34483	ZORO TOOLS	47496	20260149	SUPPLIES	WP	$26.23
				47553	20262151	SHOP SUPPLIES	FLEET	$20.59
							Total	**$46.82**
							Total	**$213,418.87**

Check #	Date	Ven#	Vendor Name	Inv #	PO #	Description/Account	Dept	Amount
740	07/01/26	37935	MACQUEEN EQUIPMENT	47524	20261931	SUPPLIES	FD	$3,944.55
							Total	**$3,944.55**
741	07/01/26	2527	UNITED PARCEL SERVICE	47497	20260034	SHIPPING FEES	WP	$14.41
				47498	20260034	SHIPPING FEES	WP	$14.30
							Total	**$28.71**
742	07/01/26	36864	UNIVAR SOLUTIONS USA	47489	20260301	CHEMICAL SUPPLIES	WP	$1,251.30
							Total	**$1,251.30**
743	07/01/26	15441	WILLIAMS ASSOCIATES ARCHITECTS	47527	20260926	ARCHITECTURAL ENGINEERING SERVICES	FD	$37,392.78
							Total	**$37,392.78**
							Total	**$42,617.34**

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Erin Jason, Assistant City Manager
Jamie Elder, Business Development Manager
Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: Exterior Grant Expansion Consideration: Bean Bar

Recommendation:

The City has received an Exterior Improvement Grant (EIP) from Bean Bar, a business planning a new development at 565 Roger Williams Ave. Alongside their development plans, Bean Bar is requesting a $100,000 Exterior Improvement Grant. The applicant is requesting the funding precedent established by the City Council's approval for CRG Ravinia LLC at the same location. A short staff report will be provided on this consideration. In light of the Council's past support for a similar grant to another restaurant at the same location, subject to Council concurrence, staff will move forward with drafting an agreement for formal consideration at the next City Council meeting. The grant would provide five years of the Exterior Improvement Grant in one lump sum, for a total of $100,000 to support renovation of the property; this grant would be in addition to the Food & Beverage Interior Improvement Grant that the business is eligible to receive at its maximum reimbursement. The City's funding is contingent on significant private investment from the business, estimated at $1.5million, as well as support from the property owner.

The business grant programs will be evaluated and a policy discussion is scheduled in late 2026 to be effective in 2027.

Policy Consideration:

The Exterior Improvement Grant offers additional support and incentive to commercial property owners and sales tax-generating businesses within the City's commercial districts. This program aims to enhance the appearance and functionality of business properties by providing a grant in the form of a rebate, covering up to 50% of eligible project costs with a maximum grant of $20,000.

Bean Bar is preparing to open in the Ravinia Business District at 565 Roger Williams Avenue, a property that has been vacant for nearly a decade and is in need of reinvestment. The proposed project represents a total capital investment of approximately $1 million (excluding improvements undertaken by the property owner), with over $200,000 dedicated specifically to outdoor enhancements. These improvements are intended to transform the site, adding vibrant outdoor dining and placemaking features to the district.

The planned restaurant concept will include 4,500 square feet of interior space and 2,800 square feet of exterior seating for patrons. Bean Bar's flagship location will operate as a coffee shop and bakery during the day and transition to a lounge with full menu and cocktail offerings in the evening, enhancing Highland Park's reputation as a dining destination and contributing to late-night vibrancy in the area. The business intends to operate seven days a week, from 8 AM to 10 PM.

On April 14, 2025, the Committee of the Whole considered whether to consolidate five years of Exterior Improvement Grant funding into a single $100,000 lump-sum grant to support renovation of 565 Roger Williams Avenue for a proposed restaurant, CRG Ravinia LLC. A majority of council members supported this approach, with the understanding that recipients would become ineligible for additional Exterior Improvement Grant funding for five years following approval. However, CRG Ravinia LLC ultimately withdrew from the project due to insufficient capital, leaving the property available. Bean Bar, an experienced coffee shop and food and beverage operator based in Northbrook, has since entered into lease negotiations for the site. Their proposal includes substantial investment in both interior and exterior improvements to establish a vibrant, community-focused destination.

Core Priorities:
Fiscal Stability

In FY2026, the Exterior Improvement Grant Program was allocated $100,000. The current remaining balance is $15,983.18, which would decrease to $15,144.68 if the proposed agenda items are approved. If the lump-sum grant is awarded, the necessary funds would need to be sourced from the funds set aside for the Boutique Incentive or the Food & Beverage Grant Program. The F&B program currently has a balance of $270,158.60. If Bean Bar's Food & Beverage Interior Improvement Grant is also approved at the maximum reimbursement level, the balance would decrease to $120,158.60. Should Eat Taco's Food & Beverage Interior Improvement Grant Application be approved at the maximum reimbursement level as well, the balance would further decrease to $20,158.60. Note there are several other applicants in que who have not submitted full applications for the F&B or Exterior grant yet that are also in communication with staff.

It is also likely that the funds would be from the FY2027 budget given that funds are reimbursed and not front loaded. Staff is planning to budget the same amount in FY2027 as 2026. Staff are planning a COTW discussion on October 13th to present alternate options for the FB grant and to obtain policy feedback on the program for the upcoming year.

Attachments:

1. Pitch Deck - Bean Bar



A LIVING ROOM FOR COFFEE, COMMUNITY, AND CONNECTION.

THE ENVIRONMENT

- Lounge seating for longer stays
- Communal tables for collaboration & groups
- Intimate café tables for casual conversation
- Patio dining under a modern pergola
- Living room and loft home appeal





MORE THAN A COFFEE SHOP

Intentionally Curated to:

- Encourage connection
- Remote Work
- Social Gathering
- Evening Destination

Bean Bar is a lifestyle driven social destination.

A TRUE THIRD SPACE

- Broad, cross-generational appeal
- Students, parents, professionals, seniors
- One of the few places where generations overlap naturally



NIGHT LIFE - THE LOUNGE



- Activates underutilized evening hours in the Ravinia District
- Creates a balanced day-to-night business model for year-round revenue
- Provides a premium venue for private events and community gatherings
- Generates additional tax revenue through extended operating hours
- Keeps residents spending locally instead of traveling to neighboring towns
- Draws new foot traffic from surrounding communities into the district



THE EXTERIOR

First Impressions Start at the Street

- Storefront designed to revitalize the Ravinia District's architectural character.
- Open-air patio seating to draw foot traffic.
- Warm exterior lighting that brightens the streetscape after dark.
- Supports year-round service through covered, heated pergola structures.
- Strong curb appeal and visual energy.

GROWTH PHILOSOPHY



Planned Growth:

Multiple locations with intentional market selection, not mass saturation.

Bean Bar aims to:

- Expand beyond a single flagship
- Create destination cafés
- Be thoughtfully dispersed across regions

- The fastest path to growth:
- Open additional locations
- Meet existing demand
- Scale the experience, not just the menu

REVENUE PROJECTIONS

- Proven demand exceeding current location capacity
- Growth achieved faster than a single location can support
- Additional locations represent the most efficient path to revenue growth
- Expansion leverages an already validated concept and customer base
- Scalable operating model focused on replicating the full customer experience

THE FOOD

- Elevated, creative breakfast & lunch menu
- Seasonal rotations
- Smoothies, pastries, sandwiches, soups & salads
- Gluten-free and fresh-focused options







6/29/2026

THE COFFEE



- Thoughtfully roasted for balanced, consistent flavor
- Espresso and brewed coffee crafted to order
- Menu designed to appeal to both casual drinkers and coffee enthusiasts
- Consistent taste and quality across every location

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Amanda Bennett, Communications Manager
Erin Jason, Assistant City Manager

Department: City Manager's Office

Title:

A Resolution Approving a Second Amendment to a Lease Agreement Between the City of Highland Park and The Art Center Highland Park

Recommendation:
Staff recommend approval of a second amendment to the lease agreement between the City of Highland Park and The Art Center Highland Park, to facilitate the permanent installation of "Miss Nitro," a City-owned sculpture, on the lawn of the City-owned property that is currently leased to The Art Center.

Policy Consideration:
City staff has been working with The Art Center to pursue the relocation of "Miss Nitro" to The Art Center's front lawn. This City-owned property offers a number of advantages for the relocation of the piece, including proximity to the Central Business District and civic buildings, adjacent parking and pedestrian access, and a natural complement to The Art Center's vision to be a cultural destination that inspires and ignites a passion for the arts through innovative programs, exhibitions, and classes. Being able to relocate Miss Nitro to a City-owned property also stabilizes concerns of another relocation outside of City control in the future. A review of the full relocation process thus far is included in the staff report below.

One of the most significant works in the City's public art collection, "Miss Nitro" is a large-scale piece and requires ample space to accommodate the park-like siting that Councilmembers preferred. In spring 2026, City staff reevaluated potential sites for "Miss Nitro," focusing on City-owned properties including The Art Center lawn, The Highland Park Community House lawn (previously not recommended by CAAG), the south side of City Hall, and the property immediately east of the Highland Park Public Library. In light of the advantages noted above, as well as the strong support of The Art Center Board, staff recommends Council approval of this amendment to the existing lease agreement with The Art Center. The proposed amendment

provides for the following considerations among others:

- The City will retain ownership of the work;
- City will be responsible for maintenance of the work;
- City will be responsible for relocating the works currently situated on the lawn at The Art Center, as required to accommodate the relocation of "Miss Nitro" to The Art Center;
- The Art Center will be responsible for lawn maintenance and may not damage the sculpture.

Next Steps
City staff will work with The Art Center and the conservation team to develop a timeline for the relocation of the work, ideally in mid-late fall 2026.

Background Information

Prior City Council Discussion
The relocation of "Miss Nitro" was previously discussed at the following City Council and Committee of the Whole meetings:

- October 28, 2024 Committee of the Whole Meeting: Council feedback provided on desired location (Deerfield Rd. & Central Ave.), conservation treatment (patina), and siting (park-like; no hard landscape)
- April 14, 2025 City Council Meeting: Approval of an agreement with Pacific Coast Conservation for the provision of art conservation and relocation services
- June 16, 2025 City Council Meeting: A Resolution approving a license agreement with CSH Highland Park, property ownership group for Arbor Terrace Highland Park (Note: CSH ultimately did not approve this agreement)
- October 6, 2025 Committee of the Whole Meeting: Council feedback provided on three potential locations (Brown Park in the Ravinia District, Lincoln Park, south of the Central Business District along St. Johns Ave., and the City-owned parcel immediately east of the Library); Council direction was to work with the Park District to explore viability at either Brown or Lincoln Parks

Prior Cultural Arts Advisory Group Discussion
CAAG discussed “Miss Nitro” at two meetings:

- June 4, 2024 Special Meeting
- July 16, 2024 Regular Meeting

The minutes of these CAAG meetings, as well as individual, anonymous feedback from CAAG advisors, were previously shared with Council to inform prior discussions. CAAG's discussion reflects significant, in-depth consideration of multiple sites, which ultimately resulted in the group's preference for Brown Park. Note that The Art Center was not discussed by CAAG as a location because TAC's executive director was a CAAG advisor at the time. Staff have provided consistent updates to CAAG via email and at meetings, and CAAG advisors were invited to

attend the Park District's public engagement sessions.

Park District of Highland Park Consideration
The Park District Board discussed the possibility of relocating the sculpture to a PDHP-owned property at their September 10, 2025 meeting, and directed staff to host community engagement sessions to obtain feedback from neighbors and the community as a whole regarding the possibility of Brown or Lincoln Parks. Two neighborhood meetings were held, with findings discussed and presented at the April 8, 2026 meeting of the Park District Board. Because community feedback expressed interest in pursuing alternate uses for the spaces, the Park District recommended the City explore other opportunities for "Miss Nitro," and underscored the Park District's willingness to consider other Park District-owned properties for the work. However, due to the scale of the piece, the City determined it was best to revisit potential locations more broadly, rather than solely Park District-owned spaces.

Township High School District 113 Consideration
In spring 2026, the City also explored the possibility of relocating the sculpture to the Highland Park High School campus; while Township High School District 113 was amenable to the consideration, there was not sufficient space on HPHS property for a work of this scale.

Core Priorities:
Fiscal Stability
The City has budgeted for the restoration of the work and related costs primarily via an agreement with Pacific Coast Conservation, approved by Council in April 2025. Pacific Coast Conservation's costs include the onsite work of the conservator throughout the process, conservation and patination, art handling and moving fees. Additional costs relate to the preparation of the site, including storage, survey and foundation work. Because of the Council's preferred conservation method, the expectation that the piece will not be in storage for more than one year, and Council's preference for a park-like siting, the project is budgeted at approximately $150,000, to be split with the Highland Park Public Library. The total also takes into consideration the conservator's professional conditions assessment of the work, which was performed as the work was dismantled and could be appropriately assessed. Because The Art Center is a tenant of City-owned property, there will be no additional annual cost to relocate the piece to that property, and given that the lawn at The Art Center is already conceptualized as a sculpture garden, the City does not anticipate any additional site development surrounding the sculpture. The City will, as previously discussed, be required to budget for annual maintenance of the work given the Council's preferred conservation method.

The City will need to assume the costs of relocating two, potentially three, works currently in The Art Center's possession that are presently situated on the lawn. While these works will be evaluated as part of the site analysis, preliminary feedback from The Art Center indicates that these will not require extensive equipment or site preparation to relocate, as at least one piece is for sale and thus not permanently installed on the lawn. These funds will be absorbed into the existing FY2026 CMO Department Budget.

Infrastructure Investment
The City's goal is to find a location suitable for the long-term enjoyment of this sculpture,

minimizing the risk of potential future relocation. Relocation of "Miss Nitro" will entail site preparation, including concrete foundation points, as well as landscaping and siting improvements.

Vibrancy
The relocation of "Miss Nitro" is an important part of efforts to enhance community enjoyment and appreciation of the City's public art collection.

Attachments:
1. Background Information Regarding Miss Nitro
2. Resolution Approving Second Amendment to Arts Center Agreement
3. HP Second Amendment to Art Center Lease Agreement v2

Name: ***Miss Nitro***

Location: Southeast corner of St. John's Ave. and Hazel Ave., in front of the Highland Park Library

Artist: Peter Voulkos
Berkeley, CA

Materials: Bronze

Date: Installed summer, 1973

Owner: The City of Highland Park

Purchase Price: $40,000 (The National Endowment for the Arts paid one-half of the purchase fee, the remaining was paid for by private donations).

Comments: The piece was restored in the summer of 1991. The bronze surface had deteriorated and was treated with a black coating.



Miss Nitro Info at a Glance

- Sculptor: Peter Voulkos
- Materials: Bronze*
- Owner: City of HP
- Installed: Summer 1973
- Location: Southeast corner of St. John's Ave. & Hazel Ave., west side of the HP Library
- Dimensions: (14 x 70 x 10 ft.)



** The piece was restored in the summer of 1991. The bronze surface had deteriorated and was treated with a black coating*

About “Miss Nitro”

Artist: Peter Voulkos

Date: 1973

Materials: Bronze

Dimensions: 14’ tall x 25’ wide x 70’ long

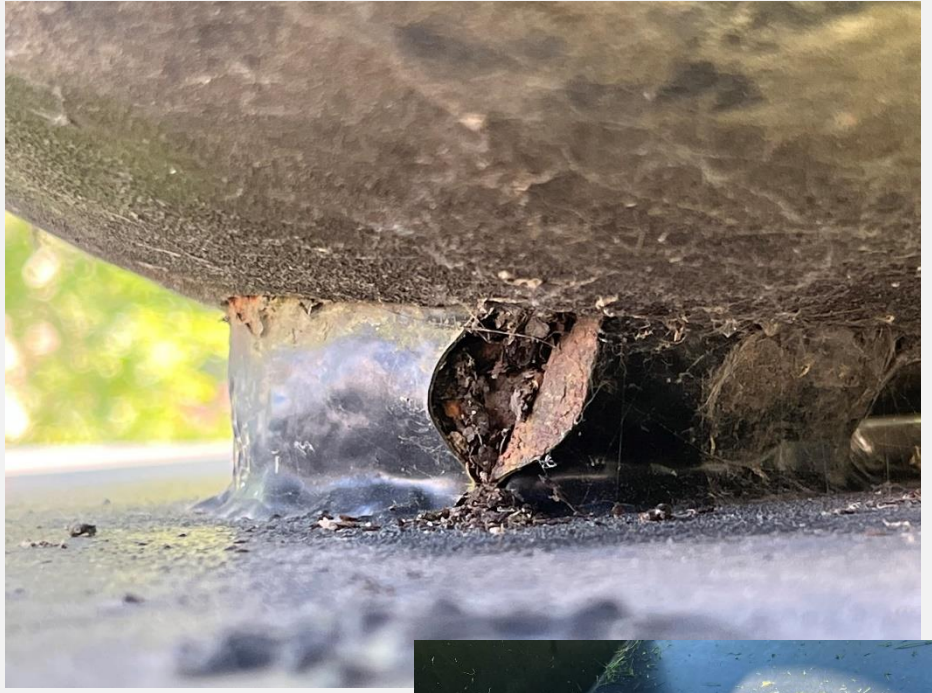


Features of Note:

- Composed of large industrial bronze pipe bolted together with 14 hex head bolts
- Central element is a fabricated squared section
- Original burnt oil patina was covered by high-gloss, smooth black paint in 1991 in consultation with the artist

Conservation Assessment

- Surface scratches and losses due to lawn maintenance
- Heavy corrosion and jack rusting at connection points (may complicate deinstallation; will require refabrication and on-site welding)
- Incised graffiti
- Heavy dirt buildup
- To be determined: underlying surface issues may be discovered once paint is removed
- Whether “Miss Nitro remains at HPPL or is relocated, approximately $40,000 in conservation costs will be required.





Brown Park (563 Washington Pl)

Southeast corner of Roger Williams & Burton Avenues





Brown Park (563 Washington Pl)

Southeast corner of Roger Williams & Burton Avenues

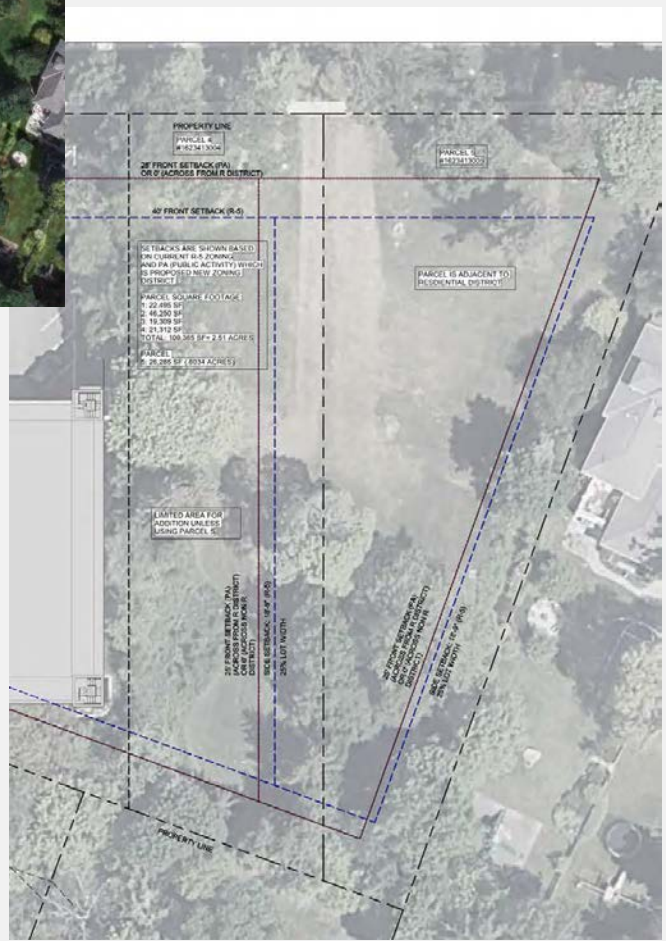


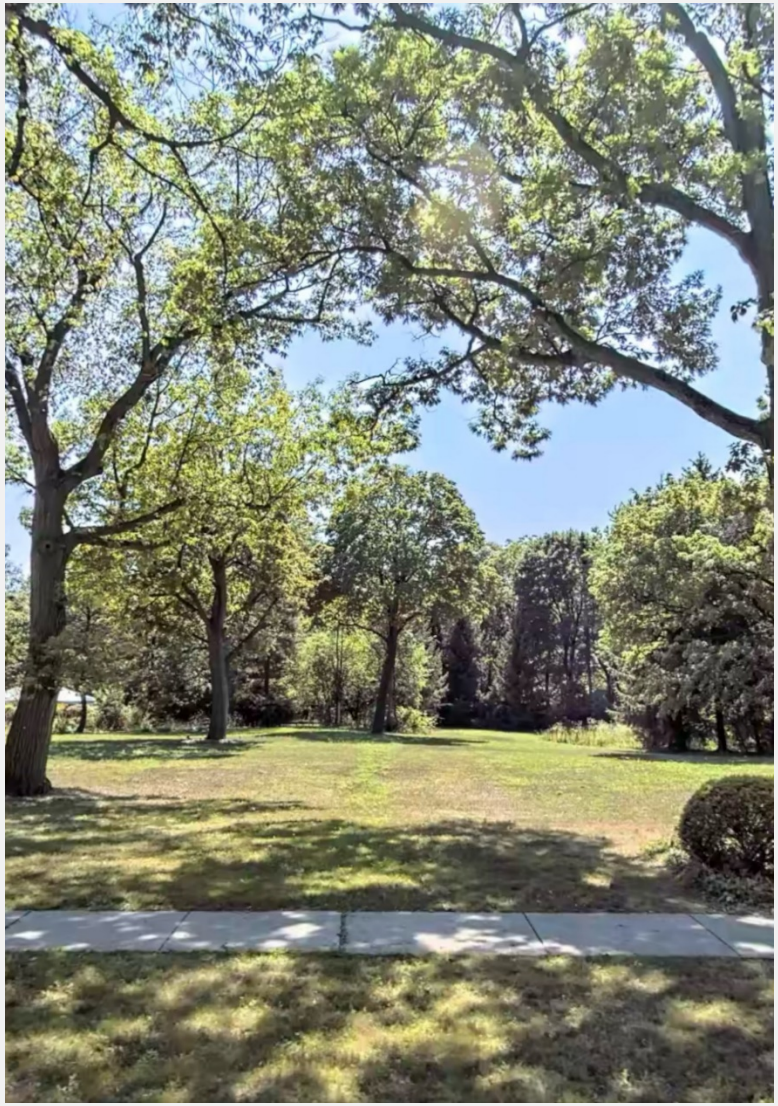




HP Public Library (494 Laurel Ave)

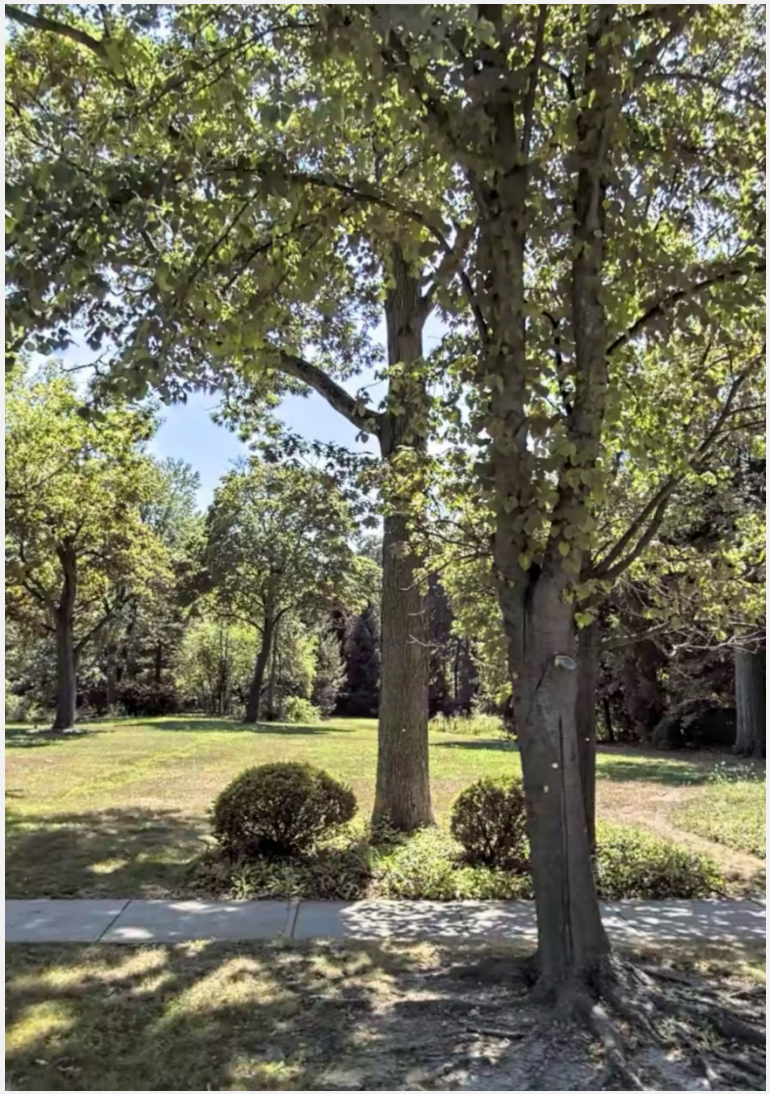






HP Public Library (494 Laurel Ave)





Lincoln Place Park

- Located at the intersection of Lincoln Ave. & St. Johns Ave.
- Existing home of Terrence Karpowicz's "Solar Journey" (visible at right in the reaer of the park)
- PDHP property



City of Highland Park

Resolution No. _____

A Resolution Approving a Second Amendment to a Lease Agreement Between the City of Highland Park and The Art Center Highland Park

WHEREAS, the City is the owner of that certain real property located at 1957 Sheridan Road, Highland Park, Illinois ("***Property***");

WHEREAS, on November 14, 2017, the City and The Art Center Highland Park, formerly known as the Suburban Fine Arts Center, an Illinois not for profit corporation ("***Tenant***"), have entered into a lease agreement dated November 14, 2017, as amended by that certain First Amendment to the Lease Agreement dated _____, 2020, for the lease and occupancy by the Tenant of the of the Property, for operation of a cultural arts center through and including December 31, 2038 ("***Lease Agreement***"); and

WHEREAS, the City is the owner of a sculpture known as "Miss Nitro" ("***Sculpture***"); and

WHEREAS, the City and Tenant now desire to amend the Lease Agreement, in accordance with Section 25.M of the Lease Agreement, to provide for the display and maintenance of the Sculpture on a Portion of the Property (***"Second Amendment"***); and

WHEREAS, the City Council has determined that entering into the Second Amendment to the Lease Agreement with the Tenant will serve and be in the best interest of the City;

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

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

SECTION TWO: APPROVAL OF SECOND AMENDMENT TO THE LEASE AGREEMENT. The Second Amendment to the Lease Agreement by and between the City and the Tenant is hereby approved in substantially the form attached to this Resolution as ***Exhibit A***, and in a final form to be approved by the City Manager and the Corporation Counsel.

SECTION THREE: EXECUTION OF SECOND AMENDMENT TO THE LEASE AGREEMENT. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, the Second Amendment to the Lease Agreement upon receipt by the City Clerk of at least one original copy of the Second Amendment to the Lease Agreement executed by the Tenant; provided, however, that if the executed copy of the First Amendment to the Lease Agreement is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the City Council, be null and void.

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida Neukirch, City Clerk

EXHIBIT A

SECOND AMENDMENT TO THE LEASE AGREEMENT

SECOND AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE CITY OF HIGHLAND PARK AND THE ART CENTER HIGHLAND PARK

THIS IS A SECOND AMENDMENT (*"Second Amendment"*), dated as of _____, 2026 (***"Effective Date"***), to a lease agreement dated November 14, 2017 ("***Original Lease Agreement***"), as amended by that certain "First Amendment to the Lease Agreement," dated _____, 2020 ("***First Amendment,***" and collectively with the Original Lease Agreement, the ***"Lease Agreement"***), by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (*"**City**"*), and **THE ART CENTER HIGHLAND PARK**, formerly known as the Suburban Fine Arts Center, an Illinois not-for-profit corporation ("***Tenant***").

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

SECTION 1. RECITALS.

A. The City is the owner of that certain parcel of real property commonly known as 1957 Sheridan Road, Highland Park, Illinois ("***Property***").

B. The City and the Tenant entered into the Lease Agreement for the lease and occupancy by the Tenant of the Property, for operation of a cultural arts center through and including December 31, 2038.

C. The City is the owner of a sculpture known as "Miss Nitro," depicted in the photograph attached to and, by this reference, made a part of this Second Amendment as **Exhibit A** ("***Sculpture***").

D. The City and Tenant now desire to enter into this Second Amendment, in accordance with Section 25.M of the Original Lease Agreement, to permit the location of the Sculpture on that portion of the Property depicted in the _____, attached to and, by this reference, made a part of this Second Amendment as **Exhibit B** ("***Sculpture Site***").

E. The Parties desire to enter into this Second Amendment to set forth their respective rights and responsibilities regarding the display and maintenance of the Sculpture and the Sculpture Site.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

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

B. Rules of Construction. Except as specifically provided and amended in this Second Amendment, all terms, provisions, and requirements contained in the Original Lease Agreement and the First Amendment remain unchanged and in full force and effect.

SECTION 3. GRANT OF LICENSE; LIMITATION OF INTEREST.

A. Relocation of Sculpture. The Parties agree that the City will relocate the Sculpture to the Sculpture Site, pursuant to and in strict accordance with the terms and provisions of this Agreement.

B. As-Is, Where-Is. The Tenant hereby accepts the Sculpture in its condition at the time of the execution of this Agreement, WHERE-IS and AS-IS, and subject to applicable requirements of law.

C. Limited Use of the Sculpture. The Tenant acknowledges and agrees that nothing in this Agreement may be construed to provide the Tenant a right to use or alter the Sculpture for any purpose other than as expressly set forth in this Agreement.

D. Ownership of the Sculpture. The Tenant acknowledges and agrees that the City will retain ownership of the Sculpture.

E. Relocation of the Sculpture. The Parties acknowledge and agree that the City is solely responsible for all costs of the relocation of the Sculpture from Sculpture Site.

SECTION 4. MAINTENANCE OF THE SCULPTURE AND THE SCULPTURE SITE.

A. Maintenance of the Sculpture. The Parties acknowledge and agree that the City, and not the Tenant, is solely responsible for the relocation, installation, maintenance, and on-site conservation of the Sculpture.

B. Signs. The Tenant may not install or display any signage on any portion of the Sculpture or Sculpture Site except upon the prior written consent of the City.

C. Landscaping. The Tenant may not damage the Sculpture in any way in the performance of its landscaping obligations set forth in Section 11.C of the Original Lease Agreement.

SECTION 5. REPRESENTATIONS.

A. By the City. The City hereby represents and warrants that: (1) the persons executing this Second Amendment on its behalf have been properly authorized to do so by the corporate authorities of the City; (2) it has full power and authority to execute and deliver this Second Amendment and to perform all of its obligations imposed pursuant to this Second Amendment; and (3) this Second Amendment constitutes a legal, valid and binding obligation of the City enforceable in accordance with its terms.

B. By the Tenant. Tenant hereby represents and warrants that: (1) it has full power and authority to execute and deliver this Second Amendment and to perform all of its obligations imposed pursuant to this Second Amendment; and (2) this Second Amendment constitutes a legal, valid and binding obligation of Tenant enforceable in accordance with its terms.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the City and Tenant have executed this Second Amendment as of the Effective Date.

CITY OF HIGHLAND PARK, an Illinois home rule municipal corporation

ATTEST:

_____
Ashley Palbitska, Deputy City Clerk

By:_____
Ghida S. Neukirch, City Manager

THE ART CENTER HIGHLAND PARK, formerly known as the SUBURBAN FINE ARTS CENTER, an Illinois not for profit corporation

ATTEST:

By: _____

Its: _____

By:_____

Its: _____

EXHIBIT A

SCULPTURE

Ms Nitro: Bronze sculpture by Peter Voulkos, dimensions 14'x70'x10'. Composed of large industrial bronze pipe bolted together with 14 hex heads. Central element is fabricated squared section.



EXHIBIT B

SCULPTURE SITE

Exact placement to be determined after formal site assessment and survey and input from professional art conservator. The sculpture will be placed on the south portion of the lawn with exposure from Sheridan Road and Park Avenue.



Staff Report

Meeting Date: July 13, 2026

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

Department: City Manager's Office

Title: A Resolution Authorizing the Release of Minutes of Certain Closed Meetings of the Committee of the Whole of the City Council

Recommendation:
Staff recommends release of the specified closed session minutes from the Committee of the Whole meetings held in 2019 & 2020.

Policy Consideration:
In accordance with the Illinois Open Meetings Act, all public bodies are required to review closed session meeting minutes not less than twice each year to determine if any minutes should be released and made available for public inspection. The City Council may formally complete the semi-annual review of closed session meeting minutes through the passage of a resolution with the Closed Session Meeting dates to be released featured within the resolution.

Core Priorities:

Attachments:
1. Resolution Approving Release of Closed Session Minutes

CITY OF HIGHLAND PARK

RESOLUTION NO. _____

A RESOLUTION APPROVING THE RELEASE OF CERTAIN WRITTEN MINUTES OF CERTAIN CLOSED MEETINGS OF THE COMMITTEE OF THE WHOLE OF THE CITY COUNCIL

WHEREAS, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.* (***"Act"***), the City has approved and maintained written minutes of all meetings of the City Council and of the Committee of the Whole that were closed to the public pursuant to the Act (collectively, the ***"Closed Meetings"***); and

WHEREAS, pursuant to Section 2.06(d) of the Act, the City Council has conducted its twice-annual review of all written minutes of the Closed Meetings; and

WHEREAS, the City Council has determined that confidential treatment is no longer necessary for the written minutes of those Closed Meetings that are identified in **Exhibit A** attached to and, by this reference, made a part of this Resolution, and that such minutes may be made available for public inspection; and

WHEREAS, the City Council has determined that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in **Exhibit A** to this Resolution;

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

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

SECTION TWO: PUBLIC INSPECTION OF WRITTEN MINUTES OF CLOSED MEETINGS. The City Council hereby authorizes the public inspection of the written minutes of those Closed Meetings that are identified in Exhibit A to this Resolution, in accordance with and pursuant to the Act and the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq*.

SECTION THREE: DETERMINATION OF CONFIDENTIALITY. The City Council hereby determines that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in Exhibit A to this Resolution and for which the City has not previously authorized public inspection.

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

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____

Nancy R. Rotering, Mayor

ATTEST:

_____

Ghida S. Neukirch, City Clerk

EXHIBIT A

MINUTES AVAILABLE FOR PUBLIC INSPECTION

January 14, 2019
January 28, 2019
February 11, 2019
April 8, 2019 – Session 1
April 8, 2019 – Session 2
April 22, 2019
May 28, 2019
June 10, 2019
June 24, 2019
August 12, 2019
August 26, 2019
September 23, 2019
October 28, 2019
December 9, 2019 – Session 1
December 9, 2019 – Session 2
January 13, 2020
January 27, 2020
February 24, 2020
March 9, 2020
May 11, 2020
September 29, 2020
October 26, 2020
December 14, 2020

All minutes are for the Committee of the Whole of the City Council.

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: A Resolution entering into an Exterior Improvement Grant for EATACO Tequila Bar LLC d/b/a EATACO

Recommendation:
Staff recommends approving funding from the Exterior Improvement Grant Program not to exceed $20,000 for EATACO Tequila Bar LLC (d/b/a EATACO) for eligible improvements to 597 Roger Williams Avenue.

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

Eligible Improvements

- Designing, manufacturing, and installing new signage
- Replacing, repainting, or restoring exterior doors
- Painting
- Replacing or repainting windows
- Installing or replacing landscaping
- Purchasing outdoor dining furniture and décor

Program Requirements and Required Documentation Received

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

Cost Estimates
The applicant provided two cost proposals for eligible improvements. The applicant intends to select the contractor with the lowest bid at a total cost of $100,000. The grant request of $20,000 is in accordance with the City's current ordinance, as it does not exceed the maximum cap of $20,000 or 50% of the total eligible improvements.

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

Core Priorities:

Fiscal Stability
EATACO Tequila Bar LLC (d/b/a EATACO) is eligible for a grant up to $20,000. Funds for the Exterior Improvement Grant Program are budgeted in FY2026 on account 1110107.62100 *Business Development Programs & Events*.

Economic Development
The Exterior Improvement Grant directly contributes to economic development by lowering the financial barrier for property owners and sales tax-producing businesses to make necessary structural, functional, and aesthetic upgrades and provide necessary signage. Through this incentive program, the City effectively leverages public funds to stimulate greater private investment in commercial real estate improvements. A higher-quality, more modern physical environment helps local sales-tax-generating businesses become more competitive and ensures their long-term retention. By installing new signage, adding outdoor dining furniture and improved landscaping elements, and replacing both windows and doors, the applicant seeks to strengthen brand identity and ensure the location is easily accessible and attractive to both new and returning patrons as they locate their business in the Ravinia Business District.

Vibrancy
The Grant Program significantly boosts community vibrancy by directly improving the overall aesthetic of commercial business districts. Enhanced signage and space to conduct outdoor dining create a welcoming, safe, and visually appealing environment, transforming commercial areas into vibrant destinations. This increased foot traffic and public engagement in the business districts are key indicators of a thriving and dynamic community life.

Attachments:
1. Resolution - Approving EIP Grant for EATACO Tequila Bar LLC
2. Existing Facade - EATACO
3. Proposed Rendering - EATACO

CITY OF HIGHLAND PARK

RESOLUTION NO. R2026-_____

A RESOLUTION APPROVING AN EXTERIOR IMPROVEMENT GRANT FOR EATACO TEQUILA BAR LLC

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

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

WHEREAS, the City has designated funds in the City's FY2026 budget to approve Exterior Improvement Program grants (***"EIP Grants"***); and

WHEREAS, EATACO Tequila Bar LLC ("***Applicant***") is the tenant of the real property located at the address commonly known as 597 Roger Williams Avenue ("***Property***"); and

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

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

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

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

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

SECTION TWO: APPROVAL OF EIP GRANT. Subject to, and contingent upon, the conditions set forth in Section Three of this Resolution, the City Council hereby approves the issuance of an EIP Grant to the Applicant in an amount not to exceed 50% of the cost of the Approved Eligible Improvements and up to a maximum of $20,000, in accordance with, and pursuant to, Section 107.006(C) of the City Code and the home rule powers of the City.

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

A. Completion of Construction. The Applicant must complete construction of the Approved Eligible Improvements within 150 days after the effective date of this Resolution; and

B. **Prevailing Wages.** The Applicant must comply, and will cause all contractors constructing the Approved Eligible Improvements to comply, with the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 *et seq*., as it may be applicable.

C. **Property-Specific Grant.** The EIP Grant approved pursuant to this Resolution is available to the Applicant only for the Property. The EIP Grant may not be used for any other location.

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk


STOP
MADDIE'S MARKET
Maddie's


EATACO
STOP
HOURS
TACOS MADE FRESH DAILY
EAT REAL. EATACO.
EATACO

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: A Resolution entering into a Food & Beverage Interior Improvement Grant for Bean Bar Corporation (565 Roger Williams)

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

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

The proposed improvements, which total an estimated $1.5mil for the renovation, are critical for growing and renovating the space into a neighborhood coffee shop, bakery, full-service restaurant and lounge concept, ultimately leading to increased revenue and F&B sales taxes in the long term.

Ravinia 565 LLC owns the property. The property owner will support the project financially by contributing $250,000 in tenant improvements to support the upgrade of the space and further ensure long-term tenancy. The complete and signed application for this project remains on file in the City Manager's Office.

Eligible Improvements

- Painting
- Permanent flooring materials
- Lighting & electrical work
- Wood, metalwork, and other decorative elements
- Furniture, fixtures, and equipment
- Kitchen infrastructure
- Kitchen appliances
- HVAC equipment,
- Fire Suppression Systems
- ADA Compliance
- Marketing

Cost Estimates

The applicant successfully sought three bids for the eligible improvements. One contractor submitted the lowest bid of $920,000 for the entire scope of eligible work. This cost was notably below the other two submitted estimates, which totaled $1,235,000 and $1,204,000. Based on the lowest bid amount, the applicant is eligible for a 50% reimbursement from the grant program up to the maximum, totaling $150,000.

Impact of Improvements

This application meets the goals of the Food & Beverage Interior Improvement Grant program. It is notable that this is a high priority catalyst site in the community, identified by BEDAG and staff as a priority location. Updating this long-defunct dry cleaner into an all-day location that transitions from early morning coffee and breakfast to full-service lunch, then into an evening hot spot with a full menu of food as well as cocktails in a unique, destination flagship setting is a significant undertaking to the benefit of Highland Park. The project will generate 30 new employment opportunities, upgrade a commercial space that has been vacant for an extended period of time, and create a food & beverage destination that will stimulate economic growth. These improvements align with the goals of the grant program.

Program Requirements

- A food and beverage establishment that generates sales tax.
- A full-service food and beverage establishment, as defined in this document, that plans to generate a minimum annual gross sales revenue of $900,000
- The property and business owner must contribute financially to the project. The property owner’s contribution may include tenant improvements and rent reductions. If the property owner refuses to contribute to the improvements, they must provide written notification to the City, which will be attached to the public agreement.
- A property comprising or including ground-floor commercial space on a public street in any commercial district within the City.
- The subject property must be compliant with applicable City codes.
- The subject property must be an existing commercial space within the City limits.
- The property taxes, business license/permit fees, business taxes, water bills, sewer bills,

citations, and any other City invoices for the subject property and business must be current and not on payment plans.

Core Priorities:

Financial Stability

Bean Bar Corporation is eligible for a grant of up to $150,000. Funds for the Food & Beverage Interior Improvement and Expansion Grant Program are budgeted in FY2026 in account 1110107.62100 Business Development Programs & Events.

Economic Development

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

Vibrancy

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

Attachments:

1. Resolution - FB Grant for Bean Bar Corporation
2. Exhibit A - FB Economic Incentive Agreement Limited Service for Bean Bar Corporation
3. Renderings - Bean Bar
4. Existing Facade - Bean Bar

CITY OF HIGHLAND PARK

RESOLUTION NO. R2026-_____

A RESOLUTION APPROVING AN ECONOMIC INCENTIVE AGREEMENT WITH BEAN BAR CORPORATION . D/B/A BEAN BAR AND RAVINIA 565 LLC

WHEREAS, RAVINIA 565 LLC (***"Property Owner"***), are the record title owners of that certain real property located at 565 Roger Williams Avenue, in the City (***"Property"***); and

WHEREAS, **BEAN BAR CORPORATION**., an Illinois Corporation (***"Business Owner"***), is the tenant of, and desires to operate a limited-service restaurant space (***"Restaurant"***) at, the Property; and

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

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

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

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

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

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

SECTION TWO: APPROVAL OF AGREEMENT. The Agreement between and among the City, the Property Owner, and the Business Owner is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the City Manager and the Corporation Counsel.

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

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

ECONOMIC INCENTIVE AGREEMENT BY AND AMONG THE CITY OF HIGHLAND PARK, BEAN BAR CORPORATION D/B/A BEAN BAR, AND 565 RAVINIA LLC

THIS ECONOMIC INCENTIVE AGREEMENT ("***Agreement***") is made and entered into as of this ____ day of _____, 2026, by and among the **CITY OF HIGHLAND PARK,** an Illinois home rule municipal corporation ("***City***"), **BEAN BAR CORPORATION**, an Illinois corporation ("***Business Owner***"), and **565 RAVINIA LLC**, an Illinois limited liability company ("***Property Owner***").

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

SECTION 1. RECITALS.

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

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

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

D. The Property Owner is the owner of that certain real property located at 565 Roger Williams Avenue, containing approximately 4,500 interior square feet and 8,000 exterior square feet ("***Property***").

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

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

G. The Property Owner contributed financially toward the operation of the Restaurant by providing $250,000.00 to the Business Owner for the Improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. REDEVELOPMENT OF THE PROPERTY.

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

B. **Improvements to the Property.** The Applicant must complete the Improvements on or before _____ __, 2027, in accordance with the Requirements of Law. In their absolute and sole discretion, and upon receipt of a written request therefor, the City Manager may extend the deadline for completion of the Improvements by up to 180 days. The Improvements include, without limitation: painting, installation of permanent flooring materials, lighting and electrical work, installation of carpentry which includes wood, metalwork and other decorative elements, installing furniture, fixtures, HVAC system, grease traps and other equipment, construction of kitchen infrastructure, and improvements toward compliance with the Americans with Disabilities Act, all to the extent, in whole or in part, as determined by Applicant in its reasonable discretion taking into account the intended quality and needs of the Restaurant.

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

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

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

SECTION 4. OPERATIONAL OBLIGATIONS.

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

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

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

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

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

SECTION 5. AWARD OF GRANT FUNDS.

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

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

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

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

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

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

1. Refund of Grant Funds. In the event that, at any time on or before the date that is fifth anniversary of the date of issuance of the Grant Funds, the Applicant either abandons, permanently closes, or terminates the use of the Property for the Restaurant on a permanent basis ("***Closure***"), or alternatively, violates any provision of this

Agreement beyond the applicable cure period set forth in Section 10.B of this Agreement ("***Violation***"), then (subject to Section 4.C of this Agreement): (a) the provisions of this Agreement with regard to the Grant Funds will, as of the date of the Closure or Violation, automatically terminate and become null and void and be of no further force or effect, and the City will have no obligation whatsoever to perform any of its obligations in Section 5 of this Agreement; and (b) within one year after the date of Closure or Violation, the Applicant must refund to the City a portion of the Applicant received by the Applicant prior to the date of the Closure or Violation, as follows:

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

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

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

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

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

SECTION 6. FORCE MAJEURE.

Except as expressly provided to the contrary in this Agreement, whenever a period of time is provided for in this Agreement for either of the Parties to perform any act or obligation, and the Party, as the case may be, is unable to perform or complete the act or obligation because of a Force Majeure, then upon the occurrence of the Force Majeure, the time period for the performance and completion of the acts or obligations will be extended automatically for a reasonable time to accommodate the delay caused by the Force Majeure.

SECTION 7. LITIGATION AND DEFENSE OF AGREEMENT/INDEMNITY.

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

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

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

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

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

that any losses or damages claimed are caused by the gross negligence, fraud, or willful misconduct of one or more Indemnitees.

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

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

SECTION 8. TERM.

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

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

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

SECTION 10. ENFORCEMENT.

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

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

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

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

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

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

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

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

SECTION 12. REPRESENTATIONS AND WARRANTIES.

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

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

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

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

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

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

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

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

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

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

3. All necessary consents of any members or managers or constituent entities, creditors, investors, partners, judicial, or administrative bodies, governmental authorities except the City, or other parties including specifically, but without limitation, all

secured parties, regarding the execution and delivery of this Agreement have been obtained.

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

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

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

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

SECTION 13. GENERAL PROVISIONS.

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

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

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

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

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

With a copy to:

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

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

Bean Bar Corporation
260 Wimbolton Drive
Mount Prospect, Illinois 60056
Attn: Serah Cicek

With a copy to:

_____
_____
_____
Attn: _____

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

565 Ravinia LLC
New Era Chicago LLC
2858 West Diversey Avenue
Floor 2
Chicago, Illinois 60647
Attn: Michael E. Hagerson

With a copy to:

_____
_____
_____
Attn: _____

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

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

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

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

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

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

J. **Severability.** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will remain in full force and effect and will in no way be affected, impaired, or invalidated.

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

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

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

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

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

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

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

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

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

CITY:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

ATTEST:

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____

BUSINESS OWNER:

BEAN BAR CORPORATION d/b/a Bean Bar,
an Illinois corporation

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____

PROPERTY OWNER:

565 RAVINIA LLC, an Illinois limited liability company

By: _____ By: _____

Name:	_____		_____
		Name:	_____
Title:	_____	Title:	_____

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026 by Ghida S. Neukirch, the City Manager of the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation, and by Ashley Palbitska, the Deputy City Clerk of said home rule municipal corporation.

Given under my hand and notarial seal this ___ day of _____, 2026.

Notary Public

My Commission Expires: (SEAL)

STATE OF ILLINOIS)

) SS

COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by _____ the _____ of **BEAN BAR CORPORATION**, an Illinois corporation, and by _____, the _____ of said corporation.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)

) SS

COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by _____ the _____ of **565 RAVINIA LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

_____
Signature of Notary

SEAL

EXHIBIT A

LIST OF EXPENDITURES

- Painting
- Permanent Flooring Materials
- Lighting
- Wood, metalwork, and other decorative elements
- Furniture, fixtures, and equipment
- Kitchen infrastructure
- Kitchen appliances
- Permanent HVAC Equipment
- Fire suppression systems
- Grease traps
- Accessibility improvements


BB
BEAN BAR
COFFEE • COMMUNITY • CONNECTION
BB
BB


COFFEE
BB
BEAN BAR


BB
BEAN BAR


BIBIMBAB
Ramen
Poke Salad
STEAK

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Corey Cohn, Business Development Specialist

Department: City Manager's Office

Title: A Resolution entering into a Food & Beverage Interior Improvement Grant for EATACO Tequila Bar LLC (597 Roger Williams)

Recommendation:
Staff recommends approving $50,000 from the Food & Beverage Interior Improvement and Expansion Grant Program for a limited-service food and beverage Mexican restaurant establishment at 597 Roger Williams.

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

The proposed improvements for the renovation of the applicant are critical for growing and renovating the proposed limited-service Mexican restaurant concept, ultimately leading to increased revenue and F&B sales taxes in the long term. In the application, the owner noted their space is less than the outlined requirement of 3,000 square feet to meet eligibility for the grant. Staff requests Council consider approval of a grant to assist this business at a maximum reimbursement of $50,000. Supporting this location with F&B grant dollars towards this project will allow for revitalization of space in a key commercial district. Investment in the space by both the tenant and owner is significant and shows their commitment to Highland Park and this business opportunity. The business owners are proven operators with successful locations of this concept.

Pleasant Williams LLC owns the property. The property owner will support the project financially by contributing $100,000 in tenant improvements to support the upgrade of the space and further ensure long-term tenancy. The complete and signed application for this project remains on file in the City Manager's Office.

Eligible Improvements

- Painting
- Permanent flooring materials
- Lighting & electrical work
- Wood, metalwork, and other decorative elements
- Furniture, fixtures, and equipment
- Kitchen infrastructure
- Kitchen appliances
- HVAC equipment,
- Fire Suppression Systems
- ADA Compliance
- Marketing

Cost Estimates

The applicant successfully sought three bids for the eligible improvement. Two contractors submitted the lowest bid of $300,000 for the entire scope of eligible work. These estimated costs were notably below the third submitted estimate, which totaled $314,000. Based on the lowest bid amount, the applicant is eligible for a 50% reimbursement from the grant program, up to the maximum of $100,000.

Impact of Improvements

This application meets the goals of the Food & Beverage Interior Improvement Grant program. The project will generate 7 new employment opportunities, upgrade a commercial space that has been vacant and in need of upgrades to support enhanced F&B sales, and create a food & beverage destination that will stimulate economic growth. These improvements align with the goals of the grant program.

Program Requirements

- A food and beverage establishment that generates sales tax.
- A limited-service food and beverage establishment, as defined in this document, that plans to generate a minimum annual gross sales revenue of $300,000
- The property and business owner must contribute financially to the project. The property owner's contribution may include tenant improvements and rent reductions. If the property owner refuses to contribute to the improvements, they must provide written notification to the City, which will be attached to the public agreement.
- A property comprising or including ground-floor commercial space on a public street in any commercial district within the City.
- The subject property must be compliant with applicable City codes.

- The subject property must be an existing commercial space within the City limits.
- The property taxes, business license/permit fees, business taxes, water bills, sewer bills, citations, and any other City invoices for the subject property and business must be current and not on payment plans.

Core Priorities:

Financial Stability

Council approval of grant funding for eligible improvements to EATACO Tequila Bar LLC would be capped at a maximum reimbursement of $50,000. Funds for the Food & Beverage Interior Improvement and Expansion Grant Program are budgeted in FY2026 in account 1110107.62100 Business Development Programs & Events.

Economic Development

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

Vibrancy

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

Attachments:

1. Resolution - FB Grant for EATACO Tequila Bar LLC
2. Exhibit A - FB Economic Incentive Agreement Limited Service for EATACO Tequila Bar LLC
3. Existing Facade - EATACO
4. Renderings - EATACO

CITY OF HIGHLAND PARK

RESOLUTION NO. R2026-_____

A RESOLUTION APPROVING AN ECONOMIC INCENTIVE AGREEMENT WITH EATACO TEQUILA BAR LLC D/B/A EATACO AND PLEASANT WILLIAMS LLC

WHEREAS, Pleasant Williams LLC, an Illinois limited liability company ("***Property Owner***"), is the record title owner of that certain real property located at 597 Roger Williams Avenue, in the City (***"Property"***); and

WHEREAS, EATACO Tequila Bar LLC, an Illinois limited liability company ("***Business Owner***"), is the tenant of, and desires to operate a limited-service restaurant space ("***Restaurant***") at, the Property; and

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

WHEREAS, the Property Owner and the Business Owner have requested that, to enable the development of the Restaurant on the Property, the City provide an economic incentive grant of up to $50,000 to assist in the improvement of the Restaurant ("***Grant***"); and

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

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

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

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

SECTION TWO: APPROVAL OF AGREEMENT. The Agreement between and among the City, the Property Owner, and the Business Owner is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the City Manager and the Corporation Counsel.

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

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

AGREEMENT

ECONOMIC INCENTIVE AGREEMENT BY AND AMONG THE CITY OF HIGHLAND PARK, EATACO TEQUILA BAR LLC D/B/A EATACO, AND PLEASANT WILLIAMS LLC

THIS ECONOMIC INCENTIVE AGREEMENT ("***Agreement***") is made and entered into as of this ____ day of _____, 2026, by and among the **CITY OF HIGHLAND PARK,** an Illinois home rule municipal corporation ("***City***"), **EATACO TEQUILA BAR LLC**, an Illinois limited liability company ("***Business Owner***"), and **PLEASANT WILLIAMS LLC**, an Illinois limited liability company ("***Property Owner***").

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

SECTION 1. RECITALS.

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

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

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

D. The Property Owner is the owner of that certain real property located at 597 Roger Williams Avenue, containing approximately 1,650 interior square feet and 3,000 exterior square feet ("***Property***").

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

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

G. The Property Owner contributed financially toward the operation of the Restaurant by providing $150,000.00 to the Business Owner for the Improvements.

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

I. In order to construct the Improvements to the Restaurant at the Property, the Business Owner and the Property Owner (collectively, the "***Applicant***") have requested that the City provide, and the City agrees to provide, an economic incentive grant of up to 50% of the approved expenses related to eligible Improvements, up to a maximum of $50,000 to the Applicant, as set forth in this Agreement.

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. REDEVELOPMENT OF THE PROPERTY.

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

B. **Improvements to the Property.** The Applicant must complete the Improvements on or before _____ __, 2026, in accordance with the Requirements of Law. In their absolute and sole discretion, and upon receipt of a written request therefor, the City Manager may extend the deadline for completion of the Improvements by up to 180 days. The Improvements include, without limitation: painting, installation of permanent flooring materials, lighting and electrical work, installation of carpentry which includes wood, metalwork and other decorative elements, installing furniture, fixtures, HVAC system, grease traps and other equipment, construction of kitchen infrastructure, and improvements toward compliance with the Americans with Disabilities Act, all to the extent, in whole or in part, as determined by Applicant in its reasonable discretion taking into account the intended quality and needs of the Restaurant.

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

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

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

SECTION 4. OPERATIONAL OBLIGATIONS.

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

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

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

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

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

SECTION 5. AWARD OF GRANT FUNDS.

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

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

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

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

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

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

1. Refund of Grant Funds. In the event that, at any time on or before the date that is fifth anniversary of the date of issuance of the Grant Funds, the Applicant either abandons, permanently closes, or terminates the use of the Property for the Restaurant on a permanent basis ("***Closure***"), or alternatively, violates any provision of this

Agreement beyond the applicable cure period set forth in Section 10.B of this Agreement ("***Violation***"), then (subject to Section 4.C of this Agreement): (a) the provisions of this Agreement with regard to the Grant Funds will, as of the date of the Closure or Violation, automatically terminate and become null and void and be of no further force or effect, and the City will have no obligation whatsoever to perform any of its obligations in Section 5 of this Agreement; and (b) within one year after the date of Closure or Violation, the Applicant must refund to the City a portion of the Applicant received by the Applicant prior to the date of the Closure or Violation, as follows:

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

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

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

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

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

SECTION 6. FORCE MAJEURE.

Except as expressly provided to the contrary in this Agreement, whenever a period of time is provided for in this Agreement for either of the Parties to perform any act or obligation, and the Party, as the case may be, is unable to perform or complete the act or obligation because of a Force Majeure, then upon the occurrence of the Force Majeure, the time period for the performance and completion of the acts or obligations will be extended automatically for a reasonable time to accommodate the delay caused by the Force Majeure.

SECTION 7. LITIGATION AND DEFENSE OF AGREEMENT/INDEMNITY.

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

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

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

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

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

that any losses or damages claimed are caused by the gross negligence, fraud, or willful misconduct of one or more Indemnitees.

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

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

SECTION 8. TERM.

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

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

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

SECTION 10. ENFORCEMENT.

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

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

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

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

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

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

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

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

SECTION 12. REPRESENTATIONS AND WARRANTIES.

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

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

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

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

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

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

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

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

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

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

3. All necessary consents of any members or managers or constituent entities, creditors, investors, partners, judicial, or administrative bodies, governmental authorities except the City, or other parties including specifically, but without limitation, all

secured parties, regarding the execution and delivery of this Agreement have been obtained.

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

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

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

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

SECTION 13. GENERAL PROVISIONS.

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

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

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

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

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

With a copy to:

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

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

EATACO Tequila Bar LLC
260 Wimbolton Drive
Mount Prospect, Illinois 60056
Attn: Serah Cicek

With a copy to:

_____
_____
_____
Attn: _____

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

Pleasant Williams LLC
685 Red Oak Terrace
Highland Park, Illinois 60035
Attn: Adam Saffro

With a copy to:

_____
_____
_____
Attn: _____

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

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

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

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

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

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

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

J. **Severability.** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will remain in full force and effect and will in no way be affected, impaired, or invalidated.

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

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

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

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

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

P. **Consents.** Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any Party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any

Party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

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

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

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

CITY:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

BUSINESS OWNER:

EATACO TEQUILA BAR LLC d/b/a EATACO,
an Illinois limited liability company

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

PROPERTY OWNER:

PLEASANT WILLIAMS LLC, an Illinois limited liability company

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026 by Ghida S. Neukirch, the City Manager of the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation, and by Ashley Palbitska, the Deputy City Clerk of said home rule municipal corporation.

Given under my hand and notarial seal this ___ day of _____, 2026.

Notary Public

My Commission Expires: (SEAL)

STATE OF ILLINOIS)

) SS

COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by _____ the _____ of **EATACO TEQUILA BAR LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

_____
Signature of Notary

SEAL

_____

STATE OF ILLINOIS)

) SS

COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by _____ the _____ of **PLEASANT WILLIAMS LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

_____
Signature of Notary

SEAL

EXHIBIT A

LIST OF EXPENDITURES

- Painting
- Permanent Flooring Materials
- Lighting
- Wood, metalwork, and other decorative elements
- Furniture, fixtures, and equipment
- Kitchen infrastructure
- Kitchen appliances
- Permanent HVAC Equipment
- Fire suppression systems
- Grease traps
- Accessibility improvements


STOP
MADDIE'S MARKET
Maddie's


AGUAS FRESCAS
JARRITOS
TACOS
CARNE ASADA $4
AL PASTOR $4
POLLO $4
CARNITAS $4
VEGGIE $4
EXTRAS
GUACAMOLE $1
CHIPS $2
SALSA $0.50
DRINKS
AGUAS FRESCAS $3
JARRITOS $2
THANK YOU!
EATACO
ORDER HERE
EATACO


EATACO
STOP
HOURS
TACOS MADE FRESH DAILY
EAT REAL. EATACO.
EATACO

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Anna Stawski, City Engineer
Alec Turkowski, Civil Engineer

Department: Public Works Department

Title: A Resolution Approving Award of the Briergate Crossing - Richfield Avenue Improvements Contract to Campanella and Sons, Inc. of Wadsworth, Illinois

Recommendation:
Staff recommends contract approval with Campanella and Sons, Inc. for $1,125,747 for the Briergate Crossing - Richfield Avenue Infrastructure Improvements Project. This project was reviewed and approved as part of the FY 2026 Capital Improvement Plan.

Policy Consideration:
The Briergate Business District is a TIF-funded district. The scope of work for the Briergate Crossing - Richfield Avenue Improvements Contract includes storm sewer improvements, water main replacement, asphalt pavement, curb and gutter replacement, new sidewalk construction, and installation of new light poles. The project limits extend from the intersection of Old Deerfield Road and Richfield Avenue to the east end of the business district at the railroad tracks. These improvements are intended to enhance the functionality and appearance of the district, make the area more attractive to existing and future businesses, and improve the overall aesthetics of the area.

The City received two bids on July 2, 2026. Upon verification of the bids, the low responsible bidder was Campanella and Sons, Inc., in the amount of $1,023,406. Please see attached bid tabulation. This bid was higher than the Engineer's Estimate, although upon review of both bids received and conferring with the design engineers, staff recommends proceeding with the award. The contract award value includes authorization to spend up to an additional amount not to exceed 10% of the low-bid value, totaling $1,125,747 for unforeseen change orders that may occur during the administration of the project.

Regular updates on FY 2026 public infrastructure CIP projects will be posted on the City's website, www.cityhpil.com, under the Construction Projects Interactive Map. Staff will use social media, enews in addition to traditional messaging via US Mail, door hangers, message boards, etc. Public improvement signage will be placed at the project site(s). This contract

requires traffic control and protection measures to be in place during the repair hours.

The project is scheduled to begin in early August, with an anticipated completion by late fall. The Public Works Engineering Division will oversee the project. Christopher B. Burke Engineering performed the design for this project and will be providing the construction engineering services. Pertinent documents are available for review at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

The FY 2026 budget provides funding for the Briergate Business District infrastructure improvements.

Public Safety

Improves public safety by replacing aging infrastructure, enhancing roadway conditions, upgrading pedestrian facilities, and installing modern street lighting.

Economic Development

Supports economic development by creating a more attractive and accessible business district that strengthens local commerce and encourages investment.

Infrastructure Investment

Invests in the long term reliability of the City's infrastructure through the replacement of aging water mains, storm sewers, pavement, curbs, and sidewalks.

Environmental Sustainability

Promotes environmental sustainability by improving stormwater infrastructure and replacing deteriorated utilities with modern, more efficient systems.

Vibrancy

Enhances the vibrancy of the Briergate Business District by improving streetscape aesthetics, pedestrian accessibility, and the overall experience for residents, visitors, and businesses.

Attachments:

1. Resolution Briergate
2. Bid Tab - Briergate Crossing (Richfield)
3. Letter of Recommendation of Award (Richfield Avenue)
4. Campanella - Briergate (Richfield Ave.) Contract

CITY OF HIGHLAND PARK

RESOLUTION NO. R_____

A RESOLUTION APPROVING AWARD OF THE BRIERGATE CROSSING – RICHFIELD AVENUE IMPROVEMENTS CONTRACT TO CAMPANELLA AND SONS, INC. OF WADSWORTH, ILLINOIS

WHEREAS, the City sought bids for the award of the Briergate Crossing – Richfield Avenue Improvements Contract (***"Contract"***), for infrastructure improvements ; and

WHEREAS, Campanella and Sons, Inc., of Wadsworth, Illinois (***"Campanella"***), was the low responsible bidder of the firms that submitted bid packages to the City; and

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

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

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

SECTION TWO: AUTHORIZATION OF CONTRACT. The Contract by and between the City and Campanella shall be, and is hereby, authorized in substantially the form attached to this Resolution.

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

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

RFP: Briergate Crossing â€“ Richfield Avenue Improvements (#10253602)
Owner: Highland Park IL, City of
Solicitor: Highland Park IL, City of
07/02/2026 11:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		Campanella & Sons, Inc.		Copenhaver Construction, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID							$767,749.50		**$ 1,023,406.00**		$1,257,559.02
	1	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	15	$ 60.00	$ 900.00	$ 150.00	$ 2,250.00	$ 110.00	$ 1,650.00
	2	20200100	EARTH EXCAVATION	CU YD	408	$ 50.00	$ 20,400.00	$ 105.00	$ 42,840.00	$ 75.00	$ 30,600.00
	3	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	56	$ 50.00	$ 2,800.00	$ 105.00	$ 5,880.00	$ 75.00	$ 4,200.00
	4	20700220	POROUS GRANULAR EMBANKMENT	CU YD	50	$ 85.00	$ 4,250.00	$ 130.00	$ 6,500.00	$ 30.00	$ 1,500.00
	5	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1647	$ 3.00	$ 4,941.00	$ 3.00	$ 4,941.00	$ 5.00	$ 8,235.00
	6	28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	2	$ 5.00	$ 10.00	$ 10.00	$ 20.00	$ 0.01	$ 0.02
	7	28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	88	$ 5.00	$ 440.00	$ 3.00	$ 264.00	$ 3.00	$ 264.00
	8	31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	521	$ 12.00	$ 6,252.00	$ 23.00	$ 11,983.00	$ 8.00	$ 4,168.00
	9	35102000	AGGREGATE BASE COURSE, TYPE B 8"	SQ YD	1848	$ 20.00	$ 36,960.00	$ 33.00	$ 60,984.00	$ 15.00	$ 27,720.00
	10	40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	279	$ 2.50	$ 697.50	$ 6.00	$ 1,674.00	$ 7.00	$ 1,953.00
	11	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	690	$ 110.00	$ 75,900.00	$ 106.00	$ 73,140.00	$ 128.00	$ 88,320.00
	12	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	187	$ 150.00	$ 28,050.00	$ 118.00	$ 22,066.00	$ 142.00	$ 26,554.00
	13	42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	2230	$ 12.00	$ 26,760.00	$ 9.00	$ 20,070.00	$ 18.00	$ 40,140.00
	14	44000100	PAVEMENT REMOVAL	SQ YD	1875	$ 12.00	$ 22,500.00	$ 20.00	$ 37,500.00	$ 19.00	$ 35,625.00
	15	44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	125	$ 20.00	$ 2,500.00	$ 35.00	$ 4,375.00	$ 51.00	$ 6,375.00
	16	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	34	$ 20.00	$ 680.00	$ 20.00	$ 680.00	$ 20.00	$ 680.00
	17	44000600	SIDEWALK REMOVAL	SQ FT	1790	$ 5.00	$ 8,950.00	$ 3.00	$ 5,370.00	$ 3.00	$ 5,370.00
	18	550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	309	$ 120.00	$ 37,080.00	$ 113.00	$ 34,917.00	$ 195.00	$ 60,255.00
	19	550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	127	$ 150.00	$ 19,050.00	$ 125.00	$ 15,875.00	$ 205.00	$ 26,035.00
	20	55100200	STORM SEWER REMOVAL 6"	FOOT	107	$ 20.00	$ 2,140.00	$ 20.00	$ 2,140.00	$ 10.00	$ 1,070.00
	21	55100300	STORM SEWER REMOVAL 8"	FOOT	176	$ 25.00	$ 4,400.00	$ 20.00	$ 3,520.00	$ 12.00	$ 2,112.00
	22	56103000	DUCTILE IRON WATER MAIN 6"	FOOT	16	$ 175.00	$ 2,800.00	$ 221.00	$ 3,536.00	$ 300.00	$ 4,800.00
	23	56103100	DUCTILE IRON WATER MAIN 8"	FOOT	235	$ 225.00	$ 52,875.00	$ 245.00	$ 57,575.00	$ 298.00	$ 70,030.00
	24	56400300	FIRE HYDRANTS TO BE ADJUSTED	EACH	1	$ 2,000.00	$ 2,000.00	$ 6,900.00	$ 6,900.00	$ 3,500.00	$ 3,500.00
	25	56400825	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EACH	1	$10,000.00	$ 10,000.00	$17,100.00	$ 17,100.00	$ 14,000.00	$ 14,000.00
	26	60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	5	$ 4,500.00	$ 22,500.00	$ 7,100.00	$ 35,500.00	$ 4,500.00	$ 22,500.00
	27	60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	$ 4,200.00	$ 12,600.00	$ 6,900.00	$ 20,700.00	$ 5,500.00	$ 16,500.00
	28	60223800	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	$ 7,500.00	$ 7,500.00	$16,500.00	$ 16,500.00	$ 12,000.00	$ 12,000.00
	29	60234200	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	2	$ 2,500.00	$ 5,000.00	$ 3,600.00	$ 7,200.00	$ 2,500.00	$ 5,000.00
	30	60265700	VALVE VAULTS TO BE ADJUSTED	EACH	4	$ 600.00	$ 2,400.00	$ 1,350.00	$ 5,400.00	$ 300.00	$ 1,200.00
	31	60500050	REMOVING CATCH BASINS	EACH	3	$ 700.00	$ 2,100.00	$ 1,500.00	$ 4,500.00	$ 700.00	$ 2,100.00
	32	60600605	CONCRETE CURB, TYPE B	FOOT	6	$ 30.00	$ 180.00	$ 50.00	$ 300.00	$ 110.00	$ 660.00
	33	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	635	$ 55.00	$ 34,925.00	$ 44.00	$ 27,940.00	$ 46.00	$ 29,210.00
	34	80400100	ELECTRIC SERVICE INSTALLATION	EACH	1	$ 2,500.00	$ 2,500.00	$ 9,000.00	$ 9,000.00	$ 8,962.00	$ 8,962.00
	35	80400200	ELECTRIC UTILITY SERVICE CONNECTION	L SUM	1	$10,000.00	$ 10,000.00	$11,650.00	$ 11,650.00	$ 12,000.00	$ 12,000.00
	36	81028200	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	FOOT	30	$ 80.00	$ 2,400.00	$ 44.00	$ 1,320.00	$ 52.00	$ 1,560.00
	37	81028210	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2 1/2" DIA.	FOOT	105	$ 120.00	$ 12,600.00	$ 71.00	$ 7,455.00	$ 84.00	$ 8,820.00
	38	81028730	UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 1 1/4" DIA.	FOOT	945	$ 20.00	$ 18,900.00	$ 19.00	$ 17,955.00	$ 22.00	$ 20,790.00
	39	81400730	HANDHOLE, COMPOSITE CONCRETE	EACH	3	$ 1,200.00	$ 3,600.00	$ 2,095.00	$ 6,285.00	$ 2,514.00	$ 7,542.00
	40	81702120	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 8	FOOT	3020	$ 2.20	$ 6,644.00	$ 3.00	$ 9,060.00	$ 3.00	$ 9,060.00
	41	81702150	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 2	FOOT	105	$ 8.00	$ 840.00	$ 7.00	$ 735.00	$ 8.00	$ 840.00
	42	82110006	LUMINAIRE, LED, ROADWAY, OUTPUT DESIGNATION F	EACH	2	$ 1,000.00	$ 2,000.00	$ 800.00	$ 1,600.00	$ 946.00	$ 1,892.00
	43	82500335	LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240VOLT, 100AMP	EACH	1	$13,000.00	$ 13,000.00	$ 7,100.00	$ 7,100.00	$ 8,480.00	$ 8,480.00
	44	83007300	LIGHT POLE, ALUMINUM, 35 FT. M.H., 8 FT. MAST ARM	EACH	2	$ 5,500.00	$ 11,000.00	$ 5,900.00	$ 11,800.00	$ 6,968.00	$ 13,936.00
	45	83600200	LIGHT POLE FOUNDATION, 24" DIAMETER	FOOT	23	$ 350.00	$ 8,050.00	$ 385.00	$ 8,855.00	$ 459.00	$ 10,557.00
	46	83800105	BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE	EACH	2	$ 800.00	$ 1,600.00	$ 720.00	$ 1,440.00	$ 863.00	$ 1,726.00
	47	X0301339	REMOVE EXISTING PARKING BLOCKS	EACH	1	$ 50.00	$ 50.00	$ 250.00	$ 250.00	$ 200.00	$ 200.00
	48	X1700066	POTHOLING	EACH	8	$ 1,800.00	$ 14,400.00	$ 500.00	$ 4,000.00	$ 500.00	$ 4,000.00
	49	X4420201	PAVEMENT PATCHING (SPECIAL)	SQ YD	76	$ 35.00	$ 2,660.00	$ 160.00	$ 12,160.00	$ 140.00	$ 10,640.00
	50	X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	6	$ 1,200.00	$ 7,200.00	$ 2,200.00	$ 13,200.00	$ 1,500.00	$ 9,000.00
	51	X6060505	CONCRETE CURB (SPECIAL)	FOOT	723	$ 50.00	$ 36,150.00	$ 42.00	$ 30,366.00	$ 45.00	$ 32,535.00
	52	Z0013798	CONSTRUCTION LAYOUT	L SUM	1	$ 7,500.00	$ 7,500.00	$19,500.00	$ 19,500.00	$ 39,000.00	$ 39,000.00
	53	Z0056608	STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH	FOOT	75	$ 150.00	$ 11,250.00	$ 190.00	$ 14,250.00	$ 275.00	$ 20,625.00
	54	Z0056610	STORM SEWER (WATER MAIN REQUIREMENTS) 15 INCH	FOOT	136	$ 175.00	$ 23,800.00	$ 245.00	$ 33,320.00	$ 350.00	$ 47,600.00
	55	Z0056612	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	203	$ 200.00	$ 40,600.00	$ 300.00	$ 60,900.00	$ 420.00	$ 85,260.00
	56	HP-002	PRE-CONSTRUCTION VIDEO RECORDING	LSUM	1	$ 2,000.00	$ 2,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
	57	HP-028	CONNECTION TO EXISTING STRUCTURE	EACH	1	$ 1,500.00	$ 1,500.00	$ 1,400.00	$ 1,400.00	$ 2,000.00	$ 2,000.00
	58	HP-105-01	AS-BUILT DRAWINGS	LSUM	1	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 100.00	$ 100.00
	59	HP-105-02	AS-BUILT GIS FILE	LSUM	1	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 100.00	$ 100.00
	60	HP-208-02	TRENCH BACKFILL (SPECIAL)	CU YD	230	$ 60.00	$ 13,800.00	$ 130.00	$ 29,900.00	$ 95.00	$ 21,850.00
	61	HP-213-01	EXPLORATORY HOLE EXCAVATION	EACH	3	$ 500.00	$ 1,500.00	$ 1,200.00	$ 3,600.00	$ 500.00	$ 1,500.00
	62	HP-250-01	SEEDING, CLASS 1 (SPECIAL)	SQ YD	100	$ 20.00	$ 2,000.00	$ 15.00	$ 1,500.00	$ 2.00	$ 200.00
	63	HP-251-01	EROSION CONTROL BLANKET (SPECIAL)	SQ YD	100	$ 10.00	$ 1,000.00	$ 3.00	$ 300.00	$ 4.00	$ 400.00
	64	HP-280-01	DRAINAGE STRUCTURE INLET FILTER	EACH	7	$ 150.00	$ 1,050.00	$ 300.00	$ 2,100.00	$ 200.00	$ 1,400.00
	65	HP-280-02	INLET FILTER CLEANING	EACH	7	$ 50.00	$ 350.00	$ 50.00	$ 350.00	$ 20.00	$ 140.00
	66	HP-280-03	SILT FENCE	FOOT	153	$ 5.00	$ 765.00	$ 5.00	$ 765.00	$ 6.00	$ 918.00
	67	HP-550-04	STORM SEWER CONNECTION (WYE-FITTING)	EACH	2	$ 1,500.00	$ 3,000.00	$ 3,500.00	$ 7,000.00	$ 2,500.00	$ 5,000.00
	68	HP-561-05	WATER MAIN CONNECTION (NON-PRESSURE)	EACH	1	$ 2,500.00	$ 2,500.00	$ 8,000.00	$ 8,000.00	$ 12,000.00	$ 12,000.00
	69	HP-562-01	SADDLE TAP, 1"	EACH	2	$ 750.00	$ 1,500.00	$ 5,800.00	$ 11,600.00	$ 5,800.00	$ 11,600.00
	70	HP-562-02	WATER SERVICE LINE, COPPER REPLACEMENT	FOOT	50	$ 50.00	$ 2,500.00	$ 100.00	$ 5,000.00	$ 130.00	$ 6,500.00
	71	HP-564-01	FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX	EACH	1	$ 8,000.00	$ 8,000.00	$14,500.00	$ 14,500.00	$ 14,000.00	$ 14,000.00
	72	HP-564-02	FIRE HYDRANT REMOVED	EACH	1	$ 4,000.00	$ 4,000.00	$ 2,000.00	$ 2,000.00	$ 3,000.00	$ 3,000.00
	73	HP-602-01	"DOGHOUSE" MANHOLE, 6' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	$ 8,000.00	$ 8,000.00	$17,000.00	$ 17,000.00	$ 12,000.00	$ 12,000.00
	74	HP-701-01	CHANGEABLE MESSAGE SIGN - CITY OF HIGHLAND PARK	CAL DA	30	$ 50.00	$ 1,500.00	$ 185.00	$ 5,550.00	$ 50.00	$ 1,500.00
	75	HP-701-02	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	LSUM	1	$ 7,500.00	$ 7,500.00	$60,000.00	$ 60,000.00	$249,000.00	$ 249,000.00
Base Bid Total:							$767,749.50		$ 1,023,406.00		$1,257,559.02

CHRISTOPHER B. BURKE ENGINEERING, LTD. (CBBEL)
9575 W Higgins Road, Suite 600, Rosemont, Illinois 60018-4920 | (847) 823-0500 | cbbel.com

July 2, 2026

Anna Stawski, PE
City Engineer
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035

Subject: Richfield Avenue Improvements
Bid Results / Recommendation of Award

Dear Ms. Stawski:

On Thursday, July 2, 2026, bids were received by the City for the referenced project. The bids have been reviewed and tabulated as follows:

#	COMPANY NAME	BID
1	Campanella & Sons, Inc.	$1,023,406.00
2	Copenhaver Construction, Inc.	$1,257,559.02
	Engineer's Estimate	$767,749.50

As shown above, Campanella & Sons, Inc. was the lowest bidder. Their bid was 33% higher than the Engineer's Estimate. After reviewing the bid tab that was provided by the City, it is our opinion that Campanella's contract unit bid prices are not out of line for a project of this limited scope and size. Based on previous experience, we feel that Campanella & Sons, Inc. is qualified to complete this project. Please contact me if you have any questions or need additional information.

Sincerely,



Stephen N. Sugg, PE
Head, Phase II Engineering Department
Transportation Group

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Public Works
Department

CONTRACT BETWEEN

City of Highland Park

and

CAMPANELLA AND SONS, INC.

for

BRIERGATE CROSSING – RICHFIELD AVENUE IMPROVEMENTS

Project #10253602

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In consideration of the mutual promises set forth below, the CITY OF HIGHLAND PARK, 1150 Half Day Road, Highland Park, Illinois, 60035, a municipal corporation ("***Owner***"), and **Campanella and Sons, Inc.**, of Wadsworth, Illinois ("***Contractor***"), make this Contract as of the **_____** day of **_____, 2026**, and hereby agree as follows:

ARTICLE I
THE WORK

1.1 Performance of the Work

Contractor shall, at its sole cost and expense, provide, perform, and complete all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary to accomplish the Project at the Work Site, both as defined in Attachment A, in accordance with the specifications attached hereto as Attachment B, the drawings identified in the list attached hereto as Attachment C, and the Special Project Requirements attached hereto as Attachment D.

2. Permits. Except as otherwise provided in Attachment A, procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith.

3. Bonds and Insurance. Procure and furnish all Bonds and all certificates and policies of insurance specified in this.

4. Taxes. Pay all applicable federal, state, and local taxes.

5. Miscellaneous. Do all other things required of Contractor by this Contract, including, without limitation, arranging for utility and other services needed for the work and for testing, including the installation of temporary utility lines, wiring, switches, fixtures, hoses, connections, and meters, and providing sufficient sanitary conveniences and shelters to accommodate all workers and all personnel of Owner engaged in the Work.

6. Quality. Provide, perform and complete all of the foregoing in a proper and workmanlike manner, consistent with the highest standards of professional and construction practices and in full compliance with, and as required by or pursuant to, this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged and first quality equipment, materials, and supplies.

1.2 Commencement and Completion Dates

Contractor shall commence the Work not later than the "Commencement Date" set forth on Attachment A and shall diligently and continuously prosecute the Work at such a rate as will allow the Work to be fully provided, performed, and completed in full compliance with this Contract not later than the "Completion Date" set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the "Contract Time."

1.3 Required Submittals

A. Submittals Required. Contractor shall submit to Owner all documents, data, and information specifically required to be submitted by Contractor under this Contract and shall, in addition, submit to Owner all such drawings, specifications, descriptive information, and engineering documents, data, and information as may be required, or as may be requested by Owner, to show the details of the Work, including a complete description of all equipment, materials, and supplies to be provided under this

Contract ("***Required Submittals***"). Such details shall include, but shall not be limited to, design data, structural and operating features, principal dimensions, space required or provided, clearances required or provided, type and brand of finish, and all similar matters, for all components of the Work.

B. Number and Format. Contractor shall provide three complete sets for each Required Submittal. All Required Submittals, except drawings, shall be prepared on 8-1/2 inch by 11-inch paper. Two blue line prints and one sepia transparency of each drawing shall be provided. All prints of drawings shall be folded to 8-1/2 inches by 11 inches, or less. All drawings shall be clearly marked in the lower right-hand corner with the names of Owner and Contractor.

C. Time of Submission and Owner's Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in this Contract for their submission or, if no time for submission is specified, in sufficient time, in Owner's sole opinion, to permit Owner to review the same prior to the commencement of the part of the Work to which they relate and prior to the purchase of any equipment, materials, or supplies that they describe. Owner shall have the right to require such corrections as may be necessary to make such submittals conform to this Contract. All such submittals shall, after final processing and review with no exception noted by Owner, become a part of this Contract. No Work related to any submittal shall be performed by Contractor until Owner has completed review of such submittal with no exception noted. Owner's review and stamping of any Required Submittal shall be for the sole purpose of examining the general management, design, and details of the proposed Work, shall not relieve Contractor of the entire responsibility for the performance of the Work in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner.

D. Responsibility for Delay. Contractor shall be responsible for any delay in the Work due to delay in providing Required Submittals conforming to this Contract.

1.4 Review and Interpretation of Contract Provisions

Contractor represents and warrants that it has carefully reviewed this Contract, including all of its Attachments, and the drawings identified in Attachment C, all of which are by this reference incorporated into and made a part of this Contract. Contractor shall, at no increase in the Contract Price, provide workmanship, equipment, materials, and supplies that fully conform to this Contract. Whenever any equipment, materials or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

Contractor shall promptly notify Owner of any discrepancy, error, omission, ambiguity, or conflict among any of the provisions of this Contract before proceeding with any Work affected thereby. If Contractor fails to give such notice to Owner, then the subsequent decision of Owner as to which provision of this Contract shall govern shall be final, and any corrective work required shall not entitle Contractor to any damages, to any compensation in excess of the Contract Price, or to any delay or extension of the Contract Time.

When the equipment, materials, or supplies furnished by Contractor cannot be installed as specified in this Contract, Contractor shall, without any increase in the Contract Price, make all modifications required to properly install the equipment, materials, or supplies. Any such modification shall be subject to the prior review and consent of Owner.

1.5 Conditions at the Work Site; Record Drawings

Contractor represents and warrants that it has had a sufficient opportunity to conduct a thorough investigation of the Work Site and the surrounding area and has completed such investigation to its satisfaction. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time based upon conditions found at, or in the vicinity of, the Work Site. When information pertaining to subsurface, underground or other concealed conditions, soils analysis, borings, test pits, utility locations or conditions, buried structures, condition of existing structures, and other investigations is or has been provided by Owner, or is or has been otherwise made available to Contractor by Owner, such information is or has been provided or made available solely for the convenience of Contractor and is not part of this Contract. Owner assumes no responsibility whatever in respect to the sufficiency or accuracy of such information, and there is no guaranty or warranty, either expressed or implied, that the conditions indicated are representative of those existing throughout the Work or the Work Site, or that the conditions indicated are representative of those existing at any particular location, or that the conditions indicated may not change, or that unanticipated conditions may not be present.

Contractor shall be solely responsible for locating all existing underground installations by prospecting no later than two workdays prior to any scheduled excavation or trenching, whichever is earlier. Contractor shall check all dimensions, elevations, and quantities indicated in this Contract within the same time period as set forth above for prospecting underground installations. Contractor shall lay out the Work in accordance with this Contract and shall establish and maintain such locations, lines, and levels. Wherever pre-existing work is encountered, Contractor shall verify and be responsible for dimensions and location of such pre-existing work. Contractor shall notify Owner of any discrepancy between the dimensions, elevations, and quantities indicated in this Contract and the conditions of the Work Site or any other errors, omissions or discrepancies which Contract may discover during such inspections. Full instructions will be furnished by Owner should such error, omission, or discrepancy be discovered, and Contractor shall carry out such instructions as if originally specified and without any increase in Contract Price.

Before Final Acceptance of the Work, Contractor shall submit to Owner two sets of Drawings of Record, unless a greater number is specified elsewhere in this Contract, indicating al field deviations from Attachment B or the drawings identified in Attachment C.

1.6 Technical Ability to Perform

Contractor represents and warrants that it is sufficiently experienced and competent, and has the necessary capital, facilities, plant, organization, and staff, to provide, perform, and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.7 Financial Ability to Perform

Contractor represents and warrants that it is financially solvent, and Contractor has the financial resources necessary to provide, perform, and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.8 Time

Contractor represents and warrants that it is ready, willing, able and prepared to begin the Work on the Commencement Date and that the Contract Time is sufficient time to permit completion of the Work in full compliance with, and as required by or pursuant to, this Contract for the Contract Price, all with due regard to all natural and man-made conditions that may affect the Work or the Work Site and all difficulties, hindrances, and delays that may be incident to the Work. Specifically, and without limitation of the foregoing, Contractor acknowledges and agrees that Contractor shall be responsible for completion of all Work within the Contract Time, notwithstanding any strike or other work stoppage by employees of either Contractor or of Owner.

1.9 Safety at the Work Site

Contractor shall be solely and completely responsible for providing and maintaining safe conditions at the Work Site, including the safety of all persons and property during performance of the Work. This requirement shall apply continuously and shall not be limited to normal working hours. Contractor shall take all safety precautions as shall be necessary to comply with all applicable laws and to prevent injury to persons and damage to property.

Contractor shall conduct all of its operations without interruption or interference with vehicular and pedestrian traffic on public and private rights-of-way, unless it has obtained permits therefore from the proper authorities. If any public or private right-of-way shall be rendered unsafe by Contractor's operations, Contractor shall make such repairs or provide such temporary ways or guards as shall be acceptable to the proper authorities.

1.10 Cleanliness of the Work Site and Environs

Contractor shall keep the Work Site and adjacent areas clean at all times during performance of the Work and shall, upon completion of the Work, leave the Work Site and adjacent areas in a clean and orderly condition.

1.11 Damage to the Work, the Work Site, and Other Property

The Work and everything pertaining thereto shall be provided, performed, completed, and maintained at the sole risk and cost of Contractor from the Commencement Date until Final Payment. Contractor shall be fully responsible for the protection of all public and private property and all persons. Without limiting the foregoing, Contractor shall, at its own cost and expense, provide all permanent and temporary shoring, anchoring and bracing required by the nature of the Work in order to make all parts absolutely stable and rigid, even when such shoring, anchoring and bracing is not explicitly specified, and support and protect all buildings, bridges, roadways, conduits, wires, water pipes, gas pipes, sewers, pavements, curbs, sidewalks, fixtures and landscaping of all kinds and all other public or private property that may be encountered or endangered in providing, performing and completing the Work. Contractor shall have no claim against Owner because of any damage or loss to the Work or to Contractor's equipment, materials, or supplies from any cause whatsoever, including damage or loss due to simultaneous work by others. Contractor shall, promptly and without charge to Owner, repair or replace, to the satisfaction of Owner, any damage done to, and any loss suffered by, the Work and any damage done to, and any loss suffered by, the Work Site or other property as a result of the Work. Notwithstanding any other provision of this Contract, Contractor's obligations under this Section shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Contractor, to indemnify, hold harmless, or reimburse Contractor for the cost of any repair or replacement work required by this Section.

1.12 Subcontractors and Suppliers

A. Approval and Use of Subcontractors and Suppliers. Contractor shall perform the Work with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subcontractors, suppliers, and subcontracts used by Contractor shall be acceptable to, and approved in advance by, Owner. Owner's approval of any subcontractor, supplier, and subcontract shall not relieve Contractor of full responsibility and liability for the provision, performance, and completion of the Work in full compliance with, and as required by or pursuant to, this Contract. All Work performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Contractor. Every reference in this Contract to "Contractor" shall be deemed also to refer to all subcontractors and suppliers of Contractor. Every subcontract shall include a provision binding the subcontractor or supplier to all provisions of this Contract.

B. Removal of Subcontractors and Suppliers. If any subcontractor or supplier fails to perform the part of the Work undertaken by it in a manner satisfactory to Owner, Contractor shall immediately upon notice from Owner terminate such subcontractor or supplier. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination.

1.13 Simultaneous Work By Others

Owner shall have the right to perform or have performed such other work, as Owner may desire in, about, or near the Work Site during the performance of the Work by Contractor. Contractor shall make every reasonable effort to perform the Work in such manner as to enable both the Work and such other work to be completed without hindrance or interference from each other. Contractor shall afford Owner and other contractors reasonable opportunity for the execution of such other work and shall properly coordinate the Work with such other work.

1.14 Occupancy Prior to Final Payment

Owner shall have the right, at its election, to occupy, use, or place in service any part of the Work prior to Final Payment. Such occupancy, use, or placement in service shall be conducted in such manner as not to damage any of the Work or to unreasonably interfere with the progress of the Work. No such occupancy, use, or placement in service shall be construed as an acceptance of any of the Work or a release or satisfaction of Contractor's duty to insure and protect the Work, not shall it, unless conducted in an unreasonable manner, be considered as an interference with Contractor's provision, performance, or completion of the Work.

1.15 Owner's Right to Terminate or Suspend Work for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, for its convenience, to terminate or suspend the Work in whole or in part at any time by written notice to Contractor. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Contractor shall, as and to the extent directed, stop Work under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Work under existing orders and subcontracts, cancel any outstanding orders or subcontracts that may be cancelled, and take any action necessary to protect any property in its possession in which Owner has or may acquire any interest and to dispose of such property in such manner as may be directed by Owner.

B. Payment for Completed Work. In the event of any termination pursuant to Subsection 1.15A above, Owner shall pay Contractor (1) such direct costs, excluding overhead, as Contractor shall have paid or incurred for all Work done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination together with ten percent of such costs for overhead and profit; and (2) such other costs pertaining to the Work, exclusive of overhead and profit, as Contractor may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights to withhold and deduct as provided in this Contract.

ARTICLE II
CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes in the Contract, the Work, the Work Site, and the Contract Time ("***Change Order***"). If any Change Order causes an increase or decrease in the amount of the Work, an equitable adjustment in the Contract Price or Contract Time may be made. All claims by Contractor for an equitable adjustment in either the Contract Price or the Contract Time shall be made within two business days following receipt of such Change Order, and shall, if not made prior to such time, be conclusively deemed to have been waived. No decrease in the amount of the

Work caused by any Change Order shall entitle Contractor to make any claim for damages, anticipated profits, or other compensation.

2.2 Delays

A. Extensions for Unavoidable Delays. For any delay that may result from causes that could not be avoided or controlled by Contractor, Contractor shall, upon timely written application, be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Work.

B. No Compensation for Delays. No payment, compensation, damages, or adjustment of any kind, other than the extension of the Contract Time provided in Subsection 2.2A above, shall be made to, or claimed by, Contractor because of hindrances or delays from any cause in the commencement, prosecution, or completion of the Work, whether caused by Owner or any other party and whether avoidable or unavoidable.

ARTICLE III

CONTRACTOR'S RESPONSIBILITY FOR DEFECTIVE WORK

3.1 Inspection; Testing; Correction of Defects

A. Inspection. Until Final Payment, all parts of the Work shall be subject to inspection and testing by Owner or its designated representatives. Contractor shall furnish, at its own expense, all reasonable access, assistance, and facilities required by Owner for such inspection and testing.

B. Re-Inspection. Re-inspection and re-testing of any Work may be ordered by Owner at any time, and, if so ordered, any covered or closed Work shall be uncovered or opened by Contractor. If the Work is found to be in full compliance with this Contract, then Owner shall pay the cost of uncovering, opening, re-inspecting, or re-testing, as the case may be. If such Work is not in full compliance with this Contract, then Contractor shall pay such cost.

C. Correction. Until Final Payment, Contractor shall, promptly and without charge, repair, correct, or replace all or any part of the Work that is defective, damaged, flawed, or unsuitable or that in any way fails to conform strictly to the requirements of this Contract.

3.2 Warranty of Work

A. Scope of Warranty. Contractor warrants that the Work and all of its components shall be free from defects and flaws in design, workmanship, and materials; shall strictly conform to the requirements of this Contract; and shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract. The warranty herein expressed shall be in addition to any other warranties expressed in this Contract, or expressed or implied by law, which are hereby reserved unto Owner.

B. Repairs; Extension of Warranty. Contractor shall, promptly and without charge, correct any failure to fulfill the above warranty that may be discovered or develop at any time within one year after Final Payment or such longer period as may be prescribed in Attachment B or Attachment D to this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work shall be extended for a period of one year from the date of such repair or replacement. The time period established in this Subsection 3.2B relates only to the specific obligation of Contractor to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

C. Subcontractor and Supplier Warranties. Whenever Attachment B or Attachment D requires a subcontractor or supplier to provide a guaranty or warranty, Contractor shall be solely responsible

for obtaining said guaranty or warranty in form satisfactory to Owner and assigning said warranty or guaranty to Owner. Acceptance of any assigned warranties or guaranties by Owner shall be a precondition to Final Payment and shall not relieve Contractor of any of its guaranty or warranty obligations under this Contract.

3.3 Owner's Right to Correct

If, within two business days after Owner gives Contractor notice of any defect, damage, flaw, unsuitability, nonconformity, or failure to meet warranty subject to correction by Contractor pursuant to Section 3.1 or Section 3.2 of this Contract, Contractor neglects to make, or undertake with due diligence to make, the necessary corrections, then Owner shall be entitled to make, either with its own forces or with contract forces, the corrections and to recover from Contractor all resulting costs, expenses, losses, or damages, including attorneys' fees and administrative expenses.

ARTICLE IV
FINANCIAL ASSURANCES

4.1 Bonds

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, Owner, from a surety company licensed to do business in the State of Illinois with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide, each in the penal sum of the Contract Price ("***Bonds***"). Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the Bonds required hereunder.

4.2 Insurance

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverage and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. Such policies shall be in a form, and from companies, acceptable to Owner. Such insurance shall provide that no change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to Owner. Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the minimum insurance coverage and limits set forth in Attachment A.

4.3 Indemnification

Contractor shall indemnify, save harmless, and defend Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of Contractor, except to the extent caused by the sole negligence of Owner.

ARTICLE V
PAYMENT

5.1 Contract Price

Owner shall pay to Contractor, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Contractor shall accept in full satisfaction for providing, performing, and completing the Work, the amount or amounts set forth in Attachment A ("***Contract Price***"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes and Benefits

Owner is exempt from and shall not be responsible to pay, or reimburse Contractor for, any state or local sales, use, or excise taxes. The Contract Price includes all other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, or premium is hereby waived and released by Contractor.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in monthly installments in the manner set forth in Attachment A ("***Progress Payments***").

B. Pay Requests. Contractor shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner a pay request in the form provided by Owner ("***Pay Request***"). The first Pay Request shall be submitted not sooner than 60 days following commencement of work. Owner may, by written notice to Contractor, designate a specific day of each month on or before which Pay Requests must be submitted. Each Pay Request shall include (a) Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and (b) Contractor's certification that all prior Progress Payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

C. Work Entire. This Contract and the Work are entire and the Work as a whole is of the essence of this Contract. Notwithstanding any other provision of this Contract, each and every part of this Contract and of the Work are interdependent and common to one another and to Owner's obligation to pay all or any part of the Contract Price or any other consideration for the Work. Any and all Progress Payments made pursuant to this Article are provided merely for the convenience of Contractor and for no other purpose.

5.4 Final Acceptance and Final Payment

A. Notice of Completion. When the Work has been completed and is ready in all respects for acceptance by Owner, Contractor shall notify Owner and request a final inspection ("***Notice of Completion***"). Contractor's Notice of Completion shall be given sufficiently in advance of the Completion Date to allow for scheduling of the final inspection and for completion or correction before the Completion Date of any items identified by such inspection as being defective, damaged, flawed, unsuitable, nonconforming, incomplete, or otherwise not in full compliance with, or as required by or pursuant to, this Contract ("***Punch List Work***").

B. Punch List and Final Acceptance. The Work shall be finally accepted when, and only when, the whole and all parts thereof shall have been completed to the satisfaction of Owner in full compliance with, and as required by or pursuant to, this Contract. Upon receipt of Contractor's Notice of Completion, Owner shall make a review of the Work and notify Contractor in writing of all Punch List Work, if any, to be completed or corrected. Following Contractor's completion or correction of all Punch List Work, Owner shall make another review of the Work and prepare and deliver to Contractor either a

written notice of additional Punch List Work to be completed or corrected or a written notice of final acceptance of the Work ("***Final Acceptance***").

C. Final Payment. As soon as practicable after Final Acceptance, but in no event later than 30 days after Final Acceptance, Contractor shall submit to Owner a properly completed final Pay Request in the form provided by Owner ("***Final Pay Request***"), which Final Pay Request shall include, without limitation: (i) all final waivers of lien, consistent with the requirements set forth in Section 5.5B of this Contract; and (ii) all final certified payrolls, as required pursuant to Section 7.11B of this Contract. Owner shall pay to Contractor the balance of the Contract Price, after deducting there from all charges against Contractor as provided for in this Contract ("***Final Payment***"). Final Payment shall be made not later than 60 days after Owner approves the Final Pay Request. The acceptance by Contractor of Final Payment shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to Contractor for anything done, furnished for, arising out of, relating to, or in connection with the Work or for or on account of any act or neglect of Owner arising out of, relating to, or in connection with the Work.

5.5 Liens

A. Title. Nothing in this Contract shall be construed as vesting in Contractor any right of property in any equipment, materials, supplies, and other items provided under this Contract after they have been installed in, incorporated into, attached to, or affixed to, the Work or the Work Site. All such equipment, materials, supplies, and other items shall, upon being so installed, incorporated, attached or affixed, become the property of Owner, but such title shall not release Contractor from its duty to insure and protect the Work in accordance with the requirements of this Contract.

B. Waivers of Lien. Contractor shall, from time to time at Owner's request and in any event prior to Final Payment, furnish to Owner such receipts, releases, affidavits, certificates, and other evidence as may be necessary to establish, to the reasonable satisfaction of Owner, that no lien against the Work or the public funds held by Owner exists in favor of any person whatsoever for or by reason of any equipment, material, supplies, or other item furnished, labor performed, or other thing done in connection with the Work or this Contract ("***Lien***") and that no right to file any Lien exists in favor of any person whatsoever.

C. Removal of Liens. If at any time any notice of any Lien is filed, then Contractor shall, promptly and without charge, discharge, remove, or otherwise dispose of such Lien. Until such discharge, removal, or disposition, Owner shall have the right to retain from any money payable hereunder an amount that Owner, in its sole judgment, deems necessary to satisfy such Lien and to pay the costs and expenses, including attorneys' fees and administrative expenses, of any actions brought in connection therewith or by reason thereof.

D. Protection of Owner Only. This Section shall not operate to relieve Contractor's surety or sureties from any of their obligations under the Bonds, nor shall it be deemed to vest any right, interest, or entitlement in any subcontractor or supplier. Owner's retention of funds pursuant to this Section shall be deemed solely for the protection of its own interests pending removal of such Liens by Contractor, and Owner shall have no obligation to apply such funds to such removal but may, nevertheless, do so where Owner's interests would thereby be served.

5.6 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any Pay Request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (1) Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which Contractor is liable under this Contract; (3) state or local sales, use, or excise taxes from which Owner is exempt; (4) Liens or

claims of Lien regardless of merit; (5) claims of subcontractors, suppliers, or other persons regardless of merit; (6) delay in the progress or completion of the Work; (7) inability of Contractor to complete the Work; (8) failure of Contractor to properly complete or document any Pay Request; (9) any other failure of Contractor to perform any of its obligations under this Contract; or (10) the cost to Owner, including attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.3 of this Contract.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.6A above until Contractor shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Contractor under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees and administrative expenses incurred, suffered, or sustained by Owner and chargeable to Contractor under this Contract.

ARTICLE VI
DISPUTES AND REMEDIES

6.1 Dispute Resolution Procedure

A. Notice of Disputes and Objections. If Contractor disputes or objects to any requirement, direction, instruction, interpretation, determination, or decision of Owner, Contractor may notify Owner in writing of its dispute or objection and of the amount of any equitable adjustment to the Contract Price or Contract Time to which Contractor claims it will be entitled as a result thereof; provided, however, that Contractor shall, nevertheless, proceed without delay to perform the Work as required, directed, instructed, interpreted, determined, or decided by Owner, without regard to such dispute or objection. Unless Contractor so notifies Owner within two business days after receipt of such requirement, direction, instruction, interpretation, determination, or decision, Contractor shall be conclusively deemed to have waived all such disputes or objections and all claims based thereon.

B. Negotiation of Disputes and Objections. To avoid and settle without litigation any such dispute or objection, Owner and Contractor agree to engage in good faith negotiations. Within three business days after Owner's receipt of Contractor's written notice of dispute or objection, a conference between Owner and Contractor shall be held to resolve the dispute. Within three business days after the end of the conference, Owner shall render its final decision, in writing, to Contractor. If Contractor objects to the final decision of Owner, then it shall, within three business days, give Owner notice thereof and, in such notice, shall state its final demand for settlement of the dispute. Unless Contractor so notifies Owner, Contractor shall be conclusively deemed (1) to have agreed to and accepted Owner's final decision and (2) to have waived all claims based on such final decision.

6.2 Contractor's Remedies

If Owner fails or refuses to satisfy a final demand made by Contractor pursuant to Section 6.1 of this Contract, or to otherwise resolve the dispute which is the subject of such demand to the satisfaction of Contractor, within ten days following receipt of such demand, then Contractor shall be entitled to pursue such remedies, not inconsistent with the provisions of this Contract, as it may have in law or equity.

6.3 Owner's Remedies

If it should appear at any time prior to Final Payment that Contractor has failed or refused to prosecute, or has delayed in the prosecution of, the Work with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract on or before the Completion Date, or has attempted to assign this Contract or Contractor's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("***Event of Default***"), and has failed to cure any such Event of Default within five business days

after Contractor's receipt of written notice of such Event of Default, then Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Owner may require Contractor, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; to remove from the Work Site any such Work; to accelerate all or any part of the Work; and to take any or all other action necessary to bring Contractor and the Work into strict compliance with this Contract.

2. Owner may perform or have performed all Work necessary for the accomplishment of the results stated in Paragraph 1 above and withhold or recover from Contractor all the cost and expense, including attorneys' fees and administrative costs, incurred by Owner in connection therewith.

3. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Work or part thereof and make an equitable reduction in the Contract Price.

4. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.

5. Owner may, without terminating this Contract, terminate Contractor's rights under this Contract and, for the purpose of completing or correcting the Work, evict Contractor and take possession of all equipment, materials, supplies, tools, appliances, plans, specifications, schedules, manuals, drawings, and other papers relating to the Work, whether at the Work Site or elsewhere, and either complete or correct the Work with its own forces or contracted forces, all at Contractor's expense.

6. Upon any termination of this Contract or of Contractor's rights under this Contract, and at Owner's option exercised in writing, any or all subcontracts and supplier contracts of Contractor shall be deemed to be assigned to Owner without any further action being required, but Owner shall not thereby assume any obligation for payments due under such subcontracts and supplier contracts for any Work provided or performed prior to such assignment.

7. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Contractor, any and all costs, including attorneys' fees and administrative expenses, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.

8. Owner may recover any damages suffered by Owner.

6.4 Owner's Special Remedy for Delay

If the Work is not completed by Contractor, in full compliance with, and as required by or pursuant to, this Contract, within the Contract Time as such time may be extended by Change Order, then Owner may invoke its remedies under Section 6.3 of this Contract or may, in the exercise of its sole and absolute discretion, permit Contractor to complete the Work but charge to Contractor, and deduct from any Progress or Final Payments, whether or not previously approved, administrative expenses and costs for each day completion of the Work is delayed beyond the Completion Date, computed on the basis of the “Per Diem Administrative Charge” set forth in Attachment A, as well as any additional damages caused by such delay.

6.5 Terminations and Suspensions Deemed for Convenience

Any termination or suspension of Contractor's rights under this Contract for an alleged default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.15 of this Contract.

ARTICLE VII
LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding upon Owner and Contractor and upon their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Contractor shall act as an independent contractor in providing and performing the Work. Nothing in, nor done pursuant to, this Contract shall be construed (1) to create the relationship of principal and agent, partners, or joint ventures between Owner and Contractor or (2) except as provided in Paragraph 6.3(6) above, to create any relationship between Owner and any subcontractor or supplier of Contractor.

7.3 No Collusion

Contractor hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Contractor has, in procuring this Contract, colluded with any other person, firm, or corporation, then Contractor shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

7.4 Assignment

Contractor shall not (1) assign this Contract in whole or in part, (2) assign any of Contractor's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Contractor.

7.5 Confidential Information

All information supplied by Owner to Contractor for or in connection with this Contract or the Work shall be held confidential by Contractor and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Work.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, nor any order by Owner for the payment of money, nor any payment for, or use, occupancy, possession, or acceptance of, the whole or any part of the Work by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming or incomplete Work, equipment, materials, or supplies, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than Contractor shall be made, or be valid, against the Owner or the Contractor.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier or (iii) by certified mail, return receipt requested, and deposited in the U.S. mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to the other party but no notice of a change of address or addressee shall be effective until actually received. Notices and communications to the Owner shall be addressed to, and delivered at, the following address:

City of Highland Park
1150 Half Day Road
Highland Park, IL 60035
Attention: City Engineer

With a copy to: Elrod Friedman, LLP.
350 North Clark Street, Second Floor
Chicago, Illinois 60654
Attention: Steven M. Elrod, Corporation Counsel

Notices and communications to the Contractor shall be addressed to, and delivered at, the following address:

_____

_____

_____

_____

_____

7.9 Governing Laws

This Contract shall be governed by, construed, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise provided in this Contract, any reference to existing law shall be deemed to include any modifications of, or amendments, to existing law that may occur in the future.

7.11 Compliance with Laws

A. Compliance with Laws. Contractor shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Work is provided, performed, and completed in accordance with all required governmental permits, licenses or other approvals and authorizations that may be required in connection with providing, performing, and completing the Work, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (if the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate shall apply to this Contract); any other prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes including, without limitation, the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 et seq.; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., and the Public Works Discrimination Act, 775 ILCS 10/1 et seq.; and any statutes regarding safety or the performance of the Work, including the Illinois Underground Utility Facilities Damage Prevention Act, and the Occupational Safety and Health Act. Contractor shall also comply with all conditions of any federal, state, or local grant received by Owner or Contractor with respect to this Contract or the Work. Further, Contractor shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act.

B. Certified Payrolls. Contractor shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to Owner, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified payroll shall be accompanied by a statement signed by Contractor or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. A general contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon two business days' notice, Contractor and each subcontractor shall make available for inspection the records required to be made and kept by the Act: (i) to Owner, its officers and agents, and to the Director of the Illinois Department of Labor and his or hers deputies and agents; and (ii) at all reasonable hours at a location within this State.

C. Liability for Noncompliance. Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's, or its subcontractors' or suppliers', performance of, or failure to perform, the Work or any part thereof.

D. Required Provisions. Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Compliance with Patents

A. Assumption of Costs, Royalties, and Fees. Contractor shall pay or cause to be paid all costs, royalties, and fees arising from the use on, or the incorporation into, the Work, of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions.

B. Effect of Contractor Being Enjoined. Should Contractor be enjoined from furnishing or using any equipment, materials, supplies, tools, appliances, devices, processes, or inventions supplied or required to be supplied or used under this Contract, Contractor shall promptly offer substitute equipment, materials, supplies, tools, appliances, devices, processes, or inventions in lieu thereof, of equal efficiency, quality, suitability, and market value, for review by Owner. If Owner should disapprove the offered

substitutes and should elect, in lieu of a substitution, to have supplied, and to retain and use, any such equipment, materials, supplies, tools, appliances, devices, processes, or inventions as may by this Contract be required to be supplied, Contractor shall pay such royalties and secure such valid licenses as may be requisite and necessary for Owner to use such equipment, materials, supplies, tools, appliances, devices, processes, or inventions without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof. Should Contractor neglect or refuse to make any approved substitution promptly, or to pay such royalties and secure such licenses as may be necessary, then Owner shall have the right to make such substitution, or Owner may pay such royalties and secure such licenses and charge the cost thereof against any money due Contractor from Owner or recover the amount thereof from Contractor and its surety or sureties notwithstanding that Final Payment may have been made.

7.13 Time of the Essence

Time is of the essence in the performance of all terms and provisions of this Contract Calendar Days and Time.

7.14 Calendar Days and Time

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

7.15 Severability

It is hereby expressed to be the intent of the parties to this Contract that should any provision, covenant, agreement, or portion of this Contract or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Contract and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Contract to the greatest extent permitted by applicable law.

7.16 Entire Agreement

This Contract constitutes the entire agreement between the parties to this Contract concerning the work and supersedes all prior agreements and negotiations between the parties, whether written or oral relating to the subject matter of this Contract.

7.17 Amendments and Modifications

No amendment or modification to this Contract shall be effective until it is reduced to writing and approved and executed by the corporate authorities of the parties in accordance with all applicable statutory procedures.

7.18 Conflicts of Interest

Contractor represents and certifies that, to the best of its knowledge, (1) no elected or appointed official, employee or agent of Owner has a personal financial interest in the business of the Contractor or in this Contract, or has personally received payment or other consideration for this Contract; (2) as of the date of this Contract, neither Contractor nor any person employed or associated with Contractor has any interest that would conflict in any manner or degree with the performance of the obligations under this Contract; and (3) neither Contractor nor any person employed by or associated with Contractor shall at any time during the term of this Contract obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Contract.

7.19 Contract Renewal [Reserved]

IN WITNESS WHEREOF, Owner and Contractor have caused this Contract to be executed in three original counterparts as of the day and year first written above.

ATTEST:

_____
Ashley Palbitska, Deputy City Clerk

CITY OF HIGHLAND PARK

_____
Ghida S. Neukirch, City Manager

ATTEST:

By: _____

Print Name: _____

Title: _____

CAMPANELLA AND SONS, INC.:

By: _____
Executing Officer

Print Name: _____

Title: _____

#2149124_v3

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

CONTRACTOR'S CERTIFICATION

_____ **EXECUTING OFFICER**, being first duly sworn on oath, deposes and states that all statements herein made are made on behalf of Contractor, that this deponent is authorized to make them, and that the statements contained herein are true and correct.

Contractor deposes, states, and certifies that Contractor is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-1 et seq.

DATED this _____ day of _____, 20___.

ATTEST: **CAMPANELLA AND SONS, INC.:**

By: _____ By: _____

Print Name: _____ Print Name: _____

Title: _____ Title: _____

Subscribed and sworn to before me this _____ day of _____, 20___

My Commission Expires: _____

_____ [SEAL]
Notary Public

ATTACHMENT A

SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

1. **Project**:

   The work consists of furnishing all labor, materials, equipment, and other incidentals necessary for the completion of pavement removal, curb and gutter removal, earth excavation, water main, storm sewer, hot-mix asphalt pavement, hot-mix asphalt, brick, and Portland cement concrete driveways, combination concrete curb and gutter, sidewalk, light poles and all other items of work in accordance with the Plans, Standard Specifications, and these Special Provisions.

2. **Work Site**:

   The project limits for the roadway reconstruction, water main installation, and storm sewer installation is located on Richfield Avenue, east of the intersection of Richfield Road and Old Deerfield Road.

3. **Permits, Licenses, Approvals, and Authorizations**:

   Contractor shall obtain all required governmental permits, licenses, approvals, and authorizations, except:

   None

4. **Commencement Date**:

   August 10, 2026

5. **Completion Date**:

   October 30, 2026

6. **Invoicing**:

   Invoices must be submitted within sixty (60) days of completion of the Work. The City has no obligation to pay any invoices submitted after sixty (60) days of the completion of the invoiced Work.

7. **Insurance Coverage**:

   A. Worker's Compensation and Employer's Liability with limits not less than:
      (1) Worker's Compensation: Statutory;
      (2) Employer's Liability:
      $500,000 injury-per occurrence
      $500,000 disease-per employee
      $500,000 disease-policy limit

   Such insurance shall evidence that coverage applies in the State of Illinois Article 107.02.

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

All employees shall be included as insured.

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

(1) General Aggregate: $2,000,000
(2) Bodily Injury: $500,000 per person
$1,000,000 per occurrence
(3) Property Damage: $1,000,000 per occurrence, and
$2,000,000 aggregate
(4) Other Coverage:
Coverages shall include:
- Premises/Operations
- Products/Completed Operations (to be maintained for two years following Final Payment)
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of the Contract)
- Bodily Injury and Property Damage

"X", "C", and "U" exclusions shall be deleted.

Railroad exclusions shall be deleted if Work Site is within 50 feet of any railroad track.

All employees shall be included as insured.

D. Umbrella Policy. The $2,000,000 required coverage may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Owner as Additional Insured. Owner shall be named as an Additional Insured on the required policies excluding worker's compensation.

8. **Contract Price**:

SCHEDULE OF PRICES (SEE ATTACHMENT A-1)

[TO BE SUPPLIED BY BIDDER THROUGH QUESTCDN SUBMITTAL]

9. **Progress Payments**:

A. General. Owner shall pay to Contractor 90 percent of the Value of Work, determined in the manner set forth below, installed and complete in place up to the day before the Pay Request, less the aggregate of all previous Progress Payments, until 50 percent of contract

Value of Work is completed. The total amount of Progress Payments made prior to Final Acceptance by Owner shall not exceed 95 percent of the Contract Price.

B. Value of Work. The Value of the Work shall be determined as follows (when applicable):

(1) Lump Sum Items. For all Work to be paid on a lump sum basis, Contractor shall, not later than 10 days after execution of the Contract and before submitting its first Pay Request, submit to Owner a schedule showing the value of each component part of such Work in form and with substantiating data acceptable to Owner ("***Breakdown Schedule***"). The sum of the items listed in the Breakdown Schedule shall equal the amount or amounts set forth in the Schedule of Prices for Lump Sum Work. An unbalanced Breakdown Schedule providing for overpayment of Contractor on component parts of the Work to be performed first will not be accepted. The Breakdown Schedule shall be revised and resubmitted until acceptable to Owner. No payment shall be made for any lump sum item until Contractor has submitted, and Owner has approved, an acceptable Breakdown Schedule.

Owner may require that the approved Breakdown Schedule be revised based on developments occurring during the provision and performance of the Work. If Contractor fails to submit a revised Breakdown Schedule that is acceptable to Owner, Owner shall have the right either to suspend Progress and Final Payments for Lump Sum Work or to make such Payments based on Owner's determination of the value of the Work completed.

(2) Unit Price Items. For all Work to be paid on a unit price basis, the value of such Work shall be determined by Owner on the basis of the actual number of acceptable units of Unit Price Items installed and complete in place, multiplied by the applicable Unit Price set forth in the Schedule of Prices. The actual number of acceptable units installed and complete in place shall be measured on the basis described in Attachment B to the Contract or, in the absence of such description, on the basis determined by Owner. The number of units of Unit Price Items stated in the Schedule of Prices are Owner's estimate only and shall not be used in establishing the Progress or Final Payments due Contractor. The Contract Price shall be adjusted to reflect the actual number of acceptable units of Unit Price Items installed and complete in place upon Final Acceptance.

C. Application of Payments. All Progress and Final Payments made by Owner to Contractor shall be applied to the payment or reimbursement of the costs with respect to which they were paid and shall not be applied to or used for any pre-existing or unrelated debt between Contractor and Owner or between Contractor and any third party.

END OF SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

ATTACHMENT A-1

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		Campanella & Sons, Inc.		Copenhaver Construction, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID							$767,749.50		**$ 1,023,406.00**		$1,257,559.02
	1	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	15	$ 60.00	$ 900.00	$ 150.00	$ 2,250.00	$ 110.00	$ 1,650.00
	2	20200100	EARTH EXCAVATION	CU YD	408	$ 50.00	$ 20,400.00	$ 105.00	$ 42,840.00	$ 75.00	$ 30,600.00
	3	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	56	$ 50.00	$ 2,800.00	$ 105.00	$ 5,880.00	$ 75.00	$ 4,200.00
	4	20700220	POROUS GRANULAR EMBANKMENT	CU YD	50	$ 85.00	$ 4,250.00	$ 130.00	$ 6,500.00	$ 30.00	$ 1,500.00
	5	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1647	$ 3.00	$ 4,941.00	$ 3.00	$ 4,941.00	$ 5.00	$ 8,235.00
	6	28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	2	$ 5.00	$ 10.00	$ 10.00	$ 20.00	$ 0.01	$ 0.02
	7	28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	88	$ 5.00	$ 440.00	$ 3.00	$ 264.00	$ 3.00	$ 264.00
	8	31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	521	$ 12.00	$ 6,252.00	$ 23.00	$ 11,983.00	$ 8.00	$ 4,168.00
	9	35102000	AGGREGATE BASE COURSE, TYPE B 8"	SQ YD	1848	$ 20.00	$ 36,960.00	$ 33.00	$ 60,984.00	$ 15.00	$ 27,720.00
	10	40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	279	$ 2.50	$ 697.50	$ 6.00	$ 1,674.00	$ 7.00	$ 1,953.00
	11	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	690	$ 110.00	$ 75,900.00	$ 106.00	$ 73,140.00	$ 128.00	$ 88,320.00
	12	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	187	$ 150.00	$ 28,050.00	$ 118.00	$ 22,066.00	$ 142.00	$ 26,554.00
	13	42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	2230	$ 12.00	$ 26,760.00	$ 9.00	$ 20,070.00	$ 18.00	$ 40,140.00
	14	44000100	PAVEMENT REMOVAL	SQ YD	1875	$ 12.00	$ 22,500.00	$ 20.00	$ 37,500.00	$ 19.00	$ 35,625.00
	15	44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	125	$ 20.00	$ 2,500.00	$ 35.00	$ 4,375.00	$ 51.00	$ 6,375.00
	16	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	34	$ 20.00	$ 680.00	$ 20.00	$ 680.00	$ 20.00	$ 680.00
	17	44000600	SIDEWALK REMOVAL	SQ FT	1790	$ 5.00	$ 8,950.00	$ 3.00	$ 5,370.00	$ 3.00	$ 5,370.00
	18	550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	309	$ 120.00	$ 37,080.00	$ 113.00	$ 34,917.00	$ 195.00	$ 60,255.00
	19	550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	127	$ 150.00	$ 19,050.00	$ 125.00	$ 15,875.00	$ 205.00	$ 26,035.00
	20	55100200	STORM SEWER REMOVAL 6"	FOOT	107	$ 20.00	$ 2,140.00	$ 20.00	$ 2,140.00	$ 10.00	$ 1,070.00
	21	55100300	STORM SEWER REMOVAL 8"	FOOT	176	$ 25.00	$ 4,400.00	$ 20.00	$ 3,520.00	$ 12.00	$ 2,112.00
	22	56103000	DUCTILE IRON WATER MAIN 6"	FOOT	16	$ 175.00	$ 2,800.00	$ 221.00	$ 3,536.00	$ 300.00	$ 4,800.00
	23	56103100	DUCTILE IRON WATER MAIN 8"	FOOT	235	$ 225.00	$ 52,875.00	$ 245.00	$ 57,575.00	$ 298.00	$ 70,030.00
	24	56400300	FIRE HYDRANTS TO BE ADJUSTED	EACH	1	$ 2,000.00	$ 2,000.00	$ 6,900.00	$ 6,900.00	$ 3,500.00	$ 3,500.00
	25	56400825	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EACH	1	$10,000.00	$ 10,000.00	$17,100.00	$ 17,100.00	$ 14,000.00	$ 14,000.00
	26	60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	5	$ 4,500.00	$ 22,500.00	$ 7,100.00	$ 35,500.00	$ 4,500.00	$ 22,500.00
	27	60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	$ 4,200.00	$ 12,600.00	$ 6,900.00	$ 20,700.00	$ 5,500.00	$ 16,500.00
	28	60223800	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	$ 7,500.00	$ 7,500.00	$16,500.00	$ 16,500.00	$ 12,000.00	$ 12,000.00
	29	60234200	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	2	$ 2,500.00	$ 5,000.00	$ 3,600.00	$ 7,200.00	$ 2,500.00	$ 5,000.00
	30	60265700	VALVE VAULTS TO BE ADJUSTED	EACH	4	$ 600.00	$ 2,400.00	$ 1,350.00	$ 5,400.00	$ 300.00	$ 1,200.00
	31	60500050	REMOVING CATCH BASINS	EACH	3	$ 700.00	$ 2,100.00	$ 1,500.00	$ 4,500.00	$ 700.00	$ 2,100.00
	32	60600605	CONCRETE CURB, TYPE B	FOOT	6	$ 30.00	$ 180.00	$ 50.00	$ 300.00	$ 110.00	$ 660.00
	33	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	635	$ 55.00	$ 34,925.00	$ 44.00	$ 27,940.00	$ 46.00	$ 29,210.00
	34	80400100	ELECTRIC SERVICE INSTALLATION	EACH	1	$ 2,500.00	$ 2,500.00	$ 9,000.00	$ 9,000.00	$ 8,962.00	$ 8,962.00
	35	80400200	ELECTRIC UTILITY SERVICE CONNECTION	L SUM	1	$10,000.00	$ 10,000.00	$11,650.00	$ 11,650.00	$ 12,000.00	$ 12,000.00
	36	81028200	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	FOOT	30	$ 80.00	$ 2,400.00	$ 44.00	$ 1,320.00	$ 52.00	$ 1,560.00
	37	81028210	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2 1/2" DIA.	FOOT	105	$ 120.00	$ 12,600.00	$ 71.00	$ 7,455.00	$ 84.00	$ 8,820.00
	38	81028730	UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 1 1/4" DIA.	FOOT	945	$ 20.00	$ 18,900.00	$ 19.00	$ 17,955.00	$ 22.00	$ 20,790.00
	39	81400730	HANDHOLE, COMPOSITE CONCRETE	EACH	3	$ 1,200.00	$ 3,600.00	$ 2,095.00	$ 6,285.00	$ 2,514.00	$ 7,542.00
	40	81702120	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 8	FOOT	3020	$ 2.20	$ 6,644.00	$ 3.00	$ 9,060.00	$ 3.00	$ 9,060.00
	41	81702150	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 2	FOOT	105	$ 8.00	$ 840.00	$ 7.00	$ 735.00	$ 8.00	$ 840.00
	42	82110006	LUMINAIRE, LED, ROADWAY, OUTPUT DESIGNATION F	EACH	2	$ 1,000.00	$ 2,000.00	$ 800.00	$ 1,600.00	$ 946.00	$ 1,892.00
	43	82500335	LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240VOLT, 100AMP	EACH	1	$13,000.00	$ 13,000.00	$ 7,100.00	$ 7,100.00	$ 8,480.00	$ 8,480.00
	44	83007300	LIGHT POLE, ALUMINUM, 35 FT. M.H., 8 FT. MAST ARM	EACH	2	$ 5,500.00	$ 11,000.00	$ 5,900.00	$ 11,800.00	$ 6,968.00	$ 13,936.00
	45	83600200	LIGHT POLE FOUNDATION, 24" DIAMETER	FOOT	23	$ 350.00	$ 8,050.00	$ 385.00	$ 8,855.00	$ 459.00	$ 10,557.00
	46	83800105	BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE	EACH	2	$ 800.00	$ 1,600.00	$ 720.00	$ 1,440.00	$ 863.00	$ 1,726.00
	47	X0301339	REMOVE EXISTING PARKING BLOCKS	EACH	1	$ 50.00	$ 50.00	$ 250.00	$ 250.00	$ 200.00	$ 200.00
	48	X1700066	POTHOLING	EACH	8	$ 1,800.00	$ 14,400.00	$ 500.00	$ 4,000.00	$ 500.00	$ 4,000.00
	49	X4420201	PAVEMENT PATCHING (SPECIAL)	SQ YD	76	$ 35.00	$ 2,660.00	$ 160.00	$ 12,160.00	$ 140.00	$ 10,640.00
	50	X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	6	$ 1,200.00	$ 7,200.00	$ 2,200.00	$ 13,200.00	$ 1,500.00	$ 9,000.00
	51	X6060505	CONCRETE CURB (SPECIAL)	FOOT	723	$ 50.00	$ 36,150.00	$ 42.00	$ 30,366.00	$ 45.00	$ 32,535.00
	52	Z0013798	CONSTRUCTION LAYOUT	L SUM	1	$ 7,500.00	$ 7,500.00	$19,500.00	$ 19,500.00	$ 39,000.00	$ 39,000.00
	53	Z0056608	STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH	FOOT	75	$ 150.00	$ 11,250.00	$ 190.00	$ 14,250.00	$ 275.00	$ 20,625.00
	54	Z0056610	STORM SEWER (WATER MAIN REQUIREMENTS) 15 INCH	FOOT	136	$ 175.00	$ 23,800.00	$ 245.00	$ 33,320.00	$ 350.00	$ 47,600.00
	55	Z0056612	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	203	$ 200.00	$ 40,600.00	$ 300.00	$ 60,900.00	$ 420.00	$ 85,260.00
	56	HP-002	PRE-CONSTRUCTION VIDEO RECORDING	LSUM	1	$ 2,000.00	$ 2,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
	57	HP-028	CONNECTION TO EXISTING STRUCTURE	EACH	1	$ 1,500.00	$ 1,500.00	$ 1,400.00	$ 1,400.00	$ 2,000.00	$ 2,000.00
	58	HP-105-01	AS-BUILT DRAWINGS	LSUM	1	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 100.00	$ 100.00
	59	HP-105-02	AS-BUILT GIS FILE	LSUM	1	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 100.00	$ 100.00
	60	HP-208-02	TRENCH BACKFILL (SPECIAL)	CU YD	230	$ 60.00	$ 13,800.00	$ 130.00	$ 29,900.00	$ 95.00	$ 21,850.00
	61	HP-213-01	EXPLORATORY HOLE EXCAVATION	EACH	3	$ 500.00	$ 1,500.00	$ 1,200.00	$ 3,600.00	$ 500.00	$ 1,500.00
	62	HP-250-01	SEEDING, CLASS 1 (SPECIAL)	SQ YD	100	$ 20.00	$ 2,000.00	$ 15.00	$ 1,500.00	$ 2.00	$ 200.00
	63	HP-251-01	EROSION CONTROL BLANKET (SPECIAL)	SQ YD	100	$ 10.00	$ 1,000.00	$ 3.00	$ 300.00	$ 4.00	$ 400.00
	64	HP-280-01	DRAINAGE STRUCTURE INLET FILTER	EACH	7	$ 150.00	$ 1,050.00	$ 300.00	$ 2,100.00	$ 200.00	$ 1,400.00
	65	HP-280-02	INLET FILTER CLEANING	EACH	7	$ 50.00	$ 350.00	$ 50.00	$ 350.00	$ 20.00	$ 140.00
	66	HP-280-03	SILT FENCE	FOOT	153	$ 5.00	$ 765.00	$ 5.00	$ 765.00	$ 6.00	$ 918.00
	67	HP-550-04	STORM SEWER CONNECTION (WYE-FITTING)	EACH	2	$ 1,500.00	$ 3,000.00	$ 3,500.00	$ 7,000.00	$ 2,500.00	$ 5,000.00
	68	HP-561-05	WATER MAIN CONNECTION (NON-PRESSURE)	EACH	1	$ 2,500.00	$ 2,500.00	$ 8,000.00	$ 8,000.00	$ 12,000.00	$ 12,000.00
	69	HP-562-01	SADDLE TAP, 1"	EACH	2	$ 750.00	$ 1,500.00	$ 5,800.00	$ 11,600.00	$ 5,800.00	$ 11,600.00
	70	HP-562-02	WATER SERVICE LINE, COPPER REPLACEMENT	FOOT	50	$ 50.00	$ 2,500.00	$ 100.00	$ 5,000.00	$ 130.00	$ 6,500.00
	71	HP-564-01	FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX	EACH	1	$ 8,000.00	$ 8,000.00	$14,500.00	$ 14,500.00	$ 14,000.00	$ 14,000.00
	72	HP-564-02	FIRE HYDRANT REMOVED	EACH	1	$ 4,000.00	$ 4,000.00	$ 2,000.00	$ 2,000.00	$ 3,000.00	$ 3,000.00
	73	HP-602-01	"DOGHOUSE" MANHOLE, 6' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	$ 8,000.00	$ 8,000.00	$17,000.00	$ 17,000.00	$ 12,000.00	$ 12,000.00
	74	HP-701-01	CHANGEABLE MESSAGE SIGN - CITY OF HIGHLAND PARK	CAL DA	30	$ 50.00	$ 1,500.00	$ 185.00	$ 5,550.00	$ 50.00	$ 1,500.00
	75	HP-701-02	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	LSUM	1	$ 7,500.00	$ 7,500.00	$60,000.00	$ 60,000.00	$249,000.00	$ 249,000.00
Base Bid Total:							$767,749.50		$ 1,023,406.00		$1,257,559.02

CITY OF HIGHLAND PARK - DEPARTMENT OF PUBLIC WORKS
CONTRACT FOR THE
BRIERGATE CROSSING – RICHFIELD AVENUE IMPROVEMENTS

BIDDER'S PROPOSAL

Owner will receive sealed Bidder's Proposals for the Work until **11:00 a.m.**, local time, **Thursday, July 2, 2026** via the online electronic bid service through QuestCDN.com [project **#10253602**].

Name of Bidder Campanella and Sons, Inc ("***Bidder***")
Office Address 39207 N Magnetics Blvd PO Box 32
City, State Zip Wadsworth, IL 60083

Contact Person Suzanne Zupec

Email suzanne@campanellaandsons.com

Telephone 847-336-9698 Fax _____

TO: City of Highland Park ("***Owner***")
Public Works Department
1150 Half Day Road
Highland Park, Illinois 60035
Attention: Anna Stawski, City Engineer

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. None, which are securely attached to the end of this Bidder's Proposal ("*Bid Package*").

Bidder acknowledges and agrees that all terms capitalized in this Bidder's Proposal shall have the meaning given to them in the documents included in the Bid Package.

1. **Work Proposal**

A. Contract and Work. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will contract with Owner, in the form of the Contract included in the Bid Package: (1) to provide, perform and complete at the site or sites described in the Bid Package ("Work Site") and in the manner described and specified in the Bid Package all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the BRIERGATE CROSSING – RICHFIELD AVENUE IMPROVEMENTS; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in Attachment A to the Contract included in the Bid Package; (3) to procure and furnish all Bonds and all certificates and policies of insurance specified in the Bid Package; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by or pursuant to, the Contract; all of which is herein referred to as the "Work."

B. Manner and Time of Performance. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that the Bidder will perform the Work in the manner and time prescribed in the Bid Package and according to the requirements of Owner pursuant thereto.

C. General. If this Bidder's Proposal is accepted, Bidder proposes, and agrees, that Bidder will do all other things required of Bidder or Contractor, as the case may be, by the Bid Package.

2. **Contract Price Proposal**

If this Bidder's Proposal is accepted, Bidder will, except as otherwise provided in Article 2.1 of the Contract, take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth on the following "Schedule of Prices" ("***Price Proposal***"), which Bidder understands and agrees will be made a part of the Contract:

A. UNIT PRICE CONTRACT

For providing, performing, and completing all Work related to the **BRIERGATE CROSSING – RICHFIELD AVENUE IMPROVEMENTS**; the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work and by the Unit Price set forth in QuestCDN for such Unit Price Item:

SCHEDULE OF PRICES as uploaded into QuestCDN vBid [project #10253602]

CODE NUMBER	ITEM	UNIT	TOTAL QUANTITY
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	15
20200100	EARTH EXCAVATION	CU YD	408
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	56
20700220	POROUS GRANULAR EMBANKMENT	CU YD	50
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1647
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	2
28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	88
31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	521
35102000	AGGREGATE BASE COURSE, TYPE B 8"	SQ YD	1848
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	279
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	690
40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	187
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	2230
44000100	PAVEMENT REMOVAL	SQ YD	1875
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	125
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	34
44000600	SIDEWALK REMOVAL	SQ FT	1790
550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	309
550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	127
55100200	STORM SEWER REMOVAL 6"	FOOT	107
55100300	STORM SEWER REMOVAL 8"	FOOT	176
56103000	DUCTILE IRON WATER MAIN 6"	FOOT	16

56103100	DUCTILE IRON WATER MAIN 8"	FOOT	235
56400300	FIRE HYDRANTS TO BE ADJUSTED	EACH	1
56400825	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EACH	1
60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	5
60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3
60223800	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1
60234200	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	2
60265700	VALVE VAULTS TO BE ADJUSTED	EACH	4
60500050	REMOVING CATCH BASINS	EACH	3
60600605	CONCRETE CURB, TYPE B	FOOT	6
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	635
80400100	ELECTRIC SERVICE INSTALLATION	EACH	1
80400200	ELECTRIC UTILITY SERVICE CONNECTION	L SUM	1
81028200	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	FOOT	30
81028210	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2 1/2" DIA.	FOOT	105
81028730	UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 1 1/4" DIA.	FOOT	945
81400730	HANDHOLE, COMPOSITE CONCRETE	EACH	3
81702120	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 8	FOOT	3020
81702150	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 2	FOOT	105
82110006	LUMINAIRE, LED, ROADWAY, OUTPUT DESIGNATION F	EACH	2
82500335	LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240VOLT, 100AMP	EACH	1
83007300	LIGHT POLE, ALUMINUM, 35 FT. M.H., 8 FT. MAST ARM	EACH	2
83600200	LIGHT POLE FOUNDATION, 24" DIAMETER	FOOT	23
83800105	BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE	EACH	2
X0301339	REMOVE EXISTING PARKING BLOCKS	EACH	1
X1700066	POTHOLING	EACH	8
X4420201	PAVEMENT PATCHING (SPECIAL)	SQ YD	76
X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	6
X6060505	CONCRETE CURB (SPECIAL)	FOOT	723
Z0013798	CONSTRUCTION LAYOUT	L SUM	1
Z0056608	STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH	FOOT	75
Z0056610	STORM SEWER (WATER MAIN REQUIREMENTS) 15 INCH	FOOT	136
Z0056612	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	203
HP-002	PRE-CONSTRUCTION VIDEO RECORDING	LSUM	1
HP-028	CONNECTION TO EXISTING STRUCTURE	EACH	1
HP-105-01	AS-BUILT DRAWINGS	LSUM	1
HP-105-02	AS-BUILT GIS FILE	LSUM	1
HP-208-02	TRENCH BACKFILL (SPECIAL)	CU YD	230
HP-213-01	EXPLORATORY HOLE EXCAVATION	EACH	3

HP-250-01	SEEDING, CLASS 1 (SPECIAL)	SQ YD	100
HP-251-01	EROSION CONTROL BLANKET (SPECIAL)	SQ YD	100
HP-280-01	DRAINAGE STRUCTURE INLET FILTER	EACH	7
HP-280-02	INLET FILTER CLEANING	EACH	7
HP-280-03	SILT FENCE	FOOT	153
HP-550-04	STORM SEWER CONNECTION (WYE-FITTING)	EACH	2
HP-561-05	WATER MAIN CONNECTION (NON-PRESSURE)	EACH	1
HP-562-01	SADDLE TAP, 1"	EACH	2
HP-562-02	WATER SERVICE LINE, COPPER REPLACEMENT	FOOT	50
HP-564-01	FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX	EACH	1
HP-564-02	FIRE HYDRANT REMOVED	EACH	1
HP-602-01	"DOGHOUSE" MANHOLE, 6' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1
HP-701-01	CHANGEABLE MESSAGE SIGN - CITY OF HIGHLAND PARK	CAL DA	30
HP-701-02	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	LSUM	1

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. The approximate quantities set forth in this Schedule of Prices for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract***;***

2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Schedule of Prices;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits are included in this Schedule of Prices; and

4. All costs, royalties, and fees arising from the use on, or the incorporation into, the Work of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions are included in this Schedule of Prices.

All claim or right to dispute or complain of any such estimated quantity, or to assert that there was any misunderstanding in regard to the nature or amount of any Unit Price Item to be provided or performed, or to claim any additional compensation by reason of the payment of any such tax, contribution, or premium or any such cost, royalty or fee is hereby waived and released.

3. **Contract Time Proposal**

If this Bidder's Proposal is accepted, Bidder will commence the Work not later than the "***Commencement Date***" set forth in Attachment A to the Contract and will perform the Work diligently and continuously and will complete the Work not later than the "Completion Date" set forth in Attachment A to the Contract.

4. **Firm Proposal**

All prices and other terms stated in this Bidder's Proposal are firm and shall not be subject to withdrawal, escalation, or change for a period of 60 days after the date on which any Bidder's Proposal is opened or such extended acceptance date for Bidder's Proposals as may be established pursuant to Sections 10 and 13 of the General Instructions to Bidders.

5. **Bidder Representations**

A. No Collusion. Bidder warrants and represents that the only persons, firms, or corporations interested in this Bidder's Proposal as principals are those named in Bidder's Sworn Acknowledgment attached hereto and that this Bidder's Proposal is made without collusion with any other person, firm or corporation.

B. Not Barred. Bidder warrants, represents and certifies that it is not barred by law from contracting with Owner or with any unit of state or local government.

C. Qualified. Bidder warrants and represents that it has the requisite experience, ability, capital, facilities, plant, organization and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time Proposals set forth above. In support thereof, Bidder submits the attached Sworn Work History Statement. In the event Bidder is preliminarily deemed to be one of the most favorable to the interests of Owner, Bidder hereby agrees to furnish upon request, within two business days or such longer period as may be set forth in the request, such additional information as may be necessary to satisfy Owner that Bidder is adequately prepared to fulfill the Contract.

D. Owner's Reliance. Bidder acknowledges that Owner is relying on all warranties, representations and statements made by Bidder in this Bidder's Proposal.

6. **Surety and Insurance**

Bidder herewith tenders surety and insurance commitment letters as specified in Section 6 of the Invitation for Bidder's Proposals.

7. **Bid Security**

Bidder herewith issues a Bid Bond as specified in Section 6 of the Invitation for Bidder's Proposals for the sum of 3% of bid _____ dollars ("***Bid Security***").

8. **Owner's Remedies**

Bidder acknowledges and agrees that should Bidder fail to timely submit all additional information that is requested of it; or should Bidder, if Owner awards Bidder the Contract, fail to timely submit all the Bonds and all the certificates and policies of insurance required of it; or should Bidder, if Owner awards Bidder the Contract, fail to timely execute the Contract, Contractor's Certification and all other required documentation related to the Contract, it will be difficult and impracticable to ascertain and determine the amount of damage that Owner will sustain by reason of any such failure and, for such reason, Owner shall have the right, at its option in the event of any such default by Bidder, to retain or recover as reasonably estimated liquidated damages, and not as a penalty, the entire amount of the Bid Security or to exercise any and all equitable remedies it may have against Bidder.

9. **Owner's Rights**

Bidder acknowledges and agrees that Owner reserves the right to reject any and all Bidder's Proposals, reserves the right to accept or reject any item of any Bidder's Proposal and reserves such other rights as are set forth in Section 13 of the General Instructions to Bidders.

10. **Bidder's Obligations**

In submitting this Bidder's Proposal, Bidder understands and agrees that it shall be bound by each and every term, condition or provision contained in the Bid Package, which are by this reference incorporated herein and made a part hereof.

DATED this 2 day of July, *20*26

ATTEST: **BIDDER**

By: _____ By: _____

Print Name: Mary Kenar Print Name: Suzanne Zupec

Title: Executive Secretary/Treasurer Title: President

INSTRUCTION – FORM OF BIDDER'S PROPOSAL ACKNOWLEDGEMENT

CITY OF HIGHLAND PARK - DEPARTMENT OF PUBLIC WORKS
CONTRACT FOR THE
BRIERGATE CROSSING – RICHFIELD AVENUE IMPROVEMENTS

BIDDER'S SWORN ACKNOWLEDGEMENT

Suzanne Zupec **NAME** ("***Deponent***"), being first duly sworn on oath, deposes and states that the undersigned Bidder is organized as indicated below and that all statements herein made are made on behalf of such Bidder in support of its Bidder's Proposal for the above Contract and that Deponent is authorized to make them.

Deponent also deposes and states that Bidder has carefully prepared, reviewed, and checked its Bidder's Proposal and that the statements contained in its Bidder's Proposal and in this Acknowledgement are true and correct.

COMPLETE APPLICABLE SECTION ONLY

1. **Corporation**

The Bidder is a corporation that is organized and existing under the laws of the State of Delaware, that is qualified to do business in the State of Illinois, and that is operating under the legal name of Campanella and Sons, Inc..

The officers of the corporation are as follows:

TITLE	NAME	ADDRESS
President	Suzanne Zupec	14124 Pratum Terra Dr Wadsworth, IL 60083
Vice President	Peter Campanella Jr.	14596 Crabapple Dr Wadsworth, IL 60083
Secretary	Mary Kenar	14219 Pratum Terra Dr Wadsworth, IL 60083
Treasurer	Mary Kenar	14219 Pratum Terra Dr Wadsworth, IL 60083

2. **Partnership**

The Bidder is a partnership that is organized, existing and registered under the laws of the State of _____ pursuant to that certain Partnership Agreement dated as of _____/_____/_____ that is qualified to do business in the State of Illinois, and that is operating under the legal name of _____.

The general partners of the partnership are as follows:

NAME	ADDRESS
_____	_____
_____	_____
_____	_____

3. **Individual**

The Bidder is an individual whose full name is _____ whose residence address is and whose business address is _____. If operating under a trade or assumed name said trade or assumed name is as follows:

_____**[NAME]**.

4. **Joint Venture**

The Bidder is a joint venture that is organized and existing under the laws of the State of _____ pursuant to that certain Joint Venture Agreement dated as of _____/_____/_____ that is qualified to do business in the State of Illinois, and that is operating under the legal name of _____**.**

The signatories to the aforesaid Joint Venture Agreement are as follows:

NAME (and ENTITY TYPE)	**ADDRESS**
_____(___)	_____
_____(___)	_____
_____(___)	_____

DATED this 2 day of July, 2026

ATTEST:

By: _____

Title: Executive Secretary/Treasurer

BIDDER

By: _____

Title: President

Subscribed and Sworn to
Before me this 2 day
of July, 2026

_____
Notary Public

My Commission Expires: 5/11/2027

[SEAL]

OFFICIAL SEAL
ALEXANDRA ZUPEC
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/11/27

INSTRUCTIONS – FORM OF BIDDER'S PROPOSAL
WORK HISTORY

CITY OF HIGHLAND PARK - DEPARTMENT OF PUBLIC WORKS
CONTRACT FOR THE
BRIERGATE CROSSING – RICHFIELD AVENUE IMPROVEMENTS

BIDDER'S SWORN WORK HISTORY STATEMENT

Suzanne Zupec ("***Deponent***"), being first duly sworn on oath, deposes and states that all statements made in this Sworn Work History Statement are made on behalf of the undersigned Bidder in support of its Bidder's Proposal for the above Contract and that Deponent is authorized to make them.

Deponent also deposes and states that Bidder has carefully prepared, reviewed, and checked this Sworn Work History Statement and that the statements contained in this Sworn Work History Statement are true and correct.

IF NECESSARY FOR FULL DISCLOSURE, ADD SEPARATE SHEETS

JOINT VENTURES MUST SUBMIT SEPARATE
SWORN WORK HISTORY STATEMENTS FOR THE JOINT VENTURE
AND FOR EACH SIGNATORY TO THE JOINT VENTURE AGREEMENT

1. **Nature of Business**

State the nature of Bidder's business: Earthwork and Underground Utilitites

2. **Composition of Work**

During the past three years, Bidder's work has consisted of:

5 % Federal	75 % As Contractor	50 % Bidder's Forces
75 % Other Public	25 % As Subcontractor	25 % Subcontractors
20 % Private		25 % Materials

3. **Years in Business**

State the number of years that Bidder, under its current name and organization, has been continuously engaged in the aforesaid business: 71 years

4. **Predecessor Organizations**

If Bidder has been in business under its current name and organization for less than five years, list any predecessor organizations:

NAME	ADDRESS	YEARS

5. **Business Licenses**

List all business licenses currently held by Bidder:

ISSUING AGENCY	TYPE	NUMBER	EXPIRATION
IDOT Prequalification		0781	4/30/2027

6. **Related Experience**

List three projects most comparable to the Work completed by Bidder, or its predecessors, in the past five years:

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Owner Name	Village of Gurnee	LCDOT	Village of Johnsburg
Owner Address	325 N O'Plaine Rd Gurnee, IL 60031	600 W Winchester Rd, Libertyville 60048	1515 Channel Beach Ave Johnsburg, IL 60051
Reference	Nick Leach, P.E.	Matt Mitchell P.E.	Chad Pieper, P.E.
Telephone Number	847-599-7500		
Type of Work	Water Main Improvements	Intersection Improvement	Roadway Improvements

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Contractor (If Bidder was) (Subcontractor)			
Amount of Contract	$1,550,238.20	$3,266,544.26	$659,029.99
Date Completed	2023	2025	2023

DATED this 2 day of July, 2026

ATTEST:

By: Mary Hyer

Title: Executive Secretary/Treasurer

BIDDER

By: Suzanne Zupec

Title: President

Subscribed and Sworn to
Before me this 2 day
of July, 2026

Alexandra Zupec
Notary Public

[SEAL]

OFFICIAL SEAL
ALEXANDRA ZUPEC
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/11/27

My Commission Expires: 5/11/2027

SEE GENERAL INSTRUCTIONS TO BIDDERS, SECTION 7, FOR SIGNATURE REQUIREMENTS

5385236_v1

ATTACHMENT B

SPECIAL PROVISIONS - GENERAL

1 - Forms of Special Provisions

Omissions of words or phrases such as "the contractor shall," "in conformance with," "shall be," "as noted on the plans," "according to the plans," "a," "the," and "all" are intentional, and the Contractor must supply omitted words or phrases by inference.

2 - Notice to Proceed

The Contractor shall proceed with the work and in the time set forth according to the conditions as outlined in the Invitation for Bids.

3 - Minor Work

Any minor work not specifically mentioned in the specifications or shown on the plans, but obviously necessary for proper completion of the work, shall be considered as being a part of and included in the contract, shall be executed in the proper manner and the Contractor shall not be entitled to extra or additional compensation for the same.

4 - Waste Sites

All waste material shall be hauled to a site of the Contractor's choice. Cost of disposal of same will be included in the contract cost and not paid by the City as a separate item.

5 - Working Days

Except for such work as may be required to properly maintain lights and barricades, no work will be permitted on Sunday, legal holidays, or weekdays between 7:00 p.m. and 7:00 a.m. On Saturdays, no work shall begin before 9:00 a.m. or continue after 5:00 p.m. without specific written permission of the Engineer.

If work outside of normal working day hours is necessary, payment at 1.5 times the salary and benefits of the City inspector shall be payable to the City. Reasonable delays due to weather or conditions beyond the control of the City or Contractor may not require payment.

6 - Codes and Standards

The "Standard Specifications for Road and Bridge Construction" prepared by the State of Illinois, Department of Transportation and adopted by said Department January 1, 2016, the Supplemental Specifications and Recurring Special Provisions adopted by said Department January 1, 2020 and the latest Standard Specifications for Traffic Control Items, prepared by said Department shall govern the construction of the proposed improvement insofar as applicable and except as modified herein; said specifications shall hereinafter be referred to as the "Standard Specifications." The following regulations or the latest revisions thereof are adopted by reference and the Contractor shall be responsible for conformance to same:

1. "Highland Park Building Code"
2. "Illinois Manual of Uniform Traffic Control Devices"

The following special provisions supplement these specifications, and in case of conflict, the special provisions shall take precedence and shall govern:

Division 1. Add the following articles to Section 101 of the State Standard Specifications –

Definition of Terms:

Art. 101.14 Department

ATTACHMENT B

The terms ", Council, City Council, Municipality" or other words used to describe the Awarding Authority in these documents and the Standard Specifications shall be interpreted to mean the City Council of the City of Highland Park.

Art. 101.39Roadway

Shall also include "Street, Parking Lots, Public Easements, Approaches," and shall be construed to mean the entire area defined in Art. 101.35.

7 - Water from the City of Highland Park

Water for construction purposes may be available from the City. The City's first preference is that the Contractor obtain water from the Public Works yard at 1150 Half Day Road. A water use permit must be taken out by the contractor without fee. If obtaining water from the Public Works yard is not practical then water from a City fire hydrant may be available. The City will dictate which hydrant may be used by the Contractor. A City meter is required to connect to a hydrant and a deposit is required prior to issuance of the meter. Upon completion of use of water the meter must be returned to the City in good condition. Meters damaged by the Contractor will be either repaired or replaced at the Contractor's expense.

8 - Access

The Contractor shall conduct his operation so that access to existing homes and businesses are maintained.

9 - Construction Schedule

Prior to commencing construction operations, the Contractor or his authorized representative shall meet with the Engineer of the City of Highland Park and present, in writing, his proposed construction schedule. Said schedule shall contain such information as the Engineer deems necessary, particularly in regard to location and date of starting construction, location of off-site disposal areas and access routes to be used, and when various phases of the work (including restoration) will be completed.

10 - Conduct of Construction Operations

Cooperation shall be extended by the Contractor to notify homeowners and businesses as to when direct vehicular access to their property will be curtailed and approximate length of time of such curtailment and directions where to park. Written notification will be given to all effected properties 48 hours prior to access curtailment. A sample letter shall be provided to the Engineer at the time of the pre-construction meeting.

Heavy construction vehicles will not be permitted to cross over curbs or use private driveways for turnarounds. Any damage to parkways, curbs, and driveways caused by the Contractor's operations will be repaired at his expense.

11 - Sanitary Facilities & Rubbish Control

The Contractor shall provide suitable toilet facilities at the job site in a location approved by the Engineer. The facility shall be approved by the City and shall be kept in a clean and sanitary condition. Sanitary Sewer manholes used for toilet facilities shall be cleaned and flushed upon removal of temporary toilet facilities.

During construction, the premises shall be kept clean of rubbish, paper and other debris. A suitable refuse container shall be provided in the vicinity of the parking area for disposal of lunch wrappings and garbage. The refuse contained shall be emptied regularly.

12 - Tree Trimming

All tree trimming, pruning and repair of wound surfaces shall be at the Contractor's expense and under the supervision of the City Forester. The Contractor shall provide proper tree guards to protect trees from

damage due to construction equipment and operations. The Contractor shall provide all labor and materials required, and the cost thereof shall be incidental to the contract. All dead trees within the right of way of the improvement shall be removed and shall be paid for at the contract unit price listed in the proposal.

13 - Construction Safety

The Contractor shall take all precautions necessary to protect the general public and his workmen from hazardous locations that might occur within the limits of the improvement. All trench openings and other construction openings extending below the pavement subgrade shall be fenced off with an adequately supported four-foot high snow fence at all times when actual construction is not in progress at the opening location.

The duty of the Engineer to inspect all work done and materials furnished and to suspend any work that is being improperly performed does not include review or approval of the adequacy of the contractor's safety measures, methods and bracing of excavated trenches in, on or near the construction site.

14 - Bracing and Sheeting

It shall be the contractor's responsibility to protect open cut trenches as may be required by state or federal law, as may be necessary to protect life, property, or the work. Trenches in the pavements or in close proximity to improved streets or roadways shall be sheeted or braced in a substantial and effective manner. Sheeting may be removed after backfilling has been completed to such elevation as to permit its safe removal. Sheeting and bracing left in place must be removed for a distance of three feet below the established street grade. The cost of furnishing, placing and removing sheeting and bracing shall be incidental to construction, and included in the contract unit price for the work being done.

15 - Potable Water Lines

Any work performed on a potable water supply **shall be done under the direction of a plumber licensed by the State of Illinois.** The contractor shall furnish the Engineer with the plumber's license number prior to starting any work on any potable water supply.

16 - Protection of Utilities

In excavating trenches and laying pipe, all existing utilities, including water pipes and services, sewer pipes and services, gas pipes and services, electric or telephone transmission pole lines, cable or conduits, shall be protected, supported, maintained in service and restored to the condition in which they were found, all at no extra remuneration. Where any utility facility, including service connections, is endangered or damaged by the work, the utility management shall be notified by the contractor, and the contractor shall cooperate with the utility and pay the cost of protection and repair, if damaged. The engineers have endeavored to locate subsurface obstructions from field surveys and available records, and known structures are shown on the plans or notice given of their presence. While the work was carefully done, the accuracy of the information cannot be guaranteed. Invert elevations of sanitary and storm sewers have been obtained from field surveys; where possible, elevations are shown on the plans. Wherever the contractor deems it necessary to determine the exact location of existing pipe, valve, or other underground structures, the contractor may make any examinations that he may determine desirable in advance of the work. No added compensation will be paid therefore.

END OF SPECIAL PROVISIONS – GENERAL

ATTACHMENT B

SPECIAL PROVISIONS - DETAIL SPECIFICATIONS

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CITY OF HIGHLAND PARK ENGINEERING STANDARDS
IDOT HIGHWAY STANDARDS
BLR & BDE SPECIAL PROVISIONS

GENERAL SPECIAL PROVISIONS

1. PROJECT DESCRIPTION

The work consists of full depth HMA pavement reconstruction, seeding and topsoil, combination concrete curb and gutter, storm sewer, water main, roadway lighting, PCC sidewalk, and all incidental and collateral work necessary to complete the project as shown on the plans and as described herein.

2. PROJECT LOCATION

The work is located on Richfield Avenue, east of the intersection of Richfield Road and Old Deerfield Road in the City of Highland Park.

3. HOT-MIX ASPHALT BINDER AND SURFACE COURSE (D-1)

Effective: November 1, 2019
Revised: April 1, 2026

Add the following to the end of Article 406.06(c) of the Standard Specifications:

> "The amount of HMA binder course placed shall be limited to that which can be surfaced during the same construction season."

Revise the fifteenth through eighteenth paragraphs of Article 406.14 of the Standard Specifications to read:

> "The mixture used in constructing acceptable HMA test strips will be paid for at the contract unit price. Unacceptable HMA test strips shall be removed and replaced at no additional cost to the Department."

Revise Article 1004.03(c) to read:

"(c) Gradation. The coarse aggregate gradations shall be as listed in the following table.

Use	Size/Application	Gradation No.
Class A-1, A-2, & A-3	3/8 in. (10 mm) Seal	CA 16 or CA 20
Class A-1	1/2 in. (13 mm) Seal	CA 15
Class A-2 & A-3	Cover Coat	CA 14
HMA High ESAL	IL-19.0; Stabilized Subbase IL-19.0	CA 11 [1/]
	SMA 12.5 [2/]	CA 13[4/], CA 14, or CA 16
	SMA 9.5 [2/]	CA 13[3/4/] or CA 16[3/]
	IL-9.5	CA 16, CM 13[4/]
	IL-9.5FG	CA 16
HMA Low ESAL	IL-19.0L	CA 11 [1/]
	IL-9.5L	CA 16

1/ CA 16 or CA 13 may be blended with the CA 11.

2/ The coarse aggregates used shall be capable of being combined with the fine aggregates and mineral filler to meet the approved mix design and the mix requirements noted herein.

3/ The specified coarse aggregate gradations may be blended.

4/ CA 13 shall be 100 percent passing the 1/2 in. (12.5mm) sieve."

Revise Article 1004.03(e) of the Standard Specifications to read:

"(e) Absorption. For SMA the coarse aggregate shall also have water absorption ≤ 2.0 percent."

Revise the "High ESAL" portion of the table in Article 1030.01 to read:

"High ESAL	Binder Courses	IL-19.0, IL-9.5, IL-9.5FG, IL-4.75, SMA 12.5, SMA 9.5 Stabilized Subbase IL-19.0
	Surface Courses	IL-9.5, IL-9.5FG, SMA 12.5, SMA 9.5"

Revise Note 2. and add Note 6 to Article 1030.02 of the Standard Specifications to read:

"Item	Article/Section
(g)Performance Graded Asphalt Binder (Note 6)	1032
(h)Fibers (Note 2)	

Note 2. A stabilizing additive such as cellulose or mineral fiber shall be added to the SMA mixture according to Illinois Modified AASHTO M 325. The stabilizing additive shall meet the Fiber Quality Requirements listed in Illinois Modified AASHTO M 325. Prior to approval and use of fibers, the Contractor shall submit a notarized certification by the producer of these materials stating they meet these requirements. Reclaimed Asphalt Shingles (RAS) may be used in Stone Matrix Asphalt (SMA) mixtures designed with an SBA polymer modifier as a fiber additive if the mix design with RAS included meets AASHTO T305 requirements. The RAS shall be from a certified source that produces either Type I or Type 2. Material shall meet requirements noted herein and the actual dosage rate will be determined by the Engineer.

Note 6. The asphalt binder shall be an SBS PG 76-28 when the SMA is used on a full-depth asphalt pavement and SBS PG 76-22 when used as an overlay, except where modified herein. The asphalt binder shall be a SBS PG 76-22 for IL-4.75, except where modified herein.."

Revise table in Article 1030.05(a) of the Standard Specifications to read:

"MIXTURE COMPOSITION (% PASSING) [1/]												
Sieve Size	IL-19.0 mm		SMA 12.5		SMA 9.5		IL-9.5mm		IL-9.5FG		IL-4.75 mm	
	min	max	min	max	min	max	min	max	min	max	min	max
1 1/2 in (37.5 mm)												
1 in. (25 mm)		100										
3/4 in. (19 mm)	90	100		100								
1/2 in. (12.5 mm)	75	89	80	100		100		100		100		100
3/8 in. (9.5 mm)				65	90	100	90	100	90	100		100
#4 (4.75 mm)	40	60	20	30	36	50	34	69	60	75[6/]	90	100
#8 (2.36 mm)	20	42	16	24 [4/]	16	32[4/]	34 [5/]	52 [2/]	45	60[6/]	70	90
#16 (1.18 mm)	15	30					10	32	25	40	50	65
#30 (600 μm)			12	16	12	18			15	30		
#50 (300 μm)	6	15					4	15	8	15	15	30
#100 (150 μm)	4	9					3	10	6	10	10	18
#200 (75 μm)	3.0	6.0	7.0	9.0 [3/]	7.5	9.5 [3/]	4.0	6.0	4.0	6.5	7.0	9.0 [3/]
#635 (20 μm)			≤ 3.0		≤ 3.0							
Ratio Dust/Asphalt Binder		1.0		1.5		1.5		1.0		1.0		1.0

1/ Based on percent of total aggregate weight.
2/ The mixture composition shall not exceed 44 percent passing the #8 (2.36 mm) sieve for surface courses with Ndesign = 90.
3/ Additional minus No. 200 (0.075 mm) material required by the mix design shall be mineral filler, unless otherwise approved by the Engineer.
4/ When establishing the Adjusted Job Mix Formula (AJMF) the percent passing the #8 (2.36 mm) sieve shall not be adjusted above the percentage stated on the table.

5/ When establishing the Adjusted Job Mix Formula (AJMF) the percent passing the #8 (2.36 mm) sieve shall not be adjusted below 34 percent.
6/ When the mixture is used as a binder, the maximum shall be increased by 0.5 percent passing."

Revise Article 1030.05(b) of the Standard Specifications to read:

(b) Volumetric Requirements. The target value for the air voids of the HMA shall be 4.0 percent, for IL-4.75 and SMA mixtures it shall be 3.5 percent and for Stabilized Subbase it shall be 3.0 percent at the design number of gyrations. The voids in the mineral aggregate (VMA) and voids filled with asphalt binder (VFA) of the HMA design shall be based on the nominal maximum size of the aggregate in the mix and shall conform to the following requirements.

	Voids in the Mineral Aggregate (VMA), % Minimum for Ndesign				
Mix Design	30	50	70	80	90
IL-19.0		13.5	13.5		13.5
IL-9.5		15.0	15.0		
IL-9.5FG		15.0	15.0		
IL-4.75[1/]		18.5			
SMA-12.5[1/2/5/]				17.0[3/]/16.0[4/]	
SMA-9.5[1/2/5/]				17.0[3/]/16.0[4/]	
IL-19.0L	13.5				
IL-9.5L	15.0				

1/ Maximum draindown shall be 0.3 percent according to Illinois Modified AASHTO T 305.

2/ The draindown shall be determined at the JMF asphalt binder content at the mixing temperature plus 30°F.

3/ Applies when specific gravity of coarse aggregate is ≥ 2.760.

4/ Applies when specific gravity of coarse aggregate is < 2.760.

5/ For surface course, the coarse aggregate can be crushed steel slag, crystalline crushed stone or crushed sandstone. For binder course, coarse aggregate shall be crushed stone (dolomite), crushed gravel, crystalline crushed stone, or crushed sandstone"

Revise the last paragraph of Article 1102.01 (a) (5) of the Standard Specifications to read:

"IL-4.75 and Stone Matrix Asphalt (SMA) mixtures which contain aggregate having absorptions greater than or equal to 2.0 percent, or which contain steal slag sand, shall

have minimum surge bin storage plus haul time of 1.5 hours."

Revise the first and second paragraphs of Articles 1030.06(c)(2) of the Standard Specifications to read:

"(2) Personnel. The Contractor shall provide a QC Manager who shall have overall responsibility and authority for quality control. This individual shall maintain active certification as a Hot-Mix Asphalt Level II technician.

In addition to the QC Manager, the Contractor shall provide sufficient personnel to perform the required visual inspections, sampling, testing, and documentation in a timely manner. Mix designs shall be developed by personnel with an active certification as a Hot-Mix Asphalt Level III technician. Technicians performing mix design testing and plant sampling/testing shall maintain active certification as a Hot-Mix Asphalt Level I technician. The Contractor may provide a technician trainee who has successfully completed the Department's "Hot-Mix Asphalt Trainee Course" to assist in the activities completed by a Hot-Mix Asphalt Level I technician for a period of one year after the course completion date. The Contractor may also provide a Gradation Technician who has successfully completed the Department's "Gradation Technician Course" to run gradation tests only under the supervision of a Hot-Mix Asphalt Level II Technician. The Contractor shall provide a Hot-Mix Asphalt Density Tester who has successfully completed the Department's "Nuclear Density Testing" course to run all nuclear density tests on the job site."

Add Article 1030.06(d)(3) to the Standard Specifications to read:

"(3) The Contractor shall take possession of any Department unused backup or dispute resolution HMA mixture samples or density specimens upon notification by the Engineer. The Contractor shall collect the HMA mixture samples or density specimens from the location designated by the Engineer and may add these materials to RAP stockpiles according to Section 1031."

Revise the second paragraph of Articles 1030.07(a)(11) and 1030.08(a)(9) of the Standard Specifications to read:

"When establishing the target density, the HMA maximum theoretical specific gravity (Gmm) will be based on the running average of four available Department test results for that project. If less than four Gmm test results are available, an average of all available Department test results for that project will be used. The initial Gmm will be the last available Department test result from a QMP project. If there is no available Department test result from a QMP project, the Department mix design verification test result will be used as the initial Gmm."

Revise the Quality Control Limits table in Article 1030.09(c) to read:

CONTROL LIMITS						
Parameter	IL-19.0, IL-9.5, IL-9.5FG, IL-19.0L, IL-9.5L		SMA-12.5, SMA-9.5		IL-4.75	
	Individual Test	Moving Avg. of 4	Individual Test	Moving Avg. of 4	Individual Test	Moving Avg. of 4
% Passing: 1/						
1/2 in. (12.5 mm)	± 6 %	± 4 %	± 6 %	± 4 %		
3/8 in. (9.5mm)			± 4 %	± 3 %		
# 4 (4.75 mm)	± 5 %	± 4 %	± 5 %	± 4 %		
# 8 (2.36 mm)	± 5 %	± 3 %	± 4 %	± 2 %		
# 16 (1.18 mm)			± 4 %	± 2 %	± 4 %	± 3 %
# 30 (600 µm)	± 4 %	± 2.5 %	± 4 %	± 2.5 %		
Total Dust Content # 200 (75 µm)	± 1.5 %	± 1.0 %			± 1.5 %	± 1.0 %
Asphalt Binder Content	± 0.3 %	± 0.2 %	± 0.2 %	± 0.1 %	± 0.3 %	± 0.2 %
Air Voids 2/	± 1.2 %	± 1.0 %	± 1.2 %	± 1.0 %	± 1.2 %	± 1.0 %
Field VMA 3/	-0.7 %	-0.5 %	-0.7 %	-0.5 %	-0.7 %	-0.5 %

1/ Based on washed ignition oven or solvent extraction gradation.

2/ The air voids target shall be 3.2 to 4.8 percent.

3/ Allowable limit below minimum design VMA requirement.

Revise Article 1030.09(g)(1) of the Supplemental Specifications with the following:

"(1) The Contractor shall sample approximately 200 lb (91 kg) of mix as required for the Department's random mixture verification tests according to Article 1030.09(h)(1)."

Revise Article 1030.09(g)(2) of the Standard Specifications to read:

"(2) The Contractor shall complete split verification sample tests listed in the Limits of Precision table in Article 1030.09(h)(1)."

Revise the second sentence of Article 1030.09(h)(1) of the Supplemental Specifications with the following:

"The random verification mixture sampling interval will be a maximum of 3,000 tons (2,720 metric tons). The Engineer will randomly identify one sample per interval, with a minimum of one sample per mix. If the remaining mix quantity is 600 tons (544 metric tons) or less, the quantity will be combined with the previous interval in the Engineer's random sample identification. If the required tonnage of a mixture for a

single pay item is less than 250 tons (225 metric tons) in total, the Engineer will waive mixture verification sampling and testing."

Revise the third paragraph of Article 1030.09(h)(1) of the Standard Specifications to read:

"If comparisons of the mixture verification test results are outside the above limits of precision, the Department will verify the results by testing the retained split sample. The retest results will replace all the original results."

In the Supplemental Specifications, replace the revision for the end of the third paragraph of Article 1030.09(h)(2) with the following:

"When establishing the target density, the HMA maximum theoretical specific gravity (Gmm) will be the Department mix design verification test result."

Add after third sentence of Article 1030.09(b) to read:

" If the Contractor and Engineer agree the nuclear density test method is not appropriate for the mixture, cores shall be taken at random locations determined according to the QC/QA document "Determination of Random Density Test Site Locations". Core densities shall be determined using the Illinois Modified AASHTO T 166 or T 275 procedure."

Revise Table 1 and Note 4/ of Table 1 in Article 406.07(a) of the Standard Specifications to read:

	Breakdown/Intermediate Roller (one of the following)	Final Roller (one or more of the following)	Density Requirement
IL-9.5, IL-9.5FG, IL-19.0 1/	V_D, P , T_B, 3W, O_T, O_B	V_S, T_B, T_F, O_T	As specified in Section 1030
IL-4.75 and SMA 3/ 4/	T_B, 3W, O_T	T_F, 3W	As specified in Section 1030
Mixtures on Bridge Decks 2/	T_B	T_F	As specified in Articles 582.05 and 582.06.

"4/ The Contractor shall provide a minimum of two steel-wheeled tandem rollers (T_B), and/or three-wheel (3W) rollers for breakdown, except one of the (T_B) or (3W) rollers shall be 84 inches (2.14 m) wide and a weight of 315 pound per linear inch (PLI) (5.63 kg/mm) and one of the (T_B) or (3W) rollers can be substituted for an oscillatory roller (O_T). T_F rollers shall be a minimum of 280 lb/in. (50 N/mm). The 3W and T_B rollers shall be operated at a uniform speed not to exceed 3 mph (5 km/h), with the drive roll for T_B rollers nearest the paver and maintain an effective rolling distance of not more than 150 ft (45 m) behind the paver."

Add the following after the fourth paragraph of Article 406.13 (b):

"The plan quantities of SMA mixtures shall be adjusted using the actual approved binder and surface Mix Design's G_{mb}."

Revise first paragraph of Article 1030.10 of the Standard Specifications to read:

"A test strip of 300 ton (275 metric tons), except for SMA mixtures it will be 400 ton (363 metric ton), will be required for each mixture on each contract at the beginning of HMA production for each construction year according to the Manual of Test Procedures for Materials "Hot Mix Asphalt Test Strip Procedures". At the request of the Producer, the Engineer may waive the test strip if previous construction during the current construction year has demonstrated the constructability of the mix using Department test results."

Revise fourth paragraph of Article 1030.10 of the Standard Specifications to read:

"When a test strip is constructed, the Contractor shall collect and split the mixture according to the document "Hot-Mix Asphalt Test Strip Procedures". The Engineer, or a representative, shall deliver split sample to the District Laboratory for verification testing. The Contractor shall complete mixture tests stated in Article 1030.09(a). Mixture sampled shall include enough material for the Department to conduct mixture tests detailed in Article 1030.09(a) and in the document "Hot-Mix Asphalt Mixture Design Verification Procedure" Section 3.3. The mixture test results shall meet the requirements of Articles 1030.05(b) and 1030.05(d), except Hamburg wheel tests will only be conducted on High ESAL mixtures during production. To be considered acceptable to remain in place, the Department's mixture test results shall meet the acceptable limits stated in Article 1030.09(i)(1). In addition, no visible pavement distress such as, but not limited to, segregation, excessive coarse aggregate fracturing outside of growth curves, excessive dust balls, or flushing shall be present as determined by the Engineer."

4. FRICTION AGGREGATE (D-1)

Effective: January 1, 2011
Revised: December 1, 2021

Revise Article 1004.03(a) of the Standard Specifications to read:

"1004.03 Coarse Aggregate for Hot-Mix Asphalt (HMA). The aggregate shall be according to Article 1004.01 and the following.

(a) Description. The coarse aggregate for HMA shall be according to the following table.

Use	Mixture	Aggregates Allowed
Class A	Seal or Cover	Allowed Alone or in Combination [5/]: Gravel Crushed Gravel Carbonate Crushed Stone Crystalline Crushed Stone Crushed Sandstone Crushed Slag (ACBF) Crushed Steel Slag Crushed Concrete
HMA Low ESAL	Stabilized Subbase or Shoulders	Allowed Alone or in Combination [5/]: Gravel Crushed Gravel Carbonate Crushed Stone Crystalline Crushed Stone Crushed Sandstone Crushed Slag (ACBF) Crushed Steel Slag[1/] Crushed Concrete
HMA High ESAL Low ESAL	Binder IL-19.0 or IL-19.0L SMA Binder	Allowed Alone or in Combination [5/ 6/]: Crushed Gravel Carbonate Crushed Stone[2/] Crystalline Crushed Stone Crushed Sandstone Crushed Slag (ACBF) Crushed Concrete[3/]
HMA High ESAL Low ESAL	C Surface and Binder IL-9.5 IL-9.5FG or IL-9.5L	Allowed Alone or in Combination [5/]: Crushed Gravel Carbonate Crushed Stone[2/] Crystalline Crushed Stone Crushed Sandstone Crushed Slag (ACBF) Crushed Steel Slag[4/] Crushed Concrete[3/]

<table>
<tr><th>Use</th><th>Mixture</th><th colspan="2">Aggregates Allowed</th></tr>
<tr><td rowspan="5">HMA
High ESAL</td><td rowspan="5">D Surface and Binder
IL-9.5
or IL-9.5FG</td><td colspan="2"><u>Allowed Alone or in Combination</u> [5/]:

Crushed Gravel
Carbonate Crushed Stone (other than Limestone)[2/]
Crystalline Crushed Stone
Crushed Sandstone
Crushed Slag (ACBF)
Crushed Steel Slag[4/]</td></tr>
<tr><td colspan="2"><u>Other Combinations Allowed:</u></td></tr>
<tr><td>Up to...</td><td>With...</td></tr>
<tr><td>25% Limestone</td><td>Dolomite</td></tr>
<tr><td>50% Limestone</td><td>Any Mixture D aggregate other than Dolomite</td></tr>
<tr><td>75% Limestone</td><td>Crushed Slag (ACBF) or Crushed Sandstone</td></tr>
<tr><td rowspan="5">HMA
High ESAL</td><td rowspan="5">E Surface
IL-9.5

SMA
Ndesign 80
Surface</td><td colspan="2"><u>Allowed Alone or in Combination</u> [5/ 6/]:

Crushed Gravel
Crystalline Crushed Stone
Crushed Sandstone
Crushed Slag (ACBF)
Crushed Steel Slag

No Limestone.</td></tr>
<tr><td colspan="2"><u>Other Combinations Allowed:</u></td></tr>
<tr><td>Up to...</td><td>With...</td></tr>
<tr><td>50% Dolomite[2/]</td><td>Any Mixture E aggregate</td></tr>
<tr><td>75% Dolomite[2/]</td><td>Crushed Sandstone, Crushed Slag (ACBF), Crushed Steel Slag, or Crystalline Crushed Stone</td></tr>
</table>

<table>
<tr><td>Use</td><td>Mixture</td><td colspan="2">Aggregates Allowed</td></tr>
<tr><td></td><td></td><td>75% Crushed Gravel[2/]</td><td>Crushed Sandstone, Crystalline Crushed Stone, Crushed Slag (ACBF), or Crushed Steel Slag</td></tr>
<tr><td rowspan="4">HMA
High ESAL</td><td rowspan="4">F Surface
IL-9.5

SMA
Ndesign 80
Surface</td><td colspan="2"><u>Allowed Alone or in Combination</u> [5/ 6/]:

Crystalline Crushed Stone
Crushed Sandstone
Crushed Slag (ACBF)
Crushed Steel Slag
No Limestone.</td></tr>
<tr><td colspan="2"><u>Other Combinations Allowed</u>:</td></tr>
<tr><td>Up to...</td><td>With...</td></tr>
<tr><td>50% Crushed Gravel[2/] or Dolomite[2/]</td><td>Crushed Sandstone, Crushed Slag (ACBF), Crushed Steel Slag, or Crystalline Crushed Stone</td></tr>
</table>

1/ Crushed steel slag allowed in shoulder surface only.
2/ Carbonate crushed stone (limestone) and/or crushed gravel shall not be used in SMA Ndesign 80.
3/ Crushed concrete will not be permitted in SMA mixes.
4/ Crushed steel slag shall not be used as binder.
5/ When combinations of aggregates are used, the blend percent measurements shall be by volume."
6/ Combining different types of aggregate will not be permitted in SMA Ndesign 80."

5. HOT-MIX ASPHALT – MIXTURE DESIGN VERIFICATION AND PRODUCTION (D1)

Effective: January 1, 2019
Revised: January 1, 2026

Add to Article 1030.05 (d)(3) of the Standard Specifications to read:

Add to Article 1030.05 (d)(3) of the Standard Specifications to read:

"During mixture design, prepared samples shall be submitted to the District laboratory by the Contractor for verification testing. The required testing, number and size of prepared samples submitted, shall be according to the following tables.

High ESAL – Required Samples for Verification Testing	
Mixture	Hamburg Wheel and I-FIT Testing 1/ 2/
Binder	total of 3 - 160 mm tall bricks
Surface	total of 4 - 160 mm tall bricks

Low ESAL – Required Samples for Verification Testing	
Mixture	I-FIT Testing 1/ 2/
Binder	1 - 160 mm tall brick
Surface	2 - 160 mm tall bricks

1/ The compacted gyratory bricks for Hamburg wheel and I-FIT testing shall be 7.5 ± 0.5 percent air voids.

2/ If the Contractor does not possess the equipment to prepare the 160 mm tall brick(s), twice as many 115 mm tall compacted gyratory bricks will be acceptable.

In the Supplemental Specifications, replace the addition of the paragraph between the third and fourth paragraphs of Article 1030.10 with the following:

"When a test strip is not required, each HMA mixture shall still be sampled on the first day of production: I-FIT and Hamburg wheel testing for High ESAL; I-FIT testing for Low ESAL. Within two working days after sampling the mixture, the Contractor shall deliver gyratory cylinders to the District laboratory for Department verification testing. The High ESAL mixture test results shall meet the requirements of Articles 1030.05(d)(3) and 1030.05(d)(4). The Low ESAL mixture test results shall meet the requirements of Article 1030.05(d)(4). The required number and size of prepared samples submitted for the Hamburg wheel and I-FIT testing shall be according to the "High ESAL - Required Samples for Verification Testing" table in Article 1030.05(d)(3) above."

Replace the eleventh paragraph of Article 1030.10 of the Standard Specifications with the following:

" If an initial Hamburg wheel or I-FIT test fails to meet the requirements of Article 1030.05(d), the Department will verify the results by testing the retained gyratory cylinders. Upon notification by the Engineer of a Hamburg wheel or I-FIT test failure on the retained gyratory cylinders, the Contractor shall substitute an approved mix design, submit a new mix design for mix verification testing according to Article 1030.05(d), or pave 250 tons with or without an adjustment and resample for Department Hamburg wheel and I-FIT testing as directed by the Engineer. Paving may continue as long as all other mixture criteria is being met. If Hamburg wheel or I-FIT tests on the resampled HMA fail, production of the affected mixture shall cease and the Contractor shall substitute an approved mix design or submit a new mix design for mix verification testing according to Article 1030.05(d)."

Add the following to the end of Article 1030.10 of the Standard Specifications to read:

"Mixture sampled during first day of production shall include approximately 60 lb (27 kg) of additional material for the Department to conduct Hamburg wheel testing and approximately 80 lb (36 kg) of additional material for the Department to conduct I-FIT testing. Within two working days after sampling, the Contractor shall deliver prepared samples to the District laboratory for verification testing. The required number and size of prepared samples submitted for the Hamburg wheel and I-FIT testing shall be according to the "High ESAL - Required Samples for Verification Testing" table in Article 1030.05(d)(3) above."

6. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS PER 35 IAC 1100

If the Contractor is planning on disposing of uncontaminated soils at an Illinois Environmental Protection Agency (IEPA) permitted CCDD facility, the work shall be conducted in accordance with the criteria set forth in 35 Illinois Administrative Code (IAC) 1100 as amended on August 27, 2012.

The Contractor must identify in writing the name / location of the Contractor's intended CCDD facility to the Owner (or Engineer) prior to the commencement of any construction activities.

LPC-663 certification has been obtained for this project for Contractor's hauling/disposal of CCDD material.

If any contaminated soil is encountered that requires landfill disposal as a non-special waste, special waste or hazardous waste, it will be paid for per Article 109.04 of the Standard Specifications.

7. SAW CUTS

The removal and/or replacement of any driveways, pavement, curb, sidewalk, etc. shall be accomplished by means of a saw cut joint, at the direction of the Engineer. This work will not be paid for separately but shall be included in the unit price bid for the various removal items. Should the Contractor deface any edge, a new sawed joint shall be provided and any additional work, including removal and replacement, shall be done at the Contractor's expense.

ITEM X0301339 REMOVE EXISTING PARKING BLOCKS

Description. This work shall consist of removing and disposing of concrete parking blocks, including any steel pins, at locations as shown on the plans.

Disposal. Parking blocks shall be disposed of in accordance with Article 202.03 of the Standard Specifications.

Basis of Payment. This work shall be paid or at the contract unit price per each for REMOVE EXISTING PARKING BLOCKS

ITEM X4021000 AGGREGATE SURFACE COURSE FOR TEMPORARY ACCESS

Effective: April 1, 2001
Revised: January 2, 2007

Revise Article 402.10 of the Standard Specifications to read:

"**402.10 For Temporary Access.** The contractor shall construct and maintain aggregate surface course for temporary access to private entrances, commercial entrances and roads according to Article 402.07 and as directed by the Engineer.

The aggregate surface course shall be constructed to the dimensions and grades specified below, except as modified by the plans or as directed by the Engineer.

(a) Private Entrance. The minimum width shall be 12 ft (3.6 m). The minimum compacted thickness shall be 6 in. (150 mm). The maximum grade shall be eight percent, except as required to match the existing grade.

(b) Commercial Entrance. The minimum width shall be 24 ft (7.2 m). The minimum compacted thickness shall be 9 in. (230 mm). The maximum grade shall be six percent, except as required to match the existing grade.

(c) Road. The minimum width shall be 24 ft (7.2 m). The minimum compacted thickness shall be 9 in. (230 mm). The grade and elevation shall be the same as the removed pavement, except as required to meet the grade of any new pavement constructed.

Maintaining the temporary access shall include relocating and/or regrading the aggregate surface coarse for any operation that may disturb or remove the temporary access. The same type and gradation of material used to construct the temporary access shall be used to maintain it.

When use of the temporary access is discontinued, the aggregate shall be removed and utilized in the permanent construction or disposed of according to Article 202.03."

Add the following to Article 402.12 of the Standard Specifications:

"Aggregate surface course for temporary access will be measured for payment as each for every private entrance, commercial entrance or road constructed for the purpose of temporary access. If a residential drive, commercial entrance, or road is to be constructed under multiple stages, the aggregate needed to construct the second or subsequent stages will not be measured for payment but shall be included in the cost per each of the type specified."

Revise the second paragraph of Article 402.13 of the Standard Specifications to read:

"Aggregate surface course for temporary access will be paid for at the contract unit price per each for TEMPORARY ACCESS (PRIVATE ENTRANCE), TEMPORARY ACCESS (COMMERCIAL ENTRANCE) or TEMPORARY ACCESS (ROAD).

Partial payment of the amount bid for temporary access, of the type specified, will be paid according to the following schedule:

(a) Upon construction of the temporary access, sixty percent of the contract unit price per each, of the type constructed, will be paid.

(b) Subject to the approval of the Engineer for the adequate maintenance and removal of the temporary access, the remaining forty percent of the pay item will be paid upon the permanent removal of the temporary access."

ITEM X6026050 SANITARY MANHOLES TO BE ADJUSTED

Description. This work shall consist of adjusting existing sanitary manholes at locations indicated on the plans.

Construction. This work shall be performed in accordance with Section 602 of the Standard Specifications with the following addition:

The contractor shall provide external frame seals consisting of a flexible external rubber sleeve and extension and stainless-steel compression bands. Rubber sleeves and extension shall comply with ASTM C923. Rubber sleeves shall comply with a minimum 1500 psi tensile strength, maximum 18 percent compression set and a hardness (durameter) of 48. Provide sleeve with a minimum thickness of 3/16-inch and unexpanded vertical heights of 6 or 9 inches. Provide extension having a minimum thickness of 3/16-inch.

The contractor shall provide compression band to compress the sleeve against the manhole. Use 16-gauge stainless steel conforming to ASTM 240 Type 304 with no welded attachments and having a minimum width of 1-inch. Make a watertight seal having a minimum adjustment range of 2 inches diameter. Provide stainless steel screws, bolts and nuts conforming to ASTM F593 and 594, Type 304. Acceptable products: Cretex Specialty Products or equal. Install external rubber gasket on the manhole frame and chimney. Provide watertight gasket to eliminate leakage between the frame and each adjusting ring down to and including cone section. Test installation by flooding area around the manhole with water before backfilling and surface restoration. Reinstall and retest gaskets at no additional cost to Owner.

Provide each manhole with flexible leveling ring. Ring shall be rubber and shall meet a density requirement of 70 lbs per feet cube and tensile resistance of 145 psi minimum. Acceptable manufacturer: GETUM Inc Flex-O-Ring product or equal. A new external chimney seal which fully encompasses the rings and castings shall be installed after the frame has been adjusted to the final elevation. The external chimney shall be the Classic External Chimney Seal manufactured by Cretex.

Basis of Payment. This work shall be measured and paid for at the contract unit price per each for SANITARY MANHOLES TO BE ADJUSTED which price shall include all labor, equipment, and materials necessary to perform said work.

HP-002 PRE-CONSTRUCTION VIDEO RECORDING

Effective: January 1, 2020

Description. This work shall be done in accordance with the Standard Specifications insofar as applicable.

Materials. This work shall include providing the City with detailed recording of the construction site.

Construction Requirements. Detailed recording of the construction site, in DVD format, shall be taken and submitted to the City Engineer for approval prior to project mobilization and start of construction. Included in the item is complete documentation of project site existing conditions, location of all objects which include street signage, road, driveways, trees, landscaping and mailboxes along the project route.

The video fill shall be submitted in a format that can be played by conventional video players such as Mircrosoft Video Editor. The media used may be a USB flash drive, a portable HDD or SSD, or a DVD compact disc. Media submitted shall become the property of the City and shall not be

returned to the Contractor.

Method of Measurement. This work shall be measured for at the contract unit price per lump sum.

Basis of Payment. This work shall be paid for at the contract unit price per lump sum, for **PRE-CONSTRUCTION VIDEO RECORDING** which price shall include all labor, equipment and materials required to complete the work.

ITEM HP-003 PRGRESS MEETINGS

Effective: January 1, 2020
Revised: January 1, 2023

Weekly progress meetings will be held with the City and the Contractor. The City will send written notification to the Contractor informing him of the date, time and location of the progress meeting. The Contractor's superintendent or staff member responsible for the work shall be present at the meeting.

At the City's discretion the meetings may be held on-site. If the meetings are not held on-site, the City will provide information to hold a virtual meeting via Zoom.

At each meeting the Contractor shall provide the City with a construction schedule. The construction schedule will show future work planned for a two (2) week period out from the date of the progress meeting. Also, the contractor will provide the City with an update on work completed the week prior to the progress meeting.

ITEM HP-004 CONSTRUCTION SEQUENCING WITH FINE FOR FAILURE TO COMPLY

After the completion of underground work, the Contractor is required to begin pavement work within two weeks. At the Weekly Progress Meeting, the Contractor will be informed of this schedule. Failure to adhere to these strict timelines will result in the Contractor being charged a fine in the amount of $1,000 per calendar day.

After placement of binder surface, the Contractor is required to begin placement of final surface within two weeks. At the Weekly Progress Meeting, the Contractor will be informed of this schedule. Failure to adhere to these strict timelines will result in the Contractor being charged a fine in the amount of $1,000 per calendar day.

ITEM HP-005 COMMENCEMENT DATE WITH FINE FOR FAILURE TO COMPLY

Effective: January 1, 2020

The Contractor shall commence construction on August 10, 2026. For each calendar day, exclusive of Saturday, Sunday, or a Holiday (including Holidays noted by the City's Ordinance) that elapses without work the contractor shall be charged a fine in the amount of $1,000 per calendar day.

There may be times when work cannot be performed, such as when inclement weather prevents work from being performed. When this occurs, the Contractor shall bring this in writing to the City Engineer's attention so a determination can be made if work cannot occur. When work is not performed either due to inclement weather or as determined by the City Engineer or when a Holiday takes place, the fine will not be charged.

ITEM HP-006 NOTIFICATION TO THE CITY FOR DRIVEWAY ACCESS WITH FINE FOR FAILURE TO COMPY

Effective: January 1, 2020

When the work will interrupt access to a driveway the Contractor shall notify the City in writing by 8 a.m., Monday through Friday, **72 hours in advance of this work beginning.** A separate or new notification will be provided if work is not possible due to an item such as inclement weather. **Failure to notify the City within the period noted prior to commencement of this work will result in fines being assessed upon the contractor in the amount of $300.00 per driveway for each 24 hour period that elapses.** Such fines will be deducted, accordingly, from a Progress Payment due to the contractor.

No closure of driveways will be allowed without prior notification. At the Weekly Progress Meeting, the driveway access and closure will be discussed. It is the Contractor's responsibility to notify the City of the plan. Not all driveways will be allowed to close due to mobility issues of the residents. Delays caused by Contractor due to this action will be counted as a working day. No additional contract days will be allowed.

ITEM HP-007 OPENING DRIVEWAYS FOR VEHICULAR ACCESS WITH FINE FOR FAILURE TO COMPLY

Effective: January 1, 2020

The work shall consist of constructing flat curbs and concrete driveway aprons in areas of existing driveways where the work disrupts vehicular access to the driveway.

The work shall be done in accordance with Sections 202, 423, 424 and 440 of the Standard Specifications. PP-2 mix shall be used to accelerate curing of the concrete.

The Contractor shall sequence the work in a manner to expeditiously complete this portion of the work with a minimum disruption of vehicular access to the driveway.

The total work effort is to be completed in three (3) calendar days, excluding Sundays and adverse weather days. At the end of the five-calendar day period vehicular access shall be restored to the driveway and the contractor shall remove traffic control devices that restrict the driveway access.

Failure by the contractor to complete the work and remove the traffic control devices in the specified five (5) calendar days will result in a fine being assessed upon the contractor in the sum of $300 per calendar day per driveway.

Such fine amounts will be deducted, accordingly, from a Progress Payment due to the contractor.

ITEM HP-008 PRE-CONSTRUCTION MEETING

Effective: January 1, 2020
Revised: January 5, 2022

Prior to commencing any construction operations, there shall be a pre-construction meeting. The Owner or Engineer will set the time and date of the meeting after execution of the contract by both parties, and the City will provide information to hold a virtual meeting via zoom.

The Contractor shall submit the following items for City review and approval at least (24) hours before the pre-construction meeting:

- A Progress Schedule
- The names and qualifications of the Contractor's designated Project Superintendent and Alternate Project Superintendent. See contract special provision no. HP-033 for submittal requirements.
- The 24-hour emergency phone number, field phone number, pager number, and cellular phone number of the Contractor's superintendent and alternate superintendent.
- The name and 24-hour emergency telephone number of the person in the direct employ of the Contractor who is responsible for administrating the Traffic Control and Protection for the Contract
- A list of subcontractors with contact names, addresses, and phone numbers. Also, include quantity and type of work to be sublet.
- A list of material suppliers with contacts and phone numbers.
- A list of mix designs for concrete and bituminous items to be incorporated in the Contract.

ITEM HP-010 MAINTENANCE OF ROADWAYS

Effective: January 1, 2020

Beginning on the date that work begins on this project, the Contractor shall assume responsibility for normal maintenance of all existing roadways within the limits of the improvement. This normal maintenance shall include all repair work deemed necessary by the Engineer but shall not include snow removal operations. Traffic control and protection for maintenance of roadways will be provided by the Contractor as required by the Engineer.

If items of work have not been provided in the contract, or otherwise specified for payment, such items, including the accompanying traffic control and protection required by the Engineer, will be paid for in accordance with Article 109.04 of the Standard Specifications.

ITEM HP-011 HIGHLAND PARK FRAME LID (SPECIAL)

Description. This work shall consist of furnishing and installing lids with the City's logo embedded in the lid. The lids shall be required when a new frames and lids are specified in the contract.

Materials. The materials shall be according to Gray Iron (CL35B), or as approved by the Engineer.

The lids shall be supplied by Neenah Enterprises, Inc. (NEI) or EJ (a.k.a. East Jordan Works). The product numbers for the lids are provided here:

Neenah Enterprises, Inc.

Product Number	Type
1015-5593	Sanitary
1015-5702	Storm
1015-6071	Water

East Jordan Works

Product Number	Type
001020078	Sanitary
001020079	Storm
001020080	Water

Method of Measurement. This work will not be measured for payment.

Basis of Payment. This work will not be paid for separately but shall be included in the cost of items that require new frames and lids where the new lid would meet the requirements as set forth in this special provision.

HP-012 - CONSTRUCTION WORK PERIODS

Effective: January 1, 2020
Revised: January 1, 2026

Except for such work as may be required to properly maintain lights and barricades, no work will be permitted on Sunday, legal holidays, or weekdays between 7:00 p.m. and 7:00 a.m. On Saturdays, no work shall begin before 9:00 a.m. or continue after 5:00 p.m. without specific permission of the Engineer.

Upon prior written approval of the City, the contractor may work during the hours otherwise prohibited pursuant to the preceding paragraph. Such approval will be conditioned upon the agreement of the contractor to pay to the City 1.5 times the salary and benefits of any City Engineering Inspector required to work as a result of such approval.

Without specific permission of the City Engineer (City of Highland Park) and except for such work as may be required to properly maintain lights and barricades, no work will be permitted on:

A. Weekdays between 7:00 p.m. and 7:00 a.m.
B. Saturdays between 9:00 a.m. and 5:00 p.m.
C. Sundays
D. Holidays listed below:

	Holiday	Date Observed
1	New Year's Day	01/01/2026
2	Martin Luther King Jr Day	01/19/2026
3	Passover (beg. sundown 4/1/26)	04/02/2026
4	Memorial Day	05/25/2026
5	Independence Day	07/04/2026
6	Labor Day	09/07/2026
7	Rosh Hashanah (beg. sundown 9/11/2026)	09/12/2026
8	Yom Kippur (beg. sundown 9/20/2026)	09/21/2026
9	Veterans Day	11/11/2026
10	Thanksgiving Day	11/26/2026
11	Hanukkah (beg. sundown 12/4/2026)	12/05/2026
12	Christmas	12/25/2026

HP-013 - USE OF FIRE HYDRANTS

Effective: January 1, 2020
Revised: March 4, 2024

No use of City fire hydrants shall be permitted without obtaining a hydrant meter from the City.

The Contractor shall contact the City's Finance Department (847.432.0800) to make arrangements

to make a refundable deposit of $3,000 to the City.

After the deposit is made and accepted by the City, the Contractor may acquire the meter from the Public Works Department at 1150 Half Day Road, Highland Park IL 60035. The individual to contact will be provided to the Contractor at the preconstruction meeting.

When the meter is no longer needed the Contractor shall contact the Department of Public Works to arrange to return the meter. The City will inspect the meter to verify that the hydrant meter was not damaged by the Contractor and is in good working order.

After the City determines that the meter is in good working order the Contractor may contact the City's Finance Department to make arrangements to retrieve the deposit.

HP-014 - POTABLE WATER LINES

Effective: January 1, 2020

Any work performed on a potable water supply shall be done by a plumber licensed by the State of Illinois. The Contractor shall furnish the Engineer with the plumber's license number prior to starting any work on any potable water supply.

ITEM HP-015 LOCAL WASTE COLLECTION SERVICES

Effective: January 1, 2020

The contractor will coordinate his activities with Lakeshore Recycling Systems (773-685-8811) to ensure there is no interruption of waste collection services. Normal waste pick-up for the work area is Tuesday. This work will not be paid for separately but shall be included in the cost of the various pay items associated with the work in this contract.

ITEM HP-023 SAW CUTTING NEW CONCRETE CURB

Description. This work shall consist of providing a partial depth saw cut on newly constructed concrete curb.

Equipment. The equipment shall be according to Article 442.03.

Construction Requirements. The contractor shall perform a partial depth saw cut on newly constructed concrete curb. The saw cut depth shall be 2 inches and the cut shall be completed within 4 to 24 hours after the concrete pour. The saw joint shall be sealed. Failure to perform the saw cuts could lead to cracks in the concrete. Cracked concrete items shall be removed and replaced by the contractor at his expense.

Basis of Payment. This work will not be paid for separately but shall be included in the cost of the various pay items associated with the work in this contract.

ITEM HP-024 JULIE NOTIFICATION

Effective: January 1, 2020

The Contractor is to call J.U.L.I.E. (1-800-892-0123 or 811), a minimum of one week in advance of work being done in the area.

The Contractor shall contact the owner of all utilities and obtain locations of all utilities within limits of the proposed construction.

The Contractor will be required to cooperate with all utility companies and municipal agencies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these agencies of any and all services.

No additional compensation will be allowed the Contractor for any expense incurred by complying with these requirements, or because of delays, inconvenience or interruptions in his work resulting from the failure of the municipal agencies or utility company to remove, relocate, reconstruct or abandon their services.

ITEM HP-025 PAY ESTIMATES AND PAYMENT

Effective: January 1, 2020

When the Contractor requests payment for work completed, he/she shall submit a pay estimate directly to the City. Pay estimates shall be submitted to:

City of Highland Park
1150 Half Day Road
Highland Park, IL 60035
Attn: Rod Kovilic

Pay estimates should be submitted by e-mail to the City's Engineering Inspector at rkovilic@cityhpil.com.

The pay estimate shall be completed using the City's approved estimate template which shall be provided to the Contractor by the City. The pay estimate shall be signed by the Contractor acknowledging that he/she agrees with the quantities shown in the pay estimate.

Upon review and approval by the City the pay estimate shall be submitted to the City's Finance Department for payment.

At the Contractor's discretion payments may be mailed to the Contractor's Office or the Contractor may pick up the payment in person at the City's Finance Department located at 1707 St. Johns Avenue, Highland Park IL 60035. Should the Contractor elect to pick up the payment in person the individual receiving the payment shall have sufficient and adequate proof of identification to demonstrate that he or she is authorized to receive the payment on the Contractor's behalf. The individual receiving the payment shall be 18 years of age or older.

Prior to release of each payment for each pay estimate the Contractor shall provide the City with the required Waiver of Liens and Certified Payroll. Payments will not be released until these items are received and reviewed by the City. The City's Engineering Division will notify the City's Finance Department and the Contractor when the payment may be released to the Contractor.

HP-033 - REQUIRMENT FOR FULL-TIME, ONSITE SUPERINTENDENT WITH FINE FOR FAILURE TO COMPLY

The Contractor shall have onsite, as the Contractor's agent, a competent superintendent, who shall receive instructions from the City Engineer or authorized representative. The superintendent shall have full authority to execute orders or directions of the City Engineer or authorized representative without delay, and to promptly supply such materials, equipment, tools, labor, and incidentals as may be required. Such superintendent shall be furnished by the Contractor irrespective of the amount of work being sublet. The project superintendent will be held responsible for the quality of work, and is subject to removal by the City Engineer for:

a. Non-compliance with quality requirements for the work specified in the Contract.

b. Failure to comply with the City's restrictions concerning the Contractor's performance of work as specified in the Contract.

c. Unprofessional Behavior.

This work shall be done in accordance with Section 105 of the Standard Specifications.

Submittals

At least (24) hours before the preconstruction meeting, the Contractor shall submit the name(s) and qualifications for individuals designated as 1) Project Superintendent and 2) Alternate Project Superintendent for approval by the City Engineer. The Project Superintendent and Alternate Project Superintendent qualifications shall be provided in resume format. Note: The Contractor may designate more than one (1) individual for the role of Alternate Superintendent. Only those individuals approved by the City for the role(s) Project Superintendent and Alternate Superintendent will be considered acceptable for meeting this requirement.

Qualifications

Acceptable Candidates for the role(s) of Project Superintendent and Alternate Superintendent shall possess the following minimum qualifications:

a. A minimum of five (5) years documented experience supervising the type of work being performed by the Contractor under the subject contract.

b. The capability to read and thoroughly understand the Contract drawings and specifications.

c. Fluency in the English language.

Duties of the Onsite Superintendent

The Project Superintendent's duties shall include, but are not necessarily limited to, the following:

a. The project superintendent must maintain a physical presence at the project site at all times while work is being performed and is responsible for all construction and related activities at the site, except as otherwise acceptable to the City Engineer.

b. Maintain copies of approved material submittals, shop drawing submittals, work plans, project schedule, up-to-date Contract drawings and specifications, directive letters from the City, material safety data sheets, emergency contact lists, and other documentation pertaining to the contract work at the project site at all times.

c. Maintain an up-to-date copy of the working hardcopy as-built drawings at the project site at all times.

d. Schedule, coordinate, and verify all required utility locates for the project site.

e. Schedule, coordinate, and supervise all material, equipment, and vendor deliveries to the project site.

f. Ensure Contractor's and their Subcontractor's full compliance with all applicable OSHA 29 CFR standards and regulations.

g. Ensure Contractor's and their Subcontractor's full compliance with the restrictions, workmanship and quality standards specified in the Contract documents.

h. Supervise and coordinate ALL Contractor and Subcontractor work activities at the project site. Note: the City's personnel will NOT act as foreman for the Contractor.

i. The City reserves the right at any time to contract for and perform other or additional work on or near the work covered by the contract. The Contractor's onsite superintendent shall coordinate his/her work activity so as not to interfere with or hinder the progress or completion of work being performed by other contractors.

j. Attend the preconstruction meeting, pre-work meetings (as needed), and weekly progress meetings.

k. Conduct mishap investigations and mishap reporting in accordance with all applicable OSHA 29 CFR regulations and standards. A mishap is any unplanned, undesired event that occurs during the course of work being performed. The term "mishap" includes accidents, incidents, and near misses. Report all near mishaps and mishaps to the City Engineer AS SOON AS POSSIBLE, but not more than 24-hours after occurrence. The Contractor is responsible for notifying OSHA in accordance with 29 CFR 1904.39 within 8-hours when their employee(s) is fatally injured or 1 or more persons are hospitalized as inpatients as a result of a single occurrence.

l. The City Engineer, or Engineer's authorized representative will notify the Contractor of any detected non-compliance with the Contract requirements. The onsite superintendent shall take immediate corrective action after receipt of such notice. Such notice when delivered to the Contractor's superintendent at the work site, will be deemed sufficient for the purpose of notification. If the Contractor fails or refuses to comply, the City Engineer or Engineer's authorized representative may order the stoppage of all or part of the work until satisfactory corrective action has been taken by the Contractor. No part of the time lost due to such stop orders will be made subject of claim for extension of time or for excess costs or damages by the Contractor.

m. Upon receiving notification from the City Engineer or Engineer's authorized representative, the Contractor's onsite superintendent shall immediately remove from the work site anyone who is incompetent, or who endangers persons or property, or whose physical or mental condition is such that it would impair the employee's ability to satisfactorily perform the work. Notification to the Contractor will be made in writing if time and circumstances permit. Otherwise, notification will be verbal and will be later confirmed in writing as soon as possible. No such removal, however, will reduce the Contractor's obligation to perform all work required under this contract and immediate replacement shall be made as required.

Failure to perform the above duties will result in the dismissal of the onsite Superintendent and a project work stoppage. The project work stoppage shall remain in effect pending the City's approval of a suitable replacement. No part of the time lost due to such stop orders will be made subject of claim for extension of time or for excess costs or damages by the Contractor.

Notification of Changes

After the City's acceptance of the Contractor's Project Superintendent and Alternate Superintendent, the Contractor shall notify the City Engineer in writing of any proposed personnel change. Proposed personnel changes are subject to review and acceptance by the City Engineer.

Penalty for Non-Compliance by the Contractor

Failure by the Contractor's Superintendent to maintain a full-time presence at the project site during performance of work, without prior approval by the City Engineer, will result in an immediate project work stoppage. Additionally, the Contractor will be assessed fines in the

amount of $500.00 per occurrence. Such fines will be deducted, accordingly, from a Progress Payment due to the contractor. The work stoppage shall remain in effect until the deficiency is corrected to the City Engineer's satisfaction. No part of the time lost due to such stop orders will be made subject of claim for extension of time or for excess costs or damages by the Contractor.

No separate payment will be made to the Contractor for providing a full-time onsite superintendent as required under this contract. All costs in connection therewith must be considered a subsidiary obligation of the Contractor.

ITEM HP-035 REMOVAL OF TRAFFIC CONTROL DEVICES WITH FINE FOR FAILURE TO COMPLY

Effective: January 1, 2020
Revised: February 18, 2021

The work shall consist of removing traffic control devices from the City's right of way.

Upon completion of work traffic control devices such as construction signage, changeable message boards and barricades shall be removed from the City's right of way.

The City shall notify the Contractor in writing of the location where traffic control devices need to be removed. The Contractor shall remove the devices within five (5) calendars days, excluding Sundays and holidays.

If the Contractor fails to remove the traffic control devices the City may at its discretion, remove the devices utilizing it the City's Operations Division to accomplish this. If the City's Operations Division removes the devices then the devices shall be relocated and stored at the City's maintain yard located at 1180 Half Day Road in Highland Park. The Contractor shall be responsible for paying the all City's costs to remove and relocate the devices and shall be responsible for paying the City a daily storage fee of $300.00 per day. The storage fee shall be charged each calendar day that the devices are stored in the City's maintenance yard, regardless of weekends and holidays.

Failure by the contractor to remove all traffic control devices in the time specified above will result in a fine being assessed upon the contractor in the sums noted above per location of occurrence.

Such fine amounts will be deducted, accordingly, from a Progress Payment due to the contractor.

HP-038 – PROTECTION OF PORTLAND CEMENT CONCRETE SURFACES

Effective: February 17, 2022

Description. This work shall be done in accordance with applicable portions of Section 420, 423, 424, and 606 of the Standard Specifications except as modified herein.

The Contractor is solely responsible for protecting newly placed concrete curb or curb and gutter, sidewalk, median, pavement, and driveway pavement, and preventing the formation of weak surfaces. Weak surfaces are defined as having improper finish, rain damage, cracks, stains, tire marks, footprints, insufficient cure, exposed voids, deleterious materials, and/or being mortar rich.

Equipment. The Contractor shall employ adequate means and methods to protect finished concrete surfaces during the curing process. The protective means and methods used by the Contractor are subject to approval by the City Engineer.

Construction Requirements. Following placement and during curing, protect the concrete from injurious action by sun, rain, flowing water, foot traffic, tire marks, mechanical injury, and oil stains. Do not allow concrete to dry out from time of placement before expiration of the specified curing period. During the curing period, protect the concrete from damaging mechanical disturbance, particularly load stress, heavy shock, and excessive vibration.

Repair of Weak Surfaces: Concrete curb or curb and gutter, sidewalk, median, pavement and driveway pavement with weak surfaces must be removed and replaced to the limits directed by the City Engineer or the Engineer's Designated Field Representative. Full removal and replacement of the deficient concrete is the only repair method acceptable to the City. No other methods for repairing weak surfaces will be considered.

All costs for repair of weak surfaces shall be paid for by the Contractor.

Basis of Payment. This work will not be paid for separately but shall be included in the cost of various pay items associated with the work in this contract.

HP-105-01 - AS-BUILT DRAWINGS-WORKING HARDCOPY AND FINAL SUBMITTAL

Effective: January 1, 2020
Revised: February 16, 2021

Description. This work shall be done in accordance with requirements stated below or Section 105 of the Standard Specifications insofar as applicable.

Materials. This work shall include providing the City with as-built documents.

Construction Requirements. Hardcopy Drawings of the approved plans shall be the basis to be used by the Contractor for recording any revisions that were uncovered during construction. The Contractor shall produce hardcopy drawings of the approved plans from the electronic (pdf) bid-set contract drawings provided by the City. Working Hardcopy As-Built Drawings are the printed, hardcopy sets of drawings that are revised by markup during the execution of the project to show the current as-built conditions. The Contractor must maintain the Working Hardcopy As-Built Drawings at the jobsite at all times.

The Contractor shall revise Working Hardcopy As-Built Drawings by the red-line process to show the as-built conditions during the construction of the project. These drawings must be neat, legible, and accurate. The Contractor shall keep the Working Hardcopy As-Built Drawings current and at least (1) set available on the jobsite at all times. Changes from the contract drawings, which are made during the course of construction must be accurately and neatly recorded as they occur by means of details and notes. The Working Hardcopy As-Built Drawings maybe jointly reviewed for accuracy and completeness by the City Engineer or Engineer's authorized representative and the Contractor prior to the submission of each monthly pay estimate. The pay estimate may not be processed for payment if the Working Hardcopy As-Built Drawings are not submitted prior to the pay estimate. There may be some exceptions such as if the pay estimate contains items that do not require submittal of the Working Hardcopy As-Built Drawing. For example if the pay estimate is only for Mobilization.

The Working Hardcopy As-Built Drawings shall include the following information:

a. The actual location, kinds, and sizes of all subsurface utility lines. In order that the location of these lines and appurtenances may be determined in the event that surface openings or indicators become covered over or obscured, show by offset dimensions to two permanently fixed surface features the end of each run, including each change in direction on the record drawings. Locate valves, splice boxes, and similar appurtenances by dimensioning along the utility run from a reference point. Also record the average depth below the surface of each run.

b. Correct grade, elevations, cross section, or alignment of roads, earthwork, structures, or utilities if any changes were made from the contract plans.

c. Changes in details of design or additional information obtained from working drawings specified to be prepared and/or provided by the Contractor; including but not limited to: fabrication, erection, installation plans and placing details, pipe sizes, insulation material, dimensions of equipment foundations, etcetera.

d. The topography, invert elevations, and grades of drainage installed or affected as part of the project construction.

e. Notation confirming the installed pay item quantities.

f. Changes or modifications that result from final inspection.

g. Where the contract drawings or specifications present options, show only the option selected for construction on the final as-built prints.

h. Modifications (include within change order price the cost to change working and final record drawings to reflect modifications) and compliance with the following procedures.

i. Follow directions in the Modification for posting descriptive changes.

j. Place a Modification at the location of each deletion.

k. For new details or sections that are added to a drawing, place a Modification by detail or section title.

l. For minor changes, place a Modification by the area changed on the drawing (at each location).

m. For major changes to a drawing, place a Modification by the title of the affected plan, section, or detail at each location.

Working Hardcopy As-Built Drawings

The Working Hardcopy As-Built Drawings are defined above. The following "base" colors must be used in the markups: red, green, and blue:

a. Deletions (Red) – Overstrike deleted graphic items (lines), lettering in notes and leaders.

b. Additions (Green) – Added items, lettering in notes and leaders.

c. Special (Blue) – Items requiring special information, coordination, or special detailing or detailing notes.

Final Hardcopy As-Built Drawings

The Final Hardcopy As-Built Drawings are the completed Working Hardcopy As-Built Drawings, including all markup revisions, which reflect final as-built conditions. These drawings shall include all of the hand written markups that have occurred, since the contract set was provided to the contractor. If the Working Hardcopy As-Built Drawings are properly maintained during construction, when project construction is complete, the Final Hardcopy As-built Drawings should already be near completion.

The Contractor shall submit the Final Hardcopies of the Working As-Built Drawings in PDF format, saved on a USB compatible flash drive or uploaded to an online cloud storage service provided by the City of the Final Hardcopy of Working As-Built Drawings within 10 Calendar Days after project construction is complete. The media used to provide the documents shall be a USB flash drive that can be read with a typical Microsoft computer.

In addition, the Contractor shall submit Final As-Built Drawings as noted below:

The Final As-Built documents shall be submitted to the City in digital format for record. The digital format submitted shall be:

1. The data of impacted features (added, moved, removed, adjusted, etc.) shall be submitted in an ESRI File Geodatabase (.gdb) with editor tracking enabled.
2. All data will be collected using the NAD 1983 State Plane Illinois East FIPS 1201 US Feet Projection and NAVD88 vertical datum.
3. AutoCAD Civil 3D 2016 files
4. 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" x 36" hard copies).

The as-built documents shall be provided by the contractor upon completion of construction of the project. They 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. As-built site construction plans shall include the words "As-Built" in the title block with the current date on each revised sheet.
The ESRI File Geodatabase shall include information noted below, as applicable to the project:

1. Roadway
2. Sidewalk
3. Building
4. Water Mains
5. Water Valves (Service and System)
6. Hydrants
7. Water Laterals (Domestic Services)
8. Water Meters
9. Water Meter Pits (Existing and New Ones)
10. Fittings
11. Storm Sewer Mains
12. Catch Basins
13. Inlets
14. Storm Sewer Manholes
15. Detention Manhole Structures including Restrictor Information
16. Discharge Outfalls (Points)
17. Detention Underground Storage Basins
18. Sanitary Sewer Service Laterals
19. Sanitary Sewer Manholes
20. Sanitary Sewer Cleanouts
21. Parkway Trees
22. Street Light – Bulb
23. Street Light – Support
24. Street Signs
25. Points Data Information
26. Surface Data Information
27. Parcels, Alignments, Profiles
28. Assemblies, Corridors
29. Grading

30. Pipes
31. Sections
32. All contract project plans

The media used to provide the documents shall be a USB flash drive that can be read with City's GIS staff. Alternatively, the contractor may provide the City with the digital files through their ftp site or other means mutually agreeable to both parties.

The as-built documents shall be provided by the contractor upon completion of construction of the project. They 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. As-built site construction plans shall include the words "As-Built" in the title block with the current date on each revised sheet.
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.

Retainage for Final As-Built Drawings

Retainage for the Final As-Built Drawings in the amount of $25,000.00 or 5% of the total contract amount (whichever amount is greater) will be withheld until the submission of Final As-Built Drawings in above noted format are submitted and accepted by the City of Highland Park. If an acceptable Final As-Built Drawing is not provided within 45 Calendar Days from the date that the Contractor received the approval of the Final Hardcopy As-Built Drawings submittal, the City of Highland Park reserves the right to withhold the final retainage to close out the contract.
Method of Measurement. This work shall be measured for at the contract unit price per lump sum.

Basis of Payment. This work shall be paid for at the contract unit price per lump sum, for **AS-BUILT DRAWINGS**.

HP-105-02 - AS-BUILT GIS FILE AND SUBMITTAL REQUIREMENTS

Effective: March 23, 2022

The Contractor shall be required to submit to the City of Highland Park, ESRI GIS shapefile or File Geodatabase version 10.3 or above. The file shall be transmitted to the City on a portable USB flash drive. All data collected or adjusted for positional accuracy shall be snapped to adjacent features in accordance with the MGP Utility Model Standards Table.

All questions concerning GIS file requirements shall be directed to City of Highland Park's GIS consultants, MGP Inc. contact person Brian Dieker bdieker@magpinc.com or 224.369.0305.

Retainage for Final As-Built GIS FILES

Retainage for the Final As-Built GIS File in the amount of $25,000.00 or 5% of the total contract amount (whichever amount is greater) will be withheld until the submission and acceptance of Final As-Built GIS File in above noted format are submitted and accepted by the City of Highland Park. If an acceptable Final As-Built GIS File is not provided within 45 Calendar Days from the date that the Contractor received the approval of the Final Hardcopy As-Built Drawings submittal, the City of Highland Park reserves the right to withhold the final retainage to close out the contract.
Method of Measurement. This work shall be measured for at the contract unit price per lump sum.

Basis of Payment. This work shall be paid for at the contract unit price per lump sum, for **AS-BUILT GIS File**.

HP-107-01 - KEEPING THE ROAD OPEN TO TRAFFIC

Effective: January 1, 2020

Description. This work shall be performed in accordance with Article 107.09 of the Standard Specifications with the following provisions.

General. At the completion of each working day, the road shall be made passable to traffic through the work area.

Basis of Payment. This work will not be paid for separately but shall be incidental to the contract which shall include all material, labor, and equipment needed to complete these operations specified herein.

ITEM HP-107-02 CONCRETE WASHOUT FACILITY

Description: The Contractor shall take sufficient precautions to prevent pollution of streams, lakes, reservoirs, and wetlands with fuels, oils, bitumens, calcium chloride, or other harmful materials according to Article 107.23 of the "Standard Specifications".

General: To prevent pollution by residual concrete and/or the by-product of washing out the concrete trucks, concrete washout facilities shall be constructed and maintained on any project which includes cast-in-place concrete items. The concrete washout shall be constructed, maintained, and removed according to this special provision.

The concrete washout facility shall be constructed on the job site in accordance with Illinois Urban Manual practice standard for Temporary Concrete Washout Facility (Code 954). The Contractor may elect to use a prefabricated portable concrete washout structure. The Contractor shall submit a plan for the concrete washout facility, to the Engineer for approval, a minimum of 10 calendar days before the first concrete pour. The working concrete washout facility shall be in place before any delivery of concrete to the site. The Contractor shall ensure that all concrete washout activities

are limited to the designated area.

The concrete washout facility shall be located no closer than 50 feet from any environmentally sensitive areas, such as water bodies, wetlands, and/or other areas indicated on the plans. Adequate signage shall be placed at the washout facility and elsewhere as necessary to clearly indicate the location of the concrete washout facility to the operators of concrete trucks.

The concrete washout facility shall be adequately sized to fully contain the concrete washout needs of the project. The contents of the concrete washout facility shall not exceed 75% of the facility capacity. Once the 75% capacity is reached, concrete placement shall be discontinued until the facility is cleaned out. Hardened concrete shall be removed and properly disposed of outside the right-of-way. Slurry shall be allowed to evaporate or shall be removed and properly disposed of outside the right-of-way. The Contractor shall immediately replace damaged basin liners or other washout facility components to prevent leakage of concrete waste from the washout facility. Concrete washout facilities shall be inspected by the Contractor after each use. Any and all spills shall be reported to the Engineer and cleaned up immediately. The Contractor shall remove the concrete washout facility when it is no longer needed.

Basis of Payment: This work will not be paid for separately but shall be included in the cost of the concrete work items included in the contract.

ITEM HP-107-04 DUST CONTROL WITH FINE FOR FAILURE TO COMPLY

Description. This work shall comply with Article 107.36 of the Standard Specifications and as modified in this specification.

The Contractor shall submit a dust control plan prior to the start of construction that indicates how he will control dust during the construction. The plan shall address dust created by pavement removal activities, dust from trenches created for installation of underground utilities such as sewers or mains, and for dust created by disturbance of the parkway. The plan shall be reviewed and approved by the City prior to implementation of the plan.

In addition to the sample techniques noted in Article 107.36, the Contractor may use asphalt grinding places over trenches or exposed ground to control dust.

Construction Requirements. The Contractor shall maintain dust control measures in the approved plan to the satisfaction of the City.

The Contractor shall at all times be responsible for maintaining dust-free conditions on streets. The City Engineer, or Engineer's authorized representative will notify the Contractor of any detected deficiencies concerning dust control. Such notice when delivered verbally to the Contractor's superintendent at the work site, or via written email sent to the Contractor, will be deemed sufficient for the purpose of notification. The Contractor shall take immediate corrective action after receiving such notice. If the Contractor fails or refuses to comply, the City Engineer or Engineer's authorized representative may order the stoppage of all project work until

satisfactory corrective action has been taken by the Contractor. No part of the time lost due to such stop orders will be made subject of claim for extension of time or for excess costs or damages by the Contractor.

Basis of Payment. DUST CONTROL will not be paid separately but shall be included in the cost of the various pay items associated with the work in this contract.

Failure by the Contractor to comply with the Standard Specifications, contract plans, or these Special Provisions concerning dust control will result in an immediate project work stoppage. The contractor will receive a fine in the amount of $500.00 per occurrence. Failure by the Contractor to implement satisfactory corrective action in a timely manner will result in additional fines being assessed in the amount of $500.00 per day for each 24-hour period that elapses. Such fines will be deducted, accordingly, from a progress payment due to the Contractor. The work stoppage shall remain in effect until all deficiencies are corrected to the City Engineer's satisfaction. No part of the time lost due to such stop orders will be made subject of claim for extension of time or for excess costs or damages by the Contractor.

In addition, if the Contractor fails to respond, the City may elect to correct the deficiencies and all cost thereof will be deducted from monies due or which may become due the Contractor. This corrective action will in no way relieve the Contractor of his/her contractual requirements or responsibilities.

HP-108-01 COMPLETION DATE PLUS WORKING DAYS

Revise Article 108.05 (b) of the Standard Specifications as follows:

"When a completion date plus working days is specified, the Contractor shall complete all contract items and safely open all roadways to traffic by 11:59 PM on October 30, 2026, except as specified herein.

The Contractor will be allowed to complete all clean-up work and punch list items within 10 working days after the completion date for opening the roadway to traffic. Under extenuating circumstances the Engineer may direct that certain items of work, not affecting the safe opening of the roadway to traffic, may be completed within the working days allowed for cleanup work and punch list items. Temporary lane closures for this work may be allowed at the discretion of the Engineer.

Article 108.09 or the Special Provision for "Failure to Complete the Work on Time", if included in this contract, shall apply to both the completion date and the number of working days.

HP-208-02 - TRENCH BACKFILL (SPECIAL)

Effective: January 1, 2020

Description. Trench backfill shall be placed in all trenches crossing driveways, sidewalks, and all proposed and existing roadways as specified in Section 208 of the Standard Specifications.

Materials. Material gradation CA-7 shall be used for backfill material, stone or crushed concrete is permitted. The material for the top 12 inches shall be CA-6 crushed gravel, stone or concrete. The material filling excavations within the parkway (beyond two feet (2') from the back of curb) shall be compacted FA-6 gradation.

Construction Requirements. The work includes removal of the temporary aggregate and hauling material in preparation to install pavements, driveways, curbs and gutters, or sidewalks.

Method of Measurement. Trench backfill shall be measured as specified in Article 208.03 of the Standard Specifications.

Basis of Payment. This work shall be paid for at the contract unit price per cubic yard for **TRENCH BACKFILL (SPECIAL)**.

ITEM HP-213-01 EXPLORATORY HOLE EXCAVATION

Effective: January 1, 2020

Description. This work shall be done in accordance with the Standard Specifications insofar as applicable included herein and including the following description.

Construction Requirements. The work of this pay item shall consist of providing service to complete an exploratory excavation to establish elevation of existing utilities in the field as directed by the Engineer.

After the evaluation and size of the utility has been determined, the trench (hole) shall be backfilled with trench backfill in a manner satisfactory to the Engineer. Excavated materials shall be disposed of in accordance with Article 202 of the Standard Specifications.

Method of Measurement. This work will be measured for payment as each where an EXPLORATORY HOLE EXCAVATION occurs.

Basis of Payment. This work shall be paid for at the contract unit price per each for **EXPLORATORY HOLE EXCAVATION**.

HP-250-01A - SEEDING, CLASS 1 (SPECIAL)

Description. Work under this pay item shall conform to the applicable provisions of Section 211 and 250 of the Standard Specifications and shall consist of furnishing and placing Class 1 Seeding, Topsoil, 6" and Fertilizer Nutrients.

Materials. Seed shall be fresh, clean, new crop seed and shall be fertilized in accordance with Article 250.04 of the Standard Specifications.

Erosion Control Blanket, which will be paid separately, shall meet the requirements of the Special

Provision, EROSION CONTROL BLANKET (SPECIAL).

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Construction Requirements. Erosion Control Blanket shall be required in seeded areas within 24 hours from time of seeding. Erosion Control Blanket shall be in accordance with Section 251.04 of the Standard Specifications. All seeded areas shall be watered during the initial period of 3 consecutive days following the seed and blanket placement followed by a minimum watering of 3 times per week for a period of 3 weeks.

Method of Measurement. This work shall be measured in place and converted to square yards.

Basis of Payment. This item shall be measured and paid for at the contract unit price per square yard for **SEEDING, CLASS 1 (SPECIAL)**.

Fertilizer nutrients shall be applied in accordance with Section 250 of the Standard Specifications. Fertilizer nutrients shall not be paid for separately but shall be included in the unit bid price for SEEDING, CLASS 1 (SPECIAL).

HP-251-01 – EROSION CONTROL BLANKET (SPECIAL)

Description. This work shall be according to Section 251.

Materials. Materials shall be according to Article 251.02 and as modified herein.

The erosion control blanket shall be similar to the product available from ECBVERDYOL which can be found at www.erosioncontrolblanket.com or shall be equivalent to the ECBVERDYOL product.

The Erosion Control Blanket shall be a short-term 100% biodegradable straw fiber erosion control blanket (all materials biodegradable; no photodegradable plastic accepted) designed for use on mild slope and channel applications requiring erosion control for up to 12 months depending on moisture, light, and environmental conditions. The blanket shall be sewn together on 1.5 inch (38.1 mm) centers. The blanket shall meet all requirements established in the FHWA FP-03 as a Type 2C erosion control blanket for use on slopes with gradients not exceeding 3:1 (h:v) and has been tested by the National Transportation Product Evaluation Program (NTPEP).

The blanket shall meet the requirements shown in the following table.

Index & Bench Scale Testing		
Test Description	**Test Method**	**Test Results**
Mass per Unit Area	ASTM D6475	6.21 oz/yd^2
Tensile Strength	ASTM D6818	10.9 lbs/in @ 11.3% MD 6.6 lbs/in @ 13.1% TD
Thickness	ASTM D6525	0.329 in
Light Penetration / Ground Cover	ASTM D6567	15.7% / 84.3%

Water Absorption	ASTM D 1117 & ECTCTASC 00197	417%
Unvegetated Bench-Scale Rain Splash and Runoff (not to be used as a design value)	ASTM D7101	Soil Loss Ratio* = 8.88 Soil Loss Ratio* = 9.02 Soil Loss Ratio* = 9.16
Unvegetated Bench-Scale Shear Stress (not to be used as design value)	ASTM D7207	1.30 lbs/ft^2 @ ½ in. soil loss
Seed Germination and Plant Growth Under Bench-Scale Conditions	ASTM D7322	436% Improvement (increased biomass)
*Soil Loss Ratio = Soil Loss Bare Soil / Soil Loss with RECP = 1 / C-Factor (Note: Soil loss is based on regression analysis)		

The blanket shall meet the following design values.

Design Values

- "C" factor = 0.03
- Maximum Permissible Shear Stress = 1.5 lbs/ft^2 (72 Pa)
- Maximum Permissible Velocity = 5 ft./sec. (1.52 m/s)
- Manning's "n" = 0.027

Construction Requirements. This work shall be done in accordance with Section 251.04.

Method of Measurement. This work will be measured for according to Article 251.06.

Basis of Payment. This work shall be paid for at the contract unit price per square yard for **EROSION CONTROL BLANKET (SPECIAL)**, which price shall include furnishing and placing the erosion control blanket.

HP-280-01 & HP-280-02 - DRAINAGE STRUCTURE INLET FILTER & INLET FILTER CLEANING

Effective: January 1, 2020

Description. This work shall consist of the furnishing, installation, cleaning, and removal of a drainage structure inlet filter assembly, consisting of a frame and filter bag, to collect sediment in surface storm water runoff at locations shown on the plans or as directed by the Engineer.

Materials. The drainage structure inlet filter shall be the "Catch-All Inlet & Pipe Protector", as manufactured by Mar-Mac Manufacturing Company, Inc., P .0. Box 278, McBee, South Carolina 29101, (877) 962-7622; or approved equal. A detail drawing in the plans depicts the drainage structure inlet filter assembly.

The drainage structure inlet filter assembly consists of a steel frame with a replaceable geotextile fabric bag attached with a steel band with locking cap that is suspended from the frame. A clean

used bag and a used steel frame in good condition meeting the approval of the Engineer may be substituted for new materials.

The drainage structure inlet filter assembly frame shall be rigid steel meeting the requirements of ASTM-A36. The frame shall include an overflow feature that is welded to the frame's ring. The overflow feature shall be designed to allow full flow of water into the structure if the filter bag is filled with sediment. The dimensions of the assembly frame shall allow the drainage structure grate to fit into the inlet filter assembly frame opening. The assembly frame shall rest on the inside lip of the drainage structure frame for the full variety of existing and proposed drainage structure frames that are present on this contract.

The drainage structure inlet filter assembly bag shall be constructed of a polypropylene geotextile fabric with a minimum weight of 4 ounces per square yard, a minimum flow rate of 145 gallons per minute per square foot, and designed for a minimum silt and debris capacity of 2 cubic feet. The filter bag shall be reinforced with an outer polyester mesh fabric with a minimum weight of 4 ounces per square yard. The filter bag shall be suspended from the steel frame with a stainless steel band and locking cap. The inlet filter assembly frame shall not cause the drainage structure grate to extend higher than 1/4 inch above the drainage structure frame.

Construction Requirements. The Contractor shall inspect the work site and review the plans to determine the number and dimensions of the various types of drainage structure frames (circular and rectangular) into which the inlet filters will be installed prior to ordering materials.

The drainage structure inlet filter assembly shall be installed under the grate on the lip of the drainage structure frame with the fabric bag hanging down into the drainage structure.
The drainage structure inlet filter assembly shall remain in place until final removal of the assembly is directed by the Engineer. The drainage structure inlet filter assembly shall remain the property of the Contractor.

Cleaning of the filter is to be periodically performed as directed by the Engineer, for the duration of the use of each drainage structure inlet filter assembly. The Engineer will be the sole judge of the need for cleaning, based on the rate that debris and silt is collected at each inlet filter location. Cleaning of the inlet filter shall consist of inspecting, cleaning (includes removal and proper disposal of debris and silt that has accumulated in the filter fabric bag), by vactoring, removing and dumping or any other method approved by the Engineer.

Final removal of the assembly shall include the disposal of debris or silt that has accumulated in the filter bag at the time of final removal.

Method of Measurement. This work will be measured for payment as each for DRAINAGE STRUCTURE INLET FILTER & INLET FILTER CLEANING.

Basis of Payment. The work shall be paid for at the contract unit price per each for **DRAINAGE STRUCTURE INLET FILTER & INLET FILTER CLEANING**.

HP-280-03 - SILT FENCE

Description. This work shall consist of constructing, removing, maintaining, and disposing of perimeter erosion barrier as part of the project's temporary erosion control system.

General. The work shall be performed according to Section 280 of the "Standard Specifications", City of Highland Park Silt Fence & Alternate Detail, HP DWG FOR-1042A and the following:

The perimeter erosion barrier shall be limited to temporary silt filter fence meeting the requirements of AASHTO Standard M 288-00. This specification is applicable to the use of a geotextile as a vertical, permeable interceptor designed to remove suspended soil from overland water flow. The function of a temporary silt fence is to filter and allow settlement of soil particles from sediment-laden water. The purpose is to prevent the eroded soil from being transported off the construction site by water runoff.

Maintenance. The Contractor shall inspect all temporary silt fences immediately after each rainfall and at least daily during prolonged rainfall. The Contractor sha11 immediately correct any deficiencies.

The Contractor shall also make a daily review of the location of silt fences in areas where construction activities have altered the natural contour and drainage runoff to ensure that the silt fences area properly located for effectiveness. Where deficiencies exist as determined by the Engineer, additional silt fence shall be installed as directed by the Engineer.

Damaged or otherwise ineffective silt fences shall be repaired or replaced promptly.

Sediment deposits shall either be removed when the deposit reaches half the height of the fence or a second silt fence shall be installed as directed by the Engineer.

Construction Requirements. The silt fence shall remain in place until the Engineer directs it to be removed. After the fence removal, the Contractor shall remove and dispose of any excess sediment accumulations, dress the area to give it a pleasing appearance, and cover with vegetation all bare areas according to the contract requirements.

The removed silt fence may be used at other locations provided the geotextile and other material requirements continue to be met to the satisfaction of the Engineer.

Method of Measurement. This work will be measured for payment in place in feet.

Basis of Payment. This work will be paid for at the contract unit price per FOOT for **SILT FENCE**. The unit price shall include all work and materials necessary to properly install the barrier, maintain the fence throughout the project and to remove and dispose of the used materials at the completion of the project.

HP-550-04 - STORM SEWER SERVICE CONNECTION (WYE FITTING)

Effective: January 1, 2020

Description. This work shall be done in accordance with the applicable portions of Sections 550 AND 551 of the Standard Specifications insofar as applicable included herein and included in the following description.

Construction Requirements. The work of this pay item shall include coring the main line storm sewer and installing the prefabricated wye fitting at the locations noted on the plans or as directed by the Engineer, in accordance with the manufacturer's recommendations, and as detailed on the plans titled "Storm Sewer Lateral Connection" for connection therefore of Storm Sewers. The pay item shall include 5-feet of PVC SDR 26 pipe extension from the connection and, other fittings to establish horizontal or vertical elevation, and a pipe coupling connection to the existing service. If no service is found at a property address fronting the sewer, the pipe extension shall be plugged with a water-tight fitting for future connection.

Basis of Payment. The work will be paid for at the Contract Unit Price per EACH for **STORM SERVICE CONNECTION (WYE FITTING)**.

HP-561-02 - WATER MAIN, DIP, CL52

Effective: January 1, 2020
Revised: June 27, 2025

Description. Work shall consist of water main pipe complete in place, excavation, bracing, bedding and covering of pipe; trench dewatering; finish grading; removal and disposal of waste excavated materials as required; protection, replacement, or repair of utilities; but not including trench backfill. This work shall be in accordance with Section 561 of the Standard Specifications for Road and Bridge Construction and "The Standard Specifications for Water and Sewer Main Construction in Illinois" current edition, amended as follows:

Materials. Delete Article 561.02 Materials; insert the following: Article 561.02 Materials

DUCTILE IRON PIPE

All ductile iron pipe shall be ANSI thickness of the class shown on the plans made in standard 18 foot lengths. All pipes shall conform to ANSI Specification A21.51/AWWA C151 or latest revision. All pipe shall have a cement lining on the inside surface of the thickness meeting the requirements of "half thickness" lining covered by ANSI/AWWA-C104/A21.4. All pipe shall be coated inside and outside with an asphaltic coating.

JOINTS

Ductile iron pipe joints shall be mechanical joint or gasketed restrained joint as specified, and shall conform to applicable sections of ANSI/AWWA-C111/A21.11. Pipe shall be furnished with

sufficient ductile iron glands, gaskets, and high strength tee head bolts and hexagon nuts to provide for each socket opening. All gaskets shall be of the plain rubber type and made to accurate dimensions. All glands shall be made of high strength ductile iron. Tee head bolts shall have a minimum tensile strength of 50,000 pounds per square inch. All hardware shall be stainless steel. All joints without a bend fitting shall utilize a gasket type restrained joint pipe system with the following acceptable products:

a) Gaskets which include stainless steel locking segments vulcanized into the gasket.
b) Acceptable products:
    1. American Fastite, Flex-Ring.
    2. Clow Tyton Joint - Type A.
    3. U.S. Pipe TR-Flex Gripper.
    4. or Approved equal

All joints with bend fittings shall utilize a restrained joint pipe system using one of the following methods in combination with thrust blocking:

a) Lock rings welded into place around pipe barrel.
b) Bolted rings installed around pipe barrels that fit inside pipe bells.
c) Gaskets which include stainless steel locking segments vulcanized into the gasket.
d) Mechanical joint retainer gland systems that provide locking segments shaped to pipe barrel that do not create stress points on pipe barrel.
    1. Setpoint type retainer glands will not be allowed
e) Acceptable products:
    1. American Fastite, Flex-Ring.
    2. Clow Tyton Joint - Type A.
    3. U.S. Pipe TR-Flex Gripper.
    4. or Approved equal

FITTINGS
All fittings (tees, bends, caps, etc.) shall be mechanical joint, *ductile iron* furnished with ductile iron restrained joint (mega lug or approved equal) which conform to ANSI/AWWA C111/A21.11, be smooth, free from scales, lumps, blisters, sand holes, blow holes and defects of every nature which make them unfit for use. No plugging, filling, burning-in, or welding will be allowed. All fittings shall be of the proper dimensions, weights, and quality to meet the requirements specified. Said fittings shall be designed for a maximum working pressure of 350 pounds per square inch and shall be cement lined and asphalt coated.

INSPECTION, HANDLING AND STORAGE
Inspection, handling, and storage shall be in accordance with Section 2 of AWWA C600-87.

Construction Requirements.

Excavation and Bedding: The trench shall be excavated to an elevation 6 inches below the bottom

of the pipe so that the invert of the finished water main will be at the depth and grade as specified on the plans. Spoil material shall be loaded onto trucks as it is excavated and immediately hauled away outside of the City Limits, unless approved otherwise by the Engineer.
Well compacted moist CA-6 crushed stone bedding material at least 6 inches in depth below the bottom of the pipe shall be placed the entire width of the trench and the entire length of the pipe to the spring line as specified herein and detailed on the plans. The aggregate shall meet the approval of the engineer.

Backfilling: Trench backfill shall be in accordance with Section 208 of the IDOT Standard Specifications for Road and Bridge Construction. The material for trench backfill shall be limited to CA-6 and CA-7, unless otherwise directed and approved by the Engineer. See detail on plan sheet no. 8. All trenches and excavations shall be backfilled immediately after the pipe is laid therein, unless other protection of the pipe line is directed. Under no circumstances shall water be allowed to rise in un-backfilled trenches after the pipe has been placed.

Outside of pavement trench requirement areas, no material shall be used for backfilling that contains stones over a 6-inch dimension, frozen earth, debris, or earth with an exceptionally high void content. For backfill up to a level of 2 feet over the top of the pipe, only selected materials shall be used. Each layer of the selected fine graded backfill, free from stones, lumps, and clods shall be carefully placed and uniformly tamped in a manner to eliminate the possibility of lateral or vertical displacement. All backfill material up to a height of 24 inches above the top of the pipe shall be carefully deposited in uniform layers not exceeding 12 inches in thickness (loose measure), with each layer compacted by pneumatic or hydraulic tamping equipment approved by the engineer. All backfill material shall be compacted by pneumatic tamping equipment (approved by the engineer) to 90 percent of maximum dry density as determined according to AASHTO T-180 modified proctor density.

Under or within 2-feet of pavement limits, backfilling from the pipe springline to 12” above the pipe shall be well compacted moist CA-6 crushed stone. Backfill above this initial backfill envelope shall be CA-7, or as otherwise directed by the Engineer, with each layer compacted by pneumatic or hydraulic tamping equipment, approved by the Engineer. A final capping layer, above the CA-7 aggregate shall be installed with well compacted moist CA-6 crushed stone, 12” thick.

All spoil materials shall be cleaned and removed from the pavement or traveled way, shoulders, back slopes and roadway ditches. Spoil material shall not be stored anywhere within the right-of-way. Soil shall be removed by hand from around trees, hydrants, utility poles, etc.

Method of Measurement. This work shall be measured for payment in place in feet.

Basis of Payment. This work shall be paid for at the contract unit price per FOOT for **WATER MAIN** of the type, class and diameter specified measured in place, which price shall include the cost of pipe, all tees, bends, caps, joint materials (including restrained joints), all pipe fittings and accessories, tests, disinfecting of the water mains, disposal of unsuitable material, bedding, blocking, glands and fastening devices required for jointing, culvert crossing, corporation stops, copper and test plugs for testing, sterilization and sampling as well as incidental materials required

in the construction of said water main complete in place as specified herein and detailed on the plans.

HP-561-05 - WATER MAIN CONNECTION (NON-PRESSURE)

Effective: January 1, 2020

Description. This work shall be done in accordance with Section 561 of the Standard Specifications insofar as applicable, and the "Supplemental Specifications Section 561 Water Main", included herein, and the following:

The work of this Pay Item consists of connecting to existing water mains by providing the necessary fittings, including removal of existing plugs; cutting and removing existing mains; providing bend fitting for connections with immediate changes in alignment; providing reducer fittings for connection of new larger mains to existing smaller mains; providing tie-rods, thrust blocking; excavation; bracing; bedding and covering of pipe; trench dewatering; trench backfilling; testing; disinfection; finish grading; removal and disposal of waste excavated materials; protection, replacement, or repair of utilities; but not including backfilling with special granular backfill materials or fittings.

Materials.

TAPPING SLEEVES
Tapping sleeves and valves shall be Mueller or an approved equal. Tapping sleeves shall be of the mechanical joint type. Tapping valves shall meet the same requirements as listed for Gate Valves, and in addition, the seat opening shall permit full diameter cuts. Tapping sleeves shall be stainless steel with stainless steel hardware.

FITTINGS
Fittings for connections or cutting-in shall meet the same requirements as listed for fittings under Water Main Material.

FASTENERS
All fastening hardware shall be stainless steel.

Method of Measurement. The work shall be measured for payment as each.

Basis of Payment. The work will be paid for at the contract unit price per EACH for **WATER MAIN CONNECTION (NON-PRESSURE)** of the pipe sizes for the connection.

HP-562-01 - SADDLE TAP, 1"

Effective: January 1, 2020

Description. This work shall be done in accordance with Section 562 of the Standard

Specifications except as modified herein.

This work shall consist of furnishing and installing a saddle (making a direct tap on the water main) and connection to the existing water service as directed by the Engineer.

Materials. The saddle shall be Model- POWERSEAL 3131A, Bolt Type SST, Chek-o-Seal Gasket SBR, Order# 687080.

Construction Requirements. Direct taps shall be made to the water main under pressure.

Service taps must be inserted in the street main at an angle not greater than 45 degrees from horizontal diameter and not, in any case, nearer than 24" from the bell of the pipe.
Backfilling will be done using trench backfill where specified, deposited in uniform layers not exceeding 12" in thickness (loose measure), with each layer compacted by pneumatic or hydraulic tamping equipment, approved by the Engineer to 90 percent of AASHTO T-180 modified proctor density.

Driveway crossings will be backfilled with trench backfill conforming to article 703.04, Trench Backfill, and shall be compacted to 90 percent of AASHTO T-180 modified proctor density to an elevation two (2) feet below subgrade, then compacted to 95 percent of AASHTO T-180 modified proctor density to subgrade elevation.

Method of Measurement. This work will be measured for payment as each.

Basis of Payment. This work shall be paid for at the contract unit price per each as **SADDLE TAP 1”**, which price shall be payment in full for the saddle, service saddle, tap, fittings required to connect to existing service, labor, equipment, excavation, backfilling, compaction, and incidental expenses necessary to complete the work as specified.

HP-562-02 - WATER SERVICE LINE, COPPER REPLACEMENT

Effective: January 1, 2020
Revised: March 12, 2020

Description. This work shall be done in accordance with Section 562 of the Standard Specifications except as modified herein.

The work shall include installation of the service by horizontal directional drilling under the pavement including any saw cutting, pavement removal and disposal, excavation, aggregate trench backfill, aggregate sub-base type B, class B concrete pavement patching, and dowels on 24-inch centers.

Materials. Copper water service line shall be Ty-K copper conforming to the requirements of AWWA Specification 7S-CR.

Construction Requirements. Water service lines shall be installed so as to maintain a minimum

cover of 5', unless otherwise directed by the Engineer.

Copper from the saddle to the meter shall be continuous; no splices or fittings will be permitted. Backfilling will be done using
trench backfill and included in the cost of the service, deposited in uniform layers not exceeding 12" in thickness (loose measure), with each layer compacted by pneumatic or hydraulic tamping equipment, approved by the Engineer to 90 percent of AASHTO T-180 modified proctor density.

Driveway crossings will be backfilled with trench backfill conforming to article 703.04, Trench Backfill, and shall be compacted to 90 percent of AASHTO T-180 modified proctor density to an elevation two (2) feet below subgrade, then compacted to 95 percent of AASHTO T-180 modified proctor density to subgrade elevation.

Method of Measurement. Measurement for payment shall be from the saddle to the street side of the water meter.

Basis for Payment. This work shall be paid for at the contract unit price per foot for **WATER SERVICE LINE, COPPER REPLACEMENT** of the diameter which price shall include the copper, boring or open cut as allowed, backfilling, compaction, flushing, labor, equipment, fittings and incidental expenses necessary to make a complete installation from the water main to the existing residence street side of the water meter.

HP-564-01 - FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX

Effective: January 1, 2020

Description. This work shall consist of furnishing and installing fire hydrants with auxiliary valve and valve box at those locations shown on the plans. This work shall be done in accordance with Section 564 of the Standard Specifications insofar as applicable

Materials. Hydrants shall be Waterous Pacer Hydrant Model WB67-250 detailed on manufacturer standard drawing HPL83133, or approved equal as an alternate with auxiliary valve and box. See attached manufacturer detailed specifications on the drawings attachments.

Construction Requirements. The Contractor shall also furnish all incidental materials in connection with the construction for which no provision for unit price payment is made herein. These shall include all fittings, bends, reducers, etc., plain rubber gaskets or approved packing, glands and stainless steel fastening devices required for cast, ductile iron jointing as well as incidental materials, concrete, wood blocking, etc., required in the construction. The Contractor will also furnish corporation stops for testing, sterilization and sampling as required. **ALL BOLTS SHALL BE 304-316 STAINLESS STEEL.**

Method of Measurement. This work shall be measured for payment in place as each.

Basis of Payment. This work shall be paid or at the contract unit price per each for **FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX**, which price shall be payment in full for the hydrant, valve, valve box, connecting pipe, labor, equipment, excavation, bedding,

blocking, tie-rods, stone, backfilling and incidental expenses necessary to make a complete installation as specified herein and detailed on the plans.

56400825 - FIRE HYDRANTS WITH AUXILIARY VALVE, VALVE BOX AND TEE

Description. This work shall consist of furnishing and installing fire hydrants with auxiliary valve and valve box at those locations shown on the plans. The fire hydrant will be installed through a new tee on the existing water main system. This work shall be done in accordance with Section 564 of the Standard Specifications insofar as applicable

Materials. Hydrants shall be Waterous Pacer Hydrant Model WB67-250 detailed on manufacturer standard drawing HPL83133, or approved equal as an alternate with auxiliary valve and box. See attached manufacturer detailed specifications on the drawings attachments.

Construction Requirements. The Contractor shall also furnish all incidental materials in connection with the construction for which no provision for unit price payment is made herein. These shall include all fittings, water main tee, bends, reducers, etc., plain rubber gaskets or approved packing, glands and stainless steel fastening devices required for cast, ductile iron jointing as well as incidental materials, concrete, wood blocking, etc., required in the construction. The Contractor will also furnish corporation stops for testing, sterilization and sampling as required. **ALL BOLTS SHALL BE 304-316 STAINLESS STEEL.**

This work shall also include cutting a section of existing water main to install a tee, including all fittings required to connect the tee to the existing water main.

Method of Measurement. This work shall be measured for payment in place as each.

Basis of Payment. This work shall be paid or at the contract unit price per each for **FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX**, which price shall be payment in full for the hydrant, valve, valve box, tee, connecting pipe, labor, equipment, excavation, bedding, blocking, tie-rods, stone, backfilling and incidental expenses necessary to make a complete installation as specified herein and detailed on the plans.

HP-564-02 - FIRE HYDRANT REMOVED

Effective: January 1, 2020

Description. This work shall consist of removing existing fire hydrants, auxiliary valves, and valve boxes. This work shall also include the removal of the existing tee and the installation of new water main, including all fittings to replace the tee that is removed. This work shall be done in accordance with Section 564 of the Standard Specifications insofar as applicable.

Construction Requirements. Hydrants removed shall remain the property of the City of

Highland Park and the Contractor shall deliver said hydrants to the Department of Public Works at 1150 Half Day Road and obtain a receipt therefore.

The Contractor shall exercise due care in removing the materials to prevent damage to same. In the event damage does occur due to negligence by the Contractor, he shall repair same at his expense.

All excavations associated with the removal of fire hydrant shall be backfilled with compacted trench backfill, and the cost thereof shall be included in this item.

The Contractor shall not proceed with this work until all new hydrants are operational and the Engineer has approved same.

Method of Measurement. This work will be measured for payment as each.

Basis of Payment. This work shall be paid for at the contract unit price each per each for **FIRE HYDRANT REMOVED**, which price will be payment in full for all labor, materials, trench backfill, excavation, equipment and incidental expenses necessary to complete as specified.

HP-602-01 - "DOG HOUSE" MANHOLE, TYPE 1 FRAME, CLOSED LID

Effective: January 1, 2020

Description. This item consists of furnishing and installing "dog house" manholes in accordance with the plans, MWRD "dog house" manhole requirements, applicable portions of Section 602 of the Standard Specifications, and the following provisions.

Construction Requirements. "Dog house" manholes shall be used only when specified in the plans for connecting a proposed sewer to a large diameter existing sewer.
"Dog house" manholes shall be constructed according to all requirements of the MWRD detail included in the plans.

Connections to the manhole that are in addition to the existing large diameter sewer shall be circular core cut after placement of the manhole over the existing large diameter sewer.
Rubber boot(s) conforming to ASTM C-923 shall be fitted into the wall of the precast barrel section for making the connection(s) to the manhole that are in addition to the existing large diameter sewer.

Method of Measurement. This work will be measured in place as Each.

Basis of Payment. Payment for this work will be made at the contract unit price per each for **"DOG HOUSE" MANHOLE, TYPE 1 FRAME, CLOSED LID** of the diameter specified with the frame and lid as specified. The unit price shall include all excavation below the existing pavement, backfill, rubber boots, concrete collars, and all labor and materials which are necessary to complete the installation as specified herein and according to MWRD requirements.

ITEM HP-606-1 FLAT CURB

Description. This work shall consist of constructing flat curb.

General. This work shall be completed in accordance with Section 606 of the Standard Specifications and the details in the plans.

Method of Measurement. Flat curb will be measured for payment in feet along the pavement edge.

Basis of Payment. This work shall be paid for at the contract unit price per foot for FLAT CURB.

ITEM HP-701-1 CHANGEABLE MESSAGE SIGN – CITY OF HIGHLAND PARK

Description. This work shall consist of furnishing and installing Changeable Message Signs in accordance with Article 701 of the Standard Specifications.

Equipment. The Changeable Message Sign shall be according to Article 1106.02, or as approved by the Engineer.

Construction Requirements. This work shall comply with Section 701 of the Standard Specifications and as modified in this specification.

The Contractor shall install the number of Changeable Message Sign (CMS) specified in the contract one (1) week prior to the start of the construction. The installed sign (s) shall indicate the following message:

START
CONSTRUCTION
{DATE}

DATE shall be the start of construction date, with the following sample format: **04/27/20**
Subsequent messages as prepared by the City shall be displayed on the sign within 24 hours of notification. The City will decide on the location and the message boards will be required to be moved as approved by City. There is no limitation on the number of messages, duration of the message, or the locations. Sample messages may include:

Sample Number	Message
Sample Number 1	CURB REMOVAL {DATE} NO DRIVEWAY ACCESS
Sample Number 2	PAVEMENT GRINDING {DATE}

Sample Number 3	FRESH OIL USE CAUTION OR USE ALT. ROUTE
Sample Number 4	ASPHALT WORK BEGINS {DATE}
Sample Number 5	WATER SERVICES WATER INTERRUPTION {DATE}

Other messages as required by the City shall be displayed on the CMS.

Method of Measurement. This work will be measured for at the contract price per calendar day for each Changeable Message Sign.

Basis of Payment. This work will be paid for at the contract price per calendar day for each sign as CHANGEABLE MESSAGE SIGN – CITY OF HIGHLAND PARK.

ITEM HP-701-2 TRAFFIC CONTROL AND PROTECTION (SPECIAL)

Effective: January 1, 2020

Description. This work shall be done in accordance with Section 701 in the Standard Specifications insofar as applicable.

Specific traffic control plan details and Special Provisions have been prepared for this contract. This work shall include all labor, materials, transportation, handling and incidental work necessary to furnish, install, maintain and remove all traffic control devices required as indicated in the plans and as approved by the Engineer.

Construction Requirements. When traffic is to be directed over a detour route, the Contractor shall furnish, erect, maintain and remove all applicable traffic control devices along the detour route according to the details shown in the plans.

Method of Measurement. All traffic control indicated on the traffic control plan details and specified in the Special Provisions will be measured for payment on a lump sum basis.

Basis of Payment. All traffic control and protection will be paid for at the contract lump sum price for **TRAFFIC CONTROL AND PROTECTION (SPECIAL)**.
Failure to comply with the Standard Specifications, contract plans, or these Special Provisions concerning traffic control will result in a charge of $300.00 per day, in addition, if the Contractor fails to respond, the Municipality may correct the deficiencies and all cost thereof will be deducted from monies due or which may become due the contractor. This corrective action will in no way relieve the contractor of his/her contractual requirements or responsibilities.

ITEM HP-701-3: TRAFFIC CONTROL PLAN

Traffic Control shall be according to the applicable sections of the Standard Specifications, the Supplemental Specifications, the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

Special attention is called to Article 107.09 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions and Special Provisions contained herein, relating to traffic control.

The Contractor shall contact the City at least 72 hours in advance of beginning work.

STANDARDS:

701006-05	Off-Rd Operations, 2L, 2W, 15’ (4.5 m) to 24” (600 mm) from Pavement Edge
701301-04	Lane Closure, 2L, 2W, Short Time Operations
701701-10	Urban Lane Closure, Multi-Lane Intersection
701901-11	Traffic Control Devices

SPECIAL PROVISIONS:

Maintenance of Roadways
Traffic Control and Protection (Special)
LRS 3 - Work Zone Traffic Control Surveillance
BDE 80439 – Vehicle and Equipment Warning Lights
BDE 80427 – Work Zone Traffic Control Devices

BREAKAWAY TRANSFORMER BASE

Description. This work shall consist of furnishing and installing a breakaway transformer base at the location shown on the drawings.

Materials.
Certification shall be submitted from the supplier that the device used under the conditions of the particular design meets the AASHTO breakaway specification. Certification shall include test results performed by the manufacturer, supplier or others. If test results have been previously approved by a letter from the FHWA, a copy of the approval letter from FHWA should accompany the certification. The breakaway device shall be vandal resistant and shall not adversely affect the light pole installation and maintenance or decrease the resistance of the light pole to non-collision type of design loading. The breakaway device shall be field attachable and detachable.

The breakaway device shall be a cast and welded aluminum transformer base type pole base. The breakaway device shall have a listing of approval by FHWA to AASHTO breakaway requirements. This shall require compliance to AASHTO “Specifications for Structural Supports

for Highway Signs, Luminaires, and Traffic Signals, Sixth Edition, 2013". Submittal information shall document the approval listing.

The device shall be approximately 9 in. (230 mm) high and shall have a large fiberglass or polyethylene access door of a color to match the base finish which shall be held in place with a button-type tamper resistant stainless-steel screw or other means approved by the Engineer.

Bolt Circle Size. The transformer base shall come in two standard bolt circles.

11.5 in. Pole Bolt Circle Devices. Breakaway devices for poles having nominal 11.5 in. bolt circles shall accommodate bottom (foundation) bolt circles ranging roughly 10 to 12 in. and shall accommodate top (pole) bolt circles ranging roughly 10.5 to 12 in.

15 in. Pole Bolt Circle Devices. The bottom foundation bolt circle shall have a range of 15 to 17 in. and shall accommodate top (pole) bolt circles having a range of 13 to 15 in.

Access door. The polyethylene access door shall be fabricated from a high-density polyethylene. The door shall withstand temperature extremes of -76 to 150°F (-60 to 65°C). Ultraviolet light inhibitors shall also be incorporated into the door material. The door shall be reinforced and have tabs to lock into the transformer base door frame.

The appearance of the breakaway device shall be of such general configuration as not to detract from the aesthetic value of the light pole. The device shall have finish that matches the finish of the pole.

Installation.

All entryway points created using breakaway devices shall be permanently and completely sealed against rodent entry. This includes the pole base plate and foundation plate openings, elongated holes for anchor rods, the opening below the pole base plate, and the wiring windows in both steel and concrete foundations. Breakaway devices are not allowed on bridge parapets, barrier walls, or pedestrian conflict areas, and are not required behind guardrail. The Contractor shall verify that the loading of the pole, arm(s), luminaire(s), banner(s), and appurtenances does not exceed the capacity of the breakaway device.

The transformer base shall be installed level and flush with the foundation without the use of leveling washers or shims according to the manufacturer's installation procedures. The anchor rods shall be inserted full depth into the slotted holes of the transformer base. The transformer base shall be installed with access door aligned with light pole handhole. All nuts, bolts, washers, and lock washers required to complete the installation of the transformer base shall be included. A minimum of two thread pitches shall extend beyond the top surface of the nut.

Method of Measurement.

Transformer bases used for breakaway devices will be measured for payment as each.

Basis of Payment.
This work will be paid for at the contract unit price per each for **BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE,** which shall be payment in full for all work listed herein.

GENERAL ELECTRICAL REQUIREMENTS

Effective: November 1, 2025

This special provision replaces Articles 801.01 – 801.07, 801.09 – 801-16 of the Standard Specifications.

Definition. Codes, standards, and industry specifications cited for electrical work shall be the latest adopted version thereof, unless indicated otherwise.

Materials shall include electrical equipment, fittings, devices, motors, appliances, fixtures, apparatus, all hardware and appurtenances, and the like, used as part of, or in connection with, electrical installation.

Standards of Installation. Materials shall be installed according to the manufacturer's recommendations, the NEC, OSHA, the NESC, and AASHTO's Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals.

All like materials shall be from the same manufacturer. Listed and labeled materials shall be used whenever possible. The listing shall be according to UL or an approved equivalent.

Safety and Protection. Safety and protection requirements shall be as follows.

Safety. Electrical systems shall not be left in an exposed or otherwise hazardous condition. All electrical boxes, cabinets, pole handholes, etc. which contain wiring, either energized or non-energized, shall be closed or shall have covers in place and be locked when possible, during nonworking hours.

Protection. Electrical raceway or duct openings shall be capped or otherwise sealed from the entrance of water and dirt. Wiring shall be protected from mechanical injury.

Equipment Grounding Conductor. All electrical systems, materials, and appurtenances shall be grounded. Good ground continuity throughout the electrical system shall be assured, even though every detail of the requirements is not specified or shown. Electrical circuits shall have a continuous insulated equipment grounding conductor. When metallic conduit is used, it shall be bonded to the equipment grounding conductor, but shall not be used as the equipment grounding conductor.

Detector loop lead-in circuits, circuits under 50 volts, and runs of fiber optic cable will not require an equipment grounding conductor.

Where connections are made to painted surfaces, the paint shall be scraped to fully expose metal at the connection point. After the connection is completed, the paint system shall be repaired to the satisfaction of the Engineer.

Bonding of all boxes and other metallic enclosures throughout the wiring system to the equipment grounding conductor shall be made using a splice and pigtail connection. Mechanical connectors shall have a serrated washer at the contact surface.

All connections to structural steel or fencing shall be made with exothermic welds. Care shall be taken not to weaken load carrying members. Where connections are made to epoxy coated reinforcing steel, the epoxy coating shall be sufficiently removed to facilitate a mechanical connection. The epoxy coating shall be repaired to the satisfaction of the Engineer. Where connections are made to insulated conductors, the connection shall be wrapped with at least four layers of electrical tape extended 6 in. (150 mm) onto the conductor insulation.

Submittals. At the preconstruction meeting, the Contractor shall submit a written listing of manufacturers for all major electrical and mechanical items. The list of manufacturers shall be binding, except by written request from the Contractor and approval by the Engineer. The request shall include acceptable reasons and documentation for the change.

Within 30 calendar days after contract execution, the Contractor shall submit, for approval, through the method as directed in the pre-construction meeting. Submittals for the materials for each individual pay item shall be complete in every respect. Submittals which include multiple pay items shall have all submittal material for each item or group of items covered by a particular specification, grouped together and the applicable pay item identified. Various submittals shall, when taken together, form a complete coordinated package. A partial submittal will be returned without review unless prior written permission is obtained from the Engineer.

Submittals shall be provided for all items used, temporary and permanent, for review and approval.

Equipment which will be owned and maintained by a local agency other than the State shall be reviewed and approved by that agency prior to submittal to the State. The submittal to the State shall include any comments made by the local agency.

Each PDF document must be a vector format PDF from the originating supplier or program and not scanned images.

The submittal must clearly identify the specific model number or catalog number of the item being proposed. Submittals must be the Manufacturers current published information. Out of date submittal material will be grounds for rejection.

The submittal shall be properly identified by Contractor, Pay Item Number, route, section, county, and contract number. Example:

Contractor: Contractor Name
Pay Item: X0327607
Route: I-00
Section: 2013-xxx-yzx
County: Cook
Contract: 12Z34

The Contractor shall have reviewed the submittal material and affixed the Contractor's stamp of approval, with date and signature, for each individual item prior to submittal. The Contractor's approval stamp shall be the first page of the submittal.

Illegible print, incompleteness, inaccuracy, or lack of coordination will be grounds for rejection.

Items from multiple disciplines shall not be combined on a single submittal and transmittal. Items for lighting, signals, surveillance, and CCTV must be in separate submittals since they may be reviewed by various personnel in various locations.

The Department may provide a list of pay items broken out by discipline upon request for a particular contract. In general, the disciplines are as follows:

Discipline	Typical Items
ITS	CCTV CCTV structures CCTV Cabinets Communication vaults Heavy Duty Handhole
Lighting	Breakaway devices Light poles Light tower Lighting cables Lighting controllers Luminaires Unit duct
Pump Station	All pump station equipment
Signing	Signing
Surveillance	Loop cables Detector equipment & associated structures Ramp metering & associated structures Wireless pavement sensors and associated supports Radar detection Cabinets for surveillance equipment Data Probing Handholes Dynamic Message Signs (DMS) Fiber optic cable Fiber optic duct Fiber Optic Splices Fiber Optic Termination Fiber Optic Utility Marker Network equipment
Traffic Signal	Controllers/Cabinets Handholes Illuminated signs Pedestrian Push Buttons Signal Cable Signal Detectors Signal Heads Signal Loop Cable Signal Modules Signal Structures
Local Roads Lighting	Same as lighting
Local Roads Traffic Signal	Same as traffic signal
Discipline with the predominate amount of work in contract or ask Engineer.	Raceways Electric cables Junction boxes

The Engineer will review the submittals for conformance with the design concept of the project according to Article 105.04 and the following. The Engineer will stamp the drawings indicating their status as “Approved”, “Approved as Noted”, “Disapproved”, “Incomplete”, or “Information Only”. Since the Engineer’s review is for conformance with the design concept only, it shall be the Contractor’s responsibility to coordinate the various items into a working system as specified. The Contractor shall not be relieved from responsibility for errors or omissions in the shop,

working, or layout drawings by the Engineer's approval thereof. The Contractor shall still be in full compliance with contract and specification requirements.

All submitted items reviewed and marked "Disapproved", "Incomplete" or "Approved as Noted" shall be resubmitted by the Contractor in their entirety, unless otherwise indicated within the submittal comments.

Work shall not begin until the Engineer has approved the submittal. Material installed prior to approval by the Engineer, will be subject to removal and replacement at no additional cost to the Department.

Certifications. When certifications are specified and are available prior to material manufacture, the certification shall be included in the submittal information. When specified and only available after manufacture, the submittal shall include a statement of intent to furnish certification. All certificates shall be complete with all appropriate test dates and data.

Authorized Project Delay. See Article 801.08

Maintenance transfer and Preconstruction Inspection:

General. Before performing any excavation, removal, or installation work (electrical or otherwise) at the site, the Contractor shall request a maintenance transfer and preconstruction site inspection, to be held in the presence of the Engineer and a representative of the party or parties responsible for maintenance of any electrical systems (lighting, ITS, Pump Station, Surveillance, and traffic control systems) which may be affected by the work. The request for the maintenance transfer and preconstruction inspection shall be made no less than fourteen (14) calendar days prior to the desired inspection date. The maintenance transfer and preconstruction inspection shall:

Establish the procedures for formal transfer of maintenance responsibility required for the construction period.

Establish the approximate location and operating condition of the electrical systems which may be affected by the work.

Marking of Existing Cable Systems. The party responsible for maintenance of any existing electrical systems at the project site will, at the Contractor's request, mark and/or stake, once per location, all underground cable routes owned or maintained by the State. A project may involve multiple "locations" where separated electrical systems are involved (i.e. different controllers). The markings shall be taken to have a horizontal tolerance of at least 1 foot (304.8 mm) to either side. The request for the cable locations and marking shall be made at the same time the request for the maintenance transfer and preconstruction inspection is made. The Contractor shall exercise extreme caution where existing buried cable runs are involved. The markings of existing systems are made strictly for assistance to the Contractor and this does not relieve the Contractor of responsibility for the repair or replacement of any cable run damaged in the course of his work, as specified elsewhere herein. Note that the contractor shall be entitled to only one request for location marking of existing systems and that multiple requests may only be honored at the contractor's expense. No locates will be made

after maintenance is transferred unless it is at the contractor's expense.

Condition of Existing Systems. The Contractor shall conduct an inventory of all existing electrical system equipment within the project limits, which may be affected by the work, making note of any parts which are found broken or missing, defective or malfunctioning. Megger and load readings shall be taken for all existing circuits which will remain in place or be modified. If a circuit is to be taken out in its entirety, then readings do not have to be taken. The inventory and test data shall be reviewed with and approved by the Engineer and a record of the inventory shall be submitted to the Engineer for the record. Without such a record, all systems transferred to the Contractor for maintenance during construction shall be returned at the end of construction in complete, fully operating condition."

Maintenance and Responsibility During Construction.

Lighting Operation and Maintenance Responsibility. The scope of work shall include the assumption of responsibility for the continuing operation and maintenance of the existing, proposed, temporary, sign and navigation lighting, or other lighting systems and all appurtenances affected by the work as specified elsewhere herein. Maintenance of lighting systems is specified elsewhere and will be paid for separately.

The proposed lighting system must be operational prior to opening the roadway to traffic unless temporary lighting exists which is designed and installed to properly illuminate the roadway.

Electrical Infrastructure During Construction. The scope of work shall include locating and marking the proposed underground infrastructure installed in this contract.

Energy and Demand Charges. The payment of basic energy and demand charges by the electric utility for existing lighting, and temporary lighting, which remains in service will continue as a responsibility of the Owner, unless otherwise indicated. Unless otherwise indicated or required by the Engineer duplicate lighting systems (such as temporary lighting and proposed new lighting) shall not be operated simultaneously at the Owner's expense and lighting systems shall not be kept in operation during long daytime periods at the Owner's expense. Upon written authorization from the Engineer to place a proposed new lighting system in service, whether the system has passed final acceptance or not, (such as to allow temporary lighting to be removed), the Owner will accept responsibility for energy and demand charges for such lighting, effective the date of authorization. All other energy and demand payments to the utility shall be the responsibility of the Contractor until final acceptance.

Damage to Electrical Systems. Should damage occur to any existing electrical systems through the Contractor's operations, the Engineer will designate the repairs as emergency or non-emergency in nature.

Emergency repairs shall be made by the Contractor, or as determined by the Engineer, the Department, or its agent. Non-emergency repairs shall be performed by the Contractor within six working days following discovery or notification. All repairs shall be performed in an expeditious manner to assure all electrical systems are operational as soon as possible. The repairs shall be

performed at no additional cost to the Department.

Lighting. An outage will be considered an emergency when three or more lights on a circuit or three successive lights are not operational. Knocked down materials, which result in a danger to the motoring public, will be considered an emergency repair.

Temporary aerial multi-conductor cable, with grounded messenger cable, will be permitted if it does not interfere with traffic or other operations, and if the Engineer determines it does not require unacceptable modification to existing installations.

Marking Proposed Locations. The Contractor shall mark or stake the proposed locations of all poles, cabinets, junction boxes, pull boxes, handholes, cable routes, pavement crossings, and other items pertinent to the work. A proposed location inspection by the Engineer shall be requested prior to any excavation, construction, or installation work after all proposed installation locations are marked. Any work installed without location approval is subject to corrective action at no additional cost to the Department.

Inspection of electrical work. Inspection of electrical work shall be according to Article 105.12 and the following.

Before any splice, tap, or electrical connection is covered in handholes, junction boxes, light poles, or other enclosures, the Contractor shall notify and make available such wiring for the Engineer's inspection.

Testing.

General. Before final inspection, the electrical work shall be tested. Tests may be made progressively as parts of the work are completed or may be made when the work is complete. Tests shall be made in the presence of the Engineer. Items which fail to test satisfactorily shall be repaired or replaced. Tests shall include checks of control operation, system voltages, cable insulation, and ground resistance and continuity.

The forms for recording test readings will be available from the Engineer in electronic format. The Contractor shall provide the Engineer with a written report of all test data including the following:

- Voltage Tests
- Amperage Tests
- Insulation Resistance Tests
- Continuity tests
- Resistance of Grounding Electrodes
- Detector Loop Tests

Lighting systems. The following tests shall be made.

(1) Voltage Measurements. Voltages in the cabinet from phase to phase and phase to neutral, at no load and at full load, shall be measured and recorded. Voltage readings

at the last termination of each circuit shall be measured and recorded.

(2) Insulation Resistance. Insulation resistance to ground of each circuit at the cabinet shall be measured and recorded with all loads disconnected. Prior to performance of the insulation resistance test, the Contractor shall remove all fuses within all light pole bases on a circuit to segregate the luminaire loads.

On tests of new cable runs, the readings shall exceed 50 megohms for phase and neutral conductors with a connected load over 20A and shall exceed 100 megohms for conductors with a connected load of 20A or less.

On tests of cable runs which include cables which were existing in service prior to this contract, the resistance readings shall be the same or better than the readings recorded at the maintenance transfer at the beginning of the contract. Measurements shall be taken with a megohm meter approved by the Engineer.

(3) Loads. The current of each circuit, phase main, and neutral shall be measured and recorded. The Engineer may direct reasonable circuit rearrangement. The current readings shall be within ten percent of the connected load based on material ratings.

(4) Ground Continuity. Resistance of the system ground as taken from the farthest extension of each circuit run from the controller (i.e. check of equipment ground continuity for each circuit) shall be measured and recorded. Readings shall not exceed 2.0 ohms, regardless of the length of the circuit.

(5) Resistance of Grounding Electrodes. Resistance to ground of all grounding electrodes shall be measured and recorded. Measurements shall be made with a ground tester during dry soil conditions as approved by the Engineer. Resistance to ground shall not exceed 10 ohms.

Surveillance. The following tests shall be made in addition to the lighting system test above.

(1) Detector Loops. Before and after permanently securing the loop in the pavement, the resistance, inductance, resistance to ground, and quality factor for each loop and lead-in circuit shall be tested.

(2) The loop and lead-in circuit shall have an inductance between 20 and 2500 microhenries.

(3) The resistance to ground shall be a minimum of 50 megohms under any conditions of weather or moisture.

(4) The continuity test of the loop and loop lead-in shall not have a resistance greater than two (2) ohms

(5) The quality factor (Q) shall be 5 or greater.

Loops which fail to test satisfactorily shall be repaired or replaced.

Telecommunication Cable. Once the telecommunication cable is installed complete with all cable terminations complete the Contractor shall request an end-to-end test. The Contractor shall request the end-to-end test at least 7 days in advance to the TSC Engineer. Any lane closures and/or any other safety measures that need to be taken shall be provided for by the Contractor and shall be considered incidental to the cost of this item. The type of test performed shall be an end-to-end test with Halcyon type equipment transmitting and receiving at each end of the cable. Each pair shall be tested, and the results shall be recorded and submitted to the Engineer. If any results don't fall within the requirements set forth in (REA) PE-39, the Contractor shall correct and re-test that cable pair. Traffic Systems will tolerate only one pair out of every 100 pair of cable that doesn't meet or exceed specifications set forth in (REA) PE-39.

Wireless In-Pavement Detection Systems shall be tested in accordance with the approved testing procedures provided in the catalog cut submittal.

Fiber Optic Systems.

The Contractor shall submit detailed test procedures for approval by the Engineer. All fibers (terminated and un-terminated) shall be tested bi-directionally at both 1310 nm and 1550 nm with both an Optical Time Domain Reflectometer (OTDR) and a power meter with an optical source. For testing, intermediate breakout fibers may be concatenated and tested end-to-end. Any discrepancies between the measured results and these specifications will be resolved to the satisfaction of the Engineer.

Fibers which are not to be terminated shall be tested with a temporary fusion spliced pigtail fiber. **Mechanical splice or bare fiber adapters are not acceptable**.

The Contractor shall provide the date, time and location of any tests required by this specification to the Engineer at least 5 working (7 calendar) days before performing the test. Included with the notification shall be a record drawing of the installed fiber optic cable system. The drawings shall indicate actual installed routing of the cable, the locations of splices, and locations of cable slack with slack quantities identified.

Upon completion of the cable installation, splicing, and termination, the Contractor shall test all fibers for continuity, events above 0.1 dB, and total attenuation of the cable. The test procedure shall be as follows:

A Certified Technician utilizing an Optical Time Domain Reflectometer (OTDR) and Optical Source/Power Meter shall conduct the installation test. The test equipment used shall have been calibrated within the last two years. Documentation shall be provided. The Technician is directed to conduct the test using the standard operating procedures defined by the manufacturer of the test equipment. All fibers installed shall be tested in both directions.

A fiber ring or fiber box shall be used to connect the OTDR to the fiber optic cable under test at both the launch and receive ends. The tests shall be conducted at 1310 and 1550 nm for all fibers.

All testing shall be witnessed by the IDOT Engineer, and a copy of the test results (CD ROM or USB Drive) shall be submitted on the same day of the test. Hardcopies shall be submitted as described herein with copies on CD ROM or USB Drive.

At the completion of the test, the Contractor shall provide copies of the documentation of the test results to the Project Engineer. The test documentation shall be submitted as two bound copies and three CD ROM, or USB drive copies, and shall include the following:

Cable & Fiber Identification:

- Cable ID
- Cable Location - beginning and end point
- Fiber ID, including tube and fiber color
- Wavelength
- Pulse width (OTDR)
- Refractory index (OTDR)
- Operator Name
- Date & Time
- Setup Parameters
- Range (OTDR)
- Scale (OTDR)
- Setup Option chosen to pass OTDR "dead zone"

Test Results shall include:

- OTDR Test results
- Total Fiber Trace
- Splice Loss/Gain
- Events > 0.10 dB
- Measured Length (Cable Marking)
- Total Length (OTDR)
- Optical Source/Power Meter Total Attenuation (dB/km)

Sample Power Meter Tabulation:

Power Meter Measurements (dB)									
Location		Fiber No.	Cable Length (km)	A to B		B to A		Bidirectional Average	
A	B			1310 nm	1550 nm	1310 nm	1550 nm	1310 nm	1550 nm
		1							
		2							
Maximum Loss									
Minimum Loss									

The OTDR test results file format must be Bellcore/Telcordia compliant according to GR-196-CORE Issue 2, OTDR Data Standard, GR 196, Revision 1.0, GR 196, Revision 1.1, GR 196, Revision 2.0 (SR-4731) in a ".SOR" file format. A copy of the test equipment manufacture's software to read the test files, OTDR and power, shall be provided to the Department. These results shall also be provided in tabular form, see sample below:

Sample OTDR Summary				
Cable Designation:	*TCF-IK-03*	**OTDR Location:**	*Pump Sta. 67*	**Date:** *1/1/00*
Fiber Number	**Event Type**	**Event Location**	**Event Loss (dB)**	
			1310 nm	**1550 nm**
1	*Splice*	*23500 Ft.*	*.082*	*.078*
1	*Splice*	*29000 Ft.*	*.075*	*.063*
2	*Splice*	*29000 Ft.*	*.091*	*.082*
3	*Splice*	*26000 Ft.*	*.072*	*.061*
3	*Bend*	*27000 Ft.*	*.010*	*.009*

The following shall be the criteria for the acceptance of the cable:

Upon completing all splicing operations for a cable span, the Contractor shall measure the mean bi-directional loss at each splice using an Optical Time Domain Reflectometer.

When splices are made between identical cables (same manufacturer and cable type) the average optical loss of each splice shall not exceed 0.10 dB. The average is determined by measuring the splice loss in both directions with an OTDR, adding the two readings, and dividing by two. Testing should be performed for both the 1310 and 1550 nm wavelengths. No individual splice loss measured in a single direction shall exceed 0.15 dB.

When splices are made between cables containing fibers of different mode field diameters, the average optical loss of each splice shall not exceed 0.50 dB. The average is determined by measuring the splice loss in both directions with an OTDR, adding the two readings, and dividing by two. Testing should be performed for both the 1310 and 1550 nm wavelengths. No individual splice loss measured in a single direction shall exceed 0.6 dB.

The Contractor shall measure the end-to-end attenuation of each fiber, from connector to connector, using an optical power meter and source. This loss shall be measured at from both directions and shall not exceed 0.5 dB per installed kilometer of single mode cable. Measurements shall be made at both 1300 and 1550 nm for single mode cable.

For multimode cable, power meter measurements shall be made at 850 and 1300 nm. The end-to-end attenuation shall not exceed 3.8 dB/installed kilometers at 850nm or 1.8 dB per installed kilometer at 1300nm for multimode fibers.

If the total loss exceeds these specifications, the Contractor shall replace or repair the cable run at the no additional cost to the state, both labor and materials. Elevated attenuation due to exceeding the pulling tension, or any other installation operation, during installation shall require the replacement of the cable run at no additional cost to the State, including labor and materials.

All test results shall be furnished to the Engineer seven working days before the date the inspection is scheduled.

Contract Guarantee. The Contractor shall provide a written guarantee for all electrical work provided under the contract for a period of six months after the date of acceptance with the following warranties and guarantees.

(a) The manufacturer's standard written warranty for each piece of electrical material or apparatus furnished under the contract. The warranty for light emitting diode (LED) modules, including the maintained minimum luminance, shall cover a minimum of 120 months from the date of delivery.

(b) The Contractor's written guarantee that, for a period of six months after the date of final acceptance of the work, all necessary repairs to or replacement of said warranted material or apparatus for reasons not proven to have been caused by negligence on the part of the user or acts of a third party shall be made by the Contractor at no additional cost to the Department.

(c) The Contractor's written guarantee for satisfactory operation of all electrical systems furnished and constructed under the contract for a period of six months after final acceptance of the work.

The warranty for an uninterruptable power supply (UPS) shall cover a minimum of two years from date the equipment is placed in operation; however, the batteries of the UPS shall be warranted for full replacement for a minimum of five years.

Record Drawings. Alterations and additions to the electrical installation made during the execution of the work shall be made on the PDF copy of the as-Let documents using a PDF editor. Hand drawn notations or markups and scanned plans are not acceptable. These drawings shall be updated daily and shall be available for inspection by the Engineer during the work. The record drawings shall include the following:

- Cover Sheet
- The Electrical Maintenance Contract Management System (EMCMS) location designation, i.e. "L", "TS", "S", "A" number.
- Summary of Quantities, electrical items only
- Legends, Schedules, and Notes
- Plan Sheets
- Final fiber assignment tables
- Pertinent Details
- Single Line Diagrams; electrical, communications, surveillance and fiber optic.
- Other useful information useful to locate and maintain the systems.

Any modifications to the details shall be indicated. Final quantities used shall be indicated on the Summary of Quantities. **Foundation depths used shall also be listed**.

As part of the record drawings, the Contractor shall inventory all materials, new or existing, on the project and record information on inventory sheets provided by the Engineer.

The inventory shall include:

- Location of Equipment, including rack, chassis, slot as applicable.
- Designation of Equipment
- Equipment manufacturer
- Equipment model number
- Equipment Version Number
- Equipment Configuration
    - Addressing, IP or other
    - Settings, hardware or programming
- Equipment Serial Number

The following electronic inventory forms are available from the Engineer:

- Lighting Controller Inventory
- Lighting Inventory
- Light Tower Inspection Checklist
- ITS Location Inventory

The information shall be entered in the forms; handwritten entries will not be acceptable; except for signatures. Electronic file shall also be included in the documentation.

When the work is complete, and seven days before the request for a final inspection, the set of contract drawings, marked "**RECORD DRAWINGS**", shall be submitted to the Engineer for review and approval and shall be stamped with the date and the signature of the Contractor's supervising Engineer or Electrician. The record drawings shall be submitted in PDF format via a mutually agreed to electronic format for review and approval.

In addition to the record drawings, PDF copies of the final catalog cuts which have been Approved and Approved as Noted with applicable follow-up shall be submitted along with the record drawings. **The PDF files shall clearly indicate either by filename or PDF table of contents (bookmarks) the respective pay item number**. Specific part or model numbers of items which have been selected shall be clearly visible.

If the Electric Service is new or modified, documentation as required in the Electric Utility Service Installation and Connection shall be submitted.

During the Final Inspection, the Contractor shall provide three sets of electronically produced drawings in a moisture proof pouch to be kept on the inside door of the controller cabinet or other location approved by the Engineer. These drawings shall show the final as-built circuit orientation(s) of the project in the form of a single line diagram with all equipment designations and clearly identified.

Final documentation shall be submitted as a complete submittal package, i.e. record drawings, test results, inventory, etc. shall be submitted at the same time. Partial piecemeal submittals will be rejected without review.

The identical material shall also be submitted in the same manner as the catalog cut submittals utilizing the following final documentation pay item numbers:

Pay Code	Description	Discipline
FDLRD000	Record Drawings - Lighting	Lighting
FDSRD000	Record Drawings - Surveillance	Surveillance
FDTRD000	Record Drawings - Traffic Signal	Traffic Signal
FDIRD000	Record Drawings - ITS	ITS
FDLCC000	Catalog Cuts - Lighting	Lighting
FDSCC000	Catalog Cuts – Surveillance	Surveillance
FDTCC000	Catalog Cuts – Traffic Signal	Traffic Signal
FDICC000	Catalog Cuts - ITS	ITS
FDLWL000	Warranty - Lighting	Lighting
FDSWL000	Warranty - Surveillance	Surveillance
FDTWL000	Warranty - Traffic Signal	Traffic Signal
FDIWL000	Warranty - ITS	ITS
FDLTR000	Test Results - Lighting	Lighting
FDSTR000	Test Results - Surveillance	Surveillance
FDTTR000	Test Results - Traffic Signal	Traffic Signal
FDITR000	Test Results - ITS	ITS
FDLINV00	Inventory - Lighting	Lighting
FDSINV00	Inventory - Surveillance	Surveillance
FDTINV00	Inventory - Traffic Signal	Traffic Signal
FDIINV00	Inventory - ITS	ITS
FDLGPS00	GPS - Lighting	Lighting
FDSGPS00	GPS - Surveillance	Surveillance
FDTGPS00	GPS - Traffic Signal	Traffic Signal
FDIGPS00	GPS - ITS	ITS
FDLES00	Electric Service - Lighting	Lighting
FDSES00	Electric Service - Surveillance	Surveillance
FDTES00	Electric Service - Traffic Signal	Traffic Signal
FDIES00	Electric Service - ITS	ITS

Record Drawings shall include Marked up plans, controller info, Electric Service Info, Equipment Settings, Manuals, Wiring Diagrams for each discipline.

Test results shall be all electrical test results, fiber optic OTDR, and Fiber Optic power meter as applicable for each discipline.

GPS Documentation. In addition to the specified record drawings, the Contactor shall record GPS coordinates of the following electrical components being installed, modified or being affected in other ways by this contract:

- All light poles and light towers.
- Handholes and vaults.
- Junction Boxes
- Conduit roadway crossings.
- Controllers.
- Control Buildings.
- Structures with electrical connections, i.e. DMS, lighted signs.
- Electric Service locations.
- CCTV Camera installations.
- Roadway Surveillance installations.
- Fiber Optic Splice Locations.
- Fiber Optic Cables. Coordinates shall be recorded along each fiber optic cable route every 200 feet.
- Fiber Optic Utility Markers
- All fiber optic slack locations shall be identified with quantity of slack cable included. When sequential cable markings are available, those markings shall be documented as cable marking into enclosure and marking out of enclosure.
- All wireless in-pavement vehicle detectors

Datum to be used shall be North American 1983.

Data shall be provided electronically. The electronic format shall be compatible with MS Excel. **Latitude and Longitude shall be in decimal degrees with a minimum of 6 decimal places**. Each coordinate shall have the following information:

1. District
2. Description of item
3. Designation
4. Use
5. Approximate station
6. Contract Number
7. Date
8. Owner
9. Latitude
10. Longitude
11. Comments

A spreadsheet template will be available from the Engineer for use by the Contractor.

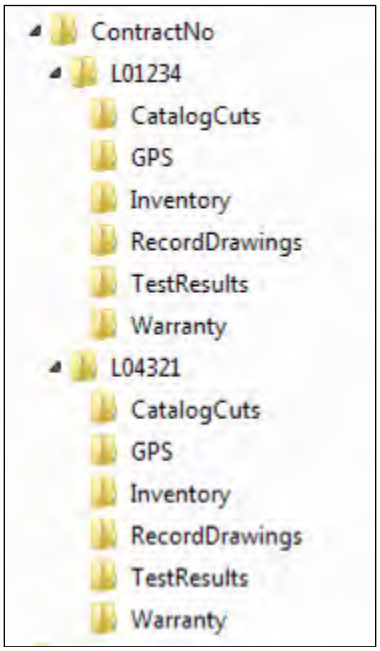
Accuracy. Data collected is to be mapping grade. A handheld mapping grade GPS device shall be used for the data collection. The receiver shall support differential correction, and data shall have minimum 5 meter accuracy after post processing.

GPS receivers integrated into cellular communication devices, recreational and automotive GPS

devices are not acceptable.

The GPS shall be the product of an established major GPS manufacturer having been in the business for a minimum of 6 years."

The documents shall be organized by the Electrical Maintenance Contract Management System (EMCMS) location designation. If multiple EMCMS locations are within the contract, separate folders shall be utilized for each location as follows:



Extraneous information not pertaining to the specific EMCMS location shall not be included in that particular folder and sub-folder.

The inspection will not be made until after the delivery of acceptable record drawings, specified certifications, and the required guarantees.

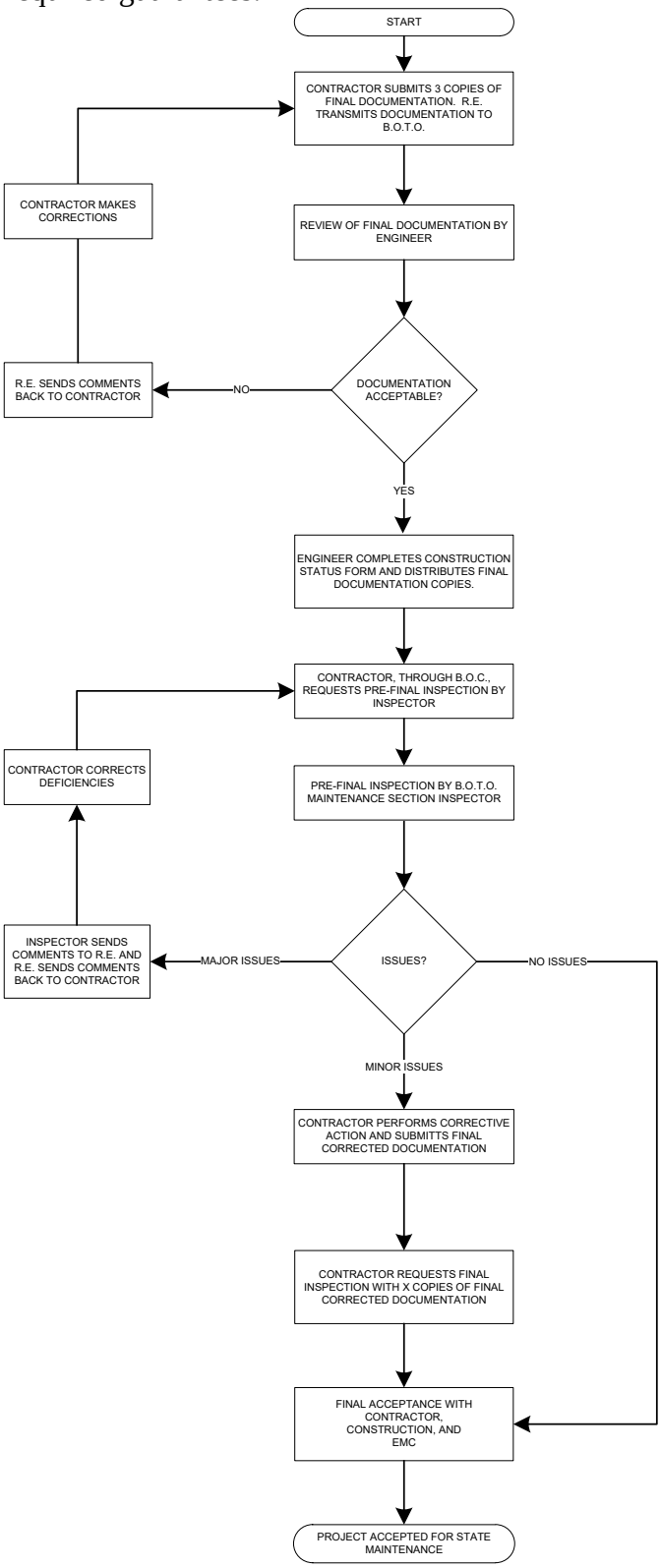
The Final Acceptance Documentation Checklist shall be completed and is contained elsewhere herein.

Acceptance. Acceptance of electrical work will be given at the time when the Department assumes the responsibility to protect and maintain the work according to Article 107.30 or at the time of final inspection.

When the electrical work is complete, tested, and fully operational, the Contractor shall schedule an inspection for acceptance with the Engineer no less than seven working days prior to the desired inspection date. The Contractor shall furnish the necessary labor and equipment to make the inspection.

A written record of the test readings taken by the Contractor according to Article 801.13 shall be

furnished to the Engineer seven working days before the date the inspection is scheduled. Inspection will not be made until after the delivery of acceptable record drawings, specified certifications, and the required guarantees.



Final Acceptance Documentation Checklist

LOCATION	
Route	Common Name
Limits	Section
Contract #	County
Controller Designation(s)	EMC Database Location Number(s)

ITEM	Contractor (Verify)	Resident Engineer (Verify)
Record Drawings -Three hardcopies (for cabinets) -PDFs as required elsewhere	☐ ☐	☐ ☐
Field Inspection Tests -Voltage -Amperage -Cable Insulation Resistance -Continuity -Controller Ground Rod Resistance (PDFs as required)	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
GPS Coordinates -Excel file (Check Special Provisions, Excel file required.)	☐	☐
Job Warranty Letter (PDFs as required)	☐	☐
Catalog Cut Submittals -Approved & Approved as Noted (PDFs as required)	☐	☐
Lighting Inventory Form (PDFs as required)	☐	☐
Lighting Controller Inventory Form (PDFs as required)	☐	☐
Electric Service Documentation (PDFs as required)	☐	☐
Light Tower Inspection Form (If applicable, PDFs as required)	☐	☐

PDFs as required shall be submitted for all items above.

General Notes:

Record Drawings – The record drawings should contain contract cover sheet, summary of quantities showing all lighting pay item sheets, proposed lighting plans and lighting detail sheets. Submit hardcopies shall be 11" x 17" size. Temporary lighting plans and removal lighting plans should not be part of the set.

Field Inspection Tests – Testing should be done for proposed cables. Testing shall be per standard specifications. Forms shall be neatly filled out.

GPS Coordinates – Check special provisions "General Electrical Requirements". Submit electronic "EXCEL" file. Coordinates in Latitude and Longitude, decimal degrees.

Job Warranty Letter – See standard specifications.

Cutsheet Submittal – See special provisions "General Electrical Requirements". Scan Approved and Approved as Noted cutsheets.

Lighting Inventory Form – Inventory form should include only proposed light poles, proposed light towers, proposed combination (traffic/light pole) lighting and proposed underpass luminaires.

Lighting Controller Inventory Form – Form should be filled out for only proposed lighting controllers.

Light Tower Safety Inspection Form – Form should be filled out for each proposed light tower.

ELECTRIC UTILITY SERVICE CONNECTION (COMED)

Effective: January 1, 2012

Description. This item shall consist of payment for work performed by ComEd in providing or modifying electric service as indicated. THIS MAY INVOLVE WORK AT MORE THAN ONE ELECTRIC SERVICE. For summary of the Electrical Service Drop Locations see the schedule contained elsewhere herein.

Construction Requirements. It shall be the Contractor's responsibility to contact ComEd. The Contractor shall coordinate his work fully with the ComEd both as to the work required and the timing of the installation. No additional compensation will be granted under this or any other item for extra work caused by failure to meet this requirement. **Please contact ComEd, New Business Center Call Center, at 866 NEW ELECTRIC (1-866-639-3532) to begin the service connection process. The Call Center Representatives will create a work order for the service connection. The representative will ask the requestor for information specific to the request. The representative will assign the request based upon the location of project.**

The Contractor should make particular note of the need for the earliest attention to arrangements with ComEd for service. In the event of delay by ComEd, no extension of time will be considered applicable for the delay unless the Contractor can produce written evidence of a request for electric service within 30 days of execution.

Method Of Payment. The Contractor will be reimbursed to the exact amount of money as billed by ComEd for its services. Work provided by the Contractor for electric service will be paid separately as described under ELECTRIC SERVICE INSTALLATION. No extra compensation shall be paid to the Contractor for any incidental materials and labor required to fulfill the requirements as shown on the plans and specified herein.

For bidding purposes, this item shall be estimated as $10,000

Basis Of Payment. This work will be paid for at the contract lump sum price for ELECTRIC UTILITY SERVICE CONNECTION which shall be reimbursement in full for electric utility service charges.

ELECTRIC SERVICE INSTALLATION

Effective: January 1, 2012

Description. This item shall consist of all material and labor required to extend, connect or modify the electric services, as indicated or specified, which is over and above the work performed by the utility. Unless otherwise indicated, the cost for the utility work, if any, will be reimbursed to the Contractor separately under ELECTRIC UTILITY SERVICE CONNECTION. This item may apply to the work at more than one service location and each will be paid separately.

Materials. Materials shall be in accordance with the Standard Specifications.

Construction Requirements. The Contractor shall ascertain the work being provided by the electric utility and shall provide all additional material and work not included by other contract pay items required to complete the electric service work in complete compliance with the requirements of the utility.

No additional compensation will be allowed for work required for the electric service, even though not explicitly shown on the Drawings or specified herein

Method of Measurement**.** Electric Service Installation shall be counted, each.

Basis of Payment. This work will be paid for at the contract unit price each for ELECTRIC SERVICE INSTALLATION which shall be payment in full for the work specified herein.

UNDERGROUND RACEWAYS

Effective: March 1, 2015

Revise Article 810.04 of the Standard Specifications to read:

> "Installation. All underground conduits shall have a minimum depth of 30-inches (700 mm) below the finished grade."

Add the following to Article 810.04 of the Standard Specifications:

> "All metal conduit installed underground shall be Rigid Steel Conduit unless otherwise indicated on the plans."

Add the following to Article 810.04 of the Standard Specifications:

> "All raceways which extend outside of a structure or duct bank but are not terminated in a cabinet, junction box, pull box, handhole, post, pole, or pedestal shall extend a minimum or 300 mm (12") or the length shown on the plans beyond the structure or duct bank. The end of this extension shall be capped and sealed with a cap designed for the conduit to be capped.
>
> The ends of rigid metal conduit to be capped shall be threaded, the threads protected with full galvanizing, and capped with a threaded galvanized steel cap.
>
> The ends of rigid nonmetallic conduit and coilable nonmetallic conduit shall be capped with a rigid PVC cap of not less than 3 mm (0.125") thick. The cap shall be sealed to the conduit using a room-temperature-vulcanizing (RTV) sealant compatible with the material of both the cap and the conduit. A washer or similar metal ring shall be glued to the inside center of the cap with epoxy, and the pull cord shall be tied to this ring."

WIRE AND CABLE

Effective: January 1, 2012

Add the following to the first paragraph of Article 1066.02(a):

> "The cable shall be rated at a minimum of 90°C dry and 75°C wet and shall be suitable for installation in wet and dry locations, and shall be resistant to oils and chemicals."

Revise the Aerial Electric Cable Properties table of Article 1066.03(a)(3) to read:

Aerial Electric Cable Properties

Phase Conductor				Messenger wire	
Size AWG	Stranding	Average Insulation Thickness		Minimum Size AWG	Stranding
		mm	mils		
6	7	1.1	(45)	6	6/1
4	7	1.1	(45)	4	6/1
2	7	1.1	(45)	2	6/1
1/0	19	1.5	(60)	1/0	6/1
2/0	19	1.5	(60)	2/0	6/1
3/0	19	1.5	(60)	3/0	6/1
4/0	19	1.5	(60)	4/0	6/1

Add the following to Article 1066.03(b) of the Standard Specifications:

"Cable sized No. 2 AWG and smaller shall be U.L. listed Type RHH/RHW and may be Type RHH/RHW/USE. Cable sized larger than No. 2 AWG shall be U.L. listed Type RHH/RHW/USE."

Revise Article 1066.04 to read:

"Aerial Cable Assembly. The aerial cable shall be an assembly of insulated aluminum conductors according to Section 1066.02 and 1066.03. Unless otherwise indicated, the cable assembly shall be composed of three insulated conductors and a steel reinforced bare aluminum conductor (ACSR) to be used as the ground conductor. Unless otherwise indicated, the code word designation of this cable assembly is "Palomino". The steel reinforced aluminum conductor shall conform to ASTM B-232. The cable shall be assembled according to ANSI/ICEA S-76-474."

Revise the second paragraph of Article 1066.05 to read:

"The tape shall have reinforced metallic detection capabilities consisting of a woven reinforced polyethylene tape with a metallic core or backing."

HANDHOLE

Description. This work shall consist of furnishing and installing a 11"x18"x18" deep composite concrete handhole as shown on the plans or directed by the Engineer. All work related to the installation of the handhole shall be included (excavation, installation of handhole and cover, gravel french drain, backfill, disposal of surplus excavate material, etc.)

Materials. All materials shall be in accordance with the contract plan drawings and requirements.

Construction Requirements. The handhole shall be precast constructed of polymer concrete. The box and lid shall meet or exceed ANSI Tier 15 loading requirements and also be tested in accordance with the latest edition of NASI/SCTE 77. The box shall be placed on 12" of crushed stone for drainage. The lid shall have a logo as shown on the plans. All work shall be installed as shown on the contract plan drawings and in accordance with Sections 814 of the Standard Specifications.

The Contractor shall be responsible for coordinating all work.

Measurement and Payment. The work shall be paid for at the contract unit price Each for: HANDHOLE, COMPOSITE CONCRETE, which shall be payment in full for all work listed herein.

LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240 VOLT, 100 AMP

Description: This work shall consist of furnishing and installing a meter main pedestal to power roadway lighting at the location shown on the plans.

Materials. The meter main pedestal shall be rated 100A, 120/240V single phase, 10KAIC. The main circuit breaker shall be rated 100A and branch circuit breaker shall be rated 20A. All equipment shall be as shown on the drawings.

Service grounding shall be in accordance with Section 1087.01 of the Standard Specifications and as shown on the drawings.

Construction Requirements: The pedestal shall be mounted to Unistrut channels for support as shown on the drawings. Service grounding shall be in accordance with Section 806 of the Standard Specifications and as shown on the drawings.

Measurement and Payment: This work will be paid for at the contract unit price per each for LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240 VOLT, 100 AMP, which price shall be payment in full for all material, labor and any other items required to complete the work.

POTHOLING

Description: This work shall consist of cutting a core in a paved driving surface, removing it, vacuum excavating to expose the underground utilities to witness the proposed conduit crossing, performing any necessary operation and maintenance activities, backfilling and reinstating the pavement core where shown on the plans.

Construction Requirements: All work performed by the Utility using this method shall be carried out in such a manner that the pavement surface worked upon is restored and matched as close as possible to the original condition of the surface.

Cutting of existing pavements shall be performed with a diamond tipped core saw with a maximum 8" diameter bit. The vertical alignment of the keyhole-coring saw shall be perpendicular to the horizon, and the cutting shall be extended to the full depth of the existing pavement structure. The core shall be removed intact. Coring operator shall place a temporary mark (paint) on the pavement core and adjacent pavement prior to cutting to ensure that the pavement core, when replaced, will have the same orientation as when it was first cut and removed. Pavement cores shall be either removed from the work site or stored in a safe and secure on-site location until it is reused.

The base and subbase material shall be removed by the hydro excavation method to expose the utilities to visually witness the conduit crossing.

The excavation shall be backfilled with Controlled Low-Strength Material (CLSM) in accordance with Section 593 of the Standard Specifications.

The pavement surface shall be restored to its original condition by setting the reinstated pavement core flush with and in its original orientation using the required bonding material. Bonding material shall be placed in accordance to the manufacturers' recommendations. All mixing, handling and curing practices recommended by the manufacturer shall be followed. The bonding material should flow easily up and around the reinserted core and, with no voids, completely fill the annular space around the core to achieve a waterproof, mechanical joint between the keyhole pavement core. Excess bonding material shall be removed from the restored pavement surfaces. A pavement core that is fractured in the vertical plane is considered to be defective and shall not be used to reinstate the pavement. If another equivalent core of sound condition and similar existing pavement of the same diameter, depth and composition as the defective core is available, it may be reinstated in substitution of the defective core.

If the pavement core is limited to the horizontal delimitation of two or more successive layers of pavement, that core is not considered to be defective if the layers are capable of being re-bonded to each other with the bonding material during reinstatement. Until the core has been reinstated and cured enough to drive over ,the contractor shall cover area with an appropriately-sized, steel plate. Plates are not allowed from November 1st to May 1st.

Materials: Bonding material shall be a packaged dry mix, non-shrinkable, and impervious to water penetration at the joint after application and meet the following:

-Specifications for Packaged, Dry, Rapid-Hardening Cementations Materials for Concrete Repairs- ASTM C928
-Compression- ASTM C109 or C39 4.3.3 Freeze/Thaw - ASTM C666 Standard Test Method for Resistance of Concrete to Rapid Freezing and Thawing
-Set Time - ASTM C266 Standard Test Method for Setting a Hydraulic-Cement Paste by Gilmore Needles
-Shear Strength (Slant Shear) - ASTM C882
-Thermal Expansion and Shrinkage - ASTM C531

The bonding material shall comply with the requirements of ASTM C928. In addition, the bonding material shall have the following bond strength characteristics (1500 psi after 1 day and 2000 psi

after 7 days).
The bonding material shall, at a maximum of one hour at 50ºF (10ºC) carry an equivalent traffic loadable condition that is at a minimum greater than 2 times the half-axle load of the AASHTO standard 18-Kip Equivalent Single Axle Load (EASL) or AASHTO H-25 truck load.

Basis of Payment: This work will be paid for at the contract unit price per Each for **POTHOLING**, which price shall be payment in full for all material, labor and any other items required to complete the work.

ROADWAY LUMINAIRE, LED

Effective: July 1, 2021

Description.

This work shall consist of furnishing and installing a roadway LED luminaire as shown on the plans, as specified herein.

General.

The luminaire including the housing, driver and optical assembly shall be assembled in the U.S.A. The luminaire shall be assembled by and manufactured by the same manufacturer. The luminaire shall be mechanically strong and easy to maintain. The size, weight, and shape of the luminaire shall be designed so as not to incite detrimental vibrations in its respective pole and it shall be compatible with the pole and arm. All electrical and electronic components of the luminaire shall comply with the requirements of Restriction of Hazardous Materials (RoHS) regulations. The luminaire shall be listed for wet locations by an NRTL and shall meet the requirements of UL 1598 and UL 8750

Submittal Requirements.

The Contractor shall also the following manufacturer's product data for each type of luminaire:

1. Descriptive literature and catalogue cuts for luminaire, LED driver, and surge protection device. Completed manufacturer’s luminaire ordering form with the full catalog number provided

2. LED drive current, total luminaire input wattage and total luminaire current at the system operating voltage or voltage range and ambient temperature of 25 C.

3. LED efficacy per luminaire expressed in lumens per watt (l/w).

4. Initial delivered lumens at the specified color temperature, drive current, and ambient

temperature.

5. IES file associated with each submitted luminaire in the IES LM-63 format.

6. Computer photometric calculation reports as specified and in the luminaire performance table.

7. TM-15 BUG rating report.

8. Isofootcandle chart with max candela point and half candela trace indicated.

9. Documentation of manufacturers experience and verification that luminaires were assembled in the U.S.A. as specified.

10. Written warranty.

Upon request by the Engineer, submittals shall also include any or all the following:

a. TM-21 calculator spreadsheet (XLSX or PDF format) and if available, TM-28 report for the specified luminaire or luminaire family. Both reports shall be for 50,000 hours at an ambient temperature of 77 °F (25 °C).

b. LM-79 report with National Voluntary Laboratory Accreditation Program (NVLAP) current at the time of testing in PDF format inclusive of the following: isofootcandle diagram with half candela contour and maximum candela point; polar plots through maximum plane and maximum cone; coefficient of utilization graph; candela table; and spectral distribution graph and chromaticity diagram.

c. LM-80 report for the specified LED package in PDF format and if available, LM-84 report for the specified luminaire or luminaire family in PDF format. Both reports shall be conducted by a laboratory with NVLAP certification current at the time of testing.

d. AGi32 calculation file matching the submittal package.

e. In Situ Temperature Measurement Test (ISTMT) report for the specified luminaire or luminaire family in PDF format.

f. Vibration test report in accordance with ANSI C136.31 in PDF format.

g. ASTM B117/ASTM D1654 (neutral salt spray) test and sample evaluation report in PDF format.

h. ASTM G154 (ASTM D523) gloss test report in PDF format.

i. LED drive current, total luminaire input wattage, and current over the operating voltage range at an ambient temperature of 77 °F (25 °C).

j. Power factor (pf) and total harmonic distortion (THD) at maximum and minimum supply and at nominal voltage for the dimmed states of 70%, 50%, and 30% full power.

k. Ingress protection (IP) test reports, conducted according to ANSI C136.25 requirements, for the driver and optical assembly in PDF format.

l. Installation, maintenance, and cleaning instructions in PDF format, including recommendations on periodic cleaning methods.

m. Documentation in PDF format that the reporting laboratory is certified to perform the required tests.

A sample luminaire shall also be provided upon request of the Engineer. The sample shall be as proposed for the contract and shall be delivered by the Contractor to the District Headquarters. After review, the Contractor shall retrieve the luminaire.

Manufacturer Experience.

The luminaire shall be designed to be incorporated into a lighting system with an expected 20 year lifetime. The luminaire manufacturer shall have a minimum of 33 years' experience manufacturing HID roadway luminaires and shall have a minimum of seven (7) years' experience manufacturing LED roadway luminaires. The manufacturer shall have a minimum of 25,000 total LED roadway luminaires installed on a minimum of 100 separate installations, all within the U.S.A.

Housing.

Material. The luminaire shall be a single device not requiring on-site assembly for installation. The driver for the luminaire shall be integral to the unit.

Finish. The luminaire shall have a baked acrylic enamel finish. The color of the finish shall be gray, unless otherwise indicated.

The finish shall have a rating of six or greater according to ASTM D1654, Section 8.0 Procedure A – Evaluation of Rust Creepage for Scribed Samples after exposure to1000 hours of testing according to ASTM B117 for painted or finished surfaces under environmental exposure.

The luminaire finish shall have less than or equal to 30% reduction of gloss according to ASTM D523 after exposure of 500 hours to ASTM G154 Cycle 6 QUV® accelerated weathering testing.

The luminaire shall slip-fit on a mounting arm with a 2" diameter tenon (2.375" outer diameter), and shall have a barrier to limit the amount of insertion. The slip fitter clamp shall utilize four (4) bolts to clamp to the tenon arm. The luminaire shall be provided with a leveling surface and shall be capable of being tilted ±5 degrees from the axis of attachment in 2.5 degree increments and rotated to any degree with respect to the supporting arm.

All external surfaces shall be cleaned in accordance with the manufacturer's recommendations and be constructed in such a way as to discourage the accumulation of water, ice, and debris.

The effective projected area of the luminaire shall not exceed 1.6 sq. ft.

The total weight including accessories, shall not exceed 40 lb (18.14 kg). If the weight of the luminaire is less than 20 lb (9.07 kg), weight shall be added to the mounting arm or a supplemental vibration damper installed as approved by the Engineer.

A passive cooling method with no moving, rotating parts, or liquids shall be employed for heat management.

The luminaire shall include a fully prewired, 7-pin twist lock ANSI C136.41-compliant receptacle. Unused pins shall be connected as directed by the Manufacturer and as approved by the Engineer. A shorting cap shall be provided with the luminaire that is compliant with ANSI C136.10.

Vibration Testing. All luminaires shall be subjected to and pass vibration testing requirements at "3G" minimum zero to peak acceleration in accordance with ANSI C136.31 requirements using the same luminaire. To be accepted, the luminaire housing, hardware, and each individual component shall pass this test with no noticeable damage and the luminaire must remain fully operational after testing.

Labels. An internal label shall be provided indicating the luminaire is suitable for wet locations and indicating the luminaire is an NRTL listed product to UL1598 and UL8750. The internal label shall also comply with the requirements of ANSI C136.22.

An external label consisting of two black characters on a white background with the dimensions of the label and the characters as specified in ANSI C136.15 for HPS luminaires. The first character shall be the alphabetical character representing the initial lumen output as specified in Table 1 of Article 1067.06(c). The second character shall be the numerical character representing the transverse light distribution type as specified in IES RP-8 (i.e. Types 1, 2, 3, 4, or 5).

Hardware. All hardware shall be stainless steel or of other corrosion resistant material approved by the Engineer.

Luminaires shall be designed to be easily serviced, having fasteners such as quarter-turn

clips of the heavy spring-loaded type with large, deep straight slot heads, complete with a receptacle and shall be according to military specification MIL-f-5591.

All hardware shall be captive and not susceptible to falling from the luminaire during maintenance operations. This shall include lens/lens frame fasteners as well hardware holding the removable driver and electronic components in place.

Provisions for any future house-side external or internal shielding should be indicated along with means of attachment.

Circuiting shall be designed to minimize the impact of individual LED failures on the operation of the other LED's.

Wiring. Wiring within the electrical enclosure shall be rated at 600v, 105°C or higher.

Driver.

The driver shall be integral to the luminaire shall be capable of receiving an indefinite open and short circuit output conditions without damage.

The driver shall incorporate the use of thermal foldback circuitry to reduce output current under abnormal driver case temperature conditions and shall be rated for a lifetime of 100,000 hours at an ambient temperature exposure of 77 °F (25 °C) to the luminaire. If the driver has a thermal shut down feature, it shall not turn off the LEDs when operated at 104 °F (40 °C) or less.

The driver shall have an input voltage range of 120 to 277 volts (± 10%) or 347 to 480 volts (± 10%) according to the contract documents. When the driver is operating within the rated input voltage range and in an un-dimmed state, the power factor measurement shall be not less than 0.9 and the THD measurement shall be no greater than 20%.

The driver shall meet the requirements of the FCC Rules and Regulations, Title 47, Part 15 for Class A devices with regard to electromagnetic compatibility. This shall be confirmed through the testing methods in accordance with ANSI C63.4 for electromagnetic interference.

The driver shall be dimmable using the protocol listed in the Luminaire Performance Table shown in the contract.

Surge Protection. The luminaire shall comply the requirements of ANSI C136.2 for electrical transient immunity at the "Extreme" level (20KV/10KA) and shall be equipped with a surge protective device (SPD) that is UL1449 compliant with indicator light. An SPD failure shall open the circuit to protect the driver.

LED Optical Assembly

The optical assembly shall have an IP66 or higher rating in accordance with ANSI C136.25. The circuiting of the LED array shall be designed to minimize the effect of individual LED failures on the operation of other LEDs. All optical components shall be made of glass or a UV stabilized, non-yellowing material.

The optical assembly shall utilize high brightness, long life, minimum 70 CRI, 4,000K color temperature (+/-300K) LEDs binned in accordance with ANSI C78.377. Lenses shall be UV-stabilized acrylic or glass.

Lumen depreciation at 50,000 hours of operation shall not exceed 15% of initial lumen output at the specified LED drive current and an ambient temperature of 25° C.

The luminaire may or may not have a glass lens over the LED modules. If a glass lens is used, it must be a flat lens. Material other than glass will not be acceptable. If a glass lens is not used, the LED modules may not protrude lower than the luminaire housing.

The assembly shall have individual serial numbers or other means for manufacturer tracking.

Photometric Performance.

Luminaires shall be tested according to IESNA LM-79. This testing shall be performed by a test laboratory holding accreditation from the National Institute of Standards and Technology (NIST) National Voluntary Laboratory Accreditation Program (NVLAP) for the IESNA LM-79 test procedure.

Data reports as a minimum shall yield an isofootcandle chart, with max candela point and half candela trace indicated, maximum plane and maximum cone plots of candela, a candlepower table (house and street side), a coefficient of utilization chart, a luminous flux distribution table, spectral distribution plots, chromaticity plots, and other standard report outputs of the above mentioned tests.

The luminaire shall have a BUG rating of Back Light B3 or less, Up Light rating of U0, and a Glare rating of G3 or less unless otherwise indicated in the luminaire performance table.

Photometric Calculations.

Calculations. Submitted report shall include a luminaire classification system graph with both the recorded lumen value and percent lumens by zone along with the BUG rating according to IESNA TM-15.

Complete point-by-point luminance and veiling luminance calculations as well as listings of all indicated averages and ratios as applicable shall be provided in accordance with IESNA RP-8 recommendations. Lighting calculations shall be performed using AGi32 software with all luminance calculations performed to one decimal place (i.e. x.x cd/m2). Uniformity ratios shall also be calculated to one decimal place (i.e. x.x:1). Calculation

results shall demonstrate that the submitted luminaire meets the lighting metrics specified in the project Luminaire Performance Table(s). Values shall be rounded to the number of significant digits indicated in the luminaire performance table(s).

All photometry must be **photopic**. Scotopic or mesopic factors will not be allowed. The AGi32 file shall be submitted at the request of the Engineer.

IDOT DISTRICT 1 LUMINAIRE PERFORMANCE TABLE
ROADWAY LIGHTING

GIVEN CONDITIONS

Roadway Data	Pavement Width	24	Ft
	Number of Lanes Left of Median	1	
	Number of Lanes Right of Median	1	
	Lane Width	12.0	Ft
	Median Width	0.0	Ft
	IES Surface Classification	R3	
	Q-Zero Value	0.07	
Mounting Data	Mounting Height	35	Ft
	Mast Arm Length	8	Ft
	Pole Set-Back from Edge of Pavement	29.5	Ft
Luminaire Data	Source	LED	
	Color Temperature	3000	°K
	Lumens	17,000	Min
	Pay Item Lumen Designation	F	
	BUG Rating	B3-U0-G3	
	IES Vertical Distribution	Medium	
	IES Control of Distribution	Cutoff	
	IES Lateral Distribution	Type 3	
	Total Light Loss Factor	0.70	
Pole Layout Data	Spacing	170	Ft
	Configuration	Single Sided	
	Luminaire Overhang over E.O.P.	-21.5	Ft

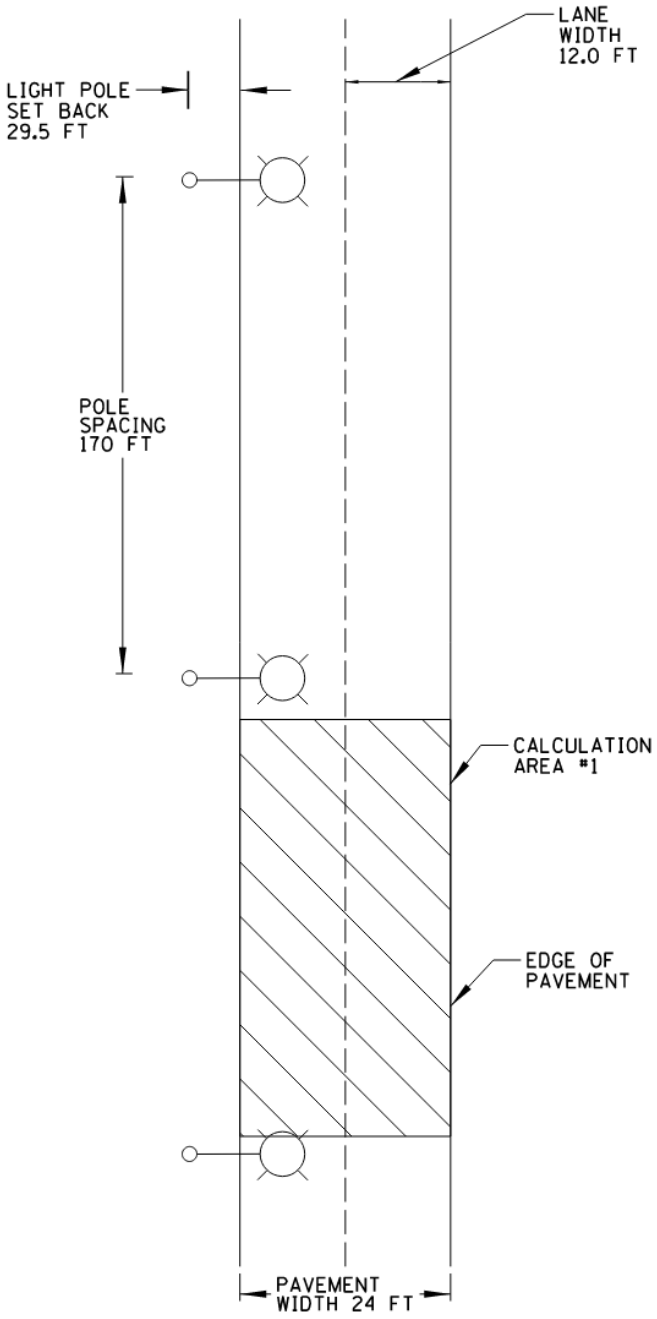
NOTE: Variations from the above specified I.E.S. distribution pattern may be requested, and acceptance of variations will be subject to review by the Engineer based on how well the performance requirements are met.

PERFORMANCE REQUIREMENTS

NOTE: These performance requirements shall be the minimum acceptable standards of photometric performance for the luminaire, based on the given conditions listed above.

Roadway Luminance	Average Luminance, L_{AVE} (Max)	0.6	Cd/m^2
	Average Luminance, L_{AVE} (Min)	0.5	Cd/m^2
	Uniformity Ratio, L_{AVE}/L_{MIN}	6.0	Max
	Uniformity Ratio, L_{MAX}/L_{MIN}	10.0	Max
	Veiling Luminance Ratio, L_V/L_{AVE}	0.4	Max

LUMINAIRE PERFORMANCE DIAGRAM FOR 24 FT CROSS SECTION



Independent Testing

When a contract has 50 or more luminaires of the same type (distribution type and lumen output/wattage), that luminaire type shall be independently tested, unless otherwise noted. The quantity of luminaires to be tested shall be as specified in the following table.

Contract Quantity	Luminaires to be Tested
1-49	0 (unless otherwise noted)
50-100	2
101-150	3
151-200	4
201-250	5
251-300	6
301-350	7

Testing is not required for temporary lighting luminaires.

The Contractor shall coordinate the testing with the contract schedule considering submittal, manufacturing, testing, and installation lead-times and deadlines.

The Electrical Engineer shall select from all the project luminaires at the Contractor's or distributor's storage facility, within District 1, the luminaires for testing. In all cases, the selection of luminaires shall be a random selection from the entire completed lot of luminaires required for the contract. Selections from partial lots will not be allowed. An additional luminaire shall also be selected for physical inspection by the Engineer at the District Headquarters. This luminaire will be available for the Contractor to pick up at a later date to be installed under this contract. This luminaire is in addition to the luminaire required as a part of the submittal process specified elsewhere.

Alternative selection process. With the Engineer's prior approval, the Contractor shall provide a list of luminaire serial numbers for all the luminaires. The Engineer shall make a random selection of the required number of luminaires for testing from the serial numbers. That luminaire must then be photographed clearly showing the serial number prior to shipment to the selected and approved testing laboratory. The testing laboratory shall include a photograph of the luminaire along with the test results directly to the Engineer.

Luminaires shall be tested at a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory approved for each of the required tests. The testing facility shall not be associated in any way, subsidiary or otherwise, with the luminaire manufacturer. All costs associated with luminaire testing shall be included in the bid price of the luminaire.

The selection of the proposed independent laboratory shall be presented with the information submitted for review and approval.

The testing performed shall include photometric and electrical testing.

All tests shall be conducted at the luminaire system operating voltage of 240 volts unless specified differently in the contract plans.
.

Photometric testing shall be according to IES recommendations, performed with a goniophotometer and as a minimum, shall yield an isofootcandle chart, with max candela point and half candela trace indicated, an isocandela diagram, maximum planned and maximum cone plots of candela, a candlepower table (House and street side), a coefficient of utilization chart, a luminous flux distribution table, BUG rating report, and complete calculations based on specified requirements and test results.

Electrical testing shall conform to NEMA and ANSI standards and, as a minimum shall include a complete check of wiring connections and a table of characteristics showing input amperes, watts, power factor, total harmonic distortion and LED drive current.

Two copies of the summary report and the test results including IES photometric files (including CD-ROM) shall be certified by the test laboratory and shall be sent by certified mail directly to the Engineer.

To: District Engineer
Attn: Bureau Chief of Traffic Operations
Illinois Department of transportation
201 West center Ct.
Schaumburg, IL 60196

The package shall state “luminaire test reports” and the contract number clearly.

A copy of this material shall be sent to the Contractor and the Resident Engineer at the same time.

Photometric performance shall meet or exceed that of the specified values. If the luminaire does not meet the specified photometric values, the luminaire has failed regardless of whether the test results meet the submitted factory data.

Should any of the tested luminaires of a given type, and distribution fail to satisfy the specifications and perform according to approved submittal information, the luminaire type of that distribution type and wattage shall be unacceptable and be replaced by alternate equipment meeting the specifications with the submittal and testing process repeated in their entirety; or corrections made to achieve required performance.

In the case of corrections, the Contractor shall advise the Engineer of the proposed corrections and shall request a repeat of the specified testing and, if the corrections are deemed reasonable by the Engineer, the testing process shall be repeated in its entirety.

The number of luminaires to be tested shall be the same quantity as originally tested as required in the above table.

Retesting, should it become necessary, shall not be grounds for additional compensation or extension of time

Submittal information shall include a statement of intent to provide the testing as well as a request for approval of the chosen laboratory.

Installation.

Each luminaire shall be installed according to the luminaire manufacturer's recommendations.

Luminaires which are pole mounted shall be mounted on site such that poles and arms are not left unloaded. Pole mounted luminaires shall be leveled/adjusted after poles are set and vertically aligned before being energized. When mounted on a tenon, care shall be exercised to assure maximum insertion of the mounting tenon. Each luminaire shall be checked to assure compatibility with the project power system. When the night-time check of the lighting system by the Engineer indicates that any luminaires are mis-aligned, the mis-aligned luminaires shall be corrected at no additional cost.

No luminaire shall be installed prior to approval. Where independent testing is required, full approval will not be given until complete test results, demonstrating compliance with the specifications, have been reviewed and accepted by the Engineer.

Pole wiring shall be provided with the luminaire. Pole wire shall run from handhole to luminaire.
Pole wire shall be sized No. 10, rated 600 V, RHW/USE-2, and have copper conductors, stranded in conformance with ASTM B 8. Pole wire shall be insulated with cross-linked polyethylene (XLP) insulation. Pole wire shall include a phase, neutral, and green ground wire. Wire shall be trained within the pole or sign structure so as to avoid abrasion or damage to the insulation.

Pole wire shall be extended through the pole, pole grommet, luminaire ring, and any associated arm and tenon. The pole wire shall be terminated in a manner that avoids sharp kinks, pinching, pressure on the insulation, or any other arrangement prone to damaging insulation value and producing poor megger test results. Wires shall be trained away from heat sources within the luminaire. Wires shall be terminated so all strands are extended to the full depth of the terminal lug with the insulation removed far enough so it abuts against the shoulder of the lug, but is not compressed as the lug is tightened.

Included with the pole wiring shall be fusing located in the handhole. Fusing shall be according to Article 1065.01 with the exception that fuses shall be 6 amperes.

Each luminaire and optical assembly shall be free of all dirt, smudges, etc. Should the optical assembly require cleaning, a luminaire manufacturer approved cleaning procedure shall be used.

Horizontal mount luminaires shall be installed in a level, horizontal plane, with adjustments as needed to insure the optics are set perpendicular to the traveled roadway.

When the pole is bridge mounted, a minimum size stainless steel 1/4-20NC set screw shall be provided to secure the luminaire to the mast arm tenon. A hole shall be drilled and tapped through the tenon and luminaire mounting bracket and then fitted with the screw.

Warranty.

The entire luminaire and all of its component parts shall be covered by a 10-year warranty. Failure is when one or more of the following occur:

1) Negligible light output from more than 10 percent of the discrete LEDs.
2) Significant moisture that deteriorates performance of the luminaire.
3) Driver that continues to operate at a reduced output due to overheating.

The warranty period shall begin on the date of luminaire delivery. The Contractor shall verify that the Resident Engineer has noted the delivery date in the daily diary. Copy of the shipment and delivery documentation shall be submitted.

The replacement luminaire shall be of the same manufacturer, model, and photometric distribution as the original.

Method of Measurement.

The rated initial minimum luminous flux (lumen output) of the light source, as installed in the luminaire, shall be according to the following table for each specified output designation.

Designation Type	Minimum Initial Luminous Flux	Designation Type	Minimum Initial Luminous Flux
A	2,200	G	22,000
B	3,150	H	24,500
C	4,400	I	26,500
D	6,300	J	63,300
E	9,450	K	80,000+
F	17,000		

Where delivered lumens is defined as the minimum initial delivered lumens at the specified color temperature. Luminaires with an initial luminous flux less than the values listed in the above table will not be acceptable even if they meet the requirements given in the Luminaire Performance table shown in the contract.

Basis of Payment.

This work will be paid for at the contract unit price per each for **LUMINAIRE, LED**, **ROADWAY**, of the output designation specified.

FIRE HYDRANTS TO BE ADJUSTED

Description. This work shall of adjusting fire hydrants, with auxiliary valves, at locations where the grading will change within the vicinity of the fire hydrant.

General. This work shall be performed in a manner approved by the Engineer.

Any fire hydrant damage by the Contractor shall be repaired.

Basis of Payment. This work will be paid for at the contract unit price per each for FIRE HYDRANTS TO BE ADJUSTED.

STORM SEWER ADJACENT TO OR CROSSING WATER MAIN (D1)

Effective: February 1, 1996
Revised: January 1, 2007

This work consists of constructing storm sewer adjacent to or crossing a water main, at the locations shown on the plans. The material and installation requirements shall be according to the latest edition of the "Standard Specifications for Water and Sewer Main Construction in Illinois", and the applicable portions of Section 550 of the Standard Specifications; which may include concrete collars and encasing pipe with seals if required.

Pipe materials shall meet the requirements of Sections 40 and 41-2.01 of the "Standard Specifications for Water and Sewer Main Construction in Illinois", except PVC pipe will not be allowed. Ductile-Iron pipe shall meet the minimum requirements for Thickness Class 50.

Encasing of standard type storm sewer, according to the details for "Water and Sewer Separation Requirements (Vertical Separation)" in the "STANDARD DRAWINGS" Division of the "Standard Specifications for Water and Sewer Main Construction in Illinois", may be used for storm sewers crossing water mains.

Basis of Payment: This work will be paid according to Article 550.10 of the Standard Specifications, except the pay item shall be STORM SEWER (WATER MAIN REQUIREMENTS), of the diameter specified.

Illinois Environmental Protection Agency

1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Uncontaminated Soil Certification
by Licensed Professional Engineer or Licensed Professional Geologist
for Use of Uncontaminated Soil as Fill in a CCDD or Uncontaminated Soil Fill Operation LPC-663

Revised in accordance with 35 Ill. Adm. Code 1100, as
amended by PCB R2012-009 (eff. Aug. 27, 2012)

This certification form is to be used by professional engineers and professional geologists to certify, pursuant to 35 Ill. Adm. Code 1100.205(a)(1)(B), that soil (i) is uncontaminated soil and (ii) is within a pH range of 6.26 to 9.0. If you have questions about this form, please telephone the Bureau of Land Permit Section at 217/524-3300.

This form may be completed online, saved locally, printed and signed, and submitted to prospective clean construction or demolition debris (CCDD) fill operations or uncontaminated soil fill operations.

I. Source Location Information

(Describe the location of the source of the uncontaminated soil)

Project Name: Briergate Crossing Busines District Improvements Office Phone Number, if available: _____

Physical Site Location (address, including number and street):

Old Skokie Valley Road. Old Deerfield Road Alley (does not include exclusion zone on west end). See attached summary report.

City: Highland Park State: IL Zip Code: 60035

County: Cook Township: _____

Lat/Long of approximate center of site in decimal degrees (DD.ddddd) to five decimal places (e.g., 40.67890, -90.12345):

Latitude: 42.17763 (Decimal Degrees) Longitude: - 87.81837 (-Decimal Degrees)

Identify how the lat/long data were determined:

○ GPS ⊘ Map Interpolation ○ Photo Interpolation ○ Survey ○ Other

IEPA Site Number(s), if assigned: BOL: _____ BOW: _____ BOA: _____

Approximate Start Date (mm/dd/yyyy): _____ Approximate End Date (mm/dd/yyyy): _____

Estimated Volume of debris (cu. Yd.): _____

II. Owner/Operator Information for Source Site

Site Owner

Name: City of Highland Park
Street Address: 1150 Half Day Road
PO Box: _____
City: Highland Park State: IL
Zip Code: 60035 Phone: 847.826.1183
Contact: Ron Milanesio
Email, if available: rmilanesio@cityhpil.com

Site Operator

Name: _____
Street Address: _____
PO Box: _____
City: _____ State: _____
Zip Code: _____ Phone: _____
Contact: _____
Email, if available: _____

This Agency is authorized to require this information under Section 4 and Title X of the Environmental Protection Act (415 ILCS 5/4, 5/39). Failure to disclose this information may result in: a civil penalty of not to exceed $50,000 for the violation and an additional civil penalty of not to exceed $10,000 for each day during which the violation continues (415 ILCS 5/42). This form has been approved by the Forms Management Center.

Project Name: Briergate Crossing Busines District Improvements Latitude: 42.17763 Longitude: - 87.81837

Uncontaminated Soil Certification

III. Basis for Certification and Attachments

For each item listed below, reference the attachments to this form that provide the required information.

a. A Description of the soil sample points and how they were determined to be sufficient in number and appropriately located 35 Ill. Adm. Code 1100.610(a)]:

Refer to attached Summary Letter.

b. Analytical soil testing results to show that soil chemical constituents comply with the maximum allowable concentrations established pursuant to 35 Ill. Adm. Code Part 1100, Subpart F and that the soil pH is within the range of 6.25 to 9.0,including the documentation of chain of custody control, a copy of the lab analysis; the accreditation status of the laboratory performing the analysis; and certification by an authorized agent of the laboratory that the analysis has been performed in accordance with the Agency's rules for the accreditation of environmental and the scope of the accreditation [35 Ill. Adm. Code 1100.201 (g), 1100.205(a), 1100.610]:

Refer to attached Appendices

IV. Certification Statement, Signature and Seal of Licensed Professional Engineer or Licensed Professional Geologist

I, Michelle A. Lipinski, P.E. (name of licensed professional engineer or geologist) certify under penalty of law that the information submitted, including but not limited to, all attachments and other information, is to the best of my knowledge and belief, true, accurate and complete. In accordance with the Environmental Protection Act [415 ILCS 5/22.51 or 22.51a] and 35 Ill. Adm. Code 1100.205(a), I certify that the soil from this site is uncontaminated soil. I also certify that the soil pH is within the range of 6.25 to 9.0. In addition, I certify that the soil has not been removed from the site as part of a cleanup or removal of contaminants. All necessary documentation is attached.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Company Name:	Rubino Engineering, Inc.
Street Address:	425 Shepard Drive
City:	Elgin State: IL Zip Code: 60123
Phone:	847-931-1555

Michelle A. Lipinski, P.E.
Printed Name:

Licensed Professional Engineer or
Licensed Professional Geologist Signature:

1/26/23
Date:

LICENSED PROFESSIONAL ENGINEER
MICHELLE A. LIPINSKI
062-061241
STATE OF ILLINOIS

P.E. or L.P.G. Seal:

ENVIRONMENTAL SUMMARY REPORT

January 26, 2023

To: Ron Milanesio
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035
P: 847.432.0807

Re: **CCDD Testing Summary Report**
Briergate Crossing Business District
Improvements
Highland Park, Illinois

Rubino Report No. G22.211

Via email: rmilanesio@cityhpil.com

Dear Mr. Milanesio,

Rubino Engineering, Inc. (Rubino) is pleased to submit the following report to provide a summary of the CCDD testing for the above referenced project.

This report contains the following:

- *Summary of Environmental Database Review*
- *Summary of field and laboratory tests performed*
- *Summary of laboratory test results*
- *Illinois Environmental Protection Agencies LPC 663 Certificate*

ENVIROMENTAL DATABASE REVIEW

The project site is located along Old Skokie Valley Road and Old Deerfield Road Alley in Highland Park, Illinois. A map of the project location can be found in **Appendix A.1**. Prior to a site investigation, an Environmental Database Review (EDR) was conducted and the report is included as **Appendix A.4**. After reviewing the EDR report, Rubino Engineering, Inc. found multiple records in close proximity to the project site.

Based on the fact the records were located in close proximity to the project site, the determination was made that sampling and testing of materials from the project site was necessary to consider 663 certification.

Certification Limits

The LPC 663 Certification Limits include the following locations in Highland Park, Illinois.

- **Old Skokie Valley Road** from south end parking lot to approximately 800 feet north of Deerfield Road
- **Old Deerfield Road Alley** from approximately 550 feet east of Old Deerfield Road to east end **(does not include exclusion zone at west end)**

SOIL SAMPLING

On December 6, December 7, and December 8, 2022, Rubino Engineering, Inc. mobilized to conduct a site investigation of material originally generated from the project site. The sampling locations can be found in **Appendix A.1**. Five (5) soil samples (E-01, E-02, E-03, E-08, and E-09) were collected to an approximate depth of 10 feet below existing grade. The samples were screened for fuels and volatiles with a Photoionization Detector (PID). PID readings were recorded as below background. Based on the composition of the soil and the project site dimensions, five (5) samples were submitted to Pace Analytical Services, LLC on December 7 and December 9, 2022. The five (5) samples were tested for VOC's, SVOC's, RCRA Total Metals, and pH.

RESULTS

Appendix A.2 includes summary tables of the lab analysis results compared to the IEPA maximum allowable concentrations (MAC). The lab analysis found that the soil samples met the IEPA MAC except for samples E-01, E-08, and E-09.

Samples E-01, E-08, and E-09 exceed the IEPA MAC for chromium. The samples were then analyzed for TCLP Chromium and was found to be below the Class I Groundwater Standard and meet the maximum allowable concentration for Chromium as seen on the IEPA MAC Table.

Sample E-08 taken along Old Deerfield Road Alley exceeded the IEPA MAC for pH. The complete lab analysis reports can be found in **Appendix A.3**.

Based on the results of the laboratory testing performed, an **IEPA LPC #663 (CCDD) Certificate was not issued** for the entire project site. The soils excavated during construction activity can be managed in the following ways:

- Perform proper testing and obtain completed Waste Characterization form for disposal of at a "Subtitle D" Municipal Solid Waste Landfill
- Delineation tests can be performed to reduce the exclusion zones

CLOSING

Rubino appreciates the opportunity to provide geotechnical services for this project and we look forward to continued participation during the design and in future construction phases of this project.

If you have questions pertaining to this summary report, or if Rubino may be of further service, please contact our office at (847) 931-1555.

Respectfully submitted,

RUBINO ENGINEERING, INC.



Michelle A. Lipinski, PE
President

michelle.lipinski@rubinoeng.com

MAL/file/ Enclosures

Appendix Contents

APPENDIX A.1 – SITE MAPS
APPENDIX A.2 – ANALYTICAL TABLES
APPENDIX A.3 – LAB REPORTS
APPENDIX A.4 – ERIS DATABASE REPORT

BLUFF CITY MATERIALS, INC

2252 SOUTHWIND BLVD
BARTLETT, IL 60103

26 January 2023

Michelle Lipinski P.E.
Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Phone: 847-931-1555 ext 12
Cell: 708-214-2425
Via Email: michelle.lipinski@rubinoeng.com

Re: Letter of Acceptance
Briergate Crossing Business District Improvements Project

Dear Ms. Lipinski:

Bluff City Materials has reviewed the Rubino Engineering LPC-663 and supporting documents for the project located on Old Skokie Valley Rd. and Old Deerfield Rd. Alley in Highland Park, IL. Based on the project information provided in your LPC-663 certification, Bluff City Materials agrees to accept the CCDD specified/labeled material at our facilities located in Elgin and Lake in the Hills, IL. Note the following material is excluded from acceptance-

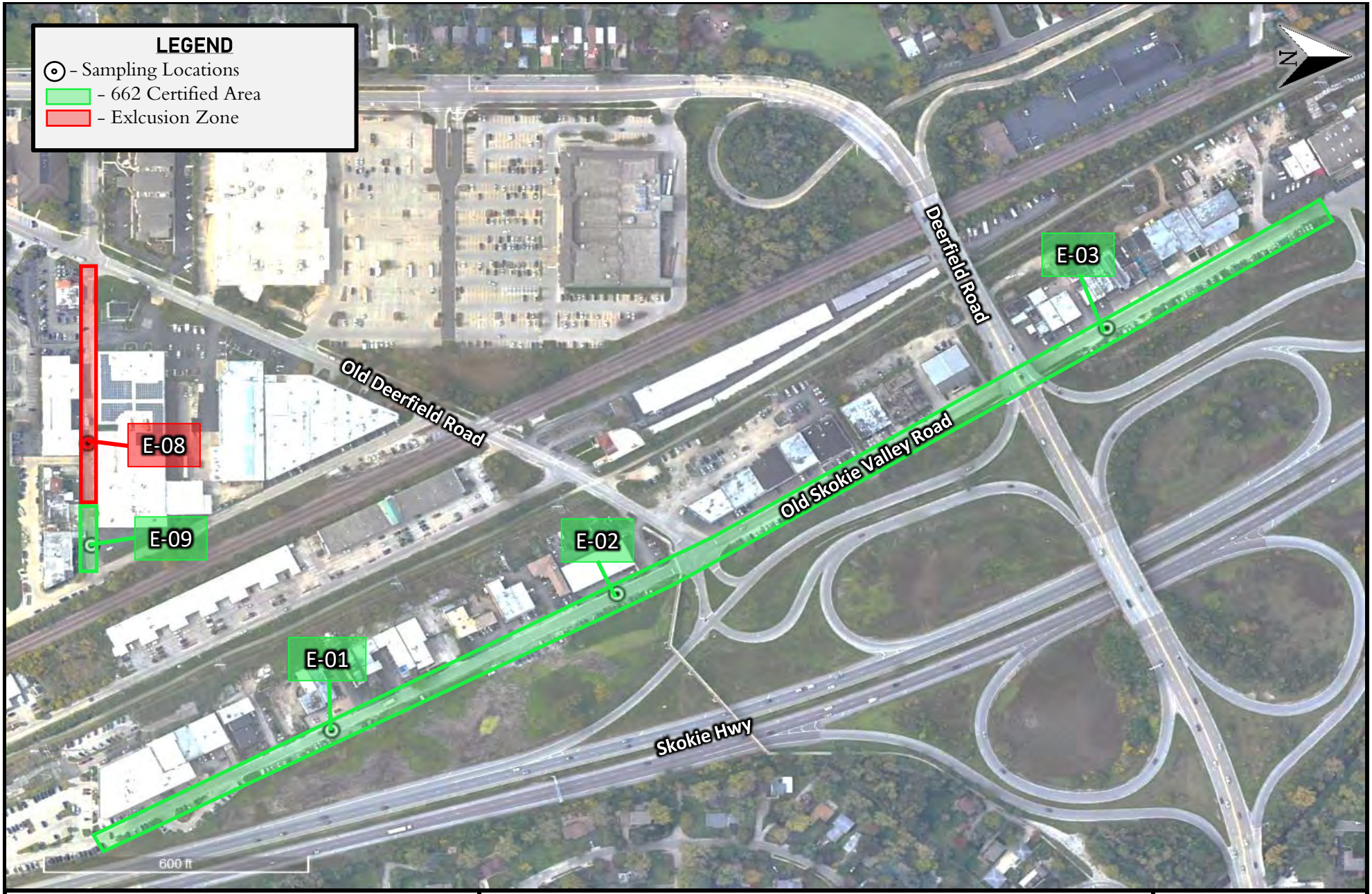
- Material within the red shaded area on page 2 map.

Bluff City Materials is permitted by the IEPA to accept this material and our IEPA Permit number is CCDD2011-001-DE/OP. All loads entering the facility are inspected visually, with a photo ionization detector (PID) meter, and manifested from the source location. Our facilities comply with all local zoning codes and all applicable local, state and federal rules and regulations.

If you have any questions, please contact me at 630.497.8700 x 289.

Sincerely,

Andy Paxson
Bluff City Materials
Environmental Assessments



rubino ENGINEERING INC.

425 Shepard Drive
Elgin, Illinois 60123

Project Name:	**Briergate Crossing Business District Improvements**
Project Location:	Old Skokie Valley Road and Old Deerfield Road Highland Park, Illinois
Client:	**City of Highland Park**
Rubino Project # :	G22.211

CCDD Testing Plan 1 of 2

rubino
ENGINEERING INC.

REPORT TRANSMITTAL

January 26, 2023

To: Ron Milanesio
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035
P: 847.432.0807

Re: **Geotechnical Engineering Services Report**
Briergate Crossing Business District Improvements
Highland Park, Illinois

Rubino Report No. G22.211

Via email: rmilanesio@cityhpil.com

Dear Mr. Milanesio,

Rubino Engineering, Inc. (Rubino) is pleased to submit our Geotechnical Engineering Services Report for the proposed Briergate Crossing Business District Improvements in Highland Park, Illinois.

Report Description

Enclosed is the Geotechnical Engineering Services Report including results of field and laboratory testing, as well as recommendations for pavement design, subgrade stability, and general site development.

Authorization and Correspondence History

- Rubino Proposal No. Q22.411g dated September 30, 2022; by Ron Milanesio from the City of Highland Park via master services agreement.

Closing

Rubino appreciates the opportunity to provide geotechnical services for this project and we look forward to continued participation during the design and in future construction phases of this project.

If you have questions pertaining to this report, or if Rubino may be of further service, please contact our office at (847) 931-1555.

Respectfully submitted,
RUBINO ENGINEERING, INC.

Michelle A. Lipinski, PE
President

michelle.lipinski@rubinoeng.com

MAL/file/ Enclosures

Geotechnical Engineering Services Report

BRIERGATE CROSSING BUSINESS DISTRICT IMPROVEMENTS

VARIOUS STREETS

HIGHLAND PARK, ILLINOIS

RUBINO PROJECT NO. G22.211

Drilling
Laboratory Testing
Geotechnical Analysis

PREPARED BY:

JONATHAN IGNARSKI
STAFF GEOLOGIST

rubino ENGINEERING INC.

Michelle A. Lipinski, PE
President
IL No. 062-061241, Exp. 11/30/23

PREPARED FOR:

CITY OF HIGHLAND PARK

1150 HALF DAY ROAD

HIGHLAND PARK, ILLINOIS 60035

JANUARY 26, 2023

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PROJECT INFORMATION

Rubino understands that the City of Highland Park is planning to make improvements to Old Skokie Valley Road, the Old Deerfield Road Alley, and the Old Deerfield Sidewalk west of the Skokie Valley Bike Path located in the Briergate Crossing Business District.

Documents received:

- "Briergate Pvmt Core-Soil Boring Exhibit" prepared by the City of Highland Park

Project Correspondence:

- RFP email from Ron Milanesio of City of Highland Park on August 18, 2022.

The geotechnical recommendations presented in this report are based on the available project information and the subsurface materials described in this report. If any of the information on which this report is based is incorrect, please inform Rubino in writing so that we may amend the recommendations presented in this report (if appropriate, and if desired by the client). Rubino will not be responsible for the implementation of our recommendations if we are not notified of changes in the project.

Purpose / Scope of Services

The purpose of this study was to explore the subsurface conditions at the site in order to prepare geotechnical recommendations for pavement design, subgrade stability, and general site development for the proposed construction. Rubino's scope of services included the following drilling program:

Table 1: Drilling Scope

NUMBER OF BORINGS	NUMBER OF CORES	DEPTH (FEET BEG*)	LOCATION
9	--	10	See attached Boring Location Plans
--	2	2	

*BEG = below existing grade

Representative soil samples obtained during the field exploration program were transported to the laboratory for additional classification and laboratory testing.

This report briefly outlines the following:

- *Summary of client-provided project information and report basis*
- *Overview of encountered subsurface conditions*
- *Overview of field and laboratory tests performed including results*
- *Geotechnical recommendations pertaining to:*
  - *Subgrade preparation*

- *Subgrade Stability*
- *Estimated IBV value at each boring location*

- *Construction considerations, including temporary excavation and construction control of water*

DRILLING, FIELD, AND LABORATORY TEST PROCEDURES

The City of Highland Park selected the number of borings, boring locations, and the boring depths. Rubino located the borings in the field by measuring distances from known fixed site features. The borings were advanced utilizing 3 ¼ inch inside-diameter, hollow stem auger drilling methods and soil samples were routinely obtained during the drilling process. The pavement cores were performed with a Milwaukee Drill and Diamond-bit core barrel.

Selected soil samples were tested in the laboratory to determine material properties for this report. Drilling, sampling, and laboratory tests were accomplished in general accordance with ASTM procedures. The following items are further described in the Appendix of this report.

- *Field Penetration Tests and Split-Barrel Sampling of Soils (ASTM D1586)*
- *Field Water Level Measurements*
- *Laboratory Determination of Water (Moisture) Content of Soil by Mass (ASTM D2216)*
- *Laboratory Organic Content by Loss on Ignition (ASTM D2974)*

The laboratory testing program was conducted in general accordance with applicable ASTM specifications. The results of these tests are to be found on the accompanying boring logs located in the Appendix.

SUMMARY OF GEOTECHNICAL CONSIDERATIONS

The main geotechnical design and construction considerations at this site are:

- Based on N values, undercuts may be needed for a full reconstruction project along the various roads that are part of this project. See *Subgrade Stability Recommendations* section for more detailed information.

- In general, the **asphalt thicknesses** observed at core locations ranged between approximately 1 ½ and 5 inches. Concrete was observed directly beneath the surficial asphalt layer at some core locations. Concrete thicknesses ranged between 6 and 10 inches. See *Surface Conditions* section for more information.

- In general, the **subbase stone thicknesses** when observed at core locations ranged between approximately 4 ½ and 17+ inches. Subbase stone was not observed at some core locations. See *Surface Conditions* section for more detailed information.

- **Subgrade soils** generally consisted of undocumented fill, natural brown and gray silty clay, gray silt, brown well-graded sand, and brown sandy silt. See *Subsurface Conditions* and

Undocumented Fill Discussion sections for more detailed information.

- Organic soils were observed in one of the borings during drilling operations. See *Organic Soils Discussion* section for more detailed information.

- **Free groundwater was observed** within one of the borings along Old Skokie Valley Road during drilling operations. See *Groundwater Conditions* section for more information.

The geotechnical-related recommendations in this report are presented based on the subsurface conditions encountered and Rubino's understanding of the project. Should changes in the project criteria occur, a review must be made by Rubino to determine if modifications to our recommendations will be necessary.

SITE AND SUBSURFACE CONDITIONS

Site Location and Description

The project site is located within the Briergate Crossing Business District along Old Skokie Valley Road, Richfield Road, Old Deerfield Road, and the Old Deerfield Road Alley in Highland Park, Illinois.



Surface Conditions

Cores and some borings were taken within existing paved areas and the surface conditions are as follows:

Table 2: Existing Pavement Section Summary

CORE NO. / LOCATION	TOTAL OBSERVED PAVEMENT THICKNESS	TOTAL OBSERVED BASE STONE THICKNESS
C-01 (Old Skokie Valley Rd)	3 ½ INCHES OF ASPHALT 8 ½ INCHES OF CONCRETE	SUBBASE STONE NOT OBSERVED
C-02 (Old Skokie Valley Rd)	5 INCHES OF ASPHALT	17+ INCHES OF SUBBASE STONE
C-03 (Old Skokie Valley Rd)	3 ½ INCHES OF ASPHALT 10 INCHES OF CONCRETE	SUBBASE STONE NOT OBSERVED
C-04 (Old Skokie Valley Rd)	3 ½ INCHES OF ASPHALT 6 INCHES OF CONCRETE	SUBBASE STONE NOT OBSERVED
C-05 (Old Skokie Valley Rd)	3 ½ INCHES OF ASPHALT 10 INCHES OF CONCRETE	SUBBASE STONE NOT OBSERVED
C-06 (Old Skokie Valley Rd)	5 INCHES OF $ASPHALT_1$ 2 ½ INCHES OF $ASPHALT_2$	2 ½ INCHES OF $SUBBASE\ STONE_1$ 7 INCHES OF $SUBBASE\ STONE_2$
C-07 (Old Skokie Valley Rd)	4 INCHES OF ASPHALT 9 INCHES OF CONCRETE	SUBBASE STONE NOT OBSERVED
C-08 (Old Deerfield Rd)	1 ½ INCHES OF ASPHALT	10 ½ INCHES OF SUBBASE STONE
B-07 (Old Deerfield Rd Alley)	2 INCHES OF ASPHALT 7 INCHES OF CONCRETE	6 INCHES OF SUBBASE STONE
B-08 (Old Deerfield Rd Alley)	7 INCHES OF ASPHALT	6 INCHES OF SUBBASE STONE
B-09 (Old Deerfield Rd Alley)	8 INCHES OF ASPHALT	4 INCHES OF SUBBASE STONE

Please note that the above referenced thicknesses are considered approximate and based on visual observations and hand measurements. Pavement and sub-base type and thickness may vary between core locations.

More specific pavement thickness would need to be determined by obtaining a physical pavement core along the Old Deerfield Road Alley.

Subsurface Conditions

Beneath the existing surficial pavement and subbase stone, subsurface conditions generally consisted of undocumented fill, brown and gray silty clay, gray silt, brown well-graded sand, and brown sandy silt.

- The **undocumented fill** soils were generally cohesive in nature
- The native **silty clay and silt** soils were generally soft to very stiff in consistency

Table 3: Subsurface Conditions Summary

DEPTH RANGE (FEET BEG*)	SOIL DESCRIPTION	SPT N-VALUES (BLOWS PER FOOT)	MOISTURE CONTENT (%)	ESTIMATED SHEAR STRENGTH
Old Skokie Valley Road (B-01 through B-06)				
1 – 3 ½	FILL: black, brown, and/or gray silty clay, trace to with sand and gravel	6 – 9	17 – 19	---
3 ½ - 5	Black **ORGANIC SILTY CLAY**, trace sand and gravel *(B-04)*	8	41	---
1 – 6	Brown well-graded SAND and sandy SILT, trace gravel *Possible Fill (B-05)*	9 – 10	8 – 15	---
1 – 10	Soft to medium stiff, brown and gray silty CLAY, trace sand and gravel *(B-01, B-03, and B-06)*	3 – 7	16 – 31	c = 450 – 1,050 psf
1 – 10	Stiff to very stiff, brown and/or gray silty CLAY, trace sand and gravel	9 – 20	16 – 17	c = 1,350 – 3,000 psf
8 ½ - 10	Stiff, gray SILT, with sand *(B-05)*	12	17	c = 950 – 1,000 psf
Old Deerfield Road Alley (B-07 through B-09)				
1 – 10	Stiff to very stiff, brown and gray silty CLAY, trace sand and gravel	9 – 19	16 – 25	c = 1,350 – 2,850 psf

*BEG = Below existing grade

The native soils were visually classified as silty clay (CL), organic silty clay (OL), silt (ML), sand-silt mixtures (SM), and well-graded sand (SW) according to the Unified Soil Classification System (USCS). The above table is a general summary of subsurface conditions. Please refer to the boring logs for more detailed information.

Estimated shear strength of clay soils is based on empirical correlations using N-values, moisture content, and unconfined compressive strength, applicable.

Groundwater Conditions

Groundwater was encountered in one of the borings during drilling operations. The following table summarizes groundwater observations from the field:

Table 4: Groundwater Observation Summary

BORING NUMBER	LOCATION	GROUNDWATER LEVEL DURING DRILLING (FEET BEG*)	GROUNDWATER LEVEL UPON AUGER REMOVAL (FEET BEG*)
B-05	Old Skokie Valley Road	8 ½	8

*BEG = below existing grade

It should be noted that fluctuations in the groundwater level should be anticipated throughout the year depending on variations in climatological conditions and other factors not apparent at the time the borings were performed. Groundwater may not have been observed in some areas due to the low permeability of soils. Additionally, discontinuous zones of perched water may exist within the soils. The possibility of groundwater level fluctuation should be considered when developing the design and construction plans for the project.

Organic Soils Discussion

Organic soils greater than 10% loss on ignition were observed within one of the borings during the drilling operations; there is a possibility that organic soils could be encountered at other locations on the site.

Organic soils can later cause settlement or stability problems. If encountered during construction, Rubino recommends that organic soils be removed and replaced with a compacted and documented engineered fill.

Organic soils are defined as soils containing visible organic matter or greater than 10% organic matter as measured in a laboratory loss on ignition test. Organic soils typically consist of decomposed plant material accumulated under conditions of excessive moisture. Organic soils are dark colored in nature and may exhibit the odor of decaying vegetation.

Table 5: Organic Content by Location

BORING NUMBER	LOCATION	DEPTH RANGE (FEET BEG*)	ORGANIC LOSS ON IGNITION LOI%
B-04	Old Skokie Valley Road	3 ½ - 6	12%

*BEG = below existing grade

Undocumented Fill Discussion

Undocumented fill and possible fill materials were observed in the borings to depths ranging from about 3 ½ to 6 feet below existing grade.

Undocumented fill is defined as fill that has been placed without being documented as to its placed density and moisture content.

Deleterious materials could include, but are not limited to, bricks, asphalt, concrete, metal, wood, or other building debris.

Deleterious materials, such as asphalt pieces, were observed within some of the surficial undocumented fill materials along Old Skokie Valley Road during the drilling operations. Although deleterious materials were not encountered in all the undocumented fill materials, this does not eliminate the possibility that deleterious materials could be present within the undocumented fill materials at other locations along the project.

EVALUATION AND RECOMMENDATIONS

The geotechnical-related recommendations in this report are presented based on the subsurface conditions encountered and Rubino's understanding of the project. Should changes in the project criteria occur, a review must be made by Rubino to determine if modifications to our recommendations will be necessary.

Pavement Subgrade Preparation

Rubino recommends that unstable, unsuitable soils or deleterious materials be removed from the construction area, as applicable. Unstable, unsuitable soils or deleterious materials can be described as, but are not limited to:

- Organic soil / topsoil / plants / trees / shrubs / grass
- Frozen soil
- Existing asphalt or concrete pavement sections
- Concrete curb & gutter
- Deleterious materials as described herein

Prior to paving, the prepared subgrade should be proofrolled using a loaded tandem axle dump truck or similar type of pneumatic tired equipment with a minimum gross weight of 9 tons per single axle. Localized soft areas identified should be repaired prior to paving. Moisture content of the subgrade be maintained between -2% and +3% of the optimum at the time of paving. It may require rework when the subgrade is either desiccated or wet.

Areas of low support or soft spots should be tested with either a Static Cone Penetrometer (SCP) or Dynamic Cone Penetrometer (DCP). The results of the DCP or SCP tests should be evaluated according to the IDOT Subgrade Stability Manual (2005), to determine the necessary depth of corrective action.

Please note that fine grained subgrade soils are sensitive to moisture and can be easily disturbed by precipitation, groundwater, or construction equipment. Therefore, extra care should be used to avoid disturbing these soils during construction activities.

Subgrade Stability Recommendations

The recommendations located in this report are based on the data obtained at each particular soil boring location. Rubino is providing subgrade stability recommendations in the case of a full reconstruction for this project. Soil subgrade stability may vary in the field between the borings and could be affected by the weather at the time of construction.

- The IDOT IBV Based Remedial Action chart from the IDOT Subgrade Stability Manual was referenced in developing the recommendations herein.
- Undercuts are defined as being additional to the IDOT District One recommended Aggregate Subgrade Improvement of 12 inches
- Subgrade with an IBV value of 2 or less is a candidate for remediation.
- **Undocumented Fill materials** should be carefully evaluated by proof-rolling and subgrade stability testing at the time of construction to document the in-place consistency of these materials

Based on the above criteria, Rubino is not recommending undercuts at this time. However, Rubino does recommend including a nominal quantity for Aggregate Subgrade Improvement (CU YD) to account for unforeseen conditions at the time of construction

Table 6: Estimated IBV Values

BORING NUMBER	(LOCATION)	ESTIMATED IBV VALUE
B-01	(Old Skokie Valley Road)	4 – 6
B-02	(Old Skokie Valley Road)	6
B-03	(Old Skokie Valley Road)	3 – 4
B-04	(Old Skokie Valley Road)	3
B-05	(Old Skokie Valley Road)	3 – 5
B-06	(Old Skokie Valley Road)	3 – 5
B-07 through B-09	(Old Deerfield Rd Alley)	> 9

If unstable or unsuitable soils are encountered at the time of construction, subgrade soils may be **stabilized** by one of the following **options**:

- **Remove and replace** with CA-06 stone. Allow for drainage to avoid trapping water within stone.
- **Remove and replace** with non-woven filter fabric and 3-inch stone capped with CA-06 stone.
- Geogrid and stone per manufacturer's installation specifications, maintaining positive drainage below pavements.
    - A layer of geotextile should be placed between fine grained soils and an open-graded stone.

Unstable soil should be treated in accordance with Article 301.04 of the standard specifications

Recommendations for Additional Testing

Once the site plans and grading plans are finalized, please notify Rubino so that we can review our recommendations for the direct use of the structure and development of the site.

During construction, Rubino recommends that one of our representatives be onsite for typical **observations and documentation** of exposed subgrade for pavements, including proofrolling and penetrometer testing.

CLOSING

The recommendations submitted are based on the available subsurface information obtained by Rubino Engineering, Inc. and design details furnished by City of Highland Park for the proposed project. If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, Rubino should be notified immediately to determine if changes in the recommendations are required. If Rubino is not retained to perform these functions, we will not be responsible for the impact of those conditions on the project.

The scope of services did not include an environmental assessment to determine the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater or air on, below, or around this site. Any statements in this report and/or on the boring logs regarding odors, colors, and/or unusual or suspicious items or conditions are strictly for informational purposes.

After the plans and specifications are more complete, the geotechnical engineer should be retained and provided the opportunity to review the final design plans and specifications to check that our engineering recommendations have been properly incorporated into the design documents. At this time, it may be necessary to submit supplementary recommendations. This report has been prepared for the exclusive use of City of Highland Park and their consultants for the specific application to the proposed Briergate Crossing Business District Improvements in Highland Park, Illinois.

Appendix A – Drilling, Field, and Laboratory Test Procedures

ASTM D1586 Penetration Tests and Split-Barrel Sampling of Soils

During the sampling procedure, Standard Penetration Tests (SPT's) were performed at regular intervals to obtain the standard penetration (N-value) of the soil. The results of the standard penetration test are used to estimate the relative strength and compressibility of the soil profile components through empirical correlations to the soils' relative density and consistency. The split-barrel sampler obtains a soil sample for classification purposes and laboratory testing, as appropriate for the type of soil obtained.

Water Level Measurements

Water level observations were attempted during and upon completion of the drilling operation using a 100-foot tape measure. The depths of observed water levels in the boreholes are noted on the boring logs presented in the appendix of this report. In the borings where water is unable to be observed during the field activities, in relatively impervious soils, the accurate determination of the groundwater elevation may not be possible even after several days of observation. Seasonal variations, temperature and recent rainfall conditions may influence the levels of the groundwater table and volumes of water will depend on the permeability of the soils.

Ground Surface Elevations

At this time, no site-specific elevations were available to Rubino. The depths indicated on the attached boring logs are relative to the existing ground surface for each individual boring at the time of the exploration. Copies of the boring logs are located in the Appendix of this report.

ASTM D2216 Water (Moisture) Content of Soil by Mass (Laboratory)

The water content is an important index property used in expressing the phase relationship of solids, water, and air in a given volume of material and can be used to correlate soil behavior with its index properties. In fine grained cohesive soils, the behavior of a given soil type often depends on its natural water content. The water content of a cohesive soil along with its liquid and plastic limits as determined by Atterberg Limit testing are used to express the soil's relative consistency or liquidity index.

ASTM D2974 Standard Test Method for Organic Soils using Loss on Ignition (Laboratory)

These test methods cover the measurement of moisture content, ash content, and organic matter in peats and other organic soils, such as organic clays, silts, and mucks. Ash content of a peat or organic soil sample is determined by igniting the oven-dried sample from the moisture content determination in a muffle furnace at 440°C (Method C) or 750°C (Method D). The substance remaining after ignition is the ash. The ash content is expressed as a percentage of the mass of the oven-dried sample. 2.4 Organic matter is determined by subtracting percent ash content from 100.

Appendix B – Report Limitations

Subsurface Conditions:

The subsurface description is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The boring logs included in the appendix should be reviewed for specific information at individual boring locations. These records include soil descriptions, stratifications, penetration resistances, locations of the samples and laboratory test data as well as water level information. The stratifications shown on the boring logs represent the conditions only at the actual boring locations. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition between layers may be gradual. The samples, which were not altered by laboratory testing, will be retained for up to 60 days from the date of this report and then will be discarded.

Geotechnical Risk:

The concept of risk is an important aspect of the geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. The analytical tools that geotechnical engineers use are generally empirical and must be used in conjunction with engineering judgment and experience. Therefore, the solutions and recommendations presented in the geotechnical evaluation should not be considered risk-free, and more importantly, are not a guarantee that the interaction between the soils and the proposed structure will perform as planned. The engineering recommendations, presented in the preceding section, constitute Rubino's professional estimate of the necessary measures for the proposed structure to perform according to the proposed design based on the information generated and reference during this evaluation, and Rubino's experience in working with these conditions.

Warranty:

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

Federal Excavation Regulations:

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to better ensure the safety of workmen entering trenches or excavations. This federal regulation mandates that all excavations, whether they be utility trenches, basement excavation or footing excavations, be constructed in accordance with the new OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person," as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. Rubino is providing this information solely as a service to our client. Rubino is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

Appendix C – Soil Classification General Notes

DRILLING & SAMPLING SYMBOLS:

SS:	Split Spoon - 1 3/8" I.D., 2" O.D., unless otherwise noted	PS:	Piston Sample
ST:	Thin-Walled Tube - 3" O.D., Unless otherwise noted	WS:	Wash Sample
PM:	Pressuremeter	HA:	Hand Auger
RB:	Rock Bit	HS:	Hollow Stem Auger
DB:	Diamond Bit - 4", N, B	BS:	Bulk Sample

Standard "N" Penetration: Blows per foot of a 140-pound hammer falling 30 inches on a 2-inch O.D. split spoon sampler (SS), except where noted.

WATER LEVEL MEASUREMENT SYMBOLS:
Water levels indicated on the boring logs are the levels measured in the borings at the times indicated. In pervious soils, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of ground water levels is not possible with only short-term observations.

DESCRIPTIVE SOIL CLASSIFICATION:
Soil Classification is based on the Unified Soil Classification System as defined in ASTM D-2487 and D-2488. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; they are described as: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are described as: clays, if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse grained soils are defined on the basis of their relative in-place density and fine-grained soils on the basis of their consistency. Example: Lean clay with sand, trace gravel, stiff (CL); silty sand, trace gravel, medium dense (SM).

CONSISTENCY OF FINE-GRAINED SOILS:

Unconfined Compressive Strength, Qu (tsf)			N-Blows/ft.			Consistency
	<	0.25	< 2			Very Soft
0.25	-	0.5	2	-	4	Soft
0.5	-	1	4	-	8	Medium Stiff
1	-	2	8	-	15	Stiff
2	-	4	15	-	30	Very Stiff
4	-	8	30	-	50	Hard
>	-	8	> 50			Very Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

N-Blows/ft.			Relative Density
0	-	3	Very Loose
4	-	9	Loose
10	-	29	Medium Dense
30	-	49	Dense
50	-	80	Very Dense
		80+	Extremely Dense

RELATIVE PROPORTIONS OF SAND & GRAVEL

Descriptive Term	% of Dry Weight		
Trace		<	15
With	15	-	29
Modifier		>	30

RELATIVE PROPORTIONS OF FINES

Descriptive Term	% of Dry Weight		
Trace		<	5
With	5	-	12
Modifier		>	12

*Descriptive Terms apply to components also present in sample

GRAIN SIZE TERMINOLOGY

Major Component	Size Range
Boulders	Over 12 in. (300mm)
Cobbles	12 in. To 3 in. (300mm to 75mm)
Gravel	3 in. To #4 sieve (75mm to 4.75mm)
Sand	#4 to #200 sieve (4.75mm to 0.75mm)

SOIL CLASSIFICATION CHART

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

MAJOR DIVISIONS			SYMBOLS: GRAPH	SYMBOLS: LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS — MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS — MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

Appendix E – Site Vicinity Map and Boring & Coring Location Plans



rubino ENGINEERING INC.

425 Shepard Drive
Elgin, Illinois 60123

Project Name:	**Briergate Crossing Business District Improvements**
Project Location:	Old Skokie Valley Rd and Old Deerfield Rd Highland Park, Illinois
Client:	**City of Highland Park**
Rubino Project # :	G22.211

Site Vicinity Map



rubino ENGINEERING INC.

425 Shepard Drive
Elgin, Illinois 60123

Project Name:	**Briergate Crossing Business District Improvements**
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Boring & Coring Location Plan
1 of 3



rubino ENGINEERING INC.

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Boring & Coring Location Plan
2 of 3



rubino ENGINEERING INC.

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Elgin, Illinois 60123

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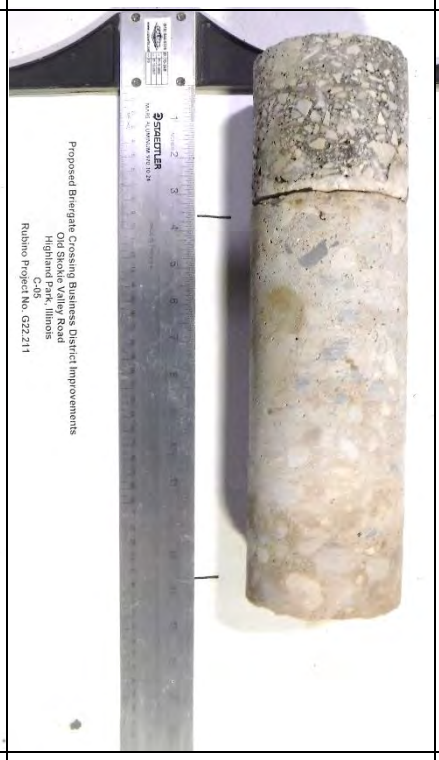
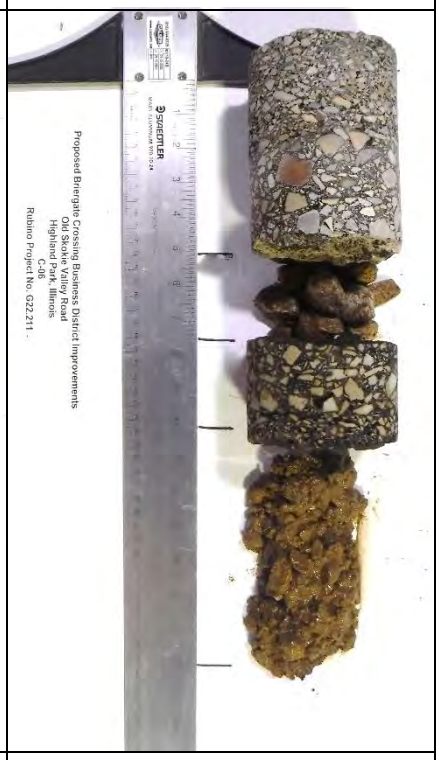
Client:	**City of Highland Park**
Rubino Project # :	G22.211

Boring & Coring Location Plan
3 of 3

Appendix F – Pavement Core Summary Table

Cores were taken in the pavement of Various Streets in Highland Park, Illinois. The table below summarizes the thicknesses observed in the field and laboratory.

C-01 (Old Skokie Valley Road NBL)	C-02 (Old Skokie Valley Road)	C-03 (Old Skokie Valley Road SBL)
		
Picture Taken Facing North	Picture Taken Facing North	Picture Taken Facing South
		
Total Thickness = 12 inches **HMA Surface$_1$ = 2 in.** **HMA Binder$_1$ = 1 ½ in.** **Binder$_1$ to Concrete Weathering & Deterioration** **Concrete = 8 ½ in.** **Subbase Stone Not Observed**	**Total Thickness = 5 inches** **HMA Surface$_1$ = 2 ¼ in.** **HMA Binder$_1$ = 2 ¾ in.** **Subbase Stone = 17 + inches** **Core Barrel Reached Max Depth at 22 inches**	**Total Thickness = 13 ½ inches** **HMA Surface$_1$ = 1 ½ in.** **HMA Surface$_2$ = 1 in.** **Surface$_2$ to Binder$_1$ Weathering & Deterioration** **HMA Binder$_1$ = 1 in.** **Binder$_1$ to Concrete Weathering & Deterioration** **Concrete = 10 in.** **NOT FULLY RECOVERED due to Weathering & Deterioration** **Subbase Stone Not Observed**

C-04 (Old Skokie Valley Road)	C-05 (Old Skokie Valley Road SBL)	C-06 (Old Skokie Valley Road)
		
Picture Taken Facing North	Picture Taken Facing North	Picture Taken Facing South
		
Total Thickness = 9 ½ inches **HMA Surface$_1$ = 1 in.** **HMA Surface$_2$ = 1 ½ in.** **Surface$_2$ to Surface$_3$ Weathering & Deterioration** **HMA Surface$_3$ = 1 in.** **Surface$_3$ Cracked, Weathered & Deteriorated** **NOT FULLY RECOVERED due to Weathering & Deterioration** **Concrete = 6 in.** **NOT FULLY RECOVERED due to Weathering & Deterioration** **Subbase Stone = 4 ½ inches**	**Total Thickness = 13 ½ inches** **HMA Surface$_1$ = 1 ¼ in.** **Fabric Interlayer** **HMA Binder$_1$ = 2 ¼ in.** **Binder$_1$ to Concrete Weathering & Deterioration** **Concrete = 10 in.** **Subbase Stone Not Observed**	**Total HMA Surface Thickness = 7 ½ inches** **HMA Surface$_1$ = 2 ¾ in.** **HMA Binder$_1$ = 2 ¼ in.** **Subbase Stone 1 = 2 ½ inches** **HMA Surface$_2$ = 1 in.** **HMA Binder$_2$ = 1 ½ in.** **Subbase Stone 2 = 7 inches**

C-07 (Old Skokie Valley Road NBL)	C-08 (Old Deerfield Road)
	
Picture Taken Facing South	Picture Taken Facing South
	
Total Thickness = 13 inches **HMA Surface$_1$ = 1 ¼ in.** **Fabric Interlayer** **HMA Surface$_2$ = 2 in.** **HMA Binder$_1$ = ¾ in.** **Binder$_1$ to Concrete Weathering & Deterioration** **Concrete = 9 in.** **Subbase Stone Not Observed**	**Total Thickness = 1 ½ inches** **HMA Surface$_1$ = 1 ½ in.** **Subbase Stone = 10 ½ inches**

The referenced thicknesses are considered approximate. Commentary provided by Rubino is based on our observation in the laboratory; **Crack** = vertical through cross section; **Weathering** = rounded edges & degradation of asphalt and **Deterioration** = horizontal crack. Pavement and subbase type and thickness may vary between core locations. Any comments on the condition of the material are considered our opinion and should be verified by the design engineer.

Appendix G – Borings Logs

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-01

Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	Parking area E of Old Skokie Rd 8 feet E from edge of pavement
Client:	City of Highland Park		

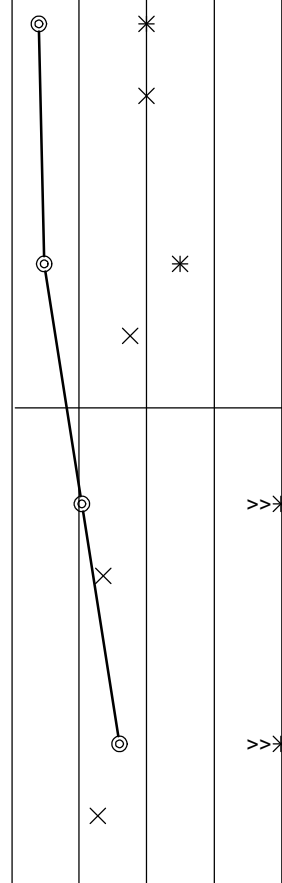
WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	Additional Remarks
	0					FILL: gray gravel with asphalt pieces				
						FILL: brown silty clay, trace sand and gravel				
				1	12			2-2-3 N=5		
						Medium stiff, brown and gray silty CLAY, trace sand and gravel			25	Qp=2.0 tsf 3% Organic Content
				2	14		CL	3-3-3 N=6		
									22	Qp=2.5 tsf
	5									
				3	18	Stiff to very stiff, brown silty CLAY, trace sand and gravel		4-5-8 N=13		
									17	Qp=4.5 tsf
							CL			
				4	18			5-10-10 N=20		
									16	Qp=4.5 tsf
	10					End of boring at approximately 10 feet below existing grade.				

STANDARD PENETRATION TEST DATA
Moisture, PL, LL (0, 25, 50)
STRENGTH, tsf
Qu (Rimac), Qp/Qr (0, 2.0, 4.0)



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/6/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/6/22	Split-Spoon	Grab Sample
Logged By:	J.W.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.175456
Longitude: -87.816835
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

rubino ENGINEERING INC.
Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-02

Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	Parking area E of Old Skokie Rd
Client:	City of Highland Park		4 feet E from edge of pavement

WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	STANDARD PENETRATION TEST DATA / STRENGTH, tsf	Additional Remarks
	0					FILL: brown to dark brown silty clay, with gravel and asphalt pieces					
				1	14	Stiff to very stiff, brown and gray silty CLAY, trace sand and gravel		3-4-5 N=9	17		Qp=2.0 tsf
				2	16			4-5-7 N=12	16		Qp=2.5 tsf
	5						CL				
				3	12	*Color transitions to brown at approximately 6 feet BEG*		3-4-5 N=9	17		>> Qp=4.5 tsf
				4	18			4-7-9 N=16	17		>> Qp=4.5 tsf
	10					End of boring at approximately 10 feet below existing grade.					

STANDARD PENETRATION TEST DATA: Moisture; PL; LL; 0; 25; 50
STRENGTH, tsf: Qu (Rimac); Qp/Qr; 0; 2.0; 4.0

Completion Depth:	10.0 ft
Date Boring Started:	12/6/22
Date Boring Completed:	12/6/22
Logged By:	J.W.
Drilling Contractor:	Rubino Engineering, Inc.

Sample Types:
- Auger Cutting
- Split-Spoon
- Rock Core
- Pressuremeter
- Shelby Tube
- Grab Sample
- No Recovery

Latitude: 42.176536
Longitude: -87.817567
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-03

Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	Parking area E of Old Skokie Rd
Client:	City of Highland Park		1 foot E from edge of pavement

WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	Additional Remarks
	0					FILL: gray gravel				
						FILL: brown sandy silty clay				
				1	12			2-3-3 N=6		
						FILL: brown, black, and gray silty clay, trace sand and gravel			17	5% Organic Content
				2	11	Soft to medium stiff, brown and gray silty CLAY, trace sand and gravel		1-2-2 N=4		
									27	Qp=1.3 tsf 5% Organic Content
	5									
				3	16			0-1-2 N=3		
							CL		31	Qp=0.3 tsf 5% Organic Content
				4	18			1-3-3 N=6		
									18	
	10					End of boring at approximately 10 feet below existing grade.				

STANDARD PENETRATION TEST DATA
Moisture; PL; LL
0 25 50
STRENGTH, tsf
Qu (Rimac); Qp/Qr
0 2.0 4.0



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/7/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/7/22	Split-Spoon	Grab Sample
Logged By:	P.P.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.177717
Longitude: -87.818356
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-04

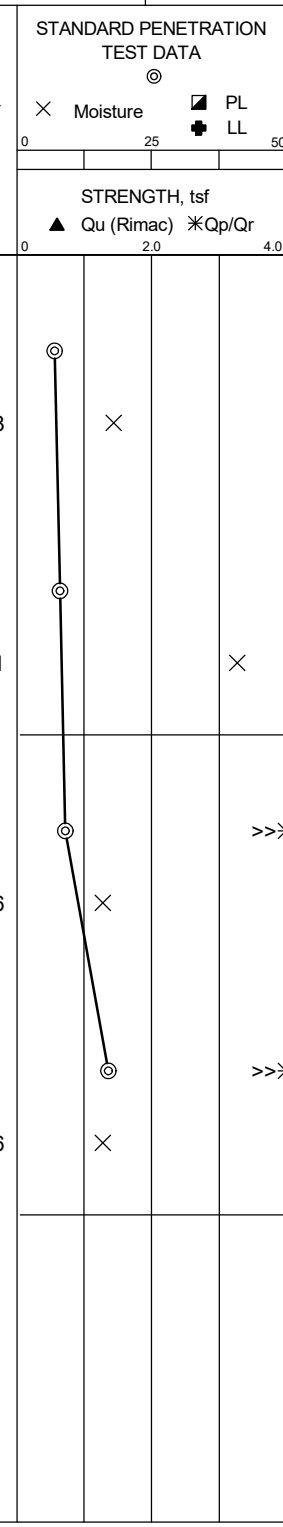
Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	Parking area E of Old Skokie Rd 5 feet E from edge of pavement
Client:	City of Highland Park		

WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	Additional Remarks
	0					FILL: gray gravel, with fines				
				1	13	FILL: dark brown and dark gray silty clay, with gravel		2-3-4 N=7	18	
				2	6	Black ORGANIC SILTY CLAY, trace sand and gravel	OL	2-3-5 N=8	41	12% Organic Content
	5									
				3	12	Stiff to very stiff, brown silty CLAY, trace sand and gravel	CL	0-3-6 N=9	16	>>✳ Qp=4.5 tsf
				4	18			5-7-10 N=17	16	>>✳ Qp=4.5 tsf
	10					End of boring at approximately 10 feet below existing grade.				



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/7/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/7/22	Split-Spoon	Grab Sample
Logged By:	P.P.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.178706
Longitude: -87.819081
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-05

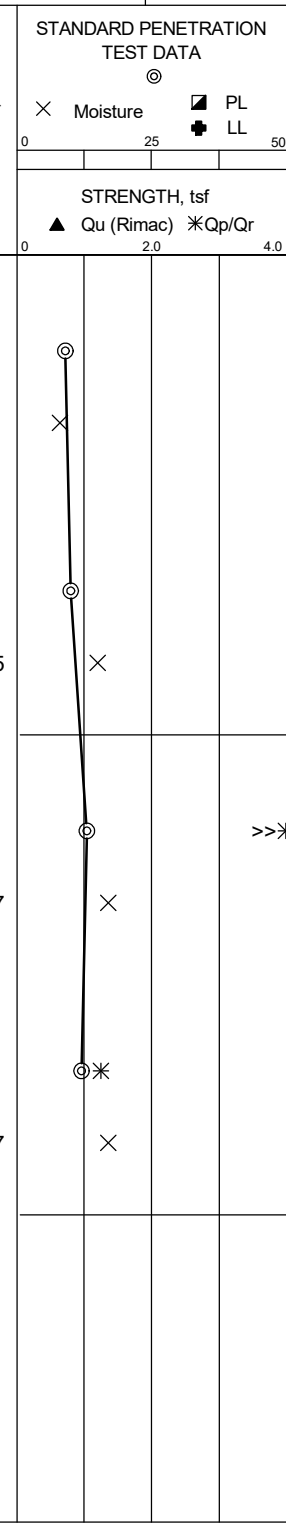
Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	Parking area E of Old Skokie Rd
Client:	City of Highland Park		15 feet E from edge of pavment

WATER LEVELS***

While Drilling	8.5 ft
Upon Completion	8 ft
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	Additional Remarks
	0					FILL: gray gravel, with sand and fines				
				1	14	Brown well-graded SAND, with fines, trace gravel *Possible Fill*	SW	3-4-5 N=9	8	
				2	17	Brown sandy SILT, trace gravel *Possible Fill*	SM	4-4-6 N=10	15	
	5									
				3	14	Stiff, brown silty CLAY, with sand, trace gravel	CL	4-6-7 N=13	17	Qp=4.5 tsf
				4	15	Stiff, gray SILT, with sand	ML	5-6-6 N=12	17	Qp=1.3 tsf
	10					End of boring at approximately 10 feet below existing grade.				



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/8/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/8/22	Split-Spoon	Grab Sample
Logged By:	P.P.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.180696
Longitude: -87.820572
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-06

Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	Parking area E of Old Skokie Rd
Client:	City of Highland Park		1 foot E from edge of pavement

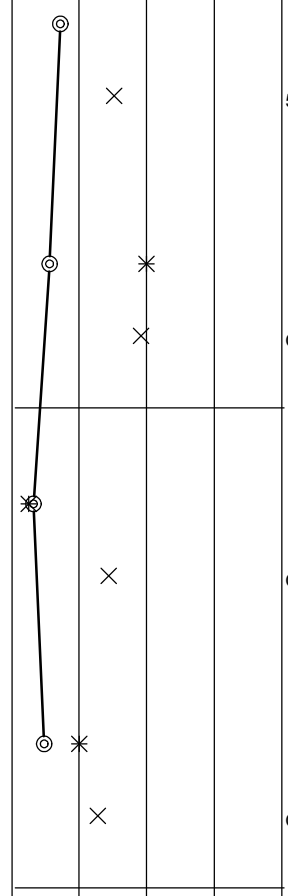
WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	Additional Remarks
	0					FILL: gray gravel, with sand and fines				
				1	10	FILL: dark brown and black silty clay, trace sand and gravel		3-4-5 N=9	19	5% Organic Content
				2	14	Medium stiff, brown and gray silty CLAY, trace sand and gravel		2-3-4 N=7	24	Qp=2.0 tsf
	5									
				3	12	*6-inch sand lens observed at approximately 6 feet BEG* *Color transitions to gray at approximately 6 feet BEG*	CL	3-2-2 N=4	18	Qp=0.3 tsf
				4	12			1-3-3 N=6	16	Qp=1.0 tsf
	10					End of boring at approximately 10 feet below existing grade.				

STANDARD PENETRATION TEST DATA
Moisture, PL, LL (0, 25, 50)
STRENGTH, tsf
Qu (Rimac), Qp/Qr (0, 2.0, 4.0)



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/8/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/8/22	Split-Spoon	Grab Sample
Logged By:	P.P.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.181784
Longitude: -87.821471
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-07

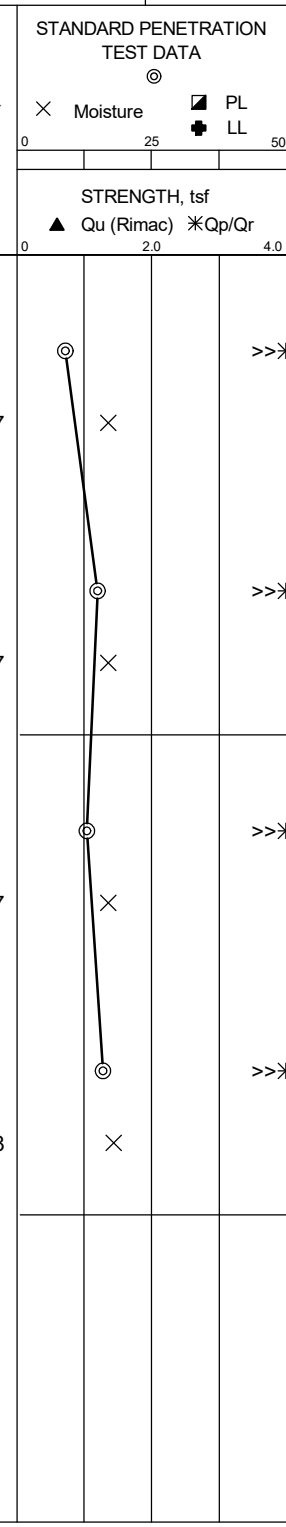
Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	EB lane of Old Deerfield Rd Alley 10 feet N from edge of pavement
Client:	City of Highland Park		

WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	STANDARD PENETRATION TEST DATA / STRENGTH, tsf	Additional Remarks
	0					Approximately 2 inches of ASPHALT					
						Approximately 7 inches of CONCRETE					
				1	15	Approximately 6 inches of SUBBASE STONE		3-4-5 N=9			
						Stiff to very stiff, brown and gray silty CLAY, trace sand and gravel			17		Qp=4.5 tsf
				2	14			4-7-8 N=15	17		Qp=4.5 tsf
	5						CL				
				3	15			3-6-7 N=13	17		Qp=4.5 tsf
				4	14			4-7-9 N=16	18		Qp=4.5 tsf
	10					End of boring at approximately 10 feet below existing grade.					



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/6/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/6/22	Split-Spoon	Grab Sample
Logged By:	P.P.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.174374
Longitude: -87.821116
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-08

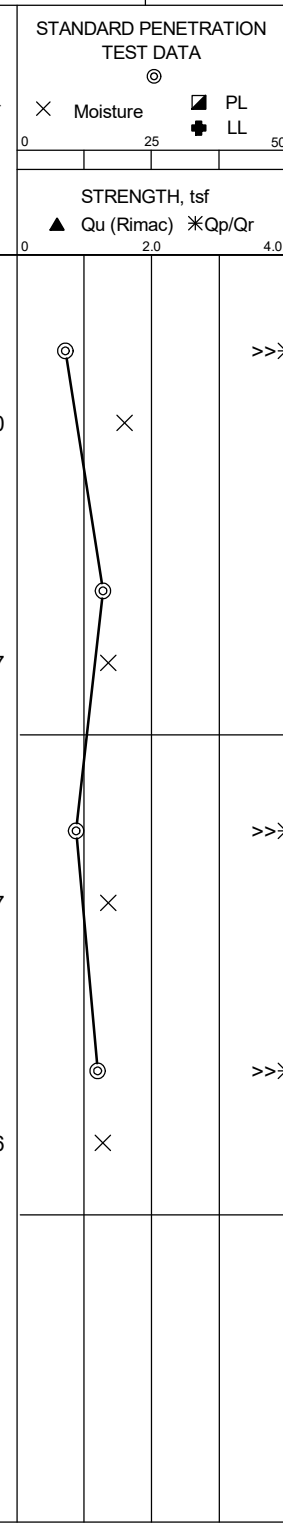
Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	EB lane of Old Deerfield Rd Alley 7 feet N from edge of roadway
Client:	City of Highland Park		

WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	Additional Remarks
	0					Approximately 7 inches of ASPHALT				
						Approximately 6 inches of SUBBASE STONE				
				1	8	Stiff, brown and gray silty CLAY, trace sand and gravel	CL	4-4-5 N=9	20	>>✳ Qp=4.3 tsf
				2	0	Stiff to very stiff, brown and gray silty CLAY, trace sand and gravel		7-7-9 N=16	17	
	5									
				3	15	*Color transitions to brown at approximately 6 feet BEG*	CL	3-4-7 N=11	17	>>✳ Qp=4.5 tsf
				4	18			3-6-9 N=15	16	>>✳ Qp=4.3 tsf
	10					End of boring at approximately 10 feet below existing grade.				



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/6/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/6/22	Split-Spoon	Grab Sample
Logged By:	P.P.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.174379
Longitude: -87.819836
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

Rubino Engineering, Inc.
425 Shepard Drive
Elgin, IL 60123
Telephone: 847-931-1555
Fax: 847-931-1560

LOG OF BORING B-09

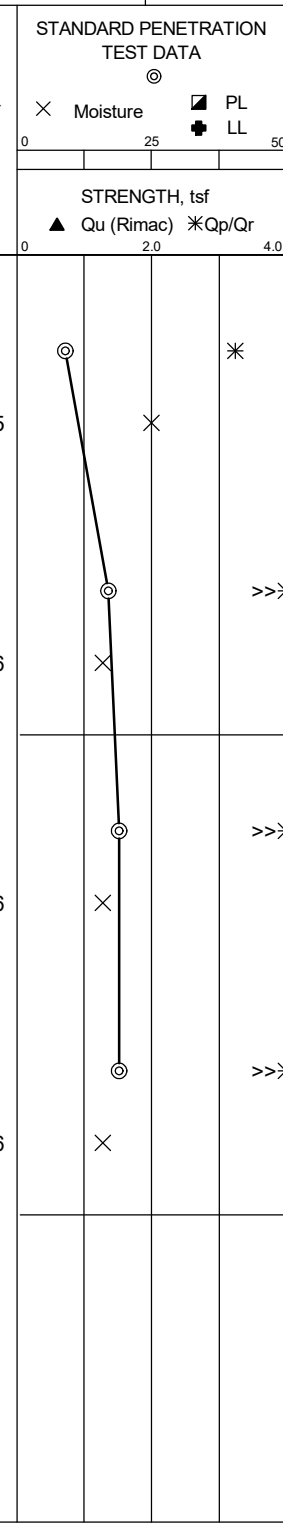
Rubino Job No.:	G22.211	Drilling Method:	3 ¼ Hollow Stem Auger
Project:	Briergate Crossing Business District	Sampling Method:	Split Spoon
Location:	Old Skokie Valley Rd and Old Deerfied Rd	Hammer Type:	Automatic
City, State:	Highland Park, Illinois	Boring Location:	WB lane of Old Deerfield Rd Alley 3 feet S from edge of roadway
Client:	City of Highland Park		

WATER LEVELS***

While Drilling	N/A
Upon Completion	N/A
Delay	N/A

Station: N/A
Offset: N/A

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	Classification	SPT Blows per 6-inch	Moisture, %	Additional Remarks
	0					Approximately 8 inches of ASPHALT				
						Approximately 4 inches of SUBBASE STONE				
				1	12	Stiff, brown and gray silty CLAY, trace sand and gravel	CL	4-4-5 N=9	25	Qp=3.3 tsf 3% Organic Content
				2	13	Very stiff, brown and gray silty CLAY, trace sand and gravel		3-8-9 N=17	16	Qp=4.5 tsf
	5									
				3	14		CL	3-9-10 N=19	16	Qp=4.5 tsf
				4	18	*Color transitions to brown at approximately 8½ feet BEG*		6-9-10 N=19	16	Qp=4.5 tsf
	10					End of boring at approximately 10 feet below existing grade.				



Completion Depth:	10.0 ft	Sample Types:	Pressuremeter
Date Boring Started:	12/6/22	Auger Cutting	Shelby Tube
Date Boring Completed:	12/6/22	Split-Spoon	Grab Sample
Logged By:	P.P.	Rock Core	No Recovery
Drilling Contractor:	Rubino Engineering, Inc.		

Latitude: 42.174401
Longitude: -87.818865
Drill Rig: Geoprobe 7822DT
Remarks:
Log Entry: J. Ignarski
Checked By: J. Ignarski

The stratification lines represent approximate boundaries. The transition may be gradual.
***Please reference the geotechnical report text for specific groundwater / dewatering recommendations.

State of Illinois
DEPARTMENT OF TRANSPORTATION
Bureau of Local Roads & Streets
SPECIAL PROVISION
FOR
LOCAL QUALITY ASSURANCE/ QUALITY MANAGEMENT QC/QA
Effective: January 1, 2022

Replace the first five paragraphs of Article 1030.06 of the Standard Specifications with the following:

"**1030.06 Quality Management Program.** The Quality Management Program (QMP) will be Quality Control / Quality Assurance (QC/QA) according to the following."

Delete Article 1030.06(d)(1) of the Standard Specifications.

Revise Article 1030.09(g)(3) of the Standard Specifications to read:

"(3) If core testing is the density verification method, the Contractor shall provide personnel and equipment to collect density verification cores for the Engineer. Core locations will be determined by the Engineer following the document "Hot-Mix Asphalt QC/QA Procedure for Determining Random Density Locations" at density verification intervals defined in Article 1030.09(b). After the Engineer identifies a density verification location and prior to opening to traffic, the Contractor shall cut a 4 in. (100 mm) diameter core. With the approval of the Engineer, the cores may be cut at a later time."

Revise Article 1030.09(h)(2) of the Standard Specifications to read:

"(2) After final rolling and prior to paving subsequent lifts, the Engineer will identify the random density verification test locations. Cores or nuclear density gauge testing will be used for density verification. The method used for density verification will be as selected below.

Density Verification Method	
☒	Cores
☐	Nuclear Density Gauge (Correlated when paving ≥ 3,000 tons per mixture)

Density verification test locations will be determined according to the document "Hot-Mix Asphalt QC/QA Procedure for Determining Random Density Locations". The density testing interval for paving wider than or equal to 3 ft (1 m) will be 0.5 miles (800 m) for lift thicknesses of 3 in. (75 mm) or less and 0.2 miles (320 m) for lift thicknesses greater than 3 in. (75 mm). The density testing interval for paving less than 3 ft (1 m) wide will be 1 mile (1,600 m). If a day's paving will be less than the prescribed density testing interval, the length of the day's paving will be the interval for that day. The density testing interval for mixtures used for patching will be 50 patches with a minimum of one test per mixture per project.

If core testing is the density verification method, the Engineer will witness the Contractor coring, and secure and take possession of all density samples at the

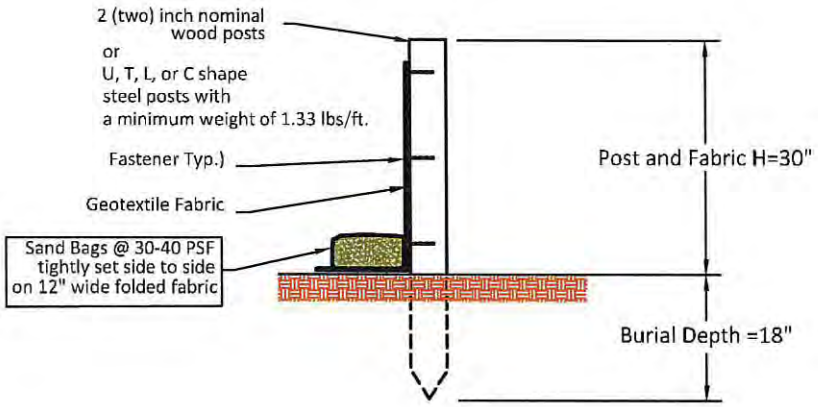
density verification locations. The Engineer will test the cores collected by the Contractor for density according to Illinois Modified AASHTO T 166 or AASHTO T 275.

If nuclear density gauge testing is the density verification method, the Engineer will conduct nuclear density gauge tests. The Engineer will follow the density testing procedure detailed in the document "Illinois Modified ASTM D 2950, Standard Test Method for Density of Bituminous Concrete In-Place by Nuclear Method".

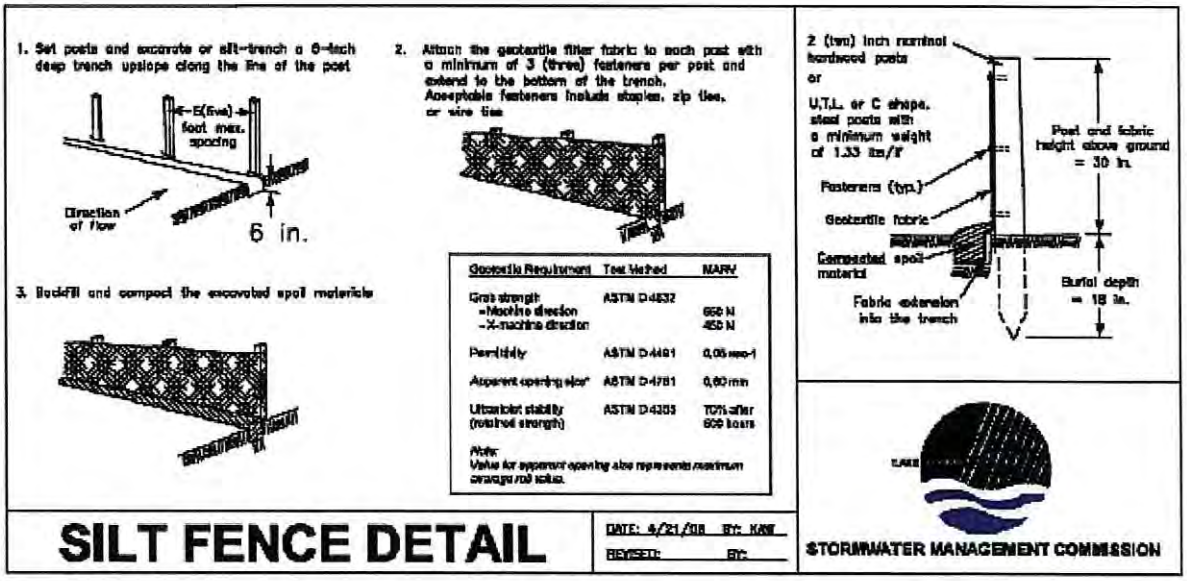
A density verification test will be the result of a single core or the average of the nuclear density tests at one location. The results of each density test must be within acceptable limits. The Engineer will promptly notify the Contractor of observed deficiencies."

Revise the seventh paragraph and all subsequent paragraphs in Section D. of the document "Hot-Mix Asphalt QC/QA Initial Daily Plant and Random Samples" to read:

"Mixtures shall be sampled from the truck at the plant by the Contractor following the same procedure used to collect QC mixture samples (Section A). This process will be witnessed by the Engineer who will take custody of the verification sample. Each sample bag with a verification mixture sample will be secured by the Engineer using a locking ID tag. Sample boxes containing the verification mixture sample will be sealed/taped by the Engineer using a security ID label."



ALTERNATE TO FABRIC TRENCH
(WITH SAND BAGS)



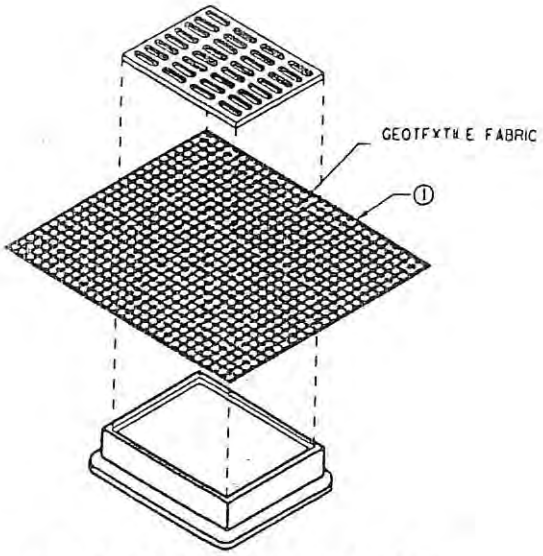
SILT FENCE DETAIL & Alternate Detail
(USE L.C.S.M.C STD. DETAIL)

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

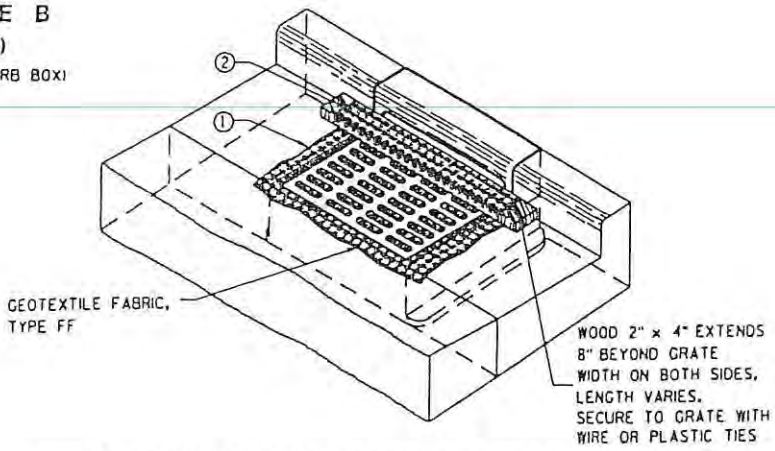
H.P. DWG. No. FOR-1042A, Silt Fence-Alternate
Drawn By: M.B.
Revised By: E.J.

DATE: 14 Feb 2017
Approved By: E.Gomez

2



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)

INSTALLATION NOTES:

1. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
2. TYPE C SHALL BE UTILIZED WITH CURB HEADS, A $1\frac{1}{2}$" X $3\frac{1}{2}$" MINIMUM, PIECE OF LUMBER SHALL BE WRAPPED AND SECURED IN THE FABRIC AND PLACED IN FRONT OF THE CURB HEAD AS SHOWN ON THE PLAN. THE LUMBER SHALL NOT BLOCK THE ENTIRE OPENING OF THE CURB BOX AND BE SECURED TO THE GRATE WITH WIRE OR PLASTIC TIES.

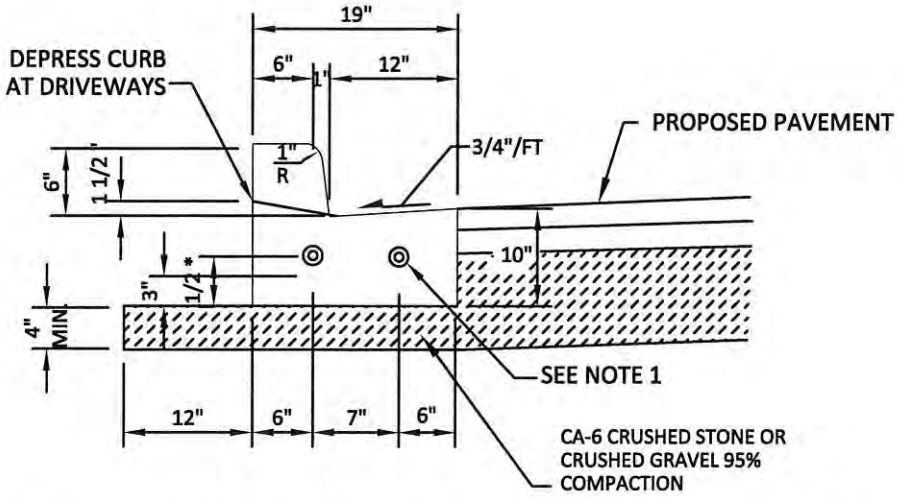
3. ALL FABRICS USED AS PART OF AN INLET PROTECTION DEVICE MUST BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEO-TEXTILE FABRIC, IN ACCORDANCE WITH STATE STANDARD SPECS FOR ROAD AND BRIDGES CONSTRUCTION - JANUARY 1, 2012, ARTICLE 1080.05 ON PAGE 971.

INLET PROTECTION (TYPE B - W/O CURB BOX; TYPE C - W/ CURB BOX)

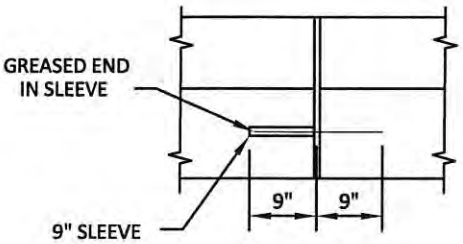
City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1037
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By: J.M.W.



CURB & GUTTER TYPE B-6.12 (IN CONFORMANCE WITH I.D.O.T. STD 606001-04)



SLEEVE DETAIL
NO SCALE

NOTES:

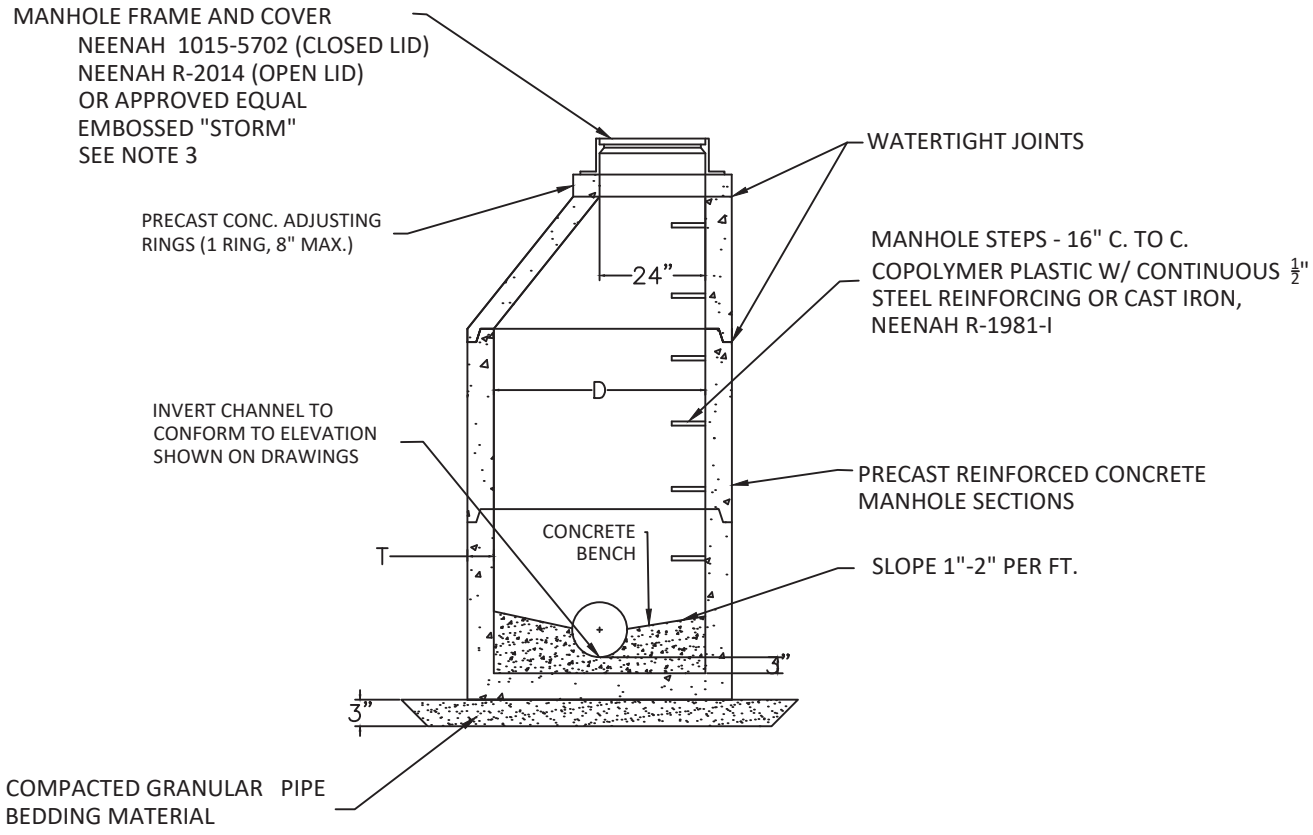
1. EXPANSION JOINTS W/ 3/4 " PREFORMED EXPANSION JOINT MATERIAL & TWO (2) SMOOTH 1-1/4" EPOXY COATED DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
   a. AT ENDS OF INTERSECTION RADII, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
   b. 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
   c. MAX. OF 60 FT. INTERVALS
   d. WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) SMOOTH 1-1/4" DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
2. TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT, JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

TYPE B-6.12 CURB & GUTTER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1036
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By: J.M.W.



If D=4', then T=4"
If D=5', then T=5"

NOTES:

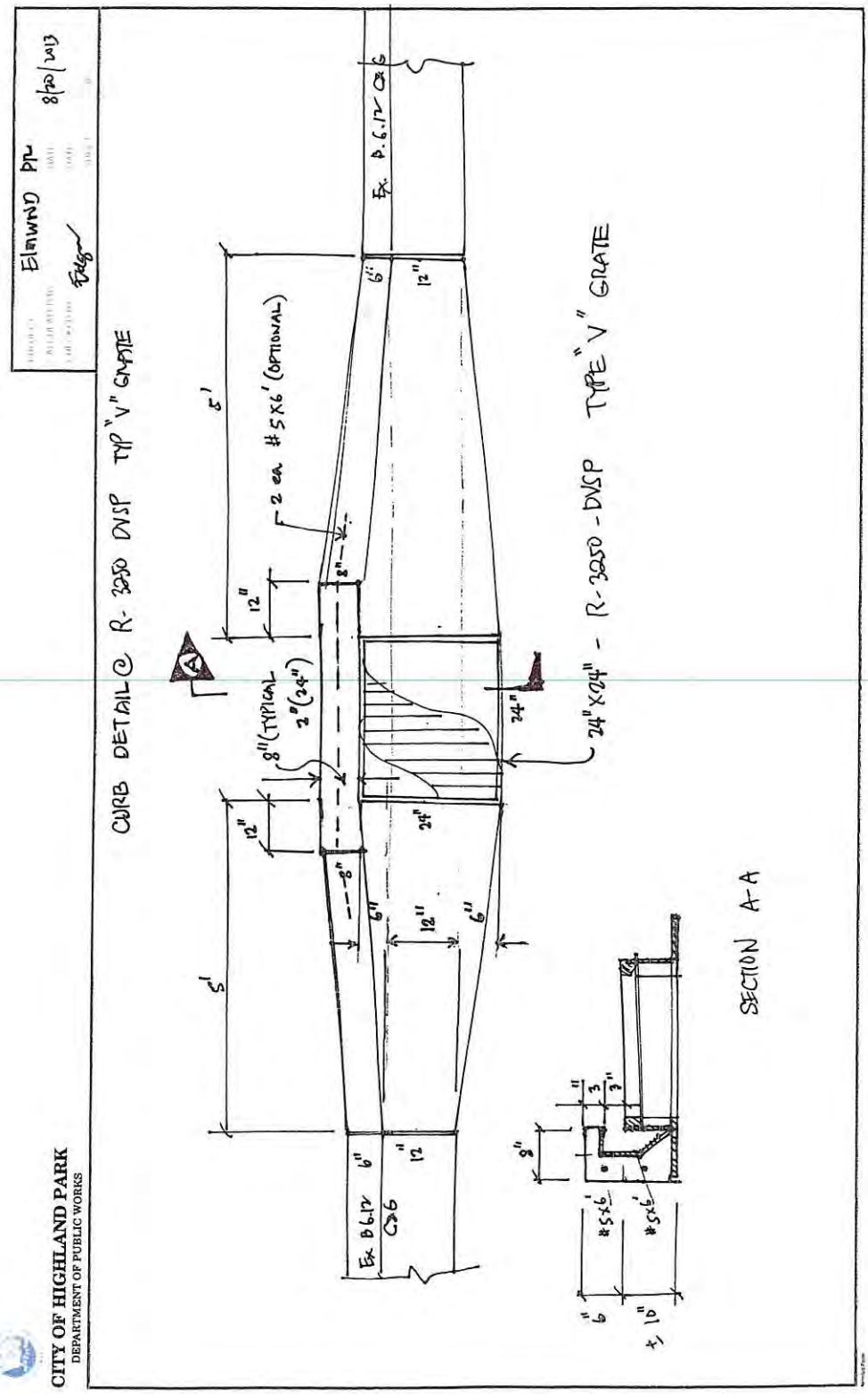
1. USE ECCENTRIC CONES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
2. USE:
   4'-0" DIAMETER FOR SEWER SIZES 12" THRU 24",
   5'-0" DIAMETER FOR SEWER SIZES 27" AND LARGER UNLESS OTHERWISE NOTED.
3. FOR CLOSED LIDS USE ITEM: HIGHLAND PARK FRAME LID (SPECIAL).

STORM SEWER MANHOLE DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. ST-1013
Drawn By: M.B.
Revised By: JP3

DATE: 26th March 2019
Approved By:



CURB INLET DETAIL
(W/ R3250 DVSP FRAME TYPE "V" GRATE)

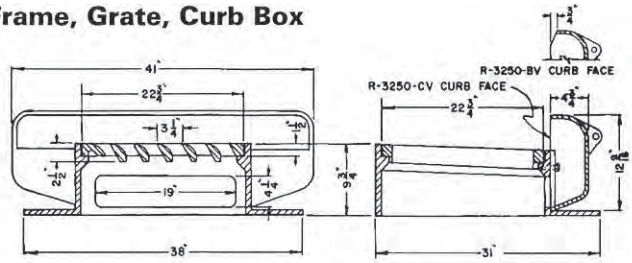
City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. Engg. Ref. No. ST-1024
Drawn By: E.J.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

R-3250-CV
Combination Inlet Frame, Grate, Curb Box

Heavy Duty



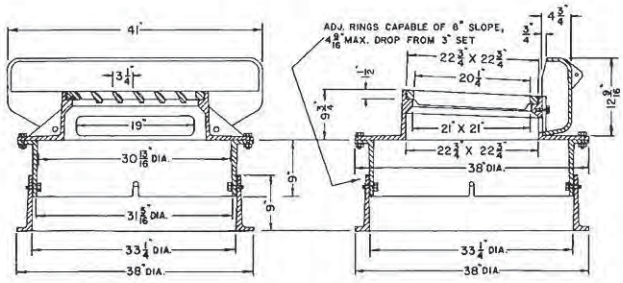


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3250-CV	L	1.3	5.8
R-3250-BV	L	1.3	5.8

Also available with tapered face curb box, order **R-3250-BV**.

R-3250-DV
Adjustable Combination Inlet

Heavy Duty

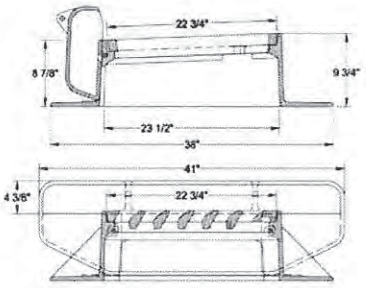




CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3250-DV	V	1.3	5.8

R-3250-DVSP
Combination Inlet Frame, Grate, Curb Box

Heavy Duty

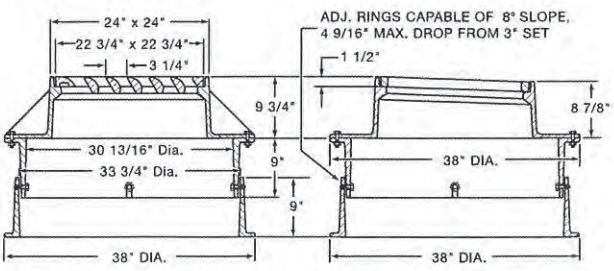




CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3250-DVSP	V	1.3	5.8

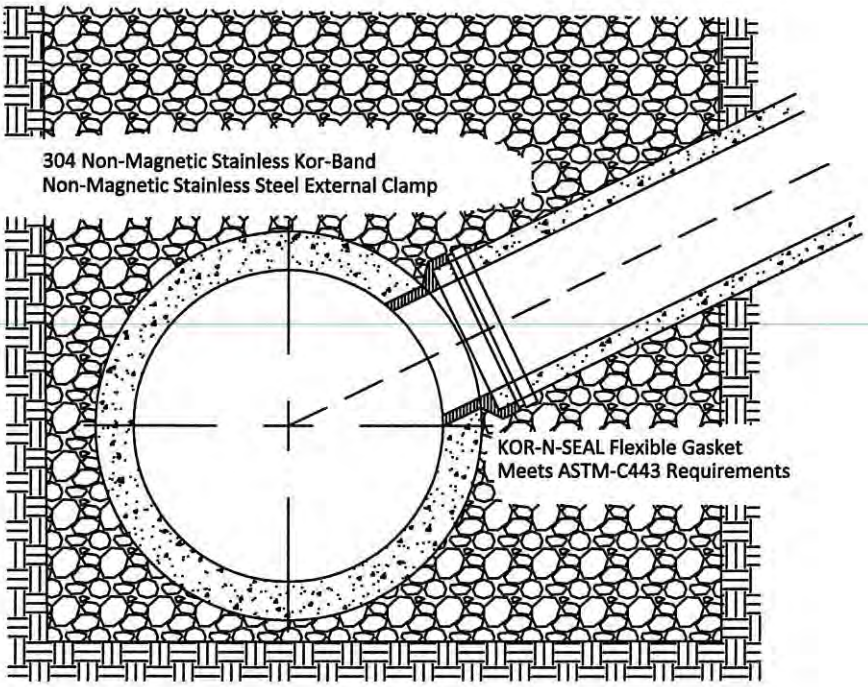
R-3250-EV
Adjustable Combination Inlet

Heavy Duty





CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3250-EV	V	1.3	7.6

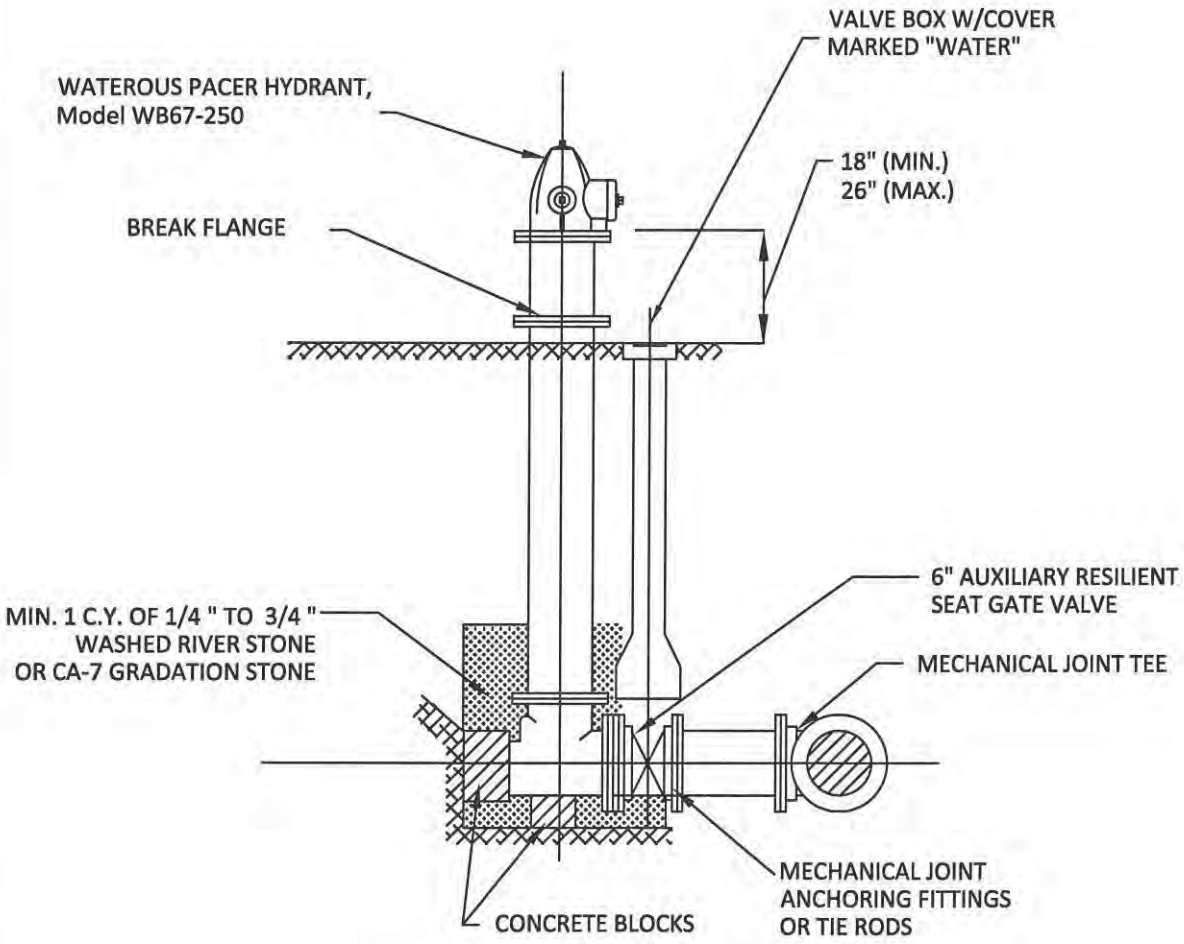


STORM SEWER LATERAL CONNECTION DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. ST-1022
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.



ALL HARDWARE BELOW GRADE TO BE STAINLESS STEEL

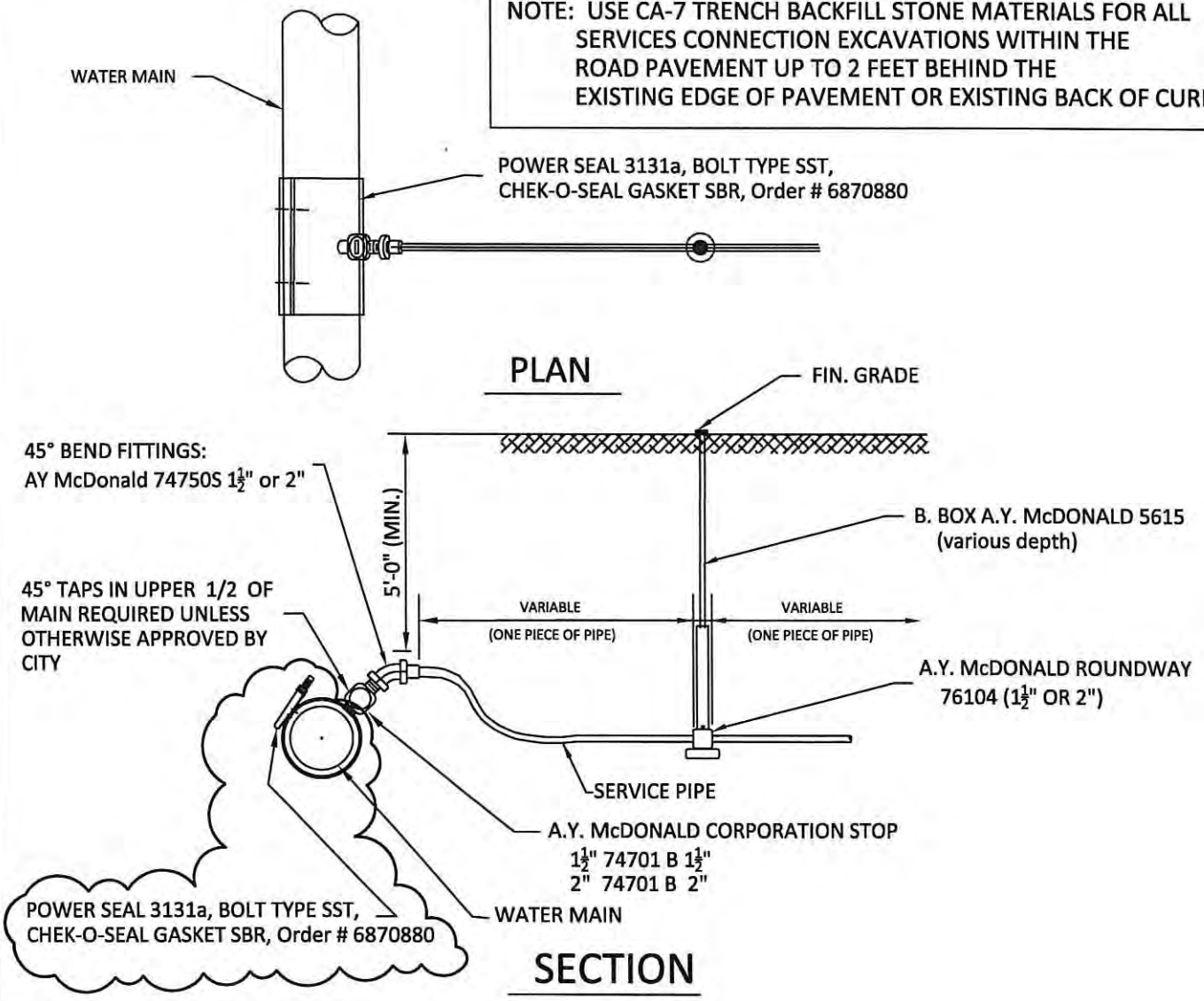
FIRE HYDRANT INSTALLATION DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1006
Drawn By: M.B.
Revised By: E.J.

DATE: 28th Feb. 2014
Approved By: J.M.W

NOTE: USE CA-7 TRENCH BACKFILL STONE MATERIALS FOR ALL SERVICES CONNECTION EXCAVATIONS WITHIN THE ROAD PAVEMENT UP TO 2 FEET BEHIND THE EXISTING EDGE OF PAVEMENT OR EXISTING BACK OF CURB.



SERVICE PIPE	CORP. STOP
3/4"	3/4"
1"	1"
1 1/2"	1 1/2"
2"	1 1/2" X 2"

NOTE:

1. NO WATER MAIN TAP FOR NEW DEVELOPMENT UNTIL PERMITS ARE ISSUED.
2. ALL MATERIALS SHALL BE LEAD FREE.

WATER SERVICE DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1007
Drawn By: M.B.
Revised By: E.J.

DATE: 20th Mar. 2017
Approved By: E. Gomez

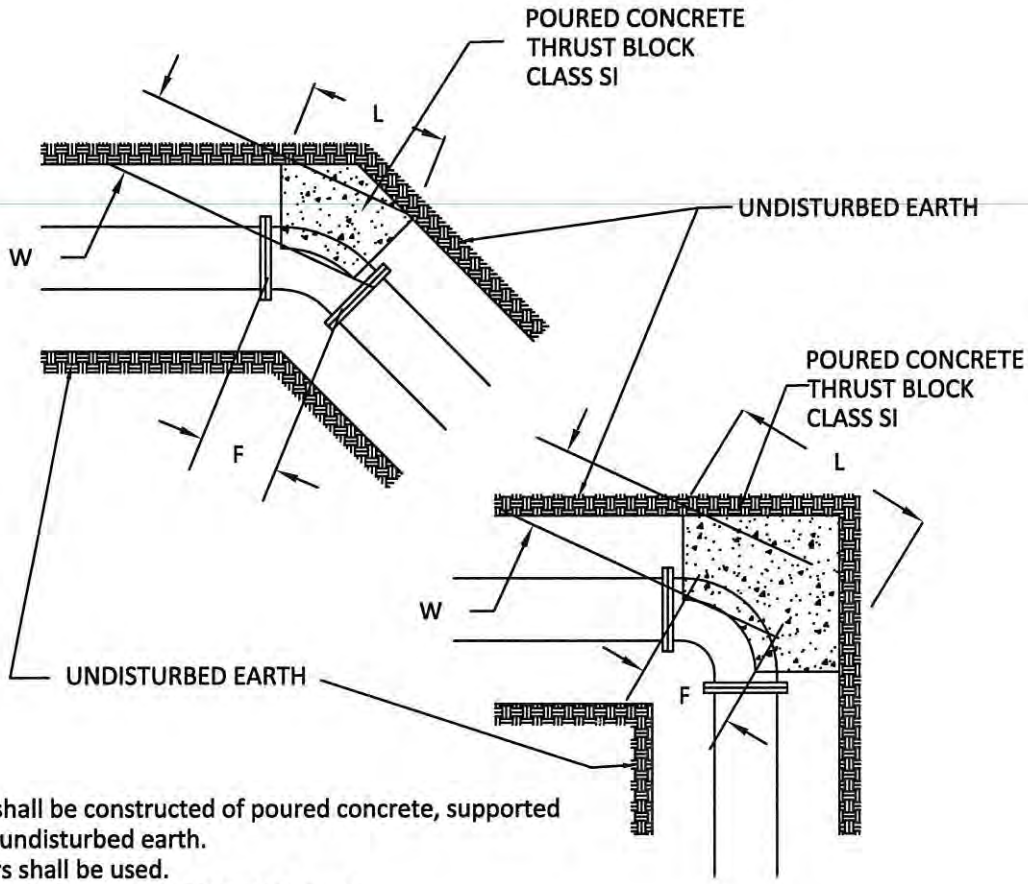
THRUST BLOCK SCHEDULE:

All Thrust Blocking Incidental to Water Main Construction.

Thrust Blocking for all fittings under 10 inches shall have a minimum dimension of 1'x1' at the point of contact with **undistrubed earth.**

Plugged Ends shall be thrust blocked the same as Tee.

Tabulated Thrust Blocking is figured on Allowable Bearing Pressure of Soil at 4,000 PSF. If Allowable Bearing Pressure of Soil is 2,000 PSF, the tabulated bearing area of contact to the undisturbed earth shall be doubled.



Notes:
1. All Thrust Blocking shall be constructed of poured concrete, supported with wood forms and undisturbed earth.
2. MEGA-LUG retainers shall be used.
3. All nuts, bolts and washers shall be **STAINLESS STEEL**.

SHEET 1 OF 2

THRUST BLOCK DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1008 SHEET 1 OF 2
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

THRUST BLOCK SCHEDULE:

FIITTINGS	DIMENSIONS (FT.)			
	H	L	W	F
TEE: 16" X 16" X 16"	2.5'	3.0'	2.0'	2.0'
16" - 90°	3.0'	3.5'	2.0'	2.0'
16" - 45°	3.0'	2.0'	2.0'	2.0'
16" - 22 1/2°	2.0'	2.0'	1.5'	1.0'
TEE: 14" X 14" X 10"	2.0'	2.5'	1.5'	2.0'
14" - 90°	2.5'	3.0'	1.5'	2.0'
14" - 45°	2.0'	2.5'	1.5'	1.5'
TEE: 12" X 12" X 12"	2.0'	2.5'	1.5'	2.0'
TEE: 12" X 12" X 8"	1.5'	2.0'	1.5'	1.5'
TEE: 12" X 12" X 6"	1.0'	1.5'	1.5'	1.0'
12" - 90°	2.0'	3.0'	1.5'	2.0'
12" - 45°	1.5'	2.0'	1.5'	1.0'
12" - 22 1/2°	1.0'	1.5'	1.5'	1.0'
TEE: 10" X 10" X 10"	1.5'	2.0'	1.5'	1.5'
10" - 90°	2.0'	3.0'	1.5'	1.5'
10" - 45°	1.5'	1.5'	1.5'	1.0'

THRUST BLOCK LEGEND:

H THICKNESS
L LENGTH FROM UNEXCAVATED SOIL
W SPACE BETWEEN FITTINGS AND SOIL
F WIDTH AT FITTINGS

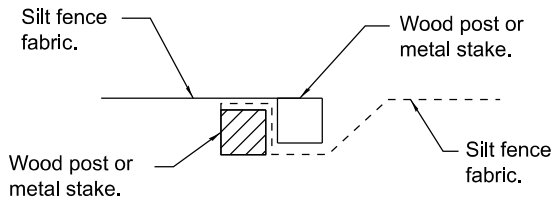
SHEET 2 OF 2

THRUST BLOCK DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

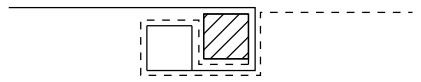
H.P. DWG. No. WD-1008 SHEET 2 OF 2
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.



Place end-post (stake) of first silt fence adjacent to end-end-post (stake) of second silt fence with fabric positioned as shown.

STEP 1

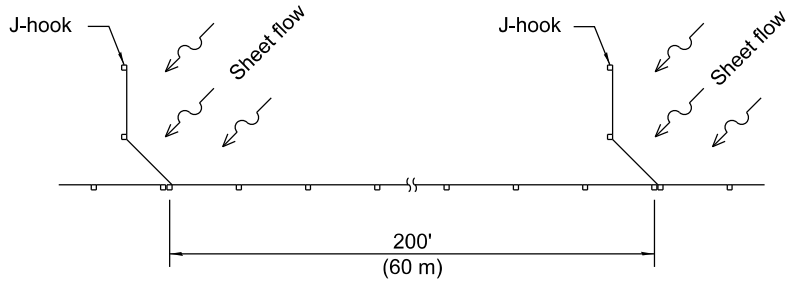


Rotate posts (stakes) together 180° clockwise and drive both posts (stakes) 18 (450) into ground.

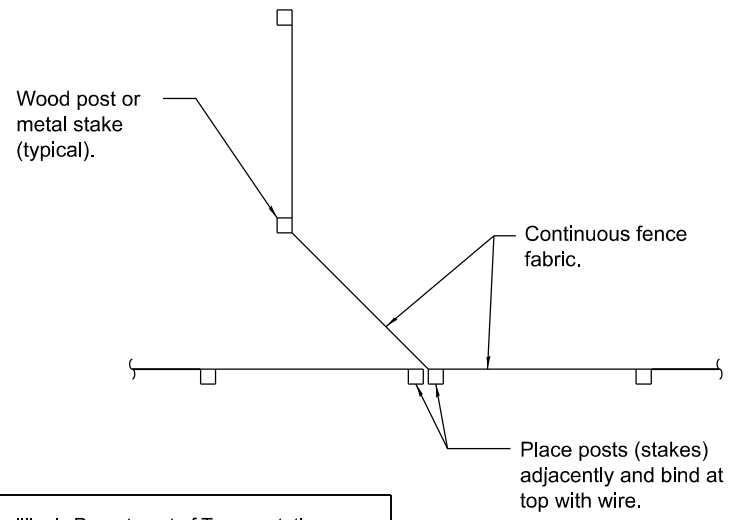
STEP 2

ATTACHING TWO SILT FILTER FENCES

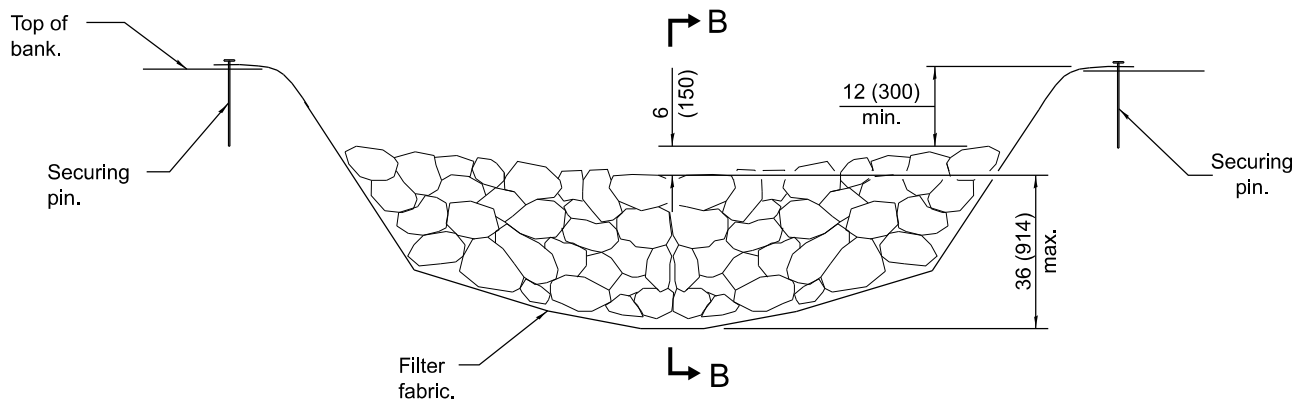
(Not applicable for J-hooks)



SILT FILTER J-HOOK PLACEMENT

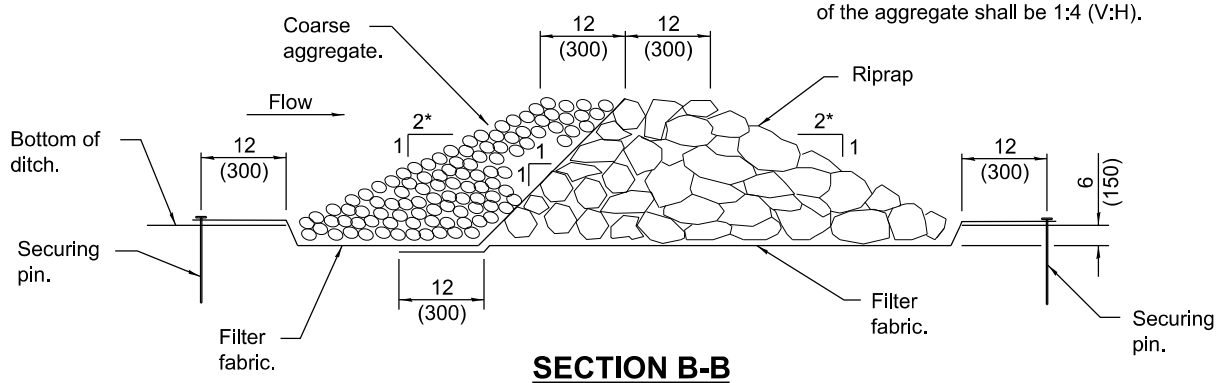


J-HOOK



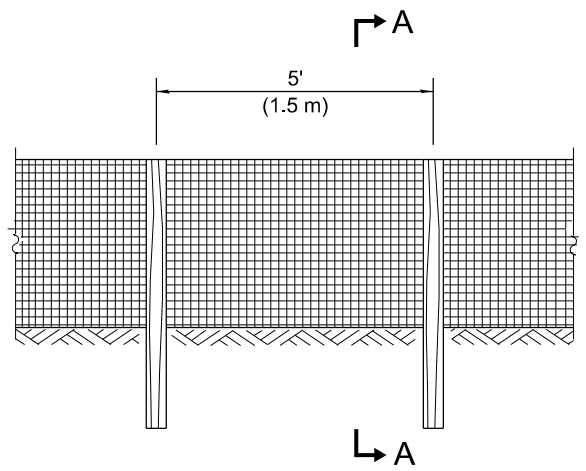
ELEVATION

* When the ditch check is within the clear zone and the road is open to traffic, the traffic approach slope of the aggregate shall be 1:4 (V:H).



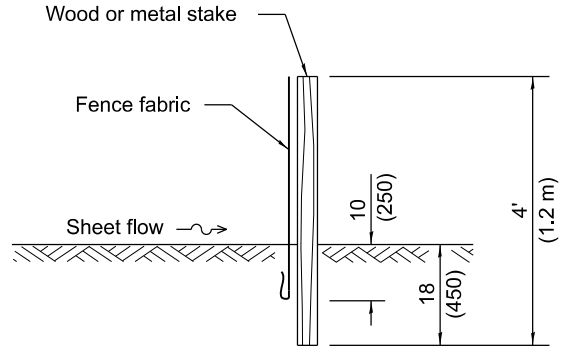
SECTION B-B

AGGREGATE DITCH CHECK

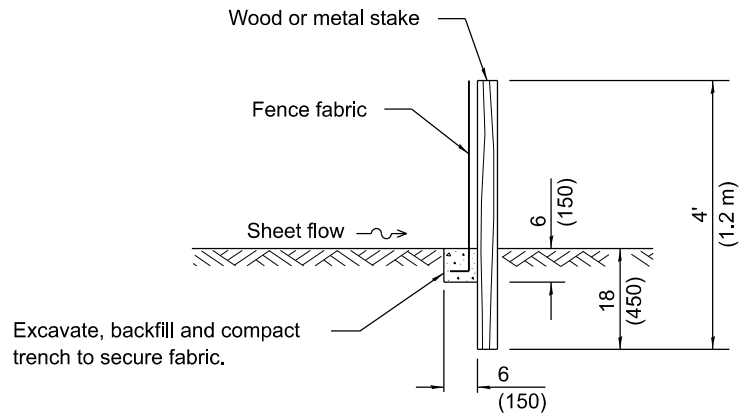


ELEVATION

SILT FILTER FENCE AS A PERIMETER EROSION BARRIER



SLICE METHOD



TRENCH METHOD

SECTION A-A

GENERAL NOTES

The installation details and dimensions shown for perimeter erosion barriers shall also apply for inlet and pipe protection.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2013
Michael Brand
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2013
ENGINEER OF DESIGN AND ENVIRONMENT

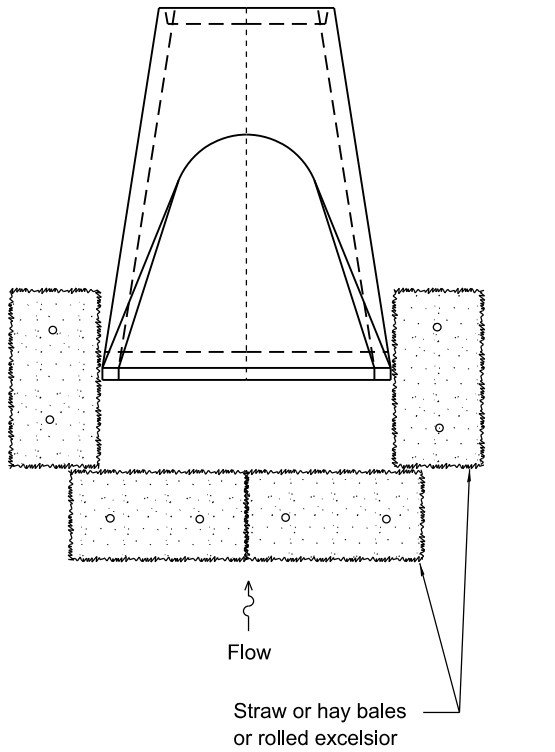
ISSUED 1-1-97

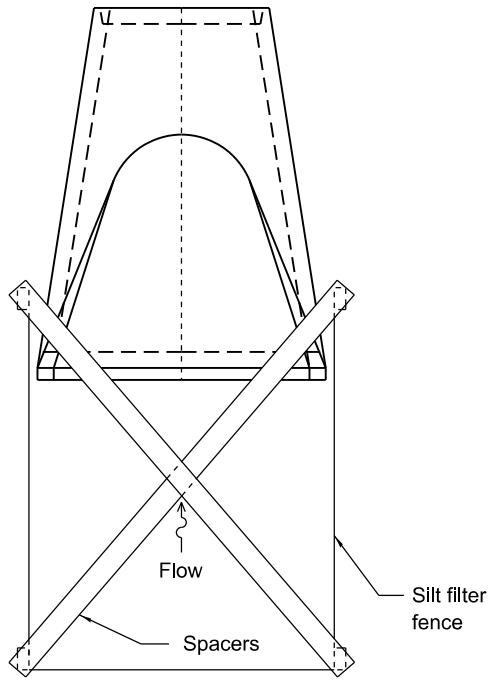
DATE	REVISIONS
1-1-13	Corrected notation for flowline (℄)
	on SEDIMENT BASIN ELEVATION
1-1-12	Omitted hay/straw perimeter barrier.
	Added SLICE METHOD to
	SECTION A-A

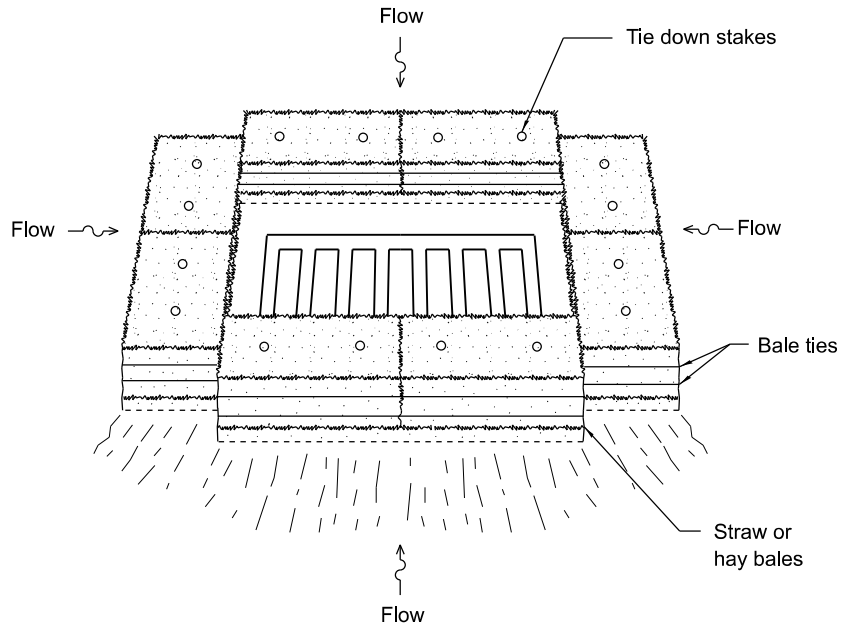
TEMPORARY EROSION CONTROL SYSTEMS

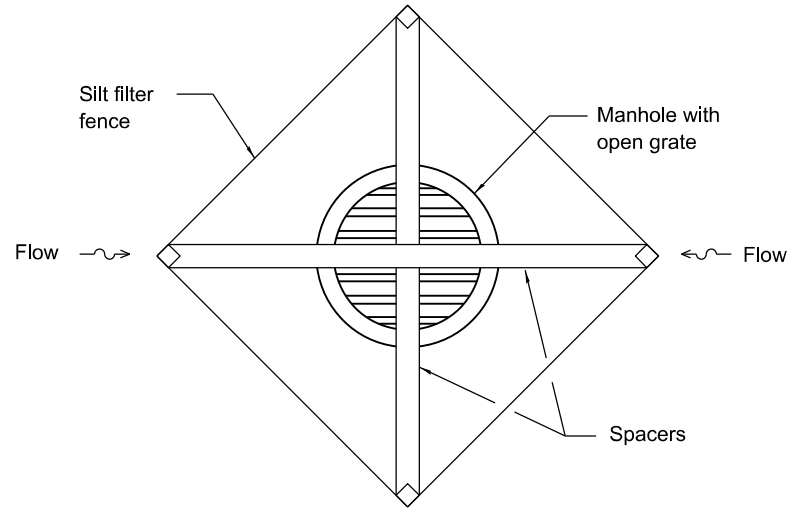
(Sheet 1 of 2)

STANDARD 280001-07

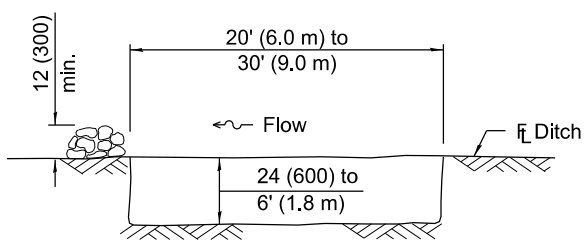






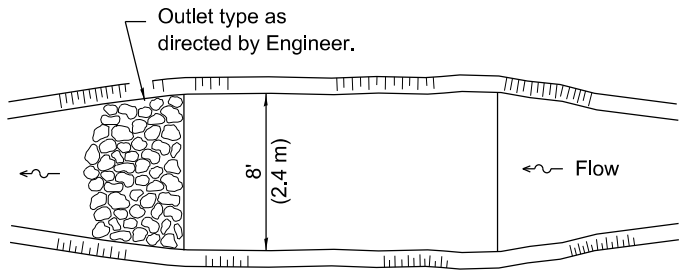


INLET AND PIPE PROTECTION



The performance of the basin will improve if put into a series.

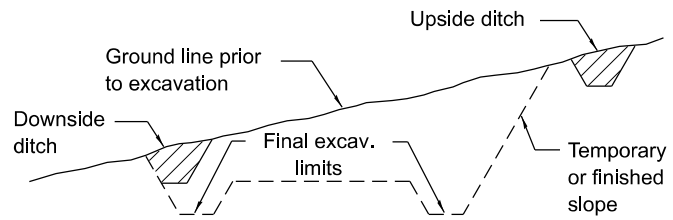
ELEVATION



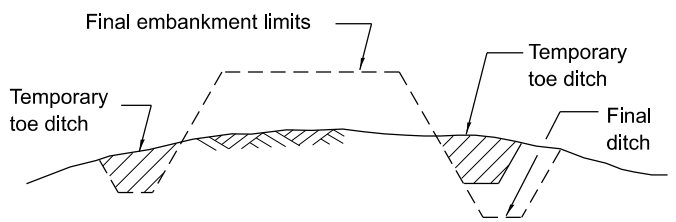
The long dimension should be parallel with the direction of the flow. Accumulated silt shall be removed anytime the basins become 75% filled.

PLAN

SEDIMENT BASIN



TYPICAL CUT CROSS-SECTION



TYPICAL FILL CROSS-SECTION

TEMPORARY DITCHES FOR CUT & FILL SECTIONS

Illinois Department of Transportation

APPROVED January 1, 2013
Michael Brand
ENGINEER OF POLICY AND PROCEDURES

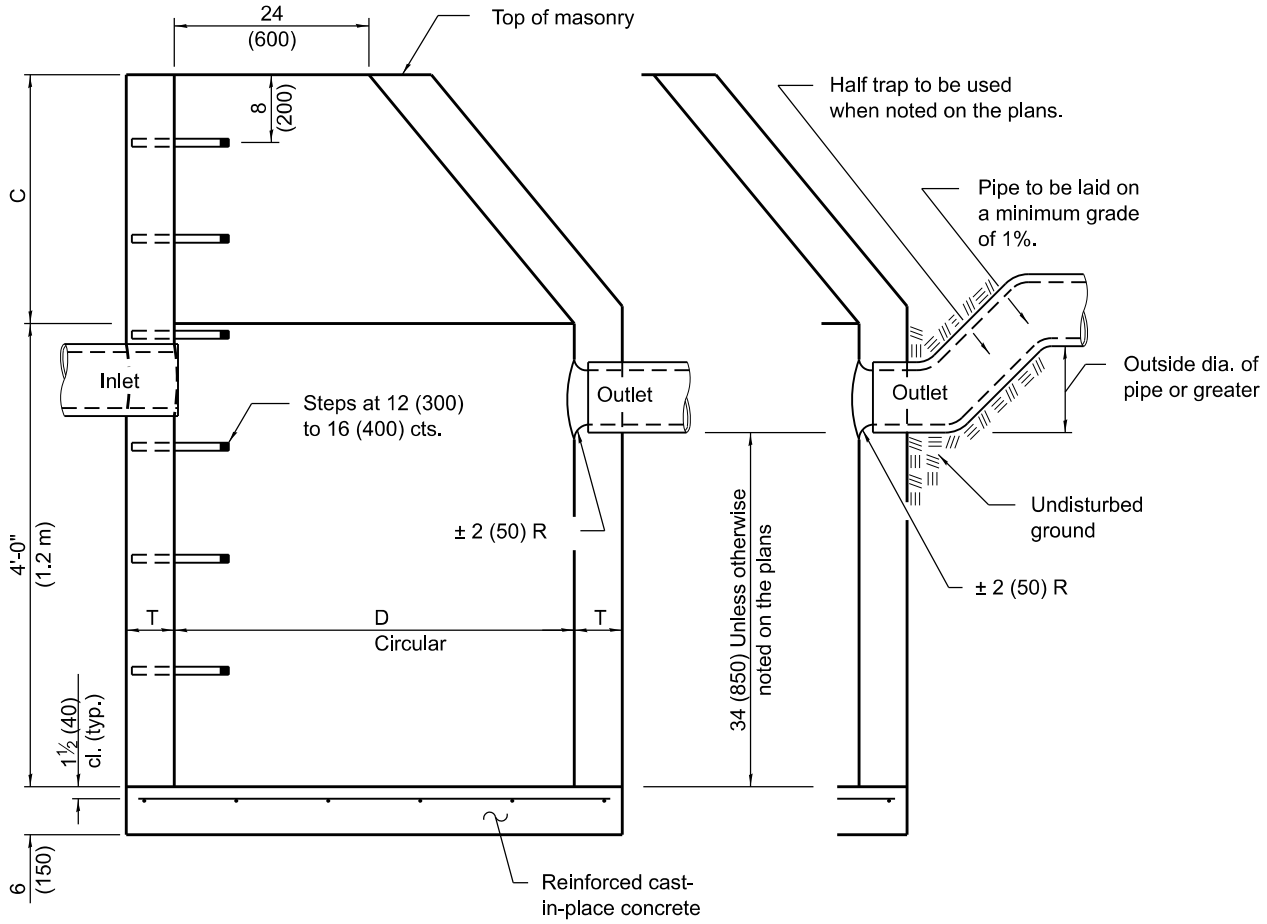
APPROVED January 1, 2013
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

TEMPORARY EROSION CONTROL SYSTMES

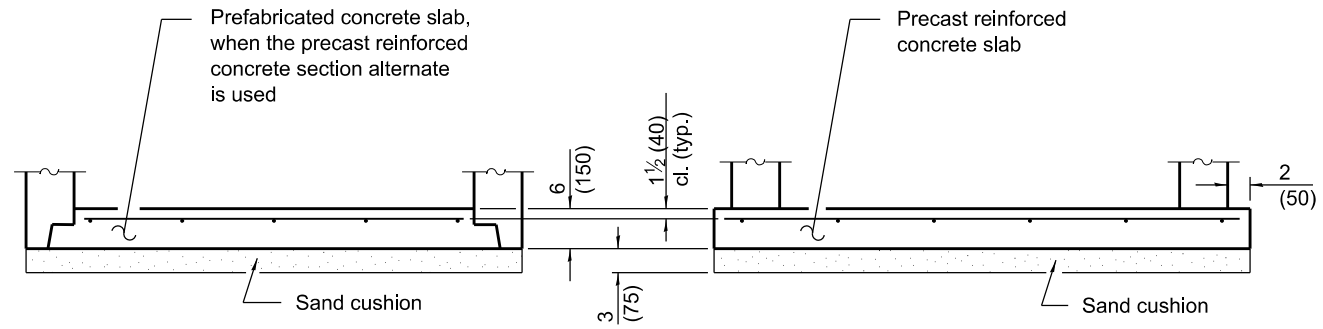
(Sheet 2 of 2)

STANDARD 280001-07



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

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ENGINEER OF POLICY AND PROCEDURES

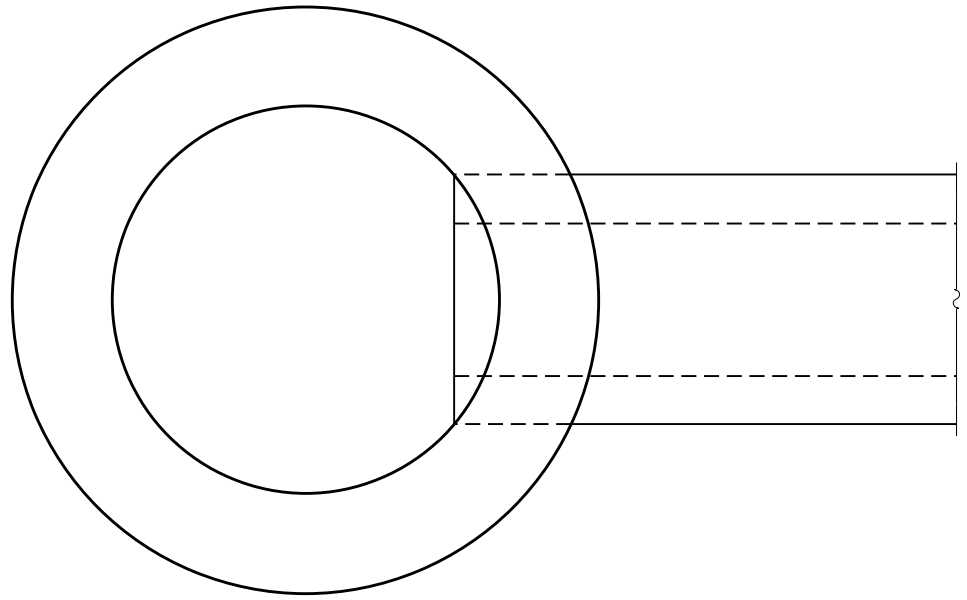
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

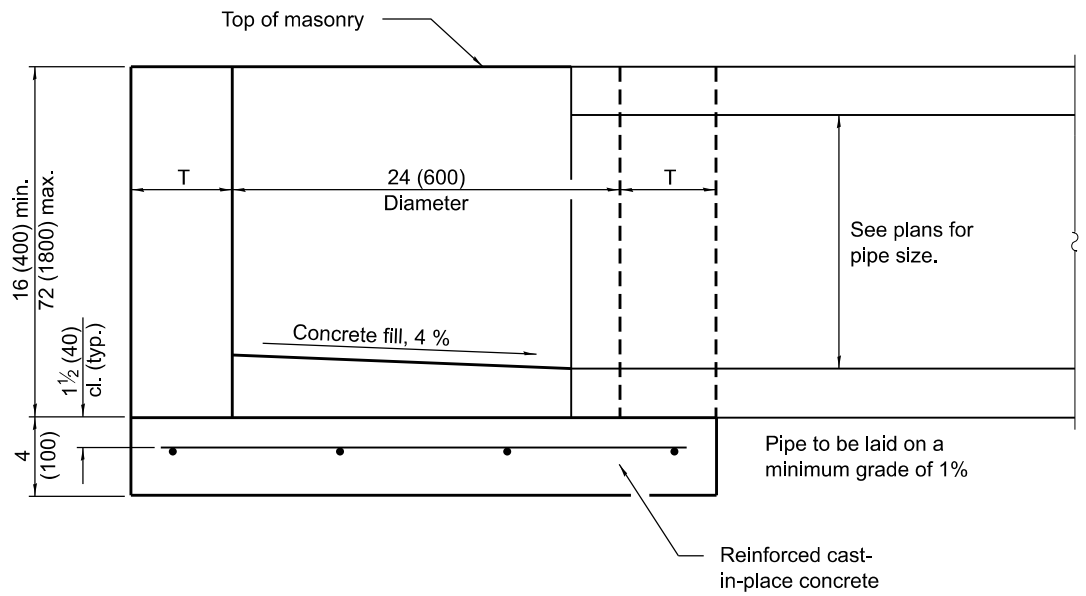
DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note.
	Detail rein. in slabs. Revised
	general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02

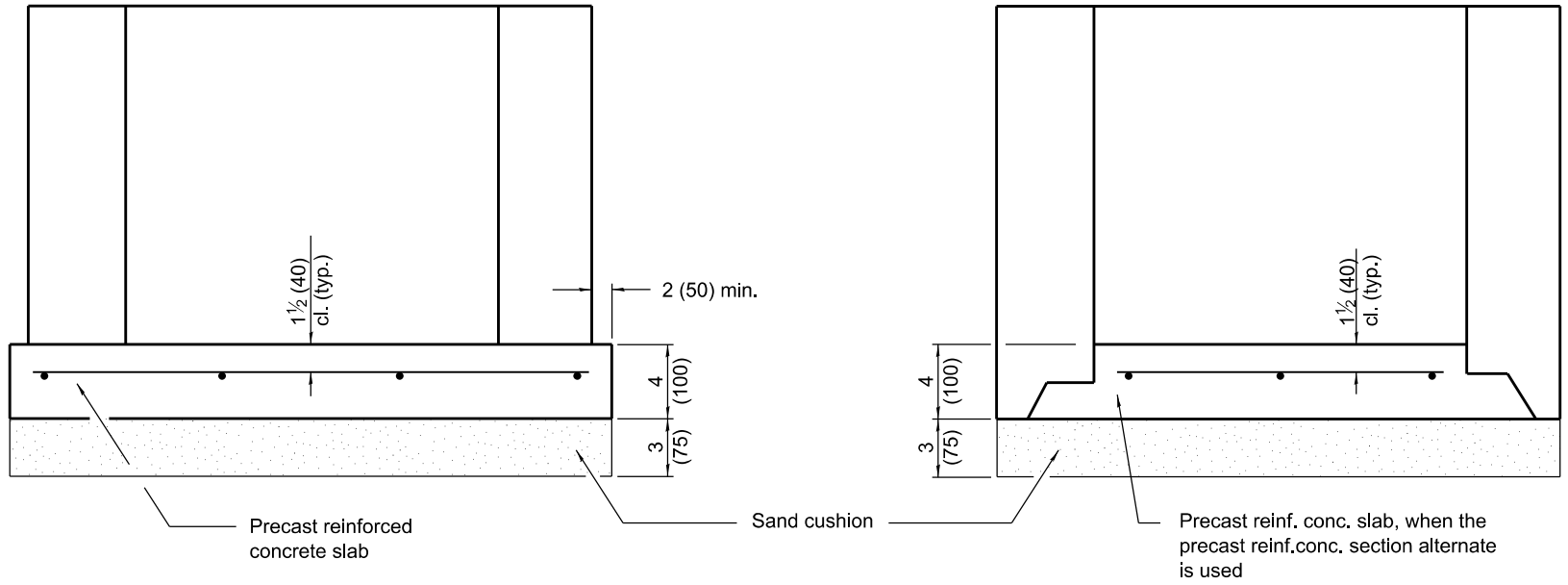


PLAN



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

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Michael Brand
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2014
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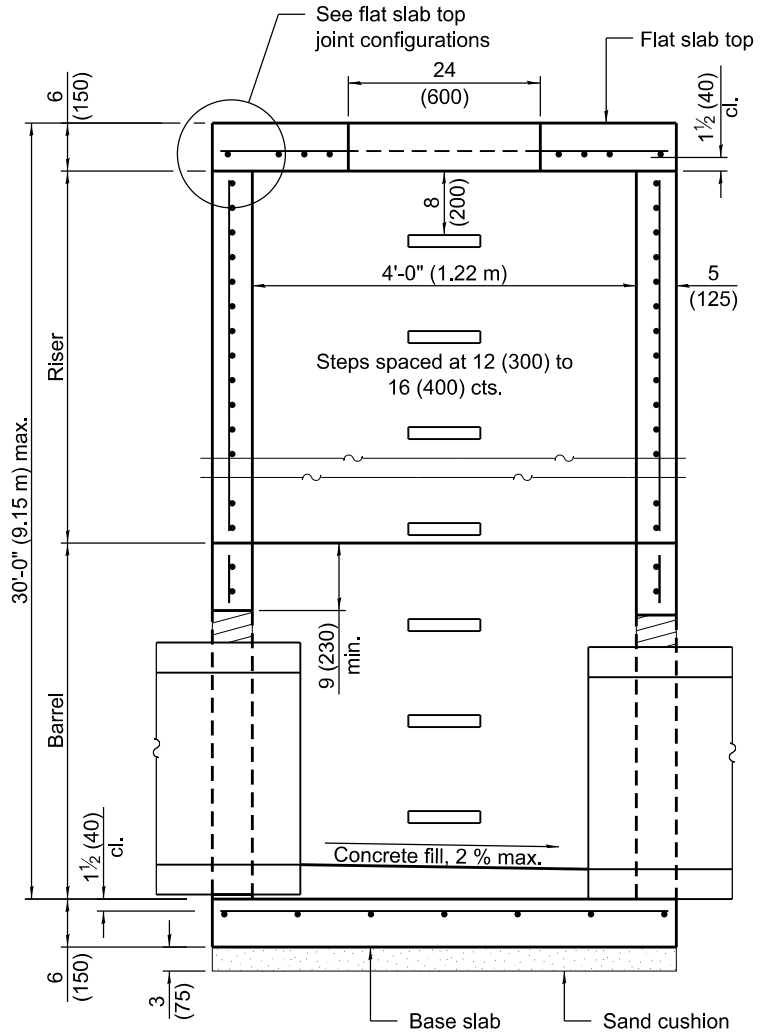
ISSUED 1-1-97

DATE	REVISIONS
1-1-14	Increased height to
	72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max.
	limit to hight. Added general notes.

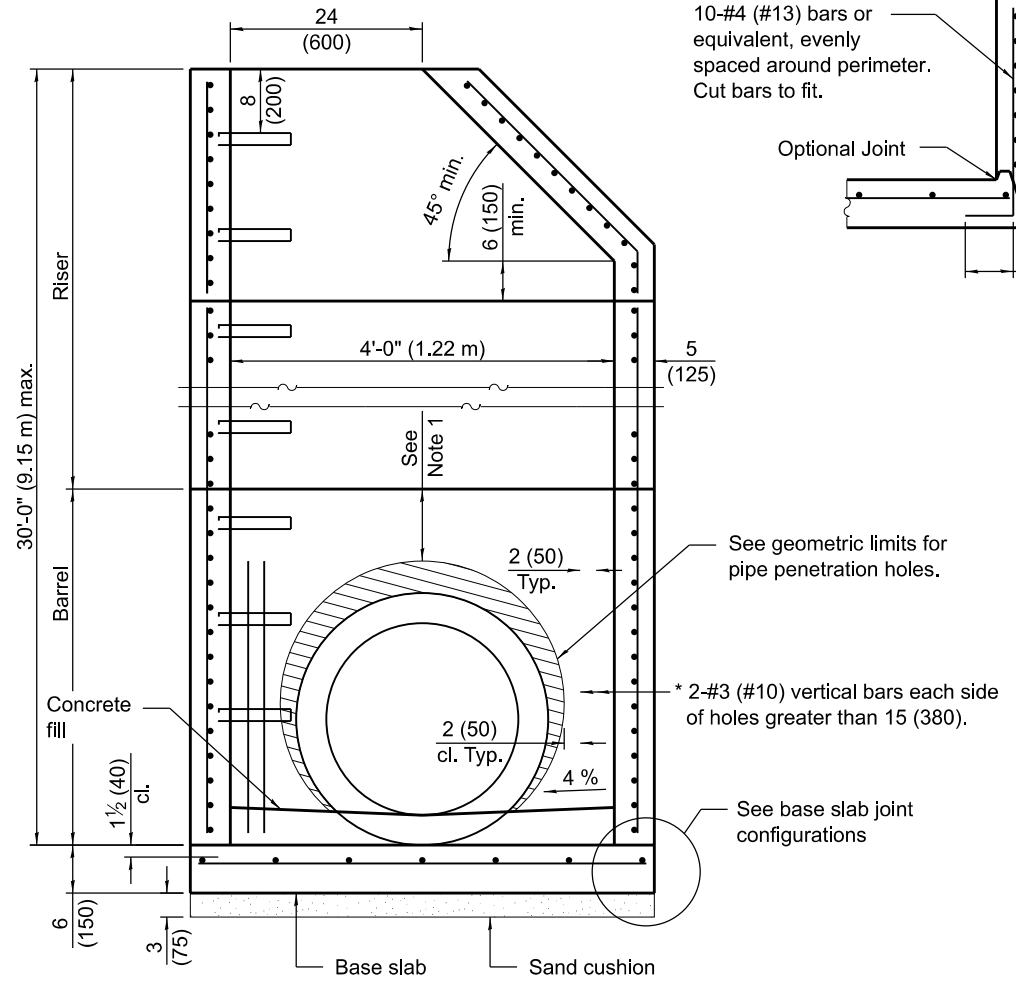
INLET - TYPE A

STANDARD 602301-04



SECTION PARALLEL TO PIPE

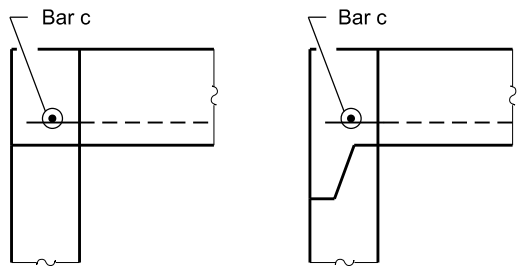
(Without conical top riser)



SECTION PERPENDICULAR TO PIPE

(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



FLAT SLAB TOP JOINT CONFIGURATIONS

(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

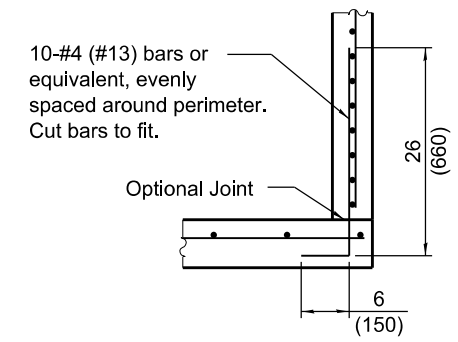
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

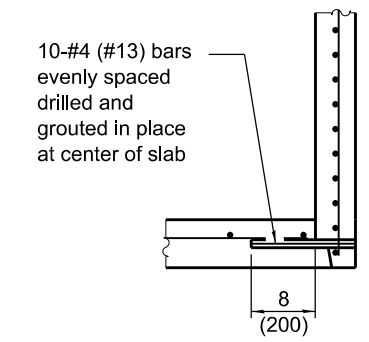
Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

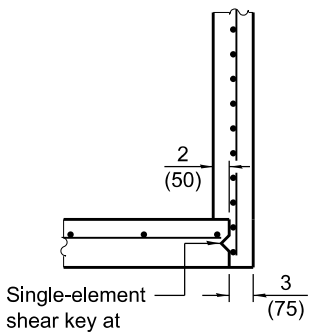
Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

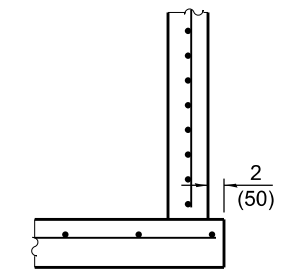
Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.

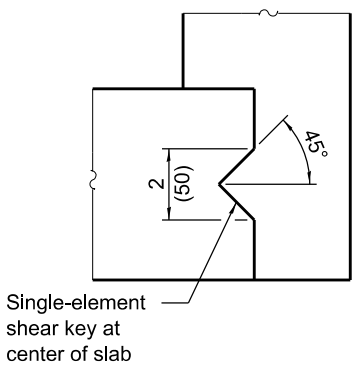








BASE SLAB JOINT CONFIGURATIONS



SHEAR KEY GEOMETRY

(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation

APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

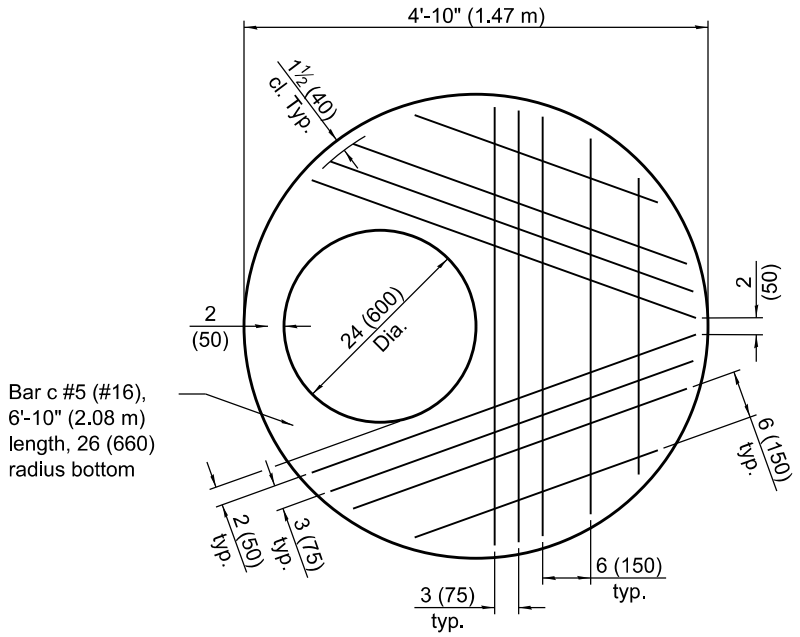
ISSUED 1-1-97

DATE	REVISIONS
1-1-21	Revised Note 1 and lift hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

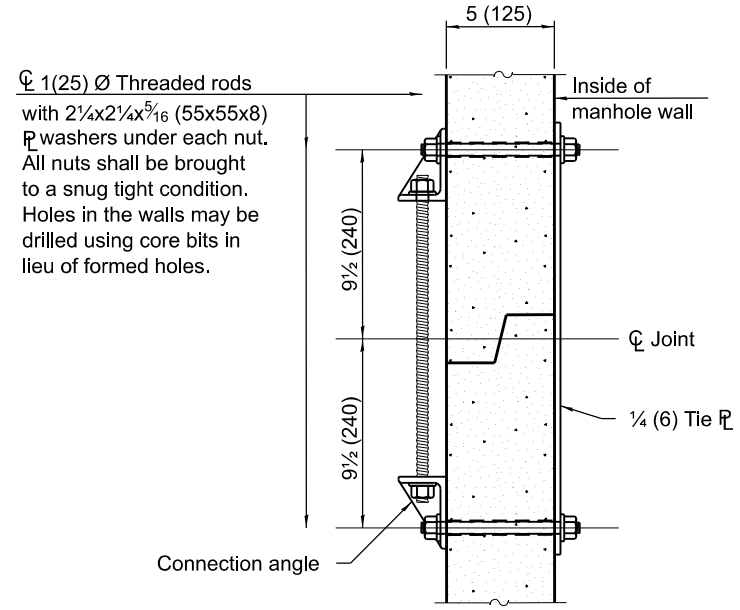
(Sheet 1 of 2)

STANDARD 602401-07

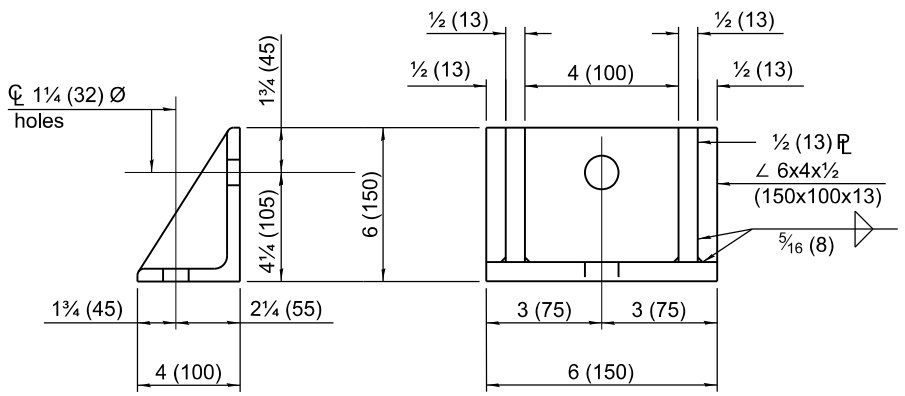


PLAN - FLAT SLAB TOP

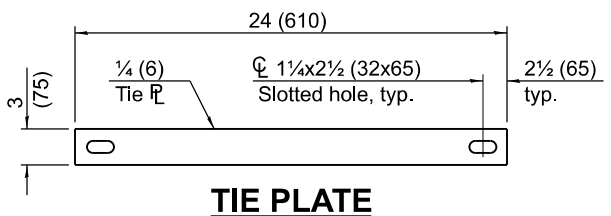
(Showing layout of reinforcement bars and c bars)



JOINT SPLICE



CONNECTION ANGLE



TIE PLATE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar		
	A_s(min.)	Spacing (max.)	A_s(min.)	Spacing (max.)	Bar Size
Bottom Mat	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

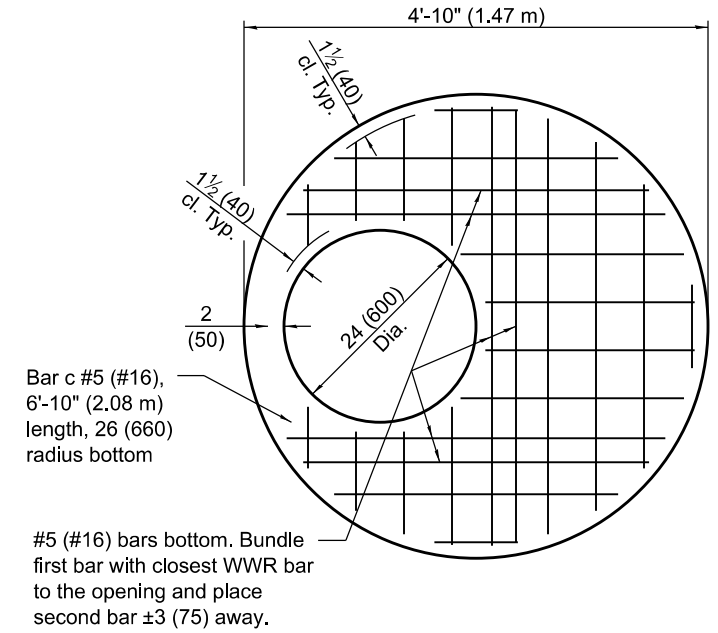
** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s(min.)	Spacing (max.)
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

Location	Total Height	WWR or Rebar (each direction)	
		A_s(min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)



PLAN - FLAT SLAB TOP

(Showing layout of welded wire reinforcement and c bars)

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APPROVED January 1, 2021
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APPROVED January 1, 2021
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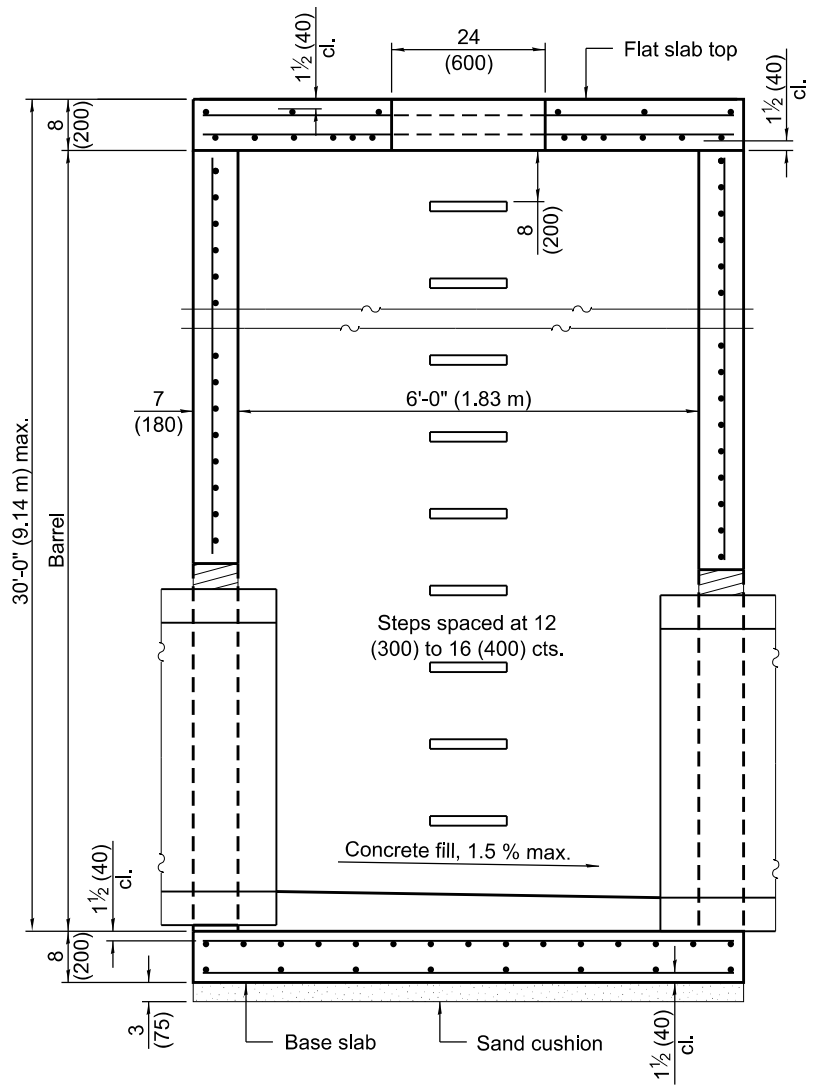
ISSUED 1-1-97

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

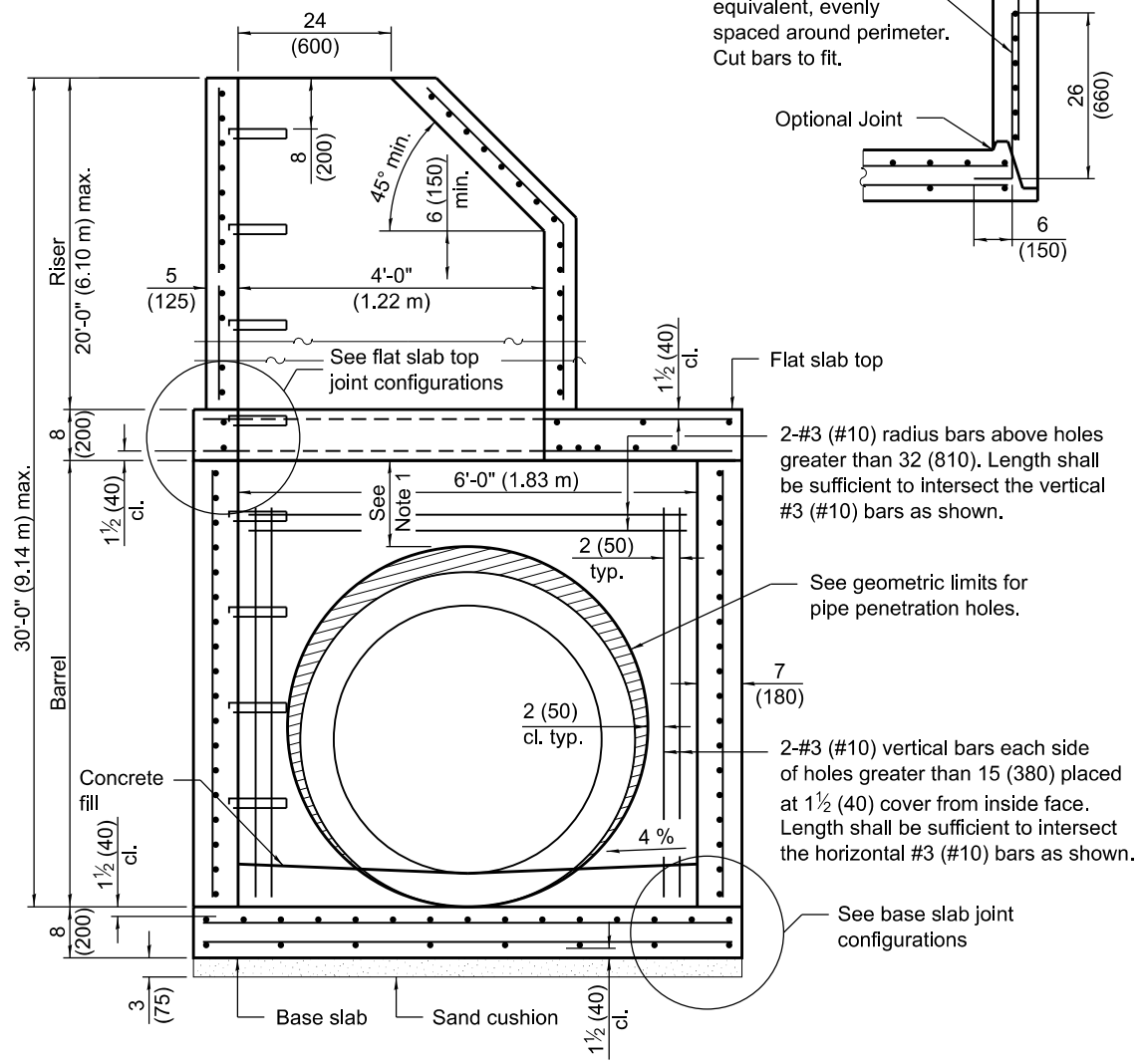
(Sheet 2 of 2)

STANDARD 602401-07



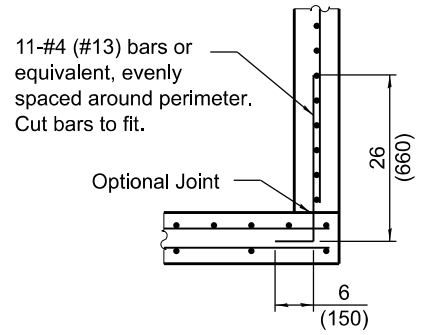
SECTION PARALLEL TO PIPE

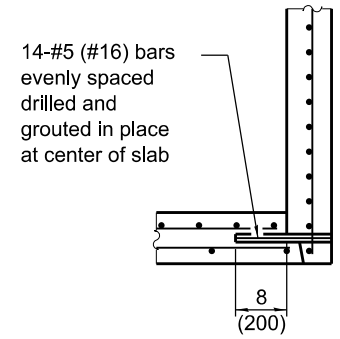
(Without conical top riser)

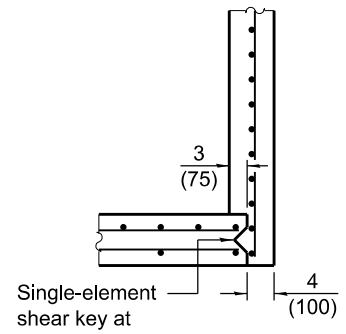


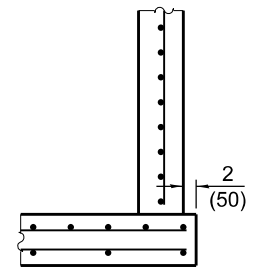
SECTION PERPENDICULAR TO PIPE

(With conical top riser)

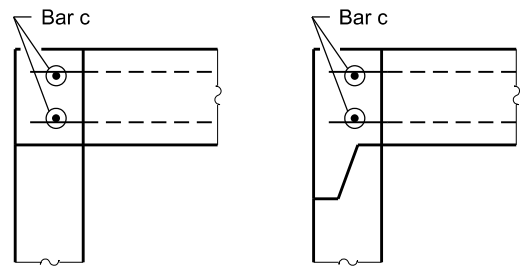








BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS

(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 32 (810).

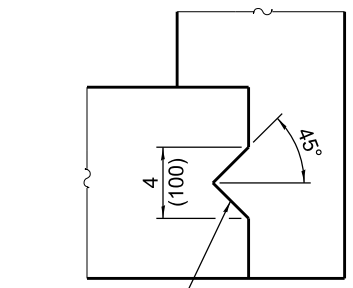
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY

(Reinforcement not shown for clarity)

GENERAL NOTES

Pipe holes shall be formed to facilitate proper placement of hole reinforcement.

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation

APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

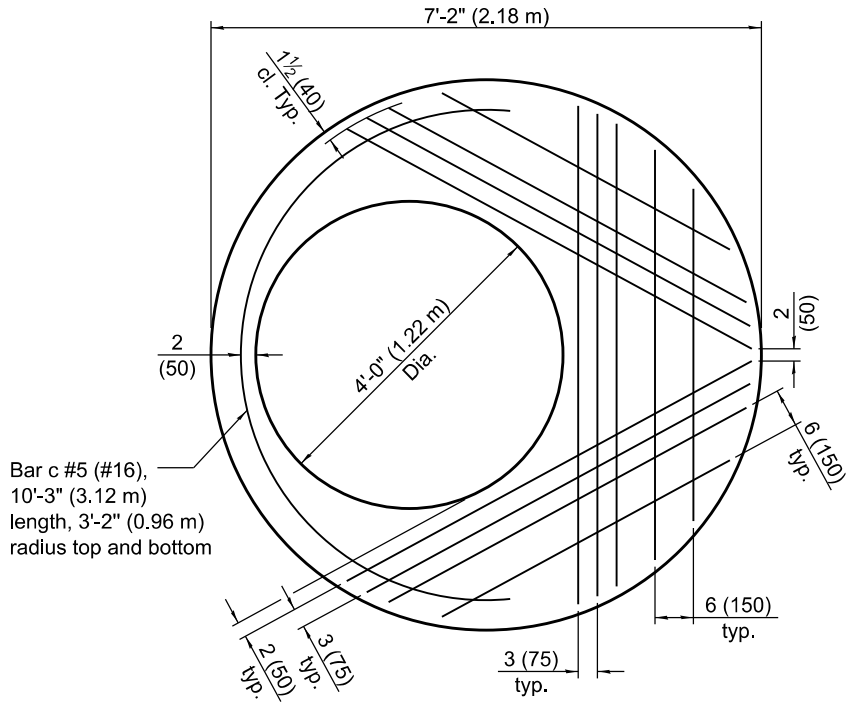
ISSUED 1-1-97

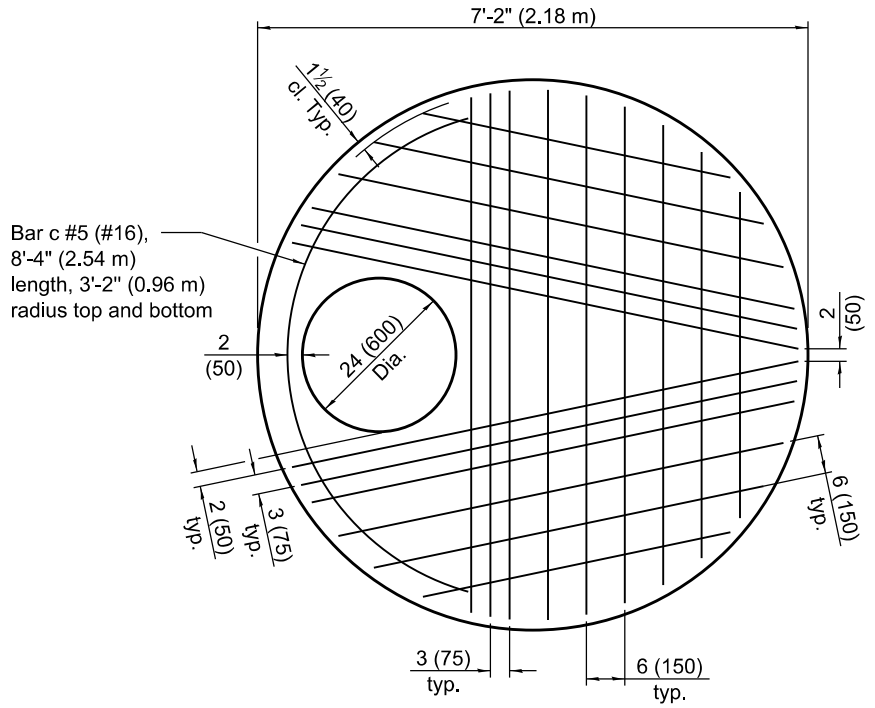
DATE	REVISIONS
1-1-21	Revised Note 1, Note 2, and
	lifting hole general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER

(Sheet 1 of 3)

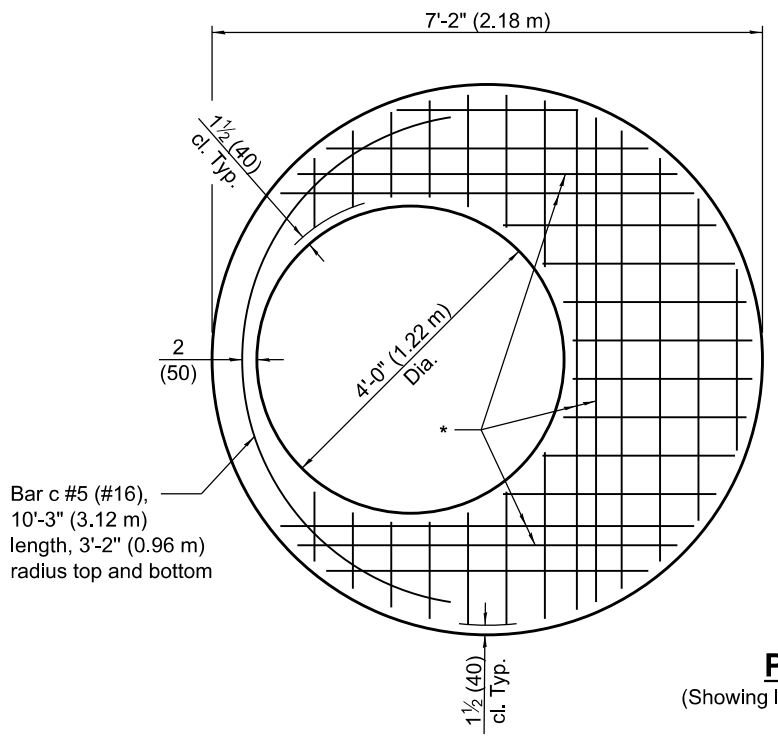
STANDARD 602406-11

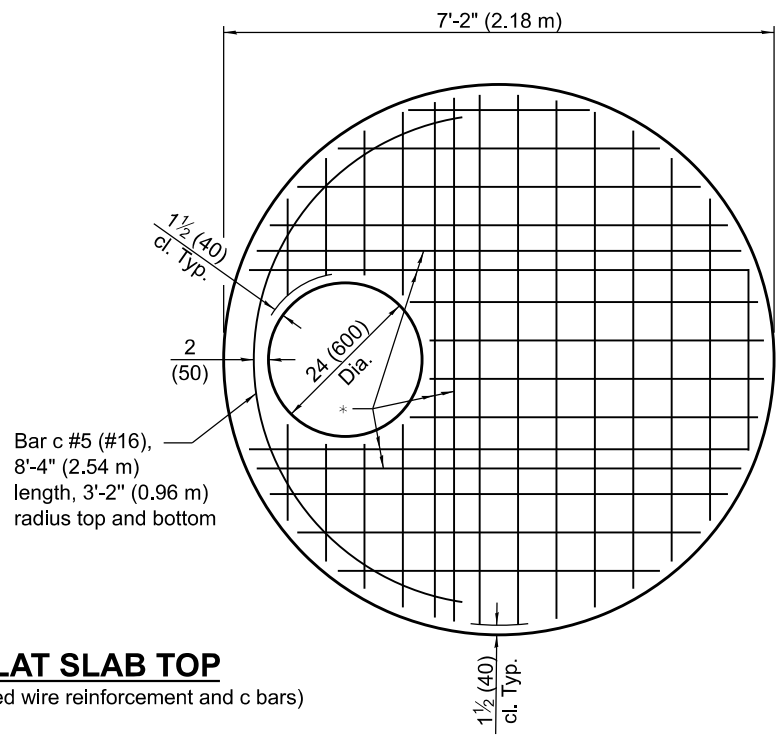




PLAN - FLAT SLAB TOP

(Showing layout of bottom reinforcement bars and c bars)





PLAN - FLAT SLAB TOP

(Showing layout of welded wire reinforcement and c bars)

* #5 (#16) bars for risers ≤ 10 ft. (3.05 m) tall or #6 (#19) bars for risers > 10 ft. (3.05 m) tall bottom. Bundle first bar with closest WWR bar to the opening and place second bar ±3 (75) away.

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APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

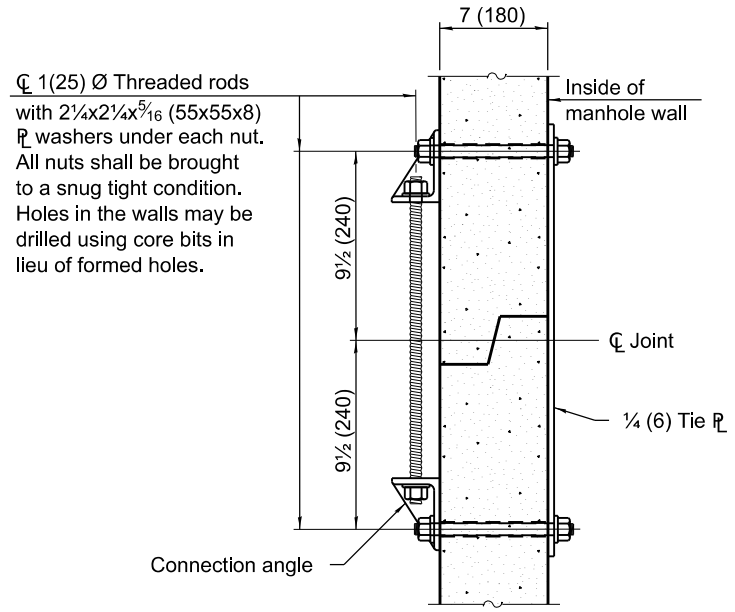
APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

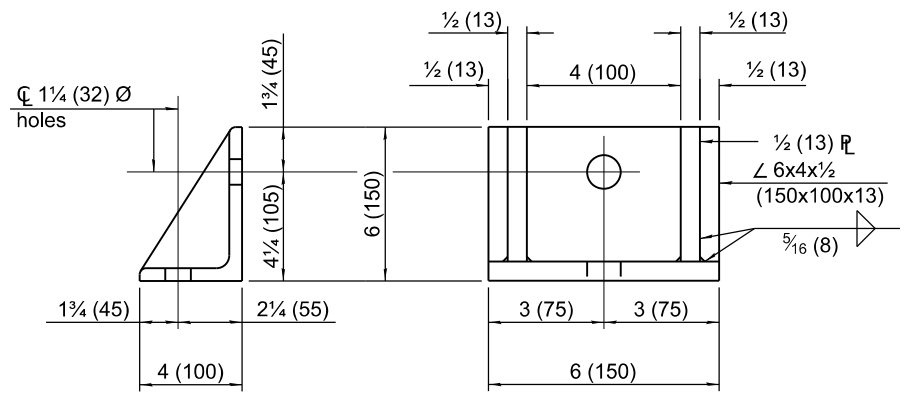
PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER

(Sheet 2 of 3)

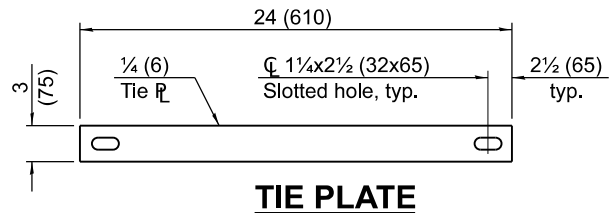
STANDARD 602406-11



JOINT SPLICE



CONNECTION ANGLE



TIE PLATE

FLAT SLAB TOP REINFORCEMENT

Location	Riser Height (RH)	WWR (each direction)		Rebar (each direction except as noted)		
		A_s(min.)	Spacing (max.)	A_s(min.)	Spacing (max.)	Bar Size
Top Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	#3 or #4 (#10) (#13)
Bottom Mat	RH ≤ 10 ft. (3.05 m)	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)
	RH > 10 ft. (3.05 m)	** 0.88 sq. in./ft. (1863 sq. mm/m)	6 (150)			#6 (#19)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s(min.)	Spacing (max.)
4 ft. (1.22 m) Ø Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
6 ft. (1.83 m) Ø Barrel	Circumferential	0.18 sq. in./ft. (381 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)

BASE SLAB REINFORCEMENT

Location	Riser Height (RH)/ Total Height (TH)	WWR or Rebar (each direction)	
		A_s(min.)	Spacing (max.)
Top Mat	RH ≤ 10 ft. (3.05 m) & TH ≤ 20 ft. (6.10 m)	0.28 sq. in./ft. (593 sq. mm/m)	6 (150)
	RH > 10 ft. (3.05 m) or TH > 20 ft. (6.10 m)	0.40 sq. in./ft. (847 sq. mm/m)	6 (150)
Bottom Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)

Illinois Department of Transportation

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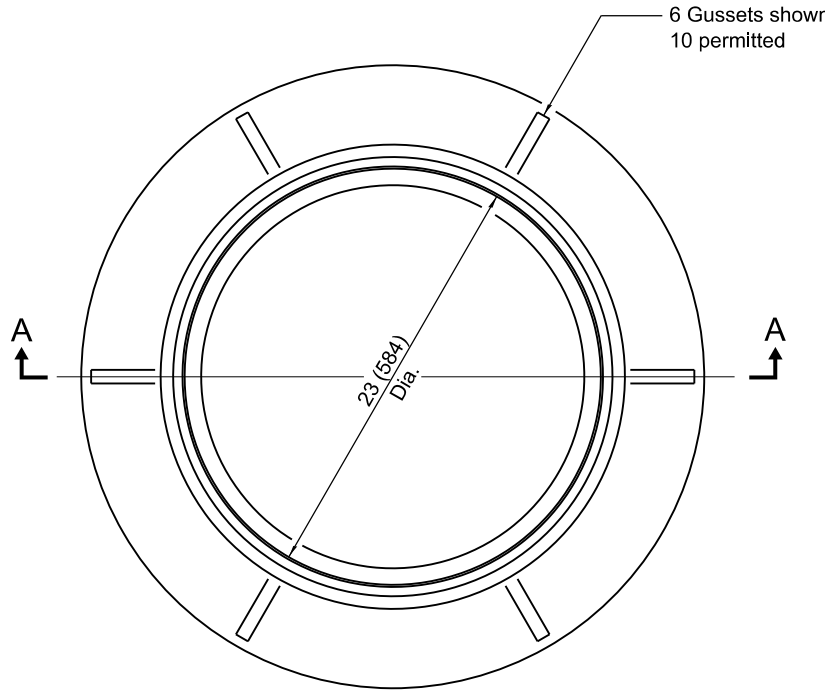
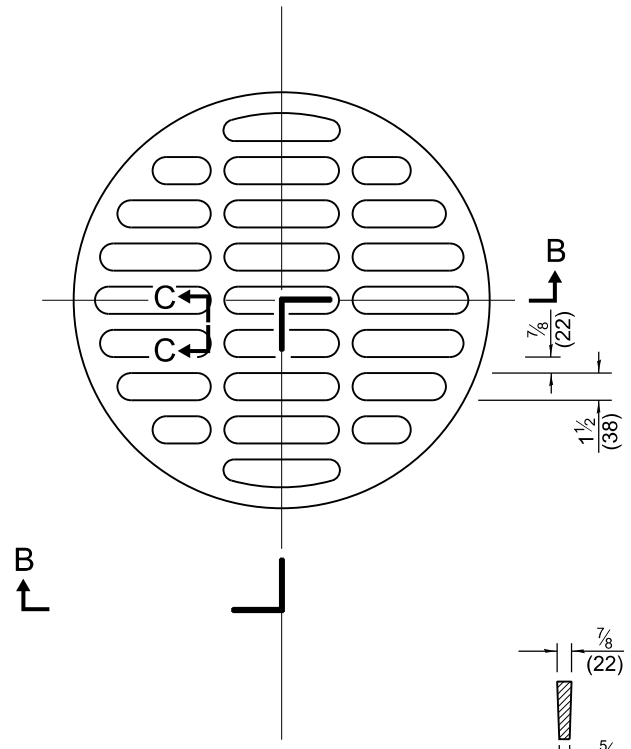
PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER

(Sheet 3 of 3)

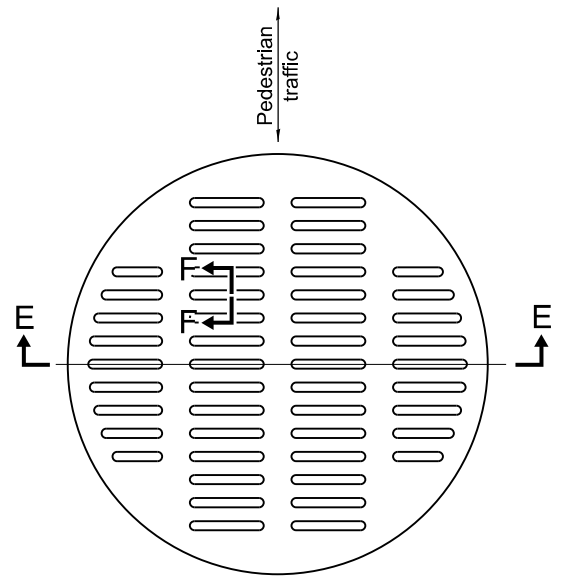
STANDARD 602406-11

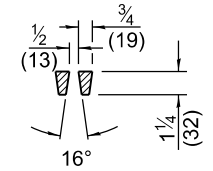


CAST FRAME

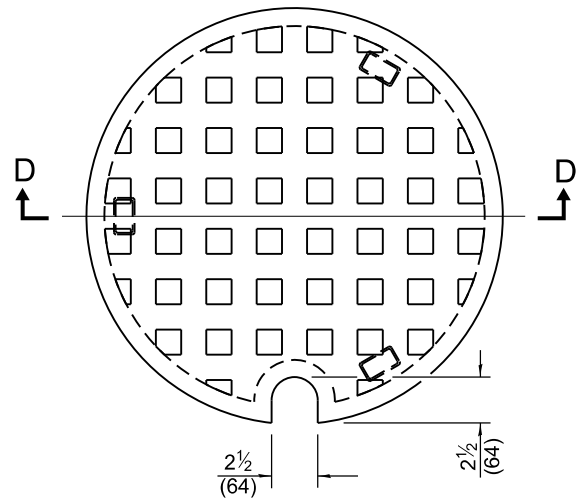


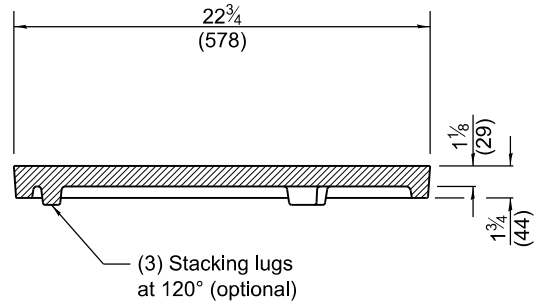
SECTION C-C





SECTION F-F

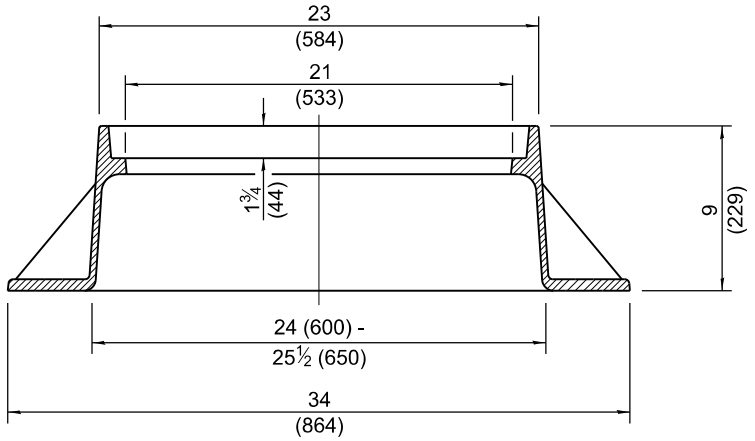




SECTION D-D

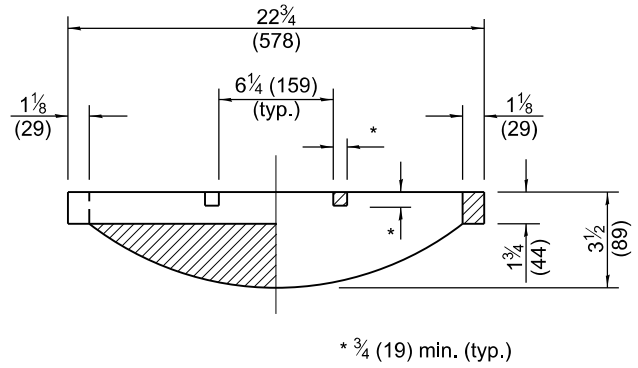
CAST CLOSED LID

Gray Iron Lid



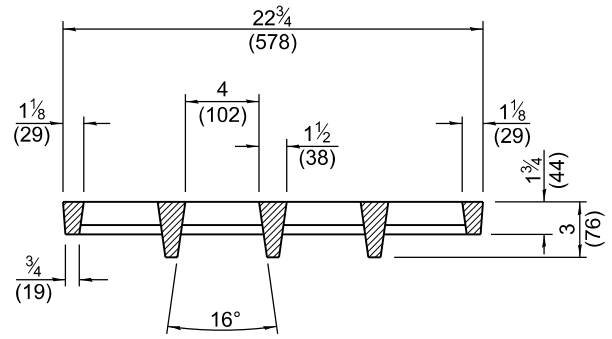
SECTION A-A

Gray Iron



SECTION B-B

CAST OPEN LID



SECTION E-E

ADA COMPLIANT
CAST OPEN LID

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-20	Revised dimension in Section B-B
	of cast open lid.
1-1-15	Revised dimensioning of frame.
	Added ADA compliant open lid.

FRAME AND LIDS TYPE 1

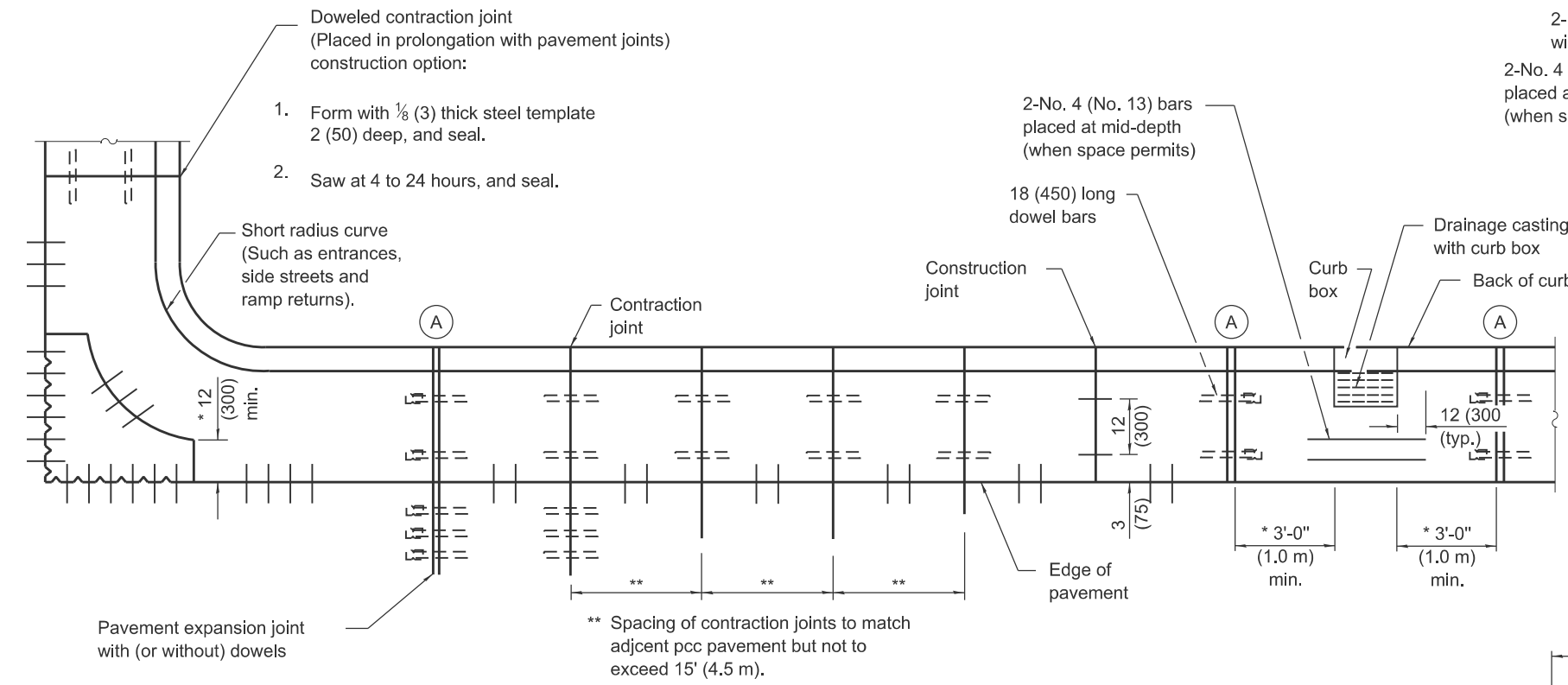
STANDARD 604001-05

Illinois Department of Transportation

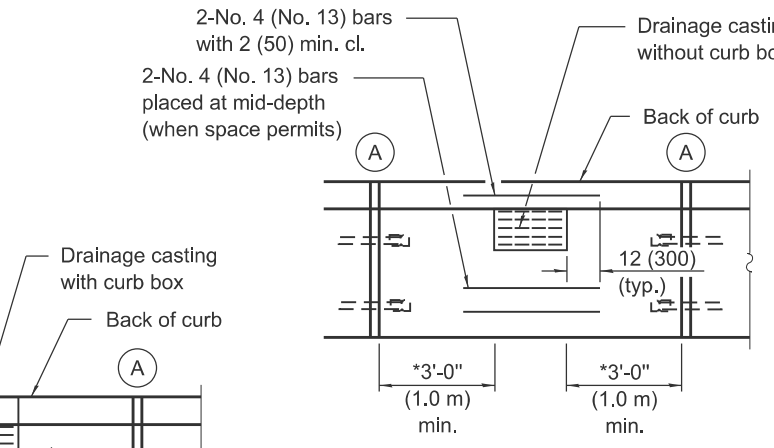
APPROVED January 1, 2020
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2020
ENGINEER OF DESIGN AND ENVIRONMENT

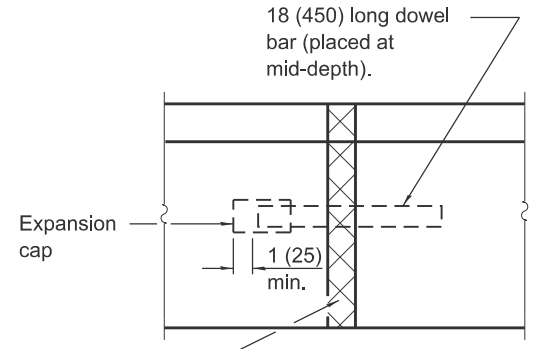
ISSUED 1-1-97



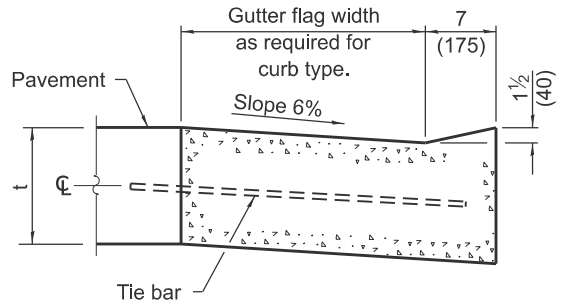
PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



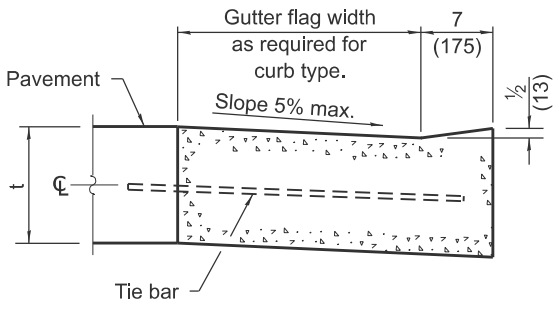
* This dimension shall be adjusted to align with joint on the adjacent pavement



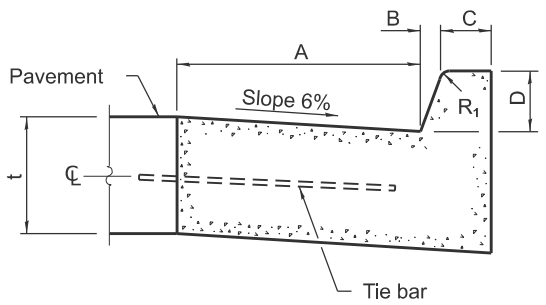
DETAIL Ⓐ
EXPANSION JOINT



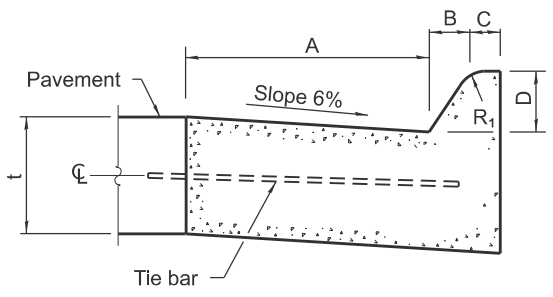
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



BARRIER CURB



MOUNTABLE CURB

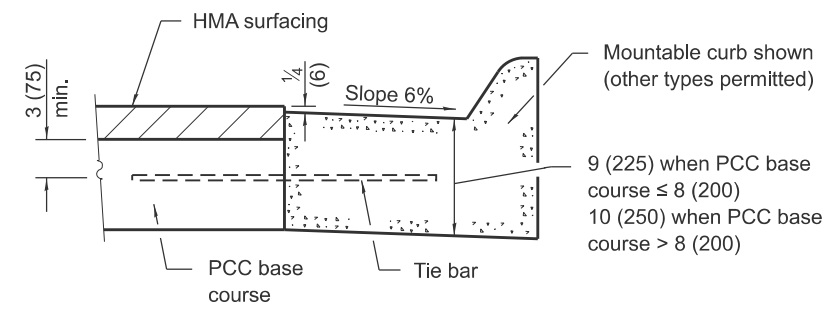
TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

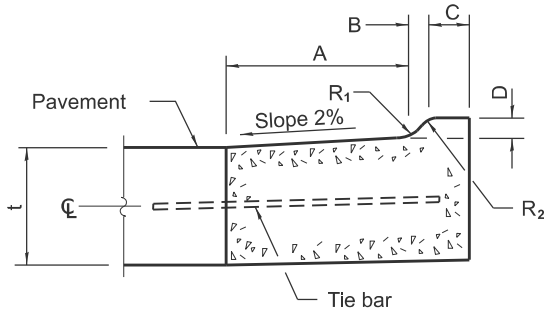
* For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.24 (M-5.60)	24 (600)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15), M-2.12 (M-5.30), and M-2.24 (M-5.60)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2026
Marshall R. Metcalf
ENGINEER OF POLICY AND PROCEDURES

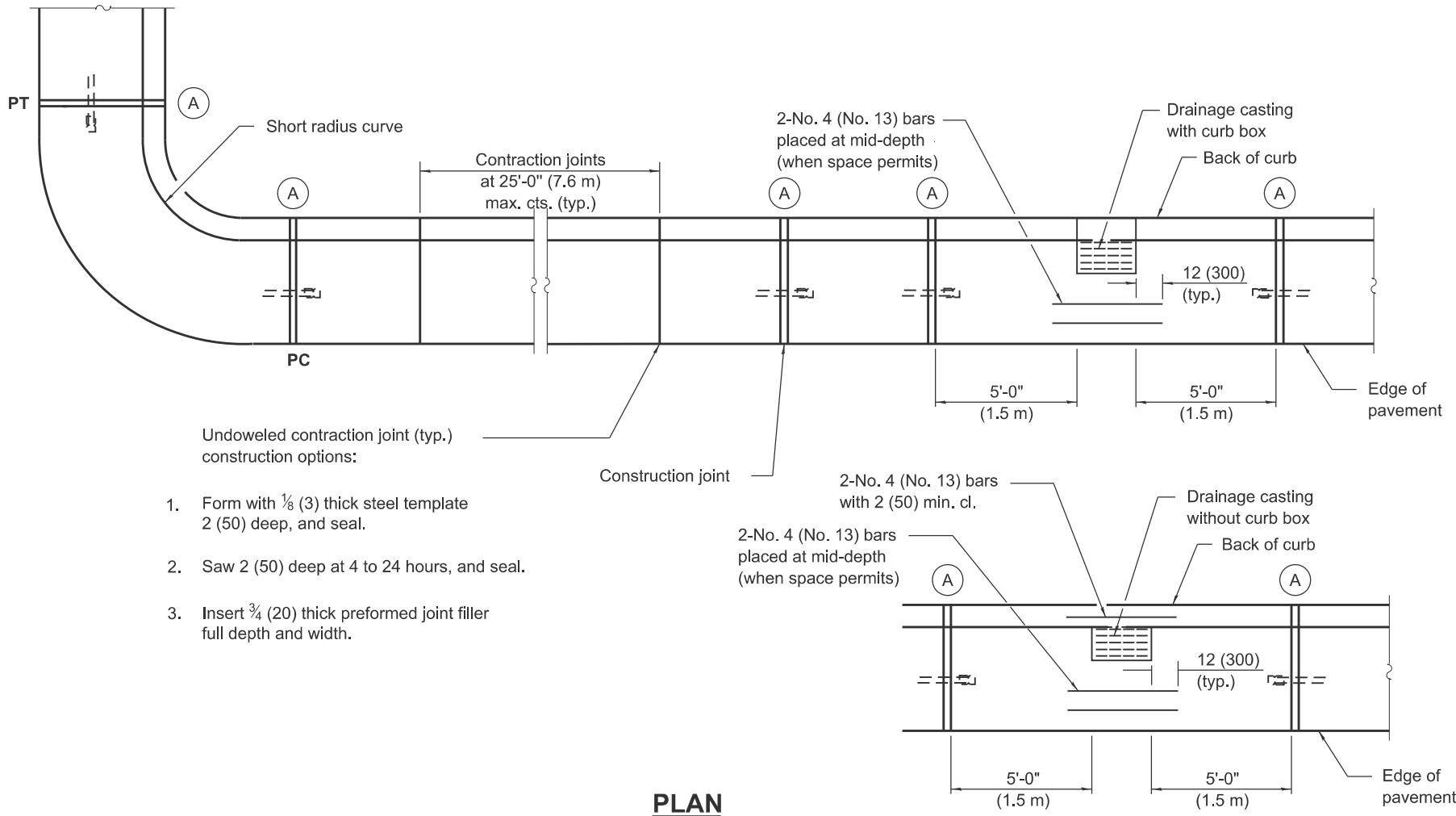
APPROVED January 1, 2026
Todd Hilsabeck
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-26	Added M-2.24 (M-5.60) to
	Mountable Curb Table
1-1-22	Revised contract joint spacing
	adjacent to pcc pavement.

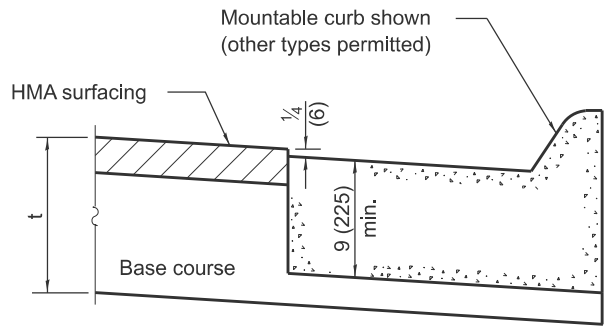
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-09

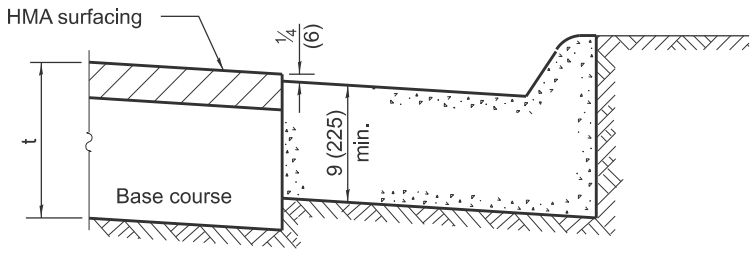


1. Form with ⅛ (3) thick steel template 2 (50) deep, and seal.
2. Saw 2 (50) deep at 4 to 24 hours, and seal.
3. Insert ¾ (20) thick preformed joint filler full depth and width.

PLAN

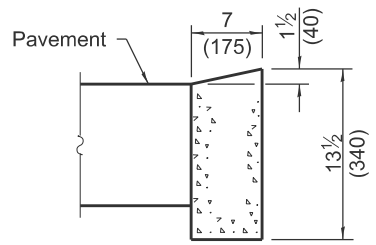


ON DISTURBED SUBGRADE

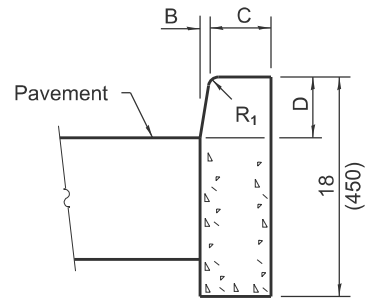


ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

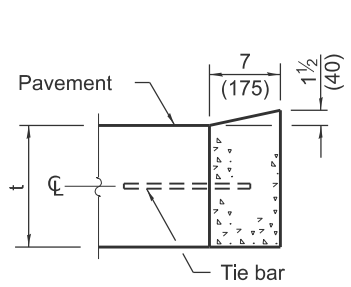


DEPRESSED CURB

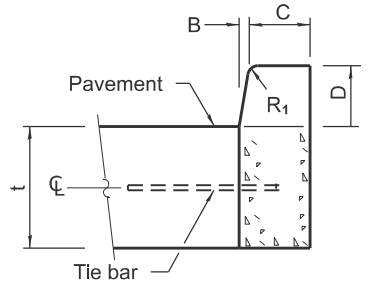


BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB



BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

Illinois Department of Transportation

APPROVED January 1, 2026
ENGINEER OF POLICY AND PROCEDURES

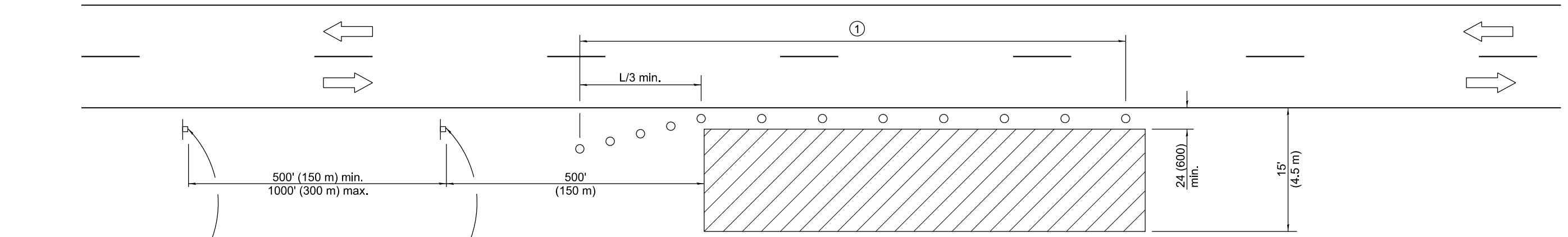
APPROVED January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-09



For contract construction projects



W20-I103(0)-48



W21-1(0)-48

For maintenance and utility projects



W20-1(0)-48

TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

Work area

Sign

Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS	
	English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2014
ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT

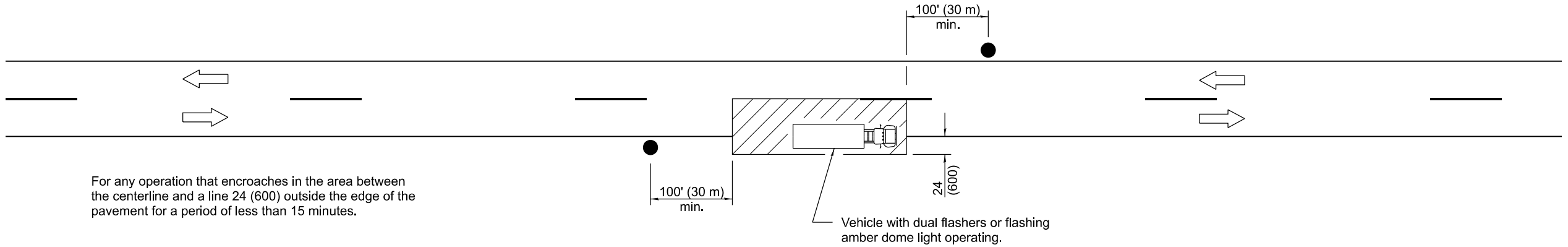
ISSUED 1-1-97

DATE	REVISIONS
1-1-14	Revised workers sign number to
	agree with current MUTCD.
1-1-13	Omitted text 'WORKERS' sign.

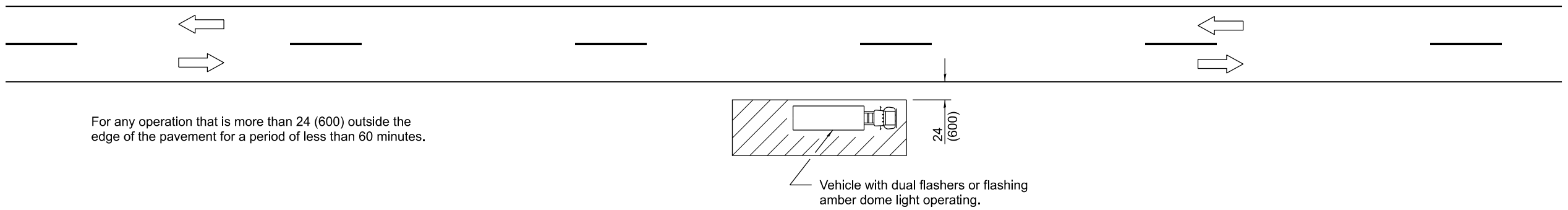
OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701006-05

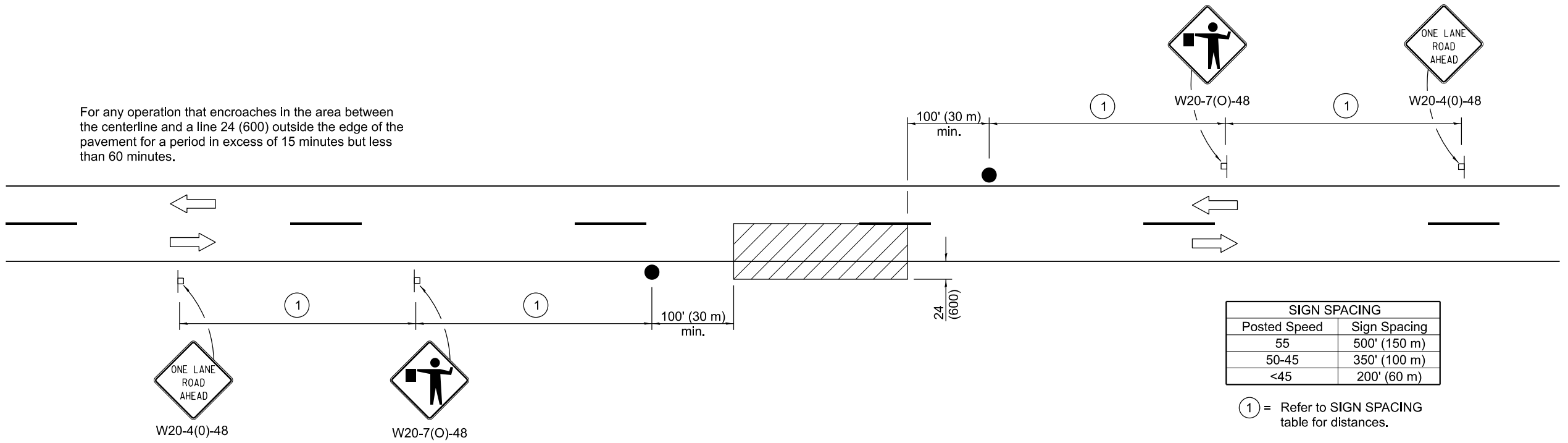
For any operation that encroaches in the area between the centerline and a line 24 (600) outside the edge of the pavement for a period of less than 15 minutes.



For any operation that is more than 24 (600) outside the edge of the pavement for a period of less than 60 minutes.



For any operation that encroaches in the area between the centerline and a line 24 (600) outside the edge of the pavement for a period in excess of 15 minutes but less than 60 minutes.



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

(1) = Refer to SIGN SPACING table for distances.

TYPICAL APPLICATIONS

Marking patches
Field survey
String line
Utility operations
Cleaning up debris on pavement

SYMBOLS

Work area

Sign on portable or permanent support

Flagger with traffic control sign

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2011
ENGINEER OF SAFETY ENGINEERING

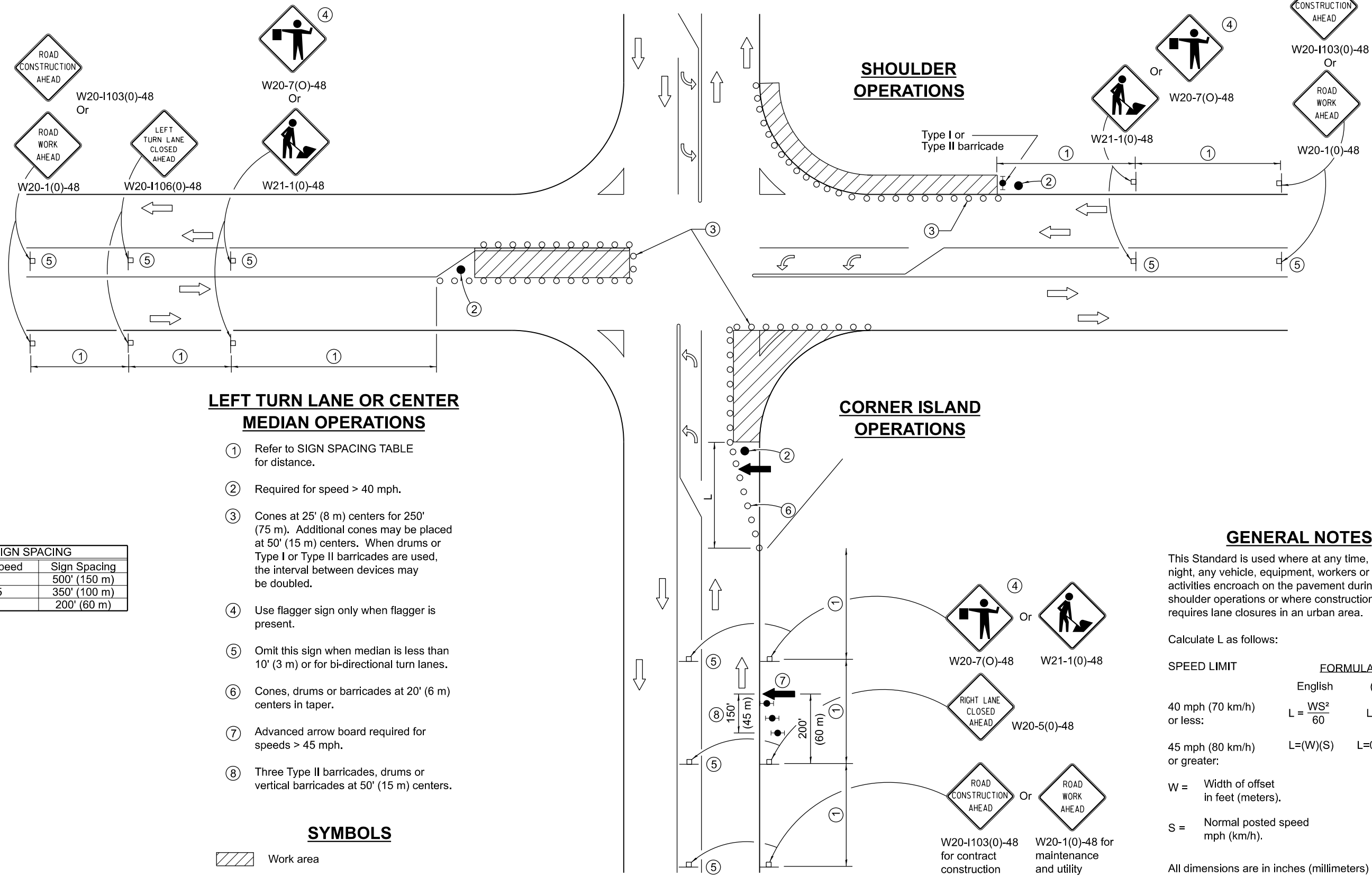
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to English (metric).

LANE CLOSURE, 2L, 2W, SHORT TIME OPERATIONS

STANDARD 701301-04



LEFT TURN LANE OR CENTER MEDIAN OPERATIONS

(1) Refer to SIGN SPACING TABLE for distance.

(2) Required for speed > 40 mph.

(3) Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

(4) Use flagger sign only when flagger is present.

(5) Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.

(6) Cones, drums or barricades at 20' (6 m) centers in taper.

(7) Advanced arrow board required for speeds > 45 mph.

(8) Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS	
	English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED April 1, 2016
ENGINEER OF SAFETY ENGINEERING

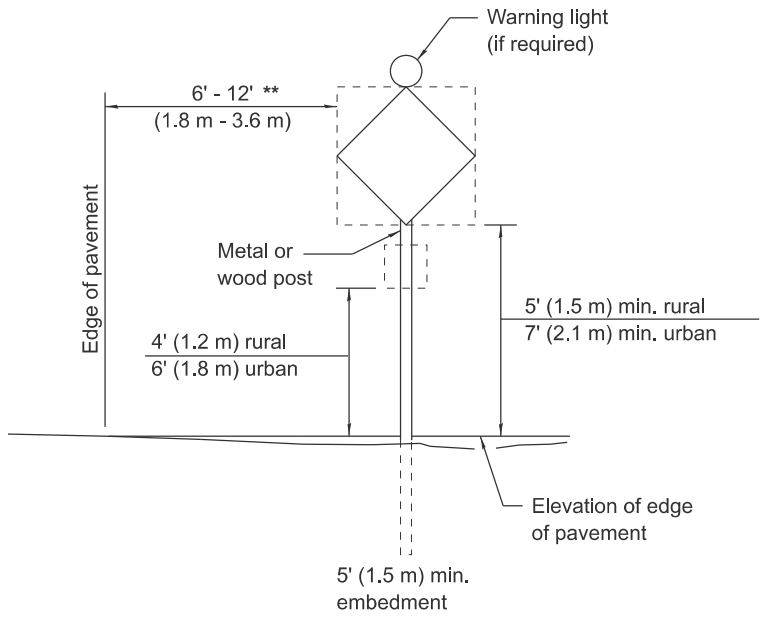
APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
4-1-16	Corrected sign number for LEFT
	TURN LANE CLOSED AHEAD.
1-1-14	Added devices at arrow board
	upstream from taper. Revised
	workers sign number.

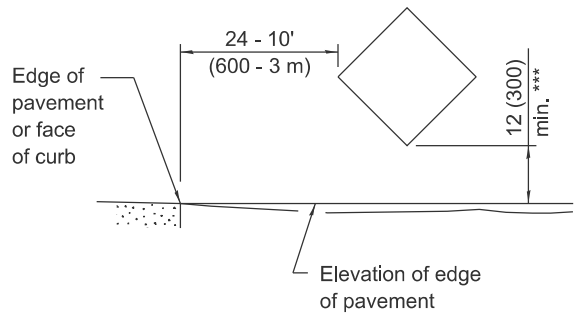
URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10



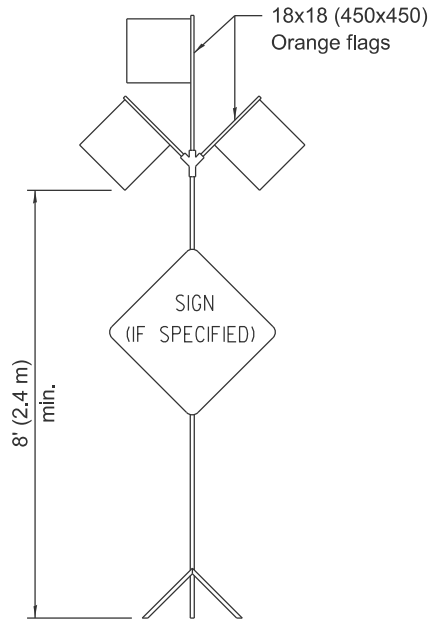
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



G20-I104(0)-6036



G20-I105(0)-6024

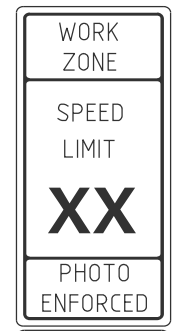
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



W21-III5(0)-3618

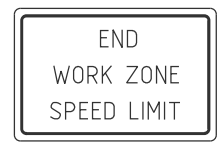
R2-1-3648

R10-I108p-3618 ****



R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

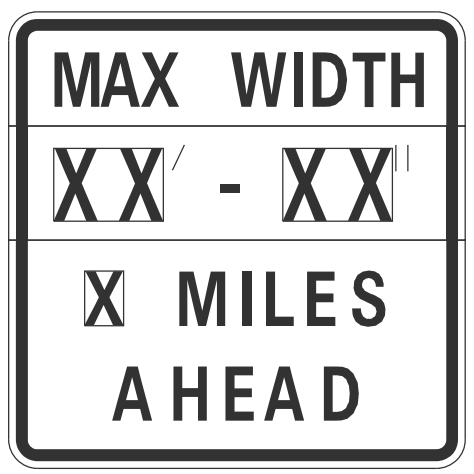


G20-I103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

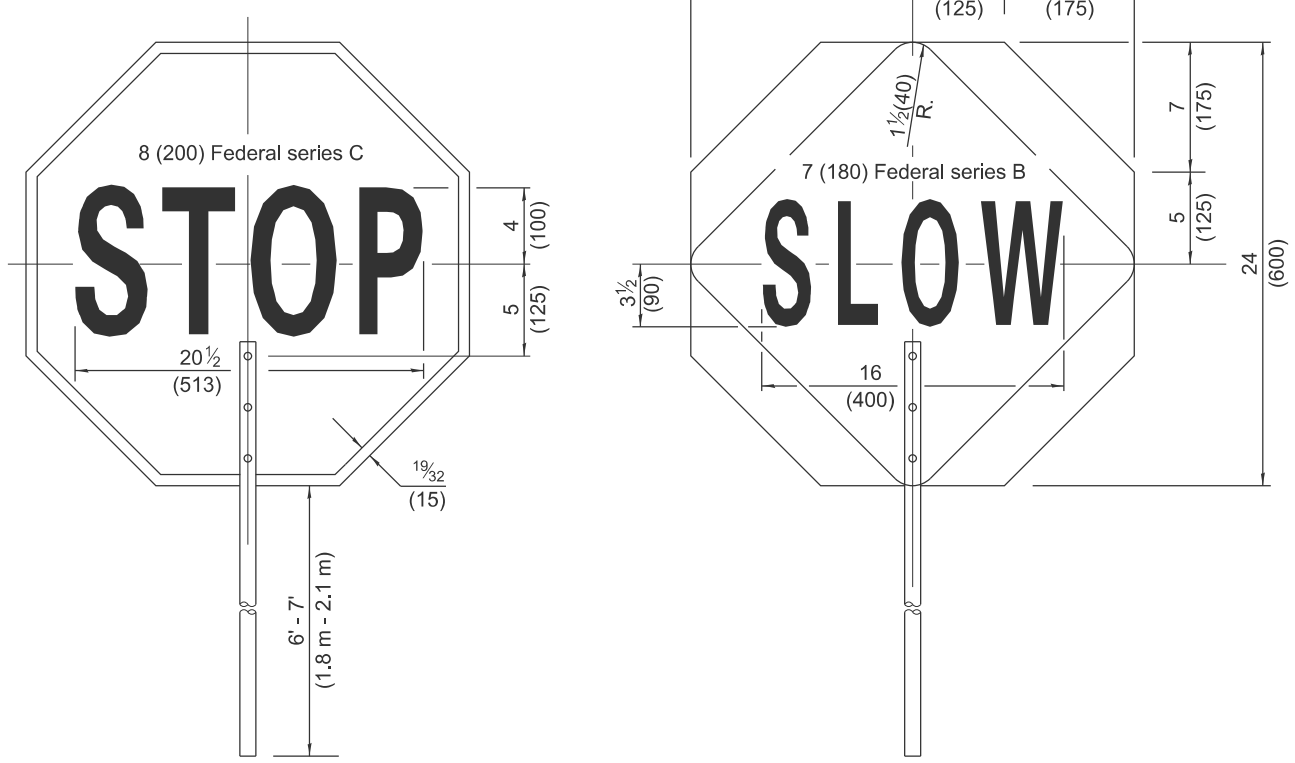
**** R10-I108p shall only be used along roadways under the juristiction of the State.



W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation

APPROVED January 1, 2026
ENGINEER OF SAFETY PROG. AND ENGINEERING

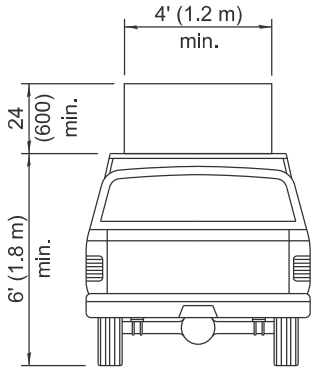
APPROVED January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-13

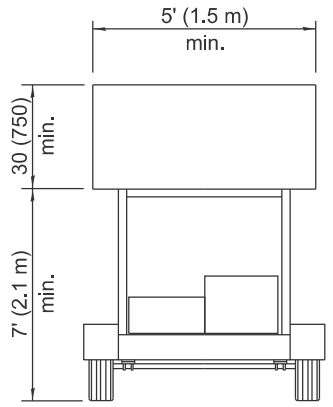
TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

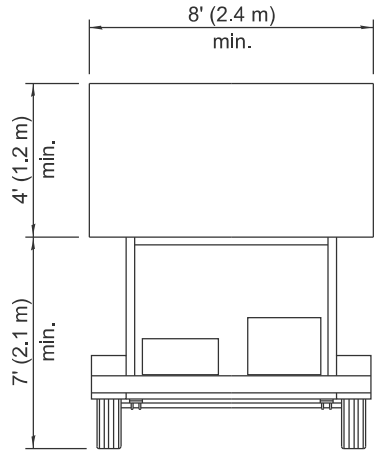
STANDARD 701901-11



TYPE A ROOF MOUNTED

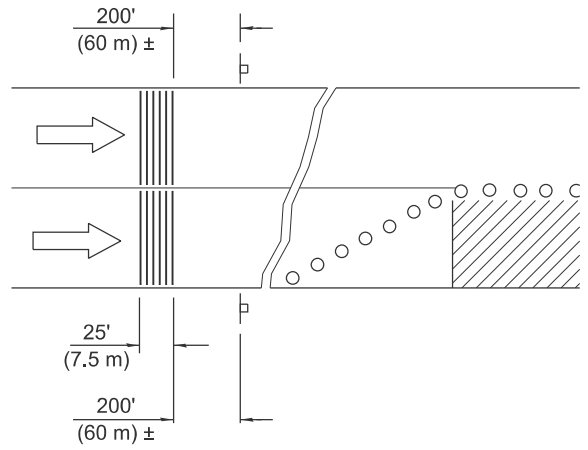


TYPE B ROOF OR TRAILER MOUNTED

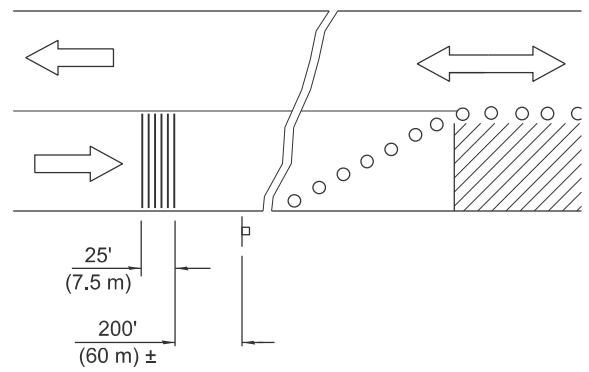


TYPE C TRAILER MOUNTED

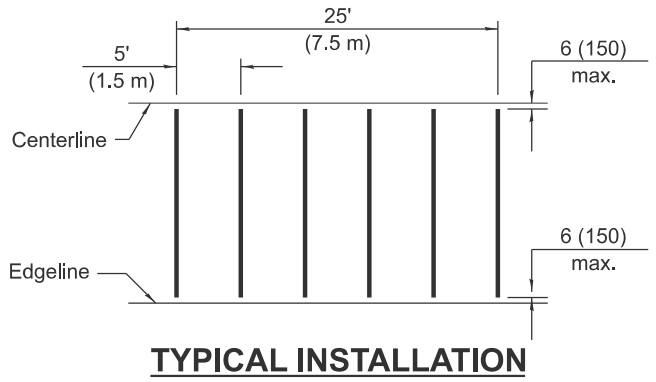
ARROW BOARDS



MULTI-LANE HIGHWAYS

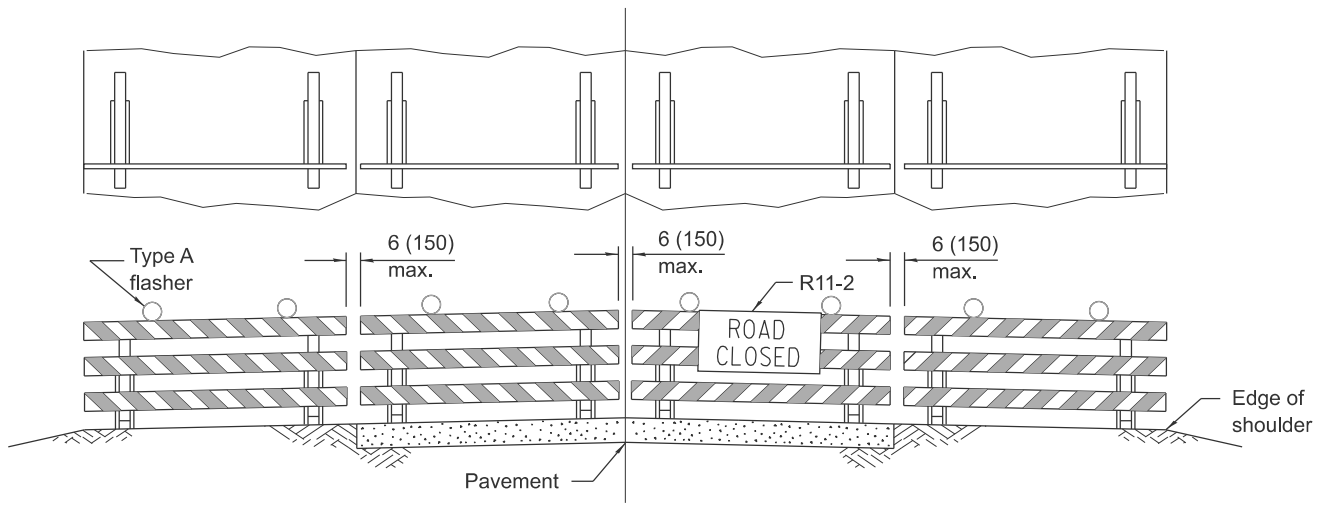


TWO-LANE HIGHWAYS



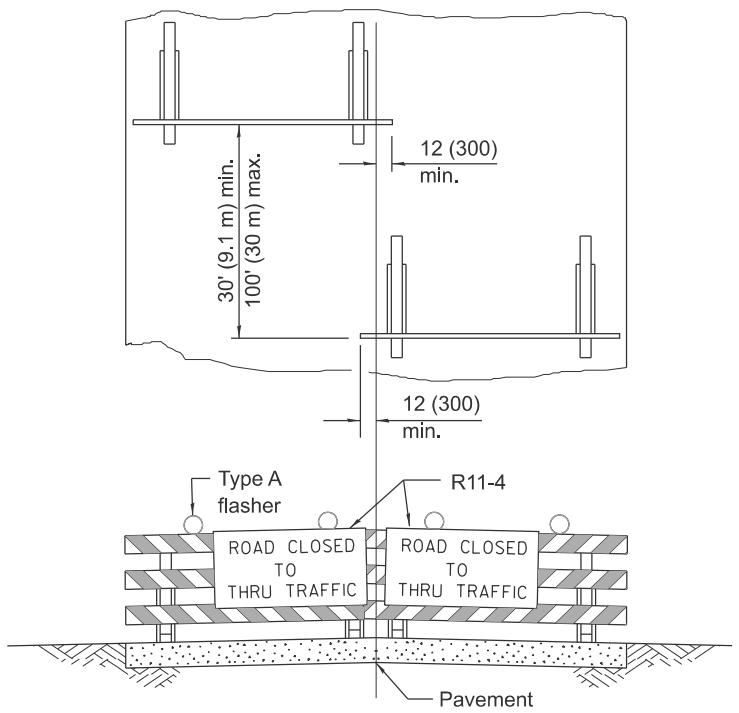
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

If a Type III barricade with an attached sign panel which meets NCHRP 350 or MASH is not available, the sign may be mounted on an NCHRP 350 or MASH temporary sign support directly in front of the barricade.

Illinois Department of Transportation

APPROVED January 1, 2026
ENGINEER OF SAFETY PROG. AND ENGINEERING

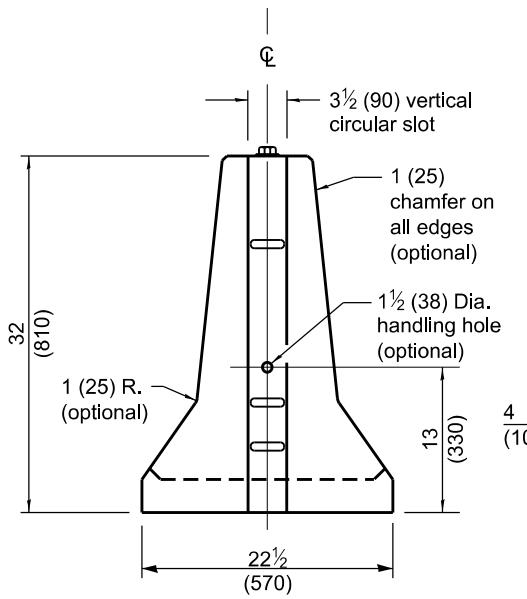
APPROVED January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-13

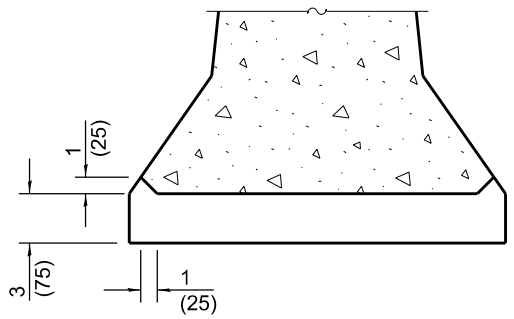
TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

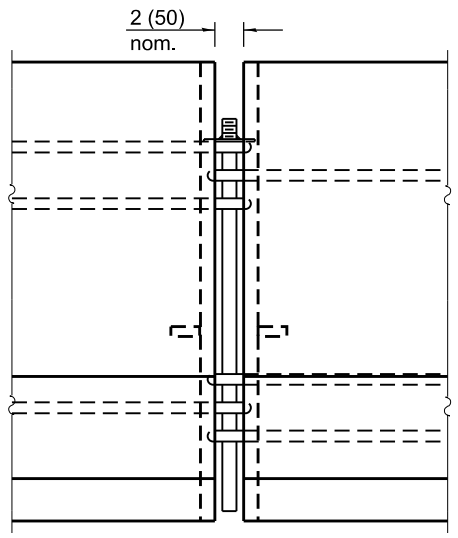
STANDARD 701901-11



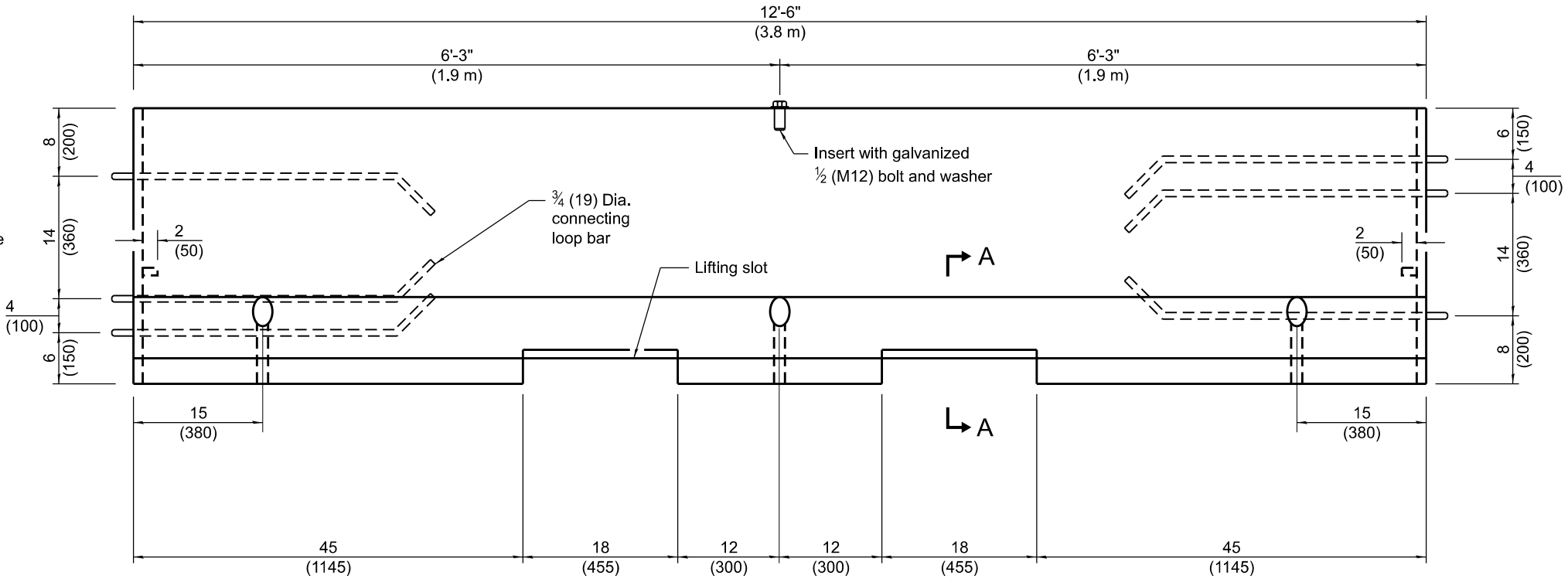
END VIEW
(Showing lifting slot)



SECTION A-A LIFTING SLOT

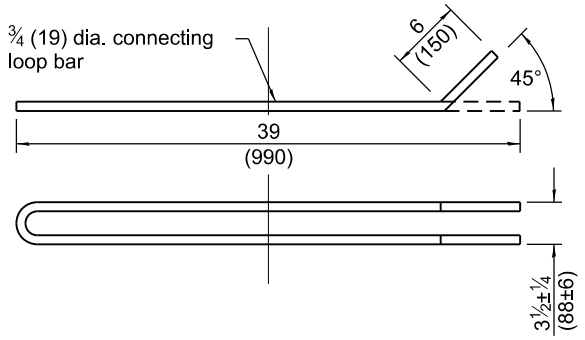


CONNECTING DETAIL

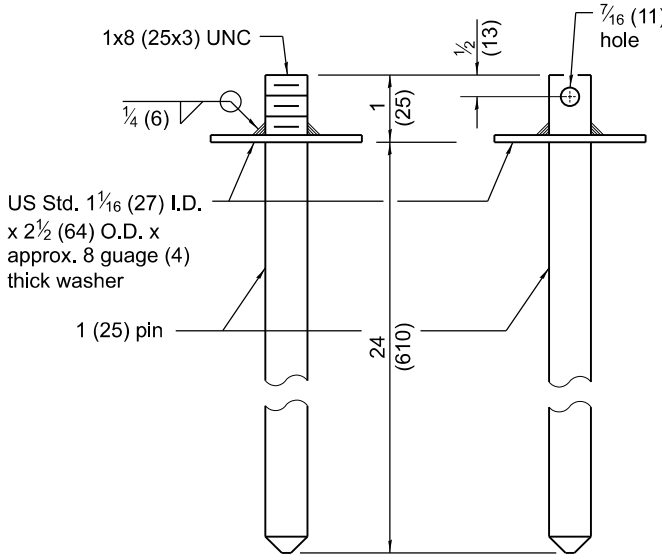


ELEVATION
(Showing connecting loop bars and vertical panel bolt/insert)

PLAN

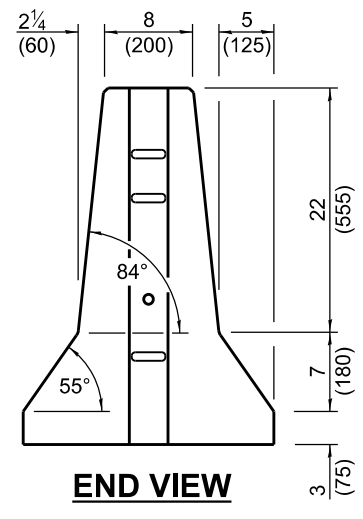


CONNECTING LOOP BAR

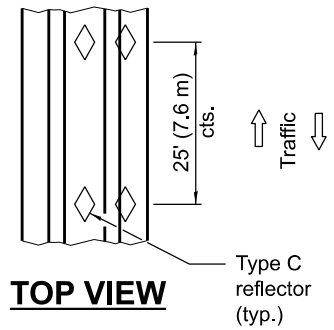


CONNECTING AND ANCHOR PINS
(End may be beveled ¼ (6) max.)

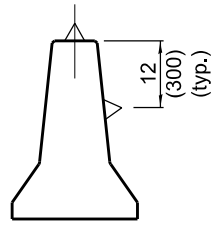
F SHAPE DESIGN



END VIEW



TOP VIEW



BARRIER WALL REFLECTORS

GENERAL NOTES

Each F shape barrier shall be clearly marked with "ILLINOIS F SHAPE", the Producer's mark and the date of manufacture. The markings shall be indented on the barrier or painted thereon with waterproof paint/ink.

The insert for the ½ (M12) bolt shall be capable of 3,000 lb (13 kN) pull-out strength.

When barrier separates opposing flows of traffic markers shall be on both sides of barrier.

See Standard 782006 for dimensions of Type C reflector.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2016
Michael Brand
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 10-1-02

DATE	REVISIONS
4-1-16	Rev. opt. chamfer on all edges to
	1 (25). Reference to Std. 635011
	now 782006.
1-1-12	Omitted 'ALTERNATE' from
	connecting and anchoring pins detail.

TEMPORARY CONCRETE BARRIER

(Sheet 1 of 2)

STANDARD 704001-08

Illinois Department of Transportation

Check Sheet for Recurring Special Provisions

Local Public Agency	County	Section Number
City of Highland Park	Lake	

☐ **Check this box for lettings prior to 01/01/2026**

The Following Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Recurring Special Provisions

Check Sheet #			Page No.
1	☐	Additional State Requirements for Federal-Aid Construction Contracts	87
2	☐	Subletting of Contracts (Federal-Aid Contracts)	90
3	☐	EEO	91
4	☐	Specific EEO Responsibilities Non Federal-Aid Contracts	101
5	☐	Required Provisions - State Contracts	106
6	☐	Asbestos Bearing Pad Removal	112
7	☐	Asbestos Waterproofing Membrane and Asbestos HMA Surface Removal	113
8	☐	Temporary Stream Crossings and In-Stream Work Pads	114
9	☒	Construction Layout Stakes	115
10	☐	Use of Geotextile Fabric for Railroad Crossing	118
11	☐	Subsealing of Concrete Pavements	120
12	☐	Hot-Mix Asphalt Surface Correction	124
13	☐	Pavement and Shoulder Resurfacing	126
14	☐	Patching with Hot-Mix Asphalt Overlay Removal	127
15	☐	Polymer Concrete	129
16	☐	Reserved	131
17	☐	Bicycle Racks	132
18	☐	Temporary Portable Bridge Traffic Signals	134
19	☐	Nighttime Inspection of Roadway Lighting	136
20	☐	English Substitution of Metric Bolts	137
21	☐	Calcium Chloride Accelerator for Portland Cement Concrete	138
22	☐	Quality Control of Concrete Mixtures at the Plant	139
23	☒	Quality Control/Quality Assurance of Concrete Mixtures	147
24	☐	Reserved	163
25	☐	Reserved	164
26	☐	Temporary Raised Pavement Markers	165
27	☐	Restoring Bridge Approach Pavements Using High-Density Foam	166
28	☐	Portland Cement Concrete Inlay or Overlay	169
29	☐	Portland Cement Concrete Partial Depth Hot-Mix Asphalt Patching	173
30	☐	Longitudinal Joint and Crack Patching	176
31	☐	Concrete Mix Design - Department Provided	178
32	☐	Station Numbers in Pavements or Overlays	179

Local Public Agency	County	Section Number
City of Highland Park	Lake	

The Following Local Roads And Streets Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Local Roads And Streets Recurring Special Provisions

Check Sheet #			Page No.
LRS 1		**Reserved**	181
LRS 2	☐	Furnished Excavation	182
LRS 3	☒	Work Zone Traffic Control Surveillance	183
LRS 4	☐	Flaggers in Work Zones	184
LRS 5	☐	Contract Claims	185
LRS 6	☐	Bidding Requirements and Conditions for Contract Proposals	186
LRS 7	☐	Bidding Requirements and Conditions for Material Proposals	192
LRS 8		**Reserved**	198
LRS 9	☐	Bituminous Surface Treatments	199
LRS 10		**Reserved**	203
LRS 11	☐	Employment Practices	204
LRS 12	☐	Wages of Employees on Public Works	206
LRS 13	☐	Selection of Labor	208
LRS 14	☐	Paving Brick and Concrete Paver Pavements and Sidewalks	209
LRS 15	☐	Partial Payments	212
LRS 16	☐	Protests on Local Lettings	213
LRS 17	☐	Substance Abuse Prevention Program	214
LRS 18	☐	Multigrade Cold Mix Asphalt	215
LRS 19	☐	Reflective Crack Control Treatment	216

BDE SPECIAL PROVISIONS
For the July 31 and September 18, 2026 Lettings

The following special provisions indicated by a “check mark” are applicable to this contract and will be included by the Project Coordination and Implementation Section of the Bureau of Design & Environment (BDE).

File Name	#		Special Provision Title	Effective	Revised
80099	1	☐	Accessible Pedestrian Signals (APS)	April 1, 2003	Jan. 1, 2022
80274	2	☐	Aggregate Subgrade Improvement	April 1, 2012	April 1, 2022
80192	3	☐	Automated Flagger Assistance Devices	Jan. 1, 2008	April 1, 2023
80173	4	☐	Bituminous Materials Cost Adjustments	Nov. 2, 2006	Aug. 1, 2017
80426	5	☐	Bituminous Surface Treatment with Fog Seal	Jan. 1, 2020	April 1, 2026
80475	6	☐	Bridge Deck Concrete Overlays	Jan. 1, 2026	
* 80241	7	☐	Bridge Demolition Debris	July 1, 2009	
* 5053I	8	☐	Building Removal	Sept. 1, 1990	Aug. 1, 2022
* 5026I	9	☐	Building Removal with Asbestos Abatement	Sept. 1, 1990	Aug. 1, 2022
80460	10	☑	Cement, Finely Divided Minerals, Admixtures, Concrete, and Mortar	Jan. 1, 2025	Jan. 1, 2026
80384	11	☑	Compensable Delay Costs	June 2, 2017	April 1, 2019
* 80198	12	☐	Completion Date (via calendar days)	April 1, 2008	
* 80199	13	☐	Completion Date (via calendar days) Plus Working Days	April 1, 2008	
80461	14	☐	Concrete Barrier	Jan. 1, 2025	
80453	15	☐	Concrete Sealer	Nov. 1, 2023	
80261	16	☑	Construction Air Quality – Diesel Retrofit	June 1, 2010	Jan. 1, 2025
80476	17	☐	Deck Slab Repair	Jan. 1, 2026	
* 80029	18	☐	Disadvantaged Business Enterprise Participation	Sept. 1, 2000	Jan. 2, 2025
80467	19	☐	Erosion Control Blanket	Aug. 1, 2025	
80229	20	☐	Fuel Cost Adjustment	April 1, 2009	Aug. 1, 2017
80452	21	☐	Full Lane Sealant Waterproofing System	Nov. 1, 2023	
80433	22	☐	Green Preformed Thermoplastic Pavement Markings	Jan. 1, 2021	Jan. 1, 2022
80471	23	☐	Guardrail	Nov. 1, 2025	
80472	24	☐	High Friction Surface Treatment	Nov. 1, 2025	
80456	25	☑	Hot-Mix Asphalt	Jan. 1, 2024	April 1, 2026
80446	26	☐	Hot-Mix Asphalt - Longitudinal Joint Sealant	Nov. 1, 2022	Aug. 1, 2023
80438	27	☐	Illinois Works Apprenticeship Initiative – State Funded Contracts	June 2, 2021	April 2, 2024
80483	28	☐	Inlet Filters	April 1, 2026	
80477	29	☐	Longitudinal Tining	Jan. 1, 2026	July 1, 2026
80450	30	☐	Mechanically Stabilized Earth Retaining Walls	Aug. 1, 2023	Aug. 1, 2025
80478	31	☐	Modified Longitudinal Construction Joint	Jan. 1, 2026	
80464	32	☐	Pavement Marking	April. 1, 2025	Nov. 1, 2025
80468	33	☐	Pavement Patching	Aug. 1, 2025	
80441	34	☑	Performance Graded Asphalt Binder	Jan. 1, 2023	
80459	35	☐	Preformed Plastic Pavement Marking	June 2, 2024	
* 3426I	36	☐	Railroad Protective Liability Insurance	Dec. 1, 1986	Jan. 1, 2022
80473	37	☐	Raised Reflective Pavement Markers	Nov. 1, 2025	
80455	38	☐	Removal and Disposal of Regulated Substances	Jan. 1, 2024	April 1, 2026
80474	39	☐	Residential Driveway Temporary Signal	Nov. 1, 2025	
80445	40	☐	Seeding	Nov. 1, 2022	July 1, 2026
80457	41	☐	Short Term and Temporary Pavement Markings	April 1, 2024	April 2, 2024
80462	42	☐	Sign Panels and Appurtenances	Jan. 1, 2025	Jan. 1, 2026
80479	43	☐	Sinusoidal Rumble Strips	Jan. 1, 2026	
80469	44	☐	Slope Wall	Aug. 1, 2025	
80448	45	☐	Source of Supply and Quality Requirements	Jan. 2, 2023	Jan. 1, 2026
80340	46	☐	Speed Display Trailer	April 2, 2014	Jan. 1, 2022
80127	47	☐	Steel Cost Adjustment	April 2, 2004	Nov. 1, 2025
80480	48	☐	Structural Repair of Concrete	Jan. 1, 2026	
80397	49	☐	Subcontractor and DBE Payment Reporting	April 2, 2018	
80391	50	☐	Subcontractor Mobilization Payments	Nov. 2, 2017	April 1, 2019
80463	51	☐	Submission of Bidders List Information	Jan. 2, 2025	Mar. 2, 2025

	80482	52	☐	Submission of Payroll Records – Federal Aid Contract	April 1, 2026	
	80437	53	☐	Submission of Payroll Records – State Contract	April 1, 2021	April 1, 2026
	80435	54	☐	Surface Testing of Pavements – IRI	Jan. 1, 2021	Jan. 1, 2023
	80465	55	☐	Surveying Services	April 1, 2025	
	80481	56	☐	Temporary Concrete Barrier	Jan. 1, 2026	
	80466	57	☐	Temporary Rumble Strips	April 1, 2025	
	80484	58	☐	Tolerance in Thickness for Continuously Reinforced PCC Pavement	July 1, 2026	
	80470	59	☐	Traffic Signal Backplate	Aug. 1, 2025	
*	20338	60	☐	Training Special Provisions	Oct. 15, 1975	Sept. 2, 2021
	80429	61	☐	Ultra-Thin Bonded Wearing Course	April 1, 2020	Jan. 1, 2022
	80439	62	☑	Vehicle and Equipment Warning Lights	Nov. 1, 2021	Nov. 1, 2022
	80458	63	☐	Waterproofing Membrane System	Aug. 1, 2024	
	80302	64	☐	Weekly DBE Trucking Reports	June 2, 2012	Jan. 2, 2025
	80454	65	☐	Wood Sign Support	Nov. 1, 2023	
	80427	66	☑	Work Zone Traffic Control Devices	Mar. 2, 2020	Jan. 1, 2026
	80485	67	☐	Work Zone Width Restriction	July 1, 2026	
*	80071	68	☐	Working Days	Jan. 1, 2002	

Highlighted items indicate a new or revised special provision for the letting.

An * indicates the special provision requires additional information from the designer, which needs to be submitted separately. The Project Coordination and Implementation Section will then include the information in the applicable special provision.

The following special provisions are in the 2026 Supplemental Specifications and Recurring Special Provisions.

File Name	Special Provision Title	New Location(s)	Effective	Revised
80447	Grading and Shaping Ditches	Articles 214.03 & 214.04	Jan. 1, 2023	

CEMENT, FINELY DIVIDED MINERALS, ADMIXTURES, CONCRETE, AND MORTAR (BDE)

Effective: January 1, 2025
Revised: January 1, 2026

Revise the first paragraph of Article 285.05 of the Standard Specifications to read:

"**285.05 Fabric Formed Concrete Revetment Mat.** The grout shall consist of a mixture of cement, fine aggregate, and water so proportioned and mixed as to provide a pumpable slurry. Fly ash or ground granulated blast furnace (GGBF) slag, and concrete admixtures may be used at the option of the Contractor. The grout shall have an air content of not less than 6.0 percent nor more than 9.0 percent of the volume of the grout. The mix shall obtain a compressive strength of 2500 psi (17,000 kPa) at 28 days according to Article 1020.09."

Revise Article 302.02 of the Standard Specifications to read:

"**302.02 Materials.** Materials shall be according to the following.

	Item	Article/Section
(a)	Cement	1001
(b)	Water	1002
(c)	Hydrated Lime	1012.01
(d)	By-Product, Hydrated Lime	1012.02
(e)	By-Product, Non-Hydrated Lime	1012.03
(f)	Lime Slurry	1012.04
(g)	Fly Ash	1010
(h)	Soil for Soil Modification (Note 1)	1009.01
(i)	Bituminous Materials (Note 2)	1032

Note 1. This soil requirement only applies when modifying with lime (slurry or dry).

Note 2. The bituminous materials used for curing shall be emulsified asphalt RS-2, CRS-2, HFE 90, or HFE 150; rapid curing liquid asphalt RC-70; or medium curing liquid asphalt MC-70 or MC-250."

Revise Article 312.07(c) of the Standard Specifications to read:

"(c) Cement ..... 1001"

Add Article 312.07(i) of the Standard Specifications to read:

"(i) Ground Granulated Blast Furnace (GGBF) Slag ..... 1010"

Revise the first paragraph of Article 312.09 of the Standard Specifications to read:

"**312.09 Proportioning and Mix Design.** At least 60 days prior to start of placing CAM II, the Contractor shall submit samples of materials to be used in the work for proportioning and testing. The mixture shall contain a minimum of 200 lb (120 kg) of cement per cubic yard (cubic meter). Cement may be replaced with fly ash or ground granulated blast furnace (GGBF) slag according to Article 1020.05(c)(1) or 1020.05(c)(2), respectively, however the minimum cement content in the mixture shall be 170 lbs/cu yd (101 kg/cu m). Blends of coarse and fine aggregates will be permitted, provided the volume of fine aggregate does not exceed the volume of coarse aggregate. The Engineer will determine the proportions of materials for the mixture according to the "Portland Cement Concrete Level III Technician Course" manual. However, the Contractor may substitute their own mix design. Article 1020.05(a) shall apply, and a Level III PCC Technician shall develop the mix design."

Revise Article 352.02 of the Standard Specifications to read:

"**352.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement (Note 1)	1001
(b) Soil for Soil-Cement Base Course	1009.03
(c) Water	1002
(d) Bituminous Materials (Note 2)	1032

Note 1. Bulk cement may be used for the traveling mixing plant method if the equipment for handling, weighing, and spreading the cement is approved by the Engineer.

Note 2. The bituminous materials used for curing shall be emulsified asphalt RS-2, CRS-2, HFE 90, or HFE 150; rapid curing liquid asphalt RC-70; or medium curing liquid asphalt MC-70 or MC-250."

Revise Article 404.02 of the Standard Specifications to read:

"**404.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Water	1002
(c) Fine Aggregate	1003.08
(d) Bituminous Material (Tack Coat)	1032.06
(e) Emulsified Asphalts (Note 1) (Note 2)	1032.06
(f) Fiber Modified Joint Sealer	1050.05
(g) Additives (Note 3)	

Note 1. When used for slurry seal, the emulsified asphalt shall be CQS-1h according to Article 1032.06(b).

Note 2. When used for micro-surfacing, the emulsified asphalt shall be CQS-1hP according to Article 1032.06(e).

Note 3. Additives may be added to the emulsion mix or any of the component materials to provide the control of the quick-traffic properties. They shall be included as part of the mix design and be compatible with the other components of the mix.

Revise the last sentence of the fourth paragraph of Article 404.08 of the Standard Specifications to read:

"When approved by the Engineer, the sealant may be dusted with fine sand, cement, or mineral filler to prevent tracking."

Revise Note 2 of Article 516.02 of the Standard Specifications to read:

"Note 2. The sand-cement grout mix shall be according to Section 1020 and shall be a 1:1 blend of sand and cement comprised of a Type I, IL, or II cement at 185 lb/cu yd (110 kg/cu m). The maximum water cement ratio shall be sufficient to provide a flowable mixture with a typical slump of 10 in. (250 mm)."

Revise Note 2 of Article 543.02 of the Standard Specifications to read:

"Note 2. The grout mixture shall be 6.50 hundredweight/cu yd (385 kg/cu m) of cement plus fine aggregate and water. Fly ash or ground granulated blast furnace (GGBF) slag may replace a maximum of 5.25 hundredweight/cu yd (310 kg/cu m) of the cement. The water/cement ratio, according to Article 1020.06, shall not exceed 0.60. An air-entraining admixture shall be used to produce an air content, according to Article 1020.08, of not less than 6.0 percent nor more than 9.0 percent of the volume of the grout. The Contractor shall have the option to use a water-reducing or high range water-reducing admixture."

Revise Article 583.01 of the Standard Specifications to read:

"**583.01 Description.** This work shall consist of placing cement mortar along precast, prestressed concrete bridge deck beams as required for fairing out any unevenness between adjacent deck beams prior to placing of waterproofing membrane and surfacing."

Revise Article 583.02(a) of the Standard Specifications to read:

"(a) Cement .....1001"

Revise the first paragraph of Article 583.03 of the Standard Specifications to read:

"**583.03 General.** This work shall only be performed when the air temperature is 45 °F (7 °C) and rising. The mixture for cement mortar shall consist of three parts sand to one part cement by volume. The amount of water shall be no more than that necessary to produce a workable, plastic mortar."

Revise Article 606.02(h) of the Standard Specifications to read:

"(h) Fibers (Note 1) .....1014"

Revise Note 1 in Article 606.02(h) of the Standard Specifications to read:

"Note 1. Fibers, when required, shall only be used in the concrete mixture for slipform applications."

Revise the third paragraph in Article 606.10 of the Standard Specifications to read:

"Welded wire fabric shall be 6 x 6 in. (150 x 150 mm) mesh, #4 gauge (5.74 mm), 58 lb (26 kg) per 100 sq ft (9 sq m)."

Revise Article 1001.01(d) of the Standard Specifications to read:

"(d) Rapid Hardening Cement. Rapid hardening cement shall be according to the Bureau of Materials Policy Memorandum "Portland or Blended Cement Acceptance Procedure for Qualified and Non-Qualified Plants", and ASTM C 1600, Type URH, Type VRH, or Type RH-CAC. It shall be used according to Article 1020.04 or when approved by the Engineer. The Contractor shall submit a report from the manufacturer or an independent lab that contains results for testing according to ASTM C 1600 which shows the cement meets the requirements of either Type URH, Type VRH, or Type RH-CAC. Test data shall be less than 1 year old from the date of submittal.

Revise Article 1001.01(e) of the Standard Specifications to read:

"(e) Other Cements. Other cements shall be according to the Bureau of Materials Policy Memorandum "Portland or Blended Cement Acceptance Procedure for Qualified and Non-Qualified Plants", and ASTM C 1157 or ASTM C 1600, as applicable. Other cements shall be used according to Article 1020.04 or when approved by the Engineer. For cements according to ASTM C 1157, the Contractor shall submit a report from the manufacturer or an independent lab that contains results of tests which shows the cement meets the requirements Type GU, HE, MS, MH, or LH. For cements according to ASTM C 1600, the Contractor shall submit a report from the manufacturer or an independent lab that contains results of tests which shows the cement meets the requirements Type MRH or GRH. Test data shall be less than 1 year old from the date of submittal."

Revise Article 1002.02 of the Standard Specifications to read:

"**1002.02 Quality**. Water used with cement in concrete or mortar and water used for curing concrete shall be clean, clear, and free from sugar. In addition, water shall be tested and evaluated for acceptance according to one of the following options.

OPTION 1.

(a) Acceptable limits for acidity and alkalinity when tested according to ITP T 26.

(1) Acidity -- 0.1 Normal NaOH ..... 2 ml max.*
(2) Alkalinity -- 0.1 Normal HCl..... 10 ml max.*
*To neutralize 200 ml sample.

(b) Acceptable limits for solids when tested according to the following.

(1) Organic (ITP T 26)..... 0.02% max.
(2) Inorganic (ITP T 26)..... 0.30% max.
(3) Sulfate (SO4) (ASTM D 516-82)..... 0.05% max.
(4) Chloride (ASTM D 512) ..... 0.06% max.

(c) The following tests shall be performed on the water sample and on deionized water. The same cement and sand shall be used for both tests.

(1) Unsoundness (ASTM C 151).
(2) Initial and Final Set Time (ASTM C 266).
(3) Strength (ASTM C 109).

The test results for the water sample shall not deviate from the test results for the deionized water, except as allowed by the precision in the test method.

OPTION 2. Water shall meet the requirements ASTM C 1602 Tables 1 and 2 as outlined in Sections 5.1, 5.2, and 5.4."

Revise Note 2/ in Article 1003.01(b) of the Standard Specifications to read:

"2/ Applies only to sand. Sand exceeding the colorimetric test standard of 11 (Illinois Modified AASHTO T 21) will be checked for mortar making properties according to Illinois Modified ASTM C 87 and shall develop a compressive strength at the age of 14 days when using Type I, IL, or II cement of not less than 95 percent of the comparable standard.

Revise the second sentence of Article 1003.02(e)(1) of the Standard Specifications to read:

"The test will be performed with Type I, IL, or II portland cement having a total equivalent alkali content ($Na_2O + 0.658K_2O$) of 0.90 percent or greater."

Revise the first sentence of the second paragraph of Article 1003.02(e)(3) of the Standard Specifications to read:

"The ASTM C 1293 test shall be performed with Type I, IL, or II portland cement having a total equivalent alkali content ($Na_2O + 0.658K_2O$) of 0.80 percent or greater."

Revise the second sentence of Article 1004.02(g)(1) of the Standard Specifications to read:

"The test will be performed with Type I, IL, or II portland cement having a total equivalent alkali content ($Na_2O + 0.658K_2O$) of 0.90 percent or greater."

Add the following Section to the Standard Specifications.

"**SECTION 1014. FIBERS FOR CONCRETE**

1014.01 General. Fibers used in concrete shall be Type II or Type III (polyolefin or carbon) according to ASTM C 1116. The testing required for Type II fibers or Type III polyolefin fibers shall be performed by an independent lab a minimum of once every five years, and the test results provided to the Department. Manufacturers of Type III carbon fibers shall provide materials certification documentation not more than 6 years old a minimum of once every 5 years to the Department. The Department will maintain a qualified product list. The method of inclusion of fibers into concrete mixtures shall be according to the manufacturer's specifications.

At the discretion of the Engineer, the concrete mixture shall be evaluated in a field demonstration for fiber clumping, ease of placement, and ease of finishing. The field demonstration shall consist of a minimum 2 cu yd (1.5 cu m) trial batch placed in a 12 ft x 12 ft (3.6 m x 3.6 m) slab.

1014.02 Concrete Gutter, Curb, Median and Paved Ditch. Fibers shall be Type III. Fibers shall have a minimum length of 1/2 in. (13 mm) and a maximum length of 0.75 in. (19 mm). The maximum dosage rate in the concrete mixture shall not exceed 1.5 lb/cu yd (0.9 kg/cu m). The minimum dosage rate shall be per the manufacturer's recommendation.

1014.03 Concrete Inlay or Overlay. Fibers shall be Type III. Fibers shall have a minimum length of 1.0 in. (25 mm), a maximum length of 2 1/2 in. (63 mm), and a maximum aspect ratio (length divided by the equivalent diameter of the fiber) of 150. The maximum dosage rate shall not exceed 5.0 lb/cu yd (3.0 kg/cu m). The minimum dosage rate shall be per the manufacturer's recommendation.

1014.04 Bridge Deck Fly Ash, Ground Granulated Blast Furnace (GGBF) Slag, High Reactivity Metakaolin, or Microsilica (Silica Fume) Concrete Overlay. Fibers shall be Type III. The dosage rate shall be a minimum of 3.0 lb/cu yd (1.8 kg/cu m), unless a field demonstration according to Article 1014.01 indicates that a lower dosage rate is necessary. Based on the results of the field demonstration, the Department has the option to reduce the dosage rate of fibers, but the dosage will not be reduced to less than 2.0 lb / cu yd (1.2 kg/cu m).

1014.05 Bridge Deck Latex Concrete Overlay. Fibers shall be Type II or III. Fibers shall have a minimum length of 0.75 in. (19 mm), a maximum length of 1.75 in. (45 mm), and an aspect ratio (length divided by the equivalent diameter of the fiber) of between 70 and 100. The dosage rate shall be a minimum of 3.0 lb/cu yd (1.8 kg/cu m), unless a field demonstration according to Article 1014.01 indicates that a lower dosage rate is necessary. Based on the results of the field

demonstration, the Department has the option to reduce the dosage rate of fibers, but the dosage will not be reduced to less than 2.0 lb/cu yd (1.2 kg/cu m)."

Add the following Section to the Standard Specifications:

"**SECTION 1015. HIGH PERFORMANCE SHOTCRETE**

1015.01 Packaged Shotcrete With Aggregate. The packaged shotcrete with aggregate shall be a pre-blended dry combination of materials for the wet-mix shotcrete method according to ASTM C 1480, Type FA or CA, Grade FR, Class I. The fibers shall be Type III according to Article 1014.01. The cement and finely divided minerals in the mixture shall be a minimum 6.65 cwt/cu yd (395 kg/cu m), and the portland cement shall not be below 4.70 cwt/cu yd (279 kg/cu m). Microsilica is required in the mixture and shall be a minimum of 5 percent by weight (mass) of cementitious material, and a maximum of 10 percent. Strength requirements shall be according to ASTM C 1480 except that the strength at 28 days shall be at least 4000 psi (27,500 kPa). Strength testing shall be according to ASTM C 1140. The air content as shot shall be 4.0 – 8.0 percent when tested according to AASHTO T 152, and the coarse aggregate shall be a maximum size of 1/2 in. (12.5 mm).

The packaged shotcrete shall have a water soluble chloride ion content of less than 0.15% by weight of cementitious material when tested according to ASTM C 1218 or AASHTO T 260.

The testing according to ASTM C 1480, ASTM C 1140, AASHTO 152, and ASTM C 1218 or AASHTO T 260 shall be performed by an independent lab a minimum of once every 5 years, and the test results shall be provided to the Department. The Department will maintain a qualified product list. Batching and mixing shall be per the manufacturer's recommendations.

1015.02 Packaged Shotcrete Without Aggregate. The packaged shotcrete that does not include pre-blended aggregate shall be according to Article 1015.01, except the added aggregate shall be according to Articles 1003.02 and 1004.02. The aggregate gradation shall be according to the manufacturer. The Department will maintain a qualified product list. Batching and mixing shall be per the manufacturer's recommendations."

Revise Section 1017 of the Standard Specifications to read:

"SECTION 1017. PACKAGED, DRY, COMBINED MATERIALS FOR MORTAR AND CONCRETE

1017.01 Mortar. The mortar shall be high-strength according to ASTM C 387 and shall have a minimum 80.0 percent relative dynamic modulus of elasticity when tested according to AASHTO T 161. For prestressed concrete applications, the mortar shall have a water-soluble chloride ion content of less than 0.06 percent by weight of cementitious material when tested according to ASTM C 1218 or AASHTO T 260; and for non-prestressed concrete applications, the water soluble chloride content shall be less than 0.15 percent by weight of cementitious material. The testing according to ASTM C 387, AASHTO T 161, and either ASTM C 1218 or AASHTO T 260 shall be performed by an independent lab a minimum of once every five years, and the test results

shall be provided to the Department. The Department will maintain a qualified product list. Mixing of the high-strength mortar shall be according to the manufacturer's specifications.

1017.02 Concrete. The materials, testing, and preparation of aggregate for the "high slump" packaged concrete mixture shall be according to ASTM C 387. The mixture shall be air entrained, the slump shall be 5-10 in. (125-250 mm), and the coarse aggregate shall be a maximum size of 1/2 in. (12.5 mm). Strength requirements shall be according to ASTM C 387 except that the strength at 28 days shall be at least 4000 psi (27,500 kPa). The "high slump" packaged concrete mixture shall have a water soluble chloride ion content of less than 0.15% by weight of cementitious material when tested according to ASTM C 1218 or AASHTO T 260. The testing according to ASTM C 387, and either ASTM C 1218 or AASHTO T 260 shall be performed by an independent lab a minimum of once every 5 years, and the test results shall be provided to the Department. The Department will maintain a qualified product list. Mixing shall be per the manufacturer's recommendations.

1017.02 Self-Consolidating Concrete. The materials, testing, and preparation of aggregate for the "self-consolidating concrete" packaged concrete mixture shall be according to ASTM C 387. The mixture shall be air entrained, it should be uniformly graded, and the coarse aggregate shall be a maximum size of 1/2 in. (12.5 mm). Strength requirements shall be according to ASTM C 387 except that the strength at 28 days shall be at least 4000 psi (27,500 Pa). Slump flow range shall be 22 in. (550 mm) minimum to 28 in. (700 mm) maximum when tested according to AASHTO T 347. The visual stability index shall be a maximum of 1 when tested according to AASHTO T 351. At the option of the manufacturer, either the J-Ring value shall be a maximum of 2 in. (50 mm) when tested according to AASHTO T 347 or the L-Box blocking ratio shall be a minimum of 80 percent when tested according AASHTO T 419. The hardened visual stability index shall be a maximum of 1 when tested according to AASHTO R 81.

The "self -consolidating concrete" packaged concrete mixture shall have a water soluble chloride ion content of less than 0.15 percent by weight of cementitious material when tested according to ASTM C 1218 or AASHTO T 260.

The testing according to ASTM C 387, AASHTO T 347, AASHTO T 351, AASHTO T 419, AASHTO R 81, ASTM C 1218 and AASHTO T 260 shall be performed by an independent lab a minimum of once every 5 years, and the test results shall be provided to the Department. The Department will maintain a qualified product list. Mixing shall be per the manufacturer's recommendations."

Revise Article 1018.01 of the Standard Specifications to read:

"**1018.01 Requirements.** The rapid hardening mortar or concrete shall be according to ASTM C 928 and shall have successfully completed and remain current with the AASHTO Product Eval and Audit Rapid Hardening Concrete Patching Materials (RHCP) testing program. R1, R2, or R3 concrete shall be air entrained, the slump shall be 5-10 in. (125-250 mm), and the coarse aggregate shall be a maximum size of 1/2 in. (12.5 mm). For prestressed concrete applications, the mortar or concrete shall have a water-soluble chloride ion content of less than 0.06 percent by weight of cementitious material when tested according to ASTM C 1218 or AASHTO T 260;

and for non-prestressed concrete applications, the water soluble chloride content shall be less than 0.15 percent by weight of cementitious material. The Department will maintain a qualified product list. Mixing of the mortar or concrete shall be according to the manufacturer's specifications.."

Revise Article 1019.02 of the Standard Specifications to read:

"**1019.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Water	1002
(c) Fine Aggregate for Controlled Low-Strength Material (CLSM)	1003.06
(d) Fly Ash	1010
(e) Ground Granulated Blast Furnace (GGBF) Slag	1010
(f) Admixtures (Note 1)	

Note 1. The air-entraining admixture may be in powder or liquid form. The air content produced by the admixture shall be 15-25 percent when incorporated into Mix 2 or an equivalent mixture as determined by the Department and tested according to AASHTO T 121 or AASHTO T 152. The testing according to AASHTO T 121 or AASHTO T 152 shall be performed by an independent lab a minimum of once every five years, and the test results shall be provided to the Department. The Department will maintain a qualified product list."

Revise the third paragraph of Article 1019.04 of the Standard Specifications to read:

"The Engineer will instruct the Contractor to adjust the proportions of the mix design in the field as needed to meet the design criteria, provide adequate flowability, maintain proper solid suspension, or other criteria established by the Engineer."

Revise Article 1019.05 of the Standard Specifications to read:

"**1019.05 Department Mix Design.** The Department mix design shall be Mix 1, 2, or 3 and shall be proportioned to yield approximately one cubic yard (cubic meter).

Mix 1	
Cement	50 lb (30 kg)
Fly Ash – Class C or F, and/or GGBF Slag	125 lb (74 kg)
Fine Aggregate – Saturated Surface Dry	2900 lb (1720 kg)
Water	50-65 gal (248-322 L)
Air Content	No air is entrained

Mix 2	
Cement	125 lb (74 kg)

Fine Aggregate – Saturated Surface Dry	2500 lb (1483 kg)
Water	35-50 gal (173-248 L)
Air Content	15-25 %

Mix 3	
Cement	40 lb (24 kg)
Fly Ash – Class C or F, and/or GGBF Slag	125 lb (74 kg)
Fine Aggregate – Saturated Surface Dry	2500 lb (1483 kg)
Water	35-50 gal (179-248 L)
Air Content	15-25 %"

Revise Article 1020.04, Table 1, Note (8) of the Standard Specifications to read:

"(8) In addition to the Type III portland cement, 100 lb/cu yd of ground granulated blast-furnace slag and 50 lb/cu yd of microsilica (silica fume) shall be used. For an air temperature greater than 85 ºF, the Type III portland cement may be replaced with Type I, IL, or II portland cement."

Revise Article 1020.04, Table 1 (Metric), Note (8) of the Standard Specifications to read:

"(8) In addition to the Type III portland cement, 60 kg/cu m of ground granulated blast-furnace slag and 30 kg/cu m of microsilica (silica fume) shall be used. For an air temperature greater than 30 ºC, the Type III portland cement may be replaced with Type I, IL, or II portland cement."

Revise Note 9 of Table 1 of Article 1020.04 of the Standard Specifications to read:

"(9) The cement shall be a rapid hardening according to Article 1001.01(d). Minimum or maximum cement factor may be adjusted when approved by the Engineer."

Revise the second paragraph of Article 1020.05(a) of the Standard Specifications to read:

"For a mix design using a portland-pozzolan cement, portland blast-furnace slag cement, portland-limestone cement, or replacing portland cement with finely divided minerals per Articles 1020.05(c) and 1020.05(d), the Contractor may submit a mix design with a minimum portland cement content less than 400 lbs/cu yd (237 kg/cu m), but not less than 375 lbs/cu yd (222 kg/cu m), if the mix design is shown to have a minimum relative dynamic modulus of elasticity of 80 percent determined according to AASHTO T 161. Testing shall be performed by an independent laboratory accredited by AASHTO re:source for Portland Cement Concrete."

Revise the first sentence of the first paragraph of Article 1020.05(b) of the Standard Specifications to read:

"Corrosion inhibitors and concrete admixtures shall be according to the qualified product lists."

Delete the fourth and fifth sentences of the second paragraph of Article 1020.05(b) of the Standard Specifications.

Revise Article 1020.05(b)(5) of the Standard Specifications to read:

"(5) For Class PP-4 concrete, a high range water-reducing admixture, retarder, and/or hydration stabilizer may be used in addition to the air-entraining admixture. The Contractor also has the option to use a water-reducing admixture with the high range water-reducing admixture. An accelerator shall not be used. A mobile portland cement concrete plant shall be used to produce the patching mixture.

For PP-5 concrete, a non-chloride accelerator, high range water-reducing admixture, retarder, hydration stabilizer, and/or air-entraining admixture may be used. The accelerator, high range water-reducing admixture, retarder, hydration stabilizer, and/or air-entraining admixture shall be per the Contractor's recommendation and dosage. The qualified product list of concrete admixtures shall not apply. A mobile portland cement concrete plant shall be used to produce the patching mixture."

Revise second paragraph of Article 1020.05(b)(10) of the Standard Specifications to read:

"When calcium nitrite is used, it shall be added at the rate of 4 gal/cu yd (20 L/cu m) and shall be added to the mix immediately after all compatible admixtures have been introduced to the batch. Other corrosion inhibitors shall be added per the manufacturer's specifications."

Delete the third paragraph of Article 1020.05(b)(10) of the Standard Specifications.

Revise Article 1020.15(b)(1)c. of the Standard Specifications to read:

"c. The minimum portland cement content in the mixture shall be 375 lbs/cu yd (222 kg/cu m). When the total of organic processing additions, inorganic processing additions, and limestone addition exceed 5.0 percent in the cement, the minimum portland cement content in the mixture shall be 400 lbs/cu yd (237 kg/cu m). For a drilled shaft, foundation, footing, or substructure, the minimum portland cement may be reduced to as low as 330 lbs/cu yd (196 kg/cu m) if the concrete has adequate freeze/thaw durability. The Contractor shall provide freeze/thaw test results according to AASHTO T 161, and the relative dynamic modulus of elasticity of the mix design shall be a minimum of 80 percent. Testing shall be performed by an independent laboratory accredited by AASHTO re:source for Portland Cement Concrete. Freeze/thaw testing will not be required for concrete that will not be exposed to freezing and thawing conditions as determined by the Engineer."

Revise Article 1021.01 of the Standard Specifications to read:

"**1021.01 General.** Admixtures shall be furnished in liquid or powder form ready for use. The admixtures shall be delivered in the manufacturer's original containers, bulk tank trucks or such containers or tanks as are acceptable to the Engineer. Delivery shall be accompanied by a ticket which clearly identifies the manufacturer, the date of manufacture, and trade name of the material. Containers shall be readily identifiable as to manufacturer, the date of manufacture, and trade name of the material they contain.

Concrete admixtures shall be on one of the Department's qualified product lists. Unless otherwise noted, admixtures shall have successfully completed and remain current with the AASHTO Product Eval and Audit Concrete Admixture (CADD) testing program. For admixture submittals to the Department; the product brand name, manufacturer name, admixture type or types, an electronic link to the product's technical data sheet, and the NTPEP testing number which contains an electronic link to all test data shall be provided. In addition, a letter shall be submitted certifying that no changes have been made in the formulation of the material since the most current round of tests conducted by AASHTO Product Eval and Audit. After 28 days of testing by AASHTO Product Eval and Audit, air-entraining admixtures may be provisionally approved and used on Departmental projects. For all other admixtures, unless otherwise noted, the time period after which provisionally approved status may be earned is 6 months.

The manufacturer shall include the following in the submittal to the AASHTO Product Eval and Audit CADD testing program: the manufacturing range for specific gravity, the midpoint and manufacturing range for residue by oven drying, and manufacturing range of pH. The submittal shall also include an infrared spectrophotometer trace no more than five years old.

For air-entraining admixtures according to Article 1021.02, the specific gravity allowable manufacturing range established by the manufacturer shall be according to AASHTO M 194. For residue by oven drying and pH, the allowable manufacturing range and test methods shall be according to AASHTO M 194.

For admixtures according to Articles 1021.03, 1021.04, 1021.05, 1021.06, 1021.07, and 1021.08, the pH allowable manufacturing range established by the manufacturer shall be according to ASTM E 70. For specific gravity and residue by oven drying, the allowable manufacturing range and test methods shall be according to AASHTO M 194.

All admixtures, except chloride-based accelerators, shall contain a maximum of 0.3 percent chloride by weight (mass) as determined by an appropriate test method. To verify the test result, the Department will use Illinois Modified AASHTO T 260, Procedure A, Method 1.

Prior to final approval of an admixture, the Engineer reserves the right to request a sample for testing. The test and reference concrete mixtures tested by the Engineer will contain a cement content of 5.65 cwt/cu yd (335 kg/cu m). For freeze-thaw testing, the Department will perform the test according to Illinois Modified AASHTO T 161. The flexural strength test will be performed according to AASHTO T 177. If the Engineer decides to test the admixture, the manufacturer shall submit AASHTO T 197 water content and set time test results on the standard cement used by the Department. The manufacturer may select their lab or an independent lab to perform this testing. The laboratory is not required to be accredited by AASHTO.

Random field samples may be taken by the Department to verify an admixture meets specification. A split sample will be provided to the manufacturer if requested. Admixtures that do not meet specification requirements or an allowable manufacturing range established by the manufacturer shall be replaced with new material."

Revise Article 1021.03 of the Standard Specifications to read:

"**1021.03 Retarding and Water-Reducing Admixtures.** The admixture shall be according to the following.

(a) Retarding admixtures shall be according to AASHTO M 194, Type B (retarding) or Type D (water-reducing and retarding).

(b) Water-reducing admixtures shall be according to AASHTO M 194, Type A.

(c) High range water-reducing admixtures shall be according to AASHTO M 194, Type F (high range water-reducing) or Type G (high range water-reducing and retarding)."

Revise Article 1021.05 of the Standard Specifications to read:

"**1021.05 Self-Consolidating Admixtures.** Self-consolidating admixture systems shall consist of either a high range water-reducing admixture only or a high range water-reducing admixture combined with a separate viscosity modifying admixture. The one or two component admixture system shall be capable of producing a concrete that can flow around reinforcement and consolidate under its own weight without additional effort and without segregation.

High range water-reducing admixtures shall be according to AASHTO M 194, Type F.

Viscosity modifying admixtures shall be according to AASHTO M 194, Type S (specific performance)."

Revise Article 1021.06 of the Standard Specifications to read:

"**1021.06 Rheology-Controlling Admixture.** Rheology-controlling admixtures shall be capable of producing a concrete mixture with a lower yield stress that will consolidate easier for slipform applications used by the Contractor. Rheology-controlling admixtures shall be according to AASHTO M 194, Type S (specific performance)."

Revise Article 1021.07 of the Standard Specifications to read:

"**1021.07 Corrosion Inhibitor.** The corrosion inhibitor shall be according to one of the following.

(a) Calcium Nitrite. Corrosion inhibitors shall contain a minimum 30 percent calcium nitrite by weight (mass) of solution and shall comply with either the requirements of AASHTO

M 194, Type C (accelerating) or the requirements of ASTM C 1582. The corrosion inhibiting performance requirements of ASTM C 1582 shall not apply.

(b) Other Materials. The corrosion inhibitor shall be according to ASTM C 1582.

For submittals requiring testing according to ASTM M 194, Type C (accelerating), the admixture shall meet the requirements of the AASHTO Product Eval and Audit CADD testing program according to Article 1021.01.

For submittals requiring testing according to ASTM C 1582, a report prepared by an independent laboratory accredited by AASHTO re:source for portland cement concrete shall be provided. The report shall show the results of physical tests conducted no more than five years prior to the time of submittal, according to applicable specifications. However, ASTM G 109 test information specified in ASTM C 1582 is not required to be from an independent accredited lab. All other information in ASTM C 1582 shall be from an independent accredited lab. Test data and other information required to be submitted to AASHTO Product Eval and Audit according to Article 1021.01, shall instead be submitted directly to the Department."

Add Article 1021.08 of the Standard Specifications as follows:

"**1021.08 Other Specific Performance Admixtures.** Other specific performance admixtures shall, at a minimum, be according to AASHTO M 194, Type S (specific performance). The Department also reserves the right to require other testing, as determined by the Engineer, to show evidence of specific performance characteristics.

Initial testing according to AASHTO M 194 may be conducted under the AASHTO Product Eval and Audit CADD testing program according to Article 1021.01, or by an independent laboratory accredited by AASHTO re:source for Portland Cement Concrete. In either case, test data and other information required to be submitted to AASHTO Product Eval and Audit according to Article 1021.01, shall also be submitted directly to the Department. The independent accredited lab report shall show the results of physical tests conducted no more than five years prior to the time of submittal, according to applicable specifications."

Add Article 1021.09 of the Standard Specifications as follows:

"**1021.09 Latex Admixtures**. The latex admixture shall be a uniform, homogeneous, non-toxic, film-forming, polymeric emulsion in water to which all stabilizers have been added at the point of manufacture. The latex admixture shall not contain any chlorides and shall contain 46-49 percent solids.

In lieu of meeting the requirements of Article 1021.01, the Contractor shall submit a manufacturer's certification that the latex emulsion meets the requirements of FHWA Research Report RD-78-35, Chapter VI. The certificate shall include the date of manufacture of the latex admixture, batch or lot number, quantity represented, manufacturer's name, and the location of the manufacturing plant. The latex emulsion shall be sampled and tested in accordance with RD-78-35, Chapter VII, Certification Program.

The latex admixture shall be packaged and stored in containers and storage facilities which will protect the material from freezing and from temperatures above 85°F (30°C). Additionally, the material shall not be stored in direct sunlight and shall be shaded when stored outside of buildings during moderate temperatures."

Revise Article 1024.01 of the Standard Specifications to read:

"**1024.01 Requirements for Grout.** The grout shall be proportioned by dry volume, thoroughly mixed, and shall have a minimum temperature of 50 °F (10 °C). Water shall not exceed the minimum needed for placement and finishing.

Materials for the grout shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Water	1002
(c) Fine Aggregate	1003.02
(d) Fly Ash	1010
(e) Ground Granulated Blast Furnace (GGBF) Slag	1010
(f) Concrete Admixtures	1021"

Revise Note 1 of Article 1024.02 of the Standard Specifications to read:

"Note 1. Nonshrink grout shall be according to ASTM C 1107.

For prestressed concrete applications, the nonshrink grout shall have a water soluble chloride ion content of less than 0.06 percent by weight of cementitious material when tested according to ASTM C 1218 or AASHTO T 260; and for non-prestressed concrete applications, the water soluble chloride ion content shall be less than 0.15 percent by weight of cementitious material. The testing according to ASTM 1107, and either ASTM C 1218 or AASHTO T 260 shall be performed by an independent lab a minimum of once every five years, and the test results shall be provided to the Department. The Department will maintain a qualified product list. Mixing of the nonshrink grout shall be according to the manufacturer's specifications."

Revise Article 1029.02 of the Standard Specifications to read:

"**1029.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Fly Ash	1010
(c) Ground Granulated Blast Furnace (GGBF) Slag	1010
(d) Water	1002
(e) Fine Aggregate	1003
(f) Concrete Admixtures	1021

(g) Foaming Agent (Note 1)

Note 1. The manufacturer shall submit infrared spectrophotometer trace and test results indicating the foaming agent meets the requirements of ASTM C 869 in order to be on the Department's qualified product list. Submitted data/results shall not be more than five years old."

Revise the second paragraph of Article 1103.03(a)(4) the Standard Specifications to read:

"The dispenser system shall provide a visual indication that the liquid admixture is actually entering the batch, such as via a transparent or translucent section of tubing or by independent check with an integrated secondary metering device. If approved by the Engineer, an alternate indicator may be used for admixtures dosed at rates of 25 oz/cwt (1630 mL/100 kg) or greater, such as accelerating admixtures, corrosion inhibitors, and viscosity modifying admixtures."

Revise Article 1103.04 of the Standard Specifications to read:

"**1103.04 Mobile Portland Cement Concrete Plants.** The mobile concrete plant shall be according to AASHTO M 241 and the Bureau of Materials Policy Memorandum "Approval of Volumetric Mobile Mixers for Concrete". The mixer shall be capable of carrying sufficient unmixed materials to produce not less than 6 cu yd (4.6 cu m) of concrete."

Revise the first two sections of Check Sheet #11 "Subsealing of Concrete Pavements" of the Recurring Special Provisions to read:

"Description. This work shall consist of filling voids beneath rigid and composite pavements with cement grout.

Materials. Materials shall be according to the following Articles/Sections of the Standard Specifications:

Item	Article/Section
(a) Cement	1001
(b) Water	1002
(c) Fly Ash	1010
(d) Ground Granulated Blast Furnace (GGBF) Slag	1010
(e) Admixtures	1021
(f) Packaged Rapid Hardening Mortar or Concrete	1018"

Revise the Materials section of Check Sheet #28 "Portland Cement Concrete Inlay or Overlay" of the Recurring Special Provisions to read:

"Materials. Materials shall be according to the following Articles/Sections of the Standard Specifications.

Item	Article/Section
(a) Portland Cement Concrete (Note 1)	1020
(b) Fibers for Concrete	1014
(c) Protective Coat	1023.01

Note 1. Class PV concrete shall be used, except the cement factor for central mixed concrete shall be 6.05 cwt/cu yd (360 kg/cu m). A cement factor reduction according to Article 1020.05(b)(8) of the Standard Specifications will be permitted. CA 5 shall not be used and CA 7 may only be used for overlays that are a minimum of 4.5 in. (113 mm) thick. The Class PV concrete shall have a minimum flexural strength of 550 psi (3800 kPa) or a minimum compressive strength of 3000 psi (20,700 kPa) at 14 days."

80460

COMPENSABLE DELAY COSTS (BDE)

Effective: June 2, 2017
Revised: April 1, 2019

Revise Article 107.40(b) of the Standard Specifications to read:

"(b) Compensation. Compensation will not be allowed for delays, inconveniences, or damages sustained by the Contractor from conflicts with facilities not meeting the above definition; or if a conflict with a utility in an unanticipated location does not cause a shutdown of the work or a documentable reduction in the rate of progress exceeding the limits set herein. The provisions of Article 104.03 notwithstanding, compensation for delays caused by a utility in an unanticipated location will be paid according to the provisions of this Article governing minor and major delays or reduced rate of production which are defined as follows.

(1) Minor Delay. A minor delay occurs when the work in conflict with the utility in an unanticipated location is completely stopped for more than two hours, but not to exceed two weeks.

(2) Major Delay. A major delay occurs when the work in conflict with the utility in an unanticipated location is completely stopped for more than two weeks.

(3) Reduced Rate of Production Delay. A reduced rate of production delay occurs when the rate of production on the work in conflict with the utility in an unanticipated location decreases by more than 25 percent and lasts longer than seven calendar days."

Revise Article 107.40(c) of the Standard Specifications to read:

"(c) Payment. Payment for Minor, Major, and Reduced Rate of Production Delays will be made as follows.

(1) Minor Delay. Labor idled which cannot be used on other work will be paid for according to Article 109.04(b)(1) and (2) for the time between start of the delay and the minimum remaining hours in the work shift required by the prevailing practice in the area.

Equipment idled which cannot be used on other work, and which is authorized to standby on the project site by the Engineer, will be paid for according to Article 109.04(b)(4).

(2) Major Delay. Labor will be the same as for a minor delay.

Equipment will be the same as for a minor delay, except Contractor-owned equipment will be limited to two weeks plus the cost of move-out to either the

Contractor's yard or another job and the cost to re-mobilize, whichever is less. Rental equipment may be paid for longer than two weeks provided the Contractor presents adequate support to the Department (including lease agreement) to show retaining equipment on the job is the most economical course to follow and in the public interest.

(3) Reduced Rate of Production Delay. The Contractor will be compensated for the reduced productivity for labor and equipment time in excess of the 25 percent threshold for that portion of the delay in excess of seven calendar days. Determination of compensation will be in accordance with Article 104.02, except labor and material additives will not be permitted.

Payment for escalated material costs, escalated labor costs, extended project overhead, and extended traffic control will be determined according to Article 109.13."

Revise Article 108.04(b) of the Standard Specifications to read:

"(b) No working day will be charged under the following conditions.

(1) When adverse weather prevents work on the controlling item.

(2) When job conditions due to recent weather prevent work on the controlling item.

(3) When conduct or lack of conduct by the Department or its consultants, representatives, officers, agents, or employees; delay by the Department in making the site available; or delay in furnishing any items required to be furnished to the Contractor by the Department prevents work on the controlling item.

(4) When delays caused by utility or railroad adjustments prevent work on the controlling item.

(5) When strikes, lock-outs, extraordinary delays in transportation, or inability to procure critical materials prevent work on the controlling item, as long as these delays are not due to any fault of the Contractor.

(6) When any condition over which the Contractor has no control prevents work on the controlling item."

Revise Article 109.09(f) of the Standard Specifications to read:

"(f) Basis of Payment. After resolution of a claim in favor of the Contractor, any adjustment in time required for the work will be made according to Section 108. Any adjustment in the costs to be paid will be made for direct labor, direct materials, direct equipment, direct jobsite overhead, direct offsite overhead, and other direct costs allowed by the resolution. Adjustments in costs will not be made for interest charges, loss of anticipated profit, undocumented loss of efficiency, home office overhead and unabsorbed overhead

other than as allowed by Article 109.13, lost opportunity, preparation of claim expenses and other consequential indirect costs regardless of method of calculation.

The above Basis of Payment is an essential element of the contract and the claim cost recovery of the Contractor shall be so limited."

Add the following to Section 109 of the Standard Specifications.

"**109.13 Payment for Contract Delay.** Compensation for escalated material costs, escalated labor costs, extended project overhead, and extended traffic control will be allowed when such costs result from a delay meeting the criteria in the following table.

Contract Type	Cause of Delay	Length of Delay
Working Days	Article 108.04(b)(3) or Article 108.04(b)(4)	No working days have been charged for two consecutive weeks.
Completion Date	Article 108.08(b)(1) or Article 108.08(b)(7)	The Contractor has been granted a minimum two week extension of contract time, according to Article 108.08.

Payment for each of the various costs will be according to the following.

(a) Escalated Material and/or Labor Costs. When the delay causes work, which would have otherwise been completed, to be done after material and/or labor costs have increased, such increases will be paid. Payment for escalated material costs will be limited to the increased costs substantiated by documentation furnished by the Contractor. Payment for escalated labor costs will be limited to those items in Article 109.04(b)(1) and (2), except the 35 percent and 10 percent additives will not be permitted.

(b) Extended Project Overhead. For the duration of the delay, payment for extended project overhead will be paid as follows.

(1) Direct Jobsite and Offsite Overhead. Payment for documented direct jobsite overhead and documented direct offsite overhead, including onsite supervisory and administrative personnel, will be allowed according to the following table.

Original Contract Amount	Supervisory and Administrative Personnel
Up to $5,000,000	One Project Superintendent
Over $ 5,000,000 - up to $25,000,000	One Project Manager, One Project Superintendent or Engineer, and One Clerk
Over $25,000,000 - up to $50,000,000	One Project Manager, One Project Superintendent, One Engineer, and

	One Clerk
Over $50,000,000	One Project Manager, Two Project Superintendents, One Engineer, and One Clerk

(2) Home Office and Unabsorbed Overhead. Payment for home office and unabsorbed overhead will be calculated as 8 percent of the total delay cost.

(c) Extended Traffic Control. Traffic control required for an extended period of time due to the delay will be paid for according to Article 109.04.

When an extended traffic control adjustment is paid under this provision, an adjusted unit price as provided for in Article 701.20(a) for increase or decrease in the value of work by more than ten percent will not be paid.

Upon payment for a contract delay under this provision, the Contractor shall assign subrogation rights to the Department for the Department's efforts of recovery from any other party for monies paid by the Department as a result of any claim under this provision. The Contractor shall fully cooperate with the Department in its efforts to recover from another party any money paid to the Contractor for delay damages under this provision."

80384

CONSTRUCTION AIR QUALITY – DIESEL RETROFIT (BDE)

Effective: June 1, 2010
Revised: January 1, 2025

The reduction of emissions of particulate matter (PM) for off-road equipment shall be accomplished by installing retrofit emission control devices. The term "equipment" refers to diesel fuel powered devices rated at 50 hp and above, to be used on the jobsite in excess of seven calendar days over the course of the construction period on the jobsite (including rental equipment).

Contractor and subcontractor diesel powered off-road equipment assigned to the contract shall be retrofitted according to the table below.

Horsepower Range	Model Year and Older
50-99	2003
100-299	2002
300-599	2000
600-749	2001
750 and up	2005

The retrofit emission control devices shall achieve a minimum PM emission reduction of 50 percent and shall be:

a) Included on the U.S. Environmental Protection Agency (USEPA) *Verified Retrofit Technology List* (https://www.epa.gov/verified-diesel-tech/verified-technologies-list-clean-diesel), or verified by the California Air Resources Board (CARB) (http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm); or

b) Retrofitted with a non-verified diesel retrofit emission control device if verified retrofit emission control devices are not available for equipment proposed to be used on the project, and if the Contractor has obtained a performance certification from the retrofit device manufacturer that the emission control device provides a minimum PM emission reduction of 50 percent.

Note: Large cranes (Crawler mounted cranes) which are responsible for critical lift operations are exempt from installing retrofit emission control devices if such devices adversely affect equipment operation.

Diesel powered off-road equipment with engine ratings of 50 hp and above, which are unable to be retrofitted with verified emission control devices or if performance certifications are not available which will achieve a minimum 50 percent PM reduction, may be granted a waiver by the Department if documentation is provided showing good faith efforts were made by the Contractor to retrofit the equipment.

Construction shall not proceed until the Contractor submits a certified list of the diesel powered off-road equipment that will be used, and as necessary, retrofitted with emission control devices. The list(s) shall include (1) the equipment number, type, make, Contractor/rental company name; and (2) the emission control devices make, model, USEPA or CARB verification number, or performance certification from the retrofit device manufacturer. Equipment reported as fitted with emissions control devices shall be made available to the Engineer for visual inspection of the device installation, prior to being used on the jobsite.

The Contractor shall submit an updated list of retrofitted off-road construction equipment as retrofitted equipment changes or comes on to the jobsite. The addition or deletion of any diesel powered equipment shall be included on the updated list.

If any diesel powered off-road equipment is found to be in non-compliance with any portion of this special provision, the Engineer will issue the Contractor a diesel retrofit deficiency deduction.

Any costs associated with retrofitting any diesel powered off-road equipment with emission control devices shall be considered as included in the contract unit prices bid for the various items of work involved and no additional compensation will be allowed. The Contractor's compliance with this notice and any associated regulations shall not be grounds for a claim.

Diesel Retrofit Deficiency Deduction

When the Engineer determines that a diesel retrofit deficiency exists, a daily monetary deduction will be imposed for each calendar day or fraction thereof the deficiency continues to exist. The calendar day(s) will begin when the time period for correction is exceeded and end with the Engineer's written acceptance of the correction. The daily monetary deduction will be $1,000.00 for each deficiency identified.

The deficiency will be based on lack of diesel retrofit emissions control.

If a Contractor accumulates three diesel retrofit deficiency deductions for the same piece of equipment in a contract period, the Contractor will be shutdown until the deficiency is corrected. Such a shutdown will not be grounds for any extension of the contract time, waiver of penalties, or be grounds for any claim.

80261

HOT-MIX ASPHALT (BDE)

Effective: January 1, 2024
Revised: April 1, 2026

Add the following to the end of Article 406.06(c) of the Standard Specifications:

"The amount of HMA binder course placed shall be limited to that which can be surfaced during the same construction season."

Revise the fifteenth through eighteenth paragraphs of Article 406.14 of the Standard Specifications to read:

"The mixture used in constructing acceptable HMA test strips will be paid for at the contract unit price. Unacceptable HMA test strips shall be removed and replaced at no additional cost to the Department."

Revise the first and second paragraphs of Articles 1030.06(c)(2) of the Standard Specifications to read:

"(2) Personnel. The Contractor shall provide a QC Manager who shall have overall responsibility and authority for quality control. This individual shall maintain active certification as a Hot-Mix Asphalt Level II technician.

In addition to the QC Manager, the Contractor shall provide sufficient personnel to perform the required visual inspections, sampling, testing, and documentation in a timely manner. Mix designs shall be developed by personnel with an active certification as a Hot-Mix Asphalt Level III technician. Technicians performing mix design testing and plant sampling/testing shall maintain active certification as a Hot-Mix Asphalt Level I technician. The Contractor may provide a technician trainee who has successfully completed the Department's "Hot-Mix Asphalt Trainee Course" to assist in the activities completed by a Hot-Mix Asphalt Level I technician for a period of one year after the course completion date. The Contractor may also provide a Gradation Technician who has successfully completed the Department's "Gradation Technician Course" to run gradation tests only under the supervision of a Hot-Mix Asphalt Level II Technician. The Contractor shall provide a Hot-Mix Asphalt Density Tester who has successfully completed the Department's "Nuclear Density Testing" course to run all nuclear density tests on the job site."

Add Article 1030.06(d)(3) to the Standard Specifications as follows:

"(3) The Contractor shall take possession of any Department HMA mixture samples or density specimens upon notification by the Engineer. The Contractor shall collect the HMA mixture samples or density specimens from the location designated by the Engineer and may add these materials to RAP stockpiles according to Section 1031."

Revise the second paragraph of Articles 1030.07(a)(11) and 1030.08(a)(9) of the Standard Specifications to read:

"When establishing the target density, the HMA maximum theoretical specific gravity (G_{mm}) will be based on the running average of four available Department test results for that project. If less than four G_{mm} test results are available, an average of all available Department test results for that project will be used. The initial G_{mm} will be the last available Department test result from a QMP project. If there is no available Department test result from a QMP project, the Department mix design verification test result will be used as the initial G_{mm}."

Revise the Quality Control Limits table in Article 1030.09(c) to read:

"CONTROL LIMITS						
Parameter	IL-19.0, IL-9.5, IL-9.5FG, IL-19.0L, IL-9.5L		SMA-12.5, SMA-9.5		IL-4.75	
	Individual Test	Moving Avg. of 4	Individual Test	Moving Avg. of 4	Individual Test	Moving Avg. of 4
% Passing: 1/						
1/2 in. (12.5 mm)	± 6 %	± 4 %	± 6 %	± 4 %		
3/8 in. (9.5mm)			± 4 %	± 3 %		
# 4 (4.75 mm)	± 5 %	± 4 %	± 5 %	± 4 %		
# 8 (2.36 mm)	± 5 %	± 3 %	± 4 %	± 2 %		
# 16 (1.18 mm)			± 4 %	± 2 %	± 4 %	± 3 %
# 30 (600 µm)	± 4 %	± 2.5 %	± 4 %	± 2.5 %		
Total Dust Content # 200 (75 µm)	± 1.5 %	± 1.0 %			± 1.5 %	± 1.0 %
Asphalt Binder Content	± 0.3 %	± 0.2 %	± 0.2 %	± 0.1 %	± 0.3 %	± 0.2 %
Air Voids 2/	± 1.2 %	± 1.0 %	± 1.2 %	± 1.0 %	± 1.2 %	± 1.0 %
Field VMA 3/	-0.7 %	-0.5 %	-0.7 %	-0.5 %	-0.7 %	-0.5 %

1/ Based on washed ignition oven or solvent extraction gradation.

2/ The air voids target value shall be 3.2 to 4.8 percent.

3/ Allowable limit below minimum design VMA requirement."

Revise Article 1030.09(g)(1) of the Supplemental Specifications with the following:

"(1) The Contractor shall sample approximately 200 lb (91 kg) of mix as required for the Department's random mixture verification tests according to Article 1030.09(h)(1)."

Revise Article 1030.09(g)(2) of the Standard Specifications to read:

"(2) The Contractor shall complete split verification sample tests listed in the Limits of Precision table in Article 1030.09(h)(1)."

Revise the second sentence of Article 1030.09(h)(1) of the Supplemental Specifications with the following:

"The random verification mixture sampling interval will be a maximum of 3,000 tons (2,720 metric tons). The Engineer will randomly identify one sample per interval, with a minimum of one sample per mix. If the remaining mix quantity is 600 tons (544 metric tons) or less, the quantity will be combined with the previous interval in the Engineer's random sample identification. If the required tonnage of a mixture for a single pay item is less than 250 tons (225 metric tons) in total, the Engineer will waive mixture verification sampling and testing."

Revise the third paragraph of Article 1030.09(h)(1) of the Standard Specifications to read:

"If comparisons of the mixture verification test results are outside the above limits of precision, the Department will verify the results by testing the retained split sample. The retest results will replace all the original results."

In the Supplemental Specifications, replace the revision for the end of the third paragraph of Article 1030.09(h)(2) with the following:

"When establishing the target density, the HMA maximum theoretical specific gravity (G_{mm}) will be the Department mix design verification test result."

Replace the last sentence of the fourth paragraph of Article 1030.10 of the Standard Specifications with the following:

"The mixture test results shall meet the requirements of Article 1030.05(d), except tensile strength and TSR testing will only be conducted on the first use of a mix design for the year and Hamburg wheel tests will only be conducted on High ESAL mixtures. To be considered acceptable to remain in place, the Department's mixture test results shall meet the acceptable limits stated in Article 1030.09(i)(1). In addition, no visible pavement distress such as, but not limited to, segregation, excessive coarse aggregate fracturing outside of growth curves, excessive dust balls, or flushing shall be present as determined by the Engineer."

Revise the tenth paragraph of Article 1030.10 of the Standard Specifications to read:

"Production is not required to stop after a test strip has been constructed."

Replace the eleventh paragraph of Article 1030.10 of the Standard Specifications with the following:

"If an initial Hamburg wheel or I-FIT test fails to meet the requirements of Article 1030.05(d), the Department will verify the results by testing the retained gyratory cylinders. Upon notification by the Engineer of a Hamburg wheel or I-FIT test failure on the retained gyratory cylinders, the Contractor shall substitute an approved mix design, submit a new mix design for mix verification testing according to Article 1030.05(d), or pave 250 tons with or without an adjustment and resample for Department Hamburg wheel and I-FIT testing as directed by the Engineer. Paving may continue as long as all other mixture criteria is being met. If Hamburg wheel or I-FIT tests on the resampled HMA fail, production of the affected mixture shall cease and the Contractor shall substitute an approved mix design or submit a new mix design for mix verification testing according to Article 1030.05(d)."

80456

PERFORMANCE GRADED ASPHALT BINDER (BDE)

Effective: January 1, 2023

Revise Article 1032.05 of the Standard Specifications to read:

"**1032.05 Performance Graded Asphalt Binder.** These materials will be accepted according to the Bureau of Materials Policy Memorandum, "Performance Graded Asphalt Binder Qualification Procedure." The Department will maintain a qualified producer list. These materials shall be free from water and shall not foam when heated to any temperature below the actual flash point. Air blown asphalt, recycle engine oil bottoms (ReOB), and polyphosphoric acid (PPA) modification shall not be used.

When requested, producers shall provide the Engineer with viscosity/temperature relationships for the performance graded asphalt binders delivered and incorporated in the work.

(a) Performance Graded (PG) Asphalt Binder. The asphalt binder shall meet the requirements of AASHTO M 320, Table 1 "Standard Specification for Performance Graded Asphalt Binder" for the grade shown on the plans and the following.

Test	Parameter
Small Strain Parameter (AASHTO PP 113) BBR, ΔTc, 40 hrs PAV (40 hrs continuous or 2 PAV at 20 hrs)	-5 °C min.

(b) Modified Performance Graded (PG) Asphalt Binder. The asphalt binder shall meet the requirements of AASHTO M 320, Table 1 "Standard Specification for Performance Graded Asphalt Binder" for the grade shown on the plans.

Asphalt binder modification shall be performed at the source, as defined in the Bureau of Materials Policy Memorandum, "Performance Graded Asphalt Binder Qualification Procedure."

Modified asphalt binder shall be safe to handle at asphalt binder production and storage temperatures or HMA construction temperatures. Safety Data Sheets (SDS) shall be provided for all asphalt modifiers.

(1) Polymer Modification (SB/SBS or SBR). Elastomers shall be added to the base asphalt binder to achieve the specified performance grade and shall be either a styrene-butadiene diblock, triblock copolymer without oil extension, or a styrene-butadiene rubber. The polymer modified asphalt binder shall be smooth, homogeneous, and be according to the requirements shown in Table 1 or 2 for the grade shown on the plans.

Table 1 - Requirements for Styrene-Butadiene Copolymer (SB/SBS) Modified Asphalt Binders		
Test	Asphalt Grade SB/SBS PG 64-28 SB/SBS PG 70-22	Asphalt Grade SB/SBS PG 64-34 SB/SBS PG 70-28 SB/SBS PG 76-22 SB/SBS PG 76-28
Separation of Polymer ITP, "Separation of Polymer from Asphalt Binder" Difference in °F (°C) of the softening point between top and bottom portions	4 (2) max.	4 (2) max.
TESTS ON RESIDUE FROM ROLLING THIN FILM OVEN TEST (AASHTO T 240)		
Elastic Recovery ASTM D 6084, Procedure A, 77 °F (25 °C), 100 mm elongation, %	60 min.	70 min.

Table 2 - Requirements for Styrene-Butadiene Rubber (SBR) Modified Asphalt Binders		
Test	Asphalt Grade SBR PG 64-28 SBR PG 70-22	Asphalt Grade SB/SBS PG 64-34 SB/SBS PG 70-28 SBR PG 76-22 SBR PG 76-28
Separation of Polymer ITP, "Separation of Polymer from Asphalt Binder" Difference in °F (°C) of the softening point between top and bottom portions	4 (2) max.	4 (2) max.
Toughness ASTM D 5801, 77 °F (25 °C), 20 in./min. (500 mm/min.), in.-lbs (N-m)	110 (12.5) min.	110 (12.5) min.
Tenacity ASTM D 5801, 77 °F (25 °C), 20 in./min. (500 mm/min.), in.-lbs (N-m)	75 (8.5) min.	75 (8.5) min.
TESTS ON RESIDUE FROM ROLLING THIN FILM OVEN TEST (AASHTO T 240)		
Elastic Recovery ASTM D 6084, Procedure A, 77 °F (25 °C), 100 mm elongation, %	40 min.	50 min.

(2) Ground Tire Rubber (GTR) Modification. GTR modification is the addition of recycled ground tire rubber to liquid asphalt binder to achieve the specified performance grade. GTR shall be produced from processing automobile and/or truck tires by the ambient

grinding method or micronizing through a cryogenic process. GTR shall not exceed 1/16 in. (2 mm) in any dimension and shall not contain free metal particles, moisture that would cause foaming of the asphalt, or other foreign materials. A mineral powder (such as talc) meeting the requirements of AASHTO M 17 may be added, up to a maximum of four percent by weight of GTR to reduce sticking and caking of the GTR particles. When tested in accordance with Illinois Modified AASHTO T 27 "Standard Method of Test for Sieve Analysis of Fine and Coarse Aggregates" or AASHTO PP 74 "Standard Practice for Determination of Size and Shape of Glass Beads Used in Traffic Markings by Means of Computerized Optical Method", a 50 g sample of the GTR shall conform to the following gradation requirements.

Sieve Size	Percent Passing
No. 16 (1.18 mm)	100
No. 30 (600 µm)	95 ± 5
No. 50 (300 µm)	> 20

GTR modified asphalt binder shall be tested for rotational viscosity according to AASHTO T 316 using spindle S27. GTR modified asphalt binder shall be tested for original dynamic shear and RTFO dynamic shear according to AASHTO T 315 using a gap of 2 mm.

The GTR modified asphalt binder shall meet the requirements of Table 3.

Table 3 - Requirements for Ground Tire Rubber (GTR) Modified Asphalt Binders		
Test	Asphalt Grade GTR PG 64-28 GTR PG 70-22	Asphalt Grade GTR PG 76-22 GTR PG 76-28 GTR PG 70-28
TESTS ON RESIDUE FROM ROLLING THIN FILM OVEN TEST (AASHTO T 240)		
Elastic Recovery ASTM D 6084, Procedure A, 77 °F (25 °C), 100 mm elongation, %	60 min.	70 min.

(3) Softener Modification (SM). Softener modification is the addition of organic compounds, such as engineered flux, bio-oil blends, modified vegetable oils, glycol amines, and fatty acid derivatives, to the base asphalt binder to achieve the specified performance grade. Softeners shall be dissolved, dispersed, or reacted in the asphalt binder to enhance its performance and shall remain compatible with the asphalt binder with no separation. Softeners shall not be added to modified PG asphalt binder as defined in Articles 1032.05(b)(1) or 1032.05(b)(2).

An Attenuated Total Reflectance-Fourier Transform Infrared spectrum (ATR-FTIR) shall be collected for both the softening compound as well as the softener modified

asphalt binder at the dose intended for qualification. The ATR-FTIR spectra shall be collected on unaged softener modified binder, 20-hour Pressurized Aging Vessel (PAV) aged softener modified binder, and 40-hour PAV aged softener modified binder. The ATR-FTIR shall be collected in accordance with Illinois Test Procedure 601. The electronic files spectral files (in one of the following extensions or equivalent: *.SPA, *.SPG, *.IRD, *.IFG, *.CSV, *.SP, *.IRS, *.GAML, *.[0-9], *.IGM, *.ABS, *.DRT, *.SBM, *.RAS) shall be submitted to the Central Bureau of Materials.

Softener modified asphalt binders shall meet the requirements in Table 4.

Table 4 - Requirements for Softener Modified Asphalt Binders	
Test	Asphalt Grade SM PG 46-28 SM PG 46-34 SM PG 52-28 SM PG 52-34 SM PG 58-22 SM PG 58-28 SM PG 64-22
Small Strain Parameter (AASHTO PP 113) BBR, ΔTc, 40 hrs PAV (40 hrs continuous or 2 PAV at 20 hrs)	-5°C min.
Large Strain Parameter (Illinois Modified AASHTO T 391) DSR/LAS Fatigue Property, Δ|G*|peak τ, 40 hrs PAV (40 hrs continuous or 2 PAV at 20 hrs)	≥ 54 %

The following grades may be specified as tack coats.

Asphalt Grade	Use
PG 58-22, PG 58-28, PG 64-22	Tack Coat”

Revise Article 1031.06(c)(1) and 1031.06(c)(2) of the Standard Specifications to read:

“(1) RAP/RAS. When RAP is used alone or RAP is used in conjunction with RAS, the percentage of virgin ABR shall not exceed the amounts listed in the following table.

HMA Mixtures - RAP/RAS Maximum ABR % 1/ 2/			
Ndesign	Binder	Surface	Polymer Modified Binder or Surface 3/
30	30	30	10
50	25	15	10
70	15	10	10
90	10	10	10

1/ For Low ESAL HMA shoulder and stabilized subbase, the RAP/RAS ABR shall not exceed 50 percent of the mixture.

2/ When RAP/RAS ABR exceeds 20 percent, the high and low virgin asphalt binder grades shall each be reduced by one grade (i.e. 25 percent ABR would require a virgin asphalt binder grade of PG 64-22 to be reduced to a PG 58-28).

3/ The maximum ABR percentages for ground tire rubber (GTR) modified mixes shall be equivalent to the percentages specified for SBS/SBR polymer modified mixes.

(2) FRAP/RAS. When FRAP is used alone or FRAP is used in conjunction with RAS, the percentage of virgin asphalt binder replacement shall not exceed the amounts listed in the following table.

HMA Mixtures - FRAP/RAS Maximum ABR % 1/ 2/			
Ndesign	Binder	Surface	Polymer Modified Binder or Surface 3/
30	55	45	15
50	45	40	15
70	45	35	15
90	45	35	15
SMA	- -	- -	25
IL-4.75	- -	- -	35

1/ For Low ESAL HMA shoulder and stabilized subbase, the FRAP/RAS ABR shall not exceed 50 percent of the mixture.

2/ When FRAP/RAS ABR exceeds 20 percent for all mixes, the high and low virgin asphalt binder grades shall each be reduced by one grade (i.e. 25 percent ABR would require a virgin asphalt binder grade of PG 64-22 to be reduced to a PG 58-28).

3/ The maximum ABR percentages for GTR modified mixes shall be equivalent to the percentages specified for SBS/SBR polymer modified mixes."

Add the following to the end of Note 2 of Article 1030.03 of the Standard Specifications.

"A dedicated storage tank for the ground tire rubber (GTR) modified asphalt binder shall be provided. This tank shall be capable of providing continuous mechanical mixing throughout and/or recirculation of the asphalt binder to provide a uniform mixture. The tank shall be heated and capable of maintaining the temperature of the asphalt binder at 300 °F to 350 °F (149 °C to 177 °C). The asphalt binder metering systems of dryer drum plants shall be calibrated with the actual GTR modified asphalt binder material with an accuracy of ±0.40 percent."

80441

VEHICLE AND EQUIPMENT WARNING LIGHTS (BDE)

Effective: November 1, 2021
Revised: November 1, 2022

Add the following paragraph after the first paragraph of Article 701.08 of the Standard Specifications:

"The Contractor shall equip all vehicles and equipment with high-intensity oscillating, rotating, or flashing, amber or amber-and-white, warning lights which are visible from all directions. In accordance with 625 ILCS 5/12-215, the lights may only be in operation while the vehicle or equipment is engaged in construction operations."

80439

WORK ZONE TRAFFIC CONTROL DEVICES (BDE)

Effective: March 2, 2020
Revised: January 1, 2026

Add the following to Article 701.03 of the Standard Specifications:

"(q) Temporary Sign Supports ..... 1106.02"

Revise Article 701.03(p) of the Standard Specifications to read:

"(p) Detectable Pedestrian Channelizing Barricades ..... 1106.02(m)"

Revise the third paragraph of Article 701.14 of the Standard Specifications to read:

"For temporary sign supports, the Contractor shall provide a FHWA eligibility letter for each device used on the contract. The letter shall provide information for the set-up and use of the device as well as a detailed drawing of the device. The signs shall be supported within 20 degrees of vertical. Weights used to stabilize signs shall be attached to the sign support per the manufacturer's specifications."

Revise the first paragraph of Article 701.15 of the Standard Specifications to read:

"**701.15 Traffic Control Devices.** For devices that must meet crashworthiness standards, the Contractor shall provide a manufacturer's self-certification or a FHWA eligibility letter for each Category 1 device and a FHWA eligibility letter for each Category 2 and Category 3 device used on the contract. The self-certification or letter shall provide information for the set-up and use of the device as well as a detailed drawing of the device."

Revise the first six paragraphs of Article 1106.02 of the Standard Specifications to read:

"**1106.02 Devices.** Work zone traffic control devices and combinations of devices shall meet crashworthiness standards for their respective categories. The categories are as follows.

Category 1 includes small, lightweight, channelizing and delineating devices that have been in common use for many years and are known to be crashworthy by crash testing of similar devices or years of demonstrable safe performance. These include cones, tubular markers, plastic drums, and delineators, with no attachments (e.g. lights). Category 1 devices shall be MASH compliant.

Category 2 includes devices that are not expected to produce significant vehicular velocity change but may otherwise be hazardous. These include vertical panels with lights, barricades, temporary sign supports, and Category 1 devices with attachments (e.g. drums with lights). Category 2 devices shall be MASH compliant.

Category 3 includes devices that are expected to cause significant velocity changes or other potentially harmful reactions to impacting vehicles. These include crash cushions (impact attenuators), truck mounted attenuators, and other devices not meeting the definitions of Category 1 or 2. Category 3 devices manufactured after December 31, 2019 shall be MASH compliant. Category 3 devices manufactured on or before December 31, 2019, and compliant with NCHRP 350, may be used on contracts let before December 31, 2029. Category 3 devices shall be crash tested for Test Level 3 or the test level specified.

Category 4 includes portable or trailer-mounted devices such as sign supports, speed feedback displays, arrow boards, changeable message signs, temporary traffic signals, and area lighting supports. It is preferable for Category 4 devices manufactured after December 31, 2019 to be MASH-16 compliant; however, there are currently no crash tested devices in this category, so it remains exempt from the NCHRP 350 or MASH compliance requirement.

For each type of device, when no more than one MASH compliant is available, an NCHRP 350 compliant device may be used, even if manufactured after December 31, 2019."

Revise the first paragraph of Section 1106.02(a) of the Standard Specifications to read:

"(a) Lights. Lights shall meet the requirements of Chapter 13 of the "Equipment and Materials Standards of the Institute of Transportation Engineers," 1998, Institute of Transportation Engineers, and shall be visible on a clear night from a distance of 3000 ft (900 m). Lights are classified as follows."

Revise Articles 1106.02(g), 1106.02(k), 1106.02(l), and 1106.02(m) of the Standard Specifications to read:

"(g) Truck Mounted/Trailer Mounted Attenuators. The attenuator shall be approved for use at Test Level 3. Test Level 2 may be used for normal posted speeds less than or equal to 45 mph.

(k) Temporary Water Filled Barrier. The water filled barrier shall be a lightweight plastic shell designed to accept water ballast and be on the Department's qualified product list.

Shop drawings shall be furnished by the manufacturer and shall indicate the deflection of the barrier as determined by acceptance testing; the configuration of the barrier in that test; and the vehicle weight, velocity, and angle of impact of the deflection test. The Engineer shall be provided one copy of the shop drawings.

(l) Movable Traffic Barrier. The movable traffic barrier shall be on the Department's qualified product list.

Shop drawings shall be furnished by the manufacturer and shall indicate the deflection of the barrier as determined by acceptance testing; the configuration of the barrier in that test; and the vehicle weight, velocity, and angle of impact of the deflection test. The

Engineer shall be provided one copy of the shop drawings. The barrier shall be capable of being moved on and off the roadway on a daily basis.

(m) Detectable Pedestrian Channelizing Barricades. The top panel or handrail shall be continuous and there should be at least a 2 in. (50 mm) gap between the hand trailing edge and its support. When visible to vehicular traffic, the top rail shall have alternating white and orange retroreflective stripes sloping at 45 degrees. The bottom panel shall be continuous and have alternating white and orange retroreflective stripes sloping at 45 degrees. Barricade stripes shall be 6 in. (150 mm) in width. The predominant color for other barricade components shall be white, orange, or silver."

80427

ATTACHMENT C

LIST OF DRAWINGS

1	COVER SHEET
2	GENERAL NOTES AND BENCHMARKS
3-4	SUMMARY OF QUANTITIES
5	EARTHWORK SCHEDULE
6	TYPICAL SECTION
7	EXISTING CONDITIONS AND REMOVAL PLAN
8-9	PROPOSED ROADWAY PLAN AND PROFILE
10	UTILITY PLAN
11	SOIL EROSION AND SEDIMENT CONTROL PLAN
12	SOIL EROSION AND SEDIMENT CONTROL DETAILS
13	CONSTRUCTION DETAILS
14-19	LIGHTING PLAN
20-26	CROSS SECTIONS

CITY OF HIGHLAND PARK

BRIERGATE CROSSING BUSINESS DISTRICT
RICHFIELD AVENUE IMPROVEMENTS

INDEX

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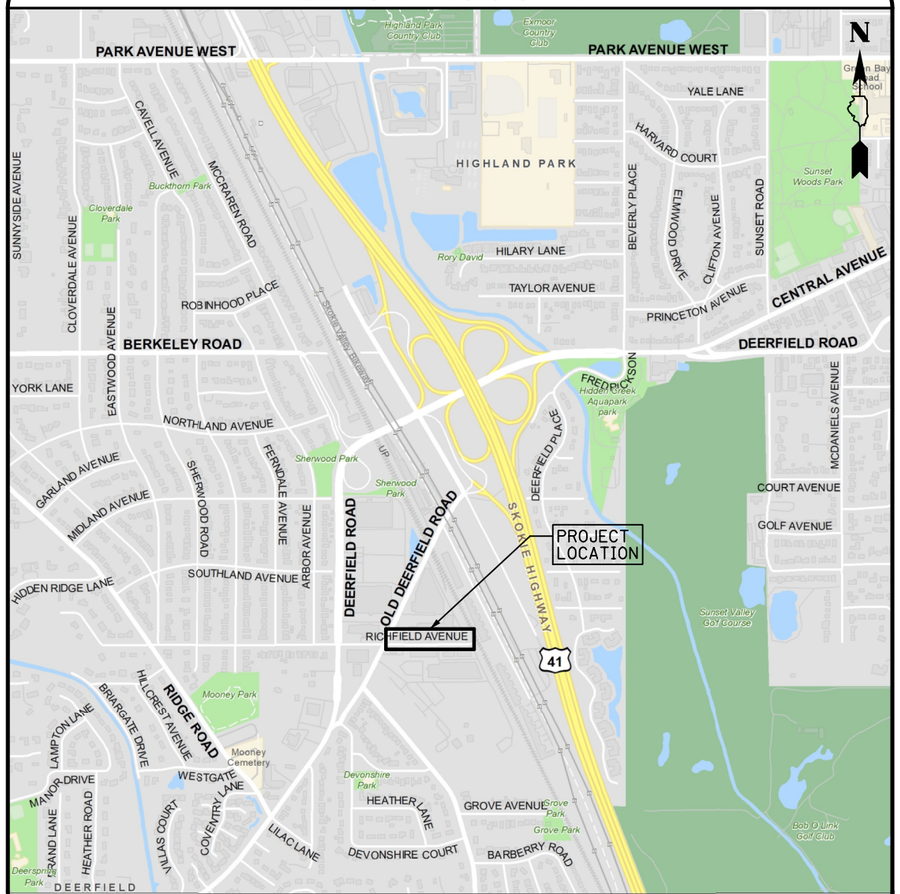
LOCATION / VICINITY MAP



APROVED BY:
CITY OF HIGHLAND PARK

ANNA STAWSKI, PE — DATE
CITY ENGINEER

BENCHMARK

SEE GENERAL NOTES AND BENCHMARKS

LOCATION

CALL JULIE 811
WITH THE FOLLOWING:
COUNTY LAKE
CITY-TOWNSHIP HIGHLAND PARK
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS

SITE SAFETY

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION/DIRECTION AND MEANS/METHODS OF CONSTRUCTION.

STEPHEN N. SUGG
062-044117
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

JUNE, 19, 2026

STEPHEN N. SUGG
ILLINOIS REGISTRATION No. 062-044117
EXPIRATION DATE: 11/30/27

CLIENT : CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PROFESSIONAL DESIGN FIRM NO. 184-001175
EXPIRATION DATE: APRIL 30, 2023

amissick
6/17/2026

FILE NAME: N:\HIGHLANDPARK\250127\Civil\CVR_250127.SHT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", ADOPTED JANUARY 1, 2022: THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", ADOPTED JANUARY 1, 2026: THE LATEST EDITION OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (IMUTCD), THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" (SSTCI), "THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" 2020 EIGHTH EDITION, THE "DETAILS" IN THE PLANS AND THE "SPECIAL PROVISIONS" INCLUDED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL LIMIT HIS/HER CONSTRUCTION ACTIVITIES TO THE WORK AREAS DESIGNATED ON THE PLANS. ANY DAMAGE TO AREAS OUTSIDE OF THESE LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE ENGINEER.

3. THE CONTRACTOR SHALL NOTIFY ROD KOVILIC, ENGINEERING INSPECTOR, CITY OF HIGHLAND PARK PUBLIC WORKS (847) 926-1138 AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK AND COORDINATE ALL CONSTRUCTION OPERATIONS WITH THE ENGINEER.

4. THE CONTRACTOR WILL BE REQUIRED TO RELOCATE OR REMOVE AND REPLACE SIGNS WHICH INTERFERE WITH CONSTRUCTION OPERATIONS, AND TO TEMPORARILY RESET ALL SUCH SIGNS DURING CONSTRUCTION OPERATIONS. THIS WORK WILL BE INCLUDED IN THE COST OF THE TRAFFIC CONTROL AND PROTECTION, (SPECIAL). IF EXISTING SIGNS ARE DAMAGED DURING THE REMOVAL AND REPLACEMENT PROCESS, THE SIGNS SHALL BE REPLACED AT THE CONTACTOR'S EXPENSE.

5. DURING THE CONSTRUCTION OPERATIONS WHEN ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF DITCHES, GUTTERS OR DRAINAGE STRUCTURES SO THE NATURAL FLOW OF WATER IS OBSTRUCTED, THE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF THE CONSTRUCTION OPERATIONS ALL DRAINAGE STRUCTURES SHALL BE FREE FROM ALL DIRT AND DEBRIS CAUSED BY THE CONSTRUCTION. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCLUDED IN THE COST OF THE PAY ITEM TRAFFIC CONTROL AND PROTECTION, (SPECIAL).

6. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES BEARING ON SAFETY OF PERSONS OR PROPERTY OR THEIR PROTECTION FROM DAMAGE, INJURY OR LOSS.

7. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ANY DEVELOPMENTS OR OTHER ROADWAY PROJECTS WITHIN THE AREA THAT ARE UNDER CONSTRUCTION AT THE SAME TIME.

8. A QUANTITY OF POROUS GRANULAR EMBANKMENT HAS BEEN PROVIDED FOR USE AT LOCATIONS OF UNSUITABLE OR UNSTABLE SOIL. THE NEED FOR REMOVAL AND REPLACEMENT WITH POROUS GRANULAR EMBANKMENT WILL BE DETERMINED IN THE FIELD AT THE TIME OF CONSTRUCTION BY THE ENGINEER. IF UNSUITABLE OR UNSTABLE MATERIAL IS NOT ENCOUNTERED, THEN THE QUANTITY SHALL BE DEDUCTED AND NO ADDITIONAL COMPENSATION WILL BE DUE TO THE CONTRACTOR.

9. WHEN REMOVING PAVEMENT AND/OR OTHER STRUCTURES, THE USE OF ANY TYPE OF CONCRETE BREAKERS, WHICH MIGHT DAMAGE UNDERGROUND PUBLIC OR PRIVATE UTILITIES, WILL NOT BE PERMITTED. UNDER NO CIRCUMSTANCES WILL THE USE OF A FROST BALL BE PERMITTED. THE CONTRACTOR IS PROHIBITED FROM BREAKING UP CONCRETE BY DROPPING IT ON THE PAVEMENT OR IN ANY OTHER MANNER, WHICH IN THE OPINION OF THE ENGINEER MAY DAMAGE EXISTING OR PROPOSED PAVEMENTS OR OTHER ROADWAY APPURTENANCES.

10. THE CONTRACTOR WILL NOT BE ALLOWED TO STORE MATERIALS ON HIGHLAND PARK RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO EMERGENCY VEHICLES AT ALL TIMES.

12. **UTILITIES**

(A) ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWERS, WATER MAINS AND THEIR RESPECTIVE SERVICE LINES, SHOWN ON THE PLANS ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE RESPECTIVE UTILITY COMPANIES FIELD LOCATE ALL UTILITIES AS NECESSARY, PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. AT (800) 892-0123, (OR 811) AND ALL PUBLIC AND PRIVATE UTILITIES BEFORE STARTING CONSTRUCTION (72 HOUR NOTICE IS REQUIRED).

(B) THE CONTRACTOR SHALL TEMPORARILY BRACE/SUPPORT EXISTING UTILITIES DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE ITEM BEING CONSTRUCTED.

(C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER. THIS WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

(D) COMED WIRES ARE NOT INSULATED AND EXTRA CAUTION AND VIGILANCE MUST BE ADHERED TO WHEN WORKING AROUND THEM. CONTRACTORS SHOULD ALWAYS USE CAUTION IN OPERATING CRANES AND OR OTHER EQUIPMENT NEAR OVERHEAD ELECTRICAL FACILITIES. THE OCCUPATIONAL HEALTH AND SAFETY ORGANIZATION (OSHA) RULES REQUIRE THAT WORKERS AND EQUIPMENT SHALL NOT APPROACH WITHIN TEN (10) FEET AWAY OF OVERHEAD ELECTRICAL EQUIPMENT WITHOUT APPROPRIATE SUPPLEMENTAL PROTECTION. PLEASE BE CERTAIN THAT ALL WORKERS ON THIS PROJECT HAVE BEEN FULLY TRAINED AND CONFORM TO OSHA RULES AND OTHER APPLICABLE GUIDELINES REGARDING WORKING SAFELY AROUND ELECTRICAL POWER LINES.

(E) UTILITY CONTACTS

AT&T DISTRIBUTION
JAMEL MCGINNIS
AT&T (DISTRIBUTION)
1000 COMMERCE DR., FLOOR 1
OAK BROOK, ILLINOIS 60523
(630) 573-5450
EMAIL: G11629@ATT.COM
EMAIL 2: JM548W@ATT.COM

AT&T TRANSMISSION LONG DISTANCE
VANESSA ROSS
AT&T (TRANSMISSION LONG DISTANCE)
(217) 381-4284
EMAIL: VF2021@ATT.COM

AT&T LNS (TCG) TELEPORT COMMUNICATIONS
TIM LAPOINTE
AT&T LNS (TCG) TELEPORT COMMUNICATIONS
BUS: (713) 830-7437
EMAIL: TL0695@ATT.COM

CENTURY LINK
BEN PACOCHA
CENTURY LINK (AKA- LUMEN) (FKA QWEST, LEVEL 3)
1305 E. ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL 60005
BUS: (877) 253-8353
EMAIL: BEN.PACOCHA@LUMEN.COM
EMAIL 2: RELOCATIONS@LUMEN.COM
EMAIL 3: RELOCATIONS@BRIGHTSPEED.COM

COMCAST
MARTHA GIERAS
COMCAST
688 INDUSTRIAL DRIVE
ELMHURST, ILLINOIS 60126
(224) 229-5862
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COMED
LISA ARGAST
COMED ELECTRONIC-PLAN-SUBMITTAL
BUS: (630) 576-7094
LISA.MAVITY@COMED.COM

GS4 ADESTA
ANDREW TATE
GS4 ADESTA
565 WILLOWBROOK CENTRE PARKWAY
WILLOWBROOK, ILLINOIS 60527
BUS: (331) 264-3123
EMAIL: ANDREW.TATE@AUS.COM

LAKE COUNTY DIVISION OF TRANSPORTATION
SHANE SCHNEIDER
DIRECTOR
LAKE COUNTY DIVISION OF TRANSPORTATION
600 W. WINCHESTER ROAD
LIBERTYVILLE, ILLINOIS 60048
BUS: (847) 377-7400
EMAIL: DOT@LAKECOUNTYIL.GOV

MCI- VERIZON BUSINESS
INVESTIGATIONS-TEAM
MCI-VERIZON BUSINESS
EMAIL: INVESTIGATIONS@VERIZON.COM

NORTH SHORE GAS COMPANY
JAY HAMMER
NORTH SHORE GAS
3001 GRAND AVENUE
WAUKEGAN, ILLINOIS 60085
BUS: (847) 263-4678
EMAIL: UTILITYMAPREQUEST@NORTHSHOREGASDELIVERY.COM
EMAIL 2: JAY.HAMMER@NORTHSHOREGASDELIVERY.COM
EMAIL 3: NSG-ENGINEERING-DESIGN@NORTHSHOREGASDELIVERY.COM

NORTH SHORE WATER RECLAMATION DISTRICT
BILL STOLTZ
NORTH SHORE WATER RECLAMATION DISTRICT
WILLIAM KOEPSEL DRIVE, P.O. BOX 750
GURNEE, ILLINOIS 60031
BUS: (847) 623-6060
BUS 2: (847) 309-8058
EMAIL: BISTOLTZ@NORTHSHOREWRD.ORG

SPRINT-T MOBILE
STEVEN T. HUGHES
SPRINT-T MOBILE
11370 ENTERPRISE PARK DR.
SHARONVILLE, OHIO 45241
BUS: (513) 459-5796
MOBILE: (814) 553-2300
EMAIL: STEVEN.HUGHES1@T-MOBILE.COM

TDS METROCOM
MATT SCHULTE
TDS METROCOM
16924 W. VICTOR ROAD
NEW BERLIN, WINSCONSIN 53151
BUS: (262) 754-3063
EMAIL: MATT.SCHULTE@TDSTELECOM.COM

ELEVATION BENCHMARKS
DATUM: NAVD '88 (GPS OBSERVED)

NO.	DESCRIPTION	ELEV.
OSBM 01	MINI RAILROAD SPIKES IN WEST FACE OF UTILITY POLE W/ LIGHT OPPOSITE OF BUILDING #1316 OLD SKOKIE RD.	640.75
OSBM 02	RAILROAD SPIKE IN WEST FACE OF UTILITY POLE ON SE CORNER OF OLD SKOKIE RD. & OLD DEERFIELD RD.	639.35
OSBM 03	SQUARE CUT ON SOUTHWEST CORNER OF WINGWALL OPPOSITE BUILDING #1500 OLD SKOKIE RD.	642.36
OSBM 04	MINI RAILROAD SPIKE IN EASTERLY FACE OF UTILITY POLE AT SW CORNER OF RICHFIELD AV. & OLD DEERFIELD RD.	654.75

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Civil\NOT_250127.SHT

DSGN.	SNS
DWN.	TM
CHKD.	SNS
SCALE:	1" = 2'
PLOT DATE:	6/17/2026
CAD USER:	amisslok
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
GENERAL NOTES AND BENCHMARKS

PROJ. NO. 250127
DATE: 6/17/2026
SHEET 2 OF 26
DRAWING NO.
NOT–1

SUMMARY OF QUANTITIES

	CODE NUMBER	ITEM	UNIT	TOTAL QUANTITY
	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	15
	20200100	EARTH EXCAVATION	CU YD	408
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	56
	20700220	POROUS GRANULAR EMBANKMENT	CU YD	50
	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1647
	28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	2
	28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	88
	31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	521
	35102000	AGGREGATE BASE COURSE, TYPE B 8"	SQ YD	1848
	40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	279
	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	690
	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	187
	42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	2230
	44000100	PAVEMENT REMOVAL	SQ YD	1875
	44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	125
	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	34
	44000600	SIDEWALK REMOVAL	SQ FT	1790
	550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	309
	550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	127
	55100200	STORM SEWER REMOVAL 6"	FOOT	107
	55100300	STORM SEWER REMOVAL 8"	FOOT	176
*	56103000	DUCTILE IRON WATER MAIN 6"	FOOT	16
*	56103100	DUCTILE IRON WATER MAIN 8"	FOOT	235
*	56400300	FIRE HYDRANTS TO BE ADJUSTED	EACH	1
*	56400825	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EACH	1
	60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	5
	60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3
	60223800	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1
	60234200	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	2
	60265700	VALVE VAULTS TO BE ADJUSTED	EACH	4
	60500050	REMOVING CATCH BASINS	EACH	3
	60600605	CONCRETE CURB, TYPE B	FOOT	6
	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	635
	80400100	ELECTRIC SERVICE INSTALLATION	EACH	1
*	80400200	ELECTRIC UTILITY SERVICE CONNECTION	L SUM	1
	81028200	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	FOOT	30
	81028210	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2 1/2" DIA.	FOOT	105
	81028730	UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 1 1/4" DIA.	FOOT	945
	81400730	HANDHOLE, COMPOSITE CONCRETE	EACH	3
	81702120	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 8	FOOT	3020
	81702150	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 2	FOOT	105
	82110006	LUMINAIRE, LED, ROADWAY, OUTPUT DESIGNATION F	EACH	2
	82500335	LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240VOLT, 100AMP	EACH	1
	83007300	LIGHT POLE, ALUMINUM, 35 FT. M.H., 8 FT. MAST ARM	EACH	2

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CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\CIVIL\S00_01_250127.SHT

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DWN.	TM
CHKD.	SNS
SCALE:	1" = 0'
PLOT DATE:	6/18/2026
CAD USER:	amlsslck
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
SUMMARY OF QUANTITIES

PROJ. NO. 250127
DATE: 6/18/2026
SHEET 3 OF 26
DRAWING NO.
S00-1

SUMMARY OF QUANTITIES

	CODE NUMBER	ITEM	UNIT	TOTAL QUANTITY
	83600200	LIGHT POLE FOUNDATION, 24" DIAMETER	FOOT	23
	83800105	BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE	EACH	2
*	X0301339	REMOVE EXISTING PARKING BLOCKS	EACH	1
*	X1700066	POTHOLING	EACH	8
*	X4420201	PAVEMENT PATCHING (SPECIAL)	SQ YD	76
*	X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	6
*	X6060505	CONCRETE CURB (SPECIAL)	FOOT	723
*	Z0013798	CONSTRUCTION LAYOUT	L SUM	1
*	Z0056608	STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH	FOOT	75
*	Z0056610	STORM SEWER (WATER MAIN REQUIREMENTS) 15 INCH	FOOT	136
*	Z0056612	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	203
*	HP-002	PRE-CONSTRUCTION VIDEO RECORDING	LSUM	1
*	HP-028	CONNECTION TO EXISTING STRUCTURE	EACH	1
*	HP-105-01	AS-BUILT DRAWINGS	LSUM	1
*	HP-105-02	AS-BUILT GIS FILE	LSUM	1
*	HP-208-02	TRENCH BACKFILL (SPECIAL)	CU YD	230
*	HP-213-01	EXPLORATORY HOLE EXCAVATION	EACH	3
*	HP-250-01	SEEDING, CLASS 1 (SPECIAL)	SQ YD	100
*	HP-251-01	EROSION CONTROL BLANKET (SPECIAL)	SQ YD	100
*	HP-280-01	DRAINAGE STRUCTURE INLET FILTER	EACH	7
*	HP-280-02	INLET FILTER CLEANING	EACH	7
*	HP-280-03	SILT FENCE	FOOT	153

SUMMARY OF QUANTITIES

	CODE NUMBER	ITEM	UNIT	TOTAL QUANTITY
*	HP-550-04	STORM SEWER CONNECTION (WYE-FITTING)	EACH	2
*	HP-561-05	WATER MAIN CONNECTION (NON-PRESSURE)	EACH	1
*	HP-562-01	SADDLE TAP, 1"	EACH	2
*	HP-562-02	WATER SERVICE LINE, COPPER REPLACEMENT	FOOT	50
*	HP-564-01	FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX	EACH	1
*	HP-564-02	FIRE HYDRANT REMOVED	EACH	1
*	HP-602-01	"DOGHOUSE" MANHOLE, 6' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1
*	HP-701-01	CHANGEABLE MESSAGE SIGN - CITY OF HIGHLAND PARK	CAL DA	30
*	HP-701-02	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	LSUM	1

* INDIDCATES SPECIAL PROVISION

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NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\CIVIL\SOQ_02_250127.SHT

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CHKD.	SNS
SCALE:	1" = 0'
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CAD USER:	amlesick
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
SUMMARY OF QUANTITIES

PROJ. NO.	250127
DATE:	6/18/2026
SHEET	4 OF 26
DRAWING NO.	SOQ-2

EARTHWORK SCHEDULE

STATION			20200100 EARTH EXCAVATION (CU YD)	EARTH EXCAVATION VOLUME USED (15% SHRINKAGE) (CU YD)	EMBANKMENT (CU YD)	EARTHWORK BALANCE WASTE (+) OR SHORTAGE (-) (CU YD)
52+00	TO	52+50	27.1	23.0	6.3	16.7
52+50	TO	53+00	30.8	26.2	3.4	22.8
53+00	TO	53+50	3.8	3.2	0.1	3.1
53+06	TO	53+63	29.3	24.9	1.1	23.8
53+50	TO	54+00	8.5	7.2	0.5	6.7
53+63	TO	54+50	21.3	18.1	1.6	16.5
54+00	TO	54+90	24.8	21.1	2.3	18.8
54+50	TO	55+00	19.0	16.2	1.8	14.4
54+90	TO	55+50	4.7	4.0	0.5	3.6
55+00	TO	56+00	23.8	20.2	2.3	18.0
55+50	TO	56+24	30.2	25.7	2.3	23.4
56+00	TO	56+50	14.7	12.5	1.1	11.5
56+24	TO	57+00	15.4	13.1	1.2	11.9
56+50	TO	57+50	33.5	28.4	2.3	26.2
57+00	TO	57+82	43.9	37.3	2.3	35.0
57+50	TO	58+00	31.7	26.9	1.5	25.4
57+82	TO	58+08	14.2	12.0	0.4	11.6
58+00	TO	58+50	5.5	4.7	0.0	4.7
58+08	TO	00+00	25.4	21.6	0.0	21.6
BLUEGRASS ALLEY TOTAL			**408**	**346**	**31**	**316**

SUMMARY	
20200100	20400800
EARTH EXCAVATION	FURNISHED EXCAVATION
(CU YD)	(CU YD)
408	0

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NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Civil\EWS_01_250127.SHT

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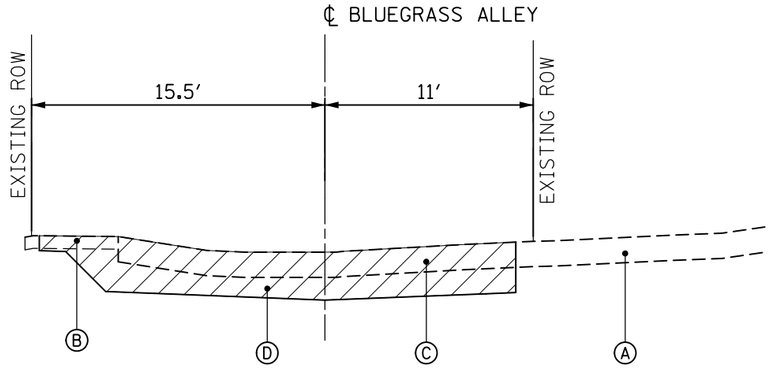
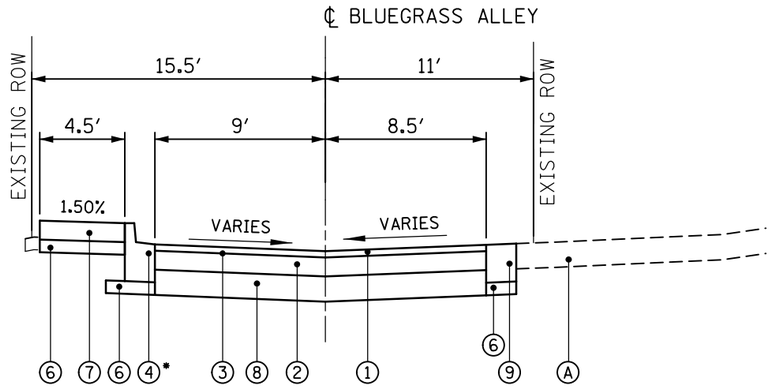
TITLE:
RICHFIELD AVENUE IMPROVEMENTS
EARTHWORK SCHEDULE

PROJ. NO. 250127
DATE: 6/17/2026
SHEET 5 OF 26
DRAWING NO.
EWS–1



EXISTING TYPICAL SECTION

BLUEGRASS ALLEY
STA. 51+73.43 - STA. 58+95.06



PROPOSED TYPICAL SECTION

BLUEGRASS ALLEY
STA. 53+72.18 - STA. 58+95.06

* REVERSE PITCH GUTTER

HOT-MIX ASPHALT MIXTURE REQUIREMENTS		
MIXTURE TYPE	AIR VOIDS @NDES	QMP
RICHFIELD AVENUE RECONSTRUCTION		
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50; 2"	**4% @ 50 GYR**	**LR 1030 - 2**
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50; 6"	**4% @ 50 GYR**	**LR 1030 - 2**
RICHFIELD AVENUE RESURFACING		
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50; 2"	**4% @ 50 GYR**	**LR 1030 - 2**
PAVEMENT PATCHING (SPECIAL)		
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50; 4"	**4% @ 50 GYR**	**LR 1030 - 2**

THE UNIT WEIGHT USED TO CALCULATE ALL HOT-MIX ASPHALT SURFACE MIXTURES IS 112 LBS/SQYD/IN.

THE "AC TYPE" FOR NON-POLYMERIZED HMA MIXES SHALL BE "PG-64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS FOR "RECYCLED MATERIALS", SEE SPECIAL PROVISIONS.

QC/QA PER LOCAL ROADS SPECIFICATION LR 1030 - 2

LOCATION AND CORE DETAILS					
STATION OF BORING	BORING NUMBER	ASPHALT TOTAL THICKNESS (IN)	CONCRETE TOTAL THICKNESS (IN)	BASE STONE TOTAL THICKNESS (IN)	TOTAL THICKNESS (IN)
52+32	7	2	7	6	15
55+85	8	7	0	6	13
58+45	9	8	0	4	12

LEGEND

- REMOVAL ITEMS
- Ⓐ EXISTING PAVEMENT
- Ⓑ EXISTING SIDEWALK/GRAVEL SHOULDER
- Ⓒ PAVEMENT REMOVAL
- Ⓓ EARTH EXCAVATION
- ① HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50; 2" (40604060)
- ② HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50; 6" (40603080)
- ③ BITUMINOUS MATERIALS (TACK COAT) (40600290)
- * ④ COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12 (60603800)
- ⑤ SEEDING, CLASS 1 (SPECIAL) (HP-250-1)
- ⑥ SUBBASE GRANULAR MATERIAL, TYPE B 4" (31101200)
- ⑦ PORTLAND CEMENT CONCRETE SIDEWALK, 6" (42400300)
- ⑧ AGGREGATE BASE COURSE, TYPE B 8" (35102000)
- ⑨ CONCRETE CURB (SPECIAL) (X6060505) SEE DETAIL ABOVE)

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HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	N:\HIGHLANDPARK\250127\CIVIL\TYP_250127.SHT		

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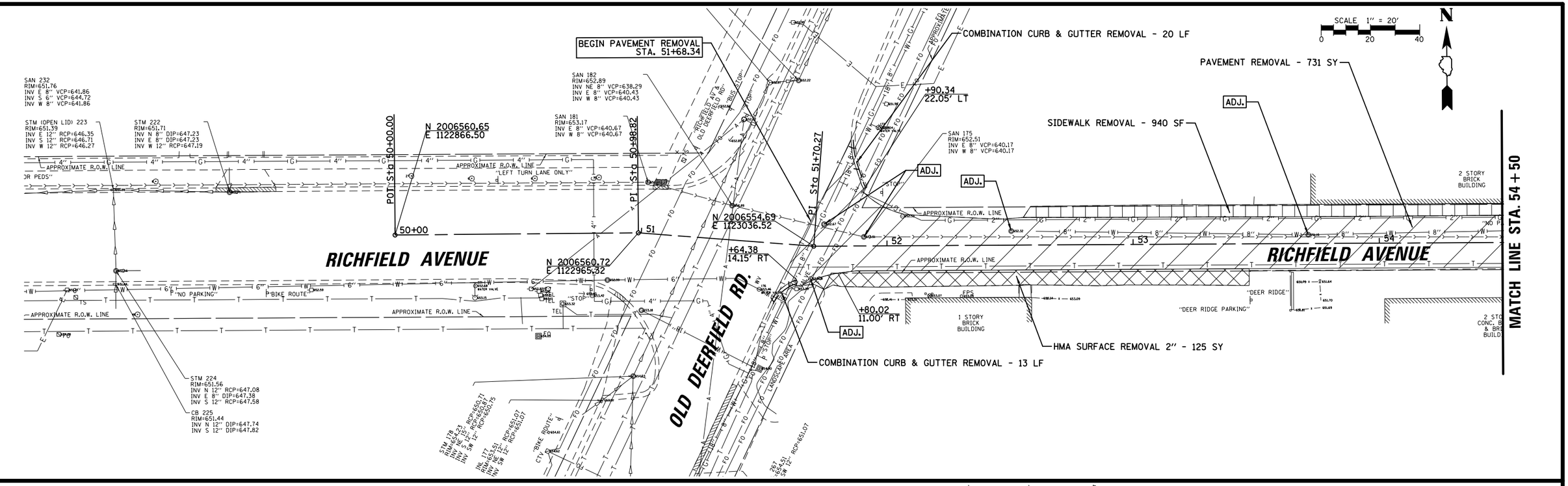
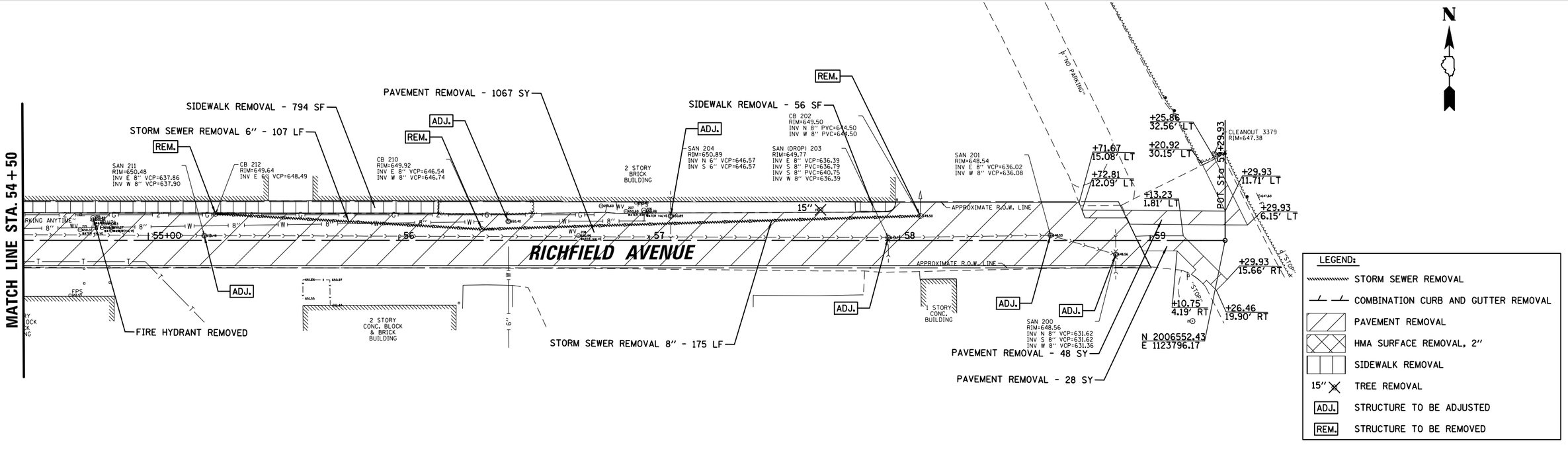
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
TYPICAL SECTIONS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	6 OF 26
DRAWING NO.	**TYP-1**





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HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

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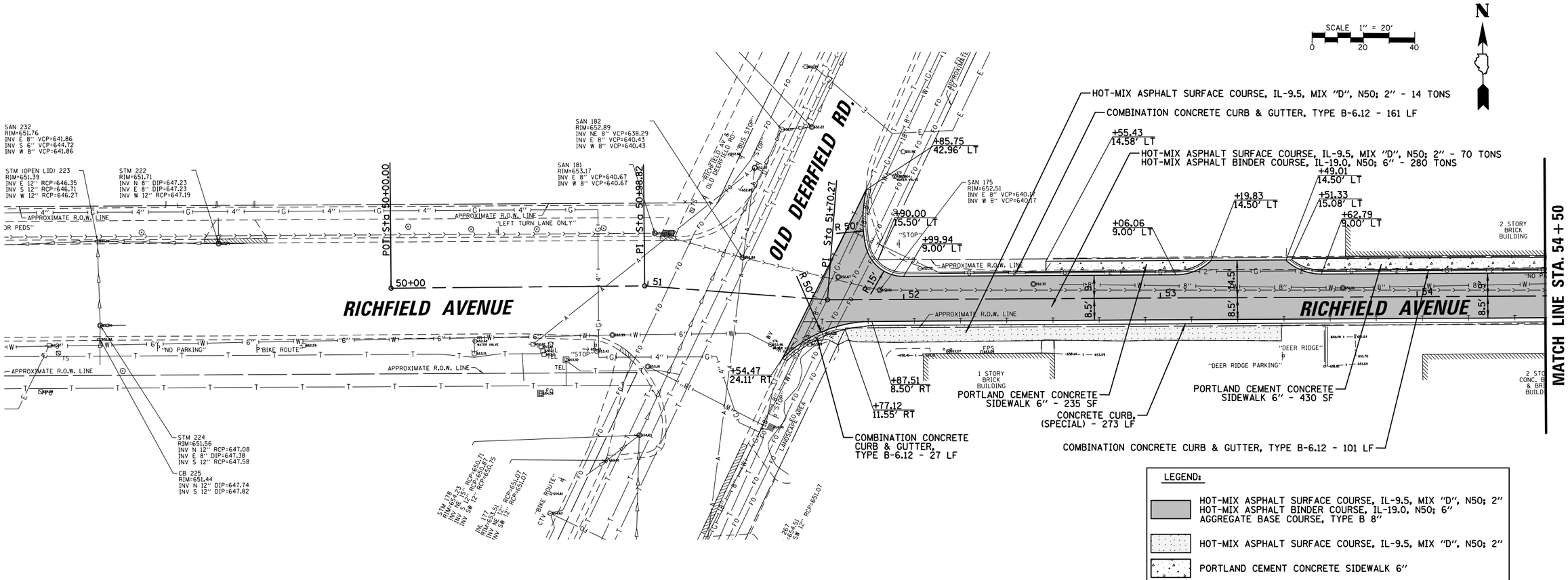
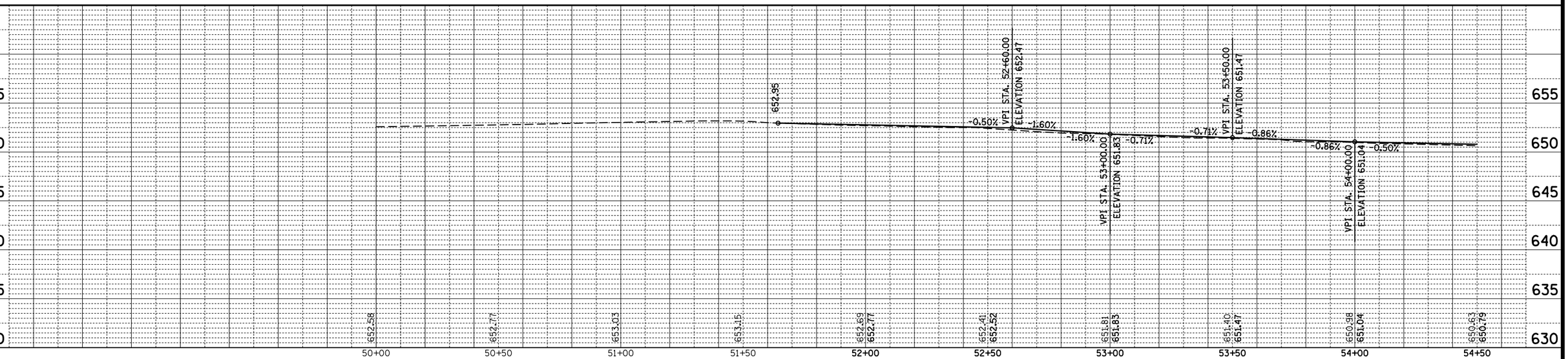
CAD USER:	amisslak
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS EXISTING CONDITIONS AND REMOVAL PLAN

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	7 OF 26
DRAWING NO.	REM–1





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NO.	DATE	NATURE OF REVISION	CHKD.

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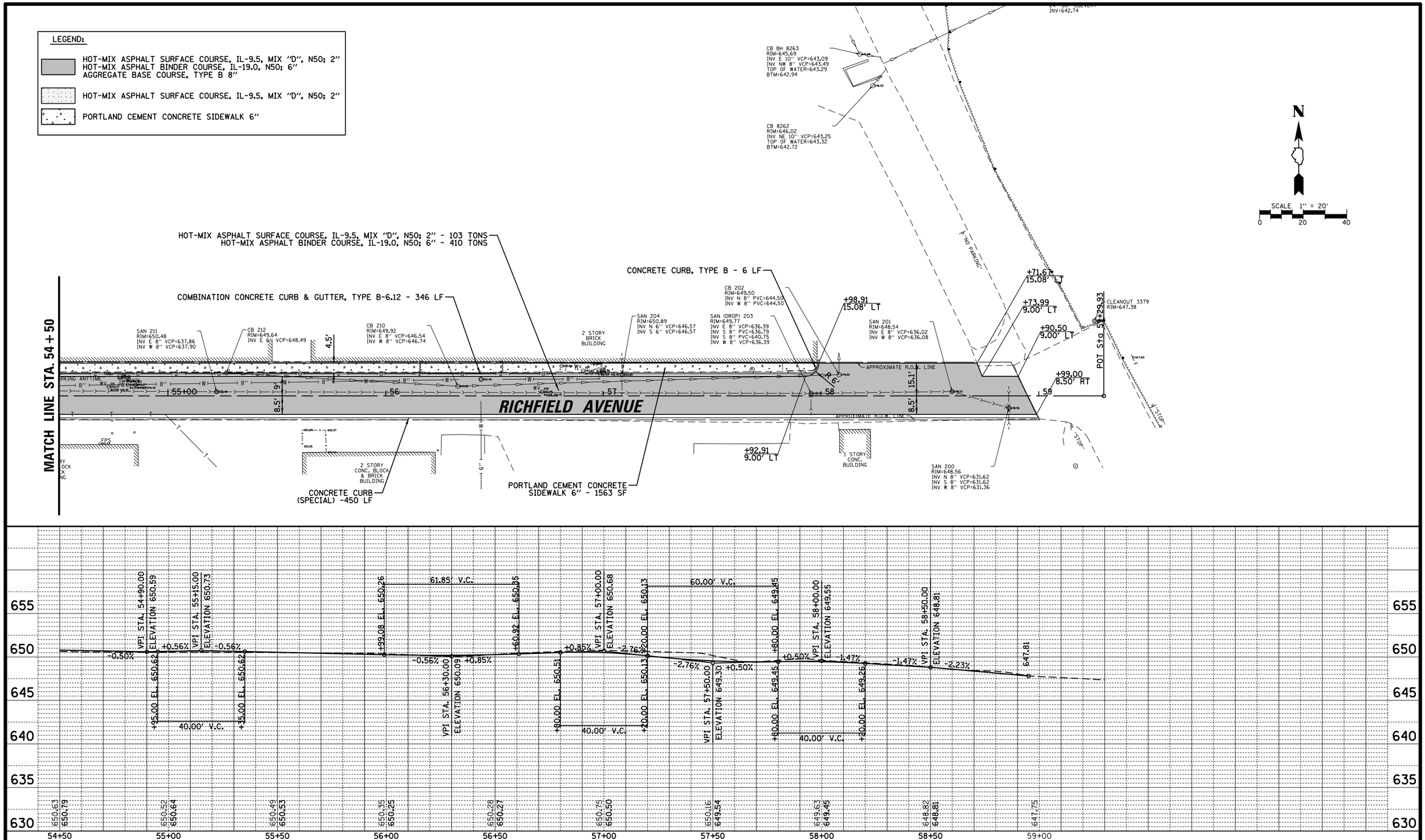
TITLE:
RICHFIELD AVENUE IMPROVEMENTS
PROPOSED ROADWAY PLAN AND PROFILE

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	8 OF 26
DRAWING NO.	RPP-1



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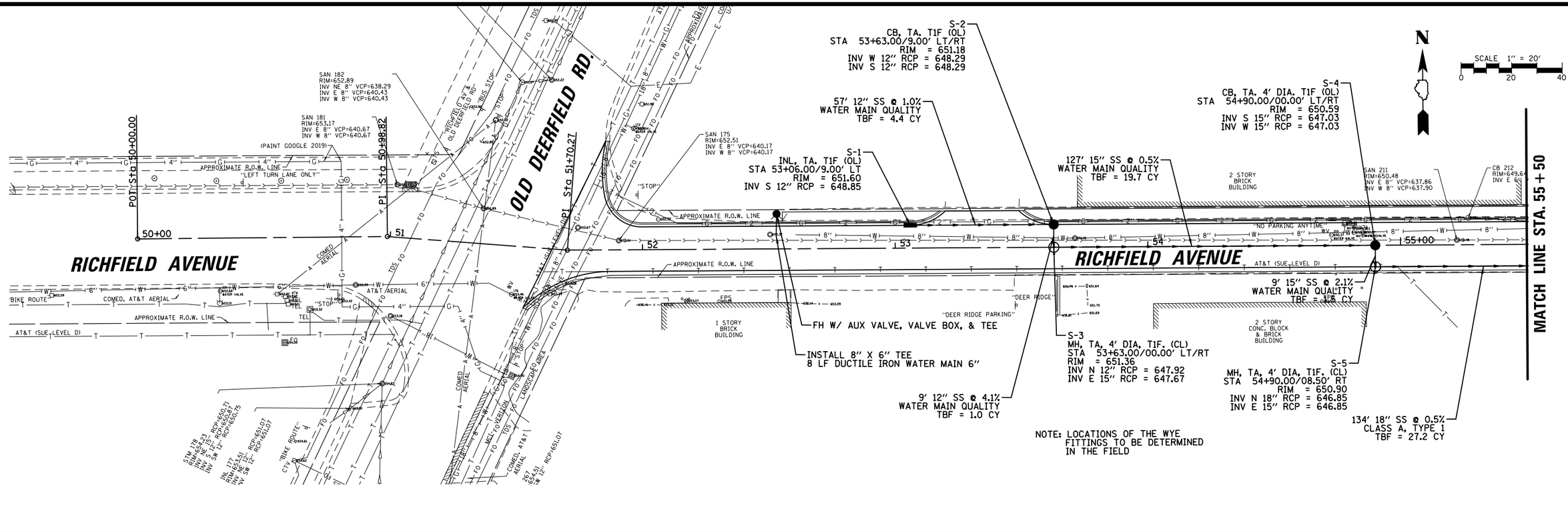
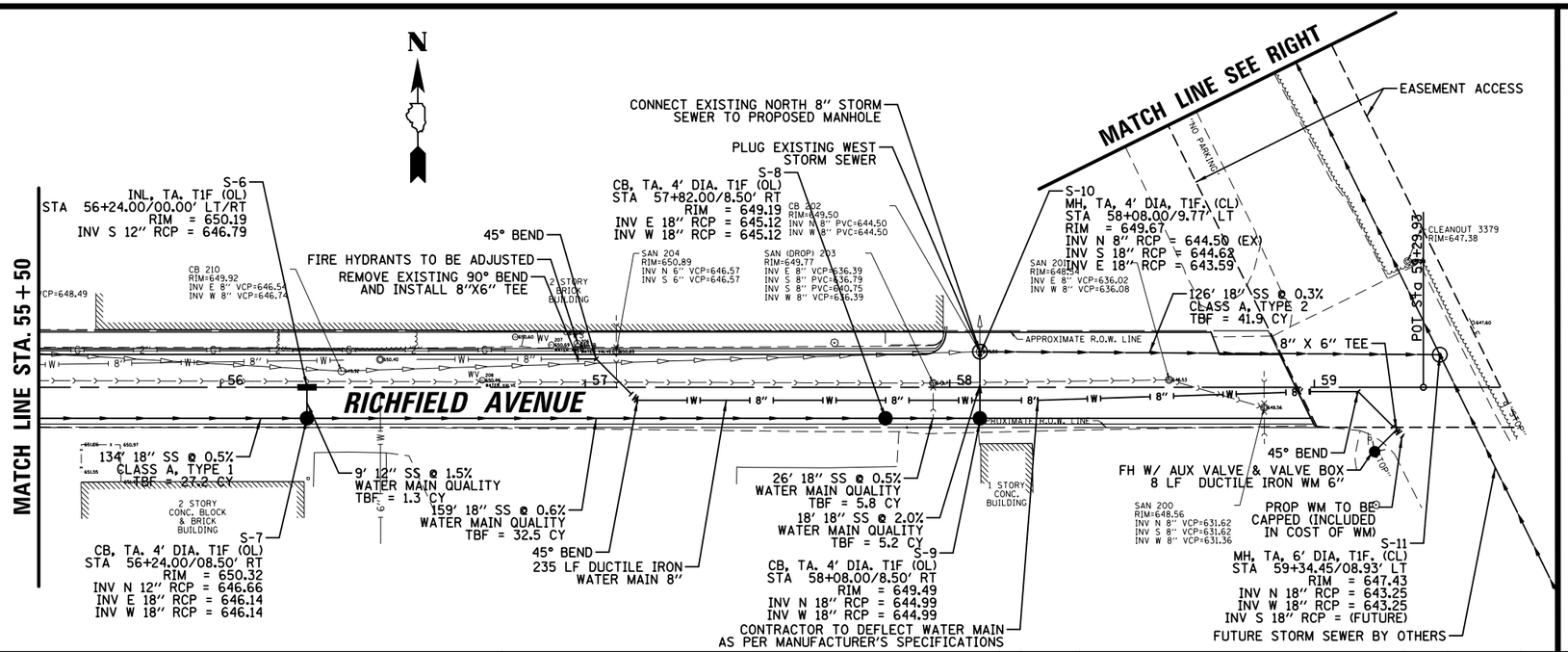
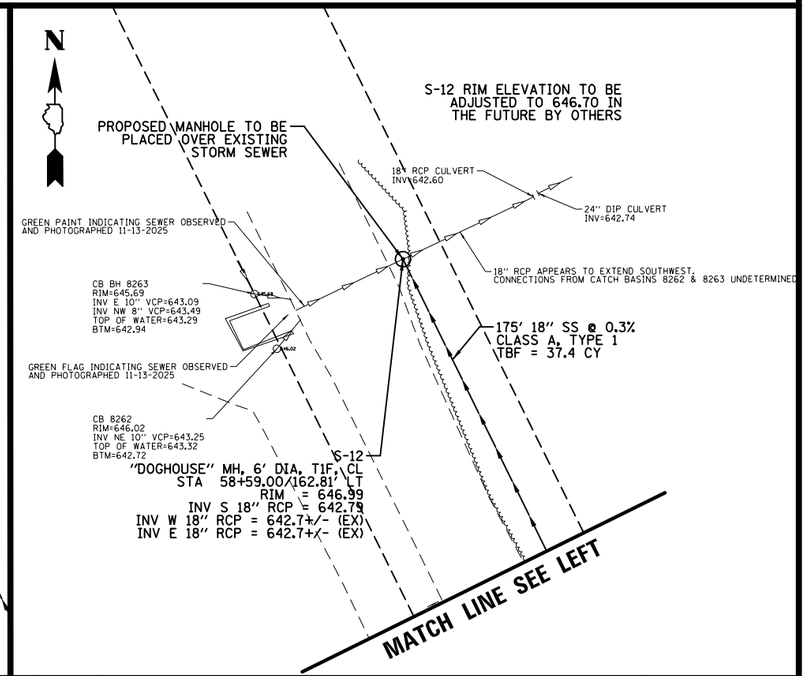
TITLE:
RICHFIELD AVENUE IMPROVEMENTS PROPOSED ROADWAY PLAN AND PROFILE

PROJ. NO. 250127
DATE: 6/17/2026
SHEET 9 OF 26
DRAWING NO.
RPP-2







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NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\CIVIL\UTIL_250127.SHT

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CAD USER:	amlsslck
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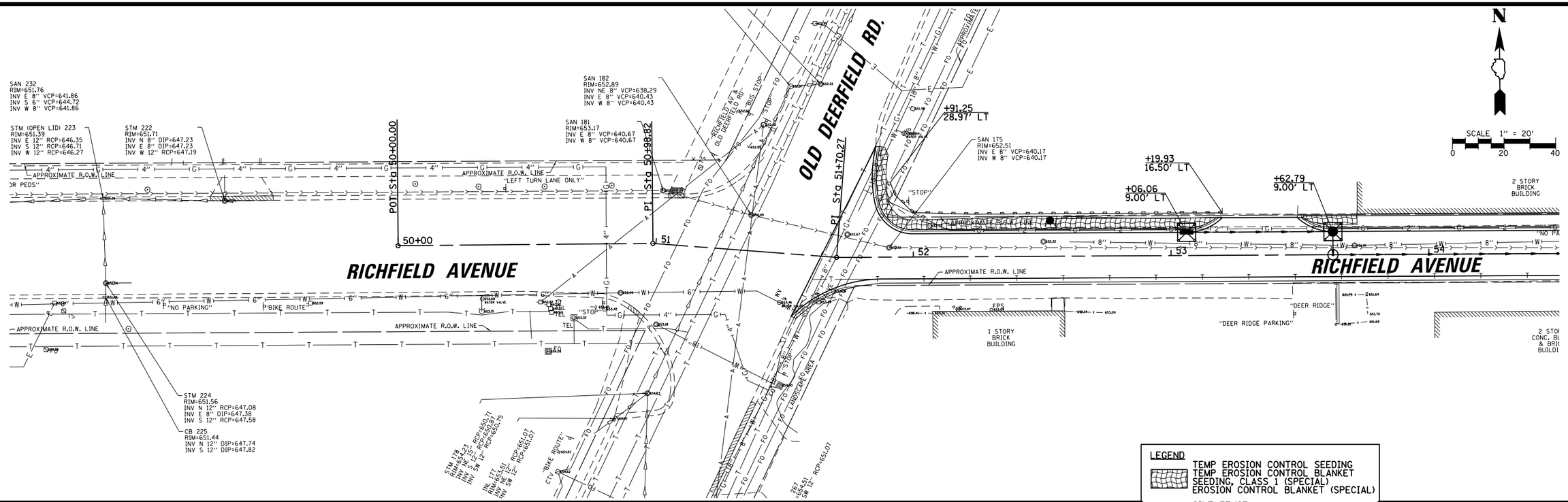
TITLE:
RICHFIELD AVENUE IMPROVEMENTS
UTILITY PLAN

PROJ. NO. 250127
DATE: 6/17/2026
SHEET 10 OF 26
DRAWING NO. UTL–1



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NO.	DATE	NATURE OF REVISION	CHKD.
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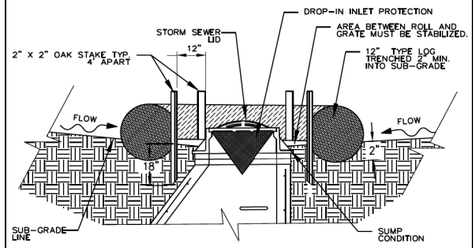
PLOT DATE:	6/17/2026
CAD USER:	amisslok
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
SOIL EROSION AND SEDIMENT CONTROL PLANS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	11 OF 26
DRAWING NO.	ECP-1

INLET PROTECTION
LOG TYPE

NOT TO SCALE

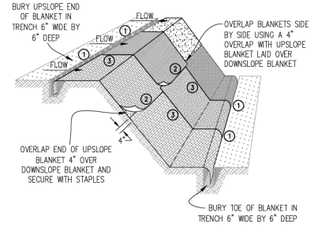


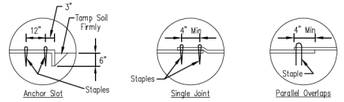
SECTION

NOTES:
1. 2" x 2" nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
2. Area inside the log, from edge of fabric to structure, must be stabilized with erosion control blanket. Turf Reinforcement Mat, Geotextile 592 Table 2 Class 2 or CA-7 stone.
3. The maximum distance between the stakes should be 4 feet.
4. A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the log.

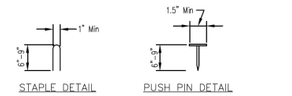
REFERENCE		STANDARD DWG. NO.
Project		IUM-562
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 11-30-2015
Approved ____ Date ____		

INLET FILTER





DETAIL 1 DETAIL 2 DETAIL 3

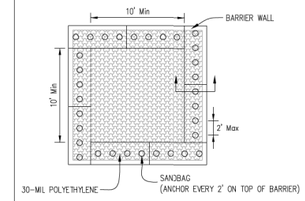


NOTES:

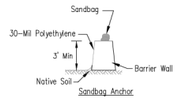
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

1" = 1'-0"	Highland Park, Illinois	EROSION CONTROL BLANKET INSTALLATION DETAILS	Designed ____ Date ____
0.5" = 1'-0"	Public Works Dept.		Drawn R. JOHNSON 11/08
			Checked ____
			Approved ____

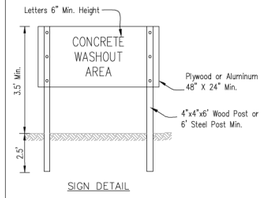
EROSION CONTROL BLANKET



PLAN VIEW



BARRIER WALL ANCHOR SECTION



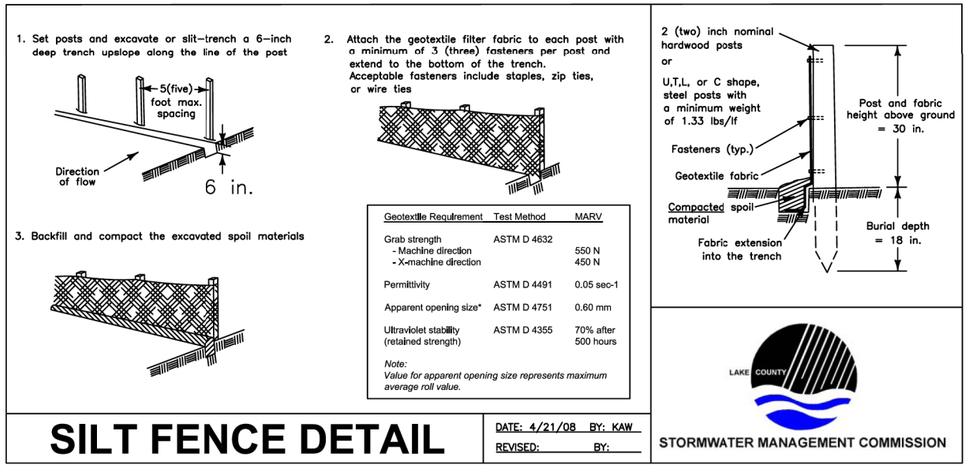
SIGN DETAIL

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

1" = 1'-0"	Highland Park, Illinois	TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL	Designed ____ Date ____
0.5" = 1'-0"	Public Works Dept.		Drawn R. JOHNSON 6/08
			Checked ____
			Approved ____

WASHOUT BASIN



SILT FENCE DETAIL

DATE: 4/21/08 BY: KAW
REVISED: BY:

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

PERIMETER EROSION BARRIER

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

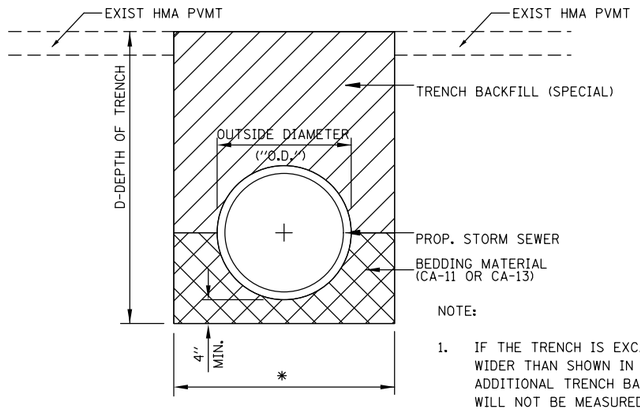
NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\CIVIL\ECP_DET_250127.SHT

DSGN.	SNS
DWN.	TM
CHKD.	SNS
SCALE:	1" = 2'
PLOT DATE:	6/17/2026
CAD USER:	amlsslak
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	12 OF 26
DRAWING NO.	ECPDET-1



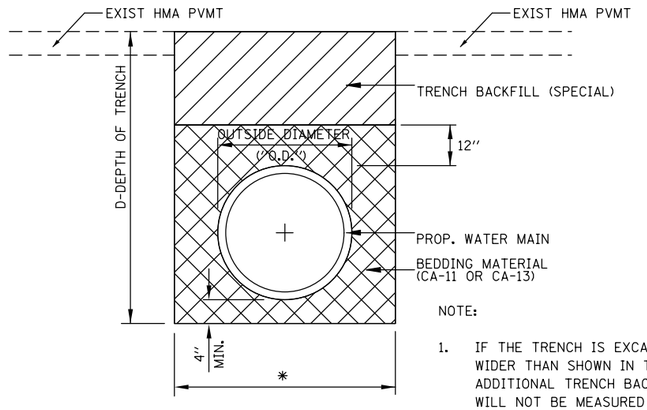
* TRENCH BACKFILL, PAY LIMIT
MAX. WIDTH = 9"+O.D.+9" WHEN D ≤ 5 FT.
MAX. WIDTH = 18"+O.D.+18" WHEN D > 5 FT.

NOTE:

1. IF THE TRENCH IS EXCAVATED WIDER THAN SHOWN IN THIS DETAIL, ADDITIONAL TRENCH BACKFILL WILL NOT BE MEASURED FOR PAYMENT
2. PLACE TRENCH BACKFILL TO TOP OF TRENCH (EXCEPT AT LOCATIONS WHERE TEMPORARY PATCHING WILL BE UTILIZED).

TRENCH BACKFILL DETAIL FOR STORM SEWER

(SEE PAVEMENT PATCHING (SPECIAL) DETAIL FOR PATCHING OUTSIDE OF PAVEMENT RECONSTRUCTION LIMITS)



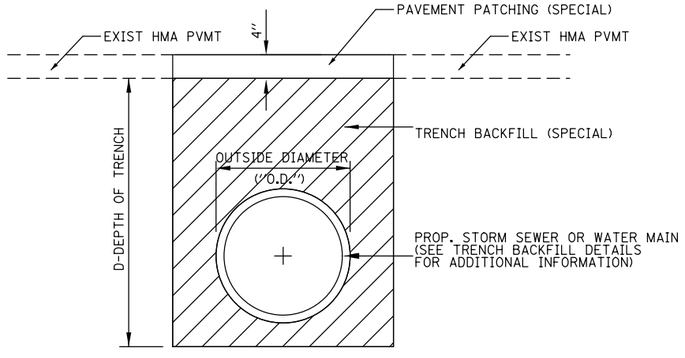
* TRENCH BACKFILL, PAY LIMIT
MAX. WIDTH = 9"+O.D.+9" WHEN D ≤ 5 FT.
MAX. WIDTH = 18"+O.D.+18" WHEN D > 5 FT.

NOTE:

1. IF THE TRENCH IS EXCAVATED WIDER THAN SHOWN IN THIS DETAIL, ADDITIONAL TRENCH BACKFILL WILL NOT BE MEASURED FOR PAYMENT
2. PLACE TRENCH BACKFILL TO TOP OF TRENCH (EXCEPT AT LOCATIONS WHERE PATCHING WILL BE UTILIZED).

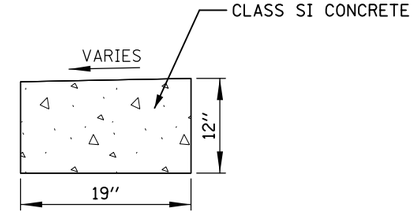
TRENCH BACKFILL DETAIL FOR WATER MAIN AND WMQ STORM SEWER

(SEE PAVEMENT PATCHING (SPECIAL) DETAIL FOR PATCHING OUTSIDE OF PAVEMENT RECONSTRUCTION LIMITS)



PAVEMENT PATCHING (SPECIAL) DETAIL

(AT LOCATIONS WHERE PROPOSED STORM SEWER AND WATER MAIN WILL BE CONSTRUCTED OUTSIDE OF THE LIMITS OF PAVEMENT RECONSTRUCTION)



CONCRETE CURB (SPECIAL) DETAIL

N.T.S

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Civil\DET_01_250127.SHT

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DWN.	TM
CHKD.	SNS
SCALE:	1" = 40'
PLOT DATE:	6/17/2026
CAD USER:	amisiak
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS CONSTRUCTION DETAILS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	13 OF 26
DRAWING NO.	DET–1

LIGHTING GENERAL NOTES

1. THE EXACT LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE THE INSTALLATION OF ANY EQUIPMENT. FOR THE LOCATIONS OF THE UTILITIES, CALL JULIE AT (800) 892-0123.
2. BEFORE INSTALLING LIGHT STANDARDS NEAR OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES SHALL CALL COM ED FOR LOCATION APPROVAL AND MINIMUM CLEARANCE REQUIREMENTS.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION/ DIRECTION AND MEANS/METHODS OF CONSTRUCTION.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS PREPARED BY IDOT.
   B. "THE NATIONAL ELECTRICAL CODE".
   C. MUNICIPAL CODES & STANDARDS.
5. NO MATERIALS SHALL BE DELIVERED TO THE JOB SITE UNTIL ALL PERTINENT EQUIPMENT SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER.
6. ALL UNDERGROUND CONDUITS SHALL BE INSTALLED BY DIRECTIONAL BORING METHOD. SOME LOCATIONS MAY REQUIRE TRENCHING AND/OR HAND DIGGING. CONTRACTOR SHALL PROVIDE PRIOR NOTICE TO ENGINEER BEFORE TRENCHING.
7. ALL UNDERGROUND WIRING SHALL BE XLP TYPE-USE, EXTRA ABRASION RESISTANCE, 600 VOLTS, BURIED A MINIMUM 30 INCHES BELOW FINISHED GRADE, FOLLOWING THE ROADWAY OR SIDEWALK EDGE.
8. NO POLES SHALL BE ERECTED UNTIL THE RESPECTIVE FOUNDATIONS HAVE CURED, (IF APPLICABLE) AND HAVE BEEN REVIEWED BY THE ENGINEER.
9. TO MAINTAIN THE STRUCTURAL INTEGRITY OF LIGHT POLES WITH MAST ARMS, THEY SHALL NOT BE ERECTED AND LEFT TO STAND WITHOUT LUMINAIRES.
10. ALL POLE HANDHOLES SHALL FACE AWAY FROM TRAFFIC.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF THE TOP OF FOUNDATION ELEVATION WITH THE FINISHED GRADE.
12. THE CONTRACTOR SHALL STAKE ALL POLE LOCATIONS PRIOR TO REQUESTING A JULIE UTILITY LOCATE. ONCE ALL LOCATIONS ARE STAKED CONTRACTOR SHALL SET UP A MEETING WITH THE CITY AND ENGINEER FOR POLE LOCATION APPROVAL.
13. THE ELECTRICAL CONTRACTOR SHALL FURNISH TWO SETS OF FULL SIZE RECORD DRAWINGS TO THE ENGINEER UPON COMPLETION OF THE LIGHTING AND ELECTRICAL IMPROVEMENTS. THE DRAWINGS SHALL SHOW THE INSTALLED LOCATIONS OF ALL LIGHT POLES, UNDERGROUND CONDUITS/WIRING, HANDHOLES, JUNCTION BOXES & CONTROLLER CABINETS. THE DRAWINGS WILL BE REVIEWED BY THE ENGINEER.
14. UPON COMPLETION OF THE PROPOSED LIGHTING IMPROVEMENTS, THE CONTRACTOR SHALL PERFORM ELECTRICAL TESTING AND VERIFY THAT THE INSTALLATION COMPLIES WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMELY NOTIFICATION AND ALL COORDINATION WITH COM ED FOR NEW ELECTRIC SERVICE TO THE PROPOSED LIGHTING CONTROLLER.
16. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WIRE MARKERS INDICATING THE CIRCUIT ID IN EVERY CONTROLLER, POLE BASE, HAND HOLE AND SPLICE/CONNECTION POINT. WIRE MARKERS SHALL BE WHITE NYLON WITH INTEGRAL MECHANICAL FASTENER WITH MINIMUM ¾" X 1" WRITEABLE AREA.
17. THE LIGHT POLE LOCATIONS SHALL COMPLY WITH THE MINIMUM CLEAR WIDTH FOR AN ACCESSIBLE ROUTE FOR SIDEWALKS PER CURRENT AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS.

LIGHTING BILL OF MATERIALS

DESCRIPTION	UNIT	QUANTITY
TRENCH BACKFILL	CU YD	6
ELECTRIC SERVICE INSTALLATION	EACH	1
ELECTRIC UTILITY SERVICE CONNECTION	L SUM	1
UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	FOOT	30
UNDERGROUND CONDUIT, GALVANIZED STEEL, 2 1/2" DIA.	FOOT	105
UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 1 1/4" DIA.	FOOT	945
HANDHOLE, COMPOSITE CONCRETE	EACH	3
ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 8	FOOT	3020
ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 2	FOOT	105
LUMINAIRE, LED, ROADWAY, OUTPUT DESIGNATION F	EACH	2
LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240VOLT, 100AMP	EACH	1
LIGHT POLE, ALUMINUM, 35 FT. M.H., 8 FT. MAST ARM	EACH	2
LIGHT POLE FOUNDATION, 24" DIAMETER	FOOT	23
BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE	EACH	2
POTHOLING	EACH	8

ABBREVIATIONS

A	AMPS	HH	HAND HOLE
BOC	BACK OF CURB	HPS	HIGH PRESSURE SODIUM
CKT	CIRCUIT	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	RGS	RIGID GALVANIZED STEEL
FT	FOOT	ROW	RIGHT OF WAY
FOC	FACE OF CURB	STA	STATION
GND	GROUND	V	VOLTS
HD	HEAVY DUTY	W	WATTS
HDPE	HIGH DENSITY POLYETHYLENE		

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND/OR ELEVATION OF EXISTING AND PROPOSED UTILITIES AS SHOWN ON THESE PLANS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ENGINEER OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

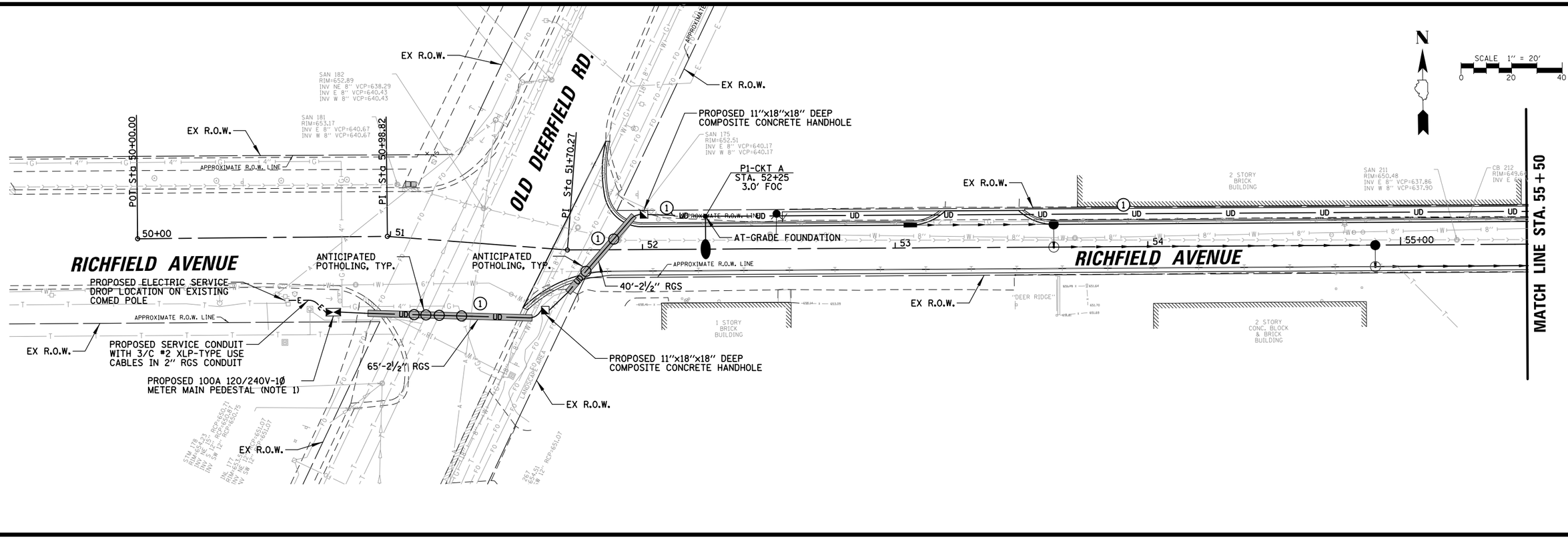
CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

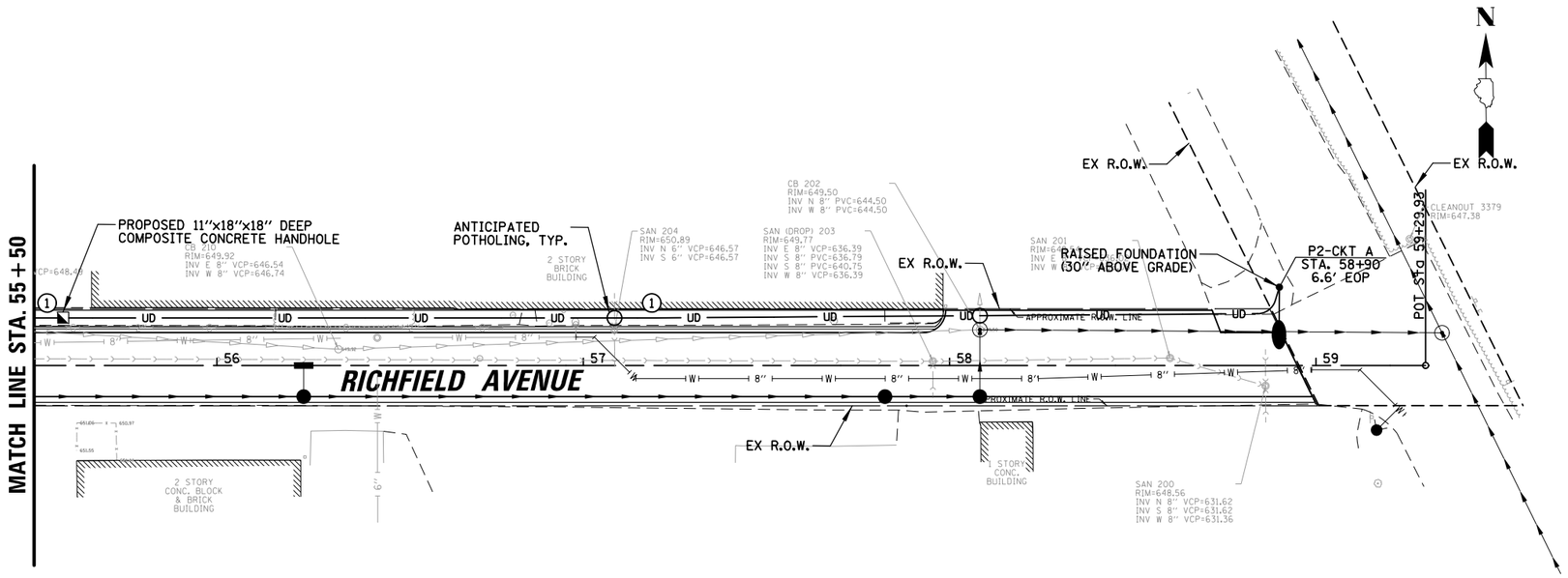
NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	N:\HIGHLANDPARK\250127\Mech\GN_250127_01.sht		

DSGN.	AJD
DWN.	RMS
CHKD.	AJD
SCALE:	N.T.S.
PLOT DATE:	6/17/2026
CAD USER:	amisslok
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
GENERAL NOTES & BILL OF MATERIALS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	14 OF 6
DRAWING NO.	GN 01





CONDUCTOR /CONDUIT SCHEDULE

① 2/C #8 AND 1/C #8 GND XLP-TYPE USE CABLES IN 1 1/4 " SCH40 HDPE CONDUIT

LEGEND

- PROPOSED HIGHLAND PARK LIGHT STANDARD, 35 FT LUMINAIRE MH, 8 FT ARM
- UD — PROPOSED HDPE CONDUIT
- RIGID GALVANIZED STEEL SLEEVE
- E — PROPOSED ELECTRIC SERVICE
- PROPOSED COMPOSITE CONCRETE HANDHOLE
- LIGHT POLE NUMBER IDENTIFIER
- LIGHTING CIRCUIT IDENTIFIER
- P1-CKT A STA. 1+00 3.0' FOC
  - STATION
  - SET BACK FROM FACE OF CURB (FOC) OR EDGE OF PAVEMENT (EOP) TO CENTER OF POLE
- EXISTING COMED POLE
- PROPOSED 120/240V 1Ø METER MAIN PEDESTAL

NOTES:

1. PEDESTAL DOOR SHALL FACE AWAY FROM ROADWAY.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:

CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Mech\LGT_250127_0L.sht

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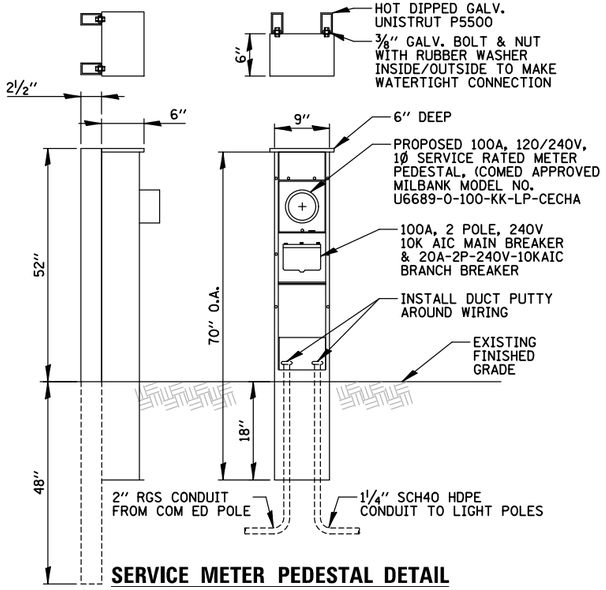
DWN.	RMS
CHKD.	AJD
SCALE:	1" = 40'
PLOT DATE:	6/17/2026
CAD USER:	amisslck
MODEL:	Default

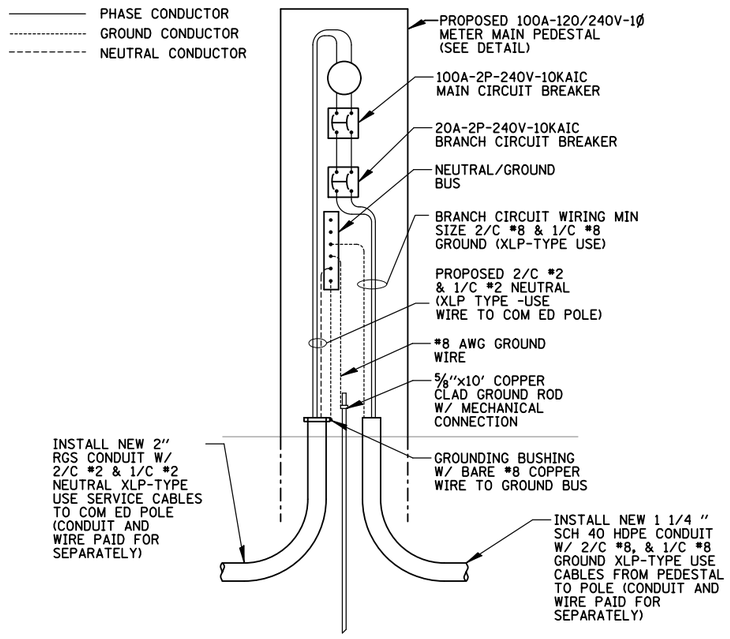
TITLE:

RICHFIELD AVENUE IMPROVEMENTS
LIGHTING PLAN

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	15 OF 26
DRAWING NO.	LGT 01



SERVICE METER PEDESTAL DETAIL



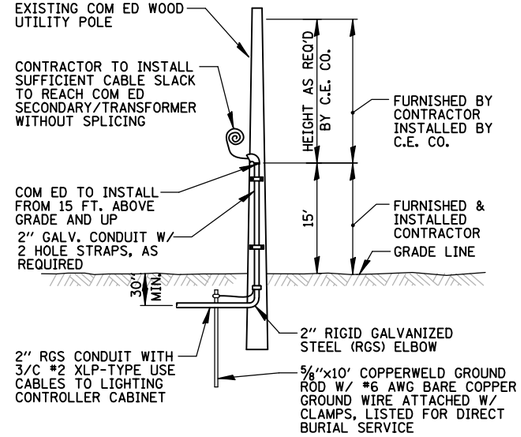
WIRING DIAGRAM

NOTES:

1. DISCONNECT ENCLOSURE SHALL BE CECHA APPROVED. CONTRACTOR SHALL COORDINATE LOCATION WITH THE CITY AND COM ED.
2. ENCLOSURE SHALL BE INSTALLED IN EASEMENTS OR RIGHT-OF-WAY ONLY.
3. PAID FOR UNDER "LIGHTING CONTROLLER, PEDESTAL MOUNTED, 240 VOLT, 100 AMP".

METER MAIN CONTROL PEDESTAL

N.T.S.



NOTES:

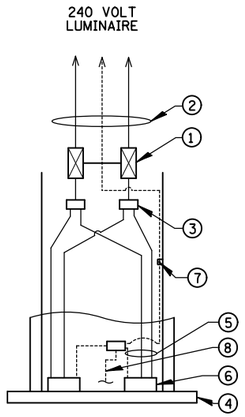
1. ALL WORK SHALL CONFORM TO COM ED'S BOOK OF "INFORMATION AND REQUIREMENTS FOR THE SUPPLY OF ELECTRIC SERVICE." CONTRACTOR SHALL COORDINATE ACTUAL REQUIREMENTS WITH COMED.
2. CONTRACTOR SHALL CONTACT COMED AT START OF PROJECT BEFORE ANY EQUPMENT IS ORDERED AND VERIFY THE SERVICE DROP LOCATION AND WHAT THE CONTRACTER IS REQUIRED TO INSTALL.

COM ED OVERHEAD SERVICE CONNECTION

N.T.S.

CIRCUIT ID	# OF LUMINAIRES	LOAD/LUMINAIRE (WATTS)	TOTAL CIRCUIT LOAD (WATTS)	TOTAL CIRCUIT LOAD (AMPS)
A	2	130W	260W	1.1A @ 240V
TOTAL	2	N/A	260W	1.1A @ 240V

LIGHTING CONTROLLER CIRCUIT LOADS

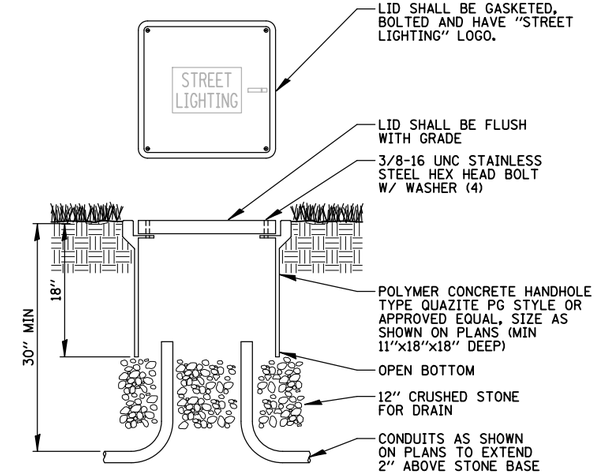


PHASE CONDUCTOR
GROUND CONDUCTOR
NEUTRAL CONDUCTOR

1. CONNECTOR KIT METHOD WITH 5A FUSES INSIDE A 2 POLE BREAKAWAY FUSE HOLDER AND INSULATING BOOTS
2. NO. 10 A.W.G. XLP-TYPE USE WIRE
3. MULTIPLE COMPRESSION SPLICE (SEE SPLICING DETAIL)
4. POLE BASE PLATE
5. WIRE AS SHOWN ON PLANS
6. CONDUIT AS SHOWN ON PLANS
7. POLE GROUND LUG
8. #6 BARE GROUND WIRE MECHANICALLY CLAMPED TO GROUND ROD (CONCRETE FOUNDATION) OR FOUNDATION BASE PLATE (METAL FOUNDATION)

POLE HANDHOLE WIRING DIAGRAM

N.T.S.

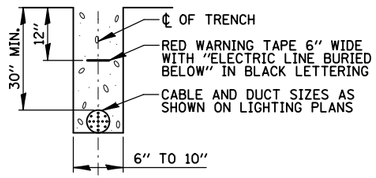


NOTES:

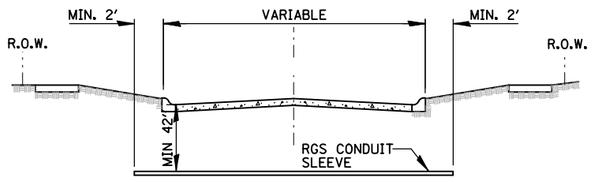
1. PRECAST POLYMER CONCRETE HANDHOLES SHALL BE USED IN UNPAVED AREAS.
2. NO SPLICES ALLOWED IN CONCRETE HANDHOLES.
3. POLYMER CONCRETE HANDHOLE AND LID SHALL BE GRAY.
4. BOX & LID SHALL MEET/EXCEED ANSI TIER 15 LOADING REQUIREMENTS AND BE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/SCTE 77 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY", AND THE PROVISIONS OF PARAGRAPHS 5.2.3 AND 5.2.4 OF WESTERN UNDERGROUND COMMITTEE GUIDE 3.6.

PRECAST POLYMER CONCRETE HANDHOLE

N.T.S.



TRENCH CROSS SECTION



ROADWAY CROSSING

1. SLEEVE SHALL BE HEAVY WALL RIGID GALVANIZED STEEL (RGS) CONDUIT.
2. SLEEVE SHALL EXTEND A MINIMUM OF 2 FT. BEYOND BACK OF CURB.
3. SLEEVE SHALL BE A MINIMUM OF 42" BELOW TOP OF EDGE OF PAVEMENT.

ELECTRIC CONDUIT INSTALLATION

N.T.S.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

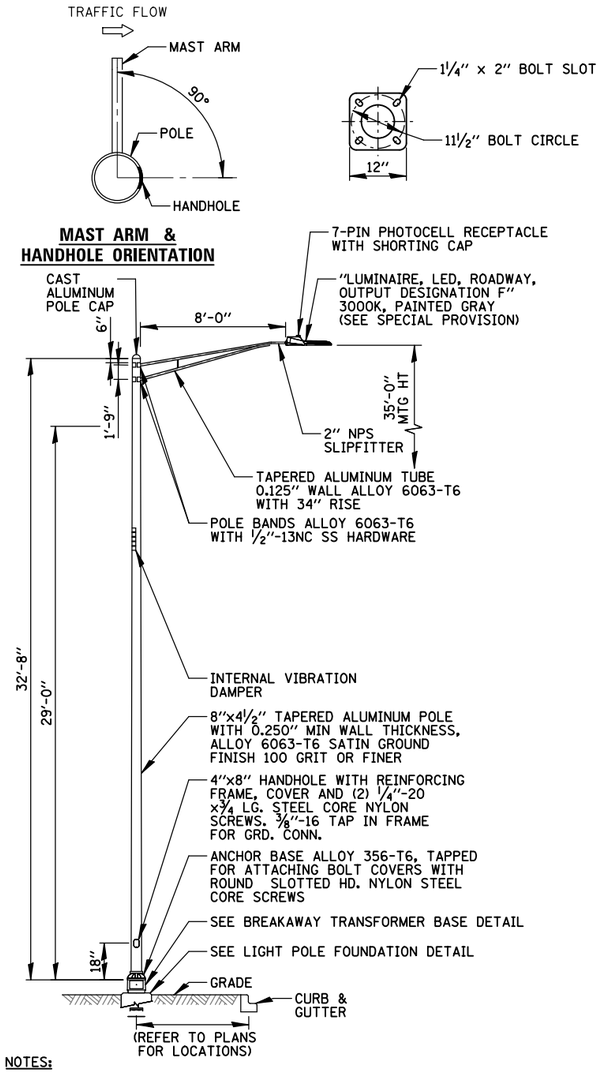
NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Mech\LDT_250127_01.sht

DSGN.	AJD
DWN.	RMS
CHKD.	AJD
SCALE:	N.T.S.
PLOT DATE:	6/17/2026
CAD USER:	amisslak
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
LIGHTING DETAILS (1 OF 4)

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	16 OF 6
DRAWING NO.	LDT 01



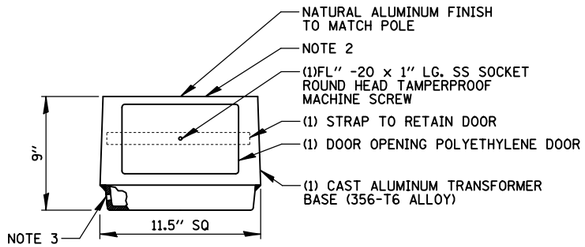
MAST ARM & HANDHOLE ORIENTATION

NOTES:

1. LIGHT POLES SHALL MEET WIND LOADING & VIBRATION REQUIREMENTS ACCORDING TO THE LATEST AASHTO STANDARDS AND ARTICLE 1069.01 IN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL SUBMIT LIGHT POLE LOADING CALCULATIONS, STAMPED BY A LICENSED STRUCTURAL ENGINEER, TO THE OWNER'S REPRESENTATIVE TO SHOW THAT LIGHT POLE CAN STRUCTURALLY SUPPORT PROPOSED LUMINAIRE, AND LUMINAIRE ARM LOADING.
2. POLE HANDHOLE SHALL FACE AWAY FROM TRAFFIC.
3. LIGHT POLE SHALL BE U/L LISTED.
4. LIGHT POLE, ARM AND RECEPTACLE PAID FOR UNDER "LIGHT POLE, ALUMINUM, 35 FT. M.H., 8FT. MAST ARM".
5. LUMINAIRE PAID FOR UNDER "LUMINAIRE, LED, ROADWAY, OUTPUT DESIGNATION F"
6. BREAKAWAY TRANSFORMER BASE PAID FOR UNDER "BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE".

LIGHTING UNIT DETAIL

N.T.S.

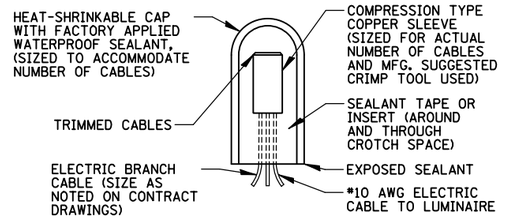


NOTES:

1. BEFORE INSTALLATION OF BREAKAWAY BASE, USER SHOULD CONSULT WITH AUTHORIZED DISTRIBUTOR REGARDING USERS PROPOSED APPLICATION, LOAD REQUIREMENTS AND INSTALLATION METHODS. FAILURES CAN RESULT FROM USERS MISAPPLICATION OR IMPROPER INSTALLATION. TO APPROACH OPTIMUM STATIC LOADS, USE THE LARGEST POSSIBLE BOLT CIRCLES. SHIMS SHALL NOT BE ALLOWED.
2. TOP BOLT CIRCLE SHALL BE 10.5" MIN. AND 12" MAX. BOTTOM BOLT CIRCLE SHALL BE 10" MIN. AND 12.75" MAX.
3. DRILLED AND TAPPED 1/2"-13 UNC HOLE FOR GROUND CONNECTOR.
4. PAID FOR UNDER "BREAKAWAY DEVICE, TRANSFORMER BASE, 11.5 INCH BOLT CIRCLE".

BREAKAWAY TRANSFORMER BASE

N.T.S.



SPLICING ELECTRIC CABLE

N.T.S.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Mech\LDT_250127_02.sht

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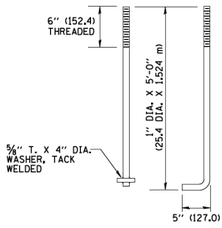
DWN.	RMS
CHKD.	AJD
SCALE:	N.T.S.
PLOT DATE:	6/17/2026
CAD USER:	amisslck
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
LIGHTING DETAILS (2 OF 4)

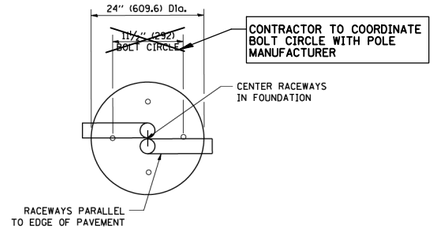
PROJ. NO.	250127
DATE:	6/17/2026
SHEET	17 OF 6
DRAWING NO.	LDT 02

LIGHT POLE FOUNDATION DEPTH TABLE
30 FT. (9.144 m) TO 35 FT. (10.668 m) MOUNTING HEIGHT

SOIL CONDITIONS	DESIGN DEPTH "D" OF FOUNDATION	
	SINGLE ARM POLE	TWIN ARM POLE
SOFT CLAY Qu = 0.375 TON/SQ. FT.	11'-0" (3.35 m)	12'-8" (3.85 m)
MEDIUM CLAY Qu = 0.75 TON/SQ.FT	9'-0" (2.74 m)	14'-10" (4.52 m)
STIFF CLAY Qu = 1.50 TON/SQ. FT.	7'-6" (2.29 m)	8'-7" (2.61 m)
LOOSE SAND Ø = 34°	9'-6" (2.90 m)	10'-7" (3.22 m)
MEDIUM SAND Ø = 37.5°	9'-0" (2.74 m)	9'-10" (2.99 m)
DENSE SAND Ø = 40°	8'-3" (2.51 m)	9'-7" (2.91 m)

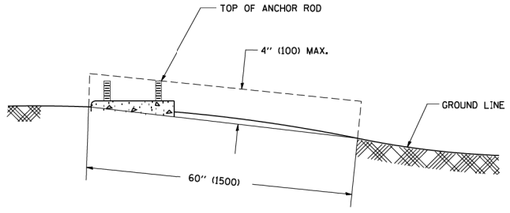


ANCHOR BOLT DETAIL

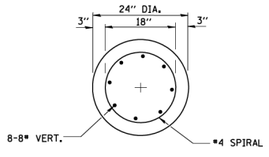


TOP VIEW

FOUNDATION DETAIL



FOUNDATION EXTENSION DETAIL



SECTION A-A

NOTES

1. ALL DIMENSIONS ARE IN INCHES (MILLIMETERS) UNLESS OTHERWISE SHOWN.
2. THE ANCHOR RODS AND RACEWAYS SHALL BE PROPERLY SECURED IN PLACE BEFORE THE CONCRETE IN PLACED.
3. THE FOUNDATION SHALL NOT PROTRUDE MORE THAN 4 IN. (100 mm) ABOVE THE FINISHED GRADE WITHIN A 60 IN. (1.5 m) CHORD ACROSS THE FOUNDATION, WITH ANCHOR RODS INCLUDED, IN ACCORDANCE WITH AASHTO GUIDELINES. IF THE FOUNDATION HEIGHT, INCLUDING ANCHOR RODS, EXTENDS BEYOND THESE SPECIFIED LIMITS, THE FOUNDATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. SEE FOUNDATION EXTENSION DETAIL.
4. THE HOLE FOR THE FOUNDATION SHALL BE MADE BY DRILLING WITH AN AUGER, OF THE SAME DIAMETER AS THE FOUNDATION. IF SOIL CONDITIONS REQUIRE THE USE OF A LINER TO FORM THE HOLE, THE LINER SHALL BE WITHDRAWN AS THE CONCRETE IS DEPOSITED.
5. THE TOP OF THE FOUNDATION SHALL BE CONSTRUCTED LEVEL. A LINER OR FORM SHALL BE USED TO PRODUCE A UNIFORM SMOOTH SIDE TO THE TOP OF THE FOUNDATION. FOUNDATION TOP SHALL BE CHAMFERED ¾-IN. (20 mm).
6. THE CONCRETE SHALL BE CLASS SI. CONCRETE SHALL CURE ACCORDING TO ARTICLE 1020.13 BEFORE LIGHT POLES ARE INSTALLED.
7. THE ANCHOR ROD SHALL BE A HOOK ROD TYPE. COLD BENDING OF THE ANCHOR ROD WILL NOT BE ALLOWED. THE RADIUS OF THE HOOK BEND SHALL NOT BE LESS THAN 4 TIMES THE NOMINAL DIAMETER OF THE ANCHOR ROD. A TACK WELDED ANCHOR ROD MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER.
8. THE ANCHOR RODS SHALL BE ACCORDING TO ASTM F1554 GRADE 725 (GRADE 105). NUTS SHALL BE HEXAGON NUTS ACCORDING TO ASTM A 194 2H OR ASTM A 563 DH, AND WASHERS SHALL BE ACCORDING TO ASTM F 436.
9. ANCHOR RODS, NUTS AND WASHERS SHALL BE COMPLETELY GALVANIZED BY EITHER THE HOT-DIPPED PROCESS CONFORMING WITH AASHTO M 232, THE MECHANICAL PLATING METHOD CONFORMING TO AASHTO M 298, CLASS 50 WITH A MAXIMUM COATING THICKNESS OF 150 UM(6 MILS) OR THE ELECTROLYTIC PROCESS ACCORDING TO ASTM F 1136.
10. THE ANCHOR RODS SHALL BE THREADED A MINIMUM OF 6 INCHES (150 mm) WITH A MINIMUM OF 3 INCHES (75 mm) OF THREADED ANCHOR ROD EMBEDDED IN THE FOUNDATION.
11. ANCHOR RODS SHALL PROJECT 2¾" (69.9 mm) ABOVE THE TOP OF THE FOUNDATION. IF BREAKAWAY COUPLINGS ARE SPECIFIED, THE CONTRACTOR SHALL CAREFULLY COORDINATE THE ANCHOR ROD PROJECTION WITH THE INSTALLATION REQUIREMENTS OF THE BREAKAWAY COUPLINGS.
12. THE CONTRACTOR SHALL USE A #3 SPIRAL AT 6" (152.4 mm) PITCH OR MAY SUBSTITUTE #3 TIES AT 12" (304.8 mm) O.C. WITH THE APPROVAL OF THE ENGINEER.
13. THE CABLE TRENCHES AND FOUNDATION SHALL BE BACK FILLED AND COMPACTED AS SPECIFIED BEFORE THE LIGHT POLE IS ERECTED.
14. THE RACEWAYS SHALL PROJECT 1" (25.4 mm) ABOVE THE TOP OF THE FOUNDATION.

PAID FOR UNDER "LIGHT POLE FOUNDATION, 24" DIAMETER".

IDOT STANDARD BE-300 MODIFIED FOR THIS PROJECT

LIGHT POLE FOUNDATION

N.T.S.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Mech\LDT_250127_03.sht

DSGN.	AJD
DWN.	RMS
CHKD.	AJD
SCALE:	N.T.S.
PLOT DATE:	6/17/2026
CAD USER:	amissick
MODEL:	Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
LIGHTING DETAILS (3 OF 4)

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	18 OF 6
DRAWING NO.	LDT 03

Service and Meter Application
Switch and Load Information Sheet

Please complete a separate sheet for each switch – existing or new:

Project Name: Richfield Avenue Improvements
Site Address: SW corner of Richfield Ave & Old Deerfield Rd
Switch Name and Location: Lighting Controller SW corner of Richfield Avenue & Old Deerfield Rd

Service Voltage (check one):

- ☒ 120/240V 1-phase, 3-wire
- ☐ 120/240V 3-phase, 4-wire
- ☐ 120/208V 3-phase, 4-wire
- ☐ Other:
- ☐ 277/480V 3-phase, 4-wire
- ☐ 480V 3-phase 3-wire (B-phase Grounded)
- ☐ 480V 3-phase 3-wire (Ungrounded – requires ground detection equip.)

☐ 4kV ☐ 12kV ☐ 34kV 3-phase, 3-wire
☐ 4kV ☐ 12kV ☐ 3-phase, 4-wire

Other Items (check all that apply):

- ☒ New Construction Sq. Ft.
- ☐ Building Addition Sq. Ft.
- ☐ Relocating Existing Service Entrance
- ☐ Hi-Rise/ Vault Service
- ☒ Underground Service
- ☐ Overhead Service
- ☐ Commercial – No. of units Sq. Ft.
- ☐ Residential – No. of units Sq. Ft.

Date of Ground Breaking (est.):
Date to Energize:
Date to Final Grade (est.):
Hours of Operation Per Day: ☐ 8 ☒ 12 ☐ 16 ☐ 24

Switch Size (amps): 100 (If switchgear is 1,200 Amps or larger, customer must submit drawings for ComEd approval)
Switch Rating (percentage): 80%
Secondary Conductors: 1 (Number) Sets of 3 /C (No. of conductors) #2 (Size) ☒ CU or ☐ AL (Type)

Total Connected Load Information:

(KW or HP)	Description:	Connected Load:	
		1-phase	3-phase
Lighting:	Lighting	0.26 Kw	
VAC:			
Receptacle:			
Process Heat:			
Water Heat:			
Space Heat:			
Motors*:			
Welders**:			
TOTAL LOAD:		0.26 Kw	

*Motor Load Detail included above:

Description	Quantity	Size (HP)	Efficiency Rating	Phase / Voltage	Nema Code	Starts Per Hr. or Day	Starting Amps	Use

**Welder Detail included above:

Description	Quantity	Size (kVA)	Type	Max. Inst. Demand	P.F. at Peak	Welds Per Minute	Cycles Per Weld	Hours Per Day Use

COMED CONTACT: MIDGALIA X
(847)-366-3879
X.X@comed.com)

Service and Meter Application
Project Information Sheet

Project Name: Richfield Avenue Improvements
Site Address: Richfield & Old Deerfield City: Highland Park Zip: 60035

Total Number of Service Entrance Locations (meters/switches) Requested: 1

Legal Name of Entity (Electric Consumer): City of Highland Park
☐ Corporation ☐ Partnership ☐ Sole Proprietor ☒ Other: Municipality
Tax I.D.: Existing Account Number: 1585027006

Principle(s) to Sign Contracts For Service, Easements, Etc.:

Property Owner: Phone:
Building Owner: Phone:
Building Manager: Ghida Neukirch Phone: (847) 926-1000

Mailing Address For Contracts:

Company: Joe O'Neill Phone: (847) 926-1146 Fax: (847) 432-9907
Address: JONeill@cityhpil.com City: Highland Park Zip: 60035

Mailing Address For Electric Bills:

Company: Highland Park City Hall Phone: Fax:
Address: 1707 St Johns Avenue City: Highland Park Zip: 60035-3532

Project Contacts:

Consulting Engineer: Robby Schmieder E-mail: rschmieder@cbbel.com
Firm Name: Christopher Burke Engineering, Ltd. Phone: (773)-682-1570 Fax:
Address: 9575 W. Higgins Road, Suite 600 City: Rosemont Zip: 60018

Electrical Contractor:

Consulting Engineer: E-mail:
Firm Name: Phone: Fax:
Address: City: Zip:

Other:

Consulting Engineer: E-mail:
Firm Name: Phone: Fax:
Address: City: Zip:

The Following Documents May Be Required:

1. Plat of Survey with legal description of property (for easement, if required)
2. Site Plan showing building relative to property lines – mark service entrance location(s)
3. Civil drawings (showing water, sewer, gas, phone, electric, pavement, grading, etc.)
4. Complete electrical drawings and/or load detail sheets

Information Provided By:

Print Name: Robby Schmieder
Signature:
Date: June 12, 2026

LIGHTING CONTROLLER ELECTRICAL SERVICE APPLICATION
FOR INFORMATIONAL PURPOSES ONLY

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: N:\HIGHLANDPARK\250127\Mech\LDT_250127_04.sht

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DWN. RMS
CHKD. AJD
SCALE: N.T.S.
PLOT DATE: 6/17/2026
CAD USER: amisslok
MODEL: Default

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
LIGHTING DETAILS (4 OF 4)

PROJ. NO. 250127
DATE: 6/17/2026
SHEET 19 OF 6
DRAWING NO.
LDT 04

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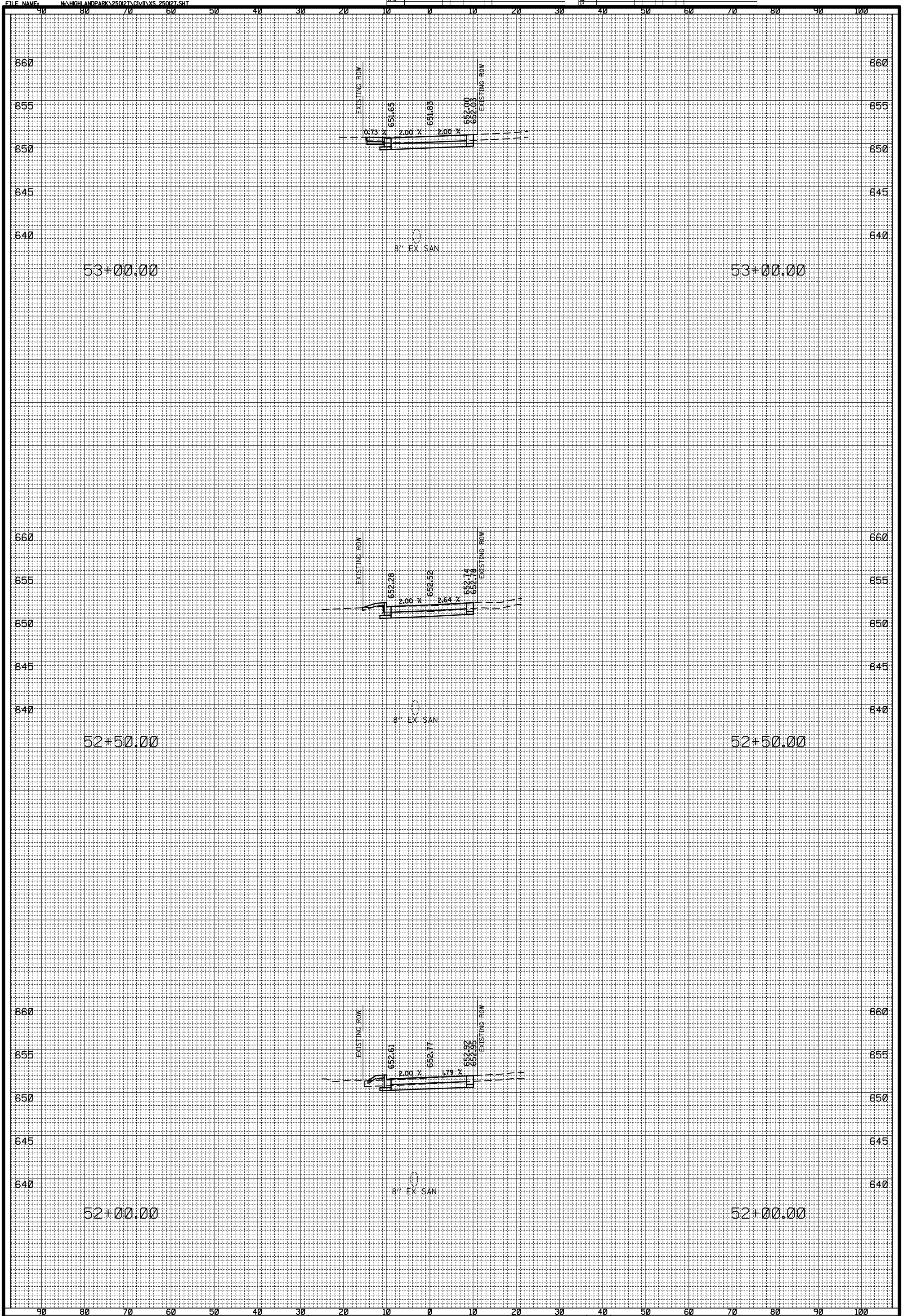

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Rosemont, Illinois 60018
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CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

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DWN.		
CHKD.		
SCALE:	HORZ. 10 VERT. 5	
PLOT DATE:	6/17/2026	
CAD USER:	amissick	
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TITLE:
RICHFIELD AVENUE IMPROVEMENTS
CROSS SECTIONS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	20 OF 26
DRAWING NO.	XS–1

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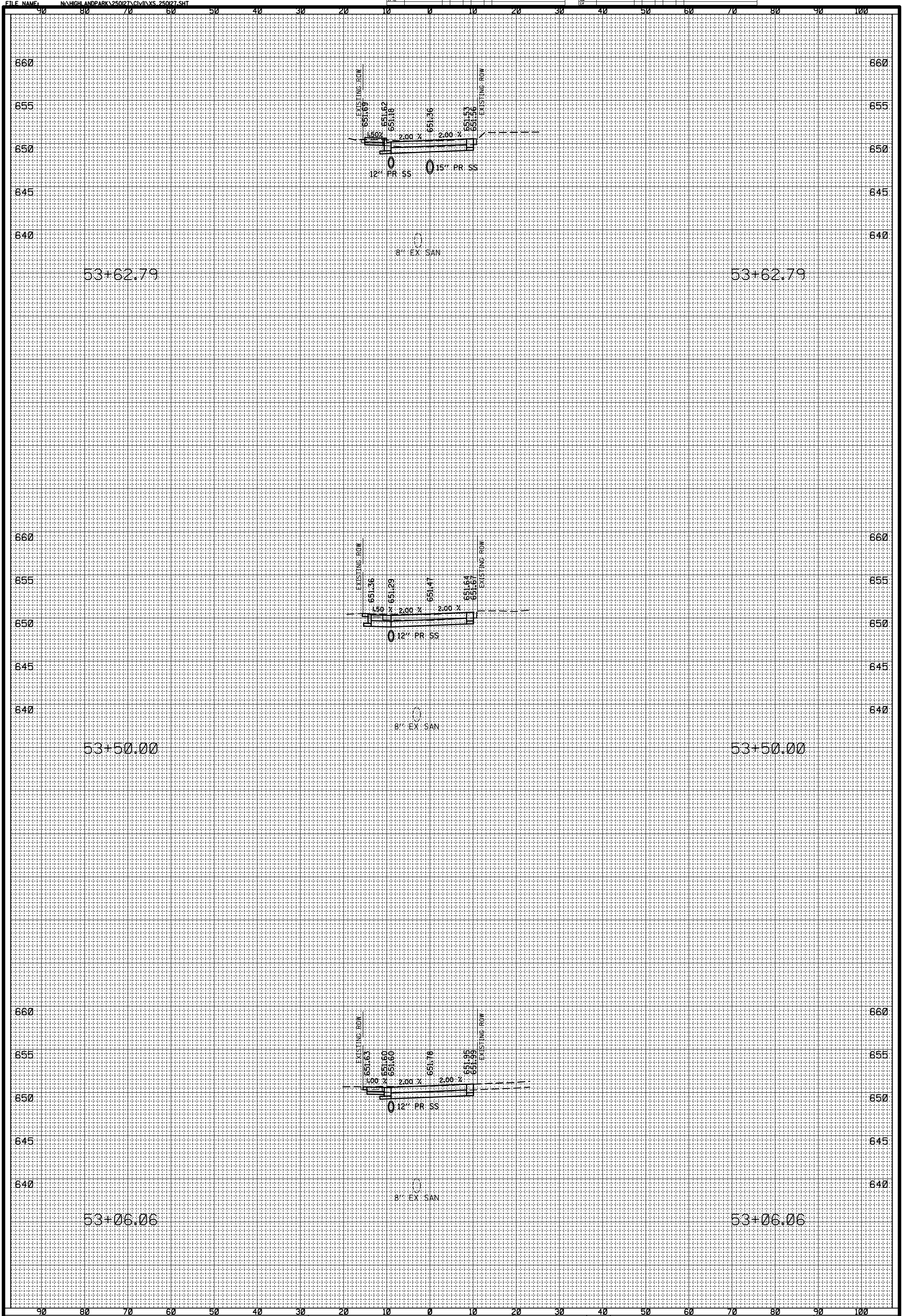

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CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
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CHKD.		
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TITLE:
RICHFIELD AVENUE IMPROVEMENTS CROSS SECTIONS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	21 OF 26
DRAWING NO.	XS–2

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1.50% 2.00 % 3.59 %

15" PR SS 18" PR SS

8" EX SAN

54+90.00 54+90.00

660 655 650 645 640

EXISTING ROW 650.60 651.53 650.97 650.79 651.02 651.07 EXISTING ROW

1.50% 2.00 % 2.74 %

15" PR SS

8" EX SAN

54+50.00 54+50.00

660 655 650 645 640

EXISTING ROW 651.85 651.78 651.22 651.04 651.21 651.24 EXISTING ROW

1.50% 2.00 % 2.00 %

15" PR SS

8" EX SAN

54+00.00 54+00.00

90 80 70 60 50 40 30 20 10 0 10 20 30 40 50 60 70 80 90 100

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1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

DSGN.		
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CHKD.		
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PLOT DATE:	6/17/2026	
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TITLE:
RICHFIELD AVENUE IMPROVEMENTS CROSS SECTIONS

PROJ. NO. 250127
DATE: 6/17/2026
SHEET 22 OF 26
DRAWING NO.
XS–3

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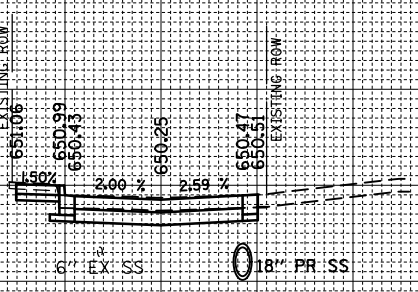

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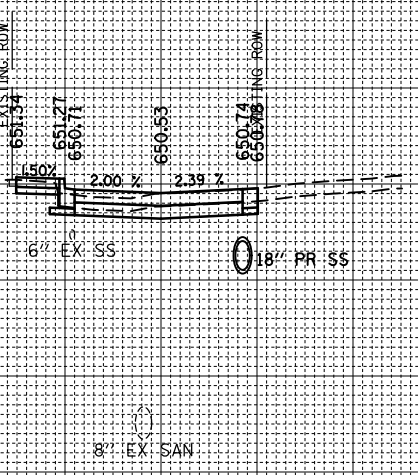

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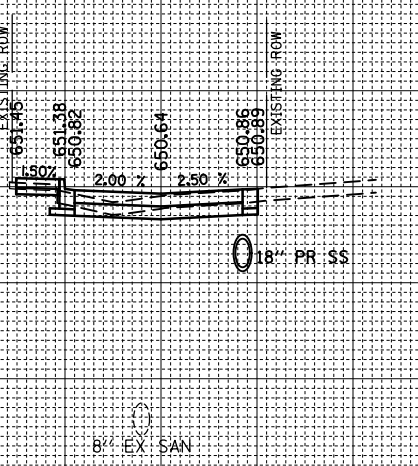

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DSGN.		
DWN.		
CHKD.		
SCALE:	HORZ. 10 VERT. 5	
PLOT DATE:	6/17/2026	
CAD USER:	amissick	
MODEL:	Default	

TITLE:
RICHFIELD AVENUE IMPROVEMENTS
CROSS SECTIONS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	23 OF 26
DRAWING NO.	XS–4

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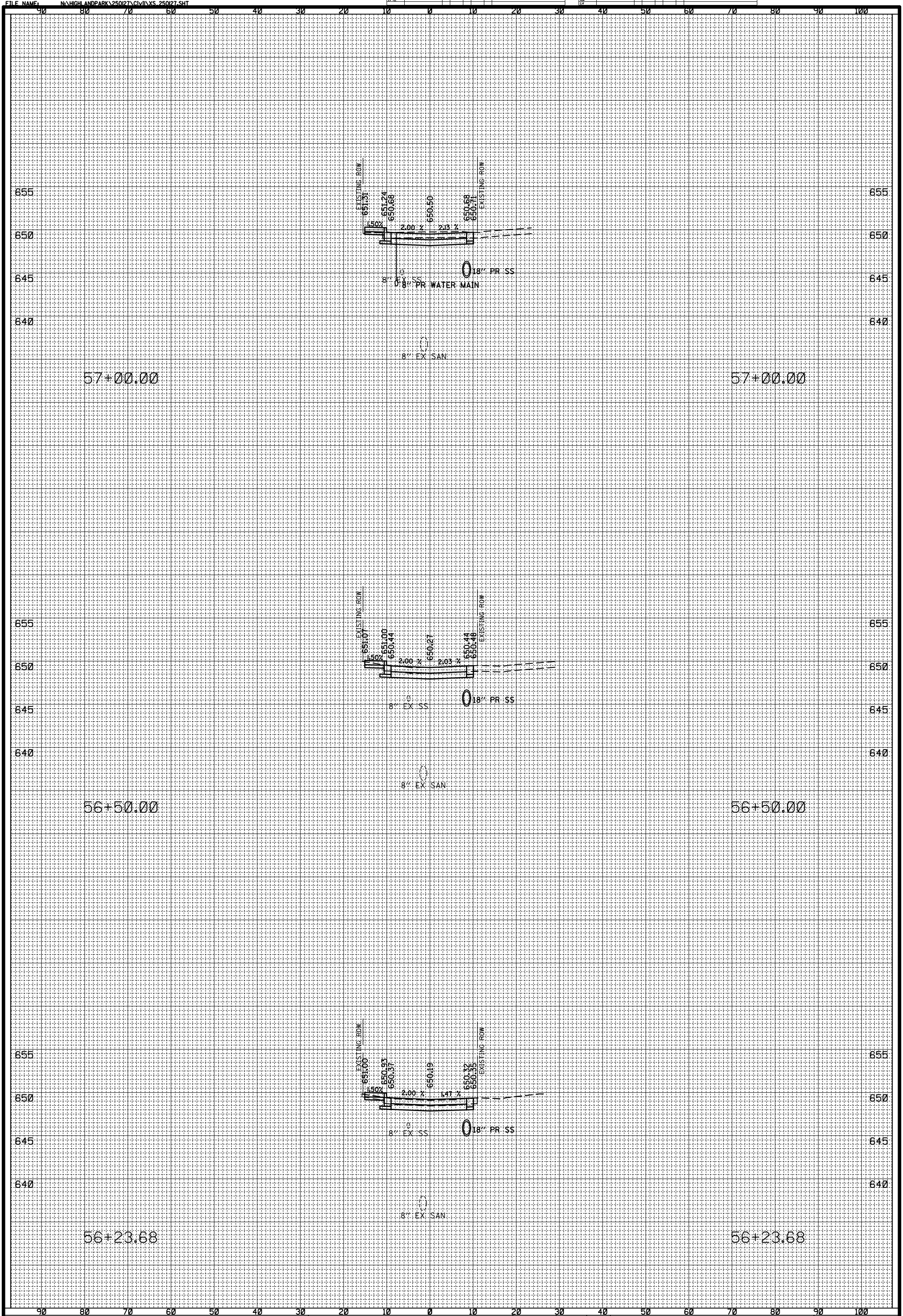

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CHKD.		
SCALE:	HORZ. 10 VERT. 5	
PLOT DATE:	6/17/2026	
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MODEL:	Default	

TITLE:
RICHFIELD AVENUE IMPROVEMENTS CROSS SECTIONS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	24 OF 26
DRAWING NO.	XS–5

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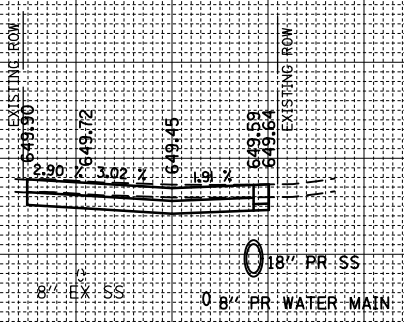

8" EX SAN

58+00.00

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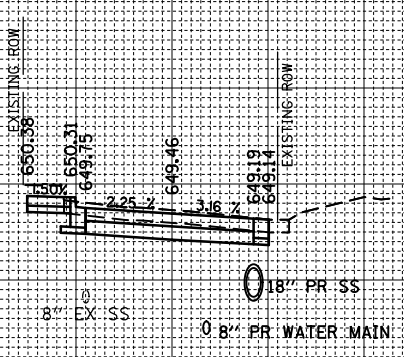
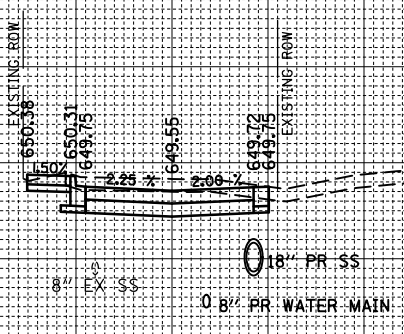
57+82.37



57+82.37

655 650 645 640

57+50.00



8" EX SAN

57+50.00

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CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, IL 60035

DSGN.		
DWN.		
CHKD.		
SCALE:	HORZ. 10 VERT. 5	
PLOT DATE:	6/17/2026	
CAD USER:	amissick	
MODEL:	Default	

TITLE:
RICHFIELD AVENUE IMPROVEMENTS CROSS SECTIONS

PROJ. NO. 250127
DATE: 6/17/2026
SHEET 25 OF 26
DRAWING NO.
XS–6

	GEOPAK	DRWN	DATE	REV	DATE	CHKD	DESC
EX							
EX SS							
EX SAN							
EX WM							
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EX TEL							

	GEOPAK	DRWN	DATE	REV	DATE	CHKD	DESC
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PR SS							
PR SAN							
PR WM							
PR DITCH							
ROW							
C/L							

FILE NAME: N:\HIGHLANDPARK\250127\Civil\XS_250127.SHT

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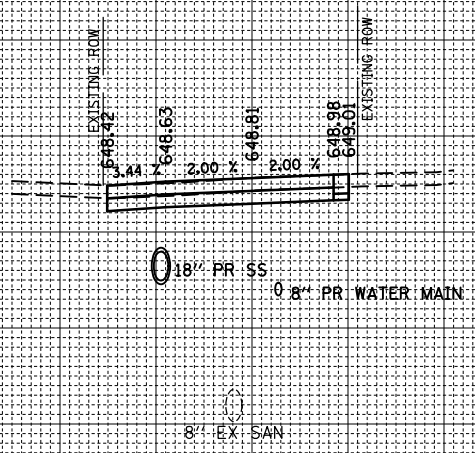

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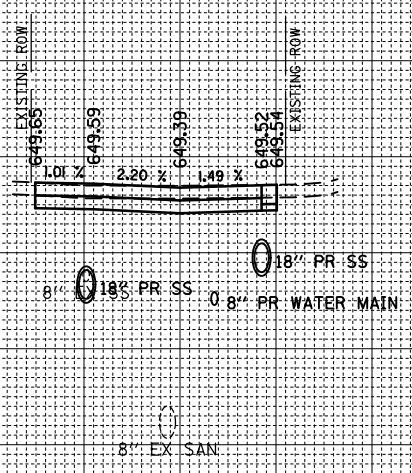

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CHRISTOPHER B. BURKE ENGINEERING, LTD.
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Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
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1150 HALF DAY ROAD
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DSGN.		
DWN.		
CHKD.		
SCALE:	HORZ. 10 VERT. 5	
PLOT DATE:	6/17/2026	
CAD USER:	amissick	
MODEL:	Default	

TITLE:
RICHFIELD AVENUE IMPROVEMENTS CROSS SECTIONS

PROJ. NO.	250127
DATE:	6/17/2026
SHEET	26 OF 26
DRAWING NO.	

ATTACHMENT D

SPECIAL INSTRUCTIONS

1. Working Days

Except for such work as may be require to properly maintain lights and barricades, no work will be permitted on Sunday, legal holidays, or weekdays between 7:00 p.m. and 7:00 a.m. On Saturdays, no work shall begin before 9:00 a.m. or continue after 5:00 p.m. without specific permission of the Engineer.

If work outside of normal working day hours is necessary, payment at 1.5 times the salary and benefits of the City inspector shall be payable to the City. Reasonable delays due to weather or conditions beyond the control of the City or Contractor may not require payment.

Without specific permission of the City Engineer (City of Highland Park) and except for such work as may be required to properly maintain lights and barricades, no work will be permitted on:

A. Weekdays between 7:00 p.m. and 7:00 a.m.
B. Saturdays between 5:00 p.m. and 9:00 a.m.
C. Sundays
D. Holidays listed below

Holiday	Date Observed
New Year's Day	01/01/2026
Martin Luther King Jr Day	01/19/2026
Passover (beg. Sundown 4/1/26)	04/02/2026
Memorial Day	05/25/2026
Independence Day	07/04/2026
Labor Day	09/07/2026
Rosh Hashanah (beg. sundown 9/11/26)	09/12/2026
Yom Kippur (beg. sundown 9/20/26)	09/21/2026
Veterans Day	11/11/2026
Thanksgiving Day	11/26/2026
Christmas	12/25/2026

2. Liquidated Damages

If the contractor fails to complete the project within the time limit specified, liquidated damages in the amount specified in the Standard Specifications, Article 108.09, "Failure to Complete Work on Time", shall be imposed for each calendar day until the project is completed.

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Anna Stawski, City Engineer
Alec Turkowski, Civil Engineer

Department: Public Works Department

Title: A Resolution Approving Execution of Phase II Final Design Engineering Services Agreement Amendment #1 with RINA for Federal Grant Participation for Judson Avenue Bridge Replacement Project

Recommendation:
Staff recommends executing a Phase II Final Design Engineering Services Agreement Amendment #1 with RINA f/k/a Patrick Engineering, Inc. for the Judson Avenue Bridge Replacement Project. The grant-funded bridge reconstruction project was discussed and approved as part of FY26 Capital Improvement Program budget.

Policy Consideration:
The City received Moving Ahead for Progress in the 21st Century Act (MAP-21) Surface Transportation Program Bridge Grant (STP-Br) from the Illinois Department of Transportation (IDOT) for the replacement of the Judson Avenue Bridge over Ravine 3. The bridge is located between Marshman Street to the north and Roger Williams Avenue to the south. The use of federal grant funds requires the City to comply with IDOT policies and procedures.

The bridge that carries Judson Avenue over Ravine 3, constructed in 1963, is considered deficient per IDOT regulations and will be completely replaced with a new bridge. The existing two-lane bridge is safe and functional. The City is required to perform routine inspections and provide compliance reports to IDOT on a regular basis. The new bridge will provide 2 lanes of traffic and pedestrian sidewalks in each direction.

The Judson Avenue Bridge over Ravine 3 was considered structurally deficient per IDOT regulations and is being replaced with a new bridge. The new bridge will include a 5-ft wide sidewalk in each direction. In addition, existing utilities including watermain relocation along with ravine restoration work will be part of the bridge replacement project. Also, historically significant items such as the concrete bridge railing (also known as the parapet) and sub-structure arch will be replicated as part of the final design so the new bridge continues to mimic the historical features.

All above-noted improvements are grant-eligible, with IDOT paying 80% of Phase III Construction costs and City paying 20%. IDOT also funds 80% of Phase II Final Engineering Design Services. RINA f/k/a Patrick Engineering Inc., was selected through a Qualifications Based Selection (QBS) process. On January 16, 2024, the City Council approved the Phase II Final Engineering Design Services agreement with RINA. The approved amount of the Phase II Final Engineering Design Services agreement was $330,100.40. IDOT provided 80% funding for Phase II services with the City paying 20%.

During Phase II Final Engineering Design Services, additional out-of-scope work was required. Major out-of-scope items included in Addendum #1 are:

- Additional coordination and meetings were required due to residential feedback regarding the bridge replacement project.
- Additional IEPA document coordination to allow excess soils from the project site to be hauled to an authorized local landfill.

The amount for Addendum #1 to the Phase II Final Engineering Design Services Agreement is $22,467.00. IDOT has agreed to fund 80% of this amount, with the City paying 20% from the original contract.

Public Works Engineering Division, through its consultant, RINA, is managing the daily inspection services for this program. Regular updates on FY 26 public infrastructure CIP projects will be posted on an interactive map on the City's website at www.cityhpil.com/construction. Pertinent contract documents are available for review at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

Sufficient funds are budgeted in FY26 Street Capital, Water, Storm, and Sanitary Funds to cover costs for Phase III Construction for the Judson Avenue Bridge Replacement Project.

Public Safety

The reconstruction of the aging bridge will provide an added level of safety for both vehicular and pedestrian traffic.

Infrastructure Investment

The newly reconstructed bridge is anticipated to have a design life of approximately 75 years.

Attachments:

1. Resolution - Judson Amendment #1
2. 05.08.2025_Judson Phase II Scope Supplement_Full Package

CITY OF HIGHLAND PARK

RESOLUTION NO. R_____

A RESOLUTION APPROVING EXECUTION OF PHASE II ENGINEERING DESIGN SERVICES AGREEMENT AMENDMENT #1 WITH RINA FOR FEDERAL GRANT PARTICIPATION FOR THE JUDSON AVENUE BRIDGE REPLACEMENT PROJECT

WHEREAS, the City desires to complete the Judson Avenue bridge replacement project over Ravine 3 *(**"Judson Ave Bridge Project"**)*; and

WHEREAS, the City has entered into an agreement with RINA f/k/a Patrick Engineering, Inc.., of Lisle, Illinois *(**"RINA"**)*, dated December 11, 2023, for the provision of Phase II Preliminary Engineering consulting services for the Judson Avenue bridge replacement project (***"Agreement"***); and

WHEREAS, the City and RINA now desire to enter into Addendum #1 to the Agreement to reflect the updated design and budget for the Project (***"Addendum #1"***); and

WHEREAS, the City Council has determined that entering into Addendum #1 to the Agreement with RINA will serve and be in the best interest of the City;

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

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

SECTION TWO: APPROVAL OF ADDENDUM #1. Addendum #1 to the Agreement by and between the City and RINA is hereby approved in substantially the form attached to this Resolution.

SECTION THREE: EXECUTION OF AGREEMENT. The Mayor and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, Addendum #1 to the Agreement upon receipt by the City Clerk of at least one original copy of Addendum #1 executed by RINA; provided, however, that if the executed copy of Addendum #1 is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the City Council, be null and void.

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

SCOPE OF SERVICES

Phase II Engineering

Supplement #1

Judson Avenue over Ravine #3

City of Highland Park

Section No. 18-00133-00-BR

SN 049-6578

RINA

February 3rd, 2024

PROJECT SCOPE

The City of Highland Park (Owner) proposes to improve the bridge carrying Judson Avenue over Ravine #3 (SN 049-6578). The scope of work includes replacing the structure with proposed SN 049-6577. Federal funds will be used; therefore, coordination is required with the IDOT Bureau of Local Roads & Streets. In general, the scope of work includes the following features:

A. Replacing the existing three-span PPC deck beam structure with a single-span weathering steel plate-girder structure.

B. Providing a sidewalk along both sides of the bridge.

C. Developing drainage plans for the reconstructed roadway.

D. Utility coordination for those impacted facilities relating to these improvements.

1.0 TOPOGRAPHIC SURVEY

No additional effort required.

2.0 GEOTECHNICAL AND ENVIRONMENTAL SERVICES

No additional effort required.

3.0 ROADWAY DESIGN

No additional effort required.

4.0 MAINTENANCE OF TRAFFIC/DETOUR PLANS

No additional effort required.

5.0 DRAINAGE SYSTEM DESIGN / EROSION AND SEDIMENT CONTROL

No additional effort required.

6.0 PERMITTING

An IEPA Watermain Construction permit will be required for the relocation of the watermain in conflict with the proposed bridge. Watermain and sanitary sewer permits will be required from the City of Highland Park. Patrick will require information from the Owner to complete these applications.

Patrick will make as many submittals as necessary to secure the above permits. All permit application costs charged by these agencies as well as fee-in-lieu will be paid for separately by the City. (24 hours)

7.0 RIGHT-OF-WAY (ROW) AND PLAT OF HIGHWAYS

No additional effort required.

8.0 UTILITIES

RINA will furnish additional watermain and sanitary sewer design plans, specifications, and quantities for the project.

The sanitary work will require 1 additional notes sheet, 1 plan and profile sheet and 1 detail sheet. (37 hours)

The watermain work will consist of 1 plan and profile sheet, 1 notes sheet, and 2 detail sheets. (37 hours)

Additional data collection and review, specifications, special provisions, quantity calculations, cost estimation are required. (19 hours)

Total = 37 + 37 + 19 = 93 hours

9.0 STRUCTURAL

The proposed watermain crosses the wingwall at 804 Judson Avenue. Additional review and coordination between the utility designers and the structural team will be required. (16 hours)

10.0 COORDINATION

No additional effort required.

11.0 PROJECT MANAGEMENT

Contract administration and project management for six additional sheets and design tasks. (4 hours)

12.0 QUALITY

Additional quality effort commensurate with the supplemental scope of work for plan review, specifications, and quantities. (4 hours)

13.0 PHASE III COORDINATION

One additional utility coordination meeting for watermain and sanitary design work and bid support relating to RFIs and the issuance of addendums. (12 hours)

EXCLUSIONS

The following items are not included as part of this agreement:

A. Permit Fees

ADDITIONAL EFFORT

24 + 93 + 16 + 4 + 4 + 12 = 153 Hours

Local Public Agency	County	Section Number
Highland Park	Lake	18-00133-00-BR

Prime Consultant (Firm) Name	Prepared By	Date
Patrick Engineering, Inc.	Moody Metry	1/7/2025

Consultant / Subconsultant Name	Job Number
	D-91-037-19

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	18	MONTHS	OVERHEAD RATE	125.04%
START DATE	7/1/2025		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2026		% OF RAISE	2.00%
END DATE	12/31/2026			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	7/1/2025	1/1/2026	6	33.33%
1	1/2/2026	1/1/2027	12	68.00%

The total escalation = 1.33%

Local Public Agency	County	Section Number
Highland Park	Lake	18-00133-00-BR

Consultant / Subconsultant Name

Job Number

D-91-037-19

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**86.00**
ESCALATION FACTOR	**1.33%**

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$115.26	$86.00
Project Manager	$109.50	$86.00
Project Engineer 3/4	$73.01	$73.98
Project Engineer 1/2	$54.12	$54.84
Staff Engineer 3	$51.09	$51.77
Staff Engineer 2	$43.15	$43.73
Staff Engineer 1	$37.44	$37.94
CADD Designer	$37.53	$38.03
Survey Manager	$82.51	$83.61
Project Surveyor	$51.97	$52.66
Staff Surveyor	$36.91	$37.40
Administrative Assistant	$33.57	$34.02

Local Public Agency	County	Section Number
Highland Park	Lake	18-00133-00-BR

Consultant / Subconsultant Name	Job Number
	D-91-037-19

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total	Contribution to Prime Consultant

Local Public Agency
Highland Park

County
Lake

Section Number
18-00133-00-BR

Consultant / Subconsultant Name

Job Number
D-91-037-19

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
				$0.00
				$0.00
				$0.00
				$0.00
		TOTAL DIRECT COSTS:		**$0.00**

Local Public Agency
Highland Park

County
Lake

Section Number
18-00133-00-BR

Consultant / Subconsultant Name

Job Number
D-91-037-19

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 125.04%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Topographic Survey			-	-	-		-	0.00%
Geotechnical and Environmental			-	-	-		-	0.00%
Roadway Design			-	-	-		-	0.00%
Maintenance of Traffic			-	-	-		-	0.00%
Drainage Design / Erosion Control			-	-	-		-	0.00%
Permitting		24	1,318	1,647	435		3,400	15.13%
ROW / Plat of Highways			-	-	-		-	0.00%
Utilities		93	4,945	6,183	1,632		12,760	56.77%
Structural		16	912	1,141	301		2,354	10.47%
Coordination			-	-	-		-	0.00%
Project Management		4	344	430	114		888	3.95%
QA/QC		4	344	430	114		888	3.95%
Phase III Coordination		12	847	1,059	280		2,186	9.73%
			-	-	-		-	
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Subconsultant DL							$0.00	
Direct Costs Total ===>	$0.00						**$0.00**	
TOTALS		153	8,710	10,890	2,876	-	22,476	100.00%

19,600

BLR 05514 (Rev. 02/09/23)

Local Public Agency
Highland Park

County
Lake

Section Number
18-00133-00-BR

Consultant / Subconsultant Name

Job Number
D-91-037-19

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Topographic Survey			Geotechnical and Environmental			Roadway Design			Maintenance of Traffic			Drainage Design / Erosion Control		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	86.00	0.0																	
Project Manager	86.00	14.0	9.15%	7.87															
Project Engineer 3/4	73.98	35.0	22.88%	16.92															
Project Engineer 1/2	54.84	12.0	7.84%	4.30															
Staff Engineer 3	51.77	48.0	31.37%	16.24															
Staff Engineer 2	43.73	18.0	11.76%	5.14															
Staff Engineer 1	37.94	26.0	16.99%	6.45															
CADD Designer	38.03	0.0																	
Survey Manager	83.61	0.0																	
Project Surveyor	52.66	0.0																	
Staff Surveyor	37.40	0.0																	
Administrative Assistant	34.02	0.0																	
		0.0																	
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TOTALS		153.0	100%	$56.93	0.0	0.00%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Local Public Agency
Highland Park

County
Lake

Section Number
18-00133-00-BR

Consultant / Subconsultant Name

Job Number
D-91-037-19

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Permitting			ROW / Plat of Highways			Utilities			Structural			Coordination			Project Management		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	86.00																		
Project Manager	86.00							2	2.15%	1.85							4	100.00%	86.00
Project Engineer 3/4	73.98	6	25.00%	18.50				19	20.43%	15.11	6	37.50%	27.74						
Project Engineer 1/2	54.84	2	8.33%	4.57				8	8.60%	4.72	2	12.50%	6.86						
Staff Engineer 3	51.77	8	33.33%	17.26				32	34.41%	17.81	4	25.00%	12.94						
Staff Engineer 2	43.73	8	33.33%	14.58				10	10.75%	4.70									
Staff Engineer 1	37.94							22	23.66%	8.97	4	25.00%	9.48						
CADD Designer	38.03																		
Survey Manager	83.61																		
Project Surveyor	52.66																		
Staff Surveyor	37.40																		
Administrative Assistant	34.02																		
TOTALS		24.0	100%	$54.90	0.0	0%	$0.00	93.0	100%	$53.17	16.0	100%	$57.03	0.0	0%	$0.00	4.0	100%	$86.00

Local Public Agency
Highland Park

County
Lake

Section Number
18-00133-00-BR

Consultant / Subconsultant Name

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	QA/QC			Phase III Coordination															
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	86.00																		
Project Manager	86.00	4	100.00%	86.00	4	33.33%	28.67												
Project Engineer 3/4	73.98				4	33.33%	24.66												
Project Engineer 1/2	54.84																		
Staff Engineer 3	51.77				4	33.33%	17.26												
Staff Engineer 2	43.73																		
Staff Engineer 1	37.94																		
CADD Designer	38.03																		
Survey Manager	83.61																		
Project Surveyor	52.66																		
Staff Surveyor	37.40																		
Administrative Assistant	34.02																		
TOTALS		4.0	100%	$86.00	12.0	100%	$70.58	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Illinois Department of Transportation

Local Public Agency Amendment # 1

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
City of Highland Park	Lake	18-00133-00-BR

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU		CMAP	10-17-0023

☐ Construction on State Letting ☐ Construction Local Letting ☐ Day Labor ☒ Local Administered Engineering ☐ Right-of-Way

Construction		Engineering		Right of Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
		D-91-037-19	YZNB(966)		

Reason for modification of original Agreement

Drainage and utility revisions and relocation

This amended Agreement, hereinafter referred to as "**Amendment**" is made and entered to in between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **LPA** and **STATE** agree to revise the original Agreement by execution of this **Amendment**.

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Judson Avenue	MS 1130	0.08	8+00	12+00

Location Termini

at Ravine 3 0.1 MI SE of MARSHMAN ST

Current Jurisdiction	Existing Structure Number(s)	
Local - City of Highland Park	049-6578	Add Location / Remove

LOCAL PUBLIC AGENCY APPROPRIATION

For Amendments Increasing the LPA share: By execution of this **Amendment**, the LPA attests that additional moneys have been appropriated or reserved by resolution or ordinance to fund the additional share of **LPA** project costs. A copy of the resolution or ordinance is attached as an addendum (**required for increases to state-let contracts only**).

SCHEDULE

Additional information and/or stipulations are hereby attached and identified below as being a part of this **Amendment**.

X	1.	Location Map
X	2.	Division of Cost

BE IT MUTUALLY AGREED that all remaining provisions of the original agreement not altered by the **Amendment** shall remain in full force and effect and the **Amendment** shall be binding upon the inure to the benefit of the parties hereto, their successor and assigns.

The **LPA** further agrees as a condition of payment, that it accepts and will comply with the application provisions set forth in this **Amendment** and all addenda indicated above.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Title of Official

Signature & Date

The above signature certifies the agency's TIN number is

_____ conducting business as a Governmental Entity.

DUNS Number _____ UEI _____

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation Signature & Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets Signature & Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer Signature & Date

Michael Prater, Chief Counsel Signature & Date

Vicki Wilson, Chief Fiscal Officer Signature & Date

NOTE: if the LPA signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

SCHEDULE NUMBER 2

Local Public Agency	County	Section Number
City of Highland Park	Lake	18-00133-00-BR

Construction		Engineering		Right of Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
		D-91-037-19	YZNB(966)		

ORIGINAL DIVISION OF COST (ODC)

	Federal Funds			State Funds			Local Public Agency Funds			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Preliminary Engineering	STU	$264,080.00	80%				local	$66,020.00	20%	$330,100.00
ODC Federal Funds		$264,080.00	ODC State Funds			ODC LPA Funds		$66,020.00	Total	$330,100.00

AMENDMENT # 1

	Federal Funds			State Funds			Local Public Agency Funds			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Work Totals
Preliminary Engineering	STU	$17,980.80	80%				Local	$4,495.20	20%	$22,476.00
Federal Funds Amendment # 1		$17,980.80	State Funds Amendment # 1			LPA Funds Amendment # 1		$4,495.20	Total	$22,476.00

Add Amendment | Remove Amendment

Total Federal Funds	$282,060.80	**Total State Funds**		**Total LPA Funds**	$70,515.20	**TOTAL**	$352,576.00

CUMULATIVE DIVISION OF COST (CDC)

	Federal Funds			State Funds			Local Public Agency Funds			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Preliminary Engineering	STU	$282,060.80	80%				Local	$70,515.20	20%	$352,576.00
CDC Federal Funds		$282,060.80	CDC State Funds			CDC LPA Funds		$70,515.20	Total	$352,576.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

Instructions for BLR 05311 - Page 1 of 3

NOTE: Form instructions should not be included when the form is submit.

This form shall be used when a local public agency (LPA) project involves Federal-Aid, with or without state funds and this standard form is sufficient to describe all details of the agreement. This form serves as an amendment to BLR 05310. For more information refer to the Bureau of Local Roads and Streets Manual (BLRS) Chapter 5. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS manual. When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Amendment No.	Insert the amendment number as it applies to this amendment.
Local Public Agency	
Name of LPA	Insert the name of the LPA
County	Insert the name of the county in which the LPA is located.
Section Number	Insert the section number applied to this project.
Fund Type	Insert the funding type(s) being used for this project (e.g. STU, STR, ITEP, etc.)
ITEP, SRTS, HSIP Number	Insert the ITEP, SRTS, HSIP number assigned to this project.
MPO Name	From the drop down choose the MPO in which the project is located. If the project is not located within an MPO, select N/A. Types to choose from are:

Bi-State	Bi-State Regional Commission
CMAP	Chicago Metropolitan Planning Organization
CUUATS	Champaign/Urbana Urban Area Transportation Study
DATS	Danville Area Transportation Study
DMATS	Dubuque Metropolitan Area Transportation Study
DSATS	DeKalb/Sycamore Area Transportation Study
DUATS	Decatur Urbanized Area Transportation Study
EWGCG	East-West Gateway Council of Governments
KATS	Kankakee Area Transportation Study
MCRPC	McLean County Regional Planning Commission
PPUATS	Peoria/Pekin Urban Area Transportation Study
RPC	Region 1 Planning Council
SATS	Springfield Area Transportation Study
SEMPO	South East Metropolitan Planning Organization
SIMPO	Southern Illinois Metropolitan Planning Organization
SLATS	State Line Area Transportation Study

MPO Tip Number	Insert the MPO Tip Number assigned to this project, this is required for all projects located within the MPO planning boundaries if applicable. If not, insert "N/A".
Construction on State Letting	Check this box if the construction portion of this project will be on a state held letting.
Day Labor	Check this box if the project will be constructed using day labor.
Local Administered Engineering	Check this box if the LPA is administering the engineering locally.
Right-of-Way	Check this box if Right-Of-Way is part of the project.
Construction	
Job Number	Insert the job number assigned for the construction portion, the number will begin with a "C"
Project Number	Insert the project number assigned to the construction portion of this project.
Engineering	
Job Number	Insert the job number assigned for the engineering portion of this project.
Project Number	Insert the project number assigned to the engineering portion of this project.

Right-of-Way

Job Number	Insert the job number assigned for Right-of-Way for the project, if applicable. The number will begin with a "R".
Project Number	Insert the project number assigned to the Right-of-Way for the project, if applicable.
Reason for Modification	Brief explanation of why project costs have changed.
Location	Use the add location button to add additional locations if needed.
Local Street/Road Name	Insert the local street/ road name.
Key Route	Insert the key route of the street/road listed above.
Length	Insert the length in miles as it pertains to the location listed above. For a structure insert 0.01.
Station	
From	Insert the beginning station of the project as it pertains to the key route for this location for this project.
To	Insert the ending station of the project as it pertains to the key route for this location for this project.
Location Termini	Insert the beginning and ending termini as it pertains to this location for this project.
Existing Structure Number(s)	Insert the existing structure number(s) for this project.
Add Location	Use this button to add additional locations. A total of four additional locations can be added. If there are more than 5 locations, do not add each location. Instead, insert "Various" in the first location field.

Schedule

Within the Schedule table, check the box as applicable. Insert the item number of the schedule and a description of the item.

1. Location Map	Attach a location map to this agreement showing all locations being improved by this project.
2. Division of Cost	Insert the division of cost page (see separate instructions for completing this document).
3. LPA Appropriation Resolution	For State-Let construction projects, the LPA must pass an appropriation resolution covering the local share of the project. Attach the resolution for this appropriation.
4. IDOT Fiscal Approval Signature Page	

Approved

Local Public Agency	The appropriate LPA official shall insert their name, sign, and date. Insert the LPA's TIN number, DUNS Number, and the UEI (note the UEI will be replacing the DUNS Number https://sam.gov/content/duns-uei).
Illinois Dept. of Transportation	The appropriate IDOT official shall sign and date here.

Division of Cost Table

When the LPA desires to use one or more lump-sum amounts before the federal percentage is calculated, specify the order in which it should be used and the "not to exceed" amount. The following provides an example of the wording that may be used:

Lump-sum $60,000 TARP funds not to exceed 50% of final cost of project credited to the project to be utilized first.
Lump-sum to be utilized second not to exceed $20,000 EDP funds.
Lump-sum to be utilized third not to exceed $40,000 SMA funds.

These specified amounts will be used in sequence, with the federal and local percentages calculated after they are deducted.

When the LPA desires to use a percent "not to exceed" commitment, the federal and state funds will be used concurrently at the specified percentages up to the "not to exceed" amount.

Example:

Maximum STR participation 80% not to exceed $100,000

Lump-sum SMA not to exceed $20,000 to be used as a match to the federal funds

Be advised that the "not to exceed" amount specified under a percentage commitment will be tied up and unavailable for programming until the project is closed out and a documentation review has been completed by IDOT or FHWA, if required.

Division of Cost Table Entry:

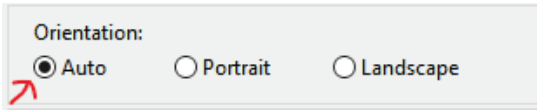
Use a separate line for each type of work as it relates to the fund type for federal, state and/or LPA funds.

Type of Work	Choose the type of work from the drop down list. Types to choose from are: Participating Construction, Non-Participating Construction, Preliminary Engineering, Construction Engineering, Right-of-Way, Railroads, Utilities, and Materials.
Federal Funds	If federal funds are being used on this project complete the following for federal funds.
Fund Type	Choose the type of federal fund type from the drop down.
Amount	Insert the amount of federal funds for the type listed under fund type.
%	Insert the percentage of federal funds for this type.
State Funds	If state funds are being used on this project complete the following for state funds.
Fund Type	Choose the type of State Funds from the drop down.
Amount	Insert the amount of state funds for the type listed under fund type.
%	Insert the percentage of state funds for this type.
Local Public Agency Funds	
Fund Type	Insert the type of LPA funds being used on this project.
Amount	Insert the amount of LPA funds for the type listed under fund type.
%	Insert the percentage of local funds for this type.
Explanation	Insert any necessary additional information as to how the funding is being applied for this project.
Division of Cost Table Values:	
Original Division of Costs	Insert amounts and percentages from the original joint agreement Division of Cost Table.
Amendments	Insert each **Amendment** into a separate table. Only include changes made by the Amendment. Enter deductions with negative values. Additional **Amendment** tables may be added by clicking the "Add Amendment" button.

A minimum of three (3) originals executed by the LPA must be submitted to the District through its Regional Engineer's Office. Distribution will be as follows:

District file
Bureau of Local Roads Central Office (2)

Printing Instructions	For the document to print properly, please make sure "Orientation" is set to "Auto" (see image below) within the print dialog window. If this setting is not chosen, then some pages may be cut off during the printing process.



Illinois Department of Transportation

Local Public Agency
Engineering Services Agreement

Using Federal Funds? ☒ Yes ☐ No

Agreement For: Federal PE

Agreement Type: Supplement

Number: 1

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number	Job Number
City of Highland Park	Lake	18-00133-00-BR	D-91-037-19

Project Number	Contact Name	Phone Number	Email
YZNB(966)	Emmanuel Gomez	(847) 926-1145	egomez@cityhpil.com

SECTION PROVISIONS

Local Street/Road Name	Key Route	Length	Structure Number
Judson Avenue	MS 1130	0.08 MI	049-6578

Location Termini: at Ravine 3 0.1 MI SE of Marshman St

Add Location | Remove Location

Project Description: Bridge replacement, limited roadway reconstruction, and utility relocation

Engineering Funding: ☒ Federal ☐ MFT/TBP ☐ State ☒ Other — Local

Anticipated Construction Funding: ☒ Federal ☐ MFT/TBP ☐ State ☒ Other — Local

AGREEMENT FOR

☐ Phase I - Preliminary Engineering ☒ Phase II - Design Engineering

CONSULTANT

Prime Consultant (Firm) Name	Contact Name	Phone Number	Email
Patrick Engineering Inc.	Ken Eng	(331) 286-6354	kenneth.eng@rina.org

Address	City	State	Zip Code
55 E Monroe Street, Suite 3450	Chicago	IL	60622

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor	Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT
In Responsible Charge	A full time LPA employee authorized to administer inherently governmental PROJECT activities
Contractor	Company or Companies to which the construction contract was awarded

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

☒ EXHIBIT A: Scope of Services

☒ EXHIBIT B: Project Schedule

☒ EXHIBIT C: Qualification Based Selection (QBS) Checklist

☒ EXHIBIT D: Cost Estimate of Consultant Services (CESCS) Worksheet (BLR 05513 or BLR 05514)

☐ _____

☐ _____

☐ _____

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT A for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA for Preliminary and/or Design Engineering: The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. To submit a completed BLR 05613, Engineering Payment Report, to the DEPARTMENT within three months of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement. The form shall be submitted with the final invoice.
8. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of United States Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
9. That none of the services to be furnished by the ENGINEER shall be sublet assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
10. For Preliminary Engineering Contracts:
    (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit A (Scope of Services).
    (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affix the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
    (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit A (Scope of Services).
11. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the following:
    (a) Professional Services Selection Act (50 ILCS 510), The Brooks Act (40 USC 11), and the Procurement, Management, and Administration of Engineering, and Design Related Services (23 CFR part 172). Exhibit C is required to be completed with this AGREEMENT.
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.

3. To pay the ENGINEER:
   (a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
   (b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.
4. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

   Method of Compensation:

☐ Lump Sum

☐ Specific Rate

☒ Cost plus Fixed Fee:

Fixed

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,
DC is the total Direct Cost,
OH is the firm's overhead rate applied to their DL and
FF is the Fixed Fee.

Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

5. The recipient shall not discriminate on the basis of race, color, national original or sex in the award and performance of any US DOT assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

III. IT IS MUTUALLY AGREED,

1. No work shall be commenced by the ENGINEER prior to issuance by the IDOT of a written Notice to Proceed.
2. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT: the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
3. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARMTENT, and their officers, agents, and employees from all suits, claims, actions or damage liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

   The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
4. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.
5. In the event that the DEPARMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this

   AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred as a result

of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.

6. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.

7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

8. The ENGINEER and LPA certify that their respective firm or agency:

   (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
   (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
   (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
   (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
   (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,
   (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph e and
   (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State or local) terminated for cause or default.

   Where the ENGINEER or LPA is unable to certify to any of the above statements in this certification, an explanation shall be attached to this AGREEMENT.

9. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes include but are not limited to: acts of God or a public enemy; act of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

   If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

10. This certification is required by the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

    For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of $5,000 or more from the DEPARTMENT, as defined the Act.

    The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

    (a) Publishing a statement:

        (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.

        (2) Specifying actions that will be taken against employees for violations of such prohibition.

        (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
            (a) abide by the terms of the statement; and
            (b) notify the employer of any criminal drug statue conviction for a violation occurring int he workplace no later than (5) days after such conviction.

    (b) Establishing a drug free awareness program to inform employees about:

        (1) The dangers of drug abuse in the workplace;
        (2) The grantee's or contractor's policy of maintain a drug free workplace;

(3) Any available drug counseling, rehabilitation and employee assistance program; and
(4) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER, LPA and the Department agree to meet the PROJECT SCHEDULE outlined in EXHIBIT B. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future project. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

11. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

12. For Preliminary Engineering Contracts:

(a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.

(b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

AGREEMENT SUMMARY

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Patrick Engineering Inc.	36-3008281	$22,476.00

Subconsultants	TIN/FEIN/SS Number	Agreement Amount
	Subconsultant Total	
	Prime Consultant Total	$22,476.00
	Total for all work	$22,476.00

AGREEMENT SIGNATURES

Executed by the LPA:

The Local Public Agency Type: City of Local Public Agency: City of Highland Park

Attest:

By (Signature & Date)

By (Signature & Date)

Name of Local Public Agency: City of Highland Park

Local Public Agency Type: City

Clerk

Title

(SEAL)

Executed by the ENGINEER:

Attest:

Prime Consultant (Firm) Name: Patrick Engineering Inc.

By (Signature & Date)

By (Signature & Date)

Title

Title

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
City of Highland Park	Patrick Engineering Inc.	Lake	18-00133-00-BR

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

EXHIBIT A
SCOPE OF SERVICES

FOR FEDERAL PARTICIPATION PROJECTS

Project understanding:
The City of Highland Park (Owner) proposes to improve the bridge carrying Judson Avenue over Ravine #3 (SN 049-6578). The scope of work includes replacing the structure with proposed SN 049-6577. Federal funds will be used; therefore, coordination is required with the IDOT Bureau of Local Roads & Streets. In general, the scope of work includes the following features:
A. Replacing the existing three-span PPC deck beam structure with a single-span weathering steel plate-girder structure.
B. Providing a sidewalk along both sides of the bridge.
C. Developing drainage plans for the reconstructed roadway.
D. Utility coordination for those impacted facilities relating to these improvements.

Task 1 Topographic Survey
No Additional effort required.

Task 2 Geo-technical and Environmental Services
No additional effort required

Task 3 Roadway Design
No additional effort required

Task 4 Maintenance of Traffic/Detour Plans
No additional effort required

Task 5 Drainage System Design / Erosion and Sediment Control
No additional effort required

Task 6 Permitting
An IEPA Watermain Construction permit will be required for the relocation of the watermain in conflict with the proposed bridge. Watermain and sanitary sewer permits will be required from the City of Highland Park. Patrick will require information from the Owner to complete these applications.
Patrick will make as many submittals as necessary to secure the above permits. All permit application costs charged by these agencies as well as fee-in-lieu will be paid for separately by the City. (24 hours)

Task 7 Right-Of-Way (ROW) and Plat of Highway
No additional effort required.

Task 8 Utilities
RINA will furnish additional watermain and sanitary sewer design plans, specifications, and quantities for the project.
The sanitary work will require 1 additional notes sheet, 1 plan and profile sheet, and 1 detail sheet. (37 hours)
The watermain work will consist of 1 plan and profile sheet, 1 notes sheet, and 2 detail sheets. (37 hours)
Additional data collection and review, specifications, special provisions, quantity calculations, cost estimation are required. (19 hours)
Total = 37+ 37 + 19 = 93 hours

Task 9 Structural
The proposed watermain crosses the wingwall at 804 Judson Avenue. Additional review and coordination between the utility designers and the structural team will be required. (16 hours)

Task 10 Coordination
No additional effort required

Task 11 Project Management
Contract administration and project management for six additional sheets and design tasks. (4 hours)

Task 12 Quality
Additional quality effort commensurate with the supplemental scope of work for plan review, specifications, and quantities. (4 hours)

Task 13 Phase III Coordination
One additional utility coordination meeting for watermain and sanitary design work and bid support relating to RFIs and the issuance of addendums. (12 hours)

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
City of Highland Park	Patrick Engineering Inc.	Lake	18-00133-00-BR

EXHIBIT B
PROJECT SCHEDULE

Work to be completed by 06/30/2026

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
City of Highland Park	Patrick Engineering Inc.	Lake	18-00133-00-BR

Exhibit C
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit D. If the value meets or will exceed the threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The threshold is adjusted annually. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☒ Form Not Applicable (engineering services less than the threshold)

Instructions for BLR 05530 - Page 1 of 3

Form instructions are not to be submitted with the form

This form shall be used for a Local Public Agency (LPA) to enter into an agreement with an Engineering firm in connection with a project funded with Federal, State, and/or Motor Fuel Tax (MFT) funds. Based on the selection of type of engineering agreement and funding type, the form will change. For more information refer to the Bureau of Local Roads and Streets Manual (BLRS) Chapter 5. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS manual.

This form can also be used for structure inspections.

When filing out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Using Federal Funds?	The user must select yes or no. Based on the selection, a drop-down menu will appear. The language of the form changes based on the selection. Selecting yes indicates federal funds will be used to fund all or a portion of the engineering for this phase of this project. Selecting no indicates no federal funds will be used to fund any engineering for this phase of the project.
Agreement For	If yes was selected for using Federal Funds, select Federal PE or Federal CE from the drop-down. If no was selected for using Federal Funds, select MFT PE, MFT CE, or MFT PE-CE.
Agreement Type	From the drop down, select the type of agreement, types to choose from are: Original or Supplemental
Number	If the agreement is for a supplemental, insert the number of the supplemental using number 1 for the first supplemental, and increase the numbering as the supplementals increase.

Local Public Agency

Local Public Agency	Insert the name of the LPA. This field value is used to populate the LPA name in the Agreement Signatures and the Exhibit pages.
County	Insert the name of the county in which the LPA is located.
Section Number	Insert the section number applied to this project without dashes, dashes are automatically inserted.
Job Number	Insert the job number assigned for the project, if applicable.
Project Number	Insert the project number assigned for this project, if applicable.
Contact Name	Insert the name of the LPA contact for this project.
Phone Number	Insert the phone for the LPA contact listed to the left without dashes.
Email	Insert the email for the LPA contact listed to the left.

Section Provisions

Location	Use the add location button to add additional locations, if needed, for up to a total of five locations. If there are more than five locations, use various.
Local Street/Road Name	Insert the local street/road name.
Key Route	Insert the key route of the street/road listed to the left, if applicable.
Length	Insert the length in miles as it pertains to the location listed to the left. For a structure insert 0.01.
Structure Number	Insert the existing structure number(s) for this project.
Location Termini	Insert the beginning and ending termini as it pertains to this location for this project.
Add Location	Use this button to add additional location.
Remove Location	Use this button to remove a location added in error. Please note that at least one location is required.
Project Description	Insert a description of the work to be accomplished by this project.
Engineering Funding	Check all boxes that apply, if type other is checked, insert the type of other funding in the box following "other." The form will change based on the box(es) checked.
Anticipated Construction Funding	Check all boxes that apply, if type other is checked, insert the type of other funding in the box following "other."

Agreement For	Select the check box for the type of engineering the agreement is for. Phase I for Preliminary Engineering, Phase II for Design Engineering, Phase III for Construction Engineering. When Federal Funds are used, Phase I and Phase II can be selected when the agreement is for Federal PE. When Federal CE is selected, only Phase III can be selected. For MFT, the Phases can be selected based on the original selection at the top of the form for the agreement type.
Consultant	
Primary Consultant (Firm) Name	Insert the name of the primary consultant firm that will be executing this agreement. This field value is used to populate the consultant name in the Agreement Summary, Agreement Signatures and the Exhibit pages.
Contact Name	Insert the name of the contact for the firm listed to the left.
Phone Number	Insert the phone number for the contact listed to the left, without dashes.
Email	Insert the email of the contact listed to the left.
Address	Insert the address of the firm listed to the left.
City	Insert the city of the firm listed to the left.
State	Insert the state of the firm listed to the left.
Zip Code	Insert the zip code of the firm listed to the left.
Agreement Exhibits	Check all that apply, for boxes checked that do not have a description, insert the name of the exhibit.
Exhibit A	Insert the scope of services covered by this agreement/ project. This exhibit is required.
Exhibit B	Insert the project schedule that applies to this agreement/ project. This exhibit is required.
Exhibit C	Qualification Based Selection (QBS) Checklist process must be followed when the value of engineering will meet and/or exceed the threshold in 50 ILCS 510. If the process does not apply, check the form not applicable checkbox on the top of the exhibit page. If the process applies and using federal funds, complete items 1 through 13. If the process applies and using state funds, complete items 14 through 16.
Exhibit D	Cost Plus Estimate of Consultant Services (CECS) Worksheet (BLR 05513 or BLR 05514). If the method of compensation was checked (under LPA Agrees item 4) as Cost Plus Fixed Fee (Anniversary Raise or Fixed Raise) in the agreement, then this exhibit is required and the correct BLR form: BLR 05514 for Fixed Raise or BLR 05513 for Anniversary Raise.
Exhibit	Use the remaining boxes and lines to add additional exhibits as needed.
LPA Agrees	
Method of Compensation	Select the method of compensation for this agreement by checking the applicable box. If Percent is checked (this is only available when agreement is for MFT funds.), insert in the box the applicable percentage. If Lump Sum is checked, complete the box after lump sum showing the lump sum compensation amount. For agreements funded with federal funds the lump sum shall be determined by using the Cost Plus Fixed Fee formula. If Specific Rate is checked, insert the specific rate in the box. The specific rate cannot exceed $150,000. For a federal project this is limited to testing services only. If Cost Plus Fixed Fee is checked, select the type of raise the agreement will use: Anniversary or Fixed. If this method is selected, BLR 05513 or BLR 05514 must be included in the exhibits.

Agreement Summary

Prime Consultant (Firm) Name	Field populated from the Prime Consultant (Firm) Name entered on the first pages of the agreement.
TIN/FEIN/SS	Insert the Prime Consultant's Taxpayer Identification Number (TIN), Federal Employer Identification Number (FEIN) or Social Security Number (SS).
Agreement Amount	Insert the maximum agreement amount.
Subconsultant(s)	As applicable, insert the name of each subconsultant engaged in this agreement/ project. Subconsultants are defined as any firm that is required to complete a Cost Estimate of Consultant Services (CECS) Worksheet.
TIN/FEIN/SS	Insert the Subconsultant's Taxpayer Identification Number (TIN), Federal Employer Identification Number (FEIN) or Social Security Number (SS).
Agreement Amount	Insert the maximum agreement amount for the subconsultant listed to the left.
Add Subconsultant	If additional lines are needed for additional subconsultants, insert lines as needed and complete the required information.
Subconsultant Total	This field is automatically completed, it is the sum of all the agreement amounts for all subconsultants listed.
Prime Total	This field is automatically completed, it is the amount of the prime consultant fee as listed above.
Total for All	This field is automatically completed, it is the sum of the subconsultant and the prime total.

Agreement Signatures

Executed by LPA

Local Public Agency Type	From the drop down, select the type of LPA. Types to choose from are: City, County, Town, or Village.
Local Public Agency	Field populated from the Local Public Agency entered on the first pages of the agreement.
By	The LPA clerk will sign here.
By	The LPA official authorized to sign this agreement will sign and date here.
Seal of LPA	The LPA will seal the document here.
Title	Insert the title of the LPA official who signed above.

Executed by the Engineer

Prime Consultant (Firm) Name	Field populated from the Prime Consultant (Firm) Name entered on first pages of the agreement.
By	The person(s) authorized to sign this agreement from the engineering firm will sign and date here.
Title	Insert the title of the person signing above.

For Agreement using MFT or State Funds only:

Regional Engineer	Upon approval the Regional Engineer will sign and date here.

A minimum of four (4) signed originals must be submitted to the Regional Engineer's District office.

Following approval, distribution will be as follows:

Central Office (only for Projects using State and/or Federal Funds)

District

Engineer (Municipal, Consultant or County)

Local Public Agency Clerk

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Anna Stawski, City Engineer
Alec Turkowski, Civil Engineer

Department: Public Works Department

Title: A Resolution Approving a Local Public Agency Agreement with the Illinois Department of Transportation (IDOT) for the Judson Avenue Bridge Replacement Project

Recommendation:
Staff recommends approval of a Local Agency Agreement for Phase III Construction for the Judson Avenue Bridge Replacement over Ravine 3 Project with the Illinois Department of Transportation (IDOT). This project was discussed and approved as part of FY 26 Capital Improvement Program.

Policy Consideration:
The City received Moving Ahead for Progress in the 21st Century Act (MAP-21) Surface Transportation Program Bridge Grant (STP-Br) from the Illinois Department of Transportation (IDOT) for the replacement of the Judson Avenue Bridge over Ravine 3. The bridge is located between Marshman Street to the north and Roger Williams Avenue to the south. The use of federal grant funds requires the City to comply with IDOT policies and procedures.

The bridge that carries Judson Avenue over Ravine 3, constructed in 1963, is considered deficient per IDOT regulations and will be completely replaced with a new bridge. The existing two-lane bridge is safe and functional. The City is required to perform routine inspections and provide compliance reports to IDOT on a regular basis. The new bridge will provide 2 lanes of traffic and pedestrian sidewalks.

The Judson Ave Bridge will be replaced at the bridge project touchdown limits. The project scope entails reconstruction of the bridge, roadway pavement cross-section, curbs, driveways, water main and storm sewers, and ravine streambed and slope improvements. Parkway areas disturbed by construction will be restored, including tree replacement. Major work will be completed within the City's right-of-way. Temporary construction easements are required to allow for contractor access during construction and for minor grading to complete improvements beyond the right-of-way. In adherence with the IDOT requirements, acquisition of the needed temporary easements is the City's responsibility and is required prior to bidding the project.

Temporary easement acquisition is currently in progress.

IDOT authorized the City to proceed with Phase III Construction. The table below summarizes funding provided in the attached IDOT funding agreement.

Type of Work	Federal Funding (STP-Br)	Local Match (City)	Total
Phase III Construction	$2,680,000	$670,000	$3,350,000

The dollar amounts in this funding agreement reflect figures from the approved grant as well as the most current cost estimates for construction. The City's portion may change, depending on the actual bid results.

A mailing list has been created with the affected residents, and regular communication will be sent with updates on this project. In addition, the project information and subsequent updates will be uploaded to the City's website at www.cityhpil.com, under Construction Projects.

The Public Works Engineering Division, through its consultant, RINA, is managing the daily inspection services for this program. Regular updates on FY 26 public infrastructure CIP projects will be posted on an interactive map on the City's website at www.cityhpil.com/construction. Pertinent contract documents are available for review at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

For Phase III final construction, IDOT will pay the contractor directly for the full cost of the project and then invoice the City for the local share. Sufficient funds are budgeted in FY26 Street Capital, Water, Storm, and Sanitary Funds to cover costs for Phase III Construction for the Judson Avenue Bridge Replacement Project.

Public Safety

The reconstruction of the aging bridge will provide an added level of safety for both vehicular and pedestrian traffic.

Infrastructure Investment

The newly reconstructed bridge is anticipated to have a design life of approximately 75 years.

Attachments:

1. Resolution - LPA Joint Funding Judson Phase III
2. LPA - Judson BLR 05310C

CITY OF HIGHLAND PARK

RESOLUTION NO. R_____

A RESOLUTION APPROVING A LOCAL PUBLIC AGENCY AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) FOR THE JUDSON AVENUE BRIDGE REPLACEMENT PROJECT

WHEREAS, the City is the owner of, and has jurisdiction over, the bridge structure over the Ravine 3 which is located three (3) miles southeast of Marshman Street (***"Judson Avenue Bridge"***); and

WHEREAS, the City has obtained a grant from the Illinois Department of Transportation (***"IDOT"***), through its MAP 21-Surface Transportation Program Bridge Grant (***"STP-Br Grant"***), for the replacement of the Judson Avenue Bridge related to MFT Section Number 18-00133-00-BR (***"Project"***); and

WHEREAS, in order to commence the construction of the Project and to receive the STP-BR Grant, IDOT requires that the City enter into a local agency agreement with IDOT, establishing the guidelines for the use of the STP-BR Grant and a timeline for completion of the construction of the Project (***"Agreement"***); and

WHEREAS, IDOT further requires, as a condition of issuance of the STP-BR Grant, that the City pledges to appropriate City funds for completion of the Project, in an amount equal to 20 percent or greater of the estimated cost of construction; and

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

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

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

SECTION TWO: APPROVAL OF AGREEMENT. The Agreement by and between the City and IDOT is hereby approved in substantially the form attached to this Resolution.

SECTION THREE: EXECUTION OF AGREEMENT. The Mayor is hereby authorized and directed to execute, on behalf of the City, the Agreement and all necessary documentation related thereto.

SECTION FOUR: PLEDGE OF CITY FUNDING. The City Council hereby authorized Six-Hundred Seventy Thousand dollars ($670,000), or as much may be needed to match federal funds in the completion of the Project related to MFT Section Number 18-00133-00-BR.

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

Illinois Department of Transportation

Joint Funding Agreement for Federally Funded Construction

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
City of Highland Park	Lake	18-00133-00-BR

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
Federal	STP-BR	CMAP	10-17-0023

Construction

State Job Number	Project Number
C-91-236-19	QEA5(389)

☐ Local Let/Day Labor ☒ Construction on State Letting ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Judson Avenue	MS 1130	0.28 mi.	0.00	0.28

Location Termini: at Ravine #3, approximately 0.1 mi, SE of Marshman Street

Current Jurisdiction	Existing Structure Number(s)	
City of Highland Park	049-6578	Remove

PROJECT DESCRIPTION

Bridge replacement

Local Public Agency	Section Number	State Job Number	Project Number
City of Highland Park	18-00133-00-BR	C9123619	QEA5(389)

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as the "**STATE**". The **STATE** and **LPA** jointly proposes to improve the designated location as described in the Location and Project Description sections of this agreement. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereby referred to as "**FHWA**".

I. GENERAL

1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** or the federal funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing, to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.

1.2 Domestic Steel Requirement. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Build America-Buy America provisions.

1.3 Federal Authorization. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.

1.4 Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.

1.5 Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

a. Pursuant to a funding failure as provided under Article 1.1.

b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

By execution of this Agreement and the LPA's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules and any and all license requirements or professional certification provisions.

2.1 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200). The **LPA** certifies that it shall adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements, which are published in Title 2, Part 200 of the Code of Federal Regulations, and are incorporated herein by reference.

2.2 Compliance with Registration Requirements. **LPA** certifies that it: (i) is registered with the federal SAM system; (ii) is in good standing with the Illinois Secretary of State, if applicable; (iii) have a valid DUNS Number; (iv) have a valid UEI, if applicable. It is **LPA**'s responsibility to remain current with these registrations and requirements.

2.3 Bribery. The **LPA** certifies to the best of it's knowledge that it's officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

2.4 Bid Rigging. **LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

2.5 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because the **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the **STATE**, unless the **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and **STATE** acknowledges the **LPA** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

2.6 Debarment. The **LPA** certifies to the best of its knowledge and belief that it's officials:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or

commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicated for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

2.7 Construction of Fixed Works. The **LPA** certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the construction of the Program, the **LPA** shall comply with the requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.

2.8 Criminal Convictions. The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

2.9 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

2.10 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced or provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.

2.11 Personal Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:

a. the employee, officer, board member, or agent;
b. any member of his or her immediate family;
c. his or her partner; or
d. an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA**'s employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

2.12 Organizational Conflict of Interest - The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction on future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.

2.13 Accounting System. The **LPA** certifies that it has an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state and federally funded program. Accounting records must contain information

pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. To comply with 2 CFR 200.305(b)(7)(i), the **LPA** shall use reasonable efforts to ensure that funding streams are delineated within **LPA**'s accounting system. *See* 2 CFR 200.302.

III. AUDIT AND RECORD RETENTION

3.1 Single Audits: The **LPA** shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507) and Subpart F of 2 CFR Part 200.

If, during its fiscal year, **LPA** expends $750,000 or more in Federal Awards (direct federal and federal pass-through awards combined), **LPA** must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. A copy of the audit report must be submitted to the **STATE** (IDOT's Financial Review & Investigations Section, Room 126, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the **LPA**'s fiscal year.

Assistance Listing number (formally known as the Catalog of Federal Domestic Assistance (CFDA) number) for all highway planning and construction activities is **20.205**.

3.2 STATE Audits: The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auding Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE**'s authorized inspection or review, final audit, the **STATE**'s independent audit, or as a result of any duly authorized inspection or review.

3.3 Record Retention. The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. adequate to comply with 2 CFR 200.334. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

3.4 Accessibility of Records. The **LPA** shall permit, and shall require its contractors and auditors to permit, the **STATE**, and any authorized agent of the **STATE**, to inspect all work, materials, payrolls, audit working papers, and other data and records pertaining to the Project; and to audit the books, records, and accounts of the **LPA** with regard to the Project. The **LPA** in compliance with 2 CFR 200.337 shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE**'s Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by the **STATE** (including auditors), by the state of Illinois or by federal statute. The **LPA** shall cooperate fully in any such audit or inquiry.

3.5 Failure to maintain the books and records. Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this contract.

IV. LPA FISCAL RESPONSIBILITIES

4.1 To provide all initial funding and payment for construction engineering, utility, and railroad work

4.2 LPA Appropriation Requirement. By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as Schedule 5.

4.3 Reimbursement Requests: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

4.4 Financial Integrity Review and Evaluation (FIRE) program: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

4.5 Final Invoice: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4.6 Project Closeout: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the

physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

4.7 Project End Date: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.

5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.

5.3 To provide on-site engineering supervision and inspection during construction of the proposed improvement.

5.4 To retain jurisdiction of the completed improvement unless specified otherwise by schedule (schedule should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional schedule is required.

5.5 To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by schedule) in a manner satisfactory to the **STATE** and the **FHWA.**

5.6 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.

5.7 To regulate parking and traffic in accordance with the approved project report.

5.8 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.

5.9 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

5.10 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.

VI. THE STATE AGREES

6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.

6.2 For agreements with federal and/or state funds in local let/day labor construction, construction engineering, utility work and/or railroad work:

a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

Local Public Agency	Section Number	State Job Number	Project Number
City of Highland Park	18-00133-00-BR	C9123619	QEA5(389)

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Division of Cost
☒	2.	Location Map
☒	3.	Risk Assessment
☒	4.	Attestations
☐	5.	Resolution*
☐		
☐		
☐		
☐		

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Local Public Agency	Section Number	State Job Number	Project Number
City of Highland Park	18-00133-00-BR	C9123619	QEA5(389)

AGREEMENT SIGNATURES EXECUTION

The LPA agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Nancy Rotering

Title of Official

City Mayor

Signature | Date

The above signature certifies the agency's TIN number is

366005924 conducting business as a Governmental Entity.

DUNS Number 074577453

UEI UQMLM2TC1YF7

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Michael Prater, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required and attached as Schedule 5. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution form within this form.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	State Job Number	Project Number
City of Highland Park	Lake	18-00133-00-BR	C-91-236-19	QEA5(389)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STP-Br	$2,680,000.00	80%				Local	$670,000.00	20%	$3,350,000.00
Total		$2,680,000.00		Total			Total	$670,000.00		$3,350,000.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☐ METHOD C - **LPA's** Share _____ divided by estimated total cost multiplied by actual progress payment.

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

SCHEDULE NUMBER 3

Local Public Agency	Section Number	County	State Job Number	Project Number
City of Highland Park	18-00133-00-BR	Lake		

LRS Federal Funds RISK ASSESSMENT

Risk Factor	Description	Definition of Scale (time frames are based on LPA fiscal year)	Points
General History of Performance	Have there been any changes in key organizational staff or leadership, such as Fiscal and Administrative Management, Transportation Related Program/Project Management, and/ or Elected Officials?	**0 points** - no significant changes in the last 4 or more years; **1 point** - minor changes, but majority of key staff and officials have not changed in the last 4 years; **2 points** - significant key staff or elected leadership changes within the last 3 years; **3 points** - significant key staff and elected leadership changes within the last 3 years	
	What is the LPA's history with federal-aid funded transportation projects?	**0 points** - One or more federal-aid funded transportation projects initiated per year; **1 point** - At least one project initiated within the past three years; **2 points** - AT least one project initiated within the past 5 years; **3 points** - None or more than 5 years	
	Does LPA have qualified technical staff with experience managing federal-aid funded transportations through IDOT?	**0 points** - Full-time employee with experience designated as being in "responsible charge"; **1 point** - LPA has qualified technical staff, but will be utilizing an engineering consultant to manage day-to-day with LPA technical staff oversight; **2 points** - LPA has no technical staff and all technical work will be completed by consultant, but LPA staff has prior experience with federal-aid projects; **3 points** - LPA staff have no prior experience or technical expertise and relying solely on consultant	
	Has the LPA been untimely in submitting invoicing, reporting on federal-aid projects as required in 2 CFR 200, and or audits as required?	**0 points** - No; **1 point** - Delays of 6 or more months; **2 points** - Delays of up to 1 year; **3 points** - 1 year or more years of delay	
Financial Controls	Are the annual financial statements prepared in accordance with Generally Accepted Accounting Principles or on a basis acceptable by the regulatory agency?	**0 points** - yes; **3 points** - no	
	What is the LPA's accounting system?	**0 points** - Automated accounting software; **1 point** - Spreadsheets; **2 points** - paper only; **3 points** - none	
	Does the organization have written policies and procedures regarding proper segregation of duties for fiscal activities that include but are not limited to: a) authorization of transactions; b) recordkeeping for receipts and payments; and c) cash management?	**0 points** - yes; **3 points** - no	
Audits	When was the last time a financial statement audit was conducted?	**0 points** - in the past year; **1 point** - in the past two years; **2 points** - in the past three years; **3 points** - 4 years or more, or never	
	What type of financial statement audit has the organization had conducted?	**0 points** - Single Audit/Program Specific Audit in accordance with 2 CFR 200.501 or Financial audit conducted in accordance with Generally Accepted Auditing Standards or Generally Accepted Government Auditing Standards; **1 point** - Financial review?; **2 points** Other type? or no audit required; **3 points** - none	
	Did the most recent audit disclose findings considered to be significant deficiencies or material weaknesses?	**0 points** - no; **3 points** - yes, or no audits required	
	Have the findings been resolved?	**0 points** - yes or no findings; **1 point** - in progress; **3 points** - no	

Summary of Risk	
General History of Performance	
Financial Controls	
Audits	
Total	

District Review Signature & Date

Central Office Review Signature & Date

Additional Requirements? ☐ Yes ☐ No

Local Public Agency	Section Number	State Job Number	Project Number
City of Highland Park	18-00133-00-BR	C9123619	QEA5(389)

SCHEDULE NUMBER 4
Attestation on Single Audit Compliance

1. In the prior fiscal year, did City of Highland Park (LPA) expend more than $750,000 in federal funds in aggregate from all federal sources?

   ☐ Yes ☐ No

2. Does the City of Highland Park (LPA) anticipate expending more than $750,000 in federal funds in aggregate from all federal sources in the current City of Highland Park (LPA) fiscal year?

   ☐ Yes ☐ No

If answers to question 1 and 2 are no, please proceed to the signature section.
If answer to question 1 is yes, please answer question 3a.
If answer to question 2 is yes, please answer question 3b.

3. A single audit must be conducted in accordance with Subpart F of 2 CFR 200 if $750,000 or more in federal funds are expended in a single fiscal year.

   a. Has the City of Highland Park (LPA) performed a single audit for their previous fiscal year?

   ☐ Yes ☐ No

   i. If yes, has the audit be filed with the Illinois Office of the Comptroller in accordance with 50 ILCS 310 (*see also 55 ILCS 5 & 65 ILCS 5 & 60 ILCS 1/80)*?

   ☐ Yes ☐ No

   b. For the current fiscal year, does the City of Highland Park (LPA) intend to comply with Subpart F of 2 CFR 200?

   ☐ Yes ☐ No

By completing this attestation, I certify that I have authority to sign this attestation on behalf of the LPA; and that the foregoing information is correct and complete to the best of my knowledge and belief.

Name	Title	LPA
		City of Highland Park

Signature & Date

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Anna Stawski, City Engineer
Alec Turkowski, Civil Engineer

Department: Public Works Department

Title: A Resolution Approving Execution of Phase II Final Design Engineering Services Agreement Amendment #1 with Alfred Benesch & Company, for Federal Grant Participation for the St. Johns Avenue Bridge Replacement Project

Recommendation:
Staff recommends executing a Phase II Final Design Engineering Services Agreement Amendment #1 with Alfred Benesch & Company for St Johns Avenue Bridge Replacement Project. The grant-funded bridge reconstruction project was discussed and approved as part of FY26 Capital Improvement Program budget.

Policy Consideration:
The City received Moving Ahead for Progress in the 21st Century Act (MAP-21) Surface Transportation Program Bridge Grant (STP-Br) from the Illinois Department of Transportation (IDOT) for the replacement of the St. Johns Avenue Bridge over Ravine 10. The bridge on St. Johns Avenue is between Bloom Street to the north and Moraine Road to the south.

The St Johns Avenue Bridge over Ravine 10, constructed in 1972, is considered deficient per IDOT regulations, making it eligible for grant funding. The existing two-lane bridge is safe and functional. The City is required to perform routine inspections and provide compliance reports to IDOT regularly. The new bridge will provide 2 lanes of traffic, pedestrian sidewalks, and the existing roadway cross-section will be retained. In addition, existing utilities, including watermain relocation along with ravine restoration work, will be part of the bridge replacement project.

All above-noted improvements are grant-eligible, with IDOT paying 80% of Phase III Construction costs and the City paying 20%. IDOT also funds 80% of Phase II Final Engineering Design Services. Alfred Benesch & Company was selected through a Qualifications Based Selection (QBS) process. On April 29, 2025, the City Council approved the Phase II Final Engineering Design Services agreement with Alfred Benesch & Company. The approved amount of the Phase II Final Engineering Design Services agreement was $420,321.00. IDOT provided

80% funding for Phase II services with the City paying 20%.

During Phase II Final Engineering Design Services, additional out-of-scope work was required. Major out-of-scope items included in Addendum #1 are:

- Additional coordination and meetings were required due to residential feedback regarding the bridge replacement project.
- Additional IEPA document coordination to allow excess soils from the project site to be hauled to an authorized local landfill.

The amount for Addendum #1 to the Phase II Final Engineering Design Services Agreement is $59,647.

Public Works Engineering Division, through its consultant, Alfred Benesch, is managing the daily inspection services for this program. Regular updates on FY 26 public infrastructure CIP projects will be posted on an interactive map on the City's website at www.cityhpil.com/construction. Pertinent contract documents are available for review at the Department of Public Works, 1150 Half Day Road.

Core Priorities:

Fiscal Stability

Sufficient funds are budgeted in FY27 Street Capital, Water, Storm, and Sanitary Funds to cover costs for Phase III Construction Services for the St. Johns Avenue Bridge Replacement Project.

Public Safety

The new bridge will provide added safety for both vehicular and pedestrian traffic.

Infrastructure Investment

The newly reconstructed bridge has an anticipated design lifespan of 75 years.

Attachments:

1. Resolution - St Johns Amendment
2. Phase II BLR 05311 - Supplement 1 - Highland Park - 20-00141-00-BR (004)
3. Phase II BLR 05530 - Supplement 1 - Highland Park - 20-00141-00-BR (003)

CITY OF HIGHLAND PARK

RESOLUTION NO. R_____

A RESOLUTION APPROVING EXECUTION OF PHASE II FINAL ENGINEERING DESIGN SERVICES AGREEMENT AMENDMENT #1 WITH ALFRED BENESCH COMPANY FOR FEDERAL GRANT PARTICIPATION FOR THE ST JOHNS AVENUE BRIDGE REPLACEMENT PROJECT

WHEREAS, the City desires to complete the St Johns Avenue bridge replacement project over Ravine 10 *(**"St Johns Bridge Project"**)*; and

WHEREAS, the City has entered into an agreement with Alfred Benesch Group, Inc.., of Chicago, Illinois *(**"Alfred Benesch"**)*, dated November 13, 2023, for the provision of Phase II Final Engineering consulting services for the St Johns bridge replacement project (***"Agreement"***); and

WHEREAS, the City and Alfred Benesch now desire to enter into Addendum #1 to the Agreement to reflect the updated design and budget for the Project (***"Addendum #1"***); and

WHEREAS, the City Council has determined that entering into Addendum #1 to the Agreement with Alfred Benesch will serve and be in the best interest of the City;

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

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

SECTION TWO: APPROVAL OF ADDENDUM #1. Addendum #1 to the Agreement by and between the City and Alfred Benesch is hereby approved in substantially the form attached to this Resolution.

SECTION THREE: EXECUTION OF AGREEMENT. The Mayor and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, Addendum #1 to the Agreement upon receipt by the City Clerk of at least one original copy of Addendum #1 executed by Alfred Benesch; provided, however, that if the executed copy of Addendum #1 is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the City Council, be null and void.

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

Illinois Department of Transportation

Local Public Agency Amendment # 1

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
City of Highland Park	Lake	20-00141-00-BR

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STP-BR		CMAP	10-19-0035

☒ Construction on State Letting ☐ Construction Local Letting ☐ Day Labor ☐ Local Administered Engineering ☒ Right-of-Way

Construction		**Engineering**		**Right of Way**	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
C-91-340-20	DFR6(126)	D-91-542-20	6J8G(957)	R-91-005-24	16V5(783)

Reason for modification of original Agreement

Additional design services required for project delivery

This amended Agreement, hereinafter referred to as "**Amendment**" is made and entered to in between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **LPA** and **STATE** agree to revise the original Agreement by execution of this **Amendment**.

LOCATION

			Stationing	
Local Street/Road Name	Key Route	Length	From	To
St. Johns Avenue	MUN 1117	0.1 mi	0.25	0.35

Location Termini

Over Ravine 10

Current Jurisdiction	Existing Structure Number(s)	
City of Highland Park	049-6552	Add Location / Remove

LOCAL PUBLIC AGENCY APPROPRIATION

For Amendments Increasing the LPA share: By execution of this **Amendment**, the LPA attests that additional moneys have been appropriated or reserved by resolution or ordinance to fund the additional share of **LPA** project costs. A copy of the resolution or ordinance is attached as an addendum (**required for increases to state-let contracts only**).

SCHEDULE

Additional information and/or stipulations are hereby attached and identified below as being a part of this **Amendment**.

X	1.	Location Map
X	2.	Division of Cost
X	3	LPA Appropriation Resolution

BE IT MUTUALLY AGREED that all remaining provisions of the original agreement not altered by the **Amendment** shall remain in full force and effect and the **Amendment** shall be binding upon the inure to the benefit of the parties hereto, their successor and assigns.

The **LPA** further agrees as a condition of payment, that it accepts and will comply with the application provisions set forth in this **Amendment** and all addenda indicated above.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Title of Official

Signature & Date

The above signature certifies the agency's TIN number is

_____ conducting business as a Governmental Entity.

DUNS Number _____ UEI _____

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation Signature & Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets Signature & Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer Signature & Date

Michael Prater, Chief Counsel Signature & Date

Vicki Wilson, Chief Fiscal Officer Signature & Date

NOTE: if the LPA signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

SCHEDULE 1 - LOCATION MAP



SCHEDULE NUMBER 2

Local Public Agency	County	Section Number
City of Highland Park	Lake	20-00141-00-BR

Construction		Engineering		Right of Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
C-91-340-20	DFR6(126)	D-91-542-20	6J8G(957)	R-91-005-24	16V5(783)

ORIGINAL DIVISION OF COST (ODC)

	Federal Funds			State Funds			Local Public Agency Funds			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Preliminary Engineering	STP-Br	$336,256.80	80%				Local	$84,064.20	20%	$420,321.00
ODC Federal Funds		$336,256.80		ODC State Funds			ODC LPA Funds	$84,064.20	Total	$420,321.00

AMENDMENT # 1

	Federal Funds			State Funds			Local Public Agency Funds			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Work Totals
Preliminary Engineering							Local	$59,647.00	100%	$59,647.00
Federal Funds Amendment # 1				State Funds Amendment # 1			LPA Funds Amendment # 1	$59,647.00	Total	$59,647.00

Add Amendment | Remove Amendment

Total Federal Funds	$336,256.80	**Total State Funds**		**Total LPA Funds**	$143,711.20	**TOTAL**	$479,968.00

CUMULATIVE DIVISION OF COST (CDC)

	Federal Funds			State Funds			Local Public Agency Funds			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Preliminary Engineering	STP-Br	$336,256.80	*				Local	$143,711.20	*	$479,968.00
CDC Federal Funds		$336,256.80		CDC State Funds			CDC LPA Funds	$143,711.20	Total	$479,968.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*MAXIMUM FHWA (STP-BR) PARTICIPATION FOR PHASE II ENGINEERING (80%) NTE $336,356.80

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

Illinois Department of Transportation

Local Public Agency
Engineering Services Agreement

Using Federal Funds? ☒ Yes ☐ No

Agreement For: Federal PE

Agreement Type: Supplement

Number: 1

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number	Job Number
City of Highland Park	Lake	20-00141-00-BR	D-91-542-20

Project Number	Contact Name	Phone Number	Email
6J8G(957)	Anna Stawski	(847) 926-1183	astawski@cityhpil.com

SECTION PROVISIONS

Local Street/Road Name	Key Route	Length	Structure Number
St. Johns Avenue	MUN 1117	0.1 mi	049-6552

Location Termini: Over Ravine 10

Add Location | Remove Location

Project Description:

Phase II design engineering for the replacement of the St. Johns Avenue Bridge over Ravine 10 for the City of Highland Park (City), administered through the Illinois Department of Transportation (IDOT) Bureau of Local Roads and Streets (BLRS) and Lake County Council of Mayors (LCCOM).

Engineering Funding: ☒ Federal ☐ MFT/TBP ☐ State ☐ Other — STP-BR

Anticipated Construction Funding: ☒ Federal ☐ MFT/TBP ☐ State ☐ Other — STP-BR

AGREEMENT FOR

☐ Phase I - Preliminary Engineering ☒ Phase II - Design Engineering

CONSULTANT

Prime Consultant (Firm) Name	Contact Name	Phone Number	Email
Alfred Benesch & Company	Scott Wojteczko	(312) 565-0450	swojteczko@benesch.com

Address	City	State	Zip Code
35 W. Wacker Drive, Suite 3300	Chicago	IL	60601

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

☒ EXHIBIT 1: Scope of Services

☒ EXHIBIT 2: Project Schedule

☒ EXHIBIT 3: Qualification Based Selection (QBS) Checklist

☒ EXHIBIT 4: Cost Estimate of Consultant Services (CESCS) Worksheet (BLR 05513 or BLR 05514)

☐ _____

☐ _____

☐ _____

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT 1 for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA for Preliminary and/or Design Engineering: The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. To submit a completed BLR 05613, Engineering Payment Report, to the DEPARTMENT within three months of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement. The form shall be submitted with the final invoice.
8. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of United States Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
9. That none of the services to be furnished by the ENGINEER shall be sublet assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
10. For Preliminary Engineering Contracts:
    (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit 1 (Scope of Services).
    (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affix the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
    (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit 1 (Scope of Services).
11. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the following:
    (a) Professional Services Selection Act (50 ILCS 510), The Brooks Act (40 USC 11), and the Procurement, Management, and Administration of Engineering, and Design Related Services (23 CFR part 172). Exhibit 3 is required to be completed with this AGREEMENT.
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.

3. To pay the ENGINEER:
   (a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
   (b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.
4. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

   Method of Compensation:

   ☐ Lump Sum

   ☐ Specific Rate

   ☒ Cost plus Fixed Fee: Fixed

   Total Compensation = DL + DC + OH + FF

   Where:

   DL is the total Direct Labor,
   DC is the total Direct Cost,
   OH is the firm's overhead rate applied to their DL and
   FF is the Fixed Fee.

   Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

   The Fixed Fee cannot exceed 15% of the DL + OH.
5. The recipient shall not discriminate on the basis of race, color, national original or sex in the award and performance of any US DOT assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

III. IT IS MUTUALLY AGREED,

1. No work shall be commenced by the ENGINEER prior to issuance by the IDOT of a written Notice to Proceed.
2. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT: the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
3. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARMTENT, and their officers, agents, and employees from all suits, claims, actions or damage liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

   The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
4. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.
5. In the event that the DEPARMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this

   AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred as a result

of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.

6. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.

7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

8. The ENGINEER and LPA certify that their respective firm or agency:

   (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
   (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
   (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
   (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
   (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,
   (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph e and
   (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State or local) terminated for cause or default.

   Where the ENGINEER or LPA is unable to certify to any of the above statements in this certification, an explanation shall be attached to this AGREEMENT.

9. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes include but are not limited to: acts of God or a public enemy; act of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

   If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

10. By execution of this AGREEMENT the LPA and ENGINEER certify compliance with the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

    For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of $5,000 or more from the DEPARTMENT, as defined the Act.

    The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

    (a) Publishing a statement:

        (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.

        (2) Specifying actions that will be taken against employees for violations of such prohibition.

        (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
            (a) abide by the terms of the statement; and
            (b) notify the employer of any criminal drug statue conviction for a violation occurring int he workplace no later than (5) days after such conviction.

    (b) Establishing a drug free awareness program to inform employees about:

        (1) The dangers of drug abuse in the workplace;
        (2) The grantee's or contractor's policy of maintain a drug free workplace;
        (3) Any available drug counseling, rehabilitation and employee assistance program; and

(4) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER and LPA agree to meet the PROJECT SCHEDULE outlined in EXHIBIT 2. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future project. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

11. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

12. For Preliminary Engineering Contracts:

(a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.

(b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

AGREEMENT SUMMARY

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Alfred Benesch & Company	36-2407363	$59,647.00

Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Hey and Associates, Inc.	36-4183789	$0.00
Mathewson Right of Way Co.	85-4092178	$0.00
GSG Consultants, Inc.	36-3844476	$0.00
	Subconsultant Total	$0.00
	Prime Consultant Total	$59,647.00
	Total for all work	$59,647.00

AGREEMENT SIGNATURES

Executed by the LPA:

The [Local Public Agency Type] of [Local Public Agency: City of Highland Park]

Attest:

By (Signature & Date)

By (Signature & Date)

Name of Local Public Agency: City of Highland Park

Local Public Agency Type

Clerk

Title

(SEAL)

Executed by the ENGINEER:

Attest:

Prime Consultant (Firm) Name: Alfred Benesch & Company

By (Signature & Date)

By (Signature & Date)

Title

Title

For information about IDOTs collection and use of confidential information review the department's Identity Protection Policy.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
City of Highland Park	Alfred Benesch & Company	Lake	20-00141-00-BR

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

EXHIBIT 1
SCOPE OF SERVICES

See Attached

City of Highland Park
St. Johns Avenue Bridge over Ravine 10

SUPPLEMENT 1 SCOPE OF WORK

INTRODUCTION

Alfred Benesch & Company's (Benesch) current scope of work addresses the Phase II design engineering for the replacement of the St. Johns Avenue Bridge over Ravine 10 for the City of Highland Park (City), administered through the Illinois Department of Transportation (IDOT) Bureau of Local Roads and Streets (BLRS) and Lake County Council of Mayors (LCCOM).

Phase II design was anticipated to start in April of 2023 with design services completed by October of 2024 ahead of 2025 construction. This project has undergone multiple delays and added services that will necessitate a supplement to allow for completion of Phase II design.

For historical context regarding project timelines and delays:

- **February 23, 2023** - The Phase II engineering services scope/fee proposal was initially submitted to the City with an assumed Notice-To-Proceed (NTP) date of April 2023. The proposed schedule targeted a 12-month design schedule to facilitate a fall of 2024 letting.
- **March 21, 2023** - The Section 1440 advanced startup package was submitted to IDOT D1 BLRS for approval, with anticipated turnaround in 30-60 days per typical IDOT review timelines.
    - It was determined that IDOT D1 failed to submit the Section 1440 package for Central office approval until August 25th.
    - The Section 1440 request was approved on October 3, 2023.
- **June 28, 2023** – BLRS agreement documents – the 5310PE joint funding agreement and the 5530 engineering services agreement - were submitted to the City by Benesch for processing.
    - Agreement documents were submitted by LCCOM on behalf of the City to IDOT D1 BLRS on November 27, 2023. The City had elected not to submit until Section 1440 approval was received.
- **November 13, 2023** – City Council approval of the 5310PE agreement. Of note, the 5530 Engineering Services Agreement was not presented to Council at this time.
- **February 9, 2024** – City provided Benesch with a signed 5530 agreement, retroactive to the November 2023 City Council approval. With this, NTP was granted for Phase II engineering.
    - NTP was delayed 10 months from original target.
    - With the delay, the target letting date was pushed back a year to fall of 2025.
- **May 14, 2024** – IDOT D1 notified the City that they had not begun to review the 5310PE and 5530 agreement documents and that separate 5310PE agreement packages would be required for engineering and for ROW acquisition.
    - Benesch created new agreement packages that were submitted to City on June 6, 2024 and then LCCOM on June 17, 2024.
- **July 19, 2024** – LCCOM submitted the 5310PE (Engineering), 5310PE (ROW) and 5530 BLRS agreement documents to IDOT D1 for review.
- **January 9, 2025** - IDOT provided notification that the 5310PE (Engineering) and 5530 BLRS agreement documents were ready for execution after schedule change updates, but provided no commentary on the 5310PE (ROW). Through follow ups, it was determined that IDOT D1 had not submitted the ROW funding agreement to Central office.
    - Per City direction, Benesch was directed not to begin land acquisition appraisal work until the 5310PE (ROW) was executed and received by the City. Given this preference and the IDOT processing delay, it was determined that a fall 2025 letting would no longer be feasible and the target letting was pushed to fall of 2026.

    - City executed 5310PE (Engineering) and 5530 agreements were hand delivered to IDOT on May 7, 2025.
    - IDOT execution of the 5310PE (Engineering) and 5530 agreements was obtained on October 14, 2025.
- **July 1, 2025** – IDOT provided authorization to the City to execute the 5310PE (ROW) agreement.
    - City executed 5310PE (ROW) was delivered to IDOT D1 on August 14, 2025.
    - Final IDOT execution of 5310PE (ROW) was obtained on September 9, 2025.
- **December 12, 2025** – City provided authorization for Benesch team to re-start the land acquisition process and proceed with appraisal work.

The project is currently targeting a late 2026 letting, extending the design schedule and contract duration upwards of two years from the original target as well as the design schedule.

SUPPLEMENTAL SCOPE OF WORK

1. Agency Coordination **118 Hours**

Extensive effort not included in the contracted scope has been required to lead and/or support the additional coordination required with the City and IDOT to advance the project through the challenges and delays laid out in the historical context presented above.

- Preparation of Section 1440 package (on behalf of City).
- PPI revisions/resubmittals (3 revisions required in 08/2023, 06/2024 and 07/2024 to reflect delayed letting schedules).
- 5310PE agreements – time spent creating/revising multiple agreement packages to split Engineering from ROW.
- 5530 agreement – revisions and edits to address the time delays which in turn changed the financials authorized by IDOT, including coordination of subconsultant edits.
- IDOT General Coordination (calls and emails following up on status of reviews, lost submittals, adjustments needed, etc.)
- City General Coordination (calls and emails supporting the City Council approval processes, status of reviews, City PM transitions, etc.)
- Grant support – in May of 2025, IDOT released CL 2025-07: 2024 Local Project Funding Call for Projects. The City elected to pursue this additional grant money for this project. Benesch provided support to completion of the grant application.

2. Utilities - ComEd Relocation **30 Hours**

The contract scope of work was limited to 4 hours for one field meeting with ComEd to coordinate constraints. As the project advanced, Benesch has been required to participate in meetings and reviews to help facilitate a ComEd relocation plan that would adequately accommodate the proposed bridge reconstruction.

- Meetings with ComEd and their engineering consultant (two total) – no extra effort, replaced field meeting.
- Engineering review of relocation plan (3 rounds of review and coordination as the first 2 proposed concepts did not meet the requirements of the bridge project).
- Coordination with City and ComEd regarding cost responsibilities, approval processes and overall work plan.

3. Environmental Processing **12 Hours**

Due to contract delays, additional efforts have been (and/or will be) required to renew/extend expired clearances and approvals. Benesch will lead the coordination and GSG Consultants (GSG) and/or Hey and Associates (Hey) – both with the necessary environmental prequalification – will complete the environmental services. Hours below are for Benesch coordination efforts, as it is anticipated GSG and

Hey can complete the additional environmental services within their contracted upper budget limits.

- Northern Long-Eared Bat (NLEB) Assessment – one additional assessment
- Wetland Delineation – a new delineation, report and WIE will be required due to project delays
- Natural Resources – renewal of clearances

4. Civil/Roadway – Design Modifications for Easements/Tree Requirements **32 Hours**

As the project has advanced, it has become apparent that additional elements of landscaping and/or restoration need to be incorporated into the proposed design plan to meet the expectations of the impacted properties as part of the planned temporary easement agreements (i.e. new tree planting coordination and placement). This will require updates to the base erosion control and landscaping plan, as well as removal plans.

5. Civil/Roadway – Temp. Access Design at SE Residence **28 Hours**

As design has been advanced, it was determined that the bridge reconstruction would create significant access challenges to the property owner of the residence SE of the bridge. Benesch has coordinated with the City on multiple options to maintain safe access to the residence's home and driveway during construction, including emails and exhibits depicting the access plan. The design plans will include a temporary driveway plan that addresses the need for installation, removal and restoration work associated with drainage modifications, parkway removal, a temporary parking pad, temporary asphalt driveway wedge, temporary barrier, elevation control.

- Concept plan to City (exhibits and emails)
- Meeting with City to discuss options and adjust concept plan
- Implementation into design plans, including added pay items, quantities, etc.

6. Structural - Pier Foundation Study **32 Hours**

The Phase I approved TSL proposed drilled shafts for the bridge pier foundation. During design development, the City and Benesch determined that a driven pile foundation warranted consideration given some of the site constraints. A meeting was held with the City to assess the pros and cons of switching to a driven pile foundation instead of a drilled shaft foundation. Pros and cons were related to cost, construction access, residential noise/vibration impacts. The end decision was to proceed with a drilled shaft solution and develop a custom special provision to address unique challenges associated with access and the limited geotechnical information within the ravine.

- Evaluation of pier foundation concepts, with City meeting held to determine preferred path.
- Modifications to the standard drilled shaft specifications to meet the needs of this project.

7. General Administration **44 Hours**

The contract scope of work assumed an 18-month management duration (start of design to construction letting). This effort ultimately began in February of 2024 and is now anticipated to extend to spring of 2027 until construction begins, approximately 40 months.

Total Supplement Hours = 296

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
City of Highland Park	Alfred Benesch & Company	Lake	20-00141-00-BR

EXHIBIT 2
PROJECT SCHEDULE

Design Approval - February 2023
Pre-Final Plans - May 2026
Final PS&E - July 2026
ROW Certified - September 2026
Construction Letting - November 2026
Construction - 2027

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
City of Highland Park	Alfred Benesch & Company	Lake	20-00141-00-BR

Exhibit 3
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit 3. If the value meets or will exceed the small dollar threshold in 50 ILCS 510, QBS requirements must be followed.Under the threshold, QBS requirements do not apply. The small dollar threshold is adjusted annually and can be found in IDOT Circular Letters.If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	☐	☒
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	☐	☒
3	Was the scope of services for this project clearly defined?	☐	☒
4	Was public notice given for this project?	☐	☒

If yes, Due date of submittal: 11/15/20

Method(s) used for advertisement and dates of advertisement

5	Do the written QBS policies and procedures cover conflicts of interest?	☐	☒
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	☐	☒
7	Do the written QBS policies and procedures discuss the methods of evaluation?	☐	☒

Project Criteria	Weighting
Key Staff	10%
Relevant Experience	20%
Project Understanding	10%
Commitment/Responsibility	10%
Interview	15%
Website	5%
Support Staff/Subcontractors	20%
SQPU Doc	10%

8	Do the written QBS policies and procedures discuss the method of selection?	☐	☒

Selection committee (titles) for this project

City Engineer, Civil Engineer, Civil Engineer

Top three consultants ranked for this project in order	
1	Alfred Benesch & Company
2	V3 Companies
3	Engineering Resource Associates

9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	☐	☒
10	Were negotiations for this project performed in accordance with federal requirements.	☐	☒
11	Were acceptable costs for this project verified?	☐	☒
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	☐	☒

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
City of Highland Park	Alfred Benesch & Company	Lake	20-00141-00-BR

13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	☐	☒
14	QBS according to State requirements used?	☐	☒
15	Existing relationship used in lieu of QBS process?	☒	☐
16	LPA is a home rule community (Exempt from QBS).	☒	☐

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
City of Highland Park	Lake	20-00141-00-BR

Prime Consultant (Firm) Name	Prepared By	Date
Benesch	S. Wojteczko	7/1/2026

Consultant / Subconsultant Name	Job Number
Benesch	D-91-542-20

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Contract amendment #1

PAYROLL ESCALATION TABLE

CONTRACT TERM	**13**	**MONTHS**	**OVERHEAD RATE**	**161.43%**
START DATE	**7/1/2026**		**COMPLEXITY FACTOR**	**0**
RAISE DATE	**1/1/2027**		**% OF RAISE**	**3.00%**
END DATE	7/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	7/1/2026	1/1/2027	6	46.15%
1	1/2/2027	8/1/2027	7	55.46%

The total escalation = 1.62%

Local Public Agency	County	Section Number
City of Highland Park	Lake	20-00141-00-BR

Consultant / Subconsultant Name	Job Number
Benesch	D-91-542-20

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.92%

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Group Manager	$90.00	$90.00
Sr Project Manager	$88.17	$88.98
Project Manager II	$80.44	$81.18
Project Manager I	$68.17	$68.80
Technical Manager II	$76.33	$77.03
Technical Manager I	$65.10	$65.70
Project Engineer II	$56.38	$56.90
Project Engineer I	$51.00	$51.47
Designer II	$46.94	$47.37
Designer I	$39.64	$40.01
Sr Technologist	$60.00	$60.55
Technologist III	$48.50	$48.95

Local Public Agency	County	Section Number
City of Highland Park	Lake	20-00141-00-BR

Consultant / Subconsultant Name	Job Number
Benesch	D-91-542-20

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Re-allocation of unused DC	Actual Cost	1	-$1,827.50	-$1,827.50
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$1,827.50**

Local Public Agency
City of Highland Park

County
Lake

Section Number
20-00141-00-BR

Consultant / Subconsultant Name
Benesch

Job Number
D-91-542-20

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 161.43%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Agency Coordination	-1,828	118	8,779	14,172	2,897		24,021	40.27%
Utilities		30	2,057	3,321	679		6,057	10.15%
Environmental		12	812	1,311	268		2,391	4.01%
Civil/Roadway		60	3,445	5,561	1,137		10,143	17.01%
Structural		32	2,202	3,555	727		6,484	10.87%
Project Administration		44	3,583	5,785	1,183		10,551	17.69%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Hey and Associates, Inc.			-	-	-		-	0.00%
Matthewson Right of Way Co.			-	-	-		-	0.00%
GSG Consultants, Inc.			-	-	-		-	0.00%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
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			-	-	-		-	
			-	-	-		-	
Subconsultant DL					0.00			
TOTALS	(1,828)	296	20,878	33,705	6,891	-	59,647	100.00%

Local Public Agency
City of Highland Park

County
Lake

Section Number
20-00141-00-BR

Consultant / Subconsultant Name
Benesch

Job Number
D-91-542-20

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Agency Coordination			Utilities			Environmental			Civil/Roadway			Structural		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Group Manager	90.00	69.0	23.31%	20.98	40	33.90%	30.51										8	25.00%	22.50
Sr Project Manager	89.59	50.0	16.89%	15.13	21	17.80%	15.94	8	26.67%	23.89	2	16.67%	14.93	8	13.33%	11.95			
Project Manager II	81.74	0.0																	
Project Manager I	69.27	0.0																	
Technical Manager II	77.56	8.0	2.70%	2.10													8	25.00%	19.39
Technical Manager I	66.15	64.0	21.62%	14.30	24	20.34%	13.45	14	46.67%	30.87	8	66.67%	44.10	12	20.00%	13.23			
Project Engineer II	57.29	6.0	2.03%	1.16													6	18.75%	10.74
Project Engineer I	51.82	87.0	29.39%	15.23	33	27.97%	14.49	8	26.67%	13.82	2	16.67%	8.64	28	46.67%	24.18	10	31.25%	16.19
Designer II	47.70	0.0																	
Designer I	40.28	12.0	4.05%	1.63										12	20.00%	8.06			
Sr Technologist	60.97	0.0																	
Technologist III	49.28	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
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TOTALS		296.0	100%	$70.54	118.0	100.00%	$74.40	30.0	100%	$68.58	12.0	100%	$67.67	60.0	100%	$57.42	32.0	100%	$68.83

Local Public Agency
City of Highland Park

County
Lake

Section Number
20-00141-00-BR

Consultant / Subconsultant Name
Benesch

Job Number
D-91-542-20

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 2 **OF** 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Project Administration																	
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Group Manager	90.00	21	47.73%	42.95															
Sr Project Manager	89.59	11	25.00%	22.40															
Project Manager II	81.74																		
Project Manager I	69.27																		
Technical Manager II	77.56																		
Technical Manager I	66.15	6	13.64%	9.02															
Project Engineer II	57.29																		
Project Engineer I	51.82	6	13.64%	7.07															
Designer II	47.70																		
Designer I	40.28																		
Sr Technologist	60.97																		
Technologist III	49.28																		
TOTALS		44.0	100%	$81.44	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Anna Stawski, City Engineer
Alec Turkowski, Civil Engineer

Department: Public Works Department

Title: A Resolution Approving a Local Public Agency Agreement with the Illinois Department of Transportation (IDOT) for the St Johns Avenue Bridge Replacement Project

Recommendation:
Staff recommends approval of a Local Agency Agreement for Phase III Construction Services for the St.Johns Avenue Bridge Replacement over Ravine 3 Project with the Illinois Department of Transportation (IDOT). This project was discussed and approved as part of FY 27 Capital Improvement Program.

Policy Consideration:
The City received Moving Ahead for Progress in the 21st Century Act (MAP 21) — Surface Transportation Program Bridge Grant (STP-BR) funding from the Illinois Department of Transportation (IDOT) to replace the St Johns Avenue bridge over Ravine 10. The bridge is located between Bloom Street to the north and Moraine Road to the south. The project entails the bridge replacement in its entirety.

The St Johns Avenue Bridge over Ravine 10, constructed in 1972, is considered deficient per IDOT regulations, making it eligible for grant funding. The existing two-lane bridge is safe and functional. The City is required to perform routine inspections and provide compliance reports to IDOT regularly. The new bridge will provide 2 lanes of traffic, a pedestrian sidewalk, and the existing roadway cross-section will be retained.

The St. Johns Avenue Bridge will be replaced at the bridge project touchdown limits. The project scope entails reconstruction of the bridge, roadway improvements immediately adjacent to the bridge, curbs, driveways, water main, storm sewers, and ravine streambed and slope improvements. Parkway areas disturbed by construction will be restored with topsoil and sod, including tree replacement. Major work will be completed within the City's right-of-way. Temporary construction easements are required to allow for contractor access during construction and for minor grading to complete improvements beyond the right-of-way. In adherence with the IDOT requirements, acquisition of the needed temporary easements is the

City's responsibility and is required prior to bidding the project. Temporary easement acquisition is currently in progress.

During construction, St. Johns Avenue will be closed to through traffic. A posted detour will direct traffic around the work site. Construction is anticipated to be completed in one to two construction seasons, depending on when the contract is awarded.

IDOT authorized the City to proceed with Phase III Construction. The table below summarizes funding provided in the attached IDOT funding agreement.

Type of Work	Federal Funding (STP-Br)	Local Match (City)	Total
Phase III Construction	$3,199,814	$1,474,868	$4,674,708

The dollar amounts in this funding agreement reflect figures from the approved grant as well as the most current cost estimates.

An Open House Meeting was held on January 18, 2022, and no major concerns were noted by the public at the meeting. A mailing list has been created with the affected residents, and regular communication will be sent with updates on this project. Letters are typically mailed on a 6-month interval. In addition, the project information and subsequent updates will be uploaded on the City's website at www.cityhpil.com, under Construction Projects.

The Department of Public Works Engineering Division is managing the project. Pertinent project agreement, approval letters, project information, and original documents are available for review at the Public Works Department located at 1150 Half Day Rd.

Core Priorities:

Fiscal Stability

For Phase III Engineering Construction services, IDOT will pay the contractor directly and invoice the City for the local share. Sufficient funds are budgeted in FY27 Street Capital, Water, Storm, and Sanitary Funds to cover costs for Phase III Construction Services for the St. Johns Avenue Bridge Replacement Project.

Public Safety

The new bridge will provide added safety for both vehicular and pedestrian traffic.

Infrastructure Investment

The newly reconstructed bridge has an anticipated design lifespan of 75 years.

Attachments:

1. Resolution - LPA Joint Funding St Johns Phase III
2. LPA St Johns BLR 05310C

CITY OF HIGHLAND PARK

RESOLUTION NO. R_____

A RESOLUTION APPROVING A LOCAL PUBLIC AGENCY AGREEMENT FOR WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) FOR THE ST. JOHNS AVENUE BRIDGE REPLACEMENT PROJECT

WHEREAS, the City is the owner of, and has jurisdiction over, the St. Johns Avenue Bridge over Ravine 3 (***"St. Johns Avenue Bridge"***); and

WHEREAS, the City has obtained a grant from the Illinois Department of Transportation (***"IDOT"***), through its MAP 21-Surface Transportation Program Bridge Grant (***"STP-Br Grant"***), for the replacement of the St. Johns Avenue Bridge related to MFT Section Number 20-00141-00-BR (***"Project"***); and

WHEREAS, in order to commence the construction of the Project and to receive the STP-BR Grant, IDOT requires that the City enter into a local agency agreement with IDOT, establishing the guidelines for the use of the STP-BR Grant and a timeline for completion of the construction of the Project (**"Agreement"**); and

WHEREAS, IDOT further requires, as a condition of issuance of the STP-BR Grant, that the City pledges to appropriate City funds for completion of the Project, in an amount equal to 20 percent or greater of the estimated cost of construction; and

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

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

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

SECTION TWO: APPROVAL OF AGREEMENT. The Agreement by and between the City and IDOT is hereby approved in substantially the form attached to this Resolution.

SECTION THREE: EXECUTION OF AGREEMENT. The Mayor is hereby authorized and directed to execute, on behalf of the City, the Agreement and all necessary documentation related thereto.

SECTION FOUR: PLEDGE OF CITY FUNDING. The City Council hereby authorized one million four-hundred seventy four thousand eight hundred and sixty eight dollars, (**$**1,474,868.00) or as much may be needed to match federal funds in the completion of the Project related to MFT Section Number 20-00141-00-BR.

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

Illinois Department of Transportation

Joint Funding Agreement for Federally Funded Construction

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
City of Highland Park	Lake	20-00141-00-BR

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STP-BR	N/A	CMAP	10-19-0035

Construction

State Job Number	Project Number
C-91-340-20	DFR6(126)

☐ Local Let/Day Labor ☒ Construction on State Letting ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
St. Johns Avenue	MUN 1117	0.1 mi	0.25	0.35

Location Termini: Over Ravine 10

Current Jurisdiction	Existing Structure Number(s)	
City of Highland Park	049-6552	Remove

PROJECT DESCRIPTION

Construction phase services for the replacement of the existing St Johns Ave bridge (SN 049-6552) over Ravine 10 with a new structure (SN 049-6553).

Local Public Agency	Section Number	State Job Number	Project Number
City of Highland Park	20-00141-00-BR	C9134020	DFR6(126)

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as the "**STATE**". The **STATE** and **LPA** jointly proposes to improve the designated location as described in the Location and Project Description sections of this agreement. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereby referred to as "**FHWA**".

I. GENERAL

1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** or the federal funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing, to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.

1.2 Domestic Steel Requirement. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Build America-Buy America provisions.

1.3 Federal Authorization. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.

1.4 Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.

1.5 Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

a. Pursuant to a funding failure as provided under Article 1.1.

b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

By execution of this Agreement and the LPA's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules and any and all license requirements or professional certification provisions.

2.1 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200). The **LPA** certifies that it shall adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements, which are published in Title 2, Part 200 of the Code of Federal Regulations, and are incorporated herein by reference.

2.2 Compliance with Registration Requirements. **LPA** certifies that it: (i) is registered with the federal SAM system; (ii) is in good standing with the Illinois Secretary of State, if applicable; (iii) have a valid DUNS Number; (iv) have a valid UEI, if applicable. It is **LPA**'s responsibility to remain current with these registrations and requirements.

2.3 Bribery. The **LPA** certifies to the best of it's knowledge that it's officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

2.4 Bid Rigging. **LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

2.5 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because the **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the **STATE**, unless the **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and **STATE** acknowledges the **LPA** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

2.6 Debarment. The **LPA** certifies to the best of its knowledge and belief that it's officials:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or

commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicated for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

2.7 Construction of Fixed Works. The **LPA** certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the construction of the Program, the **LPA** shall comply with the requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.

2.8 Criminal Convictions. The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

2.9 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

2.10 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced or provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.

2.11 Personal Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:

a. the employee, officer, board member, or agent;
b. any member of his or her immediate family;
c. his or her partner; or
d. an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA**'s employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

2.12 Organizational Conflict of Interest - The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction on future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.

2.13 Accounting System. The **LPA** certifies that it has an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state and federally funded program. Accounting records must contain information

pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. To comply with 2 CFR 200.305(b)(7)(i), the **LPA** shall use reasonable efforts to ensure that funding streams are delineated within **LPA**'s accounting system. *See* 2 CFR 200.302.

III. AUDIT AND RECORD RETENTION

3.1 Single Audits: The **LPA** shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507) and Subpart F of 2 CFR Part 200.

If, during its fiscal year, **LPA** expends $750,000 or more in Federal Awards (direct federal and federal pass-through awards combined), **LPA** must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. A copy of the audit report must be submitted to the **STATE** (IDOT's Financial Review & Investigations Section, Room 126, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the **LPA**'s fiscal year.

Assistance Listing number (formally known as the Catalog of Federal Domestic Assistance (CFDA) number) for all highway planning and construction activities is **20.205**.
Federal funds utilized for construction activities on projects let and awarded by the **STATE** (federal amounts shown as "Participating Construction" on Schedule 2) are not included in a **LPA**'s calculation of federal funds expended by the **LPA** for Single Audit purposes.

3.2 STATE Audits: The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auding Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE**'s authorized inspection or review, final audit, the **STATE**'s independent audit, or as a result of any duly authorized inspection or review.

3.3 Record Retention. The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. adequate to comply with 2 CFR 200.334. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

3.4 Accessibility of Records. The **LPA** shall permit, and shall require its contractors and auditors to permit, the **STATE**, and any authorized agent of the **STATE**, to inspect all work, materials, payrolls, audit working papers, and other data and records pertaining to the Project; and to audit the books, records, and accounts of the **LPA** with regard to the Project. The **LPA** in compliance with 2 CFR 200.337 shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE**'s Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by the **STATE** (including auditors), by the state of Illinois or by federal statute. The **LPA** shall cooperate fully in any such audit or inquiry.

3.5 Failure to maintain the books and records. Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this contract.

IV. LPA FISCAL RESPONSIBILITIES

4.1 To provide all initial funding and payment for construction engineering, utility, and railroad work

4.2 LPA Appropriation Requirement. By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as Schedule 5.

4.3 Reimbursement Requests: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

4.4 Financial Integrity Review and Evaluation (FIRE) program: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

4.5 Final Invoice: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice

may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4.6 Project Closeout: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

4.7 Project End Date: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.

5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.

5.3 To provide on-site engineering supervision and inspection during construction of the proposed improvement.

5.4 To retain jurisdiction of the completed improvement unless specified otherwise by schedule (schedule should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional schedule is required.

5.5 To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by schedule) in a manner satisfactory to the **STATE** and the **FHWA.**

5.6 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.

5.7 To regulate parking and traffic in accordance with the approved project report.

5.8 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.

5.9 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

5.10 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.

5.12 That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.

VI. THE STATE AGREES

6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.

6.2 To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.

6.3 To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Schedule 2.

6.4 For agreements with federal and/or state funds in local let/day labor construction, construction engineering, utility work and/or railroad work:

a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Division of Cost
☒	2.	Location Map
☒	3.	Risk Assessment
☒	4.	Attestations
☒	5.	Resolution*
☐		
☐		
☐		
☐		

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Local Public Agency	Section Number	State Job Number	Project Number
City of Highland Park	20-00141-00-BR	C9134020	DFR6(126)

AGREEMENT SIGNATURES EXECUTION

The LPA agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Nancy Rotering

Title of Official

City Mayor

Signature | Date

The above signature certifies the agency's TIN number is

36-600592 conducting business as a Governmental Entity.

DUNS Number 074577453

UEI UQMLM2TC1YF7

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Michael Prater, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required and attached as Schedule 5. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution form within this form.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	State Job Number	Project Number
City of Highland Park	Lake	20-00141-00-BR	C-91-340-20	DFR6(126)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STP-Br	$3,199,840.00	*				Local	$1,474,868.00	BAL	$4,674,708.00
Construction Engineering							Local	$461,223.00	100%	$461,223.00
Total		$3,199,840.00		Total			Total	$1,936,091.00		$5,135,931.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*MAXIMUM FHWA (STP-BR) PARTICIPATION FOR CONSTRUCTION PHASE NTE $3,199,840.00

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share BALANCE divided by estimated total cost multiplied by actual progress payment.

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

SCHEDULE NUMBER 3

Local Public Agency	Section Number	County	State Job Number	Project Number
City of Highland Park	20-00141-00-BR	Lake		

LRS Federal Funds RISK ASSESSMENT

Risk Factor	Description	Definition of Scale (time frames are based on LPA fiscal year)	Points
General History of Performance	Have there been any changes in key organizational staff or leadership, such as Fiscal and Administrative Management, Transportation Related Program/Project Management, and/ or Elected Officials?	**0 points** - no significant changes in the last 4 or more years; **1 point** - minor changes, but majority of key staff and officials have not changed in the last 4 years; **2 points** - significant key staff or elected leadership changes within the last 3 years; **3 points** - significant key staff and elected leadership changes within the last 3 years	1
	What is the LPA's history with federal-aid funded transportation projects?	**0 points** - One or more federal-aid funded transportation projects initiated per year; **1 point** - At least one project initiated within the past three years; **2 points** - AT least one project initiated within the past 5 years; **3 points** - None or more than 5 years	0
	Does LPA have qualified technical staff with experience managing federal-aid funded transportations through IDOT?	**0 points** - Full-time employee with experience designated as being in "responsible charge"; **1 point** - LPA has qualified technical staff, but will be utilizing an engineering consultant to manage day-to-day with LPA technical staff oversight; **2 points** - LPA has no technical staff and all technical work will be completed by consultant, but LPA staff has prior experience with federal-aid projects; **3 points** - LPA staff have no prior experience or technical expertise and relying solely on consultant	0
	Has the LPA been untimely in submitting invoicing, reporting on federal-aid projects as required in 2 CFR 200, and or audits as required?	**0 points** - No; **1 point** - Delays of 6 or more months; **2 points** - Delays of up to 1 year; **3 points** - 1 year or more years of delay	0
Financial Controls	Are the annual financial statements prepared in accordance with Generally Accepted Accounting Principles or on a basis acceptable by the regulatory agency?	**0 points** - yes; **3 points** - no	0
	What is the LPA's accounting system?	**0 points** - Automated accounting software; **1 point** - Spreadsheets; **2 points** - paper only; **3 points** - none	0
	Does the organization have written policies and procedures regarding proper segregation of duties for fiscal activities that include but are not limited to: a) authorization of transactions; b) recordkeeping for receipts and payments; and c) cash management?	**0 points** - yes; **3 points** - no	0
Audits	When was the last time a financial statement audit was conducted?	**0 points** - in the past year; **1 point** - in the past two years; **2 points** - in the past three years; **3 points** - 4 years or more, or never	0
	What type of financial statement audit has the organization had conducted?	**0 points** - Single Audit/Program Specific Audit in accordance with 2 CFR 200.501 or Financial audit conducted in accordance with Generally Accepted Auditing Standards or Generally Accepted Government Auditing Standards; **1 point** - Financial review?; **2 points** Other type? or no audit required; **3 points** - none	0
	Did the most recent audit disclose findings considered to be significant deficiencies or material weaknesses?	**0 points** - no; **3 points** - yes, or no audits required	0
	Have the findings been resolved?	**0 points** - yes or no findings; **1 point** - in progress; **3 points** - no	0

Summary of Risk	
General History of Performance	1
Financial Controls	0
Audits	0
Total	1

District Review Signature & Date

Central Office Review Signature & Date

Additional Requirements? ☐ Yes ☒ No

Local Public Agency	Section Number	State Job Number	Project Number
City of Highland Park	20-00141-00-BR	C9134020	DFR6(126)

SCHEDULE NUMBER 4
Attestation on Single Audit Compliance

1. In the prior fiscal year, did City of Highland Park (LPA) expend more than $750,000 in federal funds in aggregate from all federal sources?

   ☒ Yes ☐ No

2. Does the City of Highland Park (LPA) anticipate expending more than $750,000 in federal funds in aggregate from all federal sources in the current City of Highland Park (LPA) fiscal year?

   ☒ Yes ☐ No

If answers to question 1 and 2 are no, please proceed to the signature section.
If answer to question 1 is yes, please answer question 3a.
If answer to question 2 is yes, please answer question 3b.

3. A single audit must be conducted in accordance with Subpart F of 2 CFR 200 if $750,000 or more in federal funds are expended in a single fiscal year.

   a. Has the City of Highland Park (LPA) performed a single audit for their previous fiscal year?

   ☒ Yes ☐ No

   i. If yes, has the audit be filed with the Illinois Office of the Comptroller in accordance with 50 ILCS 310 (*see also 55 ILCS 5 & 65 ILCS 5 & 60 ILCS 1/80)*?

   ☒ Yes ☐ No

   b. For the current fiscal year, does the City of Highland Park (LPA) intend to comply with Subpart F of 2 CFR 200?

   ☒ Yes ☐ No

By completing this attestation, I certify that I have authority to sign this attestation on behalf of the LPA; and that the foregoing information is correct and complete to the best of my knowledge and belief.

Name	Title	LPA
Ron Bannon	Director of Public Works	City of Highland Park

Signature & Date

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Zubin Coleman, Senior Planner

Department: Community Development Department

Title: A Resolution Ratifying a Minor Amendment to Approved Planned Development at 925 Deerfield Road

Recommendation:
Staff recommends ratifying the City Manager's approval of the proposed Minor Amendment to the proposed property at 925 Deerfield Road.

Policy Consideration:

Proposed Amendment.

Date Council Approved:	**August 21, 2023**	**Zoning: RM1 Medium-to-High Density Residential**
Site Location:	925Deerfield Road	
Applicant:	Community Partners for Affordable Housing (CPAH)	
Property Owner:	Community Partners for Affordable Housing (CPAH)	
Project Name / Description	Betsy Lassar Place Townhomes / 8-unit, all affordable, townhome development	

On August 21, 2023, the City Council adopted Ordinance No. O46-23 ("Special Use Ordinance"), with conditions, granting a special use permit for a proposed all affordable, 8-unit townhome planned development at 925, 929, & 937 Deerfield Road ("**Approved Planned Development**"). Please see **Exhibit A** for a revised site plan depicting the proposed changes.

CPAH ("***The Developer***") proposes to amend the existing Development Agreement in order to:

- Install 8' x 10' patios in the rear yard of each townhome unit.

Council Consideration.
The proposed change is not a "Substantial" per Section 150.545(A) and therefore can be considered through a minor amendment process. Per Section 150.545(A) and (B), the proposed changes, being consistent with the intent and purpose of the PUD and Final Development Plan, are minor in nature, and have been recommended by staff and approved by the City Manager.[1]

Changes to the exterior of this site requires Design Review. However, given the scope of the changes proposed, staff will administratively approve this Design Review consideration, upon approval by Council of this minor Planned Development amendment. (please see **Exhibit B** for draft certificate of approval). [2]

Staff Comments.
Engineering has no comment on the proposed patios for the purposes of this minor amendment application.

[1] The City Council may, per Section 150.545(B)(3), "[…] (i) ratify the City Manager's approval of the minor change, by resolution duly adopted, or (ii) deny the minor change. Any minor change denied by the City Council pursuant to this Section 150.545(B)(3) may be reclassified as a "substantial change" and approved in accordance with Section 150.545(A)(2) of this Article".

[2] If City Council so chooses, it may direct staff to bring the changes to the Plan & Design Commission for a recommendation before making a determination on this matter.

Core Priorities:
Infrastructure Investment
Vibrancy

Attachments:
1. Resolution Ratifying Planned Development (925 Deerfield - Minor Amendment)
2. Minor Amendment to Planned Development (925 929 937 Deerfield Road) v3
3. Exhibit A - Updated Site Plan
4. Exhibit B - Draft COA 925 Deerfield Rd - CPAH Deerfield Townhomes

City of Highland Park

Resolution No. _____

A Resolution Ratifying a Minor Amendment to
Planned Development for 925 Deerfield Road

WHEREAS, Community Partners for Affordable Housing, an Illinois not-for-profit corporation ("***Owner***"), is the record title owner of that certain parcel of real property commonly known as 925 Deerfield Road, Highland Park, Illinois, and consisting of approximately one acre ("***Property***"); and

WHEREAS, the Property is vacant and unimproved; and

WHEREAS, on August 21, 2023, the City Council adopted Ordinance No. O46-2023 ("***Special Use Ordinance***"), granting, among other things, a special use permit for a planned development for the Property ("***Approved Planned Development***"); and

WHEREAS, as required by Section 6.A of the Special Use Ordinance, the City and the previous developer of the Property entered into that certain Development Agreement dated September 13, 2023 to provide for the use, development, and operation of the Property in accordance with the Special Use Ordinance ("***Development Agreement***"); and

WHEREAS, the Special Use Ordinance requires, in part, that the Property be developed, used, and maintained in accordance with the Final Development Plan approved pursuant to Section Three of the Special Use Ordinance ("***Final Development Plan***"); and

WHEREAS, the Owner has submitted to the City Manager an application for a minor amendment to the Approved Planned Development to amend the existing site plan of the Final Development Plan to allow the construction of eight-foot by 10-foot patios to the rear of each of the eight proposed dwelling units of the Approved Planned Development ("***Requested Amendment***"); and

WHEREAS, pursuant to Section 150.545(B) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), the City Manager may administratively approve changes to planned developments that do not involve substantial changes to the approved planned development; and

WHEREAS, on July 13, 2026, the City Manager determined that the Requested Amendment does not involve substantial changes to the Approved Planned Development for the Property, and approved a minor amendment to the Approved Planned Development, incorporating the Requested Amendment into the Final Development Plan, in the form attached to this Resolution as **Exhibit A** ("***Minor Amendment***"); and

WHEREAS, pursuant to Section 150.545(B)(3) of the Zoning Code, the City Council must either ratify or deny the Minor Amendment within 60 days after the date of approval of the Minor Amendment by the City Manager; and

WHEREAS, the City Council has determined that it will serve and be in the best interests of the City to ratify the Minor Amendment;

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

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

SECTION TWO: RATIFICATION OF MINOR AMENDMENT. Pursuant to Section 150.545(B) of the Zoning Code, the City Council hereby ratifies the Minor Amendment to the Approved Planned Development.

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

Minor Amendment

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Steven M. Elrod
Elrod Friedman LLP
350 North LaSalle Street
Second Floor
Chicago, IL 60654

Above Space for Recorder's Use Only

MINOR AMENDMENT

TO THE

925 DEERFIELD ROAD PLANNED DEVELOPMENT

(COMMUNITY PARTNERS FOR AFFORDABLE HOUSING)

DATED AS OF _____ __, 2026

MINOR AMENDMENT TO THE
925 DEERFIELD ROAD PLANNED DEVELOPMENT

This is a Minor Amendment (***"Minor Amendment"***) to the 925 Deerfield Road Planned Development, and is made and effective as of July 13, 2026.

I. Background.

A. Community Partners for Affordable Housing, an Illinois not-for-profit corporation ("***Owner***"), is the owner of that certain parcel of real property commonly known as 925 Deerfield Road, Highland Park, Illinois, located within the RM1 Medium to High Density Residential District of the City, consisting of approximately 22,453 square feet, and legally described in **Exhibit 1** attached to and made a part of this Minor Amendment ("***Property***").

B. The Property is currently vacant and unimproved.

C. On August 23, 2023 the City Council adopted Ordinance No. O46-2023 ("***Special Use Ordinance***"), granting to Owner, among other things, a special use permit for a planned development for the Property ("***Approved Planned Development***").

D. As required pursuant to the Special Use Ordinance, the City and Owner entered into a development agreement dated September 13, 2023 ("***Development Agreement***"), which governs the use and development of the Property.

E. The Special Use Ordinance requires, in part, that the Property be developed pursuant to the Final Development Plan approved pursuant to Section 3 of the Special Use Ordinance ("***Final Development Plan***").

F. Owner has submitted to the City Manager an application for a minor amendment to the Approved Planned Development to amend the site plan of the Final Development Plan to allow the construction of eight-foot by ten-foot patios at the rear of each of the eight proposed dwelling units of the Approved Planned Development ("***Requested Amendment***").

G. Section 150.545(B) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), provides that the City Manager may administratively approve changes to planned developments that do not involve substantial changes to the approved planned development.

H. The City Manager has determined that the Requested Amendment, as set forth in this Minor Amendment, does not involve substantial changes, and therefore may be approved by the City Manager, subject to ratification by the Mayor and City Council.

II. Interpretation; Relationship to Final Development Plan and Special Use Ordinance

A. Definitions. Unless specifically provided otherwise in this Minor Amendment, the words and phrases used in this Minor Amendment have the meanings ascribed to them in the Special Use Ordinance.

B. Conflicts. This Minor Amendment is intended to modify and amend the Final Development Plan and the Special Use Ordinance. Therefore, to the extent that the terms and provisions of this Minor Amendment conflict with or are inconsistent with the Final Development

Plan or the Special Use Ordinance, or both, the terms and provisions of this Minor Amendment will control.

C. Survival of Terms. Except as specifically modified in this Minor Amendment, all terms, conditions, and provisions of the Final Development Plan and the Special Use Ordinance remain in full force and effect; provided, however, that any other provision of the Final Development Plan and the Special Use Ordinance is to be deemed to be modified as necessary to give practical effect to the provisions of this Minor Amendment.

III. Approval of Requested Amendment.

The Final Development Plan is hereby amended in accordance with and pursuant to Section 150.545(B) of the Zoning Code to add to the existing site floor plan that certain floor plan for the Structure consisting of one sheet and prepared by Bleck, with a latest revision date of June 29, 2026, made a part of this Minor Amendment as **Exhibit 2**.

IV. Conditions.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code or any other rights Owner may have, the approvals granted in Section III of this Minor Amendment are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with all terms, conditions, restrictions, and provisions of the Development Agreement.

V. Recording; Binding Effect.

Upon ratification of this Minor Amendment by the City Council, the City Clerk will record a copy of this Minor Amendment in the Office of the Lake County Recorder of Deeds against the Property. This Minor Amendment and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are and will be binding upon, Owner and its personal representatives, successors, and assigns.

VI. Effective Date.

Pursuant to Section 150.545(B) of the Highland Park Zoning Code, I hereby approve this Minor Amendment effective as of July 13, 2026.

[SIGNATURE PAGE FOLLOWS]

Ghida S. Neukirch
City Manager
City of Highland Park

The City Council of the City of Highland Park adopted Resolution No. R ____, ratifying this Minor Amendment, at its _____, 2026 regular City Council meeting.

EXHIBIT 1

LEGAL DESCRIPTION OF THE PROPERTY

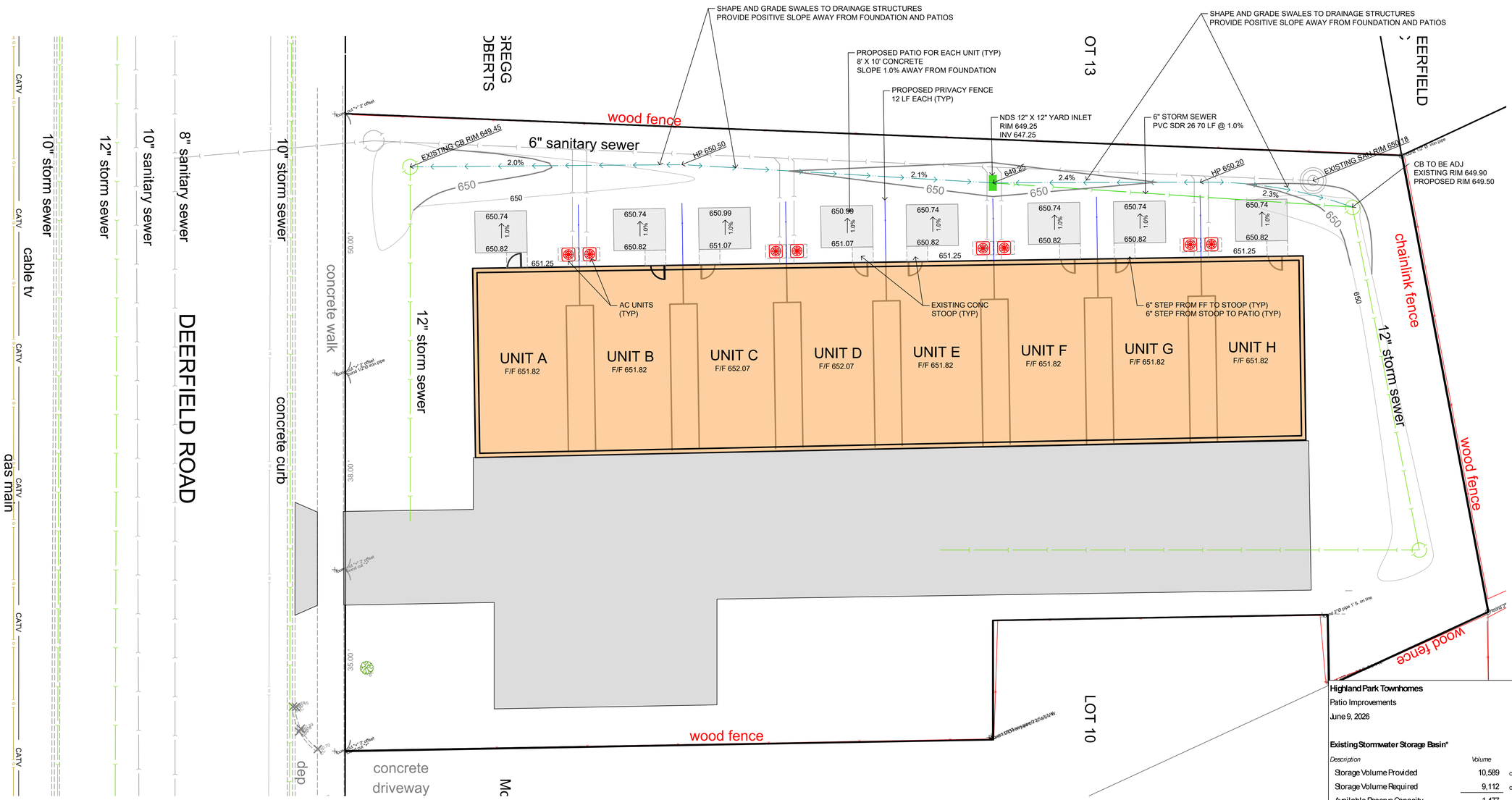
LOTS 1 THROUGH 8 (ALL INCLUSIVE) AND OUTLOT “A”, IN HIGHLAND PARK TOWNHOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, TANGE 12 EAST OF THE THIRD PRINCIPAL MERIDICAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 2024 AS DOCUMENT 8031505, IN LAKE COUNTY, ILLINOIS

The properties commonly known as 925, 929, and 937 Deerfield Road with PINS: 1323317032, 1623317029, and 1623317028

EXHIBIT 2

SITE PLAN

HIGHLAND PARK TOWNHOMES - PROPOSED PATIO GRADING



PROVIDE TEMPORARY INLET PROTECTION
All open lid structures to have Catch All Inlet Protector or approved equal.

Highland Park Townhomes
Patio Improvements
June 9, 2026

Existing Stormwater Storage Basin*

Description	Volume	
Storage Volume Provided	10,589	cu-ft
Storage Volume Required	9,112	cu-ft
Available Reserve Capacity	1,477	cu-ft

Proposed Patio Improvements

Description	Value	
Number of Patios	8	
Patio Size	8x10	ft
Total New Impervious Area	640	sf
Total New Impervious Area	0.0147	ac

Detention Requirement

Description	Value	
Unit Area Detention Volume	0.575	ac-ft/ac
Required Storage	0.008	ac-ft/ac
Required Storage	368	cu-ft

Capacity Verification

Description	Volume	
Available Reserve Capacity	1,477	cu-ft
Additional Storage Required	368	cu-ft
Remaining Reserve Capacity	1,109	cu-ft

**Storage Basin Volume per Beckley Engineering LLC Sheet C-8.1 04.26.2024*

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

Highland Park Townhomes

Highland Park, IL

N

Scale 1" = 10'

ISSUED DATE	ISSUED FOR
06.09.2026	Permit

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer 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 the damage to the adjoining property because of the construction of the project."

MICHAEL G. BLECK
062-046893
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Michael G. Bleck, PE 06.09.2026
License No. 062.046893 Expires 11/30/27

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Illinois Professional Design Firm 184.000911

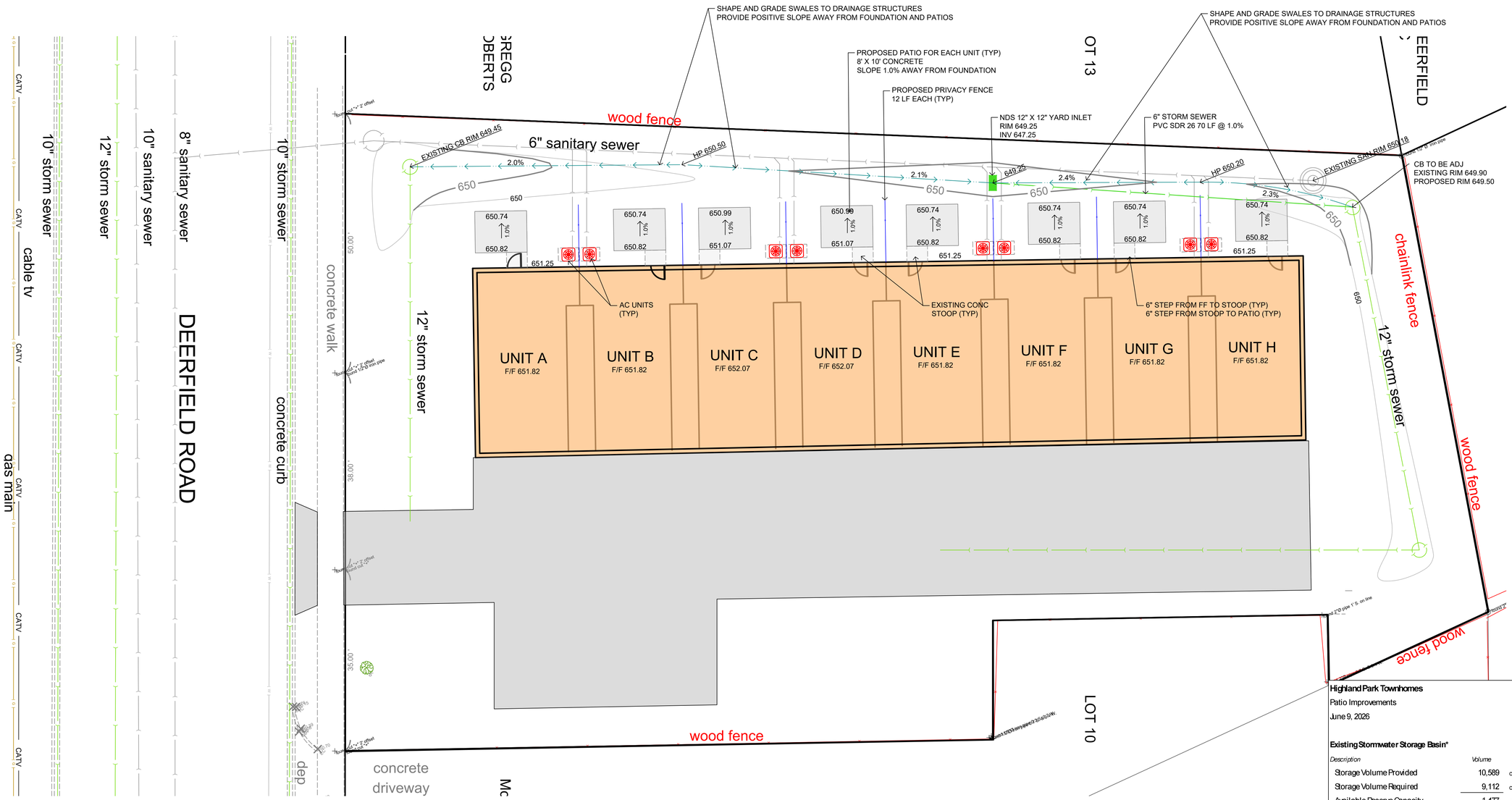
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
800 S Milwaukee Rd 201
Libertyville, Illinois 60048

90-410	Project No.
MGB	Drawn By
MGB	Checked By

Drawing No.
1

Drawing Name
PATIO SITE GRADING PLAN

HIGHLAND PARK TOWNHOMES - PROPOSED PATIO GRADING



PROVIDE TEMPORARY INLET PROTECTION
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Highland Park Townhomes
Patio Improvements
June 9, 2026

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Total New Impervious Area	640	sf
Total New Impervious Area	0.0147	ac

Detention Requirement

Description	Value	
Unit Area Detention Volume	0.575	ac-ft/ac
Required Storage	0.008	ac-ft/ac
Required Storage	368	cu-ft

Capacity Verification

Description	Volume	
Available Reserve Capacity	1,477	cu-ft
Additional Storage Required	368	cu-ft
Remaining Reserve Capacity	1,109	cu-ft

**Storage Basin Volume per Beckley Engineering LLC Sheet C-8.1 04.26.2024*

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

Highland Park Townhomes

Highland Park, IL

N

Scale 1" = 10'

ISSUED DATE	ISSUED FOR
06.09.2026	Permit

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer 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 the damage to the adjoining property because of the construction of the project."

MICHAEL G. BLECK
062-046893
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Michael G. Bleck, PE 06.09.2026
License No. 062.046893 Expires 11/30/27

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Illinois Professional Design Firm 184.000911

COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
800 S Milwaukee Rd 201
Libertyville, Illinois 60048

90-410	Project No.
MGB	Drawn By
MGB	Checked By

Drawing No.
1

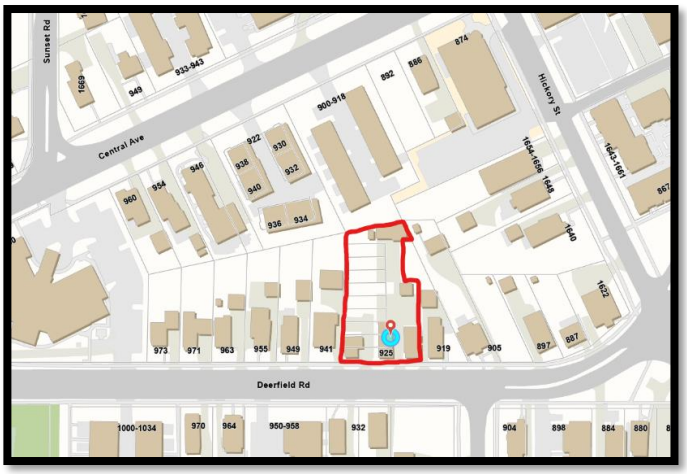
Drawing Name
PATIO SITE GRADING PLAN

Certificate of Design Review Approval

Date Approved:	**July 1, 2026**	**Administrative: Yes ☒ No ☐**
Project Address:	**925 Deerfield Road**	
Applicant:	**Community Partners for Affordable Housing (CPAH)**	
Project Name / Description:	**Betsy Lassar Place Townhomes – Minor PUD Amendment**	

Application Background

The applicant Chase Morris of Community Partners for Affordabe Housing (CPAH) seeks to smend their 8-townhome unit PUD at 925 Deerfield Road, the property shown in Figure 1. Their PUD was approved in August 2023 and construction is currently ongoing.



CPAH is proposing a minor amendment to their PUD by installing patios in the rear of each of their 8 townhome units. Due to the change in plans requiring a minor PUD amendment, an administrative design review consideration applies as Council can review the proposed changes and either approve, or direct Staff to take the Design Review consideration to the Plan & Design Commission. Administrative Design Reviewe standards are listed in Sec. 176.040(A). No changes or alterations to the townhomes are proposed at this time.

Proposed Changes

The applicant seeks to:

1. Install 8' x 10' patios in the rear yard of each townhome unit.

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:

- **This standard does not apply to this application.**

(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.*

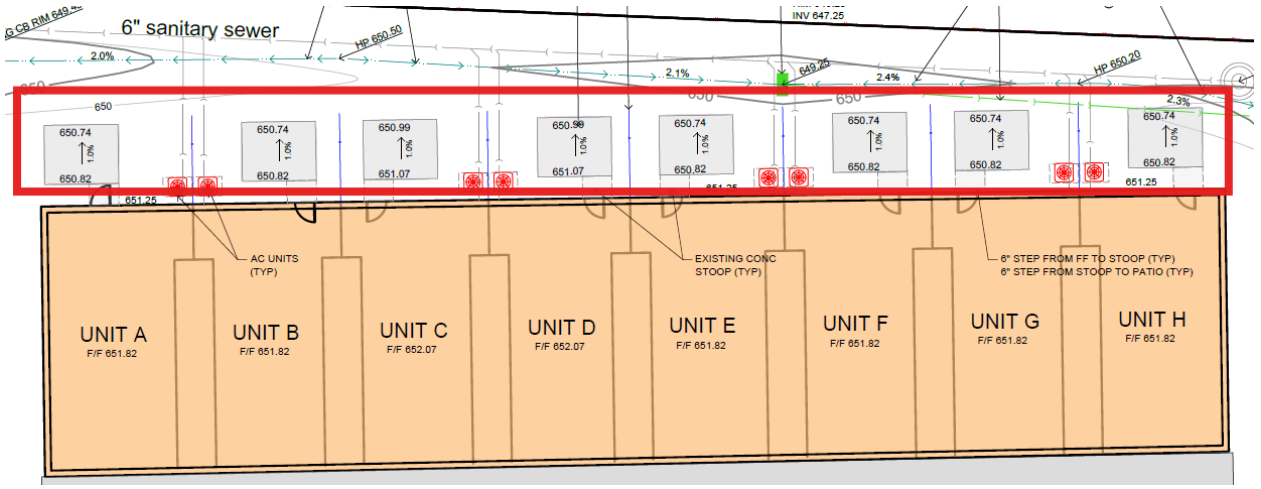
(2) *Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*

(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:

- **The proposed 8' x 10' patios will not aggect the site treatment.**
- **See red box in Figure 3 below depicting location of rear patios behind each townhome unit. Impact is minimal.**



(C) Building Design.

(1) Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.

(2) Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.

(3) Building materials shall be durable and conducive to easy maintenance and upkeep.

(4) Mechanical or other utility equipment.

(a) Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.

(b) Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.

(5) Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.

Staff Comment & Review:

- **This standard does not apply to this application.**

(D) Lighting.

(1) Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.

(2) Light sources shall be shielded from view from public rights-of-way and residential districts.

(3) *Light poles located within a Vehicular Use Area shall be located between parking spaces.*

(4) *Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.*

Staff Comment& Review:

- **This standard does not apply to this application.**

(E) Awnings

(1) *Awnings are encouraged to be mounted with respect to the design of the building bays and windows, and so as to not detract from the window trim or other architectural features of the building.*

(2) *Awning design and construction shall meet the standards set forth in Article XX of Chapter 150 of this Code and in Chapter 170 of this Code.*

Staff Comment & Review:

- **This standard does nto apply to this application.**

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

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

Conditions of Approval & Important Notes:

1. This design approval pertains only to the exterior design features of this building.
2. Appropriate materials required for Minor PUD Amendment consideration.
3. It is the responsibility of the applicant to obtain all necessary permits. This Design Review Approval is not intended to imply that the proposed project has met all City Code requirements.

Attachments:

1. **Site Plan & Grading Plan (2 pages)**

Certificate of Design Review Approval

Recommended by:

Zubin Coleman
Senior Planner
City of Highland Park

Approved by:

Joel Fontane
Director of Community Development
City of Highland Park

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Resolution Approving a Plat of Subdivision (1660 and 1700 Old Deerfield Road)

Recommendation:
Staff recommend approving the Final Plat, with subdivision variations and waivers as recommended by the Plan and Design Commission.

Policy Consideration:
Refer to the staff report in the Planned Development amendment item for analysis.

Core Priorities:
Economic Development & Vibrancy
This development will create temporary jobs, support permanent jobs, increase tax revenue, and provide additional customers for local businesses.

Environmental Sustainability
The development includes 12.9 acres of open space, of which 10.96 acres will be subject to a conservation easement on the plat.

Attachments:
1. Resolution Approving Plat of Resubdivision (1660 & 1700 Old Deerfield Rd)
2. Plat Resolution Exhibit A - Final Plat

City of Highland Park

Resolution No. _____

A Resolution Approving a Plat of Resubdivision
(1660 and 1700 Old Deerfield Road)

WHEREAS, HDC M/I HP Venture, LLC, a Delaware limited liability company ("***Owner***") is the owner of that certain parcel of real property consisting of approximately 28.61 acres and commonly known as 1660 and 1700 Old Deerfield Road, Highland Park, Illinois ("***Property***"); and

WHEREAS, on February 9, 2026, the City Council adopted Resolution No. R22-2026, granting a final plat of subdivision for the Property ("***Approved Plat***"); and

WHEREAS, Owner seeks changes to the Approved Plat to: (i) reflect for-sale dwelling units on the Property; and (ii) remove a portion of a public use easement on the Property at the intersection of Ridge Road and Devonshire Court ("***Proposed Changes to the Approved Plat***"); and

WHEREAS, Owner has filed an application with the City for preliminary and final approval of a plat of resubdivision to effectuate the Proposed Changes to the Approved Plat, pursuant to Section 151.005 of "The Highland Park Code of 1968", as amended ("***City Code***"); and

WHEREAS, on June 16, 2026, the Plan and Design Commission of the City recommended approval of the proposed final plat of resubdivision to effectuate the Proposed Changes to the Approved Plat, subject to certain specified conditions; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City to approve the proposed final plat of resubdivision, subject to the terms and conditions set forth in this Resolution;

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

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

SECTION TWO: APPROVAL OF FINAL PLAT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Resolution, the proposed final plat of subdivision, prepared by SpaceCo, consisting of three sheets, and with a latest revision date of July 2, 2026, is hereby approved in the form attached to and, by this reference, made a part of this Resolution as **Exhibit A** ("***Revised Plat***").

SECTION THREE: GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Resolution, the City Council hereby approves the following variations:

A. A variation from Section 151.004(A)(1) of the City Code to allow for the creation of a lot on the Property with: (i) more than four sides; and (ii) lot lines intersecting at angles other than right angles, due to the infeasibility of establishing intersections of lot lines at right angles.

B. A variation from Section 151.008(B)(1) of the City Code to waive the requirement to construct a concrete sidewalk adjacent to the western boundary of the Property, along Ridge Road.

C. A variation from Section 151.008(B)(7) of the City Code to waive the requirement that Owner bury underground all utility distribution lines located on public rights-of-way adjacent to the Property.

D. A variation from Section 151.004(A)(2) of the Zoning Code to allow the creation of lots on the Property with less than 125 feet in depth, for the lots designated as Lots 1 through 50 on the Revised Plat, excluding the lot designated as Outlot A on the Revised Plat.

E. A variation from Section 151.004(A)(5) of the Zoning Code to allow the creation of lots on the Property without a principal frontage on a public street, for the lots designated as Lots 1 thru 50 on the Revised Plat, excluding the lot designated as Outlot A on the Revised Plat.

SECTION FOUR: EXECUTION OF FINAL PLAT. The Mayor and City Clerk are hereby authorized and directed to execute and seal, on behalf of the City, the Final Plat only after the satisfaction of the following:

A. Owner must secure the necessary approvals from all public utility companies, provide easement statements, and locate all existing easements on the Final Plat, prior to its recordation;

B. Owner must secure the signatures of the City Engineer and the County Clerk on the Final Plat, prior to its recordation;

C. The Final Plat must include all certificates, signatures, and seals as required by Section 151.005(A)(12) of the City Code;

D. The Final Plat must identify monuments for all corners of the single lot; and

E. The Final Plat must be tied into the state plane coordinate system.

SECTION FIVE: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat by the Mayor and the City Clerk, as provided in Section Four of this Resolution, the City Clerk is directed to cause the Final Plat to be recorded in the Recording Division of the office of the Lake County Clerk.

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

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

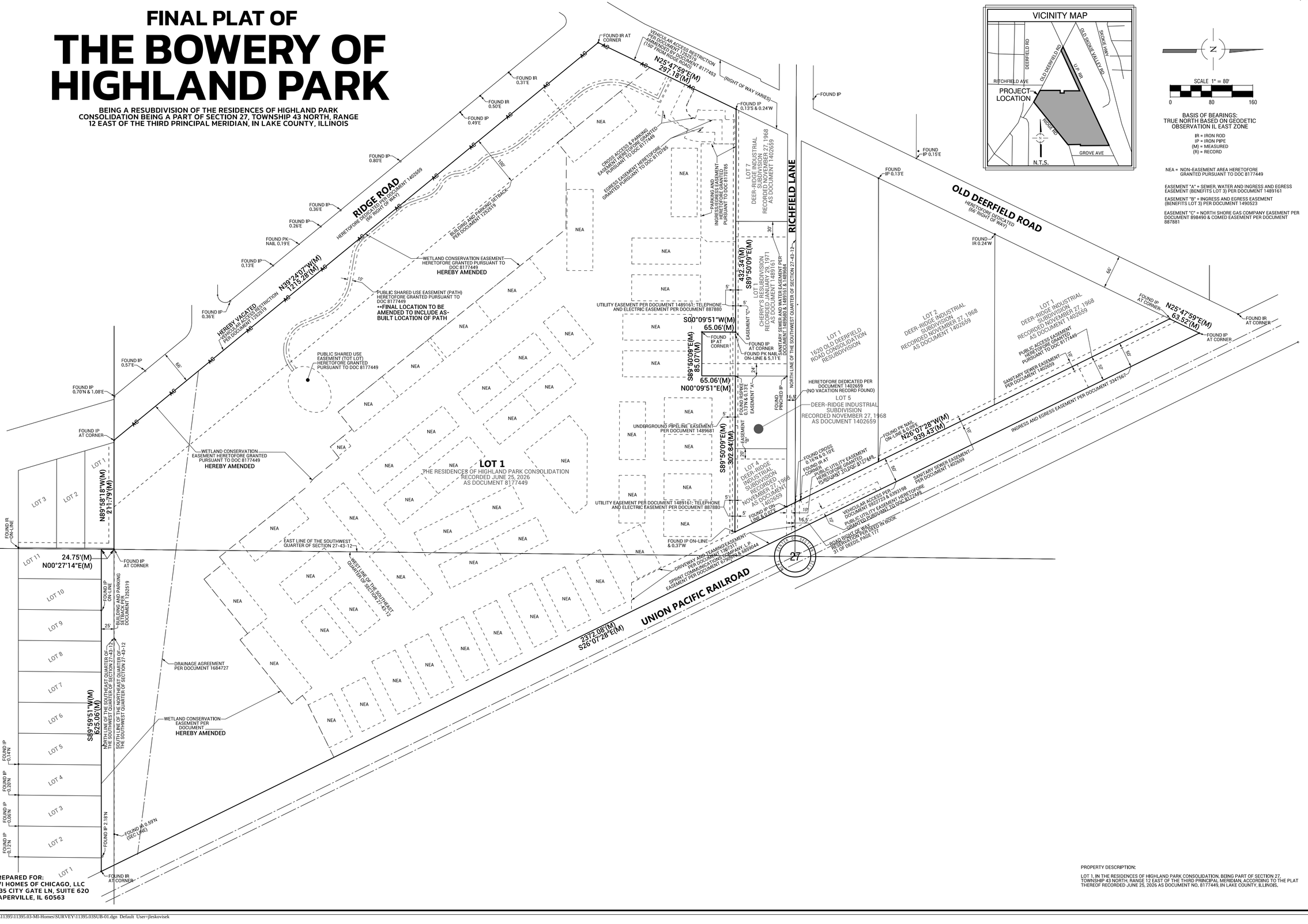
EXHIBIT A

Final Plat

FINAL PLAT OF
THE BOWERY OF HIGHLAND PARK

BEING A RESUBDIVISION 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

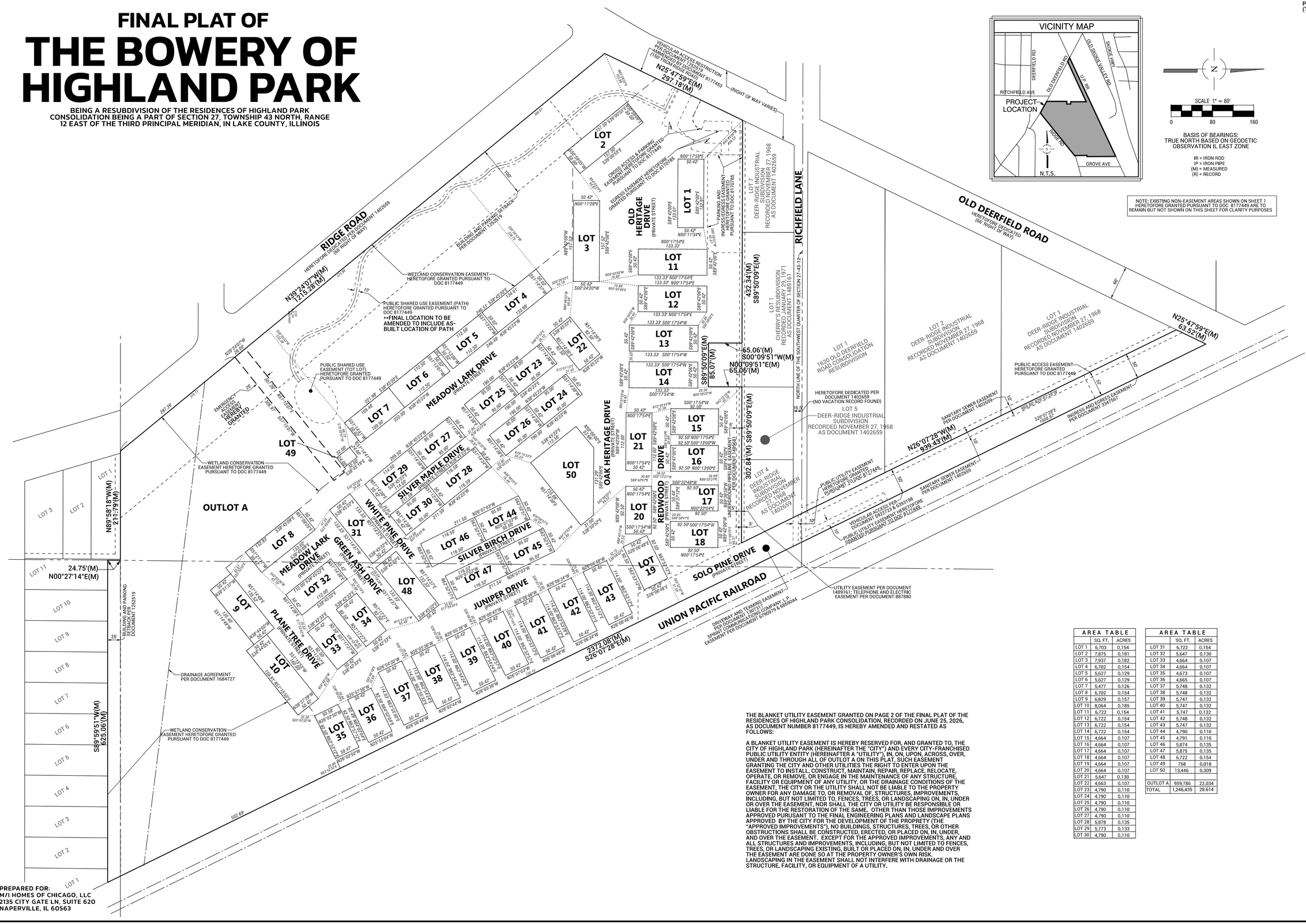
P.I.N.: (TBD)


RIDGE ROAD
HERETOFORE DEDICATED PER DOCUMENT 1402659 (66' RIGHT OF WAY)
HEREBY VACATED
HERETOFORE DEDICATED PER DOCUMENT 1402659
RICHFIELD LANE
OLD DEERFIELD ROAD
HERETOFORE DEDICATED (66' RIGHT OF WAY)
UNION PACIFIC RAILROAD
LOT 1
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION
RECORDED JUNE 25, 2026
AS DOCUMENT 8177449
LOT 1
1620 OLD DEERFIELD ROAD CONSOLIDATION RESUBDIVISION
LOT 2
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659
LOT 7
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 5
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659
LOT A
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659
CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161
LOTS 1 AND 2 IN CHERRY'S RESUBDIVISION OF PART OF LOT 1 IN DOCUMENT 1489161
LOTS 3 AND 4 IN CHERRY'S RESUBDIVISION OF PART OF LOT 1 IN DOCUMENT 1489161
LOT 3
LOT 2
LOT 1
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
N89°58'16"W(M)
211.79'(M)
N39°24'07"W(M)
1215.28'(M)
N25°47'59"E(M)
297.18'(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)
S89°50'09"E(M)
302.84'(M)
N25°47'59"E(M)
63.52'(M)
N26°07'28"W(M)
939.43'(M)
S26°07'28"E(M)
2372.08'(M)
24.75'(M)
N00°27'14"E(M)
S89°59'51"W(M)
625.06'(M)
NEA
EASEMENT "A"
EASEMENT "B"
EASEMENT "C"
WETLAND CONSERVATION EASEMENT HERETOFORE GRANTED PURSUANT TO DOC 8177449
HEREBY AMENDED
PUBLIC SHARED USE EASEMENT (PATH) HERETOFORE GRANTED PURSUANT TO DOC 8177449
**FINAL LOCATION TO BE AMENDED TO INCLUDE AS-BUILT LOCATION OF PATH
PUBLIC SHARED USE EASEMENT (TOT LOT) HERETOFORE GRANTED PURSUANT TO DOC 8177449
BUILDING AND PARKING SETBACK PER DOCUMENT 1252519
CROSS ACCESS & PARKING EASEMENT HERETOFORE GRANTED PURSUANT TO DOC 8177449
EGRESS EASEMENT HERETOFORE GRANTED PURSUANT TO DOC 8170785
PARKING AND INGRESS/EGRESS EASEMENT HERETOFORE GRANTED PURSUANT TO DOC 8170785
UTILITY EASEMENT PER DOCUMENT 1489161; TELEPHONE AND ELECTRIC EASEMENT PER DOCUMENT 887880
UNDERGROUND PIPELINE EASEMENT PER DOCUMENT 1489681
SANITARY SEWER EASEMENT PER DOCUMENT 1489680 & 1489161 & 1489864
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-43-12
EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 27-43-12
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27-43-12
NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27-43-12
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-43-12
THE SOUTHWEST QUARTER OF SECTION 27-43-12
DRAINAGE AGREEMENT PER DOCUMENT 1684727
WETLAND CONSERVATION EASEMENT PER DOCUMENT
HEREBY AMENDED
VEHICULAR ACCESS RESTRICTION PER DOCUMENT 1252519 AMENDED BY DOCUMENT B177453 (15FT FROM RIDGE ROAD)
(RIGHT OF WAY VARIES)
HERETOFORE DEDICATED PER DOCUMENT 1402659 (NO VACATION RECORD FOUND)
PUBLIC ACCESS EASEMENT HERETOFORE GRANTED PURSUANT TO DOC 8177449
SANITARY SEWER EASEMENT PER DOCUMENT 1402659
INGRESS AND EGRESS EASEMENT PER DOCUMENT 3347567
PUBLIC UTILITY EASEMENT HEREFORE GRANTED PURSUANT TO DOC 8177449
VEHICULAR ACCESS PER DOCUMENT 5927723 & 5993199
PUBLIC UTILITY EASEMENT HERETOFORE GRANTED PURSUANT TO DOC 8177449
ROAD RIGHT OF WAY AGREEMENT RECORDED IN BOOK 31 OF DEEDS, PAGE 177
DRIVEWAY AND TRAMING EASEMENT PER DOCUMENT 1467377
SPRINT COMMUNICATIONS COMPANY, L.P. EASEMENT PER DOCUMENT 6190004 & 6850044
FOUND IP
FOUND IR AT CORNER
FOUND IP AT CORNER
FOUND IR ON-LINE
FOUND PK NAIL 0.19'E
FOUND PK NAIL ON-LINE & 5.11'E
FOUND PINCHED IP
FOUND CROSS ON-LINE & 0.10'E
FOUND IP ON-LINE & 0.07'E
FOUND IP ON-LINE & 0.37'W
FOUND IP 0.13'S & 0.24'W
FOUND IP 0.15'E
FOUND IR 0.24'W
FOUND IP 0.57'E
FOUND IP 0.70'N & 1.08'E
FOUND IP 0.80'E
FOUND IP 0.36'E
FOUND IP 0.26'E
FOUND IP 0.13'E
FOUND IP 0.36'E
FOUND IR 0.31'E
FOUND IP 0.50'E
FOUND IP 0.49'E
FOUND IP 0.14'N
FOUND IP 0.30'N
FOUND IP 0.06'N
FOUND IP 0.12'N
FOUND IP 2.18'N
FOUND IR 0.59'N (SEC LINE)
FOUND IR AT CORNER
FOUND IP AT CORNER
FOUND IP ON-LINE
FOUND IP AT CORNER
FOUND IP AT CORNER
FOUND IP AT CORNER
FOUND IR AT CORNER
FOUND IP AT CORNER
FOUND IP AT CORNER
FOUND IP

FINAL PLAT OF
THE BOWERY OF HIGHLAND PARK

BEING A RESUBDIVISION 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.:
(TBD)



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

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

NOTE: EXISTING NON-EASEMENT AREAS SHOWN ON SHEET 1 HERETOFORE GRANTED PURSUANT TO DOC 8177449 ARE TO REMAIN BUT NOT SHOWN ON THIS SHEET FOR CLARITY PURPOSES

NO.	DATE	REMARKS
4	07/02/26	RECORDED DOCS
3	06/03/26	COMMENTS
2	05/11/26	ATTORNEY COMMENTS
1	04/28/26	ATTORNEY COMMENTS

PLAT OF RE-SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, 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

THE BLANKET UTILITY EASEMENT GRANTED ON PAGE 2 OF THE FINAL PLAT OF THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION, RECORDED ON JUNE 25, 2026, AS DOCUMENT NUMBER 8177449, IS HEREBY AMENDED AND RESTATED AS FOLLOWS:

A BLANKET UTILITY EASEMENT 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 ALL OF OUTLOT A ON THIS PLAT, SUCH EASEMENT 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 THOSE IMPROVEMENTS APPROVED PURUSANT TO THE FINAL ENGINEERING PLANS AND LANDSCAPE PLANS APPROVED BY THE CITY FOR THE DEVELOPMENT OF THE PROPRETY (THE "APPROVED IMPROVEMENTS"), NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED ON, IN, UNDER, AND OVER THE EASEMENT. EXCEPT FOR THE APPROVED IMPROVEMENTS, 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.

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:
04/10/2026

JOB NO.
11395.03

SHEET
2 OF 3

N:\Projects\11395\11395.03-MI-Homes\SURVEY\11395.03SUB-01.dgn SHEET 2 User=jleskovisek

P.I.N.:
(TBD)

FINAL PLAT OF
THE BOWERY OF HIGHLAND PARK

BEING A RESUBDIVISION 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

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

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: _____

EMERGENCY ACCESS EASEMENT PROVISIONS:

AN EMERGENCY ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER THAT AREA NOTED AS "EMERGENCY ACCESS EASEMENT" FOR THE CITY OF HIGHLAND PARK, ITS SUCCESSORS AND ASSIGNS, ALONG WITH THOSE EMERGENCY SERVICE PROVIDERS HAVING JURISDICTION OVER THE PROPERTY, FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO PERMIT EMERGENCY VEHICLES, INCLUDING POLICE VEHICLES, FIRE PROTECTION VEHICLES, MEDICAL TRANSPORT AND SUPPORT VEHICLES, ACCESS OVER AND ACROSS THE EMERGENCY ACCESS AREA.

WETLAND CONSERVATION RESTRICTIONS AND EASEMENT PROVISIONS:

THE WETLAND CONSERVATION RESTRICTIONS AND EASEMENT PROVISIONS HERETOFORE ESTABLISHED PURSUANT TO DOCUMENT NUMBER 8177449 ARE HEREBY AMENDED, WITH SECTION 2.VI RESTATED AS FOLLOWS:

LAND SURFACE ALTERATION. ANY ALTERATION OF THE LAND SURFACE IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, INCLUDING, BUT NOT LIMITED TO, DEWATERING, 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.

BLANKET UTILITY EASEMENT

THE BLANKET UTILITY EASEMENT HERETOFORE ESTABLISHED PURSUANT TO DOCUMENT NUMBER 8177449 IS HEREBY AMENDED AND RESTATED AS FOLLOWS:

A BLANKET UTILITY EASEMENT 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 OUTLOT A. THE CITY AND THE UTILITIES SHALL HAVE 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 THE RESPECTIVE ENTITY, OR THE DRAINAGE CONDITIONS OF THE EASEMENT.

NO BUILDINGS SHALL BE CONSTRUCTED WITHIN THE EASEMENT, BUT OTHER IMPROVEMENTS ARE SPECIFICALLY INTENDED AND LEGALLY REQUIRED WITHIN THE EASEMENT, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO, DRIVE AISLES, PARKING AREAS, SIDEWALKS, AND PEDESTRIAN PATHS, ALL AS DEPICTED IN THE APPROVED FINAL ENGINEERING FOR THE PROPOSED DEVELOPMENT, AND ALSO INCLUDING LANDSCAPING AND OTHER RECREATIONAL IMPROVEMENTS AS DEPICTED IN THE APPROVED FINAL LANDSCAPE PLANS FOR THE PROPOSED DEVELOPMENT. THE CITY AND UTILITIES SHALL SPECIFICALLY CONSIDER THE INTENDED USE OF THE EASEMENT AND CONFIGURE INSTALLATION OF INFRASTRUCTURE IN A MANNER THAT REASONABLY MINIMIZES THE DISTURBANCE OF OR CONFLICT WITH IMPROVEMENTS PLANNED WITHIN THE EASEMENT. TO THE EXTENT REASONABLY PRACTICABLE, AND AS ULTIMATELY DETERMINED BY THE CITY, THE CITY AND THE UTILITIES SHALL AVOID THE INSTALLATION OF INFRASTRUCTURE WITHIN THE WETLAND CONSERVATION EASEMENT.

PROVIDED THAT THE UTILITIES MAKE REASONABLE EFFORTS TO MINIMIZE DAMAGE TO PERMITTED IMPROVEMENTS WITHIN THE EASEMENT, NEITHER THE CITY NOR UTILITY SHALL BE LIABLE FOR ANY DAMAGE TO, OR REMOVAL OF, STRUCTURES OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, DRIVE AISLES, SIDEWALKS, FENCES, TREES, OR LANDSCAPING ON, IN, UNDER, OR OVER THE EASEMENT, BUT SHALL IN ALL CASES BE RESPONSIBLE FOR THE RESTORATION OF GRADE. EXCEPT IN THE CASE OF AN EMERGENCY, THE CITY AND UTILITY SHALL PROVIDE REASONABLE ADVANCE NOTICE TO THE OWNER OF WORK OCCURRING WITHIN THE EASEMENT, TO THE EXTENT THAT WORK WITHIN THE EASEMENT WILL DISTURB A DRIVE AISLE OR PARKING AREA, THE CITY OR UTILITY, AS THE CASE MAY BE, SHALL TAKE REASONABLE EFFORTS TO MINIMIZE DISTURBANCE OF THE REASONABLY EXPECTED USE OF SAID AREAS.

ABROGATION CERTIFICATE

I, NANCY R ROTERING, MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT, BY ACTION OF THE CITY COUNCIL, THE CITY OF HIGHLAND PARK DOES HEREBY RELEASE, VACATE, AND TERMINATE THE EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS HERETOFORE RECORDED AS DOCUMENT NUMBERS; 1618247, 3223726 AND 3495229.

BY: _____ NAME:_____
(SIGNATURE)

TITLE:_____ DATE:_____

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, 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
LICENSED LAND SURVEYOR
STATE OF ILLINOIS
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

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: An Ordinance Amending a Special Use Permit for a Planned Development and the Inclusionary Housing Plan (1660 and 1700 Old Deerfield Road)

Recommendation:

Staff recommend granting amendments to a Planned Development and Resolution granting a Subdivision with variations as recommended by Plan and Design Commission. Staff also recommends amending the development agreement.[1]

[1] The Applicant requested the approval documents at-their risk.

Policy Consideration:

On Feb. 9, 2026 City Council approved a 227-townhome unit development on 28.61 ac. (the "***Project***") at 1660-1700 Old Deerfield Rd. (the "***Property***").

This application amends:

1. The plat of re-subdivision approved by R22-2026;
2. The Ordinance adopting a Special Use Permit in the nature of a Final Planned Development and a Special Use Permit for a Conditional Use for the Off-Street Parking Lot, Freestanding.
3. The Development Agreement approved by R23-2026.

The Commission granted approval for Design Review on June 19, 2026, at its public hearing.

These items should be taken up concurrently.

Background.
The HDP M/I HP Venture, LLC c/o M/I Homes (the "***Applicant***") proposes to amend approvals

for redevelopment of the Property. The Property has been conveyed from the prior owner Red Cup Land Company, LLC, to HDP M/I H Venture, LLC. The Applicant is now also the property owner.

Previous Consideration.
The Plan and Design Commission considered this development through a seven meeting public hearings, after which it was considered at three City Council meetings that culminated on Feb. 9, 2026[1] with approval with modifications and variances for a rezoning, planned development plat of re-subdivision, plat of dedication, amendment to covenant, and a development agreement.

Summary of Amendment.

The following is a summary and additional analysis is provided later in this report.

1. *Plat of Re-subdivision (See the Plat Resolution Exhibit A):*
    a. Amend the plat of consolidation to re-subdivide the property to facilitate the sale of the development's units.
    b. Rename the plat and remove (per Council) a portion of a public use easement at the Ridge Rd. / Devonshire Ct. intersection.
2. *Floor Plans (Ordinance Exhibit F):*
    a. Update Site Plan – Building Key exhibit to change 63 units from 2-bedroom to 3-bedrooms. Note 164 units were already 3-bedroom units.
3. *Townhome Elevations (Ordinance Exhibit D):*
    a. Changing the bedroom count for 63 units resulted in minor changes to select areas of the elevations – changing specific third floor bedroom window placement and then exterior color by the window.
    b. Reduce the height of the townhomes by two feet (2').
4. *Marketing Plan and Signage (Ordinance Exhibit E):*
    a. Seek variances for proposed temporary on-site marketing signs.
5. *Inclusionary Affordable Housing Plan (Ordinance Exhibit L):*
    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, not rental. The Housing Commission has recommended approval (more on this later).
6. *Construction Logistics Plan & Phasing (Ordinance Exhibit G):*
    a. Reduce the number of development phases from three to two. Total time remains the same – up to three years to complete.
7. *Landscaping Plan (Ordinance Exchibits H and I):*
    a. Upon further analysis, 83 fewer trees will be removed – reducing the number of replacement trees required per Chapter 94 Tree Code.
        - Although this reduces the number of new trees planted, the development still provides more plantings that otherwise required similar to the Feb. 9, 2026 approvals.
        - Six new plantings are proposed along the north property line abutting the Bluegrass Restaurant property, located to help screen the outdoor restaurant seating from the development (more on this later).
    b. Signs are proposed to delineate "Environmentally Sensitive Areas", to help protect

those parts of the property.

c. The landscaping plan is under review for a minor change related to the woodland trail location and Heritage Oak #3044.
    - As part of the building permit process, the Applicant will provide updated landscaping plans related to the woodland path; see **Attachment 6**; the City Forester is working with the Applicant to move this path, as depicted, related to reducing the impact on the tree and its root zone.

8. *Exterior Lighting (Ordinance Exhibit K):*
    a. The number of fixture types is being reduced from seven types to four.
    b. All fixture heights and foot-candle requirements comply with the Zoning Code, and indicates 3000 Kelvin Color Correlated Temperature are required by condition of approval from Feb. 9th, 2026.
    c. Lights along the woodland path have removed.
    d. A new fixture is proposed for the townhome units, included this in this packet. The fixtures are 100 watts, which is 1,800 lumens. Per Sec. 150.605 the fixture must be partially shielded, and the spec depicts the fixture has no uplight. At greater than 3,000 lumens the fixture must be fully shielded, and, again, this fixture is at 1,800 lumens.
9. Development Agreement (See DA Resolution Exhibit A):
    a. Includes five updated exhibits.
    b. Includes requirement for Homeownership Association declarations to be filed at the appropriate time.

Commission Consideration.

- The Plan and Design Commission considered these Amendments on May 19, 2026 and on June 16, 2026, and took public testimony. Written public comments are included in **Attachment 5**. After deliberation, the Commission 4-2[2] to recommended approval with the following conditions:

    - – Satisfy outstanding Engineering Div. comments.
        - Updated Engineering Division comments are included as Ordinance Attachment 9. Comments are addressed with two outstanding issues:
            - In the plat of re-subdivision (Plat Resolution Exhibit A), on Sheet 3 in the upper-right hand corner in the abrogation block the Applicant must remove the request to vacate Document Number 3495229.
                - **RECOMMENDED CONDITION:** Not included in the approval documents, the City Council is recommended to include a condition of approval: The Applicant must revise Sheet 3 in the upper-right hand corner in the abrogation block to remove the request to vacate Document Number 3495229.
            - The City of Highland Park will take ownership of only the sanitary sewer and water mains. All other infrastructure will remain privately owned and maintained.

- New exterior lighting must be reviewed and be 'by-right' compliant.
- Provide a rendering depicting the screening between the Property and Bluegrass restaurant – specifically the restaurant's outdoor dining area.
    - The Applicant has provided this as Ordinance Attachment 7.
- 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 grants written permission in a form acceptable to the City.[BK2]
    - Not included in this document, though recommended by the Plan and Design Commission, is a condition of approval the Council may adopt:
        - **RECOMMENDED CONDITION**: Easement Agreement with Adjacent Neighbor. Subject to and contingent upon the consent and approval of the owner of the property adjacent to the Property ("***Adjacent Owner***"), commonly known as 1636 Old Deerfield Road ("***1636 Property***"), the Applicant must enter into an agreement with the Adjacent Owner for the recordation of an easement against the 1636 Property to incorporate the existing landscaping strip located along the southern boundary line of the 1636 Property into the landscaping buffer located along the northern boundary line of the Property.
        - **Applicant Comment**. The Applicant's attorney states they've reached resolution with the property owner, will be planting this area consistent with their discussions, and has requested this condition not be in the ordinance. In anticipation of the Council's consideration of this item, the Applicant requested approval documents be drafted.
- Temporary marketing signage must be removed within three years of approval date.

- At its June 3, 2026 meeting, the Housing Commission reviewed and recommended approval of the amendment 6-0[3], that changed the 12 affordable two bedroom units to three bedroom units. The Commission noted that this change eliminates the need for the previously approved Sec. 150.2150(E)(1) departure from the Inclusionary Ordinance related to unit type mix. The Commission noted, however, the proposed amendment does not change the previously approved Sec. 150.2150(A) Departure from the code related to the location of units. The Commission also maintained its recommendation that the Council approve a payment-in-lieu ($185,400) for one (1) on-site inclusionary unit to allow 34 on-site inclusionary units, instead of the 35.2 otherwise required.[4]

Public Comment.

Please see **Attachment 5** for submitted written public comments. See Mr. Lederer's comments, also in **Attachment 5**. This includes an exhibit Mr. Lederer provided of a proposed off-site screening for the restaurant's patio area. Also, to help illustrate, there are also photos of the property line between the two properties, marked. Furthermore, the Applicant provided an

existing conditions photo and a rendering of landscaping in **Attachment 7** - the photo and rendering are from the perspective of a restaurant patron dining on the restaurant patio. This improvement is a Section 6(M) "Additional Security for Potential Unknown Construction and Buildout Issues" consideration.[5] Section 6M provides for an additional public benefit for unforeseen issues directly related to the Development and may include, without limitation, the need for additional landscaping or buffer treatments to protect neighboring properties see footnote for details. Per Sec. 150.515 of the Zoning Code: "[...] "public benefit" means an amenity provided in the form of an improvement, donation or dedication that is not otherwise required as part of the development process and that serves the residents of the Planned Development and the community at large."

Changes to Relief. (Modifications & Variations)[6]

- HEIGHT REDUCTION. The Applicant is amending as follows:
    - **Reduction** of two feet from the previously approved height relief to allow 39' tall townhomes instead of 41' tall townhomes previously approved.
- NEW MODIFICATIONS. From Article 20 Sign Code, as appropriate, and from Sec. 150.2023 to allow temporary (no more than three years from date of approval) marketing-related signs as follows:
    - Fourteen total signs proposed (which includes the flag).
    - Onsite or Interior in the Development (twelve total signs)
        i. Proposal for one flagpole, one model info center sign, several onsite model placard signs, and one product pricing sign. Same number as proposed May 19.
    - Along streets (two total signs; reduced from initial request of six from May 19):
        i. One 16' x 9' (144 sq. ft.), 12' high sign along Old Deerfield Rd., to be located at the southside of the proposed entrance, and one 8' x 8' (64 sq. ft.), 11' high sign located along Ridge Rd.
            1. Note the Applicant reduced[7] their request at the Plan and Design Commission, having initially proposed more temporary marketing signage along Ridge Rd. and Old Deerfield Rd.
            2. The Applicant has installed a marketing sign approximately the same size and location as the approved permanent ground sign. The Feb. 9 approvals granted a monument sign at the entrance of the Project on Old Deerfield Rd. of 5.1' x 10.7' in area (5.1' high).



Staff Site Visit Photo (June 16, 2026) – Current Marketing Sign

- NEW MODIFICATIONS. The following relief is triggered by the change in the plat to create new for-sale lots – note that there are no physical changes to the site plans for the townhomes:
    - From Sec. 150.704 to the RM1 requirement for a min. lot area. New lots are proposed to be as small as 768 sq. ft. (to accommodate an accessory structure) to the largest, Outlot A (959,786 sq. ft., essentially all land not associated with a building). Lots with building assemblies range from in the ~4,000 sq. ft. to 8,064 sq. ft.[8]
    - From Sec. 150.704 to the RM1 requirement for max. lot coverage of 33.3% for the newly proposed lots.[9]
    - 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 lots.[10]
    - From Sec. 151.004(A)(2) to allow lots less than 125' in depth.
    - From Sec. 151.004(A)(5) to allow lots not on public streets.
    - 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 townhome structures.[11]

Review.

See Staff **Attachment 8** for additional review.

Staff Comments.

- Planning Div. / Zoning.
    - The Applicant met with the Bluegrass restaurant owner, along with City staff, to

discuss additional offsite screening for the restaurant patio.

i. In the Applicant's landscaping plan, there is a 2.5' buffer with grasses and then a wider 3.3' strip that includes six Taylor junipers.

1. The final landscape plans attached reflect: (i) the ornamental grasses requested by Joe Sciarrone north of his new private parking lot; and (ii) six (6) additional Taylor Junipers to enhance the landscape screening north of the public parking lot closest to the Bluegrass patio. The land tenant and landowner are under no obligation to allow a clean sawcut of the south edge of their existing parking lot, but the Applicant has offered to make this improvement should they agree, so as to incorporate it into the landscape buffer.

j. Staff recommend that 8" strip of land on 1636 Old Deerfield Rd. (Bluegrass) be incorporated into the buffer strip, by a landscaping easement, but only if the owner of 1636 Old Deerfield Rd. consents to an easement to allow this arrangement. .

- The Applicant has applied for Lake County SMC approval. Comments from Lake County SMC may affect future submissions and generate additional comments from the City as part of the building permit process.
- The updated Fiscal Impact Study has been transmitted to D113, D112, and D109 School Districts.

- Public Works Dept., Engineering Div.
  - No changes from Attachment 9 from the May 19 Commission meeting.
    i. The Applicant has provided responses and the City is reviewing[BK3] .
- Planning Div. Inclusionary Zoning (Affordable Housing).
  - Converting all units on-site to three bedroom units eliminates the Housing Commission previously 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' eliminates the Sec. 150.2155(B) relief related to target income levels for affordable housing units.
    i. All units will comply with the target income levels set forth in Sec. 150.2155(A) that are required for sale units.
  - The Housing Commission approved departure for the Location of inclusionary units still applies, due to some building assemblies without inclusionary units, per Sec. 150.2150(A). This cannot be avoided since the number of building assemblies exceeds the number of affordable units required.
  - The previously approved cash payment-in-lieu for one (1) affordable unit on-site, still applies.

[1] Click on this hyperlink and other hyperlinks in the packet to review the packet, which includes the staff report, staff exhibits, applicant exhibits, approval documents, minutes, and video. Minutes may not be available for the most recent Commission meetings.

[2] Chair Kerch and Commissioner Henry voting nay; Commissioner Moore absent.

[3] Unanimous vote 6-0 for the recommendation stated above. Commissioner Rosen absent.

[4] Note payment in-lieu is allowed by-right for partial unit requirements - in this case, 0.2 units.
[5] The approved development agreement includes the following provision in Sec. 6 - "**M. Additional Security for Potential Unknown Construction and Buildout Issues.** As an additional public benefit, and to ensure that the Development is constructed in a manner that causes as little disruption and inconvenience as is possible given a project of this scope and size, Developer has volunteered and agreed to deposit into an escrow account to beheld by the City ("Escrow Account") the amount of $25,000.00 ("Additional Security") prior to the issuance of any building permit for Vertical Construction. At the time that the Development achieves at least 90 percent occupancy, or at such earlier time during the construction of the Development that the City Manager, in the City Manager's sole discretion, may determine is necessary and warranted, the City will have the right to determine, in its sole and absolute discretion, whether all or any portion of the Additional Security is to be used to address issues resulting from the construction of the Development that were unknown, unforeseen, or not addressed in this Agreement or in the Development Approvals at the time of adoption of the Development Approvals ("Unforeseen Issues"). Unforeseen Issues must be directly related to the Development and may include, without limitation, the need for additional landscaping or buffer treatments to protect neighboring properties. The Additional Security is not to be used to pay for matters that are Developer obligations pursuant to this Agreement such as, by way of example but without limitation, the work that may be required as a result of the updated traffic study in Section 4.C of this Agreement and the work that may be required as a result of the Sound Study in Section 5.G of this Agreement. In the event that there is any amount remaining in the Escrow Account after the City has made its determination about the amount of the Additional Security that should be used for Unforeseen Issues, but in no event later than one year after the date on which the last final certificate of occupancy is issued for the Development, then any amount remaining in the Escrow Account will be returned to Developer."

[6] No change to public benefit is proposed.

[7] Originally, the Applicant requested three marketing trail signs, one 8'x8' and two 16'x9' signs.

[8] There is no change in the number of units - 227.

[9] 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.

[10] This relief is related to the setbacks between the townhouse units themselves. The setbacks at the periphery of the development as a whole remain the same, to north, east, south, and west site boundaries.

[11] Though on separate lots due to the changes to the proposed re-subdivision, the shed, community building, tot lots, dog parks, etc., are still considered accessory to the principal use.

[BK1]Karl needs to update this once DA is finalized.
[BK2]Karl – need to update status of these.
[BK3]I have distributed to PW and City is reviewing. I will need to update this.

Core Priorities:

Economic Development & Vibrancy

This development will create temporary jobs, support permanent jobs, increase tax revenue, and provide additional customers for local businesses.

Environmental Sustainability

The development includes 12.9 acres of open space, of which 10.96 acres will be subject to a conservation easement.

Attachments:

1. HP Amendatory PUD Ordinance (1700 Old Deerfield Rd Substantial Amendment)
2. Ordinance Exhibit A - Legal Description of the Property
3. Ordinance Exhibit B - First Amendment to Development Agreement
4. Ordinance Exhibit C - Architectural Layout and Unit Matrix
5. Ordinance Exhibit D - Townhouse Elevations and Renderings
6. Ordinance Exhibit E - Model Area Plan and Temporary Marketing Signage Plan
7. Ordinance Exhibit F - Townhome Floorplans
8. Ordinance Exhibit G - Construction Logistics Plan and Phasing
9. Ordinance Exhibit H - Landscaping Plan
10. Ordinance Exhibit I - Landscaping Plan - Police Station
11. Ordinance Exhibit J - Tree Preservation Plan and Tree Inventory Addendum
12. Ordinance Exhibit K - Lighting and Photometric Plan
13. Ordinance Exhibit L - Inclusionary Housing Plan
14. Ordinance Attachment 1 - Project Narrative
15. Ordinance Attachment 2 - Updated Fiscal Impact Study
16. Ordinance Attachment 3 - Wetland Report
17. Ordinance Attachment 4 - PDC ADOPTED PUD, SUP, & Plat Findings of Fact
18. Ordinance Attachment 5 - Public Comment
19. Ordinance Attachment 6 - Heritage Tree & Woodland Path Exhibit
20. Ordinance Attachment 7 - Bluegrass Restaurant Existing & Rendering
21. Ordinance Attachment 8 - Staff Review
22. Ordinance Attachment 9 - City Comments

City of Highland Park

Ordinance No. _____

An Ordinance Amending a Special Use Permit for a
Planned Development and Amending an Inclusionary Housing Plan
(1660 and 1700 Old Deerfield Road)

WHEREAS, HDC M/I HP Venture, LLC, a Delaware limited liability company (***"Applicant"***), is the record owner of that certain parcel of real property consisting of approximately 28.61 acres, located within the R7 Single- and Two-Family Residential District of the City ("***R7 District***"), the RM1 Medium-To-High Density Residential District of the City ("***RM1 District***"), and the I Light Industrial District of the City (***"I District"***), commonly known as 1660 and 1700 Old Deerfield Road, Highland Park, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Property"***); and

WHEREAS, the Property is vacant and unimproved; and

WHEREAS, on February 9, 2026, the City Council adopted Ordinance No. O11-2026 ("***Special Use Ordinance***"), granting, among other things, a special use permit for a planned development ("***Approved Planned Development***") for the Property; and

WHEREAS, as required by Section 7.A of the Special Use Ordinance, the City and the Applicant have entered into that certain Development Agreement dated _____ __, 2026 to provide for the use, development, and operation of the Property in accordance with the Special Use Ordinance ("***Development Agreement***"); and

WHEREAS, pursuant to Section 3 of the Special Use Ordinance, the Property must be developed, used, and maintained in accordance with the "***Final Development Plan***" (as that term is defined in the Special Use Ordinance); and

WHEREAS, the Applicant desires to amend the Approved Planned Development to: (i) change all inclusionary units in the Approved Development to be three-bedroom units; (ii) decrease the heights of all townhouse-style residential structures on the Property by two feet; (iii) decrease the minimum required lot area for the Approved Planned Development on the Property; (iv) increase the maximum lot coverage for the Property, (collectively, the "***Proposed Amendment***"); and

WHEREAS, the Applicant has filed an application with the City for the approval of: (i) an amendment to the approved planned development for the Property, to allow for the Proposed Amendment of the Approved Planned Development; (ii) certain zoning modifications within the planned development for the Property; (iii) an amendment to the approved Inclusionary Housing Plan for the Property (as that term is defined in the Special Use Ordinance); and (iv) a preliminary and final plat of resubdivision for the Property; and

WHEREAS, pursuant to Section 150.545(A)(1)(a) of the Zoning Code, the Proposed Amendment constitutes a "substantial change" to the Approved Planned Development; and

WHEREAS, a public hearing of the Plan and Design Commission of the City of Highland Park (***"PDC"***) to consider the Proposed Amendment was duly advertised in the *Lake County News Sun* on May 4, 2026, and held on May 19 and June 16, 2026; and

WHEREAS, on June 16, 2026, the PDC adopted Findings of Fact, Public Hearing No. PUD-2026-00087, recommending that the City Council approve the Proposed Amendment; and

WHEREAS, the Applicant has agreed to execute an amendment to the Development Agreement prepared by the City's Corporation Counsel governing the use and development of the Property, and incorporating the conditions set forth in this Ordinance, in substantially the form attached to this Ordinance as **Exhibit B** ("***First Amendment to the Development Agreement***"); and

WHEREAS, the City Council has determined that the Proposed Amendment complies with the required standards for special use permits and planned developments as set forth in Articles V and XIV of the Zoning Code; and

WHEREAS, consistent with the PDC recommendation, the City Council has determined that it will serve and be in the best interests of the City and its residents to approve the Proposed Amendment for the Property, in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION TWO: AMENDMENT OF APPROVED PLANNED DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the City Council hereby approves an amendment to the Approved Planned Development for the Property to allow the Proposed Amendment, in accordance with, and pursuant to, Articles V and XIV of the Zoning Code and the home rule powers of the City.

SECTION THREE: APPROVAL OF AMENDED FINAL DEVELOPMENT PLAN.

A. Approval of Amendment. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the City Council hereby amends the Final Development Plan for the Approved Planned Development to include the following documents (collectively, the "***Amended Final Development Plan Documents***"):

1. The Unit Matrix and Architectural Layout, consisting of two sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**.

2. The Townhouse Elevations and Renderings, consisting of 38 sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit D**.

3. Model Area Plan and Temporary Marketing Signage Plan, consisting of five sheets and prepared by Gary R. Weber Associates, Inc., with a latest

revision date of May 29, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E**.

4. The Townhome Floorplans, consisting of 14 sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit F.**

5. The Construction Logistics Plan and Phasing consisting of one sheet and prepared by SpacesCo, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit G**.

6. The Landscaping Plan consisting of 27 sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit H**.

7. The Landscaping Plan – Police Station consisting of seven sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit I**.

8. The Tree Preservation Plan and Tree Inventory Addendum consisting of 33 sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit J**.

9. The Lighting and Photometric Plan consisting of two sheets and prepared by Salas O'Brien, with a latest revision date of January 16, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit K**.

B. Conflicts. In the event that any of the Amended Final Development Plan Documents conflict with the plans and documents identified in Section Three of the Special Use Ordinance, the Amended Final Development Plan Documents control

SECTION FOUR: APPROVAL OF ADDITIONAL AND AMENDED ZONING MODIFICATIONS WITHIN A PLANNED DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the City Council hereby grants the following modifications in accordance with, and subject to, Section 150.510(A) of the Zoning Code and the home rule powers of the City:

A. Height Modification. A modification from Section 150.704 of the Zoning Code to increase the maximum height limit for the townhomes in the Approved Planned Development, from 35 feet to 39 feet.

B. Lot Area Modification. A modification from Section 150.704 of the Zoning Code to decrease the minimum required lot area for the Approved Planned Development, as set forth and depicted in that certain plat of subdivision for the Property

prepared by SpaceCo, consisting of three sheets, and with a latest revision date of July 2, 2026 ("***Plat***").

C. Lot Area Coverage Modification. A modification from Section 150.704 of the Zoning Code to increase the maximum lot coverage for the Property, from 33.3% to 100% for the lots designated as Lots 1 through 49 in the Plat.

D. Setback Modifications. Modifications from Section 150.704 of the Zoning Code to decrease the minimum required: (i) front yard setback for the Approved Planned Development, from 25 feet to zero feet; (ii) side yard setback for the Approved Planned Development, from 10 feet to zero feet; and (iii) rear yard setback for the Approved Planned Development, from the lesser of 25 feet or 20 percent of the lot depth of the Property, to zero feet.

E. Accessory Structure. Modification from Section 150.404(C)(1) of the Zoning Code to allow an accessory structure on a lot where there is no principal structure, to allow the construction of a shed on the lot designated as Lot 49 on the Plat, and the community building and accessory structures on the lot designated as Lot 50 on the Plat, and the accessory structures on the area designated as Outlot A on the Plat.

F. Sign Modifications. Modifications from Section 150.2023(A) of the Zoning Code to increase:

1. the maximum permitted number of construction signs on the Property, from one to three;

2. the maximum permitted sign area for construction signs on the Property, from 12 square feet to 240 square feet;

3. the maximum permitted height for a real estate sign on the Property, from six feet to 12 feet; and

4. the maximum permitted sign area for an onsite information sign on the Property, from two square feet per sign to 7.5 square feet per sign for the sign designated as "Sign 'I' Model Info Center Sign" on Exhibit E.

SECTION FIVE: APPROVAL OF AN AMENDED INCLUSIONARY HOUSING PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Six of this Ordinance, the Inclusionary Housing Plan for the Proposed Development of the Property is hereby approved in the form attached to and, by this reference, made a part of this Ordinance as **Exhibit L**.

SECTION SIX: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Code or the Zoning Code or any other rights the Applicant may have, Sections Two, Three, Four, and Five of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. First Amendment to the Development Agreement.

1. Execution and Recordation. Within 30 days after the adoption of this Ordinance, the Applicant must execute and deliver to the City the First Amendment to the Development Agreement.

2. Compliance. The development, use, operation, and maintenance of the Property must at all times comply with all terms, conditions, restrictions, and provisions of the Development Agreement (as amended by the First Amendment to the Development Agreement).

B. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property and the approved planned development for the Property must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance, the Special Use Ordinance, or the Development Agreement.

2. Compliance with Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Final Development Plan, as amended, except for minor changes and site work approved by the Director of Community Development and the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards.

C. Removal of Temporary Marketing Signs. All temporary marketing signs erected on the Property must be removed within three years of the date of the approval of this Ordinance.

D. Payment of Costs for Purchase of Water Meters. Prior to the City's purchase of water meters for the Approved Planned Development, the Applicant must make a payment to the City, in an amount determined by the Director of Public Works, sufficient to cover the City's up-front cost of purchasing such water meters.

SECTION SEVEN: CONTINUED EFFECT; CONFLICTS. Except as provided otherwise in this Ordinance or the Special Use Ordinance, all terms, provisions, and requirements of the Approved Planned Development remain unchanged and in full force and effect. In the event of a conflict between this Ordinance on the one hand, and the Special Use Ordinance or the Final Development Plan on the other, this Ordinance will control.

SECTION EIGHT: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded in the Office of the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property and will inure to the benefit of, and be binding upon, the Owner, the Applicant, and their respective personal representatives, successors, and assigns.

SECTION NINE: FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in this Ordinance, and in the Approved Planned Development (as amended) (collectively, the ***"Approvals"***), will, at the sole discretion of the City Council, by ordinance duly adopted, be

revoked and become null and void; provided, however, that the City Council may not so revoke the Approvals unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, the City Manager and Corporation Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION TEN: AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of special use permits.

SECTION ELEVEN: EFFECTIVE DATE. This Ordinance will be effective only upon the occurrence of all of the following events:

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law;

3. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of Lake County; and

4. Execution by the Applicant of the First Amendment to the Development Agreement, and delivery to the City Clerk of the executed First Amendment to the Development Agreement, within 30 days after the date of adoption of this Ordinance.

B. In the event that the Applicant does not deliver fully executed copies of the First Amendment to the Development Agreement within 30 days after the date of adoption of this Ordinance by the City Council, as required by Section 11.A.4 of this Ordinance, this Ordinance will automatically, and without further action, be and become null and void and of no force or effect.

[*SIGNATURES PAGE FOLLOWS*]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida S. Neukirch, City Clerk

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 1 THROUGH 50, BOTH INCLUSIVE AND OUTLOT A, IN THE FINAL PLAT OF THE BOWERY OF HIGHLAND PARK, BEING A RESUBDIVISION IN SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____ AS DOCUMENT NO. _____, IN LAKE COUNTY, ILLINOIS.

PIN: [Insert PIN]

EXHIBIT B

First Amendment to Development Agreement

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Steven M. Elrod
Elrod Friedman LLP
350 North Clark Street
Second Floor
Chicago, IL 60654

Above Space For Recorder's Use Only

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK

AND

HDC M/I HP VENTURE, LLC
(1160 and 1700 Old Deerfield Road)

DATED AS OF _____, 2026

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF HIGHLAND PARK
AND HDC M/I HP VENTURE, LLC
(1660 and 1700 Old Deerfield Road)

THIS IS A FIRST AMENDMENT (***"First Amendment"***), dated as of _____ __, 2026 (***"Effective Date"***), to a Development Agreement (***"Agreement"***) dated _____ __, 2026, by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***), and **HDC M/I HP VENTURE, LLC**, a Delaware limited liability company (***"Owner"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this First Amendment, and pursuant to the City's home rule powers, the City and the Owner hereto agree as follows:

SECTION 1. RECITALS.

A. On February 9, 2026, the City Council adopted Ordinance No. O11-2026 (***"Special Use Ordinance"***), granting, among other things, a special use permit for a planned development (***"Approved Planned Development"***) for that certain parcel of real property consisting of approximately 28.61 acres, commonly known as 1660 and 1700 Old Deerfield Road, and legally described in **Exhibit A** attached to and, by this reference, made a part of this First Amendment (***"Property"***).

B. Pursuant to the Special Use Ordinance, the Owner proposed to develop 48 townhouse-style residential structures, containing a total of 227 single-family attached dwelling units, along with a clubhouse, two tot lots, two dog parks, a maintenance building, off-street parking facilities, and additional accessory residential amenities and improvements on the Property.

C. As required by Section 7.A of the Special Use Ordinance, the City and the Owner entered into the Agreement, governing the redevelopment and use of the Property (***"Development Agreement"***).

D. The Owner desires to: (i) change all inclusionary units in the Approved Planned Development to be three bedroom units; (ii) decrease the heights of all townhouse-style residential structures on the Property by two feet; and change the phasing schedule of the construction for the Approved Planned Development (collectively, the "***Requested Amendment***").

F. Pursuant to Section 150.545(A)(i) of the "Highland Park Zoning Ordinance of 1978", as amended (***"Zoning Code"***), the Requested Amendment constitutes a "substantial change" to the Approved Planned Development.

G. Pursuant to Articles V and XIV of the Zoning Code, the Owner filed an application with the City to amend the Approved Planned Development for the Property to allow for the Requested Amendment.

H. A public hearing of the Plan and Design Commission of the City of Highland Park (***"PDC"***) to consider the Requested Amendment was duly advertised in the *Lake County News Sun* on May 4, 2026, and held on May 19 and June 16, 2026.

I. On June 16, 2026, the PDC adopted Findings of Fact, Public Hearing No. PUD-2026-00087, recommending that the City Council approve the Requested Amendment.

J. On _____, 2026, the Corporate Authorities approved Ordinance No. _____, approving an amendment to the Special Use Ordinance to allow development of the Property in accordance with the Requested Amendment (***"Amendatory Ordinance"***).

K. As provided in, and as a condition of, the Amendatory Ordinance, the Owner has agreed to execute this First Amendment so as to provide that the Property be redeveloped and used only in compliance with the Development Agreement, as amended by this First Amendment, and the Special Use Ordinance, as amended by the Amendatory Ordinance.

L. The City and the Owner now desire to further amend the Development Agreement, in accordance with Section 17.L of the Development Agreement, to allow for the development of the Property in accordance with this First Amendment.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

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

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Development Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Development Agreement and the text of this First Amendment, the text of this First Amendment controls.

SECTION 3. COMPLIANCE WITH THE AMENDATORY ORDINANCE AND WITH THE AMENDED FINAL DEVELOPMENT PLAN DOCUMENTS.

A. General Use and Development Restrictions. The redevelopment and use of, and the construction on, the Property, must, except for minor alterations due to final engineering and site work approved by the City Engineer or the Director of Community Development, as appropriate, comply, and be in accordance, with all documents identified in the Development Agreement, as amended, and the Special Use Ordinance, as amended by the Amendatory Ordinance.

B. Amendment of Final Development Plan. The City and the Owner acknowledge and agree that, in accordance with Section 2.A of the Development Agreement and Section 2.A of this First Amendment, the Final Development Plan is amended to include the following documents (collectively, the ***"Amended Final Development Plan Documents"***):

1. The Unit Matrix and Architectural Layout, consisting of two sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.

2. The Townhouse Elevations and Renderings, consisting of 38 sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a

copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**.

3. Model Area Plan and Temporary Marketing Signage Plan, consisting of five sheets and prepared by Gary R. Weber Associates, Inc., with a latest revision date of May 29, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit D**.

4. The Townhome Floorplans, consisting of 14 sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E.**

5. The Construction Logistics Plan and Phasing consisting of one sheet and prepared by SpaceCo, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit F**.

6. The Landscaping Plan consisting of 27 sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit G**.

7. The Landscaping Plan – Police Station consisting of seven sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit H**.

8. The Tree Preservation Plan and Tree Inventory Addendum consisting of 33 sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit I**.

9. The Lighting and Photometric Plan consisting of two sheets and prepared by Salas O'Brien, with a latest revision date of January 16, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit J**.

C. In the event that the Amended Final Development Plan Documents conflict with the Final Development Plan documents attached to the Development Agreement, the Amended Final Development Plan Documents control.

SECTION 4. AMENDMENT.

A. Section 4 of the Development Agreement is hereby amended to read as follows: (additions are **bold** and double underlined; ~~deletions are stricken through~~)

"SECTION 4. DEVELOPMENT OF THE PROPERTY.

*** * ***

D. Maintenance Prior to Sale. Upon completion of construction of the Improvements, Developer must maintain: (1) each and every one of the dwelling units on the Property in a first-rate condition and as required by the Home Owners Declaration that is required pursuant to Section 7.B of this Agreement, until the dwelling unit is substantially complete and is sold to a third party; and (2) the Common Area, which maintenance must include, without limitation, seeding and mowing; provided, however, that, without limiting Developer's obligations under this Section 4.D, from and after the Transfer Date, as defined in the Home Owners Declaration, some or all of such maintenance items may be provided by the Association, as governed by the Home Owners Declaration."

B. Section 5 of the Development Agreement is hereby amended to read as follows: (additions are **bold** and double underlined; ~~deletions are stricken through~~)

"**SECTION 5. IMPROVEMENTS.**

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and in Exhibit B.

2. General Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Special Use Ordinance, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Code and the Subdivision Code. **The City Forester may administratively approve minor change(s) to the woodland path to be constructed on the Property.**. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this Agreement or in the permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality."

* * *

B. Section 7 of the Development Agreement is hereby amended to read as follows: (additions are **bold** and double underlined; ~~deletions are stricken through~~)

"**SECTION 7. OPERATIONAL DOCUMENTS.**

A. Covenant Regarding the North Properties. Concurrent with the execution and recordation of this Development Agreement, Developer must execute and record with the Recording Division of the Lake County Clerk's Office a restrictive covenant in the form attached to this Agreement as **Exhibit G,** acknowledging and agreeing, on behalf of itself and all future residents of the Property, that the location of the residential buildings and Structures on the Property are sufficiently setback and sufficiently buffered

from the three commercial and industrial properties located to the north of the Property and identified in the restrictive covenant.

B. **Owners' Association Declaration of Covenants. Prior to the transfer of any dwelling unit by Developer, Developer must prepare and submit to the City Manager and the Corporation Counsel, for their respective review and approval, and Developer must record against the Property, a declaration of covenants, easements, and restrictions ("Declaration of Covenants"). The Declaration of Covenants must provide for the creation of an association for the owners of the dwelling units on the Property or similar entity ("Owners' Association") and must, without limitation, codify the following provisions, conditions and restrictions of this Agreement:**

1. Membership in the Owners' Association must be mandatory for each owner and successive owner of a dwelling unit in the Development.

2. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to this Agreement, or to any provision that is inconsistent with the requirements of this Agreement, the Inclusionary Housing Regulations, or the Affordable Unit Declaration will be effective without the prior review and written approval of the City Director of Community Development.

3. The Owners' Association will be responsible for the continuity, care, conservation and maintenance, including operation in a first-rate condition and in accordance with predetermined standards, of the Common Areas, including all landscaping, stormwater detention facilities, equipment and appurtenances, and the cost of power required for the equipment and appurtenances.

4. The Owners' Association will be responsible for casualty and liability insurance and real estate taxes for all Common Areas.

5. The owners of each dwelling unit to be constructed on the Property must pay their pro rata share of all costs and expenses incurred by the Owners' Association by means of an assessment to be levied by the Owners' Association which meets the requirements for becoming a lien on the Property in accordance with statutes of the State of Illinois.

6. The Owners' Association will have the right to adjust the assessment to meet changed needs. The membership vote required to authorize that adjustment may not be fixed at more than 51 percent of the members voting on the issue.

7. The Owners' Association or the owners, and not the City, will be responsible, at the Owners' Association's expense, for snow removal on or from the Property.

8. **Easements must be created or granted as follows:**

a. **An easement will be created providing access over, on, and above the Common Areas for the exclusive benefit of the owners of the dwelling units to be constructed on the Property and for the benefit of the City, for storm water drainage and detention, emergency response, utility maintenance and repair, and for the purpose of maintaining the Common Areas.**

b. **Utility easements will be granted to the City and other governmental bodies and utility services over, on, and across the Property and the Common Areas for the purposes of making repairs, installing and servicing utilities, and providing emergency services.**

c. **The easements for storm water drainage and detention must remain unobstructed and the access may not be blocked by a fence, landscaping, or any other Structure or planting, of any kind or nature, erected within said easement without written approval of the City Manager. In addition, no grade changes will be permitted in said easement without the prior written approval of the City Engineer.**

9. **Annual Certification on Capital Improvements. At the request of the owner of any Affordable Unit, not more than once per calendar year, the Owners' Association must submit to the Housing Commission annual written certifications of all: (a) regular assessments allocated to the working capital reserve of the Owners' Association, and (b) costs of any structural or mechanical improvements to the Property or to the Common Area and facilities on the Property that would qualify as part of a "Capital Improvements Credit" pursuant to Section 17 of the Affordable Unit Declaration.**

10. **Developer's Obligations. The Owners' Association will not be responsible for any obligations set forth in the Declaration of Covenants, and Developer will remain solely responsible for such obligations, until the election of the initial board of the Owners' Association by a majority of the members other than Developer, in accordance with the Requirements of Law.**

11. Final Approval by City. The City, through its Director of Community Development, has the right of final approval of the Declaration of Covenants.

12. Approval of Modifications by City. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to Section 7 of this Agreement, or to any provision that is inconsistent with the requirements of this Agreement, the Inclusionary Housing Regulations, or the Affordable Unit Declaration, will be effective without the prior review and written approval of the City Director of Community Development.

13. General Provisions.

a. Each owner of a dwelling unit to be constructed on the Property will have the right to enforce the Declaration of Covenants.

b. The Declaration of Covenants must provide that the City is an intended third-party beneficiary of the Declaration of Covenants, and will have the right, but not the obligation, to enforce the Declaration of Covenants. Specifically, and without limitation, the City will have the right, but not the obligation, after ten days' written notice to the Owners' Association, to perform any maintenance or repair work which, in the sole opinion of the City, the Owners' Association has failed to perform on the Common Areas, to assess the membership for that work, and to file a lien against the property of the Owners' Association or the property of any member failing to pay the assessment.

c. The Declaration of Covenants will run with and bind the Property, and all portions thereof, and will be binding on Developer, and their successors in interest, to all portions of the Property.

C. Affordable Units.

1. Construction and Development. Not less than 34 dwelling units constructed on the Property must be developed as Affordable Units in accordance with and pursuant to this Agreement, the Special Use Ordinance, and the Inclusionary Housing Regulations.

2. Execution and Recordation of Affordable Unit Declaration -- Condition of Certificate of Occupancy. As a condition

precedent to any issuance of a certificate of occupancy for any portion of the Property, Developer must cause an Affordable Unit Declaration to be fully executed and properly recorded against **each Affordable Unit on** the Property, as required pursuant to **Section 150.2155 of** the Inclusionary Housing Regulations **no later than the earlier to occur of: (i) the date on which the closing for the sale of the Affordable Unit takes place; and (ii) 10 days after the date on which a Declaration of Covenants is recorded**. Developer must notify the City of any recordation performed pursuant to this Section **7.C.2** ~~7.B.2~~ and of the record numbers assigned to the Affordable Unit Declaration. Failure to record the Affordable Unit Declaration as provided in this Section **7.C.2** ~~7.B.2~~ and in this Agreement will, among other things, give the City the right, but not the obligation, to rescind and terminate the Special Use Ordinance, along with all of the rights and approvals granted in that Ordinance.

3. Order of Recordation and Declaration Primacy. No Affordable Unit Declaration will be subject or subordinate to any mortgages, liens, or any other similar **financial** encumbrances, including, without limitation, construction loans. Pursuant to the Final Inclusionary Housing Plan and the Inclusionary Housing Regulations, Developer must take all steps necessary to cause each Affordable Unit Declaration to have priority over any other interests recorded against the applicable Affordable Unit, including, without limitation, requiring and allowing each Affordable Unit Declaration to be recorded prior to the closing of the individual Affordable Unit to which the Final Inclusionary Housing Plan applies. Developer must provide and require such documents as are necessary to ensure that any mortgage, deed of trust or other lien, and any renewals and extensions thereof, presently existing, or hereafter placed or caused by Developer, upon any of the Affordable Units will be subordinate to the applicable Affordable Unit Declaration.

4. Evidence of Compliance. Developer must provide the City with a title report or other evidence reasonably satisfactory to the City demonstrating compliance with this Section **7.B** ~~7.C~~.

5. Marketing Affordable Units. Developer will be responsible, at its sole cost and expense, for marketing the Affordable Units, including, without limitation, preparing marketing materials, advertising, and instructing sales staff regarding the Affordable Units. The City, by and through the Housing Commission or its designee, agrees to maintain a waiting list of prospective buyers, and to qualify buyers ~~or renters, as the case may be~~.

6. City Costs. Developer acknowledges and agrees that the Housing Commission has and will continue to provide material assistance to Developer in promoting the sale or rental of Affordable Units required as part of the development of the Property, and in qualifying Persons seeking to purchase or lease one or more of the Affordable Units. The Parties acknowledge and agree that neither the Housing Commission, nor any of its authorized agents or designees, including,

without limitation, Community Partners for Affordable Housing, is acting as a broker with regard to any of the Affordable Units required as part of the development of the Property.

7. Off-Street Parking. Two off-street parking spaces must be allocated and made available to each Affordable Unit in the Affordable Unit's garage, at no additional cost.

8. Qualified Affordable Units. Developer may not rent or otherwise lease an Affordable Unit to any Person, except those Persons that have been qualified by the Housing Commission or its designee pursuant to the Requirements of Law and the applicable rules, regulations, and guidelines of the City and of the Housing Commission, as may be amended from time to time. Specifically, and without limitation of the foregoing, Developer must comply with the procedures for income verification and preferences for selection of buyers or tenants for the Affordable Units established, and as may be amended from time to time, by the City pursuant to Section 150.2185 of the Zoning Code.

B. Exhibit J of the Development Agreement is hereby stricken in its entirety and replaced with the Phasing Plan attached to and, by this reference, made a part of this Development Agreement as **Exhibit K**.

SECTION 5. RECORDING; BINDING EFFECT. A copy of this First Amendment will be recorded in the Office of the Lake County Recorder of Deeds against the Property. This First Amendment and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are and will be binding upon, the Developer and the Owner, and their personal representatives, successors, and assigns.

SECTION 6. REPRESENTATIONS.

A. By the City. The City hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by the Corporate Authorities; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the City enforceable in accordance with its terms.

B. By the Owner. The Developer and the Owner hereby represent and warrant that: (1) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (2) this First Amendment constitutes a legal, valid and binding obligation of the Developer and the Owner enforceable in accordance with its terms.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

_____
Ashley Palbitska, Deputy City Clerk

By: _____
Ghida S. Neukirch
Its: City Manager

ATTEST:

HDC M/I HP VENTURE, LLC,
a Delaware limited liability company

By: _____

Its: _____

By: _____

Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by Ghida S. Neukirch, the City Manager of the **CITY OF HIGHLAND PARK**, an Illinois municipal corporation, and by Ashley Palbitska, the Deputy City Clerk of said municipal corporation.

Given under my hand and official seal this ____ day of _____, 2026.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by _____, the _____ of **HDC M/I HP VENTURE, LLC**, a Delaware limited liability company.

Given under my hand and official seal this ____ day of _____, 2026.

_____
Notary Public

My Commission expires:_____

SEAL

INDEX OF EXHIBITS

EXHIBIT A	LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT B	UNIT MATRIX AND ARCHITECTURAL LAYOUT
EXHIBIT C	TOWNHOUSE ELEVATIONS AND RENDERINGS
EXHIBIT D	MODEL AREA PLAN AND TEMPORARY MARKETING SIGNAGE PLAN
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EXHIBIT G	LANDSCAPING PLAN
EXHIBIT H	LANDSCAPING PLAN – POLICE STATION
EXHIBIT I	TREE PRESERVATION AND TREE INVENTORY ADDENDUM
EXHIBIT J	LIGHTING AND PHOTOMETRIC PLAN
EXHIBIT K	PHASING PLAN

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[Insert Legal Description]

PIN: ***[Insert PIN]***

EXHIBIT B

UNIT MATRIX AND ARCHITECTURAL

EXHIBIT C

TOWNHOUSE ELEVATIONS AND RENDERINGS

EXHIBIT D

MODEL AREA PLAN AND TEMPORARY MARKETING SIGNAGE PLAN

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TREE PRESERVATION AND TREE INVENTORY ADDENDUM

EXHIBIT J

LIGHTING AND PHOTOMETRIC PLAN

EXHIBIT K

PHASING PLAN

EXHIBIT C

Architectural Layout and Unit Matrix



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



Site Plan - Building Key

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

March 25, 2026 | 25-0030

BSB DESIGN
BSBDESIGN.COM

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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.

EXHIBIT D

Townhouse Elevations and Renderings



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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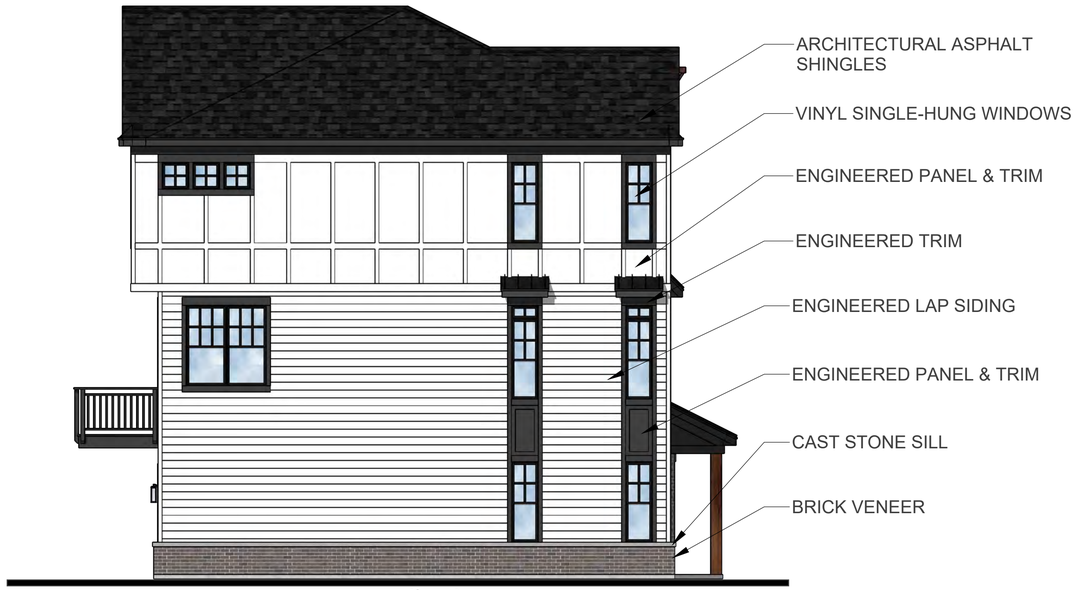
March 25, 2026 | 25-0030



Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.



Plan B | Plan A | Plan 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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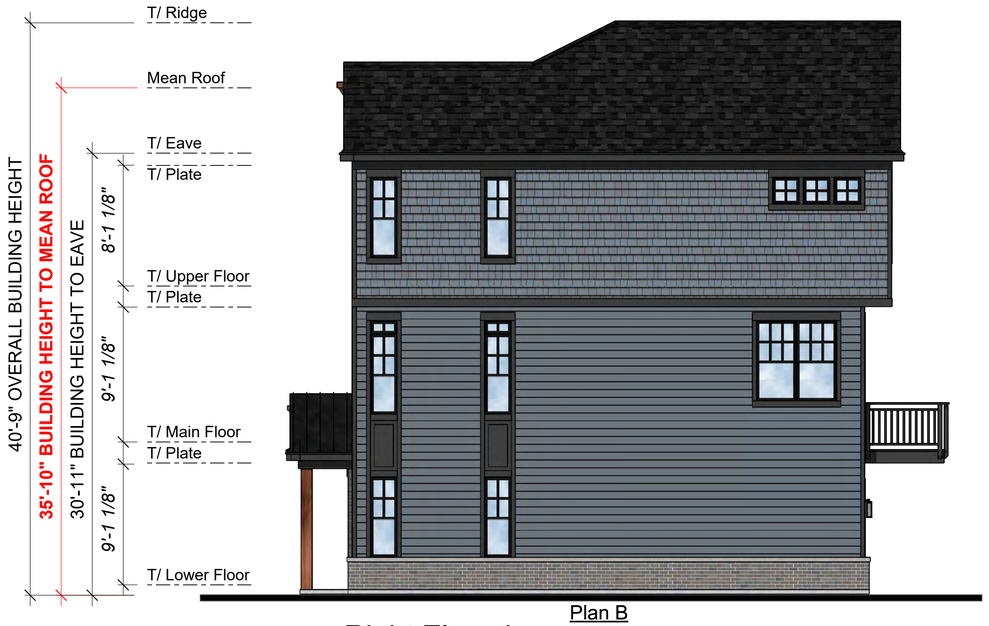
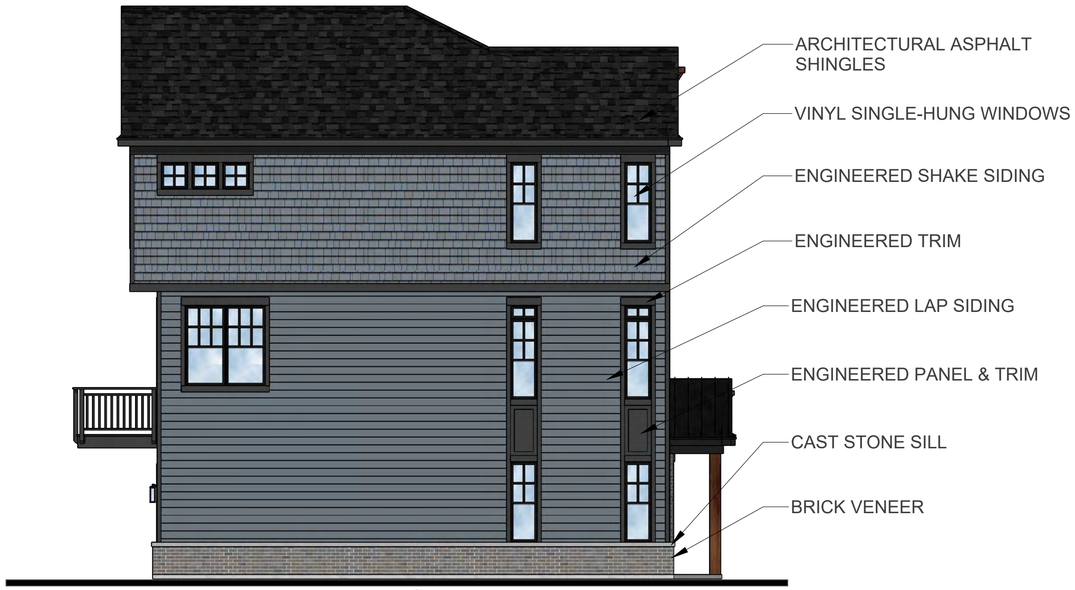


Plan B

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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March 25, 2026 | 25-0030

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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 "C")

Highland Park Townhomes
Naperville, Illinois

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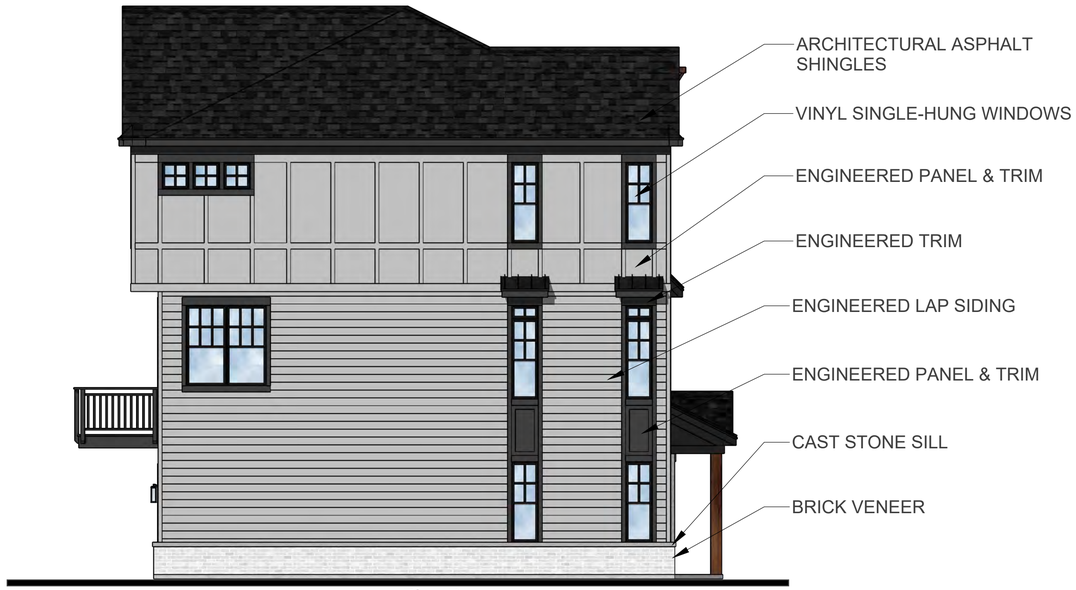
March 25, 2026 | 25-0030



Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.



Plan B | Plan A | Plan 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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March 25, 2026 | 25-0030

BSB DESIGN
BSBDesign.com



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

BSB DESIGN
BSBDesign.com

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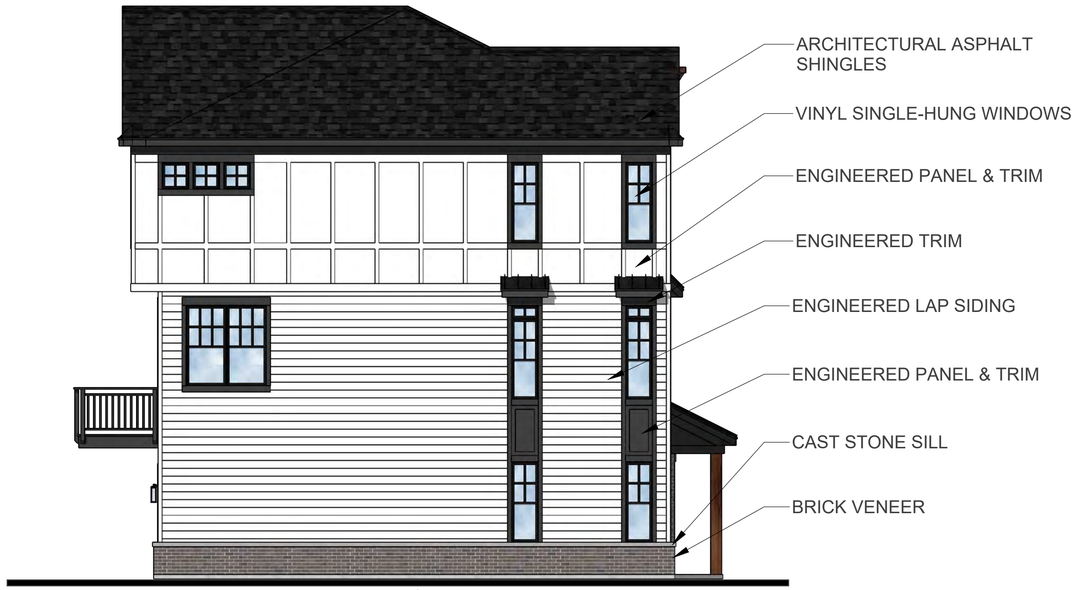
March 25, 2026 | 25-0030



Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.



Plan B | Plan A | Plan 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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March 25, 2026 | 25-0030

BSB DESIGN
BSBDesign.com



Front 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

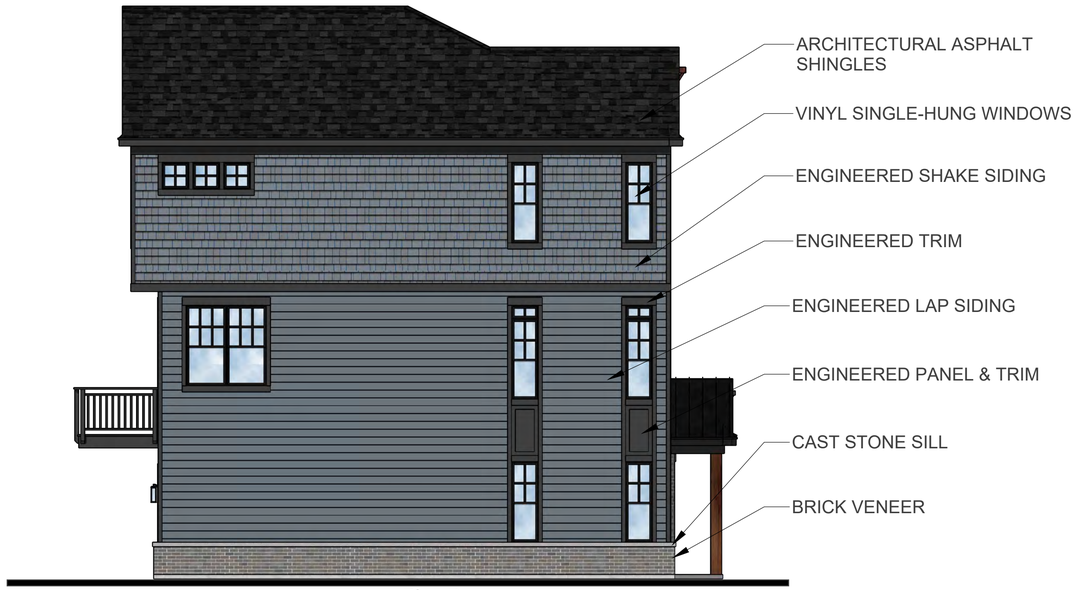
BSB DESIGN
BSBDesign.com



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

BSB DESIGN
BSBDesign.com



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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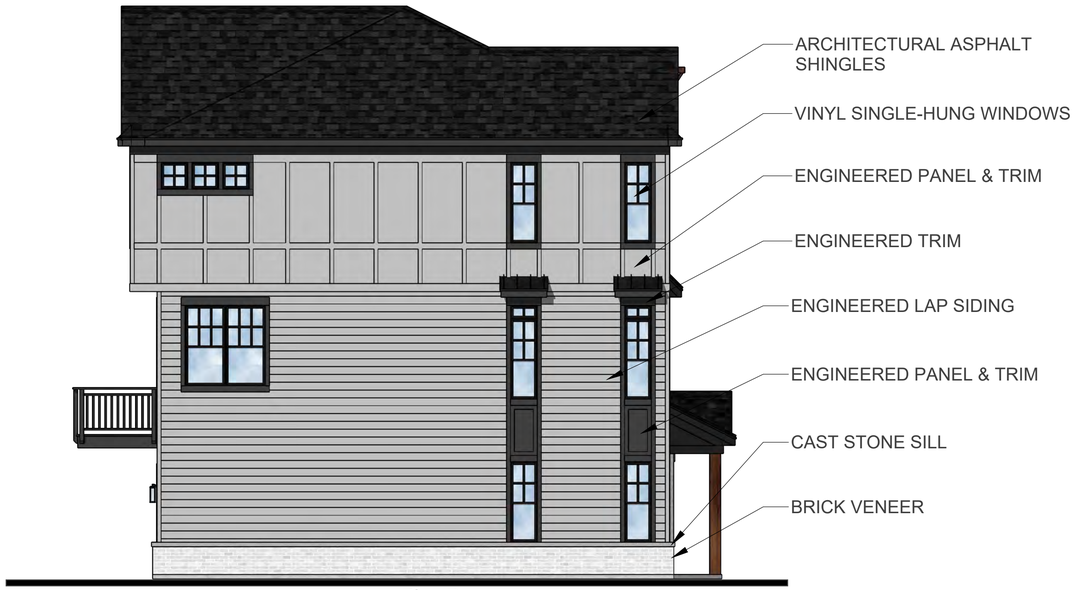
Plan B

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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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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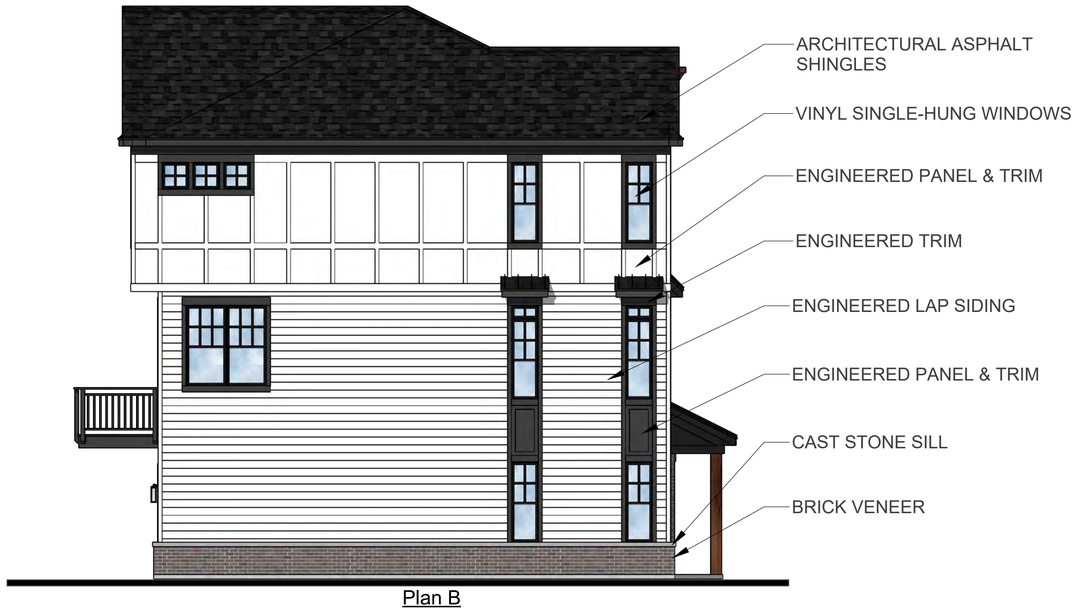
Plan B

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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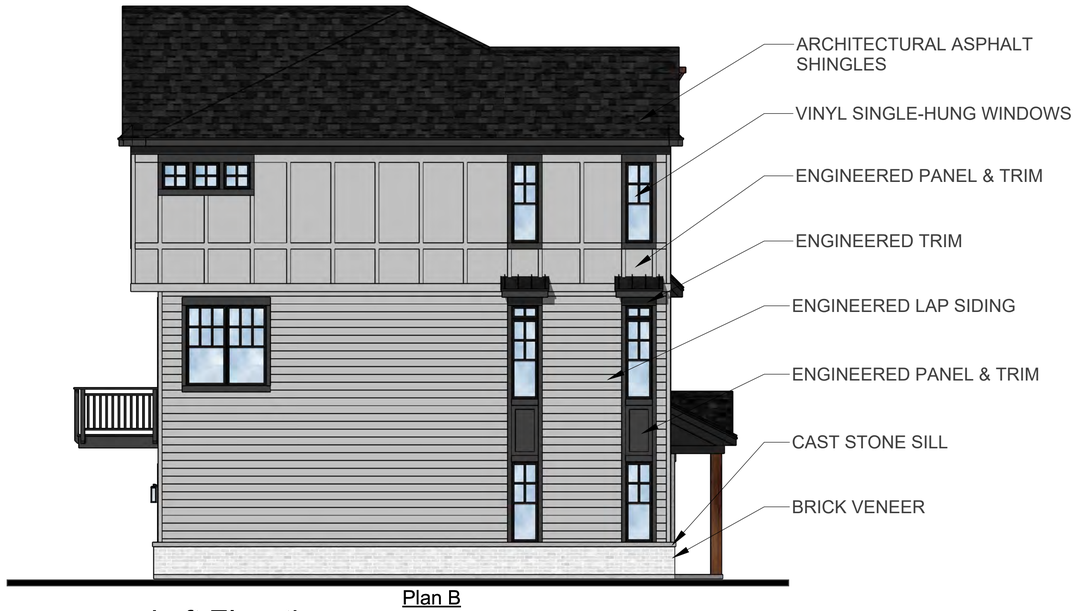
Plan B

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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Front 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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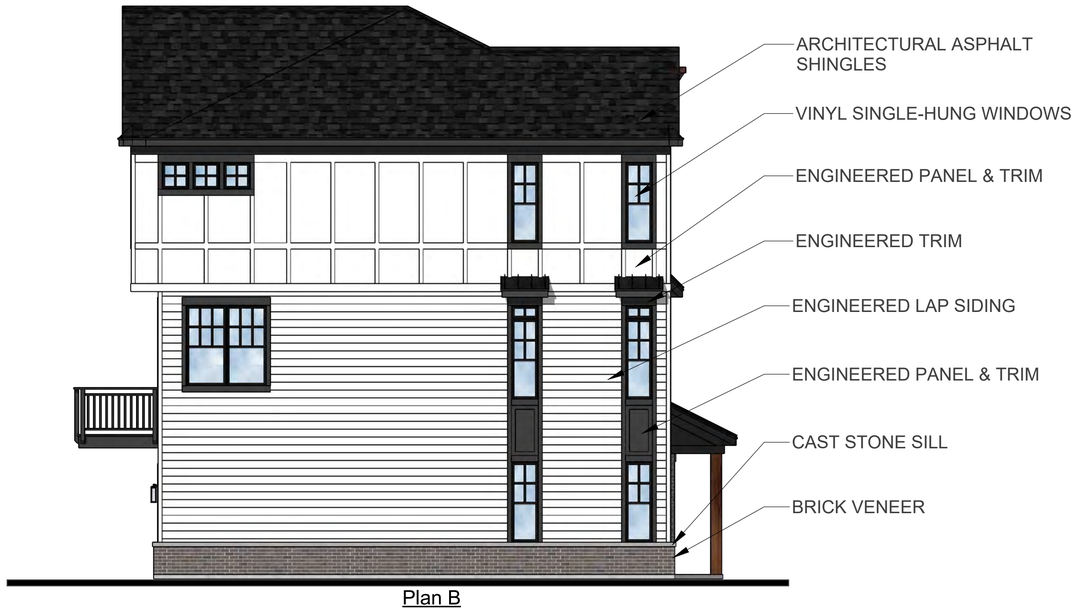
Plan B

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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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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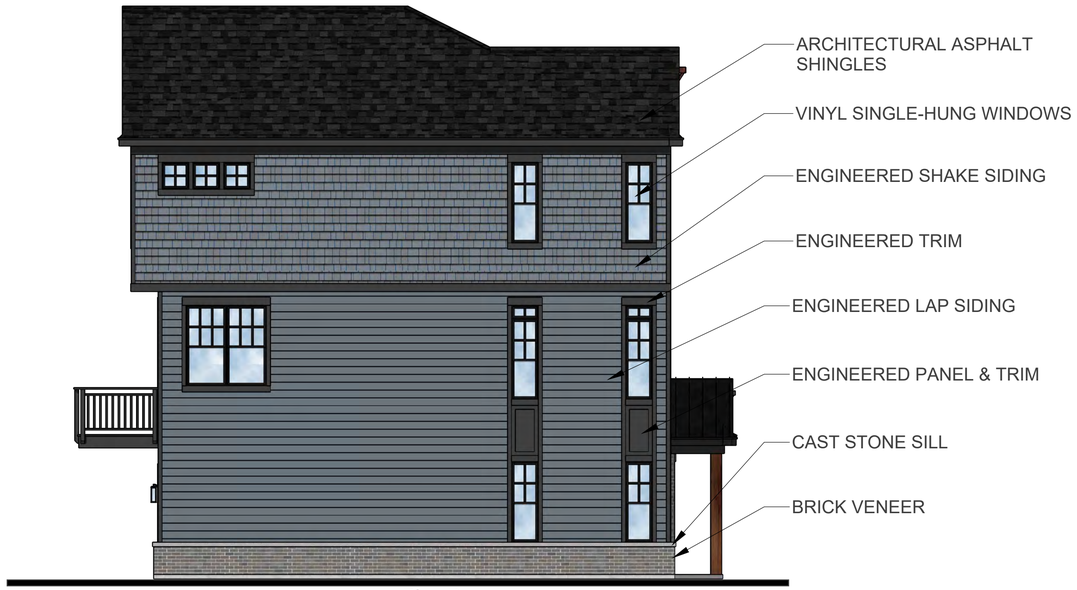
Plan B

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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March 25, 2026 | 25-0030



Front Elevation
Scale: N.T.S.

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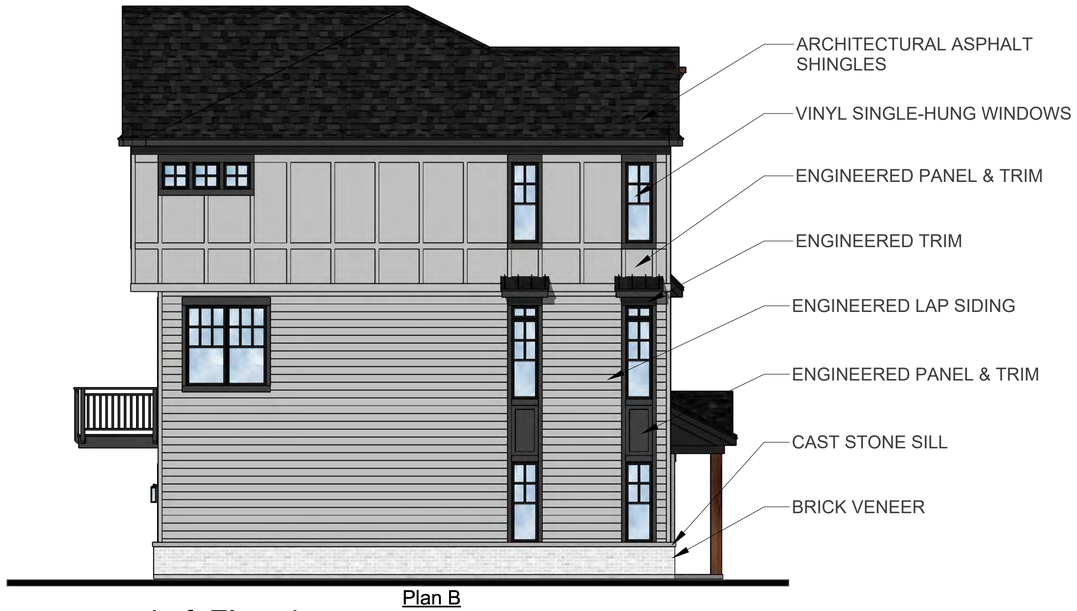
Plan B

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 "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 5: B-A-B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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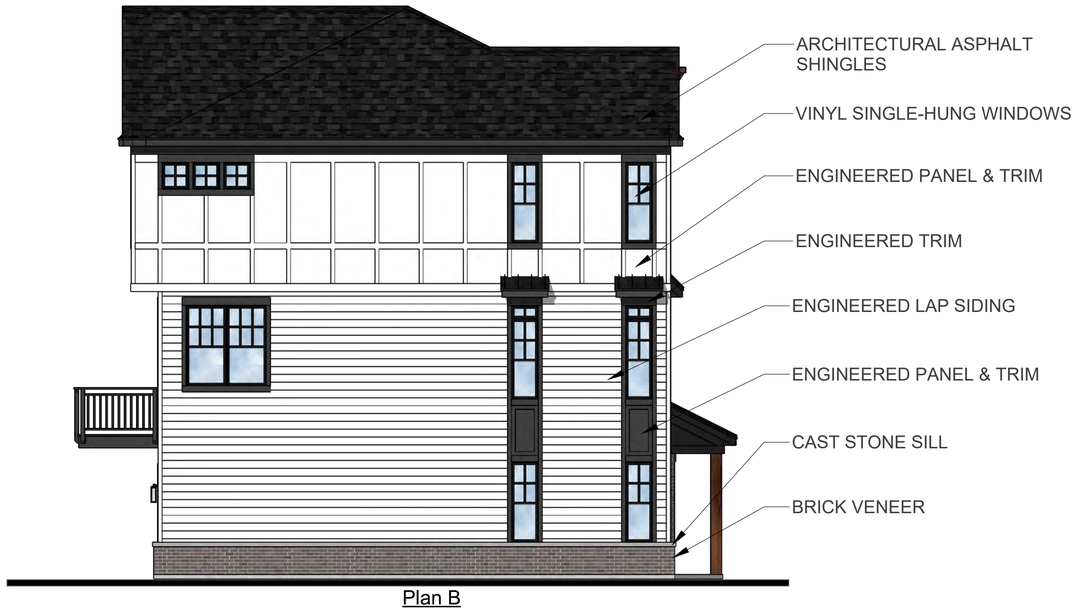
Plan B

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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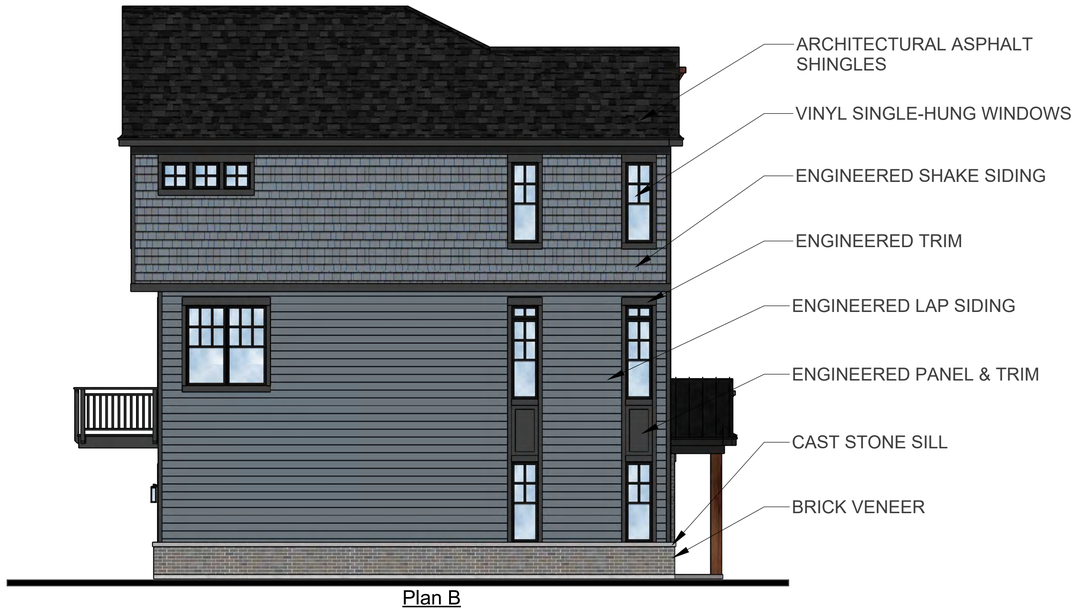
March 25, 2026 | 25-0030



Plan B

Right Elevation

Scale: N.T.S.



Plan B

Left Elevation

Scale: N.T.S.



Plan B | Plan A | Plan 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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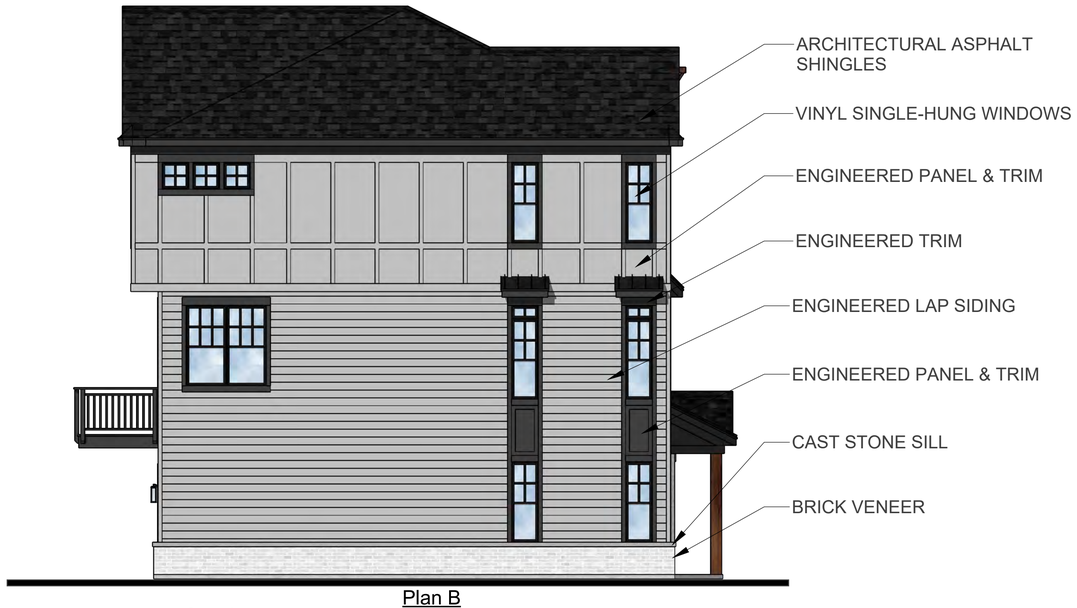
Plan B

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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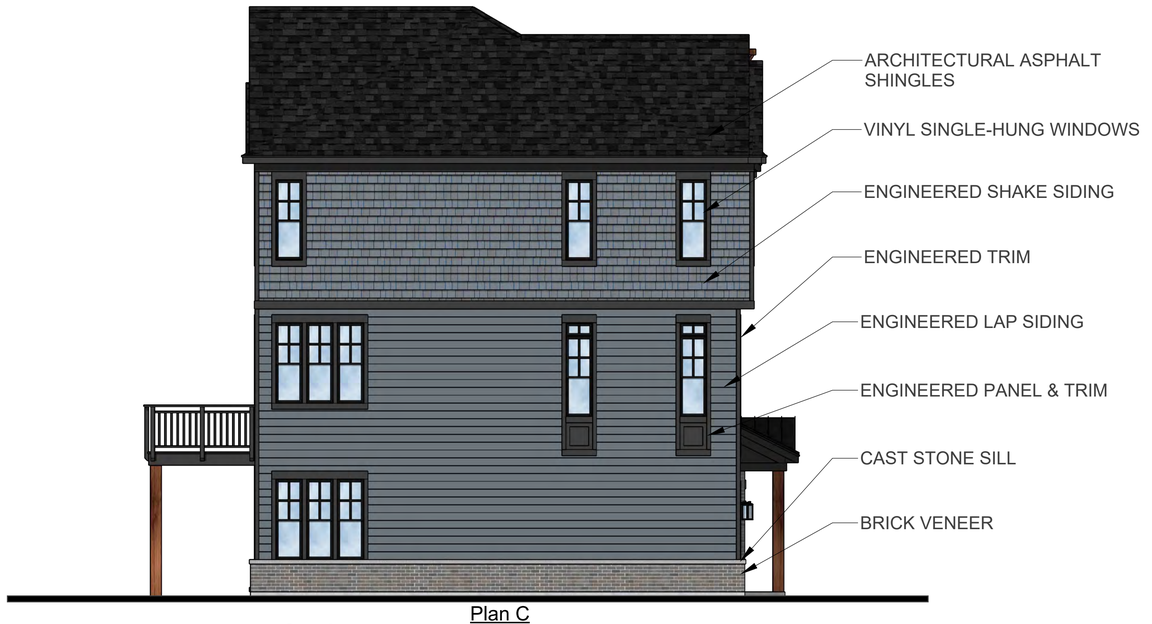
March 25, 2026 | 25-0030



Plan C

Right Elevation

Scale: N.T.S.



Plan C

Left Elevation

Scale: N.T.S.



Plan C Plan C Plan C Plan C

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

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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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 "C")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: N.T.S.

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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 "A")

Highland Park Townhomes
Naperville, Illinois

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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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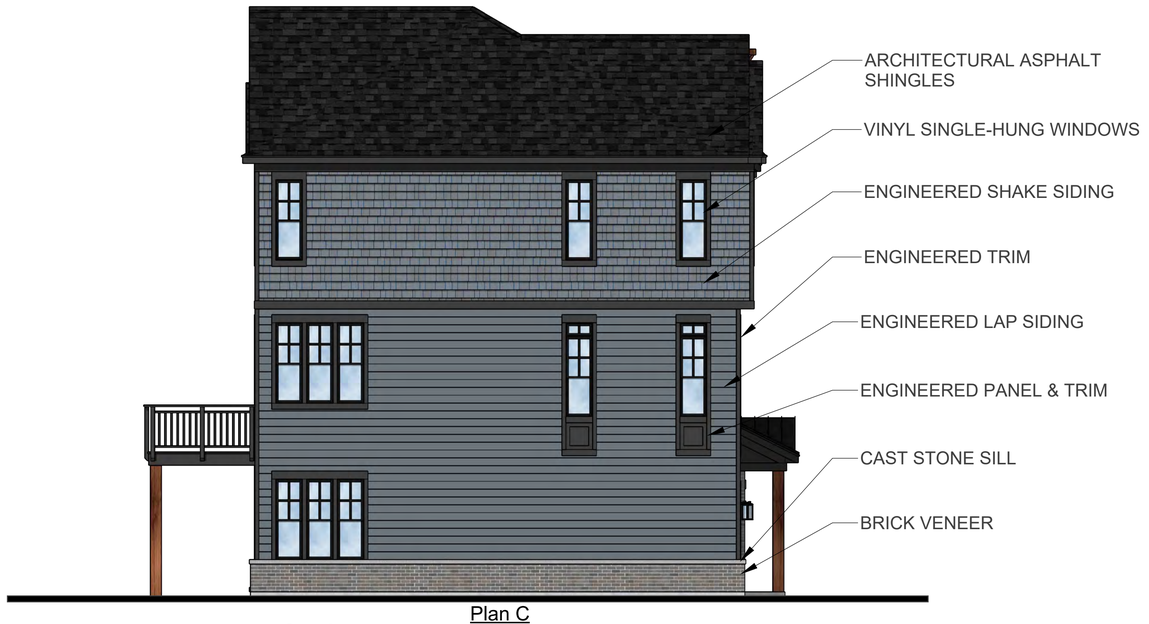
March 25, 2026 | 25-0030



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

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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March 25, 2026 | 25-0030



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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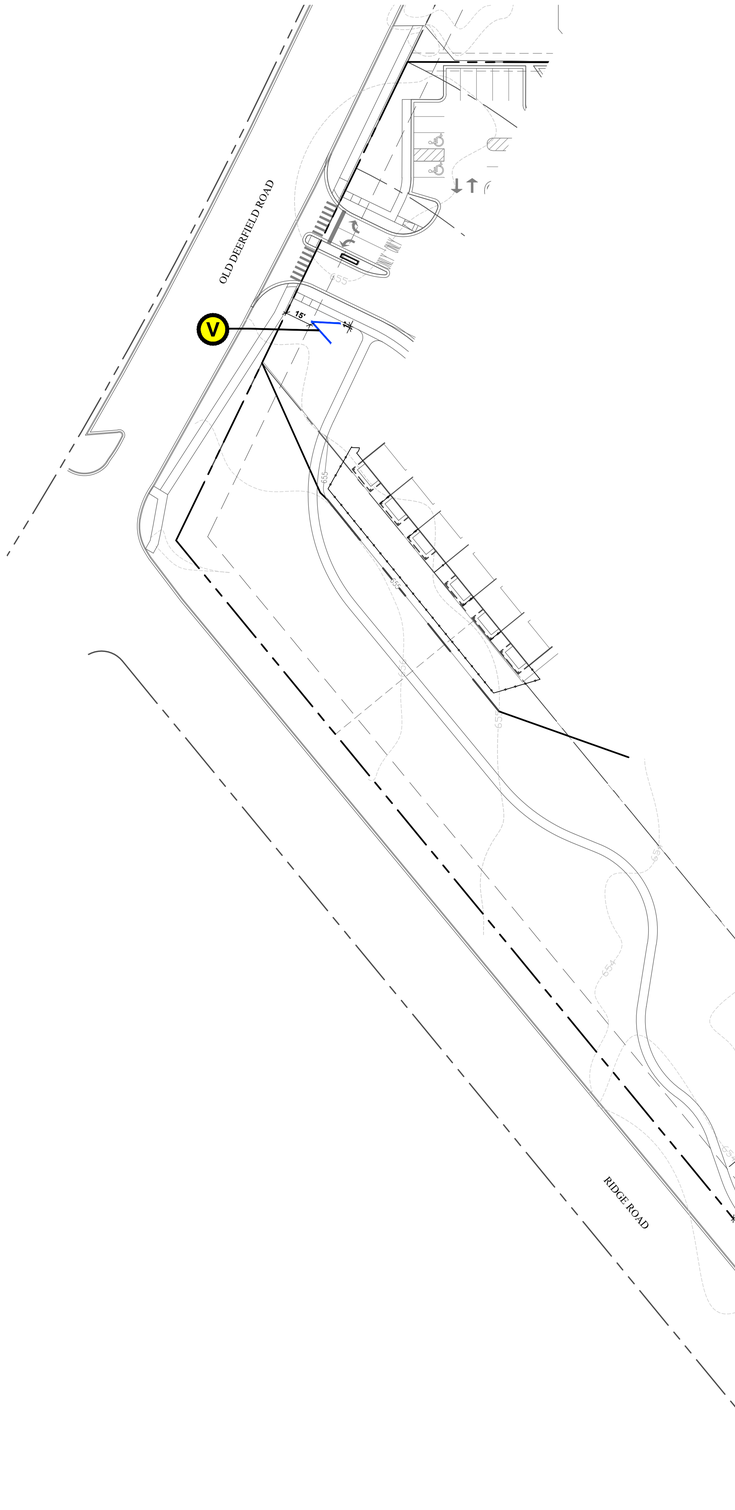
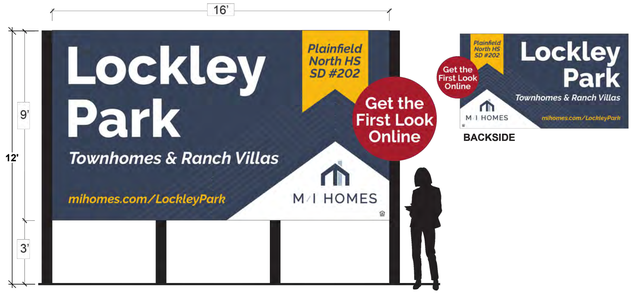
March 25, 2026 | 25-0030

EXHIBIT E

Model Area Plan and Temporary Marketing Signage Plan





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



S **8'X8' DF SIGN NO-ILLUMINATION**
NOT TO SCALE

EXTERIOR SIGNAGE PLAN

0 20' 40' 80'
SCALE: 1"=40' NORTH

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www.grwainc.com

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SUITE 620
NAPERVILLE, IL 60563

CIVIL ENGINEER

THE BOWERY AT HIGHLAND PARK

HIGHLAND PARK, ILLINOIS
MODEL PHASE

EXTERIOR SIGNAGE PLAN

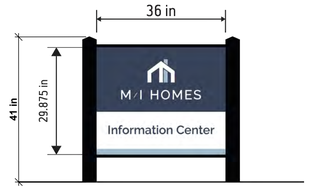
REVISION	DATE
1	2026.05.29

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

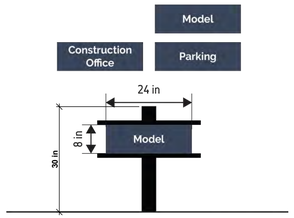
L:\Projects\MI26283\Acad\MI26283_A03_01 Model LP.dwg 6/10/2026 3:51 PM



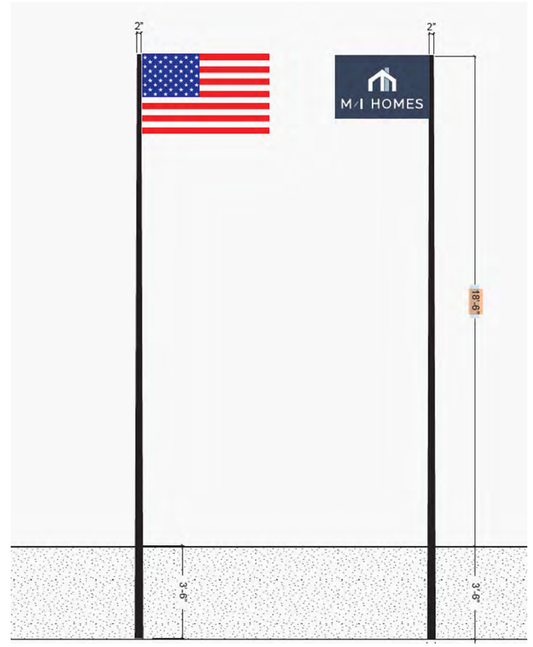
T **PRODUCT PRICING SIGN**
NOT TO SCALE



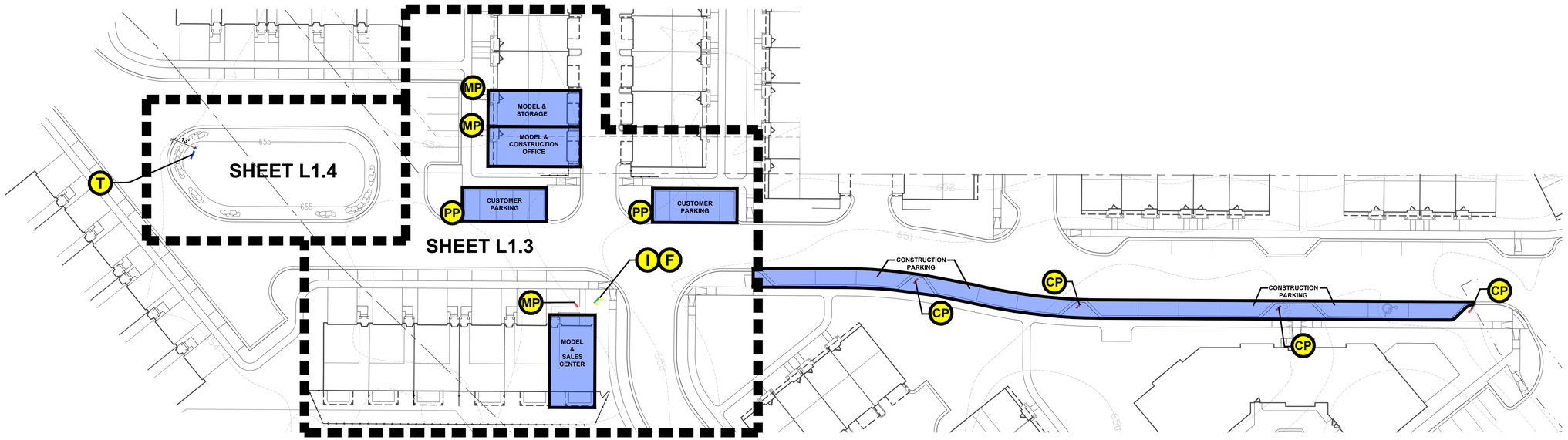
I **MODEL INFO CENTER SIGN**
NOT TO SCALE



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



F **FLAGPOLE**
NOT TO SCALE



INTERIOR SIGNAGE PLAN

0 15' 30' 60'
SCALE: 1"=30'
NORTH

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www.grwainc.com

CLIENT

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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

INTERIOR SIGNAGE PLAN

REVISION	DATE
1	2026.05.29

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

L:\Projects\MI26283\Acad\MI26283_A03_02 Model LP.dwg 6/10/2026 3:51 PM

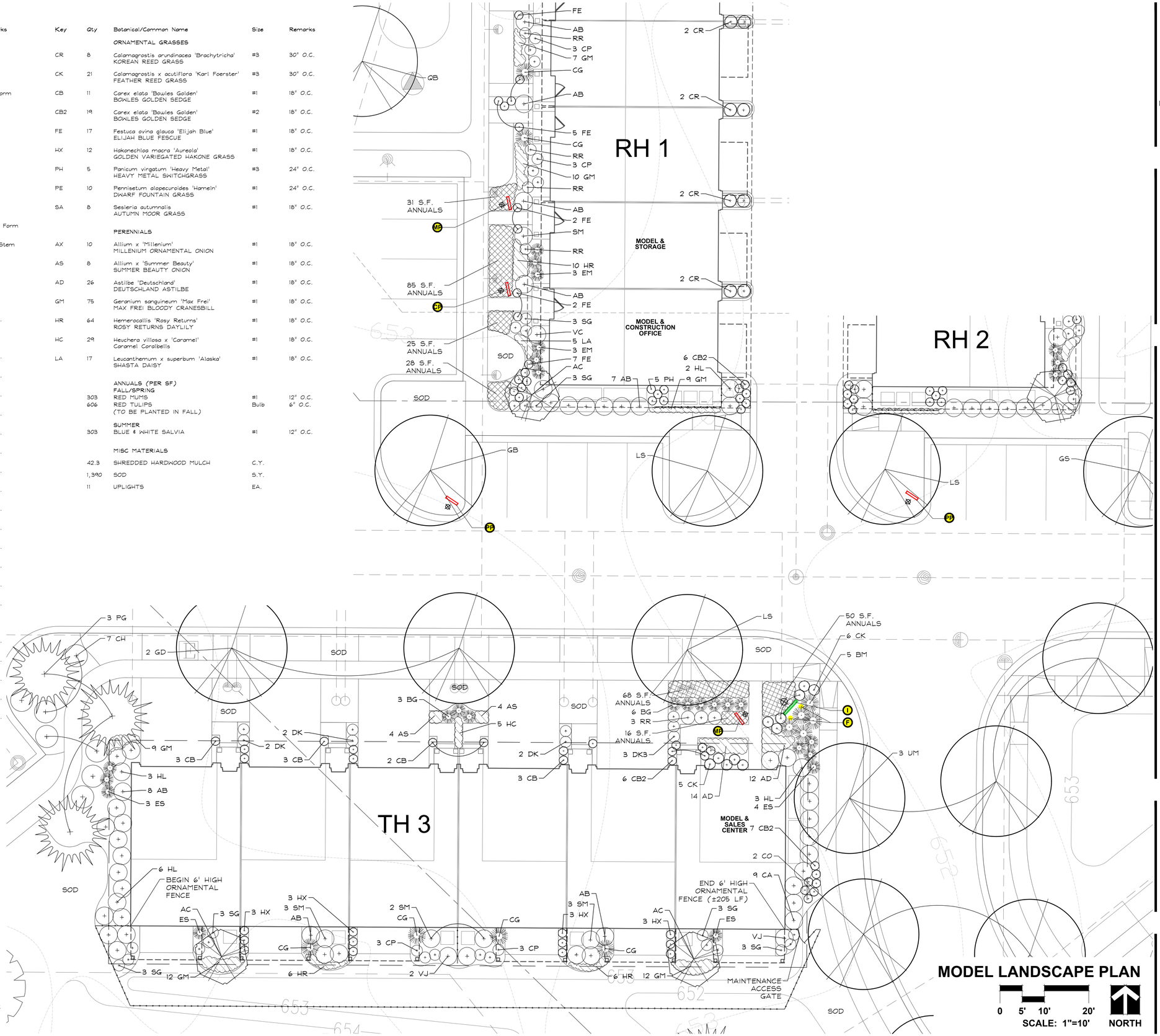
PLANT LIST

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.



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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 LANDSCAPE PLAN

REVISION	DATE

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

MODEL LANDSCAPE PLAN

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

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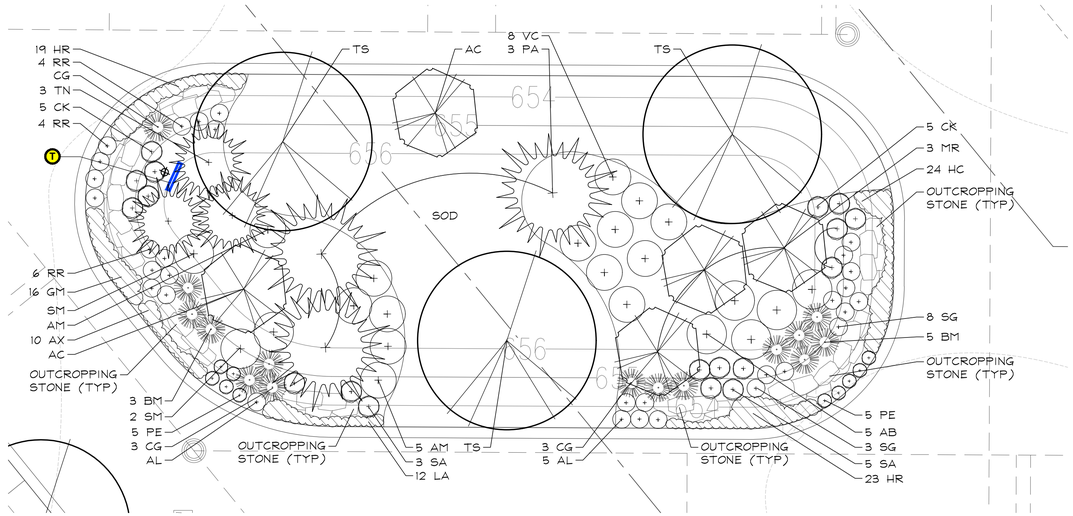

MODEL LANDSCAPE PLAN

0 5' 10' 20'

SCALE: 1"=10' NORTH

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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 recommmendations 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 recommmendations 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.

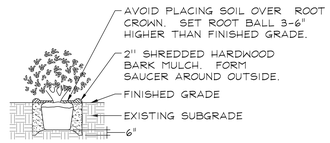
4.5 BID

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

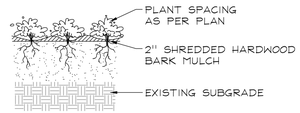
4.6 GUARANTEE

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
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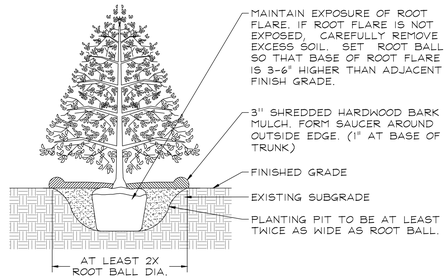

EVERGREEN TREES
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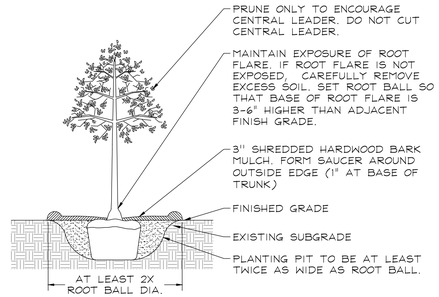

DECIDUOUS TREES
NOT TO SCALE

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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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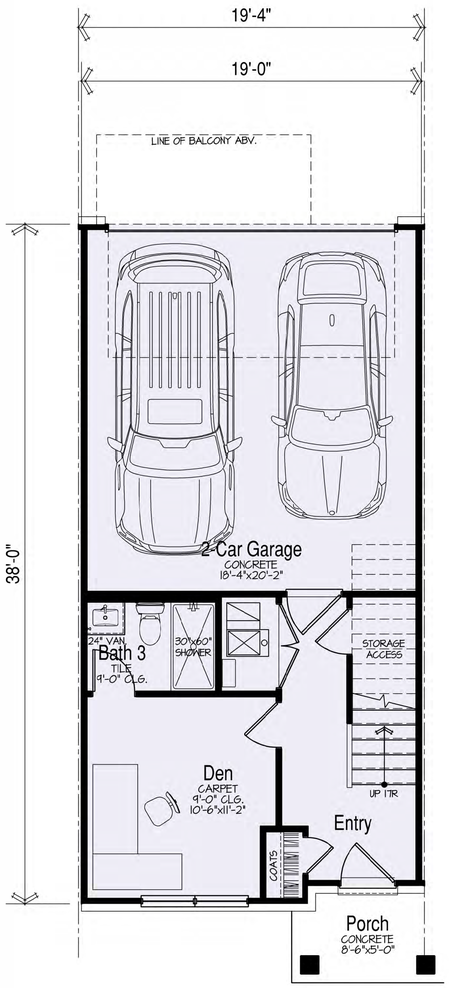
EXHIBIT F

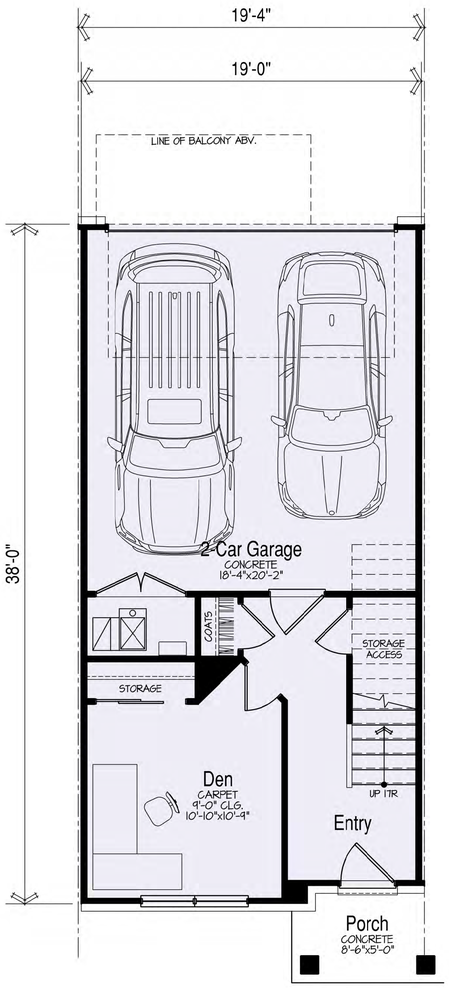
Townhome Floorplans



Optional Den / Bath 3

Lower Floor Plan

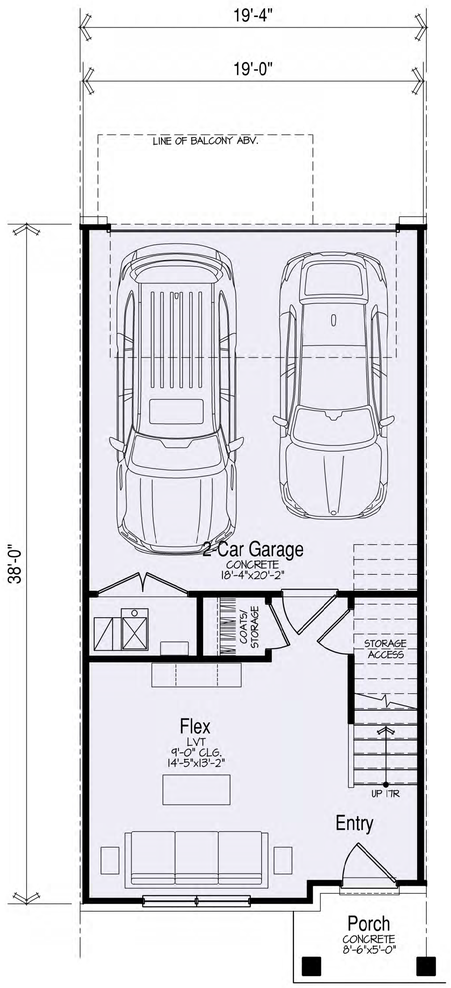
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

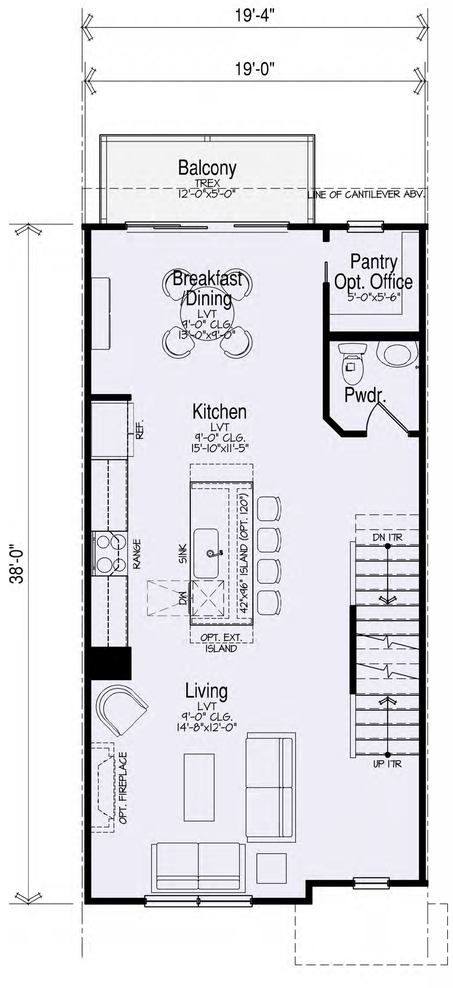
SCALE: 1/4"=1'-0"



326 SF (+390 SF Garage)

Lower Floor Plan

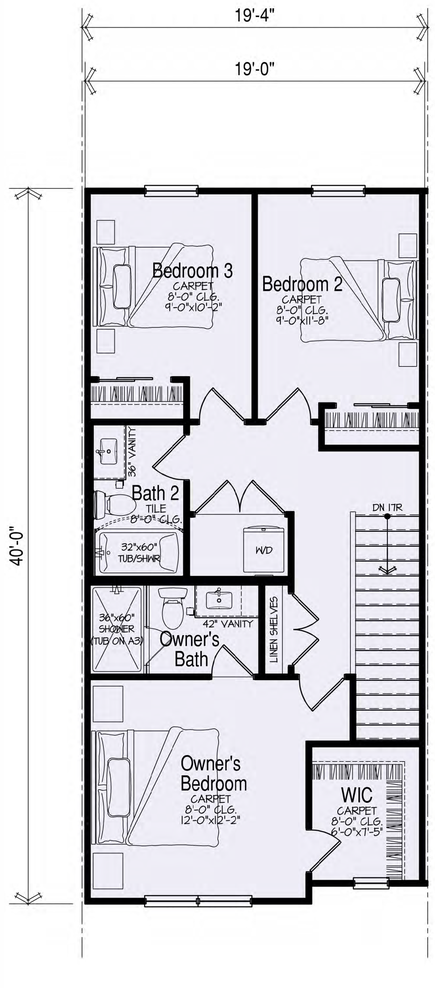
SCALE: 1/4"=1'-0"



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

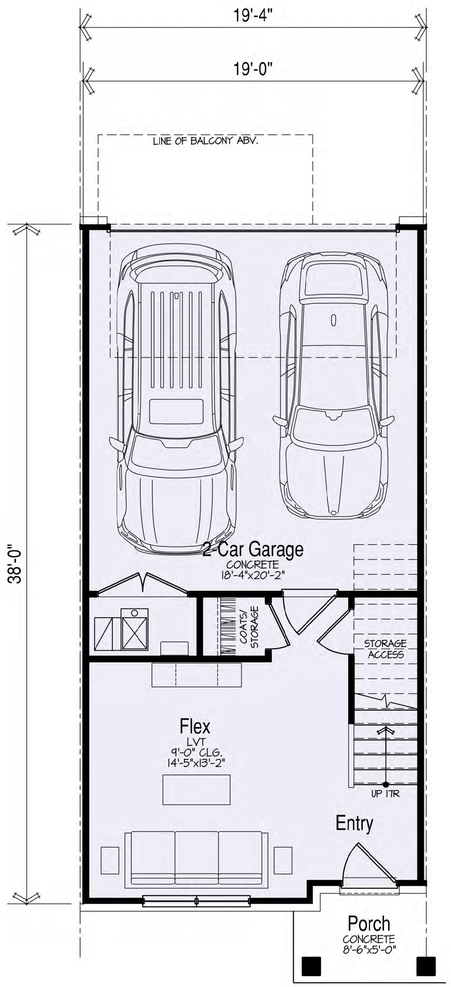
HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

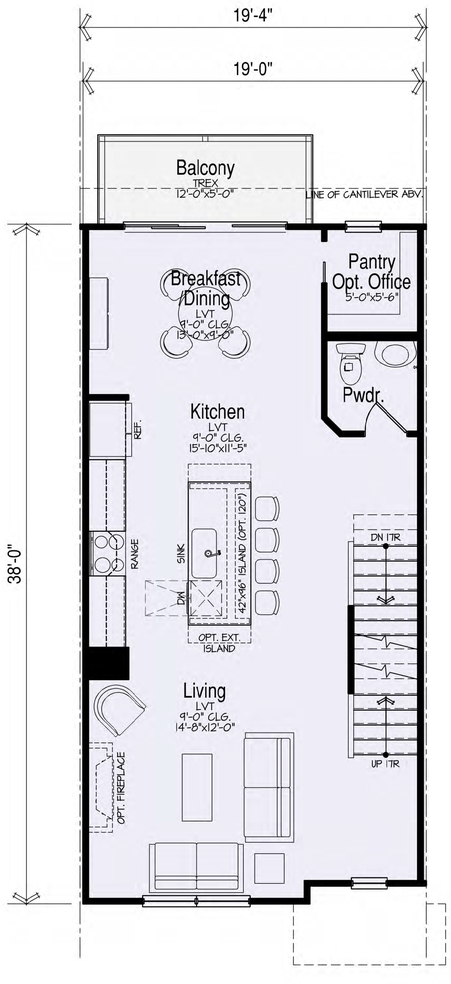
March 25, 2026 | 25-0030



326 SF (+390 SF Garage)

Lower Floor Plan

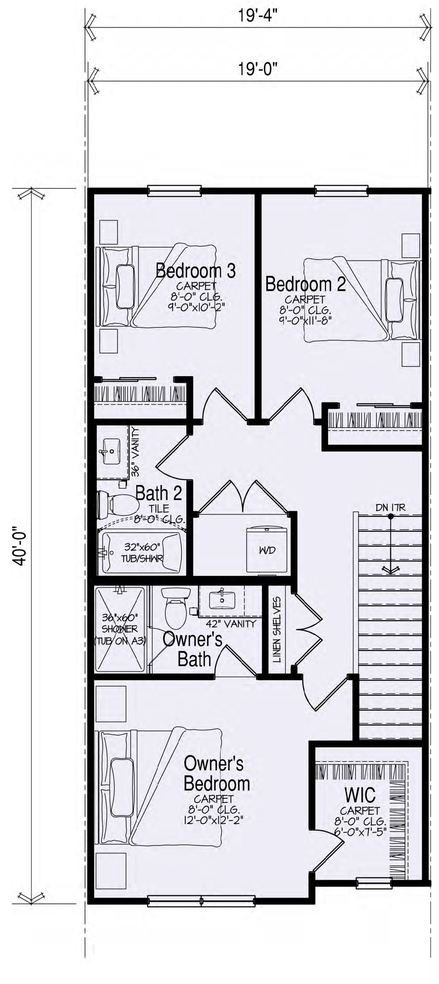
SCALE: 1/4"=1'-0"



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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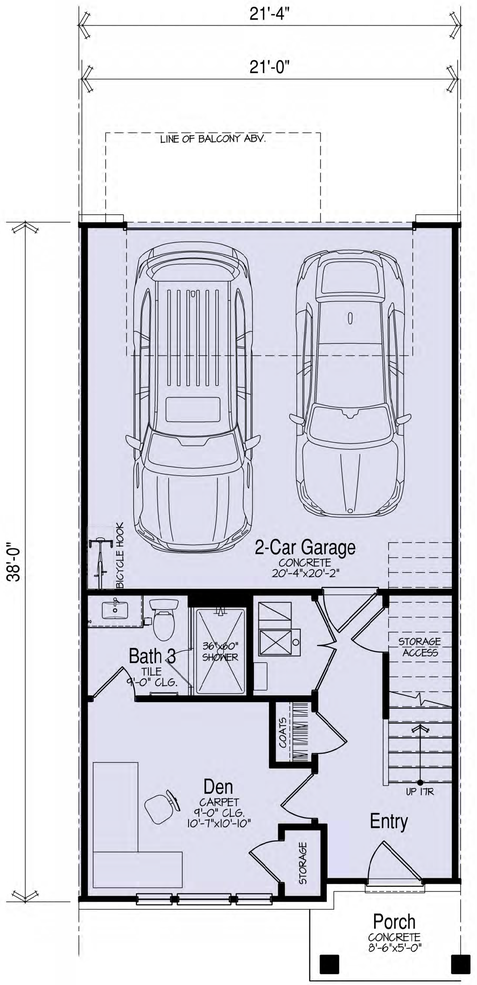
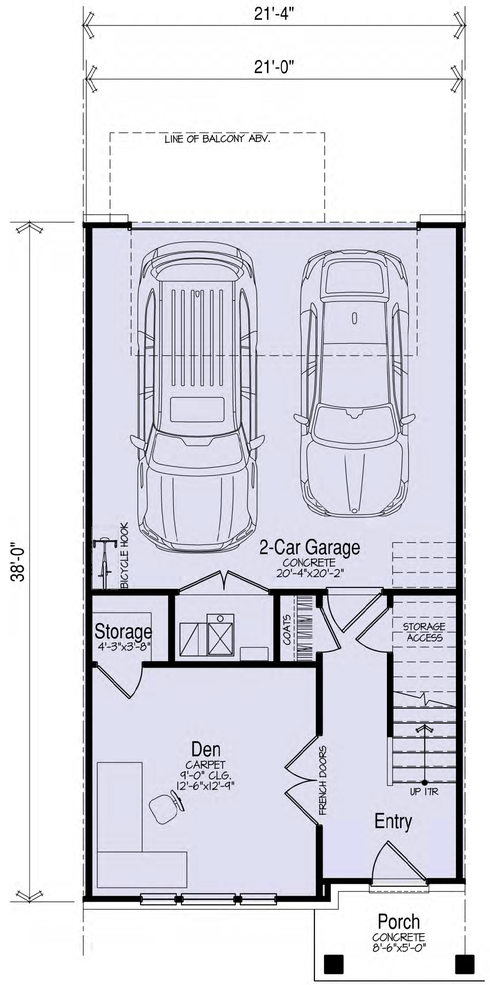


Optional Den / Bath 3

Lower Floor Plan

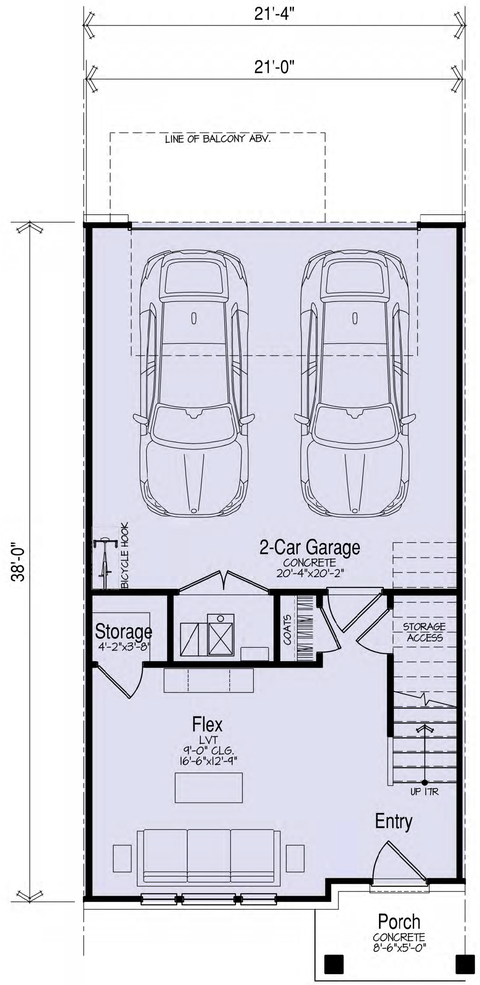
SCALE: 1/4"=1'-0"



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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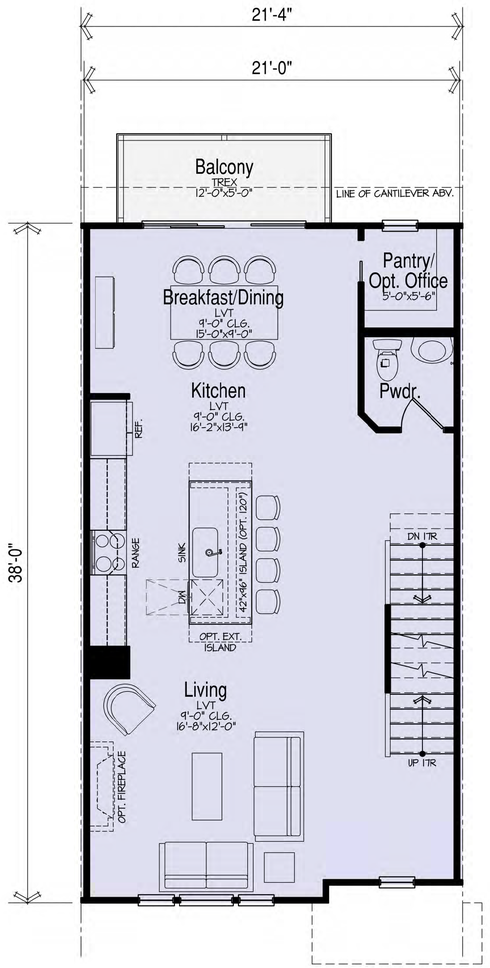
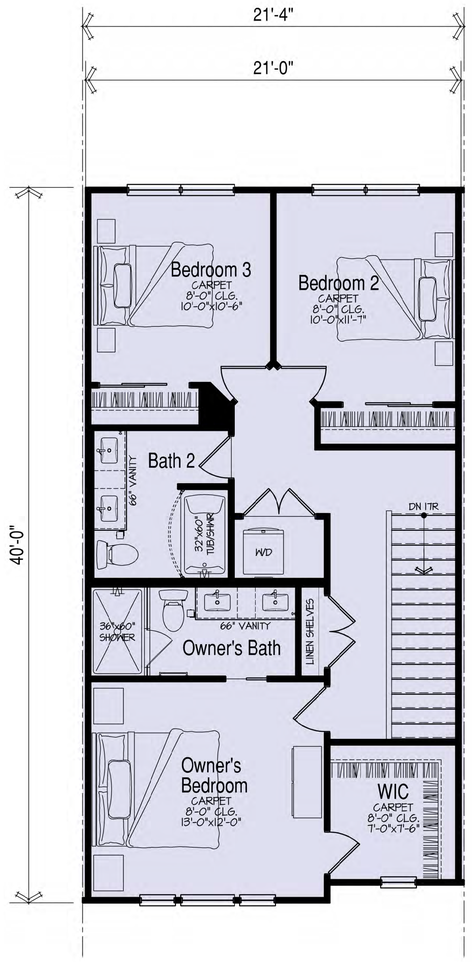


791 SF

Main Floor Plan

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



784 SF

Upper Floor Plan

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

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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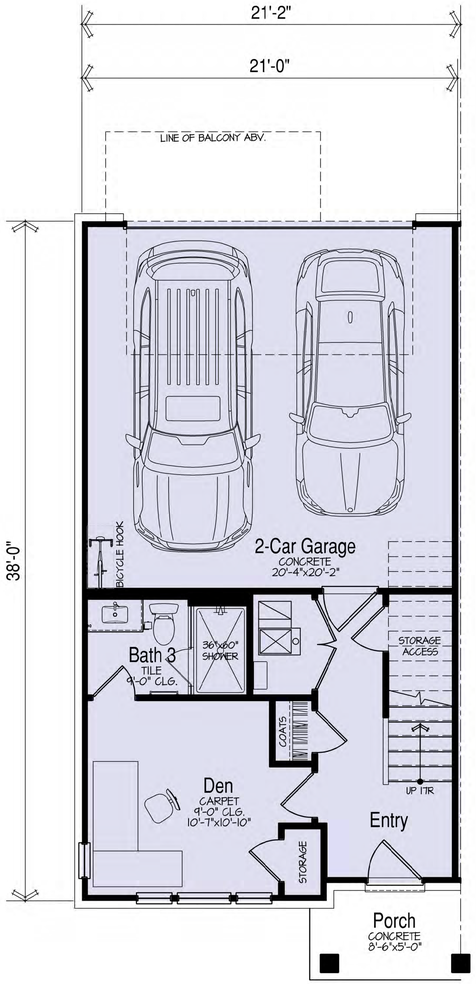
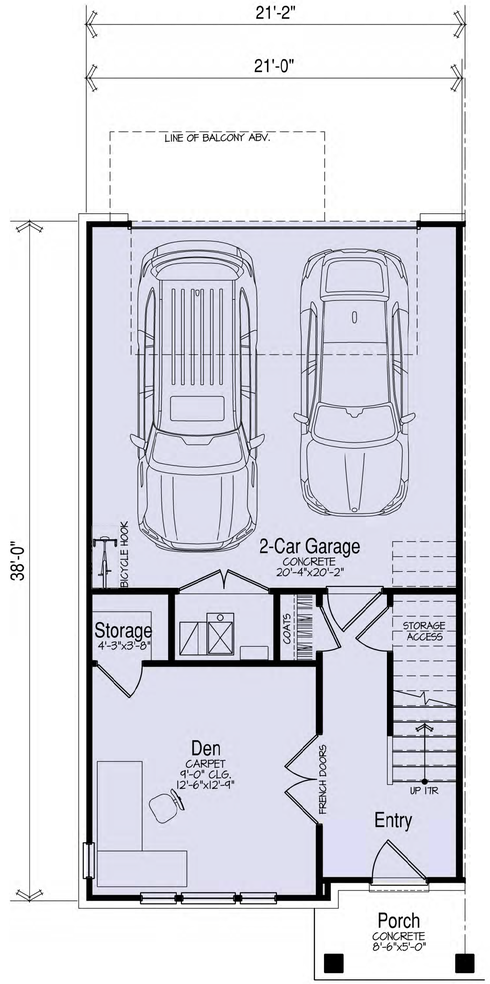
March 25, 2026 | 25-0030



Optional Den / Bath 3

Lower Floor Plan

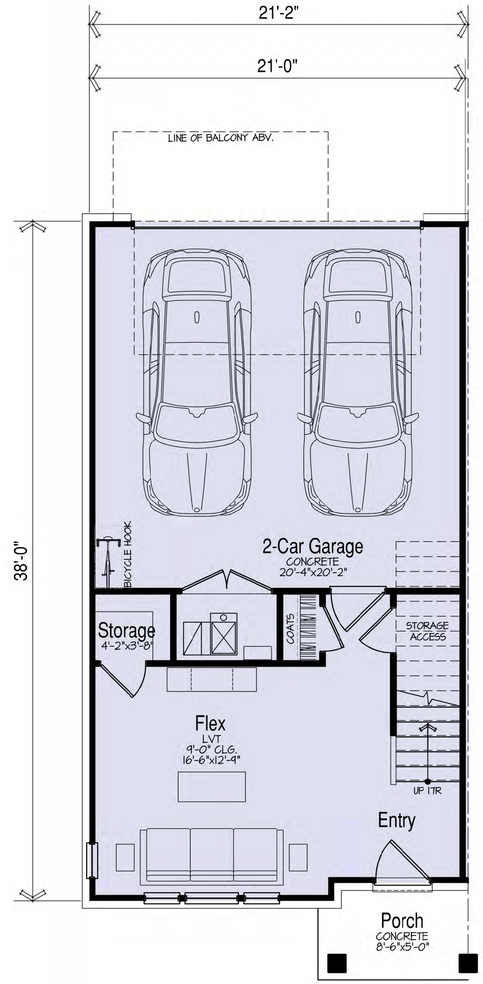
SCALE: 1/4"=1'-0"



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 (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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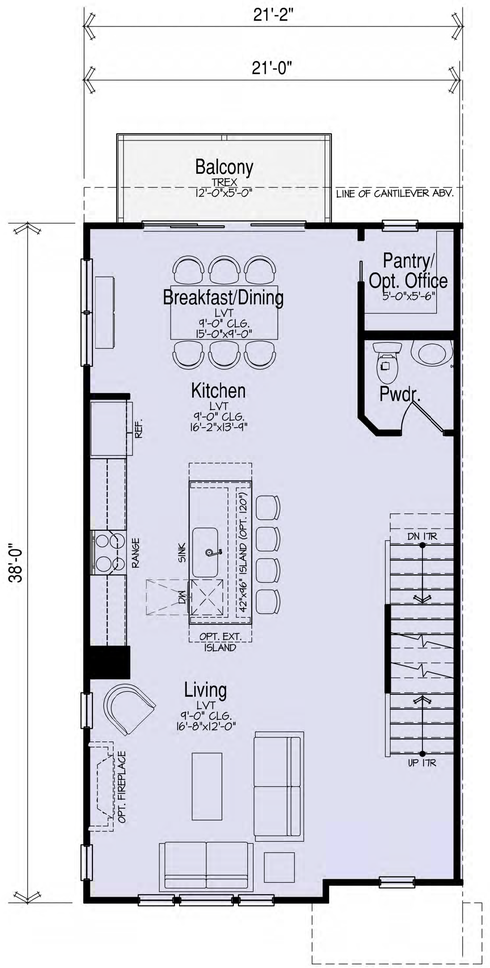
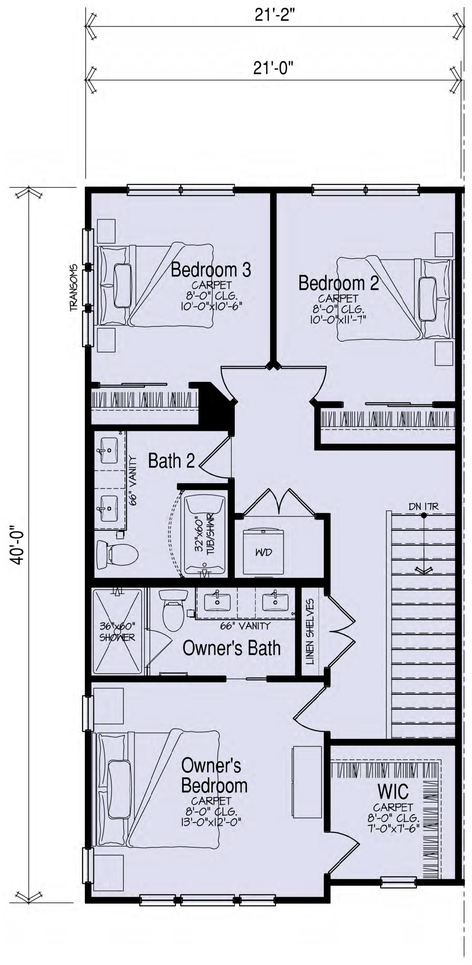


791 SF

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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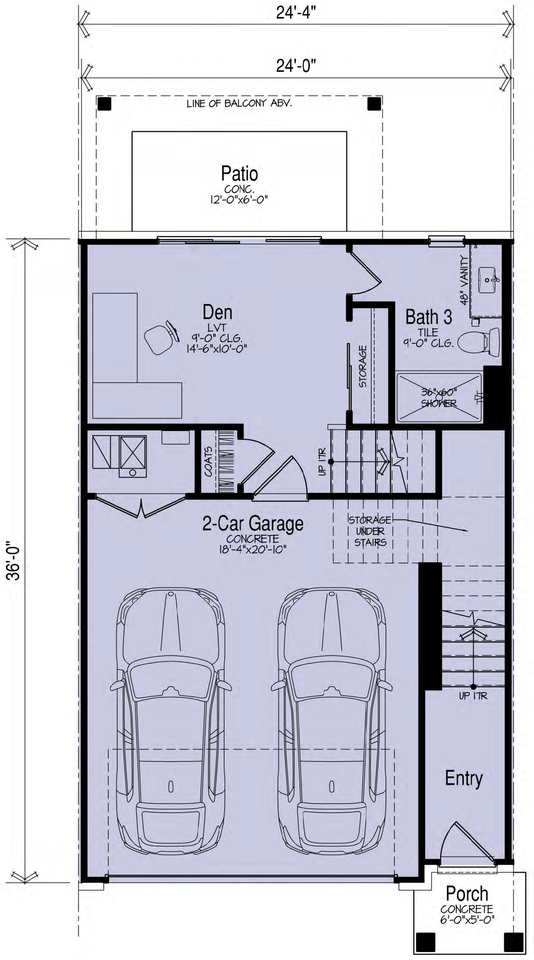
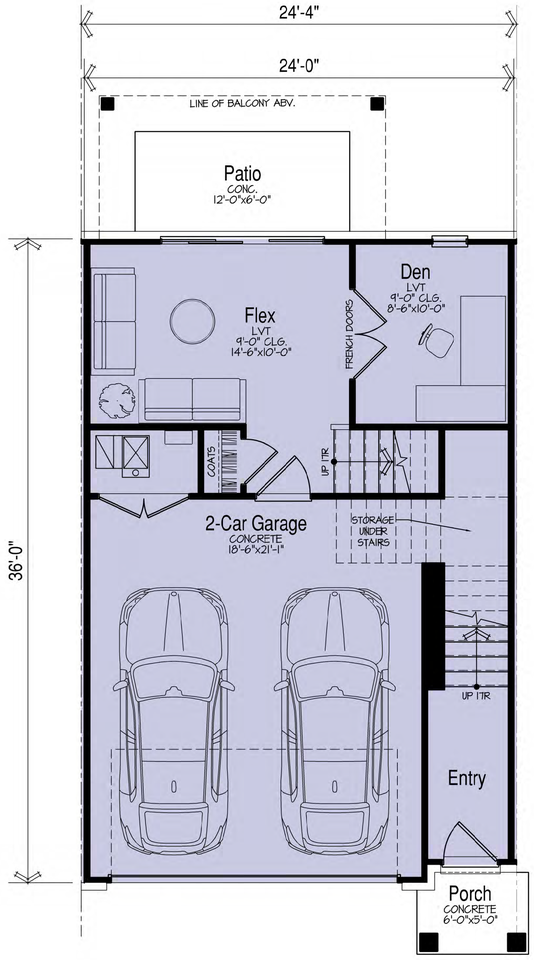


Optional Den / Bath 3

Lower Floor Plan

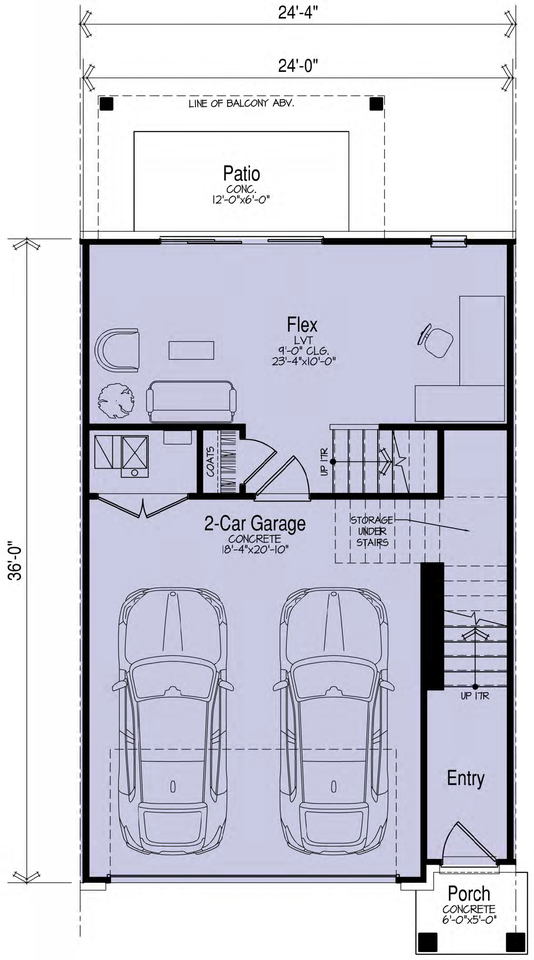
SCALE: 1/4"=1'-0"



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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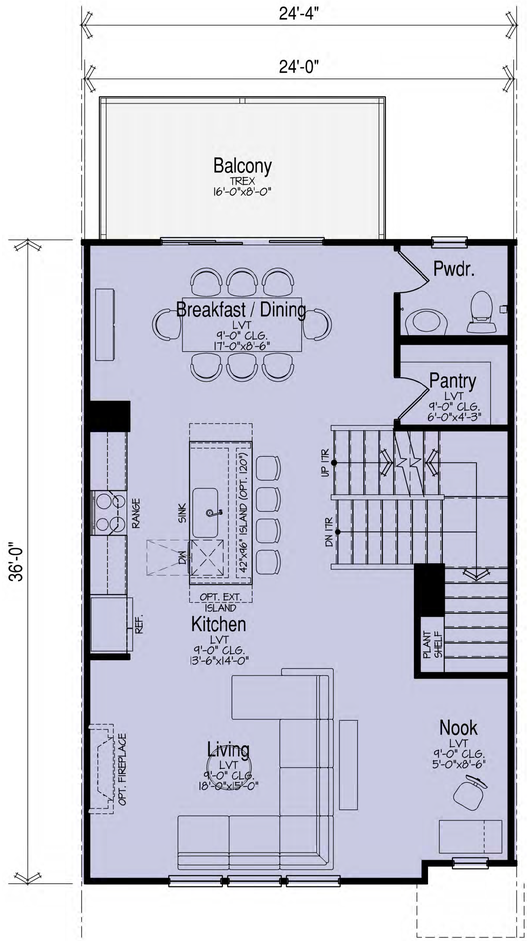
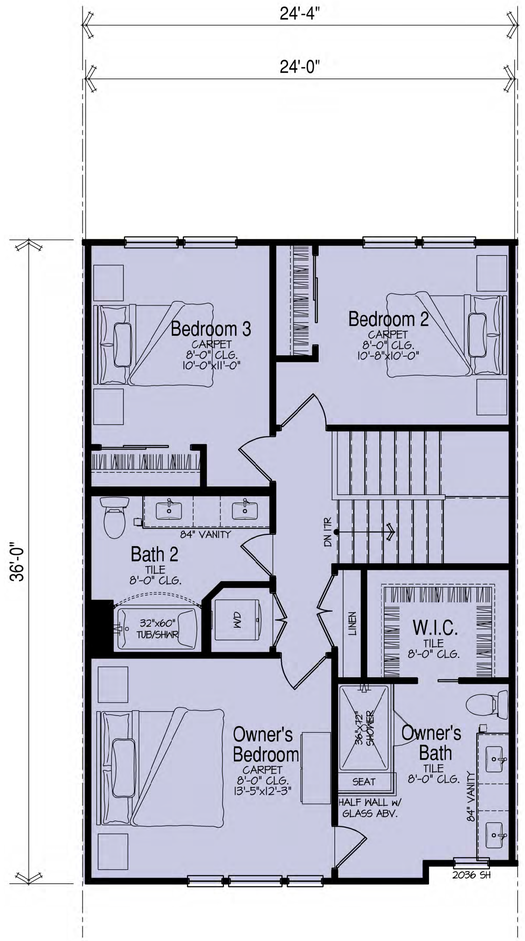


859 SF

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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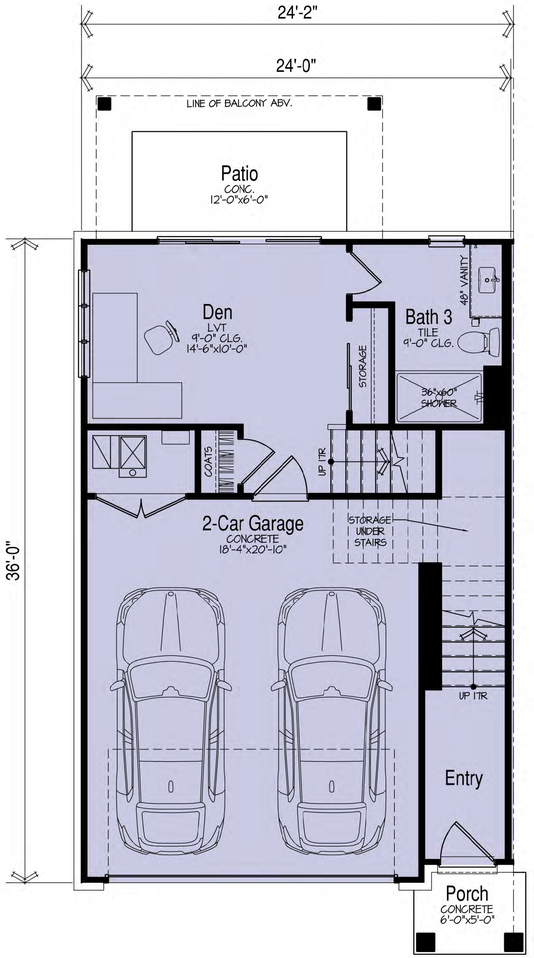
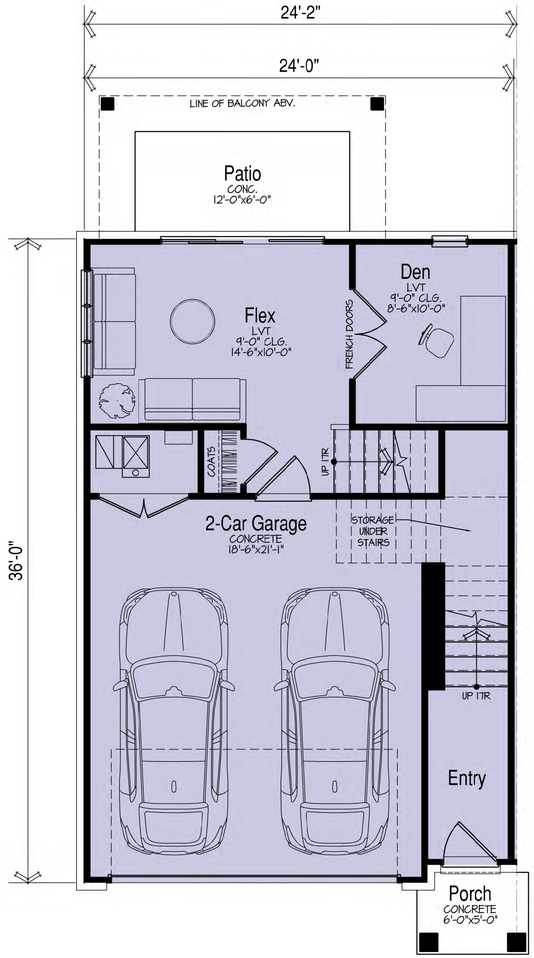


Optional Den / Bath 3

Lower Floor Plan

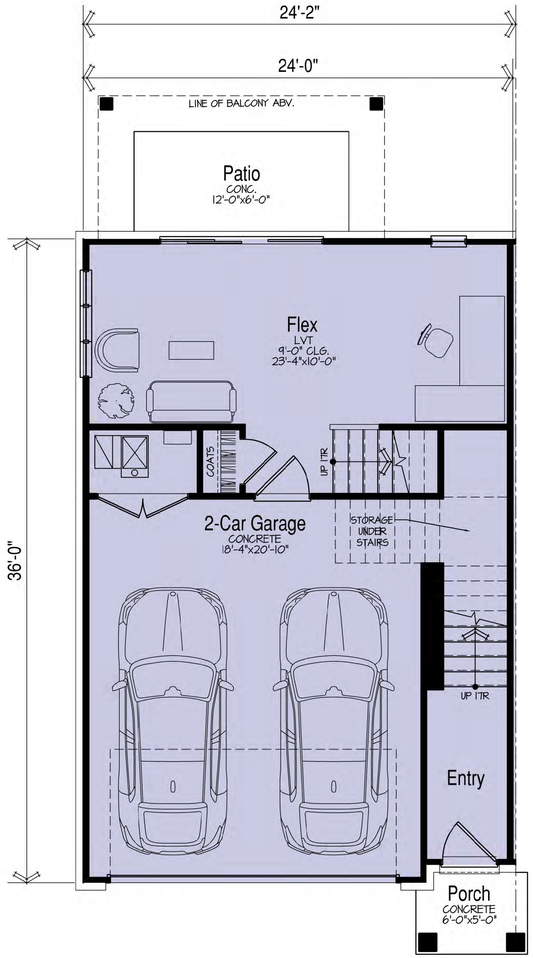
SCALE: 1/4"=1'-0"



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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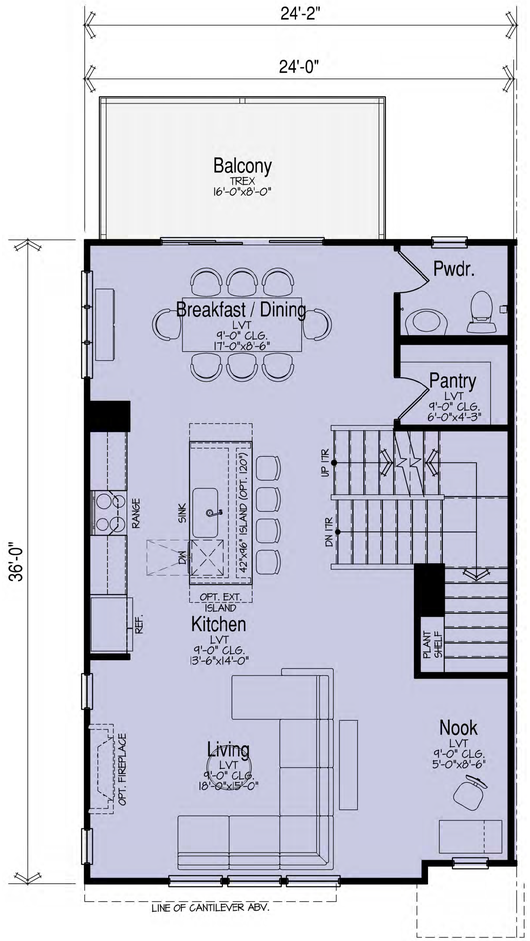
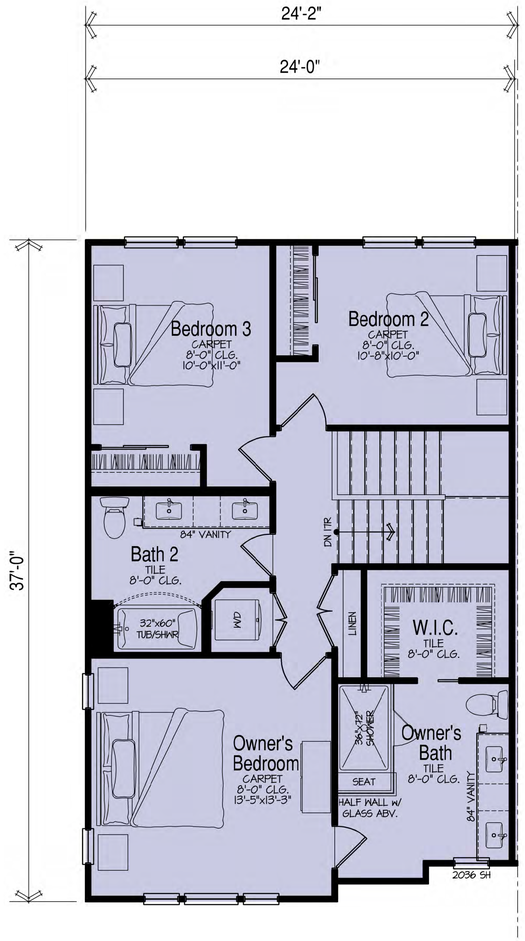


859 SF

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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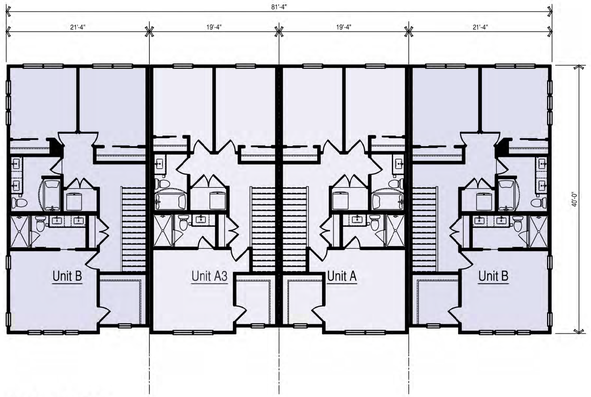
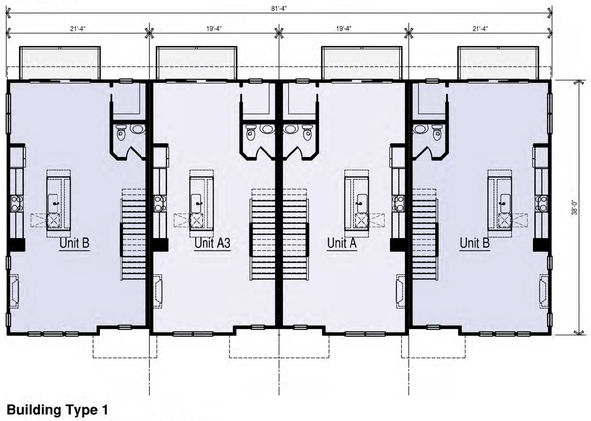


Building Type 1

Upper Floor Plan

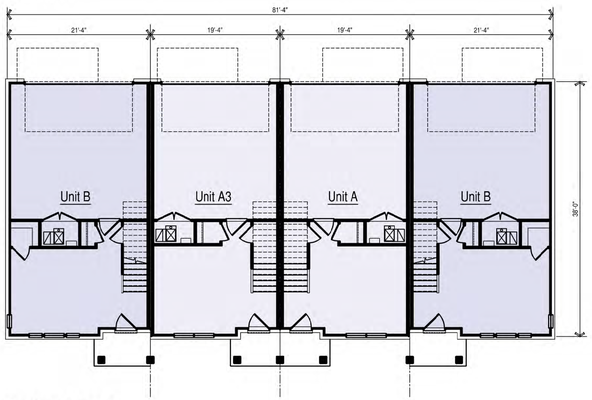
SCALE: 3/32"=1'-0"



Building Type 1

Main Floor Plan

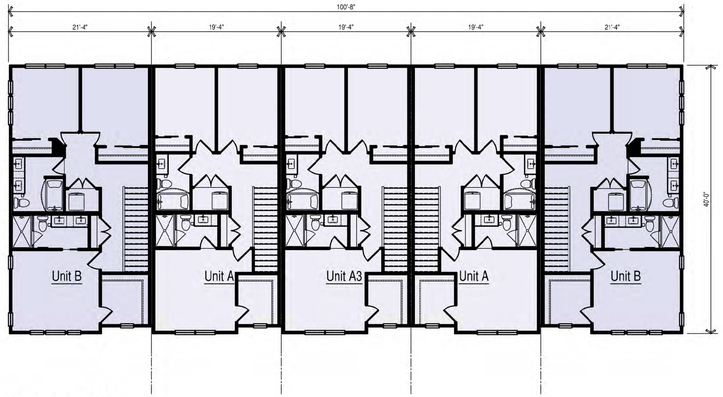
SCALE: 3/32"=1'-0"



Building Type 1

Lower Floor Plan

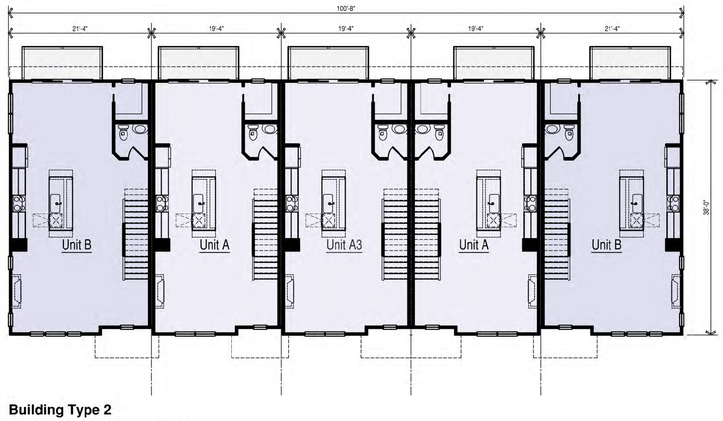
SCALE: 3/32"=1'-0"



Building Type 2

Upper Floor Plan

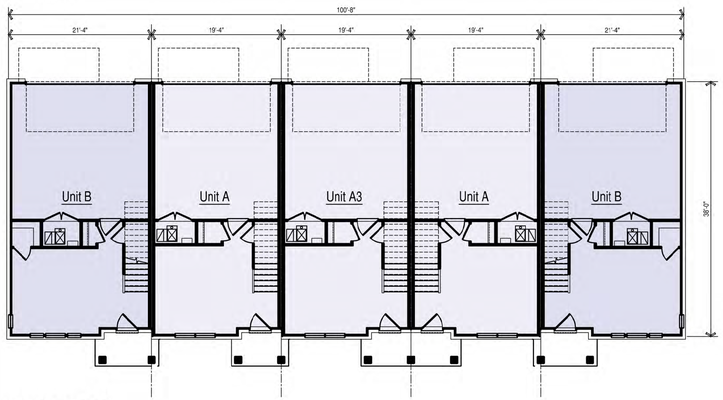
SCALE: 3/32"=1'-0"



Building Type 2

Main Floor Plan

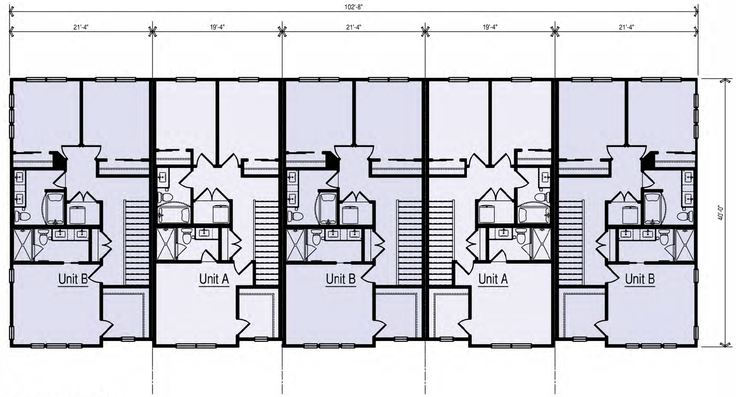
SCALE: 3/32"=1'-0"



Building Type 2

Lower Floor Plan

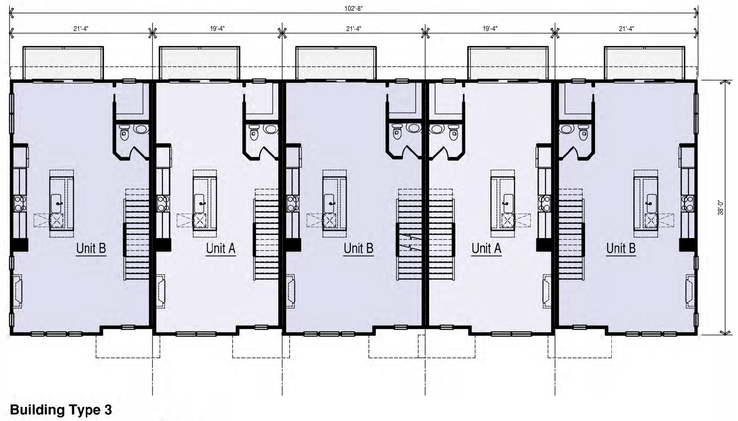
SCALE: 3/32"=1'-0"



Building Type 3

Upper Floor Plan

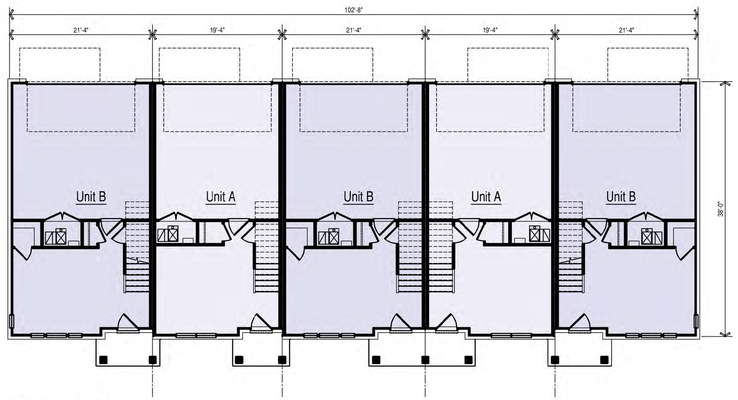
SCALE: 3/32"=1'-0"



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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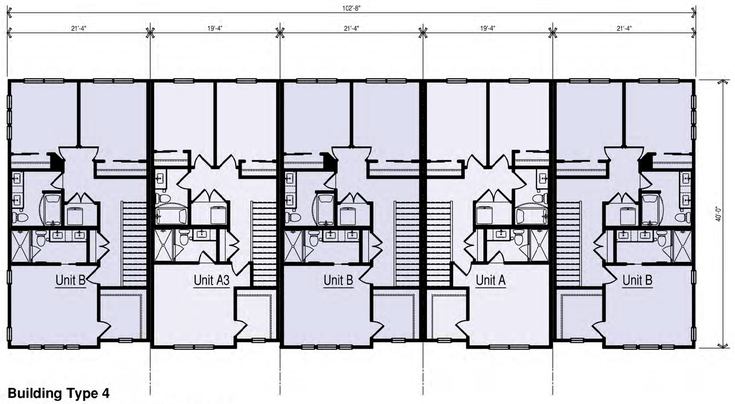
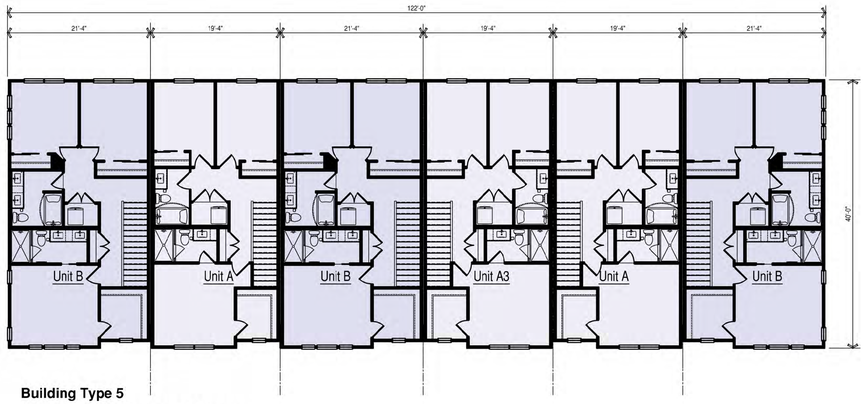


Building Type 4

Upper Floor Plan

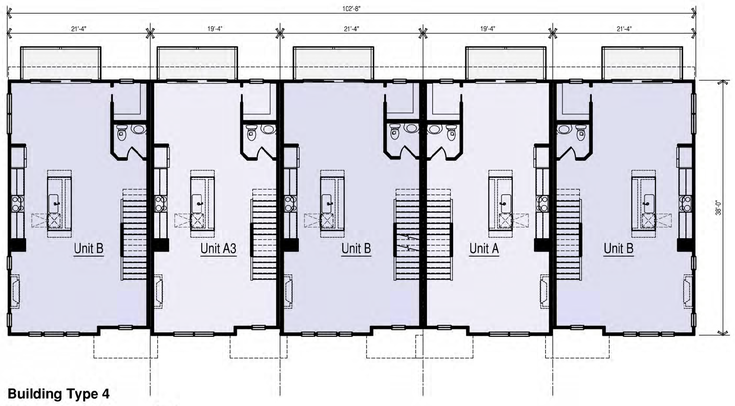
SCALE: 3/32"=1'-0"



Building Type 5

Upper Floor Plan

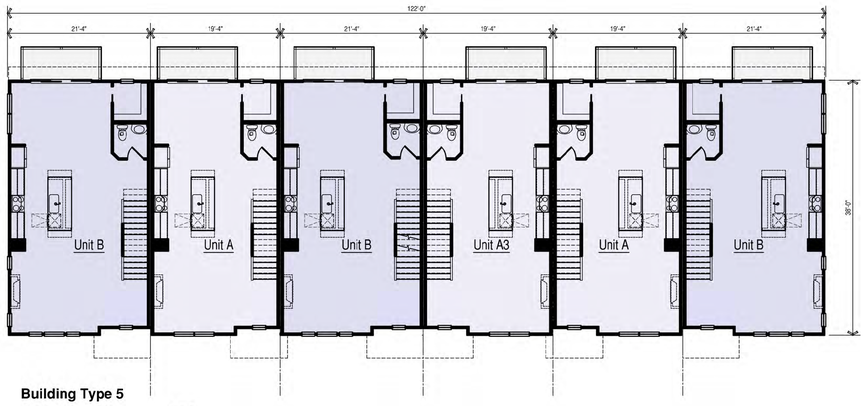
SCALE: 3/32"=1'-0"



Building Type 4

Main Floor Plan

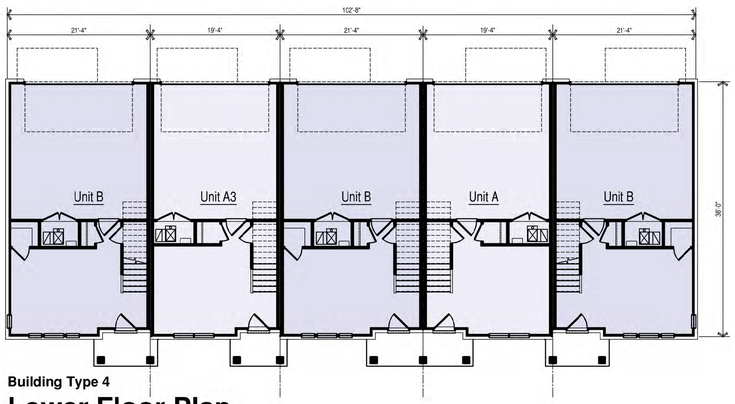
SCALE: 3/32"=1'-0"



Building Type 5

Main Floor Plan

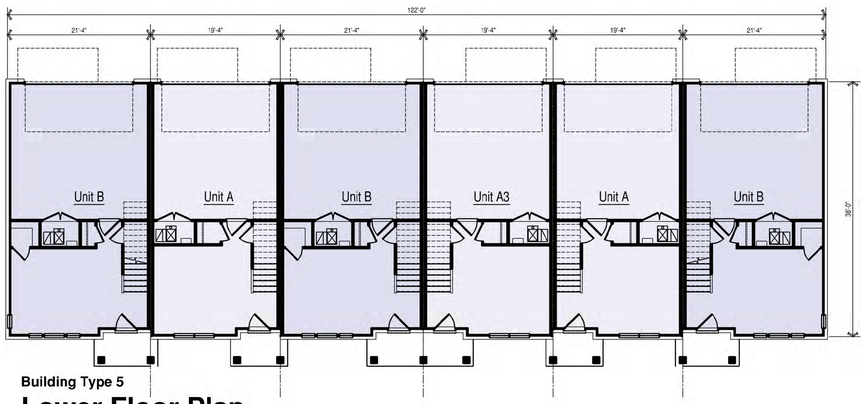
SCALE: 3/32"=1'-0"



Building Type 4

Lower Floor Plan

SCALE: 3/32"=1'-0"



Building Type 5

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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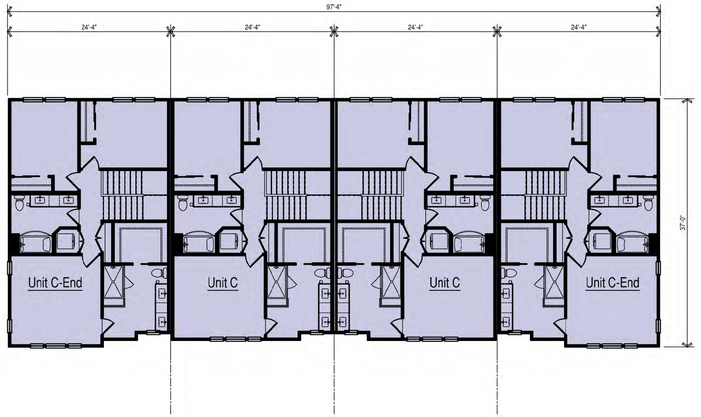
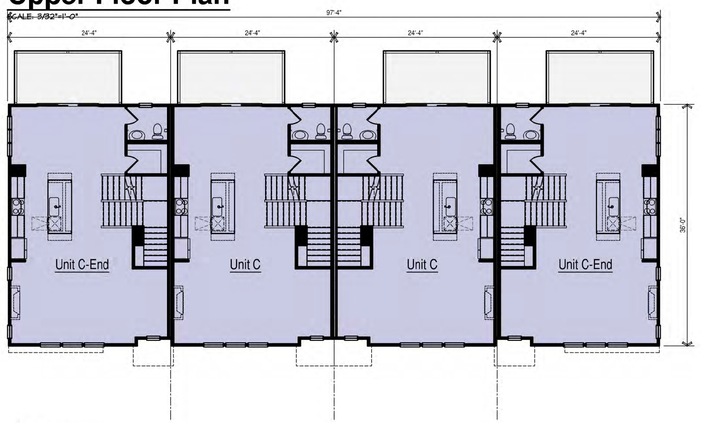


Building Type 6

Upper Floor Plan

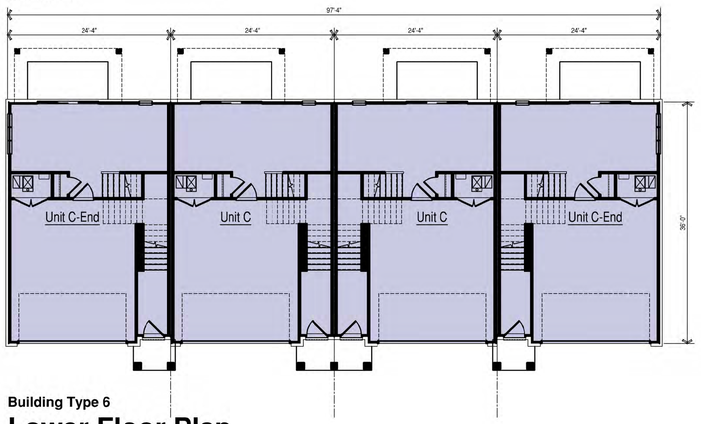
SCALE: 3/32"=1'-0"



Building Type 6

Main Floor Plan

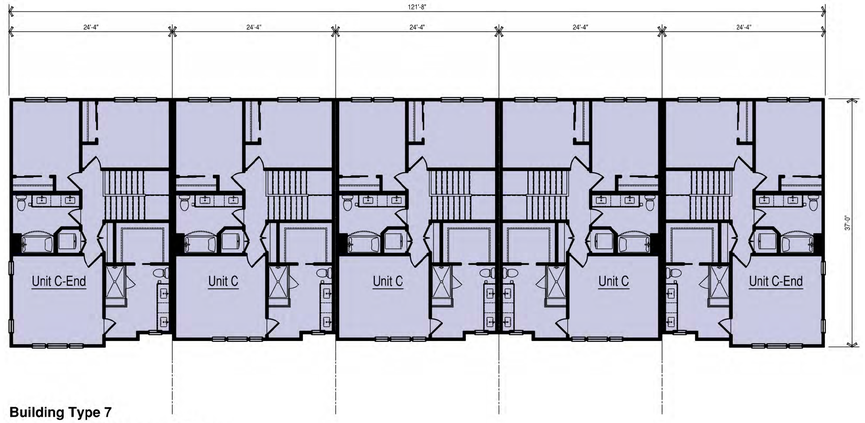
SCALE: 3/32"=1'-0"



Building Type 6

Lower Floor Plan

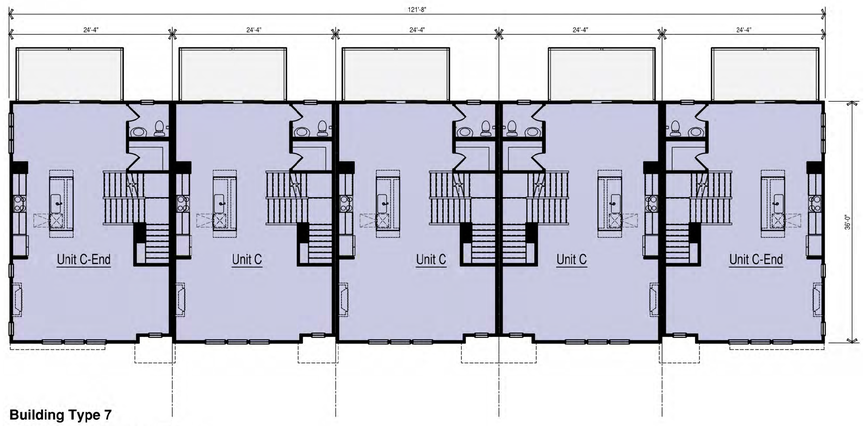
SCALE: 3/32"=1'-0"



Building Type 7

Upper Floor Plan

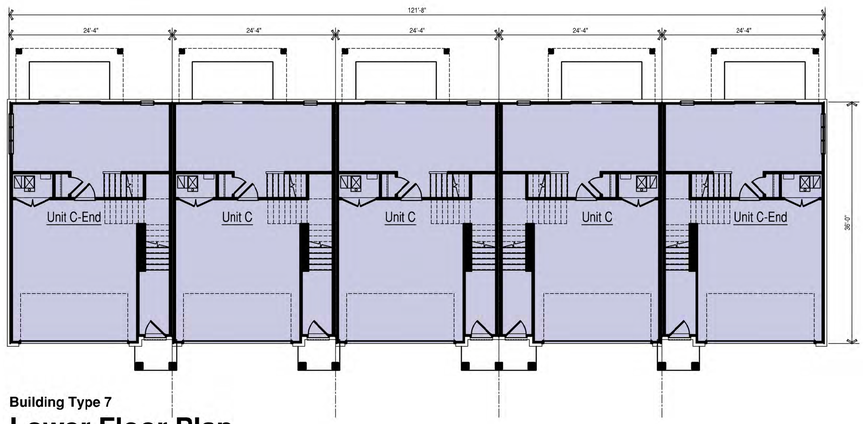
SCALE: 3/32"=1'-0"



Building Type 7

Main Floor Plan

SCALE: 3/32"=1'-0"

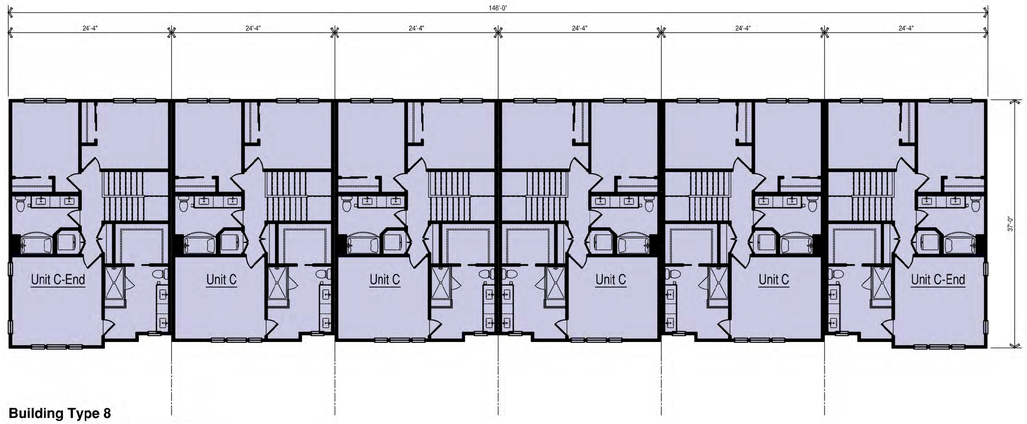


Building Type 7

Lower Floor Plan

SCALE: 3/32"=1'-0"

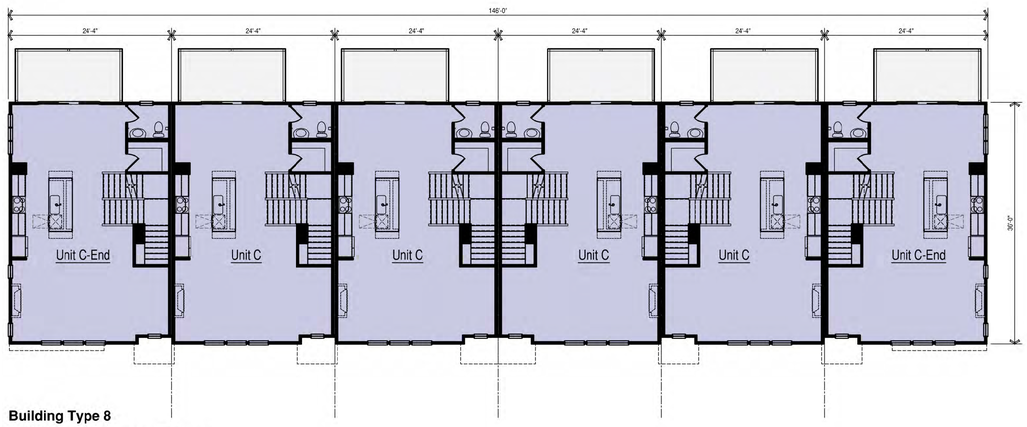
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.



Building Type 8

Upper Floor Plan

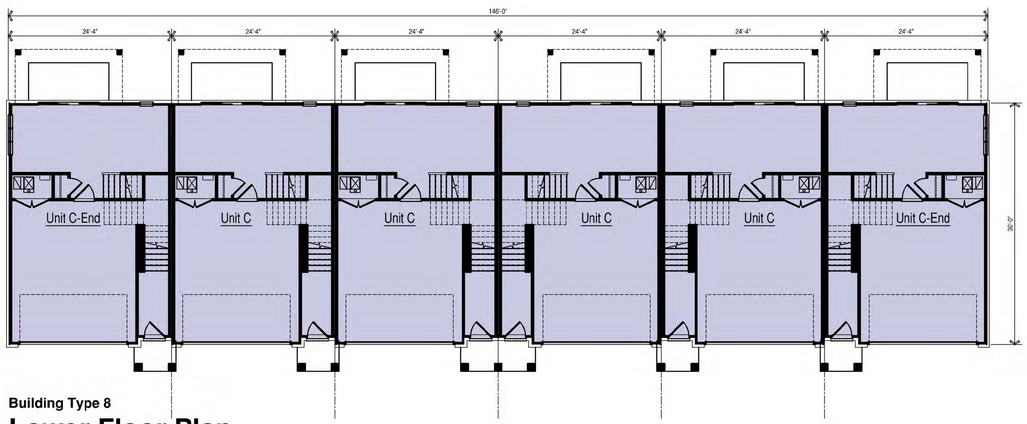
SCALE: 3/32"=1'-0"



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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EXHIBIT G

Construction Logistics Plan and Phasing

BOWERY OF HIGHLAND PARK
CONSTRUCTION LOGISTICS PLAN
6/10/26



N

SCALE 1" = 100'

0 100 200

LEGEND

WETLAND BUFFER

NOTES:

1. SEE GR1, GM1, UT1, AND SE1 FOR NOTES AND LEGENDS

Phase 1

Phase 2

Green Space

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

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL SITE PLAN

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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

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

Phasing Plan for Select Improvements
The Bowery of Highland Park

Phase I

Public Improvements at Police Station
Old Deerfield Rd Road Improvements
Devonshire Ct. Crosswalk
Cavell Crosswalk
Winthrop Crosswalk
Clubhouse Construction Start
14 Space Police Parking Lot
28 Industrial Easement Parking

Phase II

West Tot Lot
Woodland Path
Access Road (including 12 public on-street Parking Spaces)”

EXHIBIT H

Landscaping Plan

THE BOWERY of HIGHLAND PARK

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

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ARCHITECT:
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LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

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

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	SCHEDULE: PLANTS & MATERIALS LIST (OVERALL DEVELOPMENT) DETAILS: PLANTING
L0.3	NOTES: GENERAL LANDSCAPE LANDSCAPE PLANTINGS SUMMARY
L2.0	SHEET KEY: LANDSCAPE PLAN
L2.1-L2.11	LANDSCAPE PLAN - OVERALL
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L2.2	NORTH ACCESS ROAD
L2.3	NORTHEAST
L2.4	NORTH CENTRAL
L2.5	EAST CENTRAL
L2.6	SOUTH CENTRAL
L2.7	SOUTHEAST
L2.8	FAR SOUTH
L2.9	SOUTHEAST WOODLAND
L2.10	SOUTHWEST WOODLAND
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L3.3	DETAILS: TYPICAL FOUNDATIONS SCHEDULE: PLANTS & MATERIALS LIST (REAR-LOADED & FRONT-LOADED THs)
L3.4	DETAILS: CLUBHOUSE & POOL SCHEDULE: PLANTS & MATERIALS LIST (CLUBHOUSE FOUNDATION & POOL AREA)
L3.5	DETAILS: DOG PARK - WASTE STATION - NORTH PARK LAYOUT PLAN - SOUTH PARK PAYOUT PLAN
L3.6	DETAILS: PLAY LOTS - CLUBHOUSE PLAY LOT LAYOUT PLAN - WEST PLAY LOT LAYOUT PLAN - SPECIFICATIONS
L4.1	FENCING LAYOUT PLAN & LEGEND
L4.2 & L4.3	DETAILS: FENCING
L5.0	DETAILS: SITE FURNISHINGS DETAILS: SIGNS
L6.0	GROUND TREATMENT / TURF LAYOUT PLAN
L7.0	IRRIGATION PLAN - PARKING LOT EASEMENT AREA

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

SCHEDULE: PLANTS & MATERIALS LIST - OVERALL DEVELOPMENT

TREES

CODE	QTY(1)	REPL. QTY(2)	QTY(3)	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees						
AFAB	3	-	2	3" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
APCK	2	-	-	3" caliper	Acer platanoides 'Crimson King'	Crimson King Norway Maple
ARF	2	-	-	3" caliper	Acer rubrum 'Franksred'	Red Sunset Red Maple
AS2.5	-	-	2	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	-	-	4	2.5" caliper	Celtis occidentalis	Hackberry
CO	4	4	-	3" caliper	Celtis occidentalis	Hackberry
GB	3	-	-	3" caliper	Gingko biloba	Gingko (male species)
GD2.5	-	-	2	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree
GD	3	3	-	3" caliper	Gymnocladus dioica	Kentucky Coffeetree
GTI2.5	-	-	4	2.5" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
GTI	-	3	-	3" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
JN2.5	-	-	2	2.5" caliper	Juglans nigra	Black Walnut
LS	1	4	-	3" caliper	Liquidambar styraciflua	Sweetgum
LT2.5	-	-	1	2.5" caliper	Liriodendron tulipifera	Tulip Tree
LT	-	3	-	3" caliper	Liriodendron tulipifera	Tulip Tree
NS2.5	-	-	3	2.5" caliper	Nyssa sylvatica	Black Tupelo
NS	3	1	-	3" caliper	Nyssa sylvatica	Black Tupelo
PMC2.5	-	-	2	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
PMC	-	2	-	3" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QA2.5	-	-	2	2.5" caliper	Quercus alba	White Oak
QA	-	2	-	3" caliper	Quercus alba	White Oak
QB2.5	-	-	7	2.5" caliper	Quercus bicolor	Swamp White Oak
QB	3	1	-	3" caliper	Quercus bicolor	Swamp White Oak
QI	3	-	-	3" caliper	Quercus imbricaria	Shingle Oak
QM2.5	-	-	5	2.5" caliper	Quercus macrocarpa	Bur Oak
QM	1	1	-	3" caliper	Quercus macrocarpa	Bur Oak
TSS2.5	-	-	6	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
TSS	4	7	-	3" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
UA2.5	-	-	3	2.5" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UA	-	4	-	3" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UM	1	3	-	3" caliper	Ulmus x 'Morton'	Morton Accolade Elm
UP2.5	-	-	4	2.5" caliper	Ulmus x 'Patriot'	Patriot Elm
UP	-	2	-	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
GPS	3	5	-	3" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
QRP	5	5	-	3" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Shade Trees:	***63***	***50***	***52***			
Evergreen Trees						
ACF	3	-	-	8' high	Abies concolor	White Fir
PA	-	14	-	8' high	Picea abies	Norway Spruce
PGD6	-	-	10	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	-	-	8' high	Pinus strobus	White Pine
Evergreen Trees:	***52***	***22***	***15***			
Ornamental Trees						
AC6	-	-	4	6' high	Amelanchier canadensis	Shadblow Serviceberry
AC	9	-	-	8' high	Amelanchier canadensis	Shadblow Serviceberry
AGAB	4	-	-	8' high	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
BN	-	-	2	6' high	Betula nigra	River Birch
BN	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
CK6	-	-	2	6' high	Cornus kousa	Kousa Dogwood
CK	4	-	-	8' high	Cornus kousa	Kousa Dogwood
CM	2	-	-	8' high	Cornus mas	Cornelian Cherry
HV	3	-	-	8' high	Hamamelis vernalis	Vernal Witchhazel
MAV	-	3	-	8' high	Magnolia virginiana	Sweetbay Magnolia
MB	6	3	-	8' high	Malus x 'Beverly'	Beverly Flowering Crabapple
MRJ	1	-	-	8' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
MRR	3	3	-	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple
MS	2	-	-	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:	***53***	***12***	***8***			

SHRUBS

CODE	QTY(1)	REPL. QTY		SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Shrubs						
JVT	6	-	-	6' high	Juniperus Virginiana 'Taylor'	Taylor Juniper
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:	***398***					

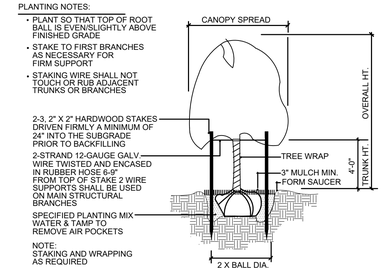
GRASSES, PERENNIALS & GROUNDCOVERS

	QTY				
Ornamental Grasses					
CAB3	46	-	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
CKF3	61	-	3 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	65	-	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	43	-	1 Gal.	Seslaria 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
NEW	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					
-	TBD	-	Tons	-	Outcropping Stone
-	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
-	2	-	EACH	-	Sign: Dog Park Exercise
-	4	-	EACH	-	Sign: EV Charging Station
-	4	-	EACH	-	Sign: Park Hours
-	18	-	EACH	-	Sign: Environmentally Sensitive Area

NOTES:

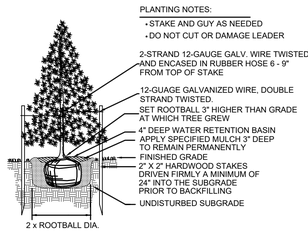
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Quantities fulfill Chapter 94 tree replacement requirements

DETAILS: PLANTING



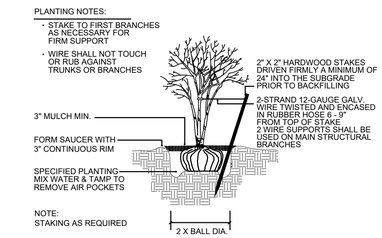
TREE PLANTING & STAKING

NOT TO SCALE



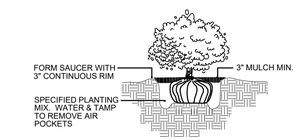
EVERGREEN TREE PLANTING

NOT TO SCALE



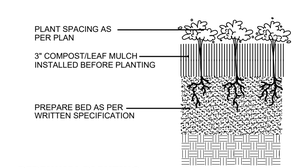
MULTI-TRUNK TREE STAKING

NOT TO SCALE



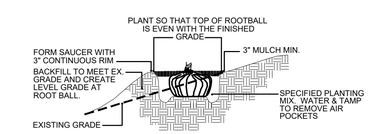
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

M/I HOMES

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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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PROJECT NAME AND SHEET TITLE

THE BOWERY 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.

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	13 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 islands 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)	-	63
Shade (3" caliper, Club)	-	1
Ornamental Trees (8' high, Overall Plant List)	-	53
Ornamental Trees (8' high, Club)	-	2
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)	-	398
Shrubs (Club)	-	193
Shrubs (Front Load Townhome Foundations)	-	751
Shrubs (Rear Load Townhome Foundations)	-	2,613
Total	**952**	**3,955**

* Requirements calculated and provided 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 (24), multiplier (x3)	72 (Category A or B)	72
Protected Trees = removals (45), multiplier (x2)	90 (Category A, B or C)	90
Other Trees (137 removed)	0	0
Dead Trees (26 removed)	0	0
Total Trees	**162**	**162**
Replacements by Category:		
Shade Trees, 3" caliper, Category A (Overall)		50
Evergreen Trees, 8' high, Category B (Overall)		22
Total Replacements, Key, Category A or B		**72**
Ornamentals, 8' high; Category C (Overall)		12
Ornamentals, 8' high; Category C (Club)		2
Ornamentals, 8' high; Category C (TH Foundations)		76
Total Replacements, Protected, Category A, B or C		**90**
Total Replacement Trees		**162**

Plantings Exceeding Code Requirements

Shade Trees, 2.5" caliper (Overall)	52
Evergreen Trees (6' high, Overall Plant List)	15
Ornamental Trees (6' high, Overall Plant List)	8
Shrubs	3,003

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

M/I HOMES
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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
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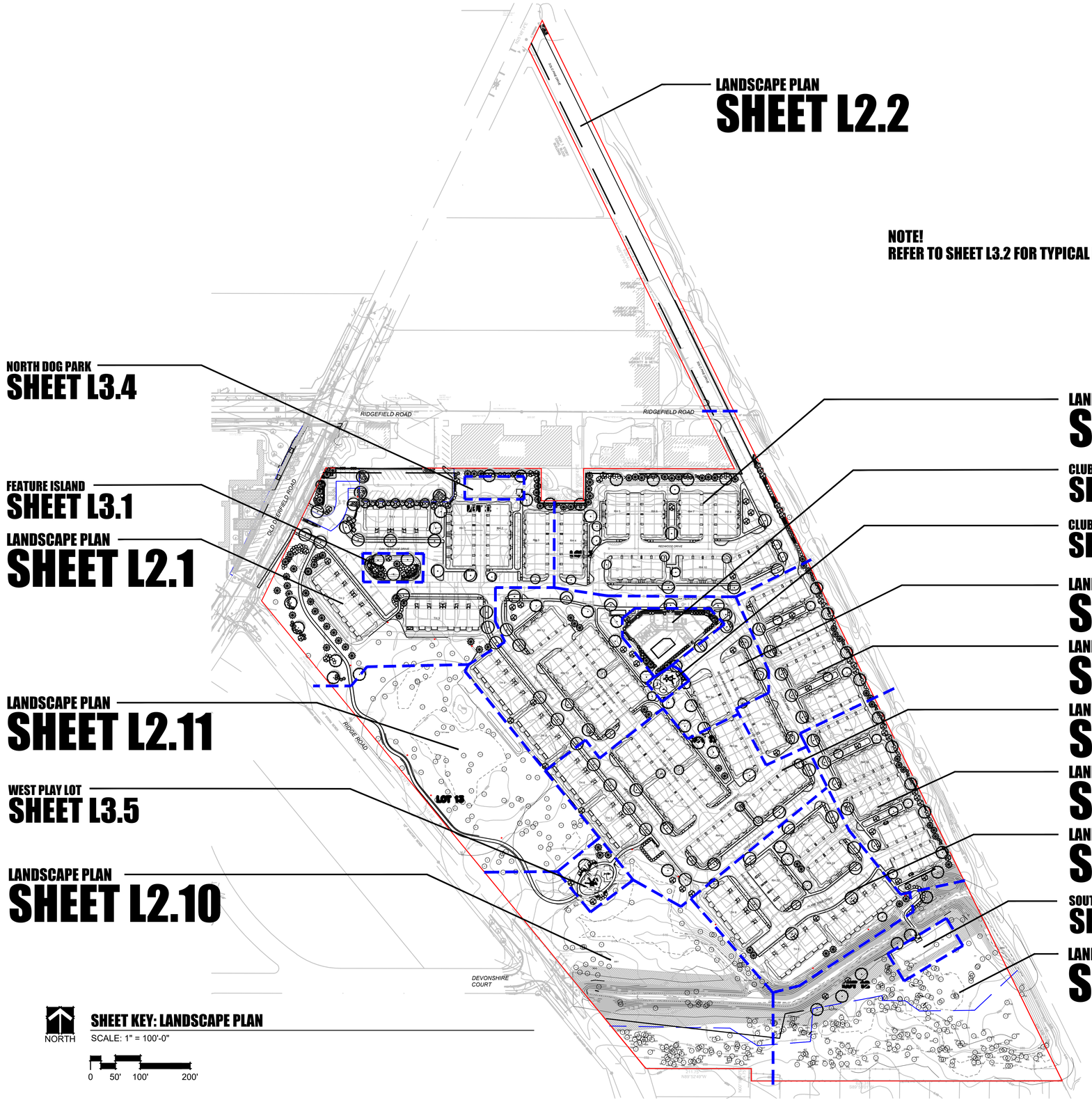
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

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

SHEET NUMBER

L0.3



LANDSCAPE PLAN
SHEET L2.2

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

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'

M/I HOMES

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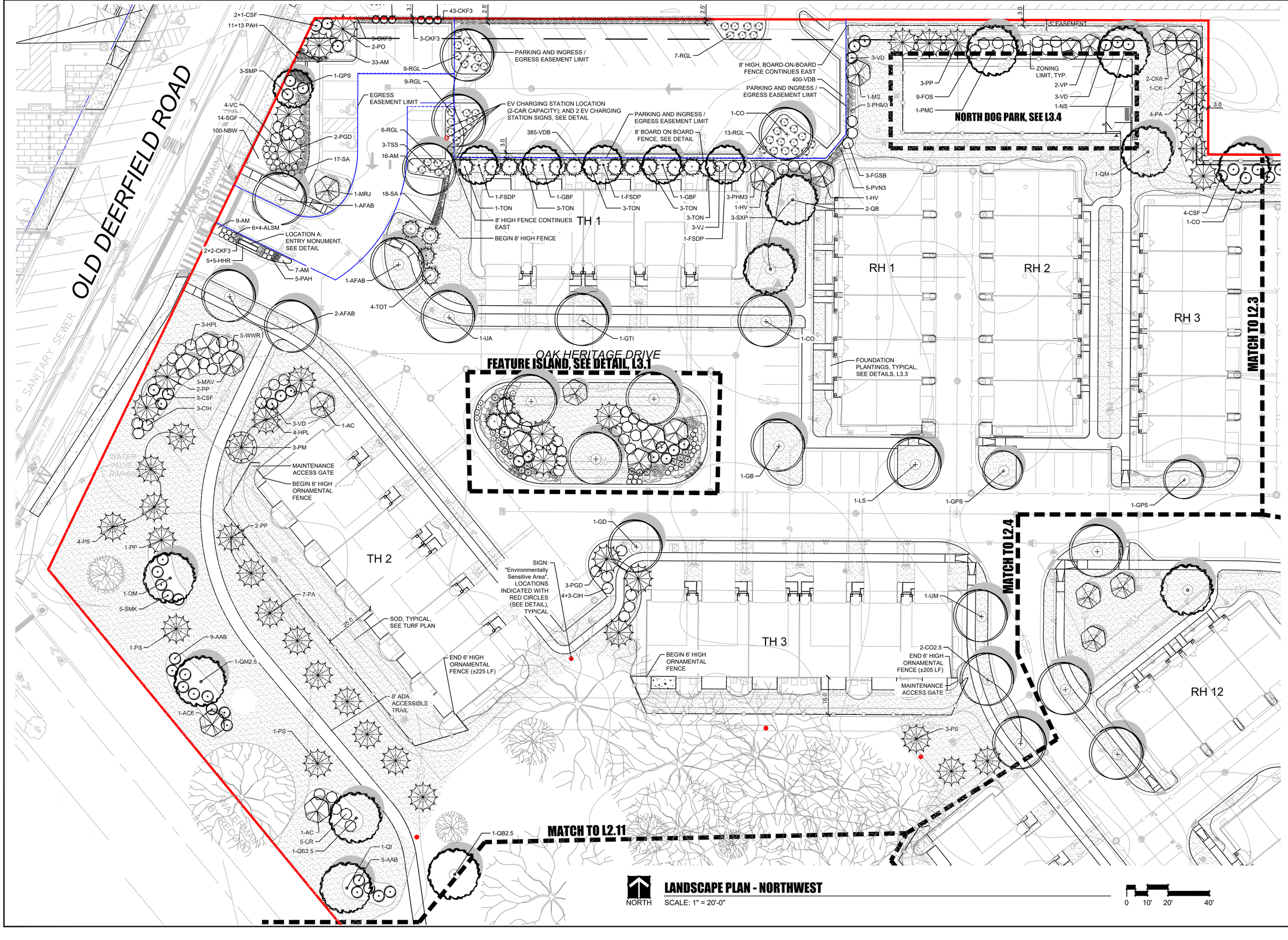
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L2.0



M/I HOMES

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(224) 241-8181

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

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PROJECT NAME AND SHEET TITLE

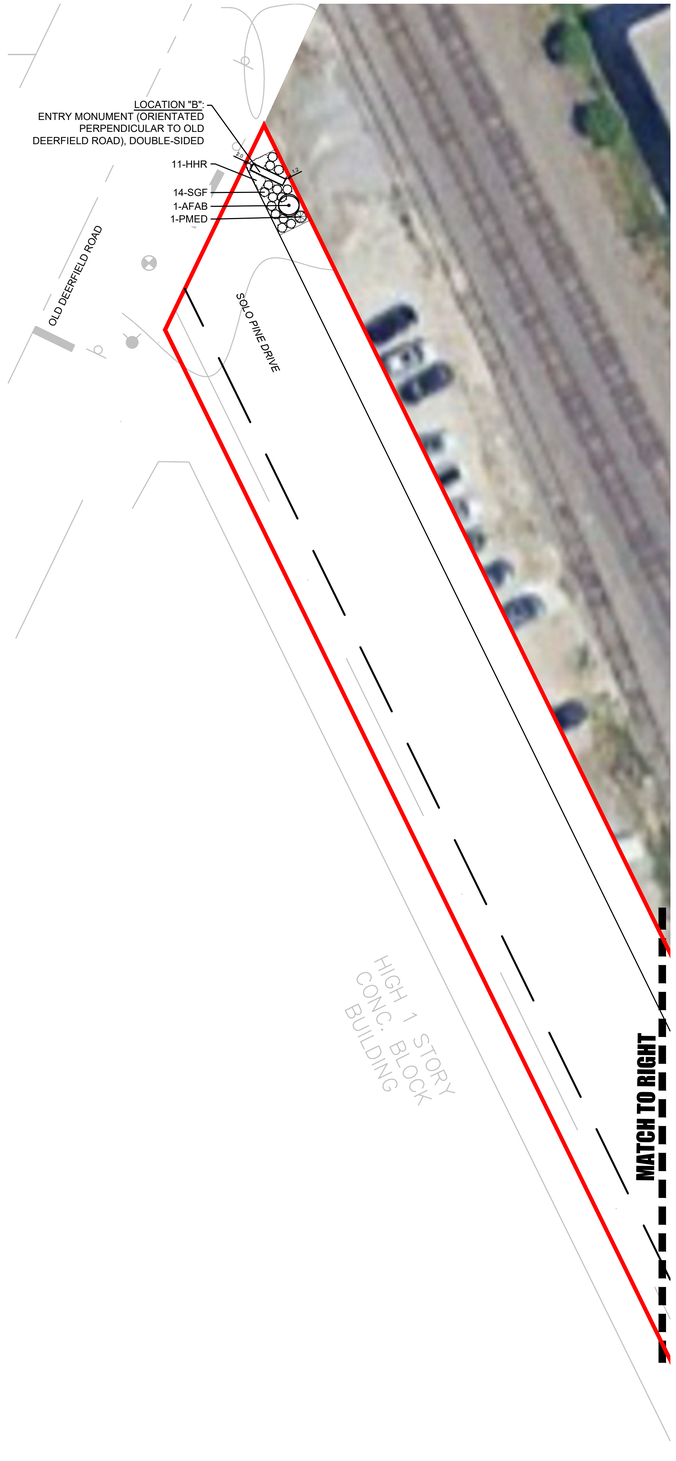
THE BOWERY of HIGHLAND PARK

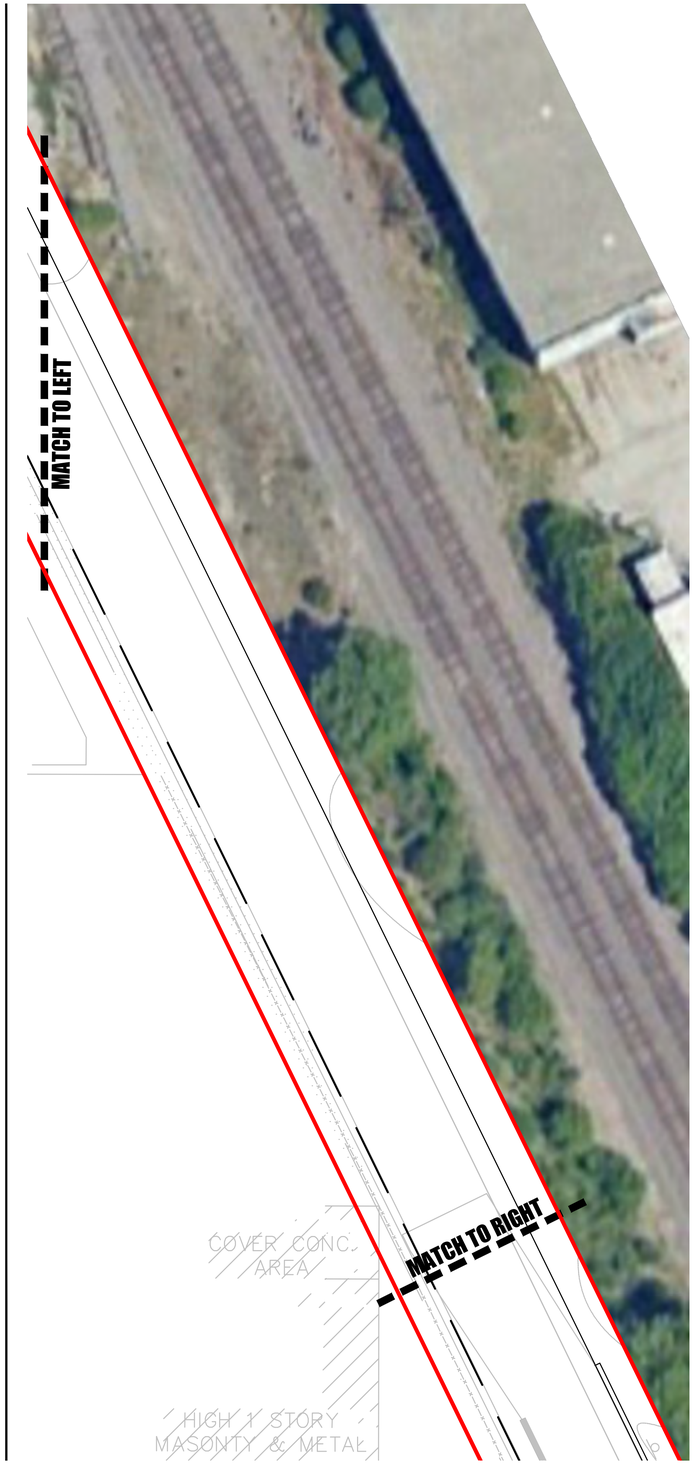
HIGHLAND PARK, IL

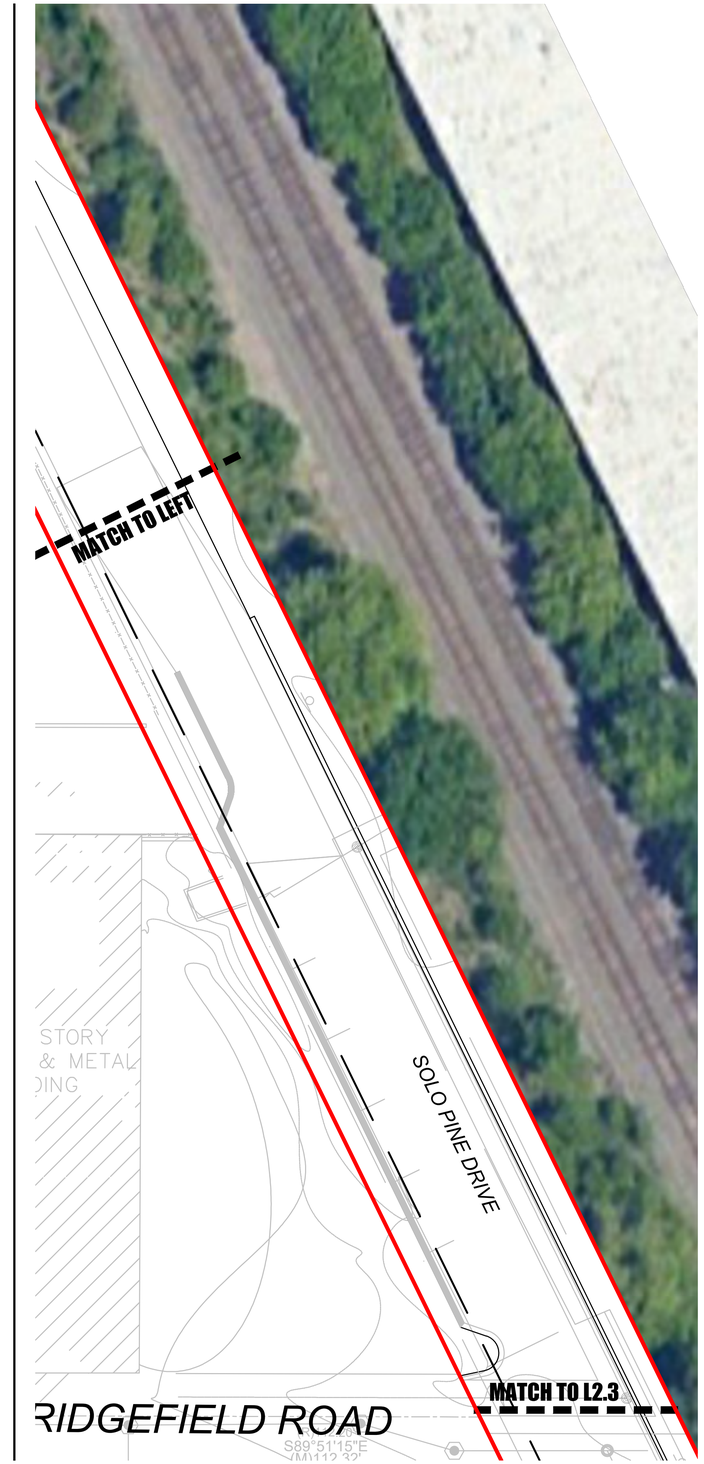
FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L2.1







NORTH

LANDSCAPE PLAN - NORTH ACCESS ROAD

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

HABITAT™

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PROJECT NAME AND SHEET TITLE

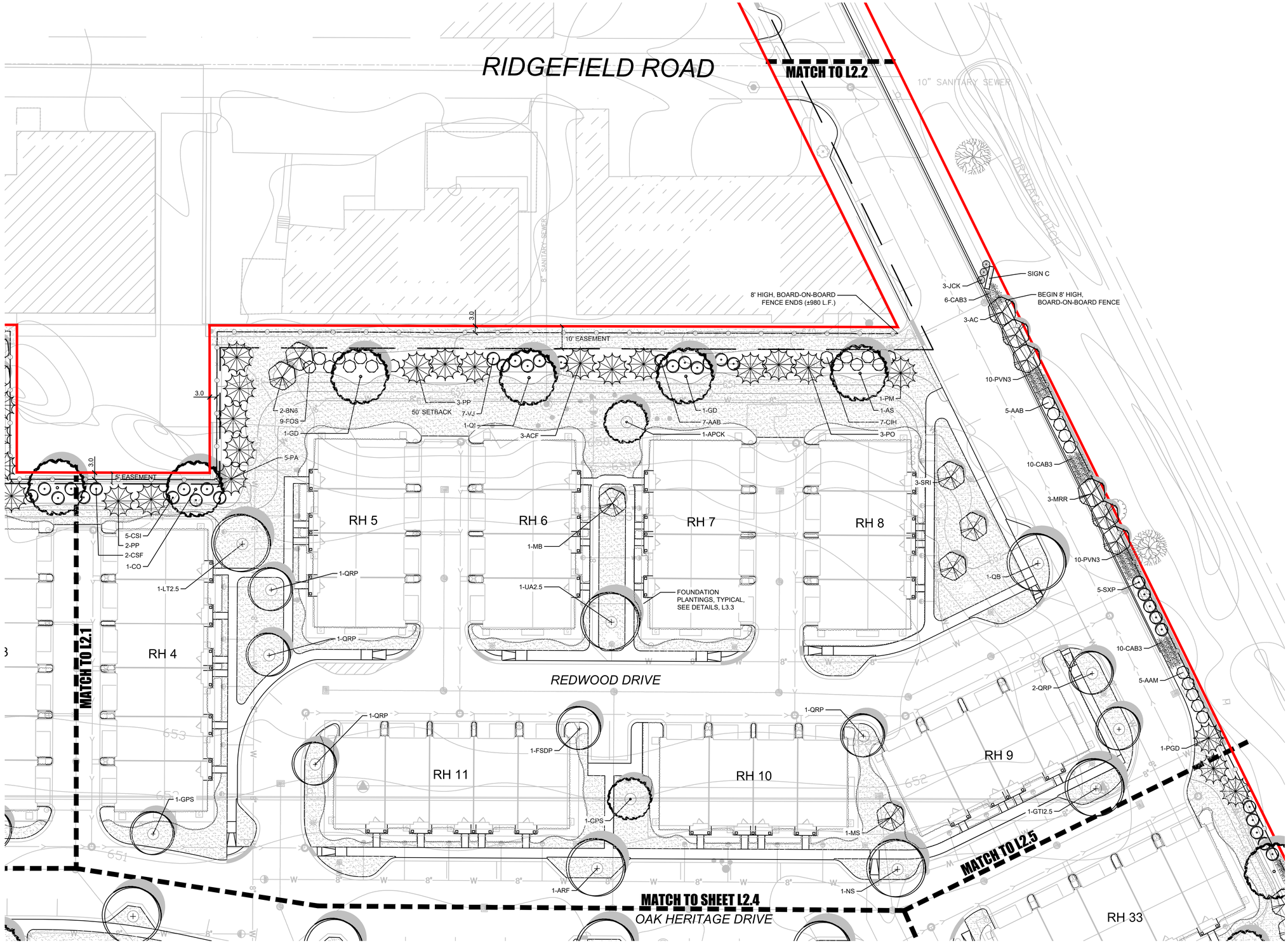
THE BOWERY of HIGHLAND PARK

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'

M/I HOMES

HABITAT™

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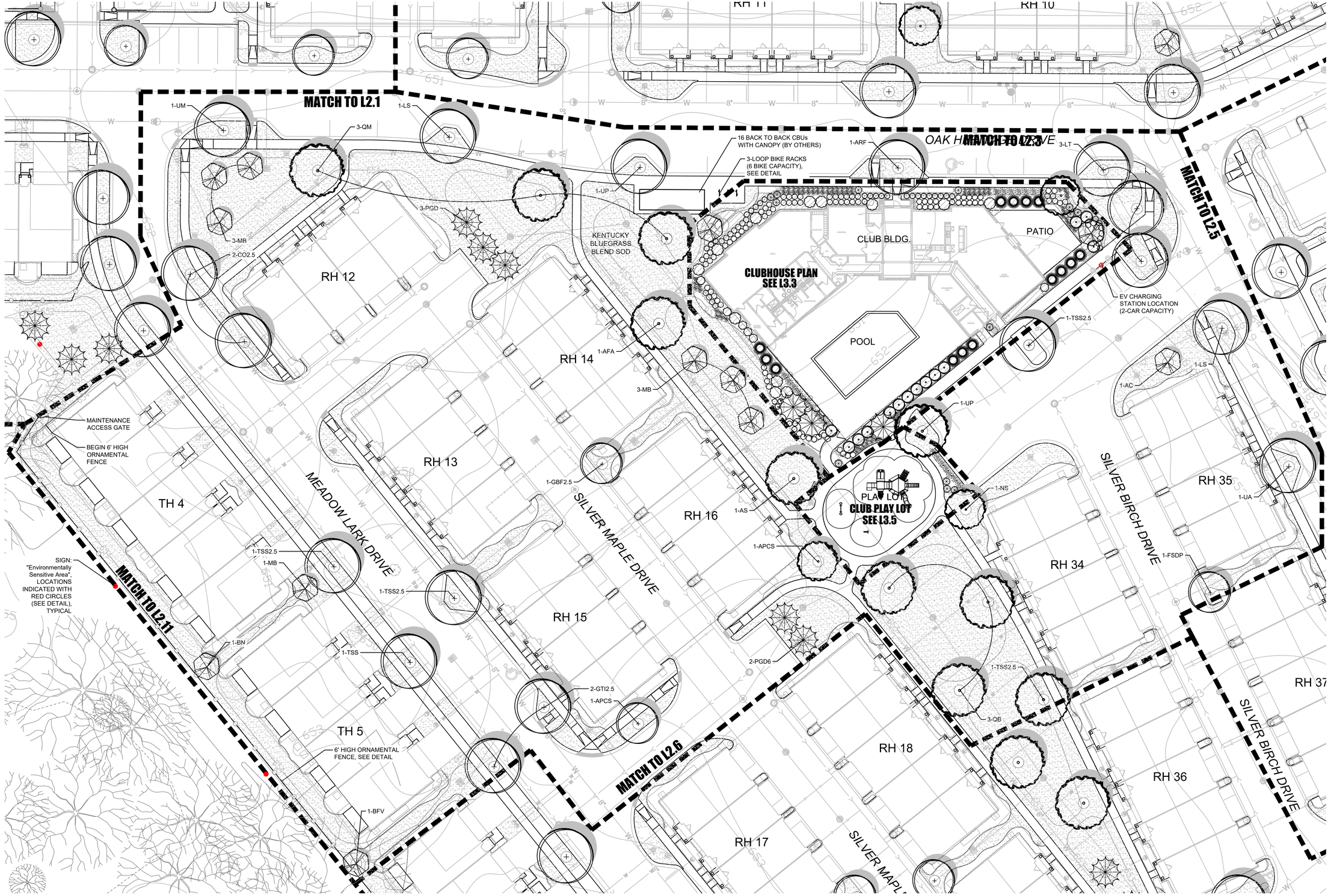
PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

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SUITE 110
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(224) 241-8181

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PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

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9 CRYSTAL LAKE ROAD
SUITE 110
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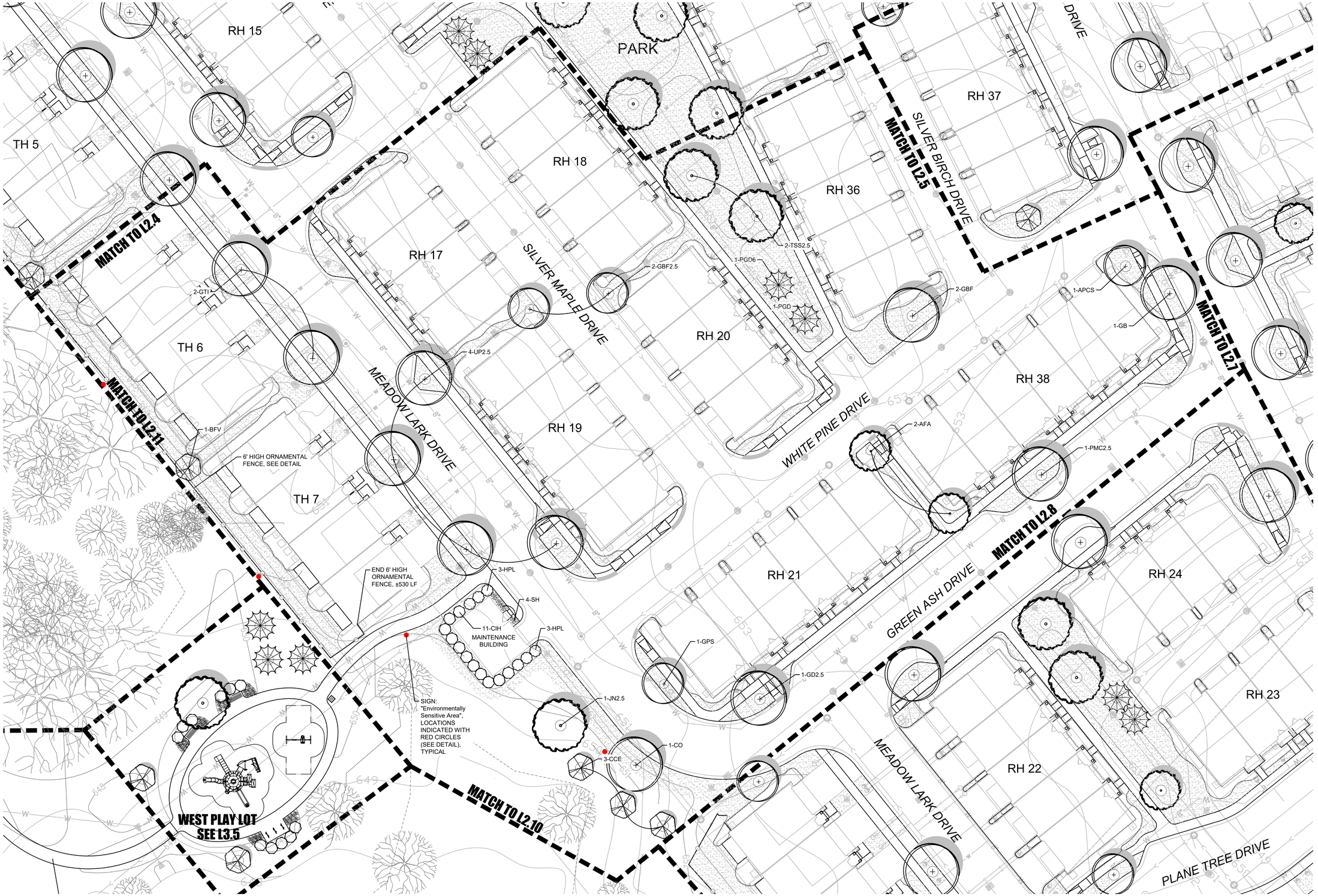
PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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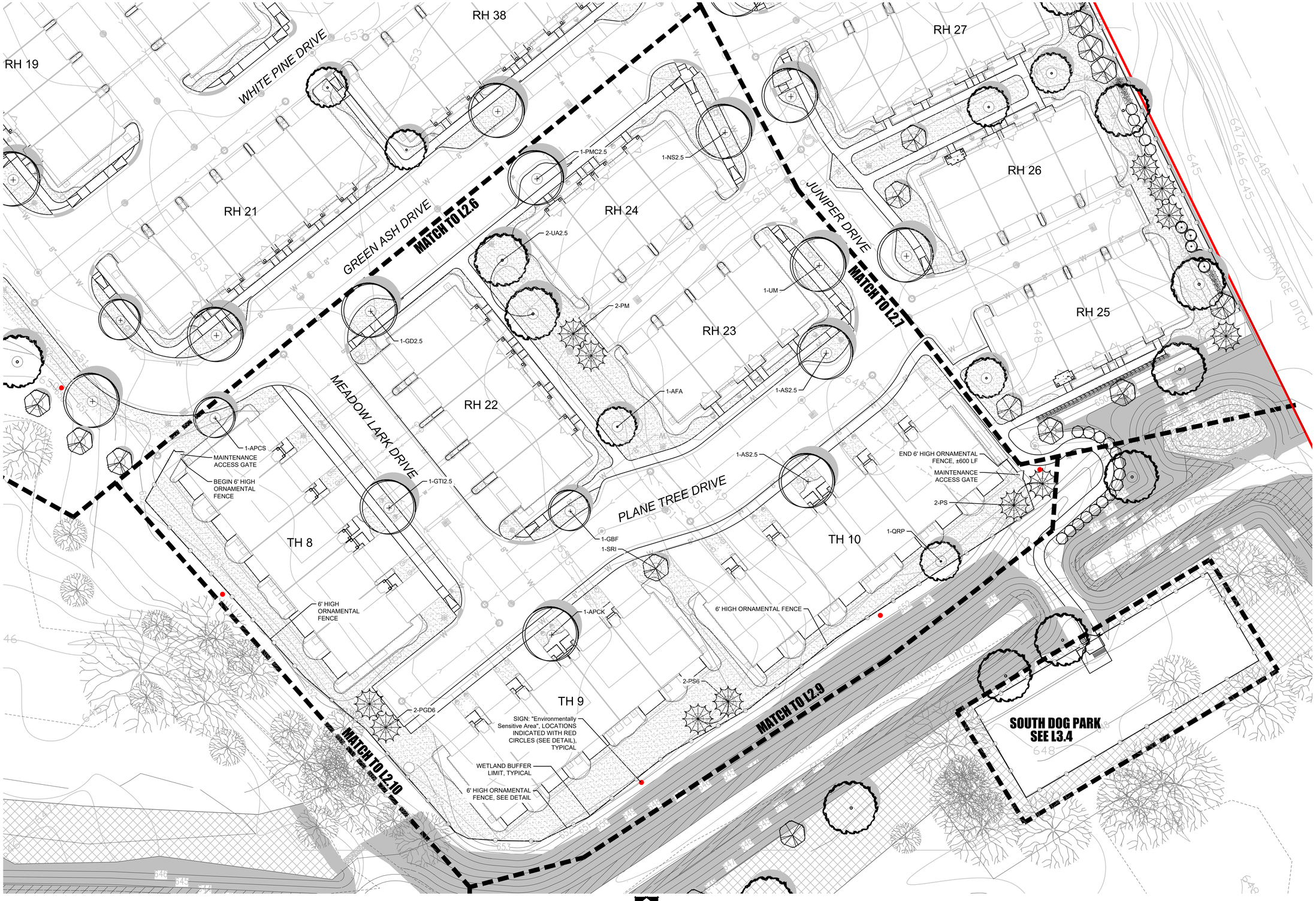
PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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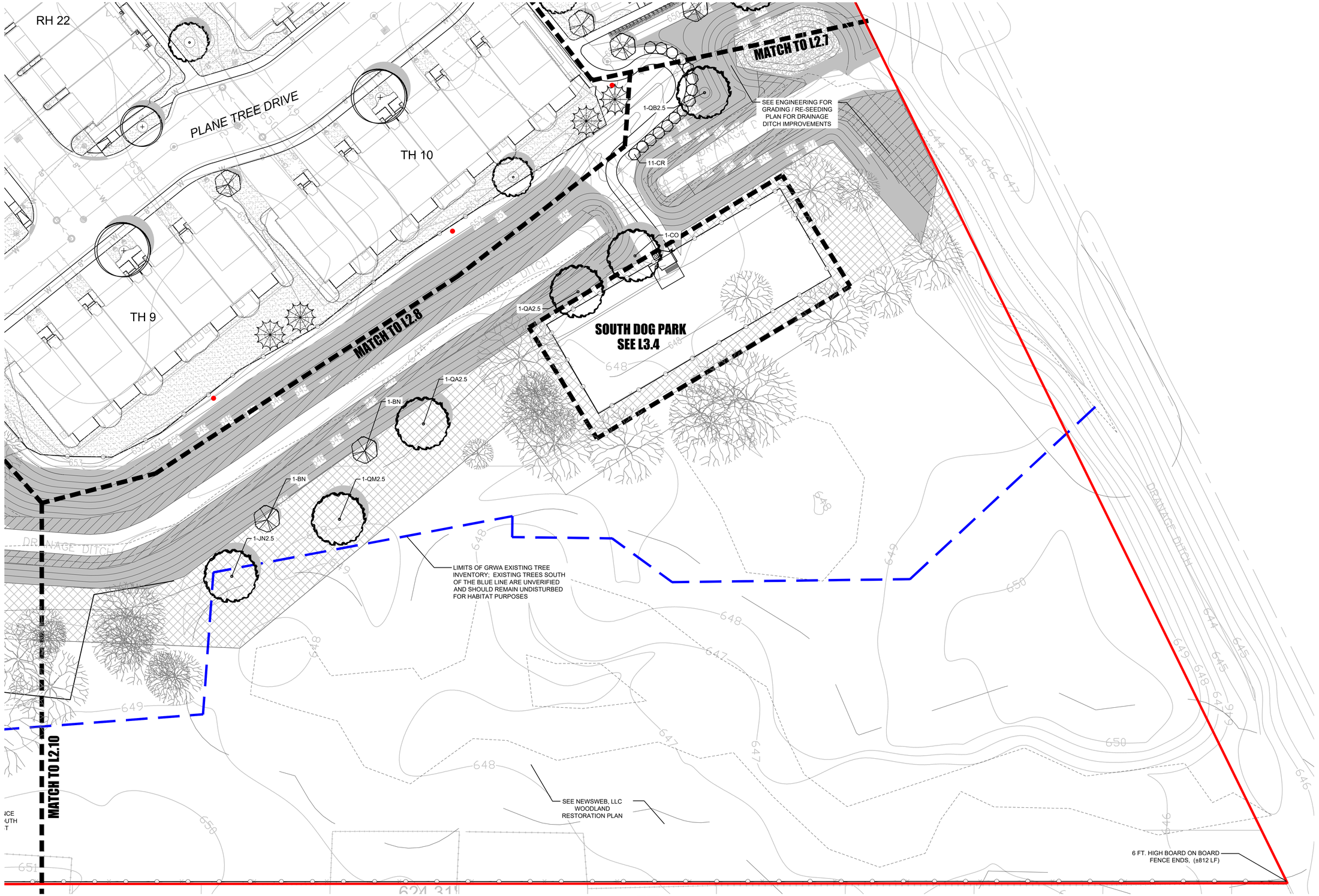
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - FAR SOUTH

SHEET NUMBER

L2.8



LANDSCAPE PLAN - SOUTHEAST WOODLAND

SCALE: 1" = 20'-0"

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

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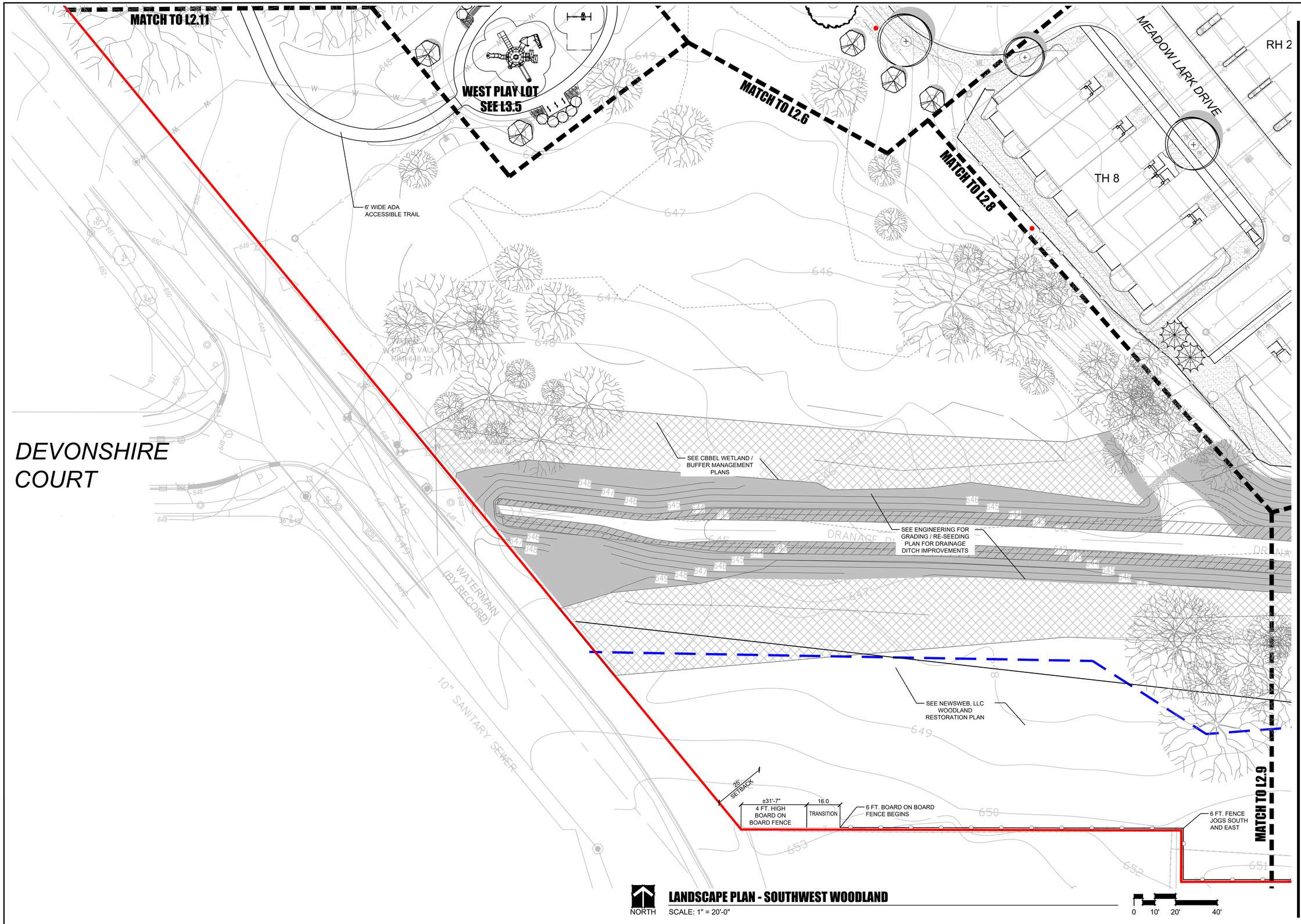
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST WOODLAND

SHEET NUMBER

L2.9



DEVONSHIRE COURT

NORTH

LANDSCAPE PLAN - SOUTHWEST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

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(224) 241-8181

CLIENT NAME AND ADDRESS

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PROJECT NAME AND SHEET TITLE

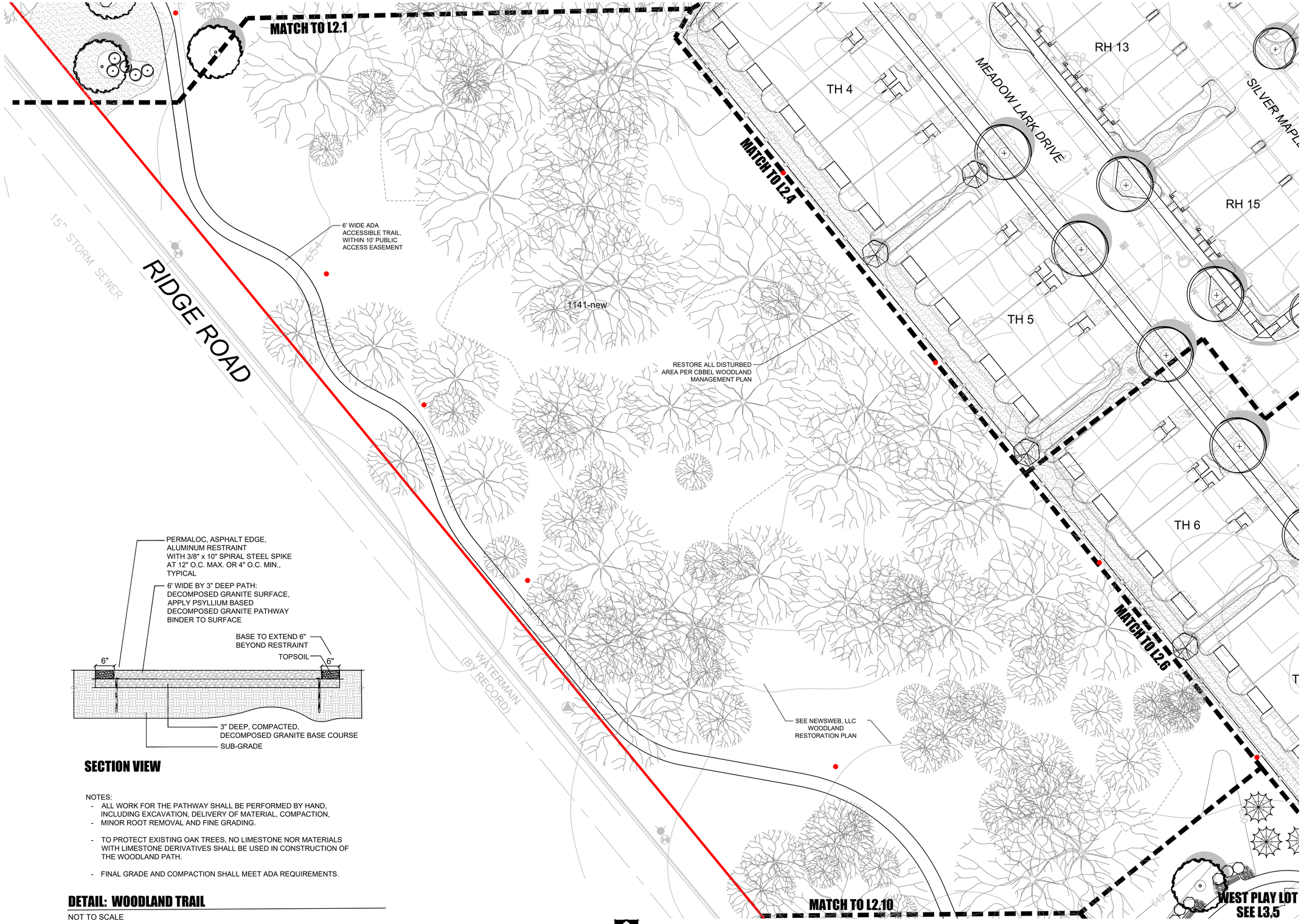
THE BOWERY of HIGHLAND PARK

HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHWEST WOODLAND

SHEET NUMBER

L2.10



SECTION VIEW

NOTES:
- ALL WORK FOR THE PATHWAY SHALL BE PERFORMED BY HAND, INCLUDING EXCAVATION, DELIVERY OF MATERIAL, COMPACTION,
- MINOR ROOT REMOVAL AND FINE GRADING.
- TO PROTECT EXISTING OAK TREES, NO LIMESTONE NOR MATERIALS WITH LIMESTONE DERIVATIVES SHALL BE USED IN CONSTRUCTION OF THE WOODLAND PATH.
- FINAL GRADE AND COMPACTION SHALL MEET ADA REQUIREMENTS.

DETAIL: WOODLAND TRAIL

NOT TO SCALE

NORTH

LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

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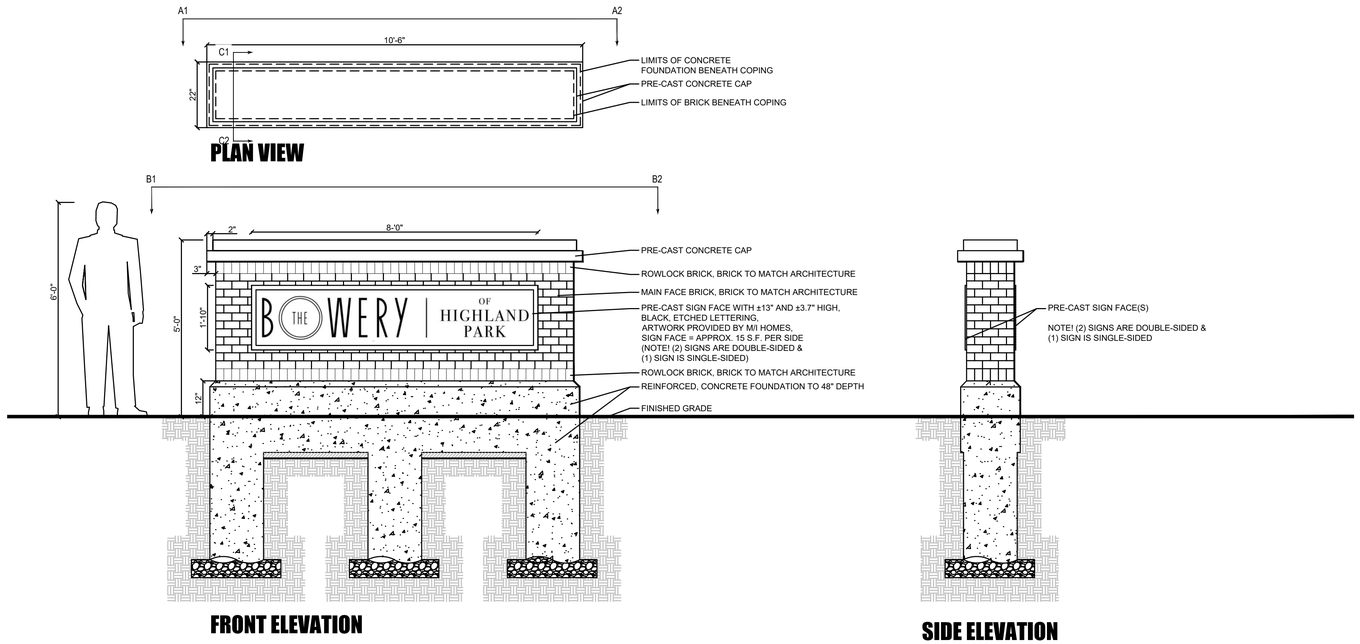
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SHEET NUMBER

L2.11



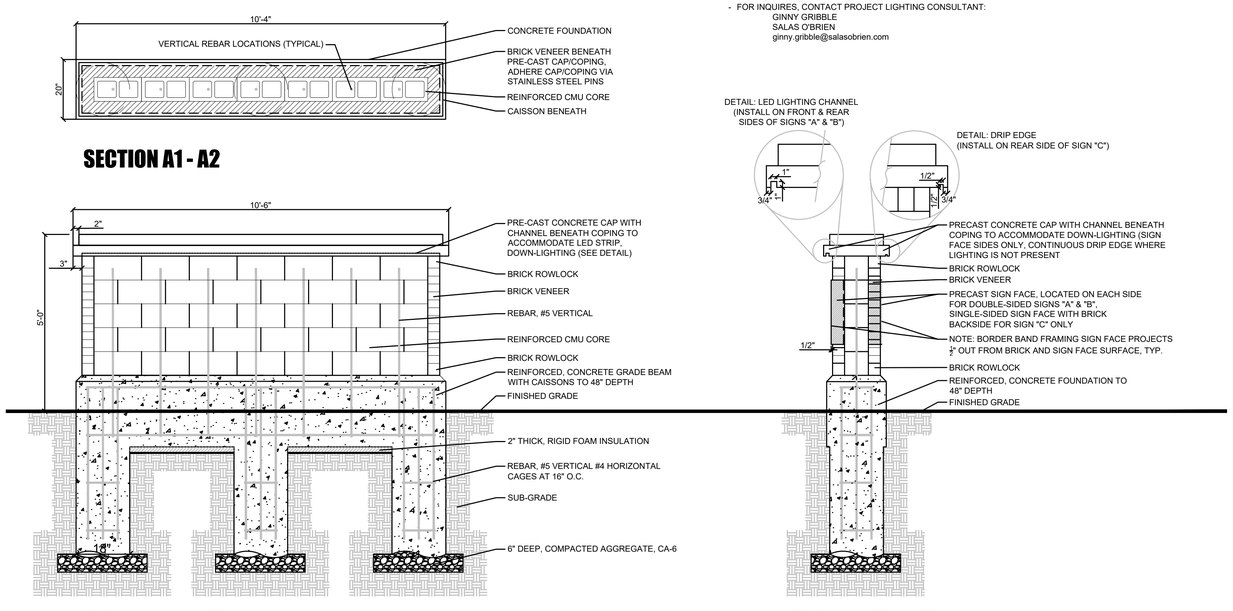
PLAN VIEW

FRONT ELEVATION

SIDE ELEVATION

DETAIL: ENTRANCE MONUMENT - PLANS AND ELEVATIONS

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



SECTION A1 - A2

SECTION B1 - B2

SECTION C1 - C2

DETAILS: ENTRANCE MONUMENT - SECTIONS

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

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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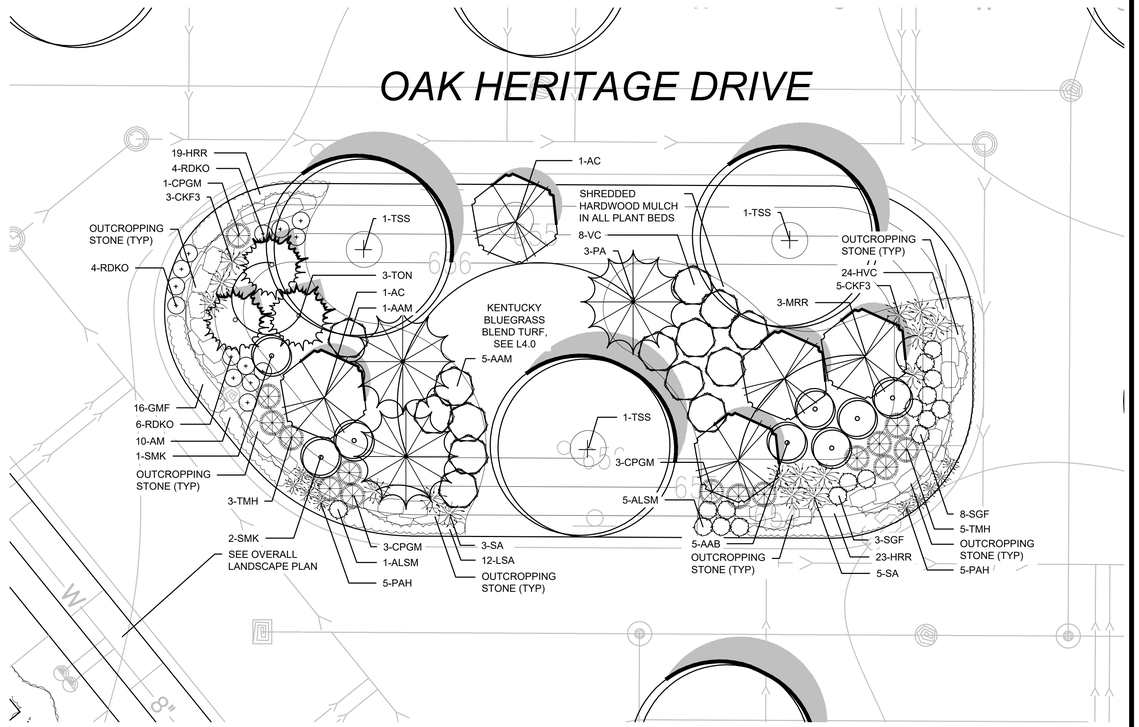
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: ENTRY MONUMENTS

SHEET NUMBER

L3.1

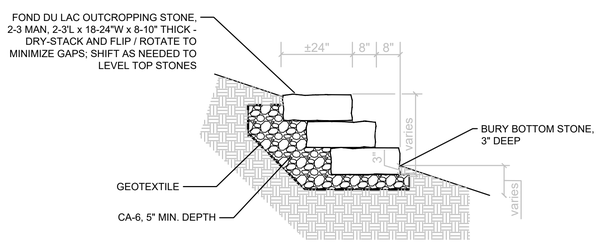


NORTH

LANDSCAPE PLAN DETAIL: FEATURE ISLAND

SCALE: 1" = 10'-0"

0 5' 10' 20'



DETAIL: OUTCROPPING STONE

SCALE: 1" = 10'-0"

0 5' 10' 20'

M/I HOMES

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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 BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: FEATURES

SHEET NUMBER

L3.2

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

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

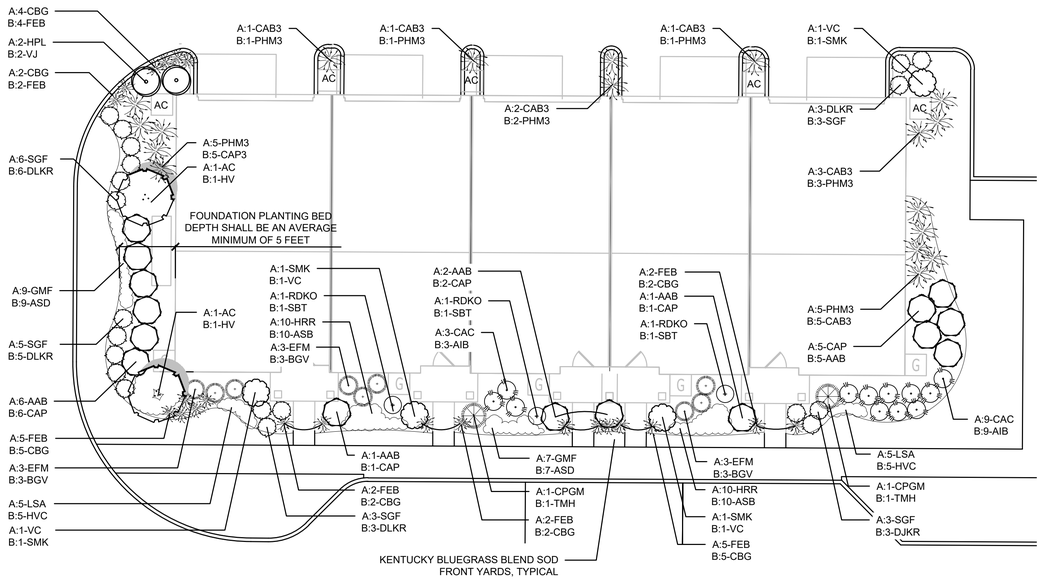
CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
HV	-	2	8' high	Hamamelis vernalis	Vernal Witchhazel
SHRUBS					
	QTY(1)	QTY			
Evergreen Shrubs					
BGV	5	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
EFS	6	-	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie 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 HOMES

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCHEDULE: PLANTS & 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

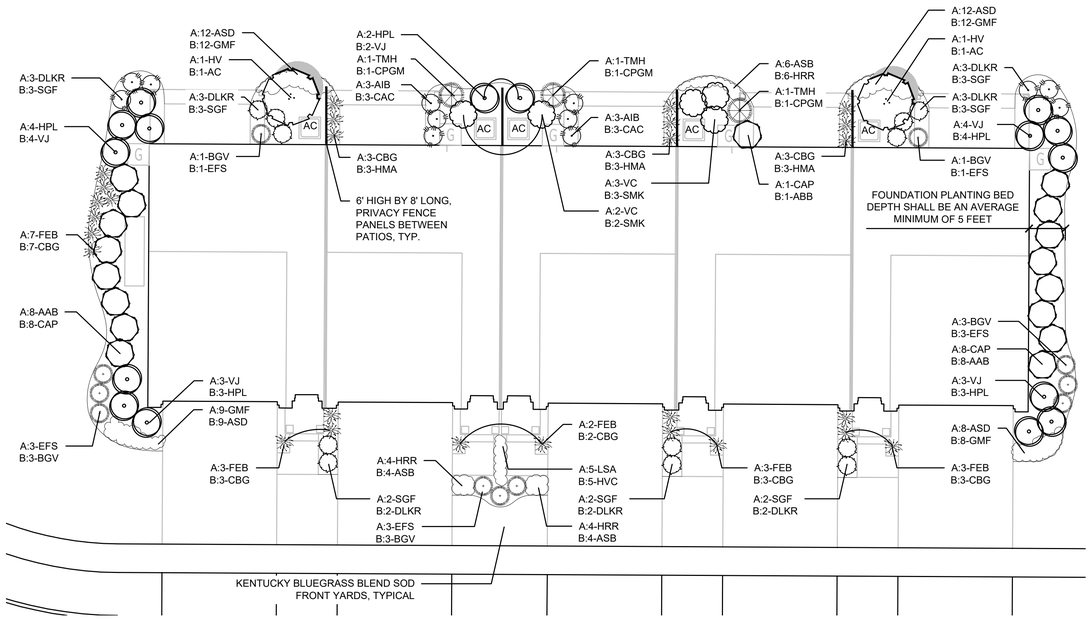
CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
AC	-	2	8' high	Amelanchier canadensis	Shadblow Serviceberry
SHRUBS					
	QTY(1)	QTY			
Evergreen Shrubs					
CPGM	2	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFM	9	-	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
Large Deciduous Shrubs					
AAB	8	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	2	-	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 HOMES

SCALE: 1" = 10'-0"

0 5' 10' 20'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FOUNDATIONS

SHEET NUMBER

L3.3

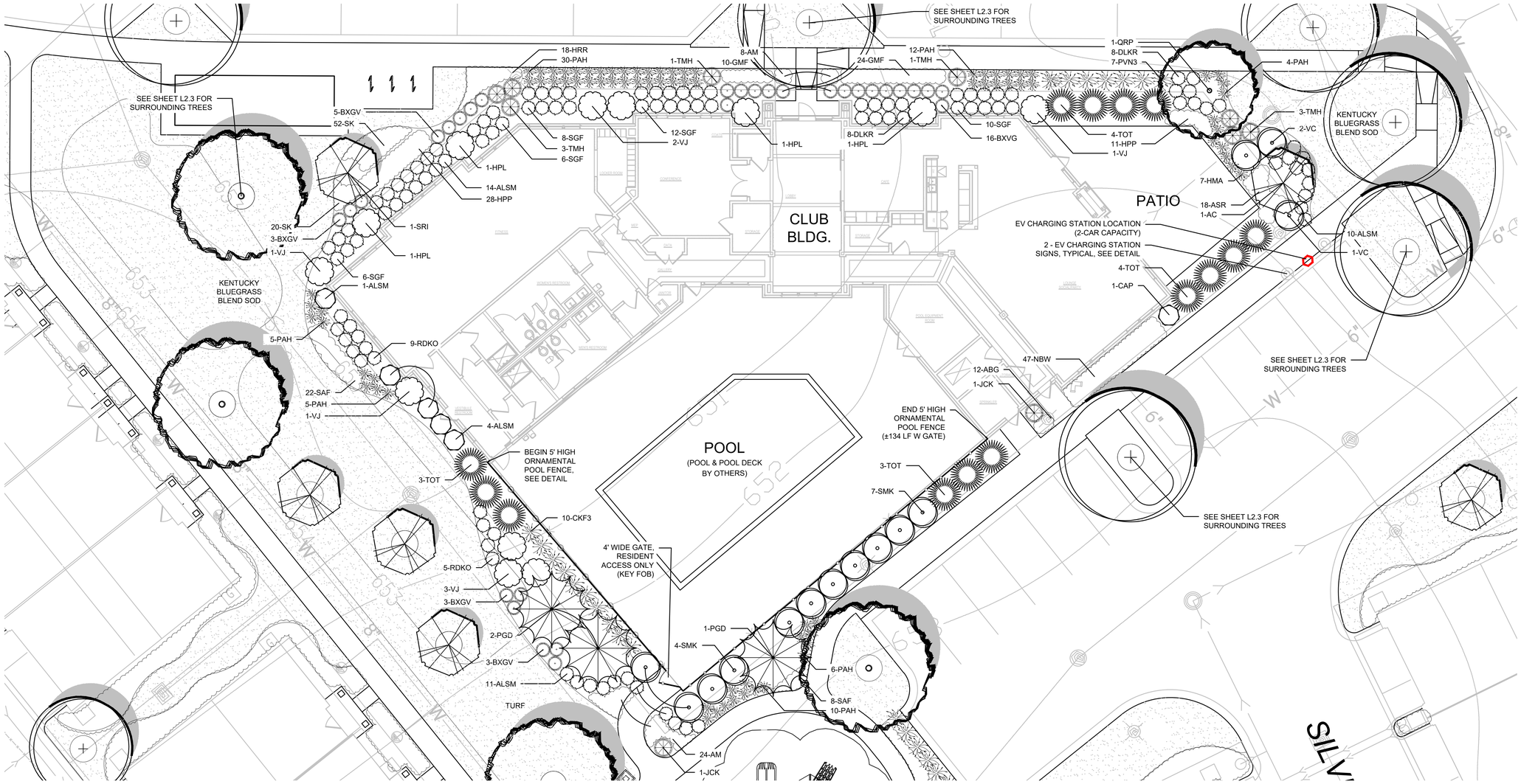
SCHEDULE: PLANTS & MATERIALS LIST - CLUBHOUSE FOUNDATION & POOL AREA

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Columnar Shade Trees					
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					
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	2	-	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	8	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
CAP	1	-	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

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
GRASSES, PERENNIALS & GROUNDCOVERS					
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	-	47	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SAF	-	30	1 Gal.	Sedum x 'Autumn Fire'	Autumn Fire Stonecrop (Sedum)
Groundcover					
ABG	-	12	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



NORTH

LANDSCAPE PLAN DETAIL: CLUB BUILDING AND POOL AREA

SCALE: 1" = 10'-0"

0 5' 10' 20'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: CLUBHOUSE & POOL

SHEET NUMBER

L3.4

DETAIL: WASTE STATION

NOT TO SCALE

1 SPECIFICATIONS - DOG PARK

SHALL BE:

- 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:

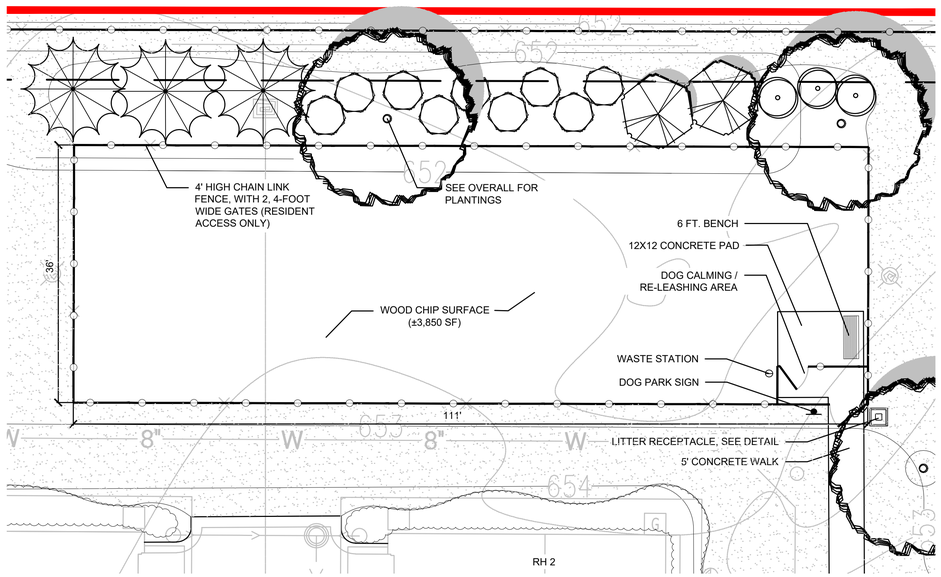
- MODEL: DOG PARK EXERCISE AREA SIGN
- COLOR: GREEN
- MATERIAL: ALUMINUM

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

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



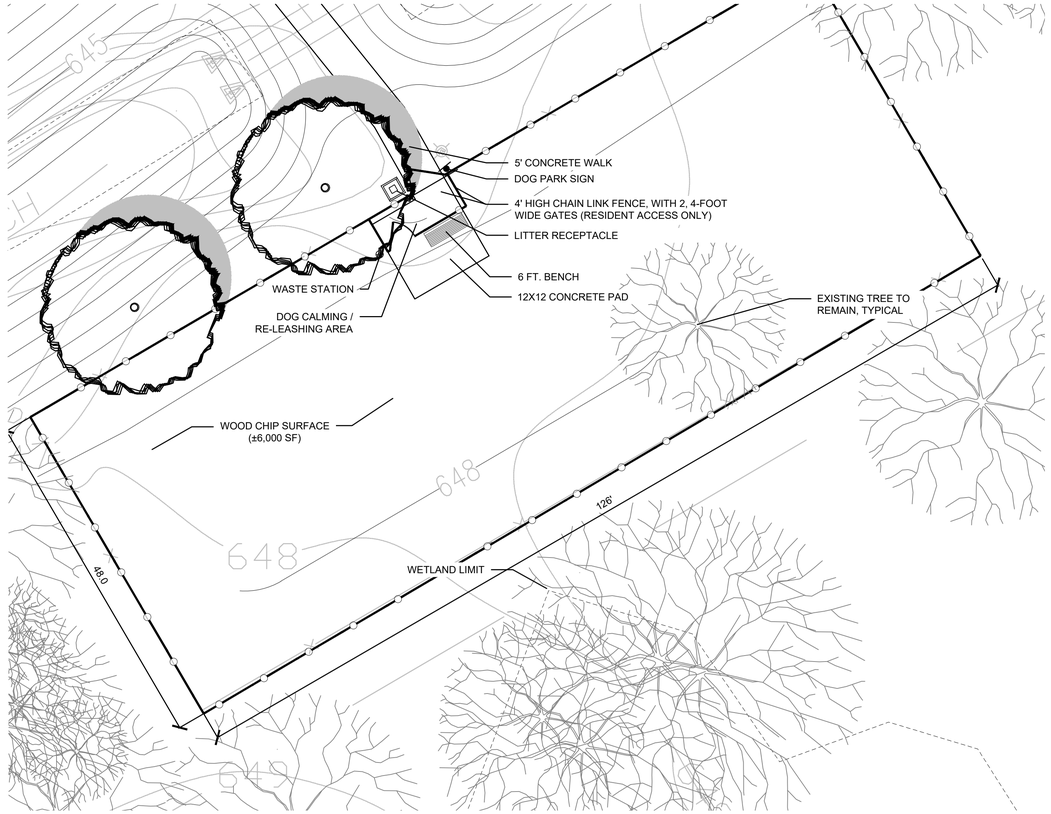




PLAN DETAIL: NORTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'



PLAN DETAIL: SOUTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

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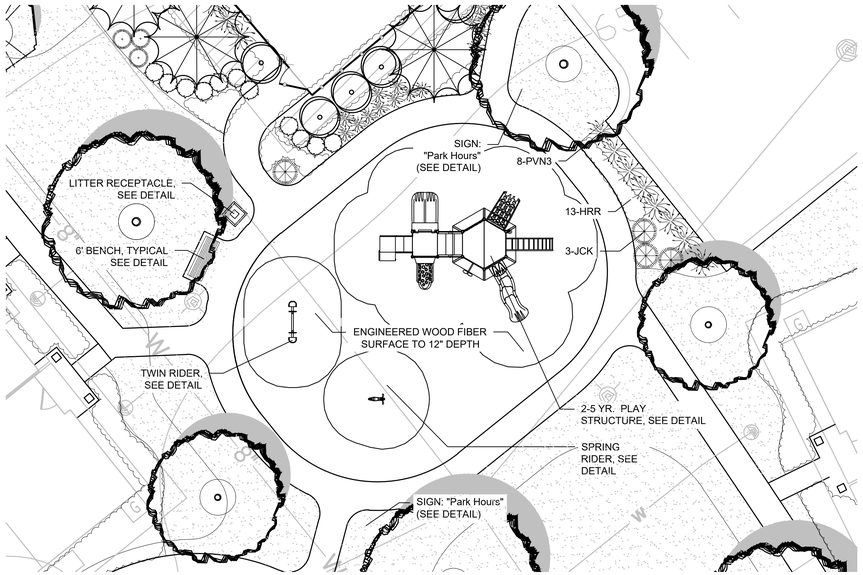
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
DOG PARK

SHEET NUMBER

L3.5



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 (71871321B)
  - 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

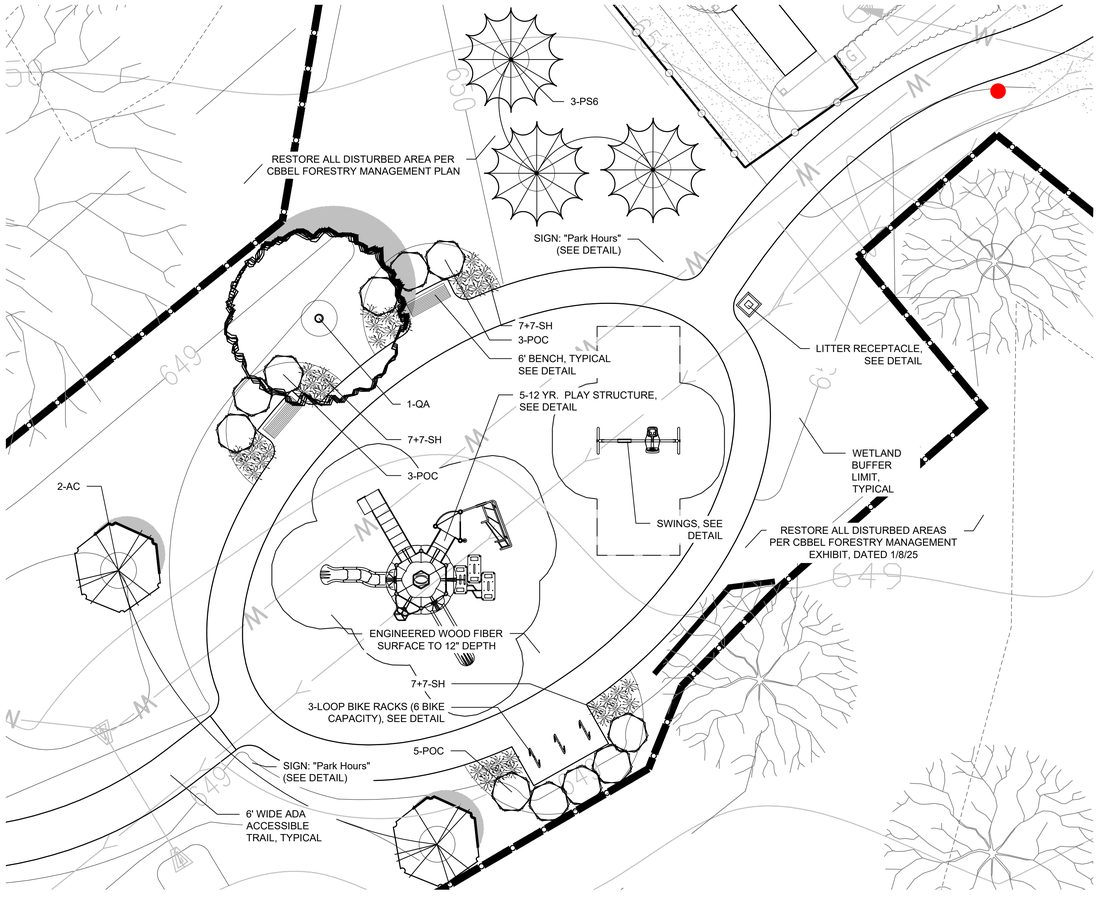
SHALL BE:

- 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'

M/I HOMES

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: PLAY LOTS

SHEET NUMBER

L3.6



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'

M/I HOMES

HABITAT™

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

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK

HIGHLAND PARK, IL

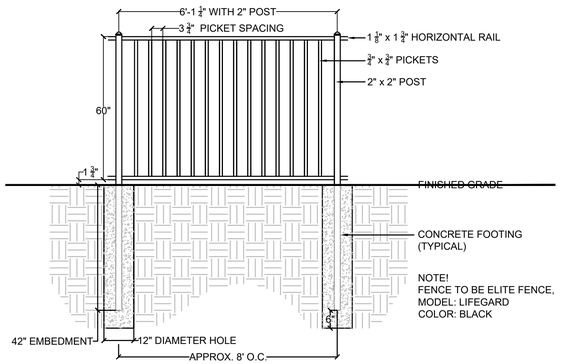
FINAL LANDSCAPE PLAN - FENCING LAYOUT PLAN

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

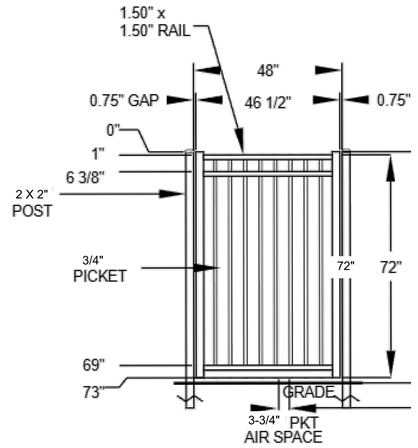
SUPPLIER (OR APPROVED EQUAL):

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):

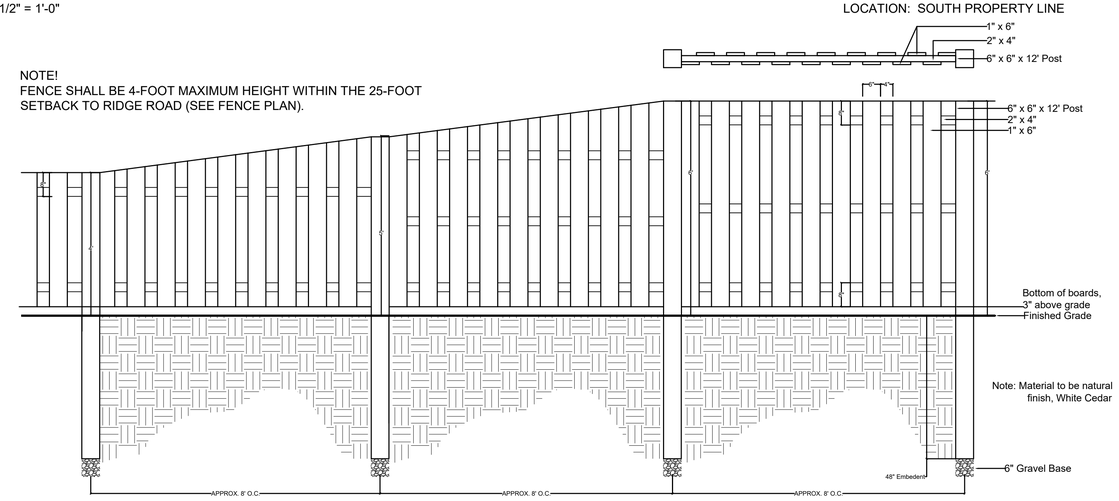
PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

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

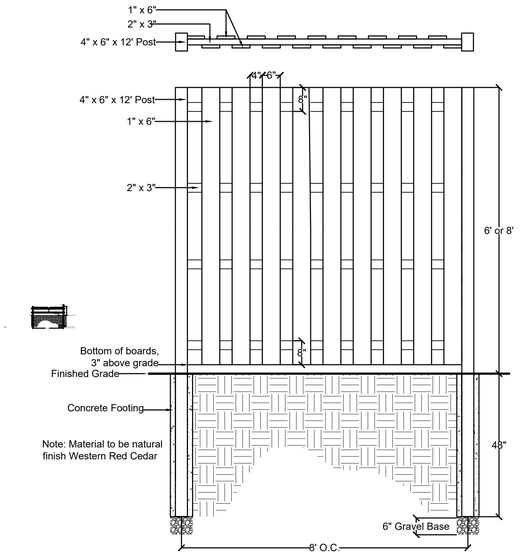
SCALE: 1/2" = 1'-0" LOCATION: SOUTH PROPERTY LINE

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



M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FENCING

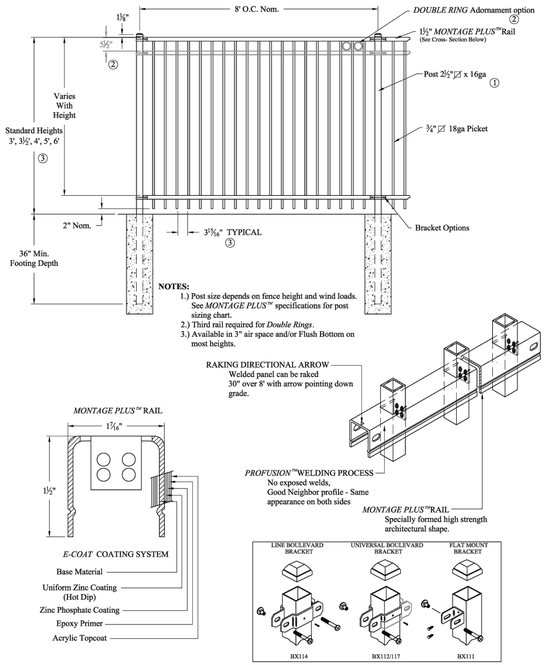
SHEET NUMBER

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

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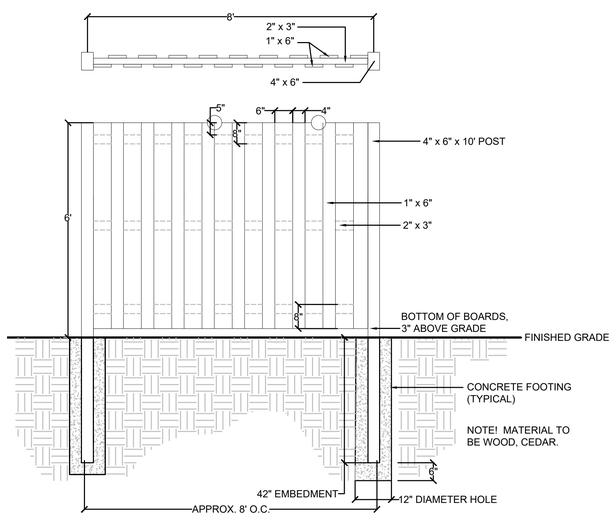
2 DETAIL: FENCE, PARTITION

NOT TO SCALE

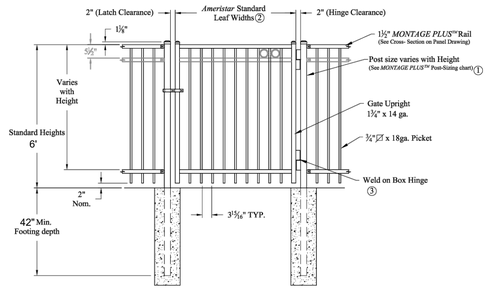
LOCATION: PATIO PARTITIONS, FRONT-LOADED TOWNHOMES



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):

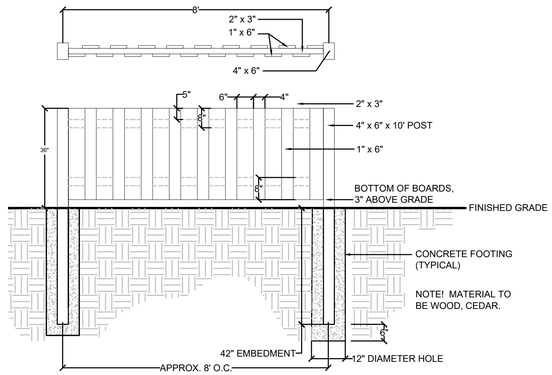
PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

4 DETAIL: FENCE, A/C UNIT SCREENING

NOT TO SCALE

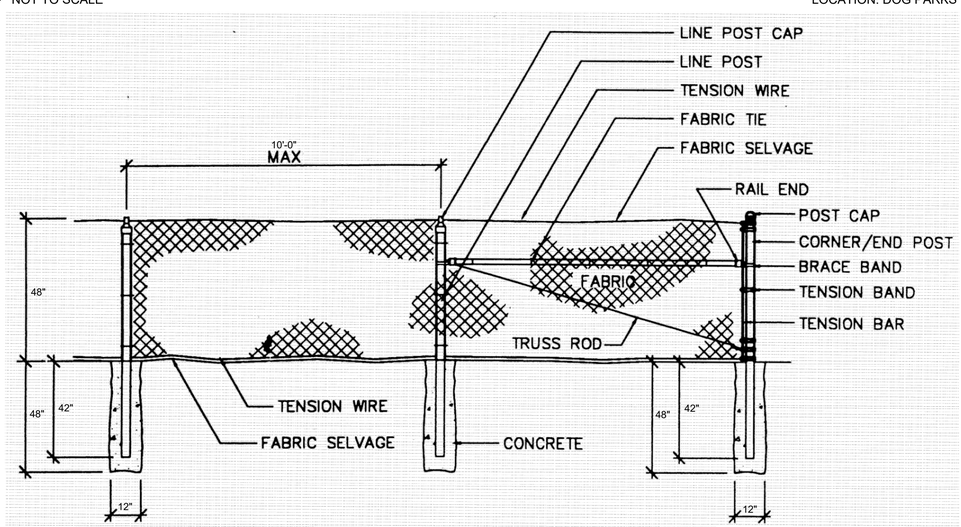
LOCATION: A/C UNITS, BUILDINGS



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

NOT TO SCALE

LOCATION: DOG PARKS



M/I HOMES

HABITAT™

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FENCING

SHEET NUMBER

L4.3

DETAILS: SITE FURNISHINGS

1 SPECIFICATIONS - ASHTON BENCH

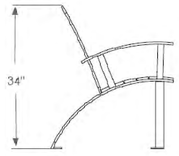
SHALL BE:

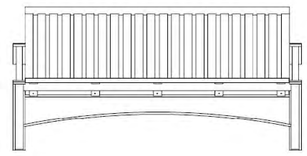
- MODEL: ASB-6-RPB-P
- FRAME COLOR: BLACK POWDER COATED STEEL
- SEAT COLOR: BROWN RECYCLED PLASTIC
- MOUNT: SURFACE

- 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







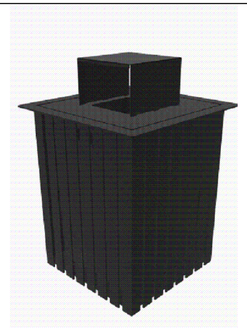
2 SPECIFICATIONS - ARCADIA 32 GAL. LITTER RECEPTACLE

SHALL BE:

- 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:

- 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

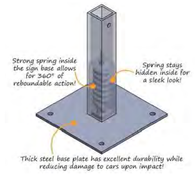
4 SPECIFICATIONS - EV CHARGING STATION SIGN WITH REBOUNDABLE POST

SHALL BE:

- 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' HIGH, 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

5 SPECIFICATIONS - ENVIRONMENTALLY SENSITIVE AREAS WITH IN-GROUND POST

SHALL BE:

- MATERIAL: HI INTENSITY REFLECTIVE ALUMINUM WITH 3M LAMINATE
- SIZE: 12" x 18"
- MOUNT OPTION FOR LANDSCAPED / TURF AREAS:
  8' HIGH, ALUMINUM SIGN POST IN POURED CONCRETE FOOTING

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU CUSTOM ORDER



6 SPECIFICATIONS - PARK HOURS WITH IN-GROUND POST

SHALL BE:

- MATERIAL: HI INTENSITY REFLECTIVE ALUMINUM WITH 3M LAMINATE
- SIZE: 12" x 18"
- MOUNT OPTION FOR LANDSCAPED / TURF AREAS:
  8' HIGH, ALUMINUM SIGN POST IN POURED CONCRETE FOOTING

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU CUSTOM ORDER



M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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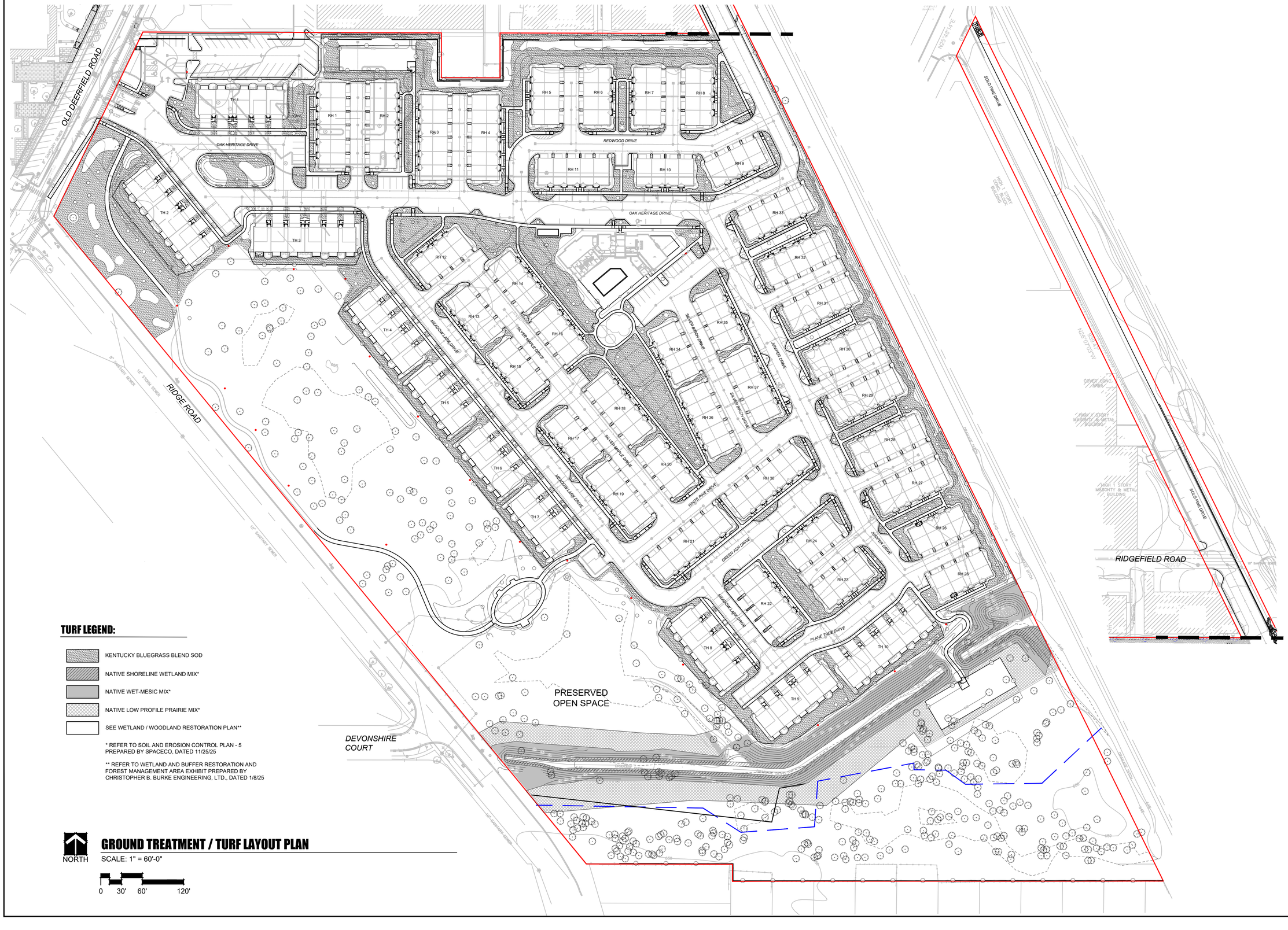
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
SITE FURNISHINGS & SIGNS

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'

M/I HOMES

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

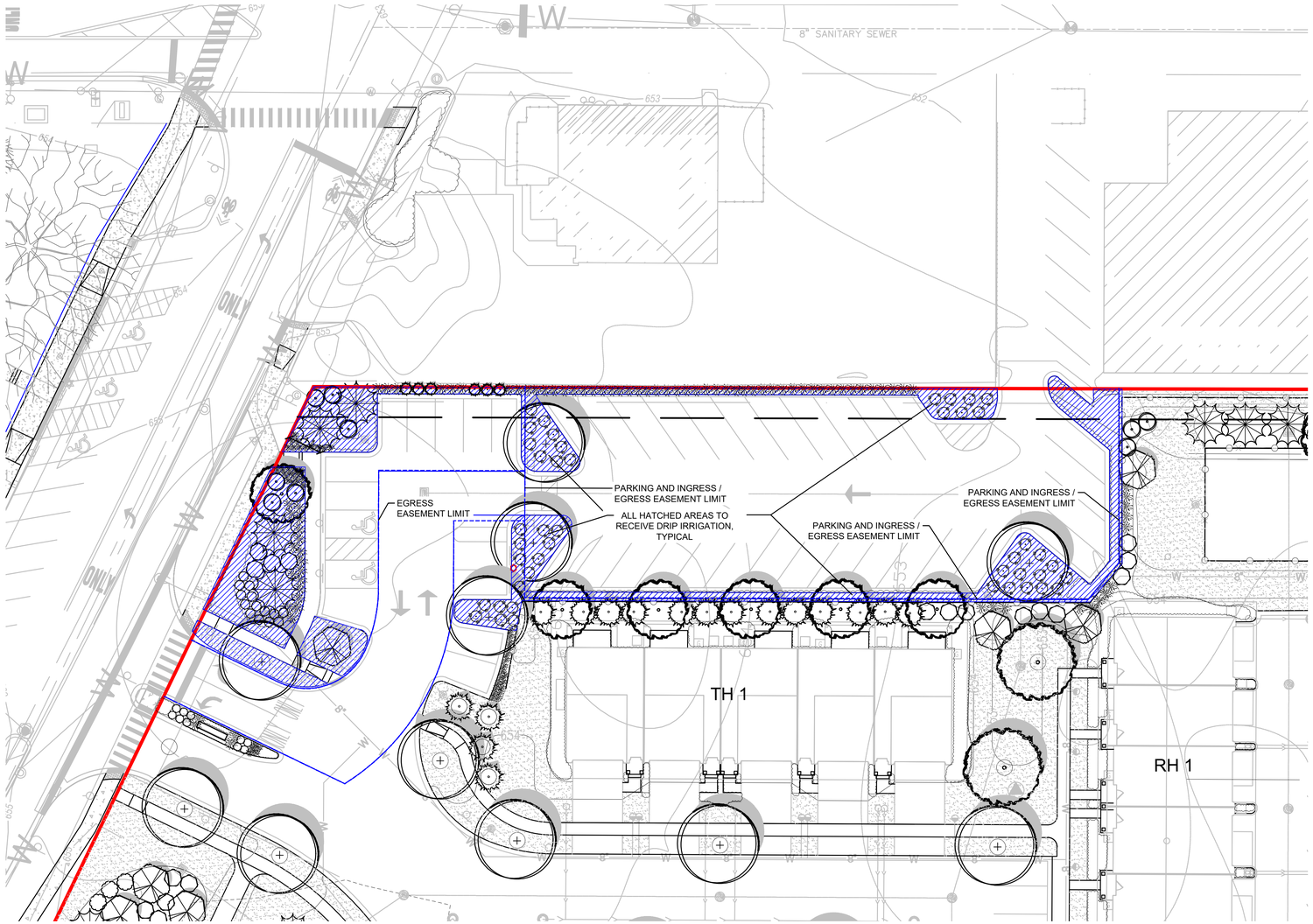
THE BOWERY of HIGHLAND PARK

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 BOWERY of HIGHLAND PARK.

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- IRRIGATION PLAN
PARKING LOT EASEMENT AREA

SHEET NUMBER

L7.0

EXHIBIT I

Landscaping Plan – Police Station

CITY OF HIGHLAND PARK
POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER (JOINT VENTURE)

HDC M/I HP VENTURE, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563
TEL (630) 426-1370
CONTACT: TODD GAWRONSKI

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

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	TREE PRESERVATION NOTES DETAIL: TREE PROTECTION FENCE DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	SHEET KEY
L1.0	HARDSCAPE PLANS DETAILS: ROUND CONCRETE PLANTER
L2.0	LANDSCAPE PLAN SCHEDULE: PLANTS & MATERIALS LIST
L3.0	HARDSCAPE DETAILS: - MONUMENT - EXISTING BOLLARD DETAIL
L3.1	HARDSCAPE DETAILS: - SECURITY BOLLARDS - STAND ALONE AND ARRAY

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
4.	
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

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).

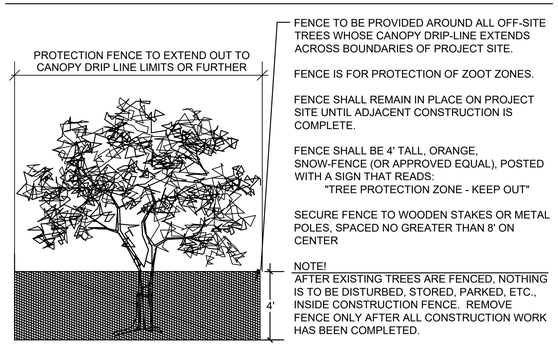
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   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.

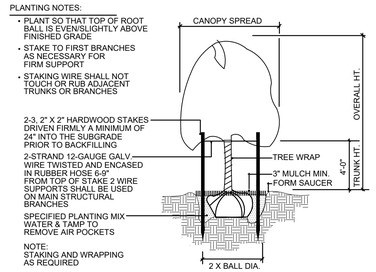
FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), 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

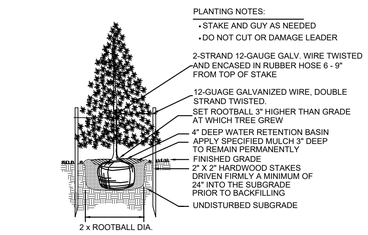
NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

DETAILS: PLANTING



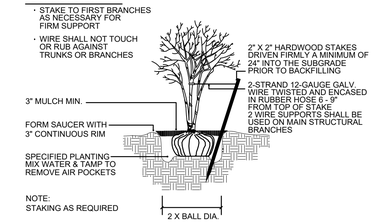
TREE PLANTING & STAKING

NOT TO SCALE



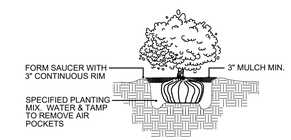
EVERGREEN TREE PLANTING

NOT TO SCALE



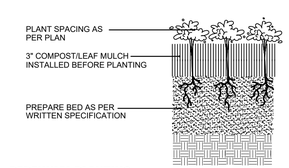
MULTI-TRUNK TREE STAKING

NOT TO SCALE



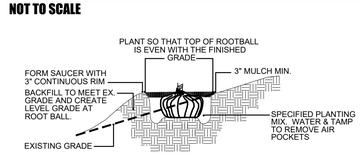
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

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 CITY, 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.

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
4.	
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PROJECT NAME AND SHEET TITLE

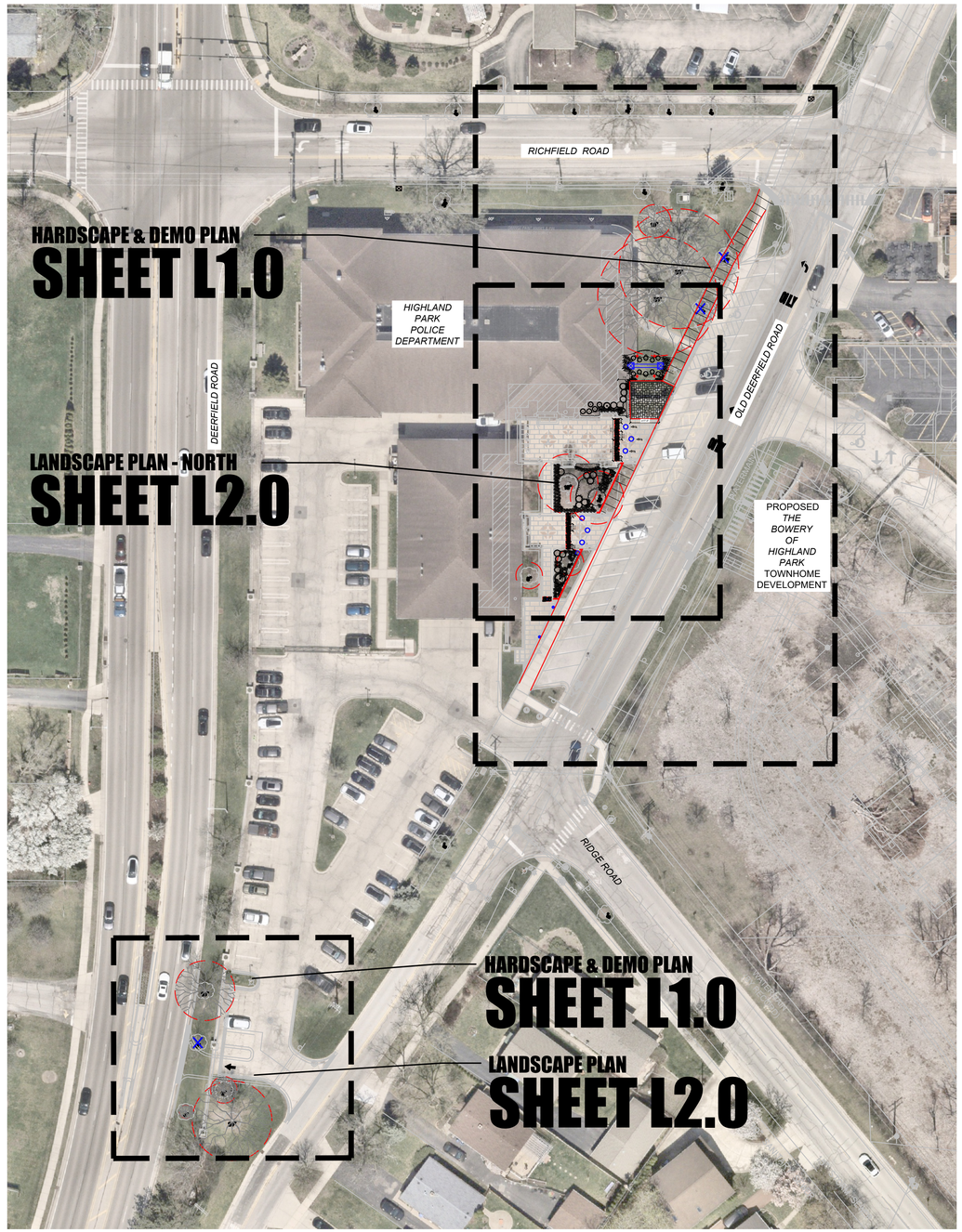
POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - NOTES & PLANTING DETAILS

SHEET NUMBER

L0.2



NORTH

SHEET KEY

SCALE: 1" = 40'-0"

0 5' 10' 20'

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STUDIO
9 CRYSTAL LAKE ROAD
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CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
4.	
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - SHEET KEY

SHEET NUMBER

L0.3

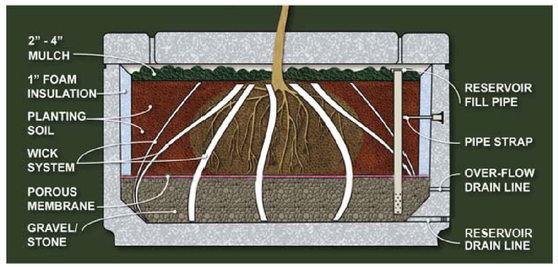
DETAIL: 36" ROUND PLANTER



SHAPE: ROUND



COLOR: A25 BROWN



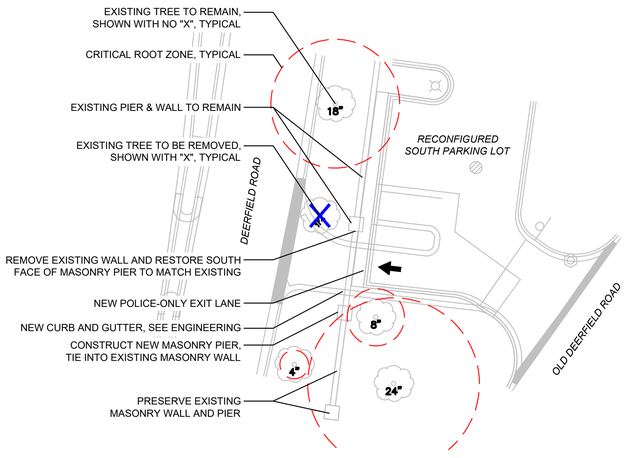
RESERVOIR SYSTEM

1 SPECIFICATION - 36" ROUND PLANTER

SHALL BE:

- QUANTITY: 3
- NAME: WAUSAU TILE - ROUND CONCRETE PLANTER
- MODEL: TF4090 - A25
- MATERIAL: ACID WASHED, REINFORCED CONCRETE
- MEASURES: 36"W X 24"H
- COLOR: ACID WASHED BROWN (A25)
- RESERVOIR SYSTEM

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS, SOUTH PLAZA, PLACEMENT PER PLAN

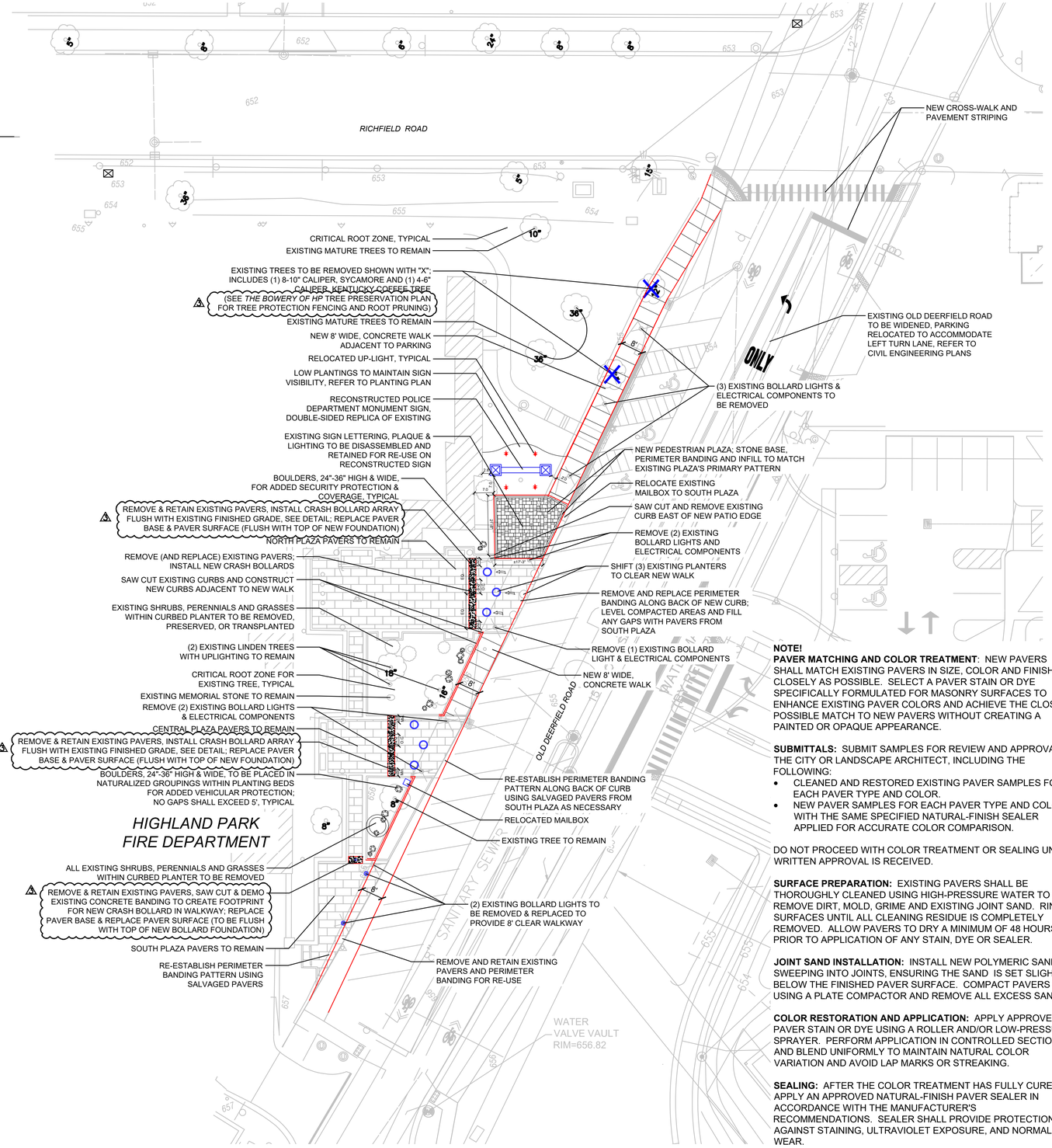


HARDSCAPE REMOVAL PLAN - DEERFIELD ROAD EGRESS

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'



HARDSCAPE PLAN - OLD DEERFIELD ROAD FRONTAGE

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

NOTE!

PAVER MATCHING AND COLOR TREATMENT: NEW PAVERS SHALL MATCH EXISTING PAVERS IN SIZE, COLOR AND FINISH AS CLOSELY AS POSSIBLE. SELECT A PAVER STAIN OR DYE SPECIFICALLY FORMULATED FOR MASONRY SURFACES TO ENHANCE EXISTING PAVER COLORS AND ACHIEVE THE CLOSEST POSSIBLE MATCH TO NEW PAVERS WITHOUT CREATING A PAINTED OR OPAQUE APPEARANCE.

SUBMITTALS: SUBMIT SAMPLES FOR REVIEW AND APPROVAL BY THE CITY OR LANDSCAPE ARCHITECT, INCLUDING THE FOLLOWING:

- CLEANED AND RESTORED EXISTING PAVER SAMPLES FOR EACH PAVER TYPE AND COLOR.
- NEW PAVER SAMPLES FOR EACH PAVER TYPE AND COLOR, WITH THE SAME SPECIFIED NATURAL-FINISH SEALER APPLIED FOR ACCURATE COLOR COMPARISON.

DO NOT PROCEED WITH COLOR TREATMENT OR SEALING UNTIL WRITTEN APPROVAL IS RECEIVED.

SURFACE PREPARATION: EXISTING PAVERS SHALL BE THOROUGHLY CLEANED USING HIGH-PRESSURE WATER TO REMOVE DIRT, MOLD, GRIME AND EXISTING JOINT SAND. RINSE SURFACES UNTIL ALL CLEANING RESIDUE IS COMPLETELY REMOVED. ALLOW PAVERS TO DRY A MINIMUM OF 48 HOURS PRIOR TO APPLICATION OF ANY STAIN, DYE OR SEALER.

JOINT SAND INSTALLATION: INSTALL NEW POLYMERIC SAND BY SWEEPING INTO JOINTS, ENSURING THE SAND IS SET SLIGHTLY BELOW THE FINISHED PAVER SURFACE. COMPACT PAVERS USING A PLATE COMPACTOR AND REMOVE ALL EXCESS SAND.

COLOR RESTORATION AND APPLICATION: APPLY APPROVED PAVER STAIN OR DYE USING A ROLLER AND/OR LOW-PRESSURE SPRAYER. PERFORM APPLICATION IN CONTROLLED SECTIONS AND BLEND UNIFORMLY TO MAINTAIN NATURAL COLOR VARIATION AND AVOID LAP MARKS OR STREAKING.

SEALING: AFTER THE COLOR TREATMENT HAS FULLY CURED, APPLY AN APPROVED NATURAL-FINISH PAVER SEALER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEALER SHALL PROVIDE PROTECTION AGAINST STAINING, ULTRAVIOLET EXPOSURE, AND NORMAL WEAR.

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
4.	
5.	
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

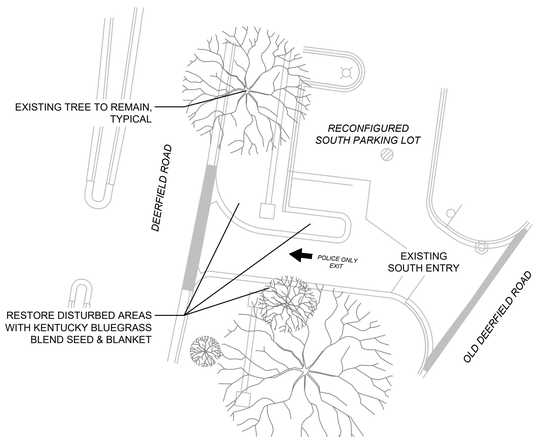
RENOVATION LANDSCAPE PLAN - HARDSCAPE PLAN

SHEET NUMBER

L1.0

SCHEDULE: PLANTS & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BXGV	5	36" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
MD	10	24" wide	Microbiota decussata	Siberian Cypress *(6"-18" high x 3-12' wide)*
Large Deciduous Shrubs				
FGBS	3	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HWD	3	7 Gal./36"	Hydrangea arborescens 'Dardom'	White Dome Smooth Hydrangea
HLL	1	48" high	Hydrangea paniculata 'Limelight'	Limelight Hydrangea *(8' high x 6' wide)*
HPLL	10	7 Gal./36"	Hydrangea paniculata 'Jane'	Little Lime Hydrangea *(3-5' high x 3-5' wide)*
VCC	1	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Ornamental Grasses				
CAO3	5	3 Gal.	Calamagrostis arundinacea 'Overdam'	Korean Reed Grass
HES	9	1 Gal.	Helictotrichon sempervirens	Blue Oat Grass
HMA	17	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
PAH3	5	3 Gal.	Pennisetum alopecuroide 'Hameln'	Dwarf Fountain Grass
SA	13	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	104	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials				
AXM	43	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
Groundcover				
ACG	75	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed *(Ajuga)*
VDB	352	3" Pot	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle *(11 flats)*
Materials				
-	3	EA.	-	Planters *(36" diameter)*
-	15	EA.	-	Boulders *(24"-36" high/wide)*
-	11	EA.	-	Security Bollard
-	5	C.Y.	-	Soil Amendments
-	14	C.Y.	-	Shredded Hardwood Mulch
-	510	S.F.	-	Pavers (match existing)
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

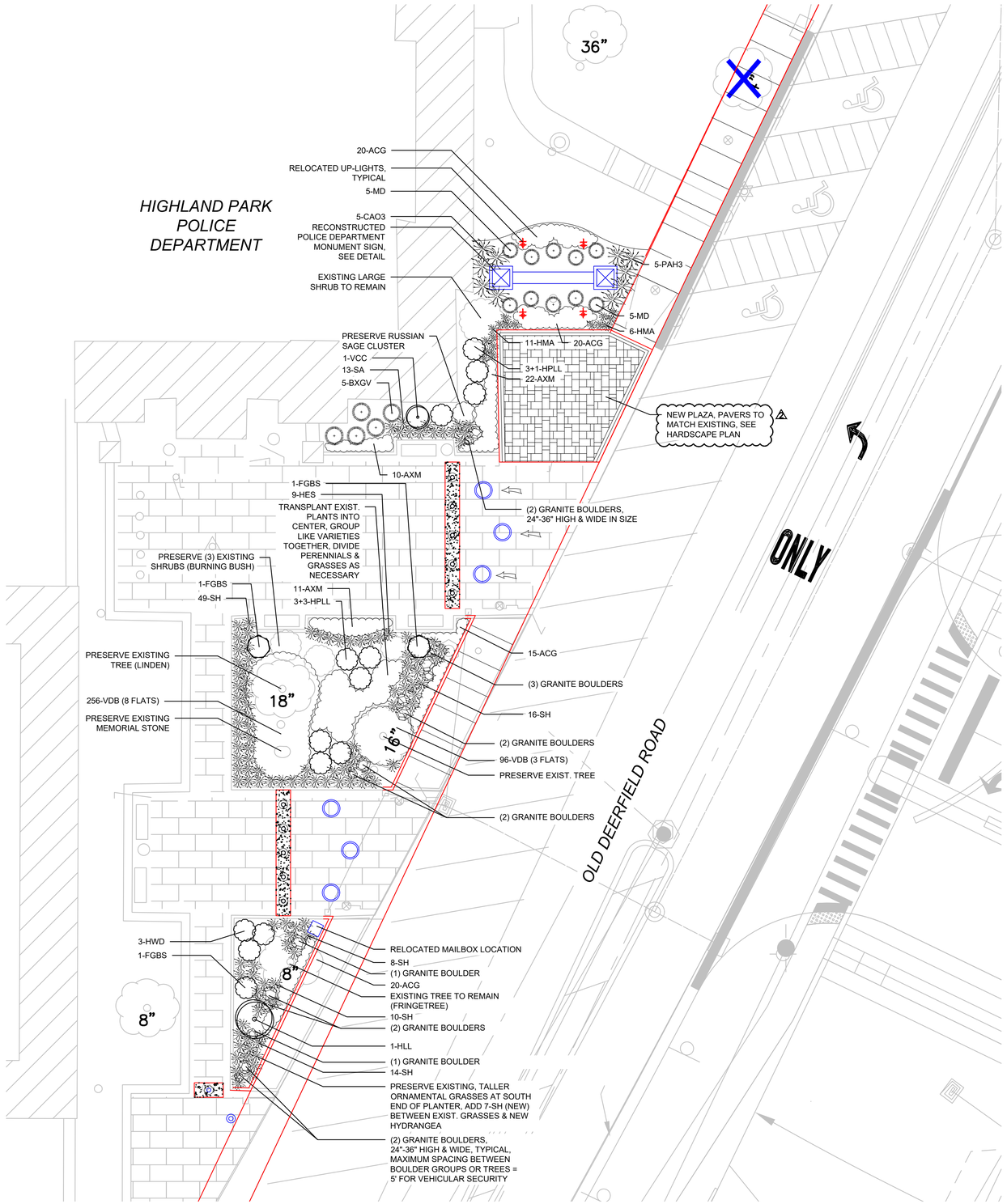


NORTH

LANDSCAPE PLAN - DEERFIELD ROAD EGRESS ⚠2

SCALE: 1" = 20'-0"

0 10' 20' 40'



NORTH

LANDSCAPE PLAN - OLD DEERFIELD ROAD FRONTAGE

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

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

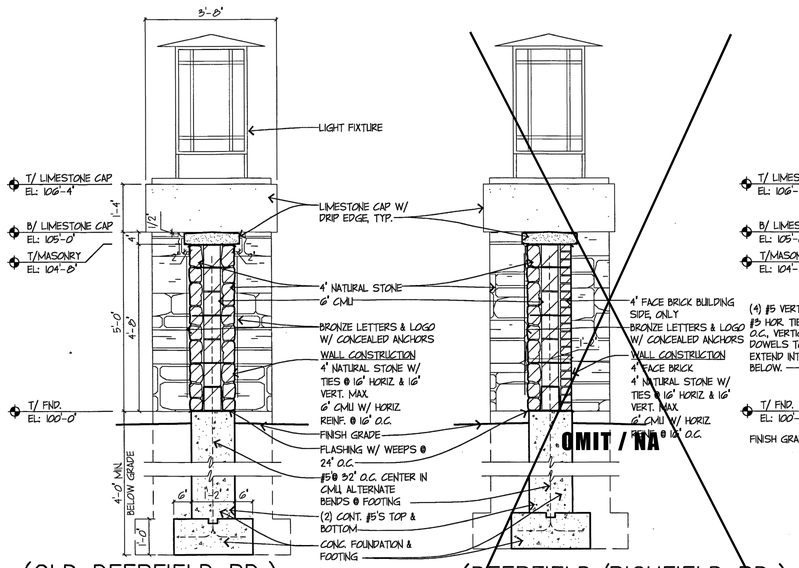
RENOVATION LANDSCAPE PLAN - LANDSCAPE PLAN

SHEET NUMBER

L2.0

SPECIFICATIONS & DETAILS

DETAILS: SITE FEATURES

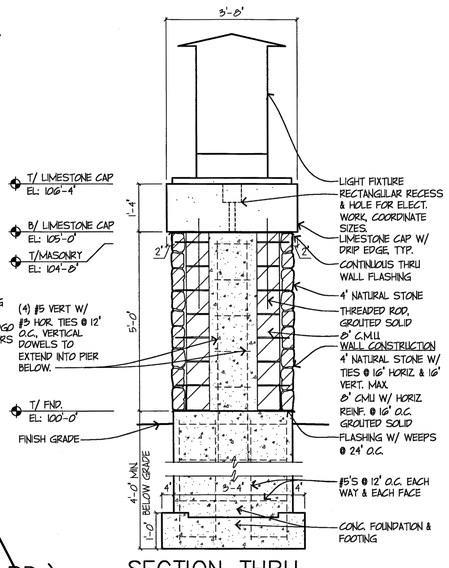


(OLD DEERFIELD RD.)
SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (1 / A-2)

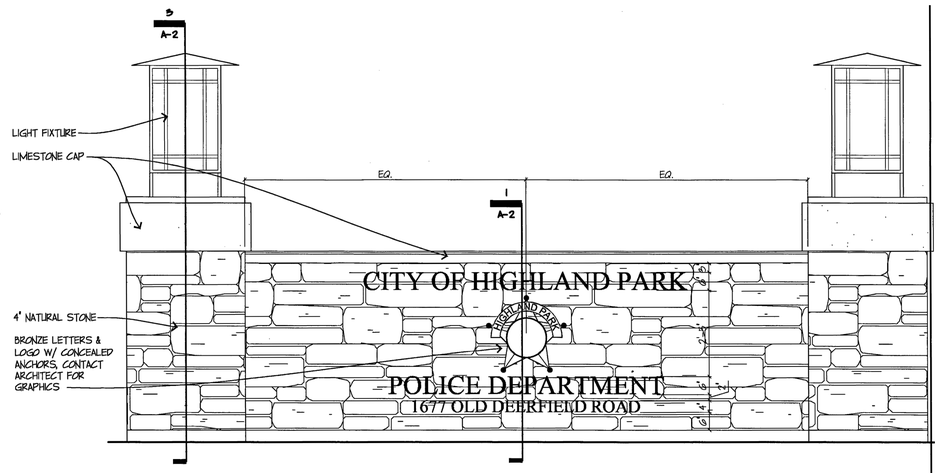
(DEERFIELD/RICHFIELD RD.)
SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (2 / A-2)



SECTION THRU
PIER @ SITE SIGN

SCALE 1/2" = 1'-0" (3 / A-2)



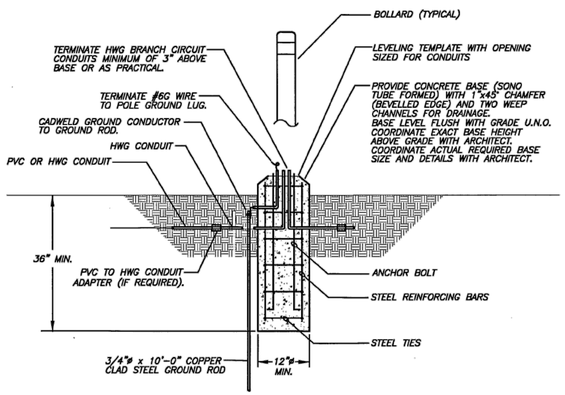
SITE SIGN ELEVATION

SCALE 1/2" = 1'-0" (4 / A-2)

NOTES:
1. EXISTING SIGN LIGHT FIXTURE, LETTERING, PLAQUE AND MATERIALS TO BE SALVAGED AND STORED IN A SAFE LOCATION UNTIL TIME OF REASSEMBLY.
2. SIGN DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
3. SIGN DETAILS PER SITE PLAN & DETAILS BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.*** PROJECT NO. 03134, ADDENDUM #4, DATED 10/07/04.

DETAIL: MONUMENT SIGN (EXISTING AND PROPOSED)

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



TYPICAL BOLLARD DIAGRAM

NOTES:
1. BOLLARD DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
2. BOLLARD DETAILS PER ELECTRICAL SITE PLAN BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.*** PROJECT NO. 03134, ISSUED FOR CONSTRUCTION 3/10/2005.

DETAIL: EXISTING BOLLARD*

NOT TO SCALE

*DETAIL PROVIDED FOR INFORMATIONAL PURPOSES FOR REMOVAL ONLY.

CONSTRUCTION / STRUCTURAL NOTE!
FINAL MATERIAL SELECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY / RESPONSIBILITY FOR RECOMMENDED SELECTIONS.

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - HARDSCAPE DETAILS & SPECIFICATIONS

SHEET NUMBER

L3.0

SPECIFICATIONS & DETAILS

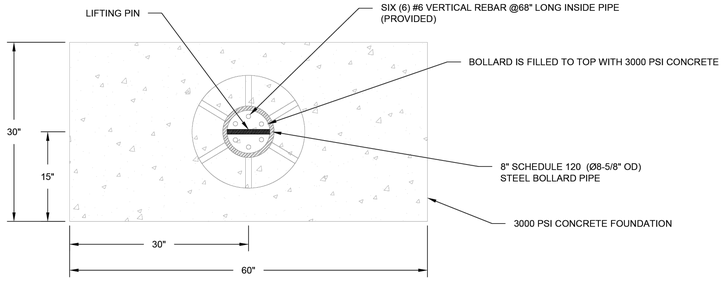
DETAILS: SITE FEATURES

1 SPECIFICATION - SECURITY BOLLARD

SHALL BE:

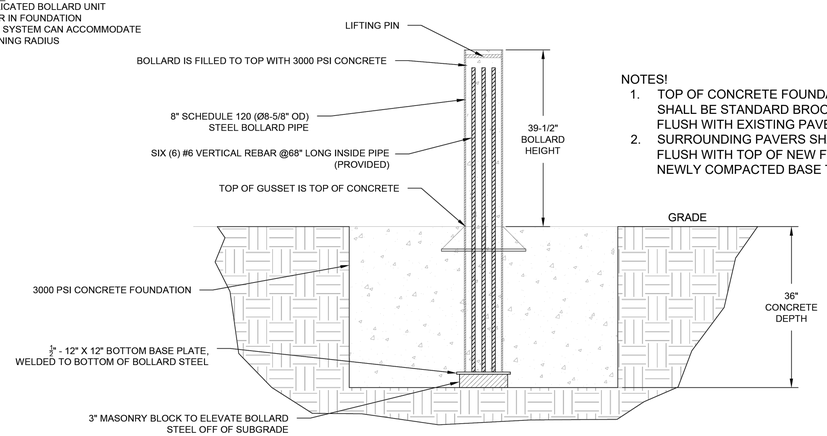
- QUANTITY: 11
- NAME: SET & POUR ASTM K4 CRASH RATED SECURITY BOLLARD
- MODEL: SPB-400; ASTM F2656-07 M30 P1 RATING (K4) PRE-FABRICATED UNIT
- MATERIAL: STEEL, POWDER COATED
- COVER COLOR: BROWN (PANTONE PQ-440C)
- INSTALL PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN 30 MPH CRASH RATING

- AVAILABLE THRU (OR APPROVED EQUAL):
  BARRON EQUIPMENT COMPANY, INC.
  4010 N BRADY STREET
  DAVENPORT, IA 52806-3903
  CONTACT: HUNTER HARRIS
  TEL (563) 391-1052



PLAN

KEY FEATURES:
1. PREFABRICATED BOLLARD UNIT
2. NO REBAR IN FOUNDATION
3. BOLLARD SYSTEM CAN ACCOMMODATE ANY TURNING RADIUS

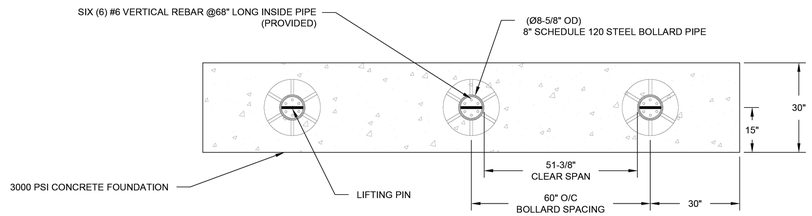


NOTES!
1. TOP OF CONCRETE FOUNDATION SHALL BE STANDARD BROOM FINISH, FLUSH WITH EXISTING PAVER SURFACE.
2. SURROUNDING PAVERS SHALL BE REPLACED FLUSH WITH TOP OF NEW FOUNDATION OVER NEWLY COMPACTED BASE TO MATCH EXISTING.

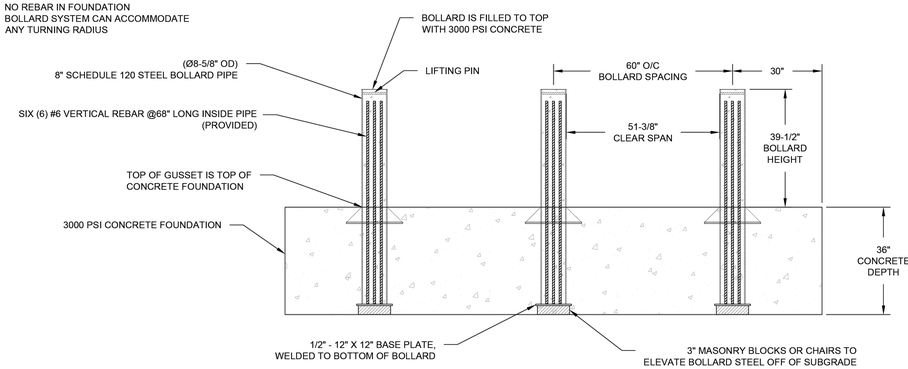
SECTION

DETAIL: SECURITY BOLLARD - STAND ALONE

NOT TO SCALE LOCATION: SOUTH WALK



KEY FEATURES:
1. PREFABRICATED BOLLARD UNIT
2. NO REBAR IN FOUNDATION
3. BOLLARD SYSTEM CAN ACCOMMODATE ANY TURNING RADIUS



NOTE:
1. MODIFIED SPACING FOR SITE SPECIFIC CONDITIONS AVAILABLE.

DETAIL: SECURITY BOLLARD - ARRAY (3 SHOWN, 5 ACTUAL)

NOT TO SCALE LOCATION: PEDESTRIAN PLAZAS X 2

CONSTRUCTION / STRUCTURAL NOTE!
FINAL MATERIAL SELECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY / RESPONSIBILITY FOR RECOMMENDED SELECTIONS.

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
4.	
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - HARDSCAPE DETAILS & SPECIFICATIONS

SHEET NUMBER

L3.1

EXHIBIT J

Tree Preservation Plan and Tree Inventory Addendum

THE BOWERY of HIGHLAND PARK

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER (JOINT VENTURE)

HDC M/I HP VENTURE, LLC
5 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563
TEL (630) 426-1370
CONTACT: TODD GAWRONSKI

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

ARBORIST OF RECORD:
GARY R. WEBER ASSOCIATES, INC.
402 W. LIBERTY DRIVE
WHEATON, IL 60187
TEL (630) 668-7197
CONTACT: CARL PETERSON
ELLEN RAIMONDI-SCHWARTZ

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

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

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	NOTES: TREE INVENTORY 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-L1.4	TREE PRESERVATION / REMOVAL PLAN - FAR NORTH - NORTH - SOUTH - POLICE HEADQUARTERS

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - COVER

SHEET NUMBER

L0.1

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.

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 locations 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.

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION 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).

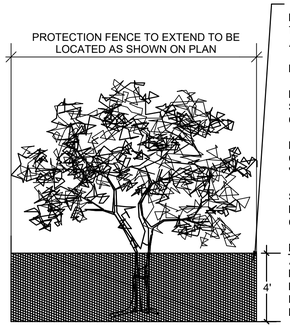
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   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.

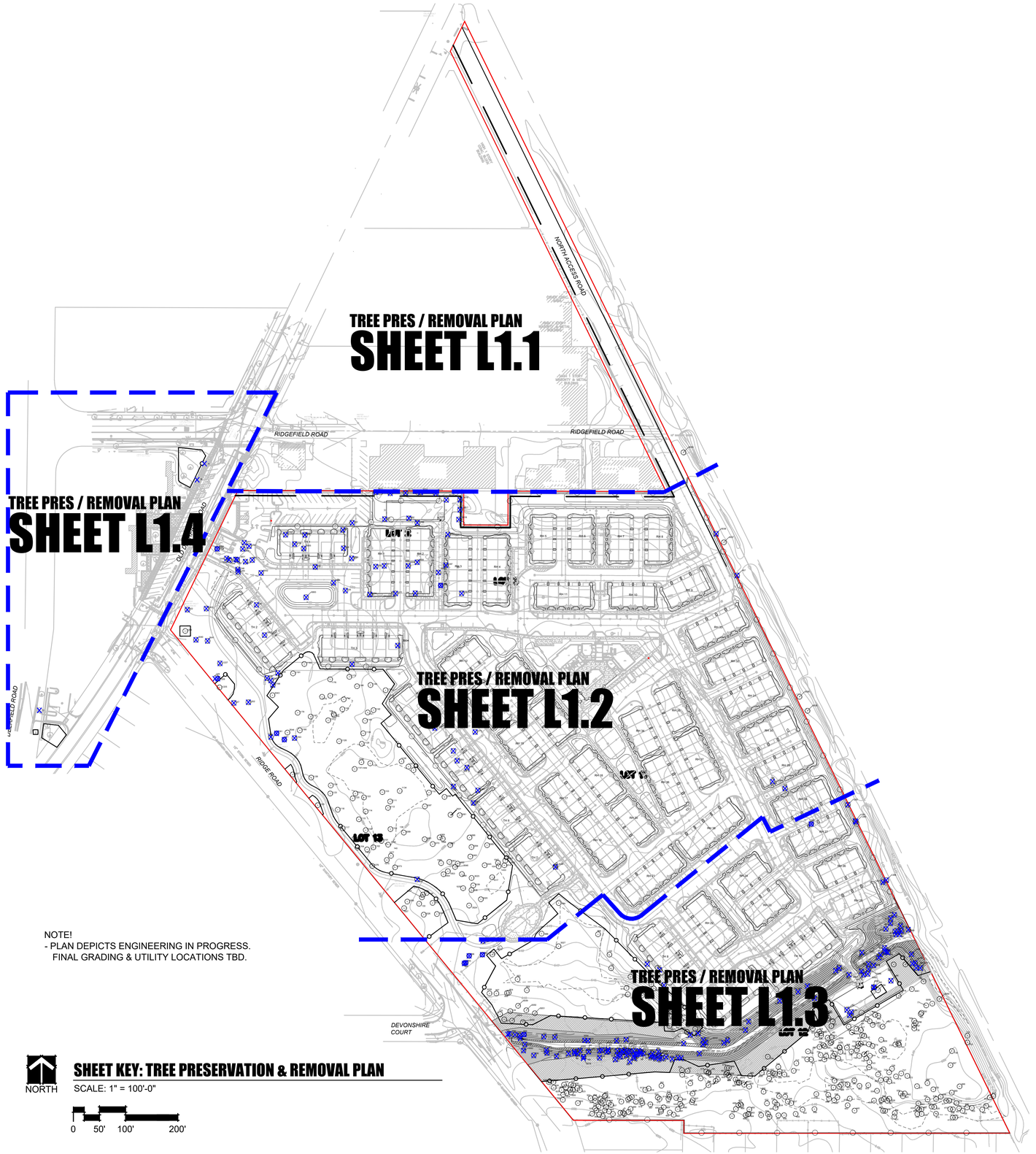
FENCE IS FOR PROTECTION OF ROOT ZONES.

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.

NORTH

SHEET KEY: TREE PRESERVATION & REMOVAL PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

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CHICAGO, ILLINOIS

PLAN DATE

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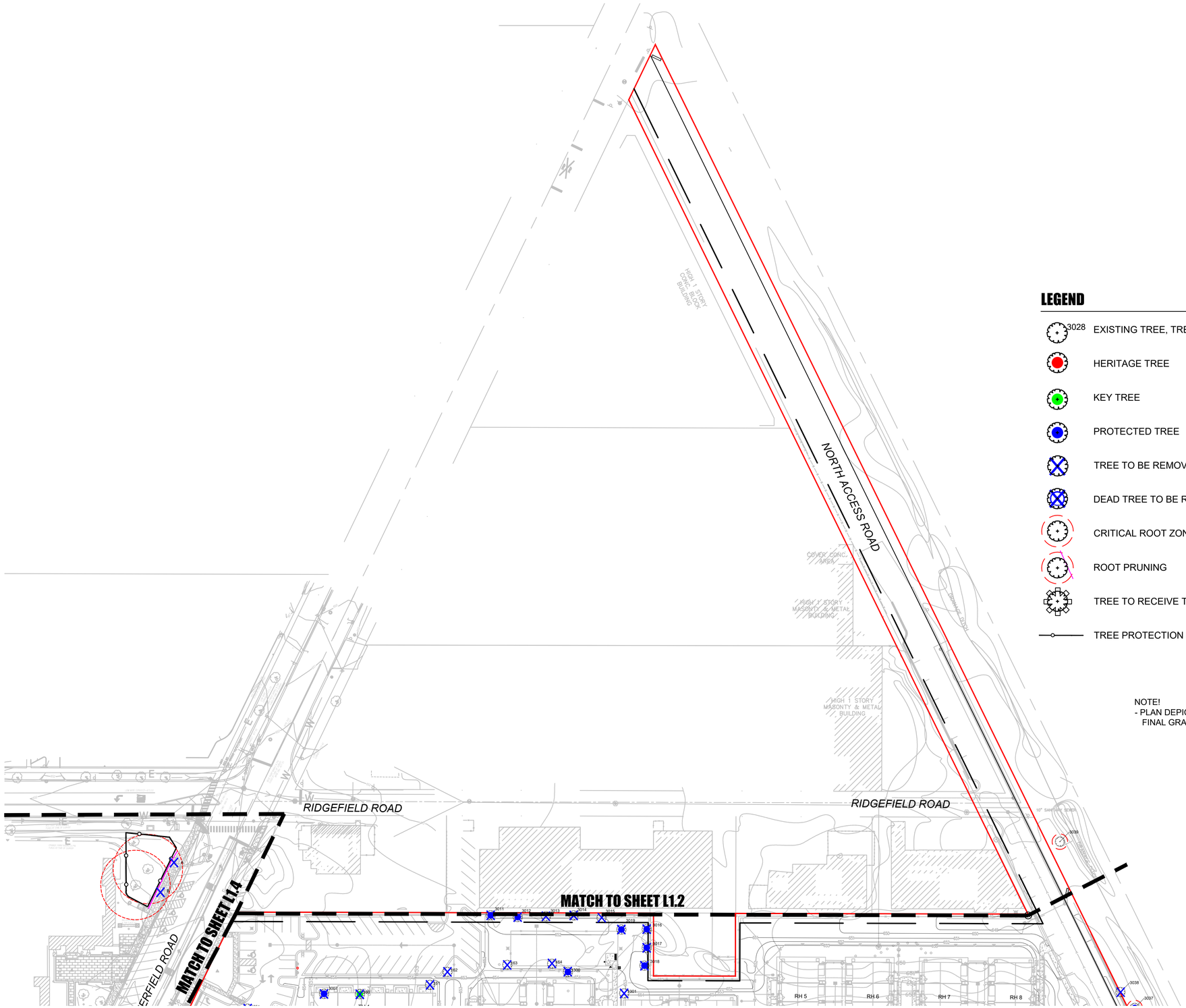
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN SHEET KEY

SHEET NUMBER

L1.0



LEGEND

- 3028 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.

NORTH

TREE PRESERVATION & REMOVAL PLAN - FAR NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

M/I HOMES

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SUITE 110
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN FAR NORTH

SHEET NUMBER

L1.1



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

LEGEND

- 3028 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'

M/I HOMES

HABITAT™

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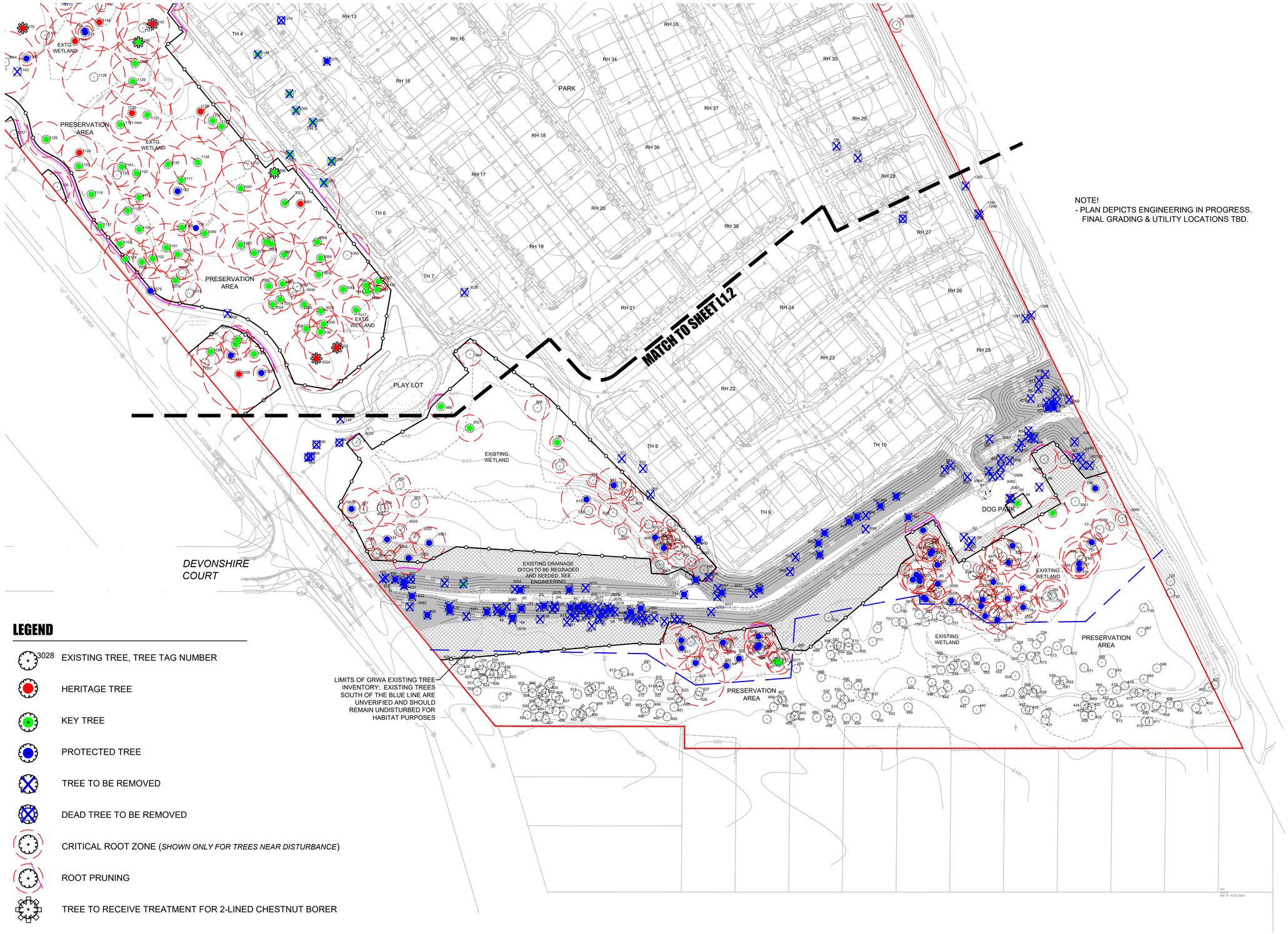
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN NORTH

SHEET NUMBER

L1.2



NOTE!
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LEGEND

- 3028 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'

M/I HOMES

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN SOUTH

SHEET NUMBER

L1.3

NOTE!
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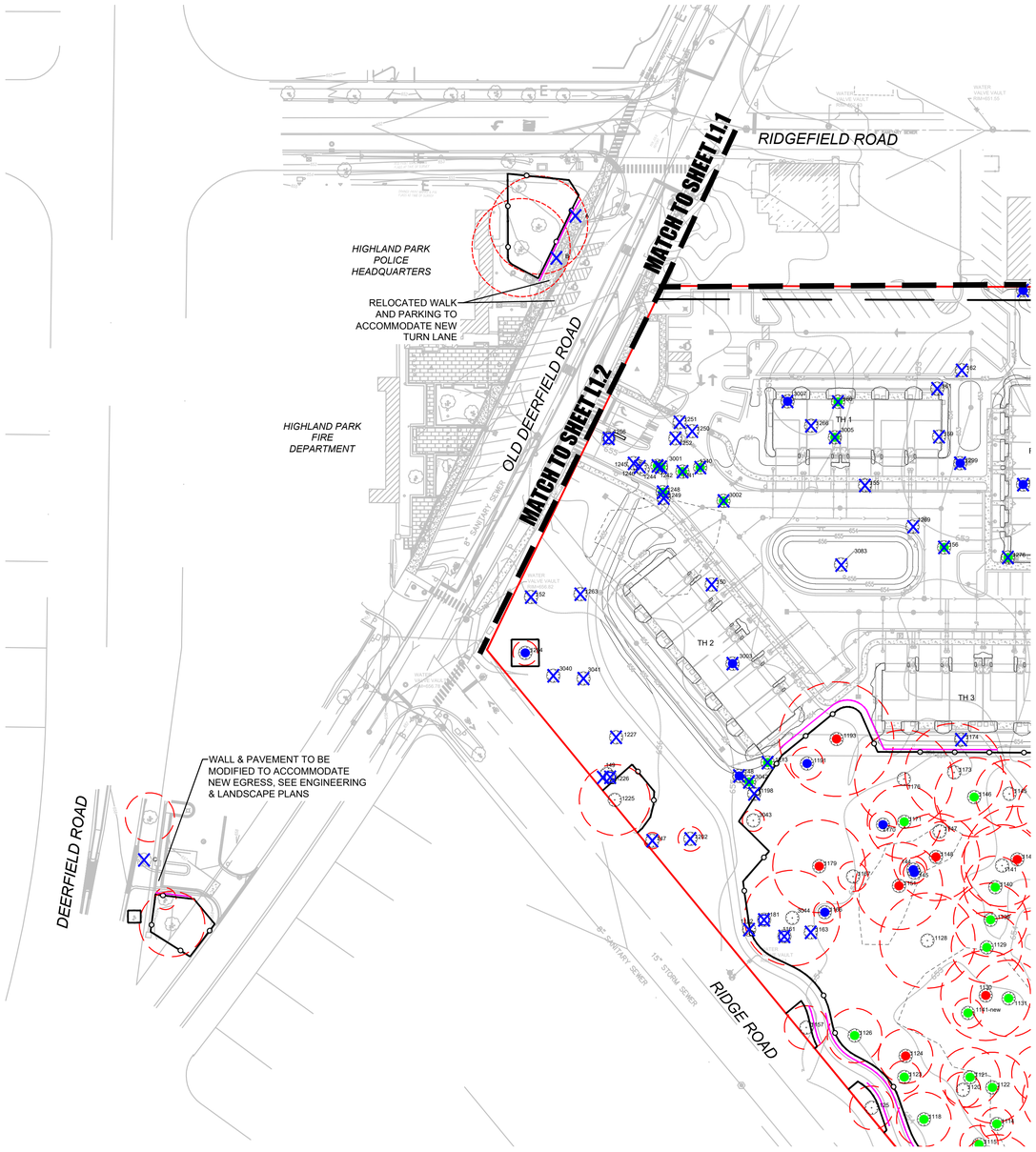

LEGEND

- 3028 — 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 - POLICE HEADQUARTERS

SCALE: 1" = 50'-0"

0 25' 50' 100'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN POLICE HEADQUARTERS

SHEET NUMBER

L1.4

TREE INVENTORY

The Bowery at Highland Park
M/I Homes of Chicago - MI26283
Inventory fieldwork date: 4/30/2026, 5/4/2026 & 5/14/26
Completed by: MGK, AM, ES

Revised: 6/10/26
Prepared by:

dickson design STUDIO

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 8" DBH and above tagged per the Highland Park ordinance
3) Invasive shrubs were not tagged

Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	10	3 - Fair	Lean	10% dead wood, Callus
44	**PRESERVE**		Protected			*Ulmus americana*	*Ulmus americana*	9	3 - Fair	Poor Form, Crown Lean, Crowded	
47	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Lean, Unbalanced, Crown Lean	
48	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean, Crowded	
49	REMOVE	2	Protected			*Robinia pseudoacacia*	Black Locust	8	3 - Fair	Lean, Crown Lean	
50	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Unbalanced, Poor Form, Crown Lean	
51	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	10	4 - Fair/Poor	Lean, Crown Lean	30% dead wood
53	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	4 - Fair/Poor	Strong lean, Crown Lean	20% dead wood
54	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	4 - Fair/Poor	Lean, Crown Lean, Crowded	Trunk Scar
55	REMOVE	0	Protected (DQ'd by condition)			*Acer neguno*	Box Elder	7	5 - Poor	Strong lean, Unbalanced, Poor Form, Crown Lean, Crowded	20% dead wood
57	REMOVE	0	Protected (DQ'd by condition)				Black Locust	8	4 - Fair/Poor	V-shaped joint, Split Risk, Fused Leaders, Lean, Crowded	Trunk Scar
58	REMOVE	0	Protected (DQ'd by condition)			*Morus alba*	White Mulberry	8	5 - Poor	Strong lean, Unbalanced, Poor Form, Crown Lean	50% dead wood
59	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	4 - Fair/Poor	Crown Lean, Crowded	Trunk Damage
60	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	7	4 - Fair/Poor	Unbalanced, Crown Lean	Sparse foliage
72	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	10	3 - Fair	Crown Lean, Crowded	
76	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	9	5 - Poor	Crowded	>50% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
77	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	11	4 - Fair/Poor	Lean, Poor Form, Crowded	Tip die-back
78	**PRESERVE**			Key		*Juglans nigra*	Black Walnut	17	3 - Fair	Poor Form	
79	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	Trunk Scar
80	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Poor Form, Crowded	Tip die-back
81	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Lean, Crowded	
82	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	4 - Fair/Poor	Lean, Poor Form	Tip die-back
83	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	9	3 - Fair	Poor Form, Crowded	
84	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8	4 - Fair/Poor	Poor Form, Crowded	Dead Limbs, Trunk Scar
85	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8	3 - Fair	Lean, Crowded	20% dead wood
88	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	7	4 - Fair/Poor	Lean, Crowded	40% dead wood
89	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	7	4 - Fair/Poor	Poor Form, Crown Lean	
90	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	9,5	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	
92	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	9,8,4,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crown Lean	
93	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	11	4 - Fair/Poor	Lean, Crown Lean, Crowded	
94	**PRESERVE**		Protected			*Juglans nigra*	Black Walnut	12	2 - Good		
95	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Poor Form	Trunk Damage
96	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	18	4 - Fair/Poor	Lean, Poor Form	Tip die-back
97	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	9	4 - Fair/Poor	Crown Lean, Crowded	40% dead wood
98	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	12	3 - Fair	Crown Lean, Crowded	
99	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	Trunk Scar
101	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	9	3 - Fair	Crown Lean	
102	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	10	3 - Fair		10% dead wood
103	REMOVE	0				*Acer saccharinum*	Silver Maple	7	4 - Fair/Poor	Crown Lean	Adventitious Growth, Tip die-back
104	REMOVE	0				*Ulmus americana*	American Elm	7	3 - Fair	Crown Lean, Crowded	
106	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	13	4 - Fair/Poor	Crown Lean	Adventitious Growth
107	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	9	3 - Fair	Poor Form	
109	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	4 - Fair/Poor		30% dead wood, Dead Leader, Adventitious Growth

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
110	**PRESERVE**		Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	9	4 - Fair/Poor	Crowded	Hollow, Cavity, Tip die-back
111	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8,3	5 - Poor	V-shaped joint, Double Leader, Split Risk	>50% dead wood, Peeling Bark
113	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	4 - Fair/Poor	Lean, Crown Lean, Crowded	
114	**PRESERVE**					*Ulmus pumila*	Siberian Elm	7	4 - Fair/Poor	Crown Lean	20% dead wood, Vines
115	**PRESERVE**		Protected			*Celtis occidentalis*	Hackberry	8	3 - Fair	Unbalanced, Crown Lean	Trunk Scar
116	REMOVE	2	Protected			*Ulmus americana*	American Elm	10	3 - Fair		Tip die-back
119	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	8	5 - Poor	Broken Leader	Adventitious Growth
120	REMOVE	3		Key		*Juglans nigra*	Black Walnut	13	3 - Fair	Crown Lean	
121	REMOVE	0	Protected (DQ'd by condition)			*Pyrus sp.*	Pear	11	5 - Poor	V-shaped joint, Split Risk, Fused Leaders	50% dead wood, Dead Leader
122	REMOVE	0				*Ulmus americana*	American Elm	7	6 - Dead		
123	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	6	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded, Undercut roots	
124	**PRESERVE**		Protected			*Gleditsia triacanthos*	Honey Locust	18	2 - Good		20% dead wood
125	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	7,5,4,4,3	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
126	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	9	3 - Fair	Poor Form	20% dead wood
127	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	6,4,4,3	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Leader
130	**PRESERVE**			Key		*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean	
132	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	8,6,3	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity
133	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Poor Form, Crown Lean	20% dead wood
134	**PRESERVE**					*Ulmus americana*	American Elm	7	3 - Fair	Crown Lean, Crowded	
135	**PRESERVE**			Key		*Quercus alba*	White Oak	26	3 - Fair		
139	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Poor Form, Crown Lean, Crowded	Adventitious Growth
140	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	6 - Dead		
144	**PRESERVE**		Protected			*Ulmus americana*	American Elm	10	3 - Fair	Poor Form, Crown Lean, Crowded	
145	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean, Crowded	
147	REMOVE	0				*Crataegus sp.*	Hawthorn	7	6 - Dead		
148	REMOVE	2	Protected			*Ulmus americana*	American Elm	9	3 - Fair	Unbalanced	
149	REMOVE	0				*Ulmus americana*	American Elm	7	4 - Fair/Poor	Crowded, Broken Leader	
150	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	12,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	
152	REMOVE	0				*Ulmus americana*	American Elm	7	3 - Fair	Poor Form, Crown Lean	
155	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	8,6,3,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
156	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean	
158	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	8	3 - Fair		10% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
159	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor		40% dead wood, Dead Leader
160	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	9	3 - Fair		Trunk Scar
161	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8	4 - Fair/Poor		40% dead wood
162	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	9	4 - Fair/Poor		40% dead wood
163	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	5 - Poor		>50% dead wood, Dead Leader, Trunk Scar
164	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	5 - Poor		40% dead wood, Dead Leader, Trunk Damage
165	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	24	4 - Fair/Poor		40% dead wood, Dead Limbs
166	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10,6	5 - Poor	V-shaped joint, Double Leader, Split Risk	
167	REMOVE	2	Protected			*Ulmus americana*	American Elm	12	3 - Fair	Crowded	
601	**PRESERVE**		Protected	Key		*Quercus macrocarpa*	Bur Oak	12	3 - Fair	Crowded	Adventitious Growth, Tip die-back
602	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crowded	10% dead wood
603	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Lean, Crown Lean, Crowded	20% dead wood
604	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16	4 - Fair/Poor	Lean, Crown Lean, Crowded	40% dead wood
606	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	18	3 - Fair	Crown Lean	Dead Limbs
607	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16,9	4 - Fair/Poor	V-shaped joint, Double Leader, Crown Lean	30% dead wood, Dead Leader
609	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Lean, Poor Form, Crowded	
610	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	28	4 - Fair/Poor	Lean, Unbalanced, Poor Form, Crown Lean, Broken Limb	
611	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	24	3 - Fair	Unbalanced, Crown Lean	
631	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Lean, Crown Lean, Crowded	
632	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Lean, Unbalanced, Supporting dead tree	
633	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	16,9,3	6 - Dead		
635	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Unbalanced, Crown Lean, Crowded	
637	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	24	4 - Fair/Poor	Unbalanced, Crown Lean	Cavity
638	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	13	4 - Fair/Poor	Lean	30% dead wood, Trunk Damage
639	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Lean, Crown Lean	10% dead wood
640	REMOVE	0	Protected (DQ'd by condition)			*Acer neguno*	Box Elder	8,6	5 - Poor	V-shaped joint, Double Leader, Split Risk, Lean, Crown Lean	50% dead wood, Dead Leader, Trunk Scar
641	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	10,10	5 - Poor	V-shaped joint, Double Leader, Split Risk, Lean, Crown Lean	20% dead wood, Trunk Scar
643	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Strong lean, Crown Lean, Crowded	20% dead wood, Trunk Scar
644	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Unbalanced, Crown Lean	
645	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Lean, Crown Lean	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
646	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	6	6 - Dead		
647	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12	5 - Poor	Strong lean, Unbalanced, Poor Form, Crown Lean, Broken Limb	Cavity
648	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean, Crown Lean, Crowded	30% dead wood
649	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	11	5 - Poor	Strong lean, Unbalanced, Crown Lean	50% dead wood, Trunk Scar
650	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	19	3 - Fair	Lean, Unbalanced, Crown Lean	
651	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	11	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean, Crowded	
652	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	10	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	20% dead wood, Adventitious Growth
653	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	21	3 - Fair	Lean, Unbalanced, Crown Lean	
654	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean	
655	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	22	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	
656	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	5 - Poor	Lean, Crowded	>50% dead wood, Dead Leader
657	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	8,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	>50% dead wood, Dead Leader
659	REMOVE	0	Protected (DQ'd by condition)			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Strong lean, Crown Lean, Crowded	20% dead wood
660	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	30% dead wood, Trunk Damage
661	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	24	3 - Fair	Lean, Crown Lean, Crowded	
662	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	8	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	30% dead wood, Trunk Scar
663	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	20% dead wood, Trunk Scar
664	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9,8	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Crowded, Broken Leader	
665	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	5 - Poor	Strong lean, Poor Form, Crown Lean	>50% dead wood
666	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	30	3 - Fair	Unbalanced, Crown Lean, Crowded	Tip die-back
667	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	10	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	20% dead wood, Trunk Scar

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
668	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean, Broken Leader	
669	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	5 - Poor	Strong lean, Unbalanced, Crown Lean	50% dead wood, Dead Leader, Trunk Scar
672	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9	4 - Fair/Poor	Strong lean, Unbalanced, Poor Form, Crown Lean	
673	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	11,8	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk, Lean, Crown Lean	30% dead wood
674	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	11,7,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Strong lean, Crown Lean, Horizontal Growth	20% dead wood
675	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Lean, Crown Lean	20% dead wood
676	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	17	4 - Fair/Poor	Lean, Unbalanced, Crown Lean, Broken Limb	30% dead wood
678	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Lean, Unbalanced, Crown Lean	
679	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	18,11	3 - Fair	V-shaped joint, Double Leader, Crown Lean	
680	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	17,6	4 - Fair/Poor	V-shaped joint, Double Leader, Crown Lean, Crowded	20% dead wood
687	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	11	3 - Fair	Crown Lean	20% dead wood, Tip die-back
689	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	9	5 - Poor	Poor Form, Crown Lean, Crowded	50% dead wood, Dead Leader, Adventitious Growth
706	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	12	3 - Fair	Lean, Unbalanced	20% dead wood
707	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean, Crowded	
744	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16	4 - Fair/Poor	Lean	Cavity
745	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crown Lean, Crowded	
746	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crown Lean	Dead Limbs
747	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Crowded	Dead Limbs
748	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	5 - Poor	Strong lean, Poor Form	
762	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Unbalanced, Crowded	
763	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Crowded	
766	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Crowded	
768	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9,8	5 - Poor	V-shaped joint, Double Leader, Split Risk	
769	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Poor Form, Crowded	
770	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	14	4 - Fair/Poor	Lean, Crowded	Dead Limbs
773	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	11	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	Sparse foliage
774	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Poor Form	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
776	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	12	4 - Fair/Poor	Crown Lean, Crowded	Sparse foliage
779	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	18,17	5 - Poor	V-shaped joint, Double Leader, Split Risk	
780	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	18	4 - Fair/Poor	Crown Lean, Crowded	Trunk Damage
781	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	13,11	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Crowded	
785	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Crown Lean, Crowded	Trunk Damage
787	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Crown Lean, Crowded	
788	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	21,20,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
789	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	22,17	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Broken Limb	
791	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	13	5 - Poor	Strong lean	Trunk Damage, Trunk Scar
792	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Lean, Crown Lean, Crowded	
796	**PRESERVE**		Protected			*Acer negundo*	Box Elder	14,11,10,9	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
801	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	27	4 - Fair/Poor	Poor Form, Broken Leader	Cavity, Trunk Scar
805	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	22	3 - Fair	Lean, Crowded	20% dead wood
806	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	23,15,9	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Strong lean	Trunk Scar
807	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	15,10	5 - Poor	V-shaped joint, Double Leader, Split Risk	
809	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	17,15	5 - Poor	V-shaped joint, Double Leader, Split Risk	20% dead wood, Dead Limbs
809-new	REMOVE	0				*Acer saccharinum*	Silver Maple	7	4 - Fair/Poor	Lean	Tip die-back, Trunk Scar
815	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Poor Form, Crowded	Callus
816	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	10	6 - Dead		
817	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Lean, Poor Form, Crowded	Dead Limbs, Trunk Scar
821	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Lean, Crowded	Callus
822	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Crown Lean, Crowded	Sparse foliage
823	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	12	3 - Fair	Unbalanced, Crown Lean, Crowded	
824	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	19	3 - Fair	Crowded	
825	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crowded	
826	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Crowded	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
827	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	19,18	5 - Poor	V-shaped joint, Double Leader, Split Risk	Wood rot, Cavity, Trunk Scar
828	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	18,13,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Leader
830	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	17	4 - Fair/Poor	Poor Form, Crown Lean	
831	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	14,10	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	Tip die-back
832	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	20,16	5 - Poor	V-shaped joint, Double Leader, Split Risk	Dead Limbs
840	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	Stress
841	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Poor Form, Crown Lean, Crowded	
842	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Poor Form, Crowded	
843	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	12	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	
844	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Unbalanced, Poor Form, Crown Lean	
848	REMOVE	0				*Salix nigra*	Black Willow	19	4 - Fair/Poor	Poor Form	
849	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	4 - Fair/Poor	Poor Form, Crowded	Tip die-back
850	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Lean, Poor Form, Crowded	Tip die-back
851	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	5 - Poor	Strong lean, Poor Form	
852	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Poor Form, Crowded	Tip die-back
853	REMOVE		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	5 - Poor	Strong lean, Poor Form	Tip die-back, Trunk Damage
855	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	11,4	5 - Poor	V-shaped joint, Double Leader, Split Risk	
856	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Lean, Poor Form, Crowded	
860			Protected (DQ'd by condition)			*Ulmus pumila*	Siberian Elm	17	4 - Fair/Poor	Poor Form	Trunk Damage
861	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	22	3 - Fair	Poor Form	
869	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	4 - Fair/Poor	Lean, Crowded	Dead Leader
870	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	23	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Broken Limb	Cavity

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
872	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	18	3 - Fair	Poor Form, Crown Lean	
873	REMOVE	0				*Salix nigra*	Black Willow	17	6 - Dead		
874	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	21	3 - Fair	Lean, Crown Lean, Crowded	
875	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9,6	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	Trunk Scar
876	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	12,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crown Lean	
877	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	5 - Poor		>50% dead wood, Dead Leader, Adventitious Growth
878	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	14	4 - Fair/Poor	Lean, Crown Lean	Cavity, Trunk Scar
880	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	18	6 - Dead		
881	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	35,20,16	5 - Poor	V-shaped joint, Double Leader, Split Risk	
882	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	12,12	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Crowded	
885	REMOVE	2	Protected			*Ulmus americana*	American Elm	11	3 - Fair	Lean, Crown Lean	
886	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	11	5 - Poor	Strong lean, Broken Leader	>50% dead wood, Dead Leader, Adventitious Growth
887	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	24	3 - Fair		20% dead wood
888	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	19	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean, Crowded	
889	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Lean, Crowded	20% dead wood
890	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	14	4 - Fair/Poor		Dead Limbs, Tip die-back
891	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	32	3 - Fair		20% dead wood, Dead Limbs
892	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	11	5 - Poor		>50% dead wood, Adventitious Growth
894	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	22,18,9	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar
896	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	13,12,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
897	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	17	6 - Dead		
898	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	18	6 - Dead		
900	REMOVE	2	Protected			*Acer saccharinum*	Silver Maple	13	3 - Fair		Tip die-back
901	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	14	6 - Dead		
902	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	10,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	
903	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Crowded	
904	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	11	6 - Dead		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
905	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	6	6 - Dead		
906	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	18	3 - Fair		10% dead wood
907	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	9	6 - Dead		
908	REMOVE	0	Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	9	4 - Fair/Poor		Dead Leader, Trunk Scar
909	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	12	4 - Fair/Poor	Unbalanced	Dead Limbs
910	REMOVE	0	Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	12	4 - Fair/Poor		Dead Leader
911	REMOVE	0	Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	11	4 - Fair/Poor		Wood rot, Cavity
912	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Lean	
915	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	28	3 - Fair		10% dead wood
916	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	8,7	6 - Dead		
919	**PRESERVE**					*Salix nigra*	Black Willow	16	3 - Fair	Lean, Crown Lean	
921	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	9	4 - Fair/Poor	Crown Lean	Tip die-back
925	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Poor Form	
930	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	11	6 - Dead		
932	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Crown Lean	
952	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	12	6 - Dead		
953	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	14	6 - Dead		
954	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	8	6 - Dead		
955	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	20	6 - Dead		
957	**PRESERVE**		Protected (DQ'd by condition)			-	Unknown	24	6 - Dead		
968	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	14	6 - Dead		
984	**PRESERVE**			Key (DQ'd by condition)		*Quercus rubra*	Red Oak	13	4 - Fair/Poor		30% dead wood, Dead Leader, Trunk Scar
986	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	14	2 - Good		
994	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	18	6 - Dead		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
995	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	20	6 - Dead		
996	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	24,14	6 - Dead		
997	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	19	6 - Dead		
1014	**PRESERVE**			Key		*Quercus alba*	White Oak	10	3 - Fair	Unbalanced	
1017	**PRESERVE**			Key		*Quercus rubra*	Red Oak	15	3 - Fair	Unbalanced	
1020	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus alba*	White Oak	36	4 - Fair/Poor	Unbalanced	Dead Limbs, Tip die-back, Stress
1022	**PRESERVE**		Protected			*Ulmus americana*	American Elm	9	3 - Fair	Crowded	
1026	**PRESERVE**				Heritage	*Quercus alba*	White Oak	40	2 - Good		
1030	**PRESERVE**					*Quercus alba*	White Oak	9	3 - Fair	Unbalanced, Crown Lean, Crowded	
1035	**PRESERVE**			Key		*Quercus rubra*	Red Oak	13	3 - Fair	Lean, Unbalanced	20% dead wood
1039	**PRESERVE**			Key		*Quercus rubra*	Red Oak	16	3 - Fair		10% dead wood
1041	**PRESERVE**			Key		*Quercus rubra*	Red Oak	10	N	Crown Lean	
1042	**PRESERVE**			Key		*Quercus alba*	White Oak	9	3 - Fair	Crown Lean	Tip die-back
1045	**PRESERVE**			Key		*Quercus alba*	White Oak	12	3 - Fair	Unbalanced	10% dead wood
1049	**PRESERVE**			Key		*Quercus alba*	White Oak	13	3 - Fair		10% dead wood, Dead Limbs, Tip die-back
1052	**PRESERVE**			Key (DQ'd by condition		*Quercus bicolor*	Swamp White Oak	10	4 - Fair/Poor	Crown Lean, Crowded	Tip die-back, Stress
1053	**PRESERVE**			Key		*Quercus alba*	White Oak	13	3 - Fair	Lean, Crowded	10% dead wood
1054	**PRESERVE**			Key		*Quercus alba*	White Oak	11	3 - Fair	Unbalanced, Crowded	20% dead wood
1056	**PRESERVE**			Key		*Quercus alba*	White Oak	15	3 - Fair	Unbalanced	10% dead wood
1057	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	17	4 - Fair/Poor	Poor Form, Pruned Leader	Adventitious Growth
1058	REMOVE	0				*Fraxinus pennsylvanica*	Ash	17	6 - Dead		
1060	**PRESERVE**			Key		*Quercus bicolor*	Swamp White Oak	10	3 - Fair	Poor Form, Crown Lean	
1061	**PRESERVE**			Key		*Quercus rubra*	Red Oak	8	3 - Fair	Crown Lean, Crowded	
1063	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	14	4 - Fair/Poor		20% dead wood, Dead Limbs, Adventitious Growth, Stress
1064	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	16	3 - Fair	Crown Lean, Crowded	Dead Limbs
1065	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	25	4 - Fair/Poor		Dead Limbs, Adventitious Growth
1066	**PRESERVE**			Key		*Quercus alba*	White Oak	26	3 - Fair		Dead Limbs, Tip die-back
1067	**PRESERVE**			Key		*Quercus alba*	White Oak	29	3 - Fair	Lean, Crown Lean	Dead Limbs, Bark Fungus
1068	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Lean	Tip die-back
1069	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	10	4 - Fair/Poor	Poor Form, Broken Limb	Trunk Scar
1070	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Unbalanced, Crown Lean, Crowded	
1073	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	13	4 - Fair/Poor	Unbalanced, Crown Lean, Crowded	Trunk Damage
1075	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Unbalanced, Crowded	Cavity
1076	**PRESERVE**		Protected			*Ulmus americana*	American Elm	26	3 - Fair	Poor Form	Dead Limbs

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1077	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	6 - Dead		
1080	**PRESERVE**			Key		*Quercus alba*	White Oak	27	2 - Good	Lean	10% dead wood, Dead Limbs
1081	**PRESERVE**				Heritage	*Quercus alba*	White Oak	44	3 - Fair		Dead Limbs, Cavity, Tip die-back
1082	REMOVE	3		Key		*Quercus alba*	White Oak	24	2 - Good		
1089	REMOVE	3		Key		*Quercus alba*	White Oak	27	3 - Fair		
1091	REMOVE	3		Key		*Quercus alba*	White Oak	25	3 - Fair	Lean, Unbalanced	
1093	REMOVE	3		Key		*Quercus bicolor*	Swamp White Oak	29	4 - Fair/Poor	Broken Leader	Fungus-Stem, Cavity
1095	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	24	3 - Fair		30% dead wood, Dead Limbs
1096	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Unbalanced	
1097	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	29	3 - Fair		20% dead wood, Dead Limbs
1099	**PRESERVE**			Key		*Quercus alba*	White Oak	23	3 - Fair		30% dead wood, Dead Limbs
1101	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	27	3 - Fair	Crown Lean	30% dead wood, Dead Limbs, Adventitious Growth
1102	**PRESERVE**			Key		*Quercus alba*	White Oak	22	3 - Fair	Unbalanced, Crowded	20% dead wood, Dead Limbs, Trunk Scar
1103	**PRESERVE**			Key		*Quercus alba*	White Oak	18	3 - Fair	Unbalanced, Crown Lean, Crowded	
1104	**PRESERVE**			Key		*Quercus alba*	White Oak	24	3 - Fair	Crowded	30% dead wood, Dead Limbs
1105	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	13	3 - Fair	Crown Lean, Crowded	
1106	**PRESERVE**			Key		*Quercus alba*	White Oak	28	3 - Fair		20% dead wood, Dead Limbs
1108	**PRESERVE**			Key		*Quercus rubra*	Red Oak	9	3 - Fair	Unbalanced, Crown Lean	
1110	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	29	2 - Good		
1111	**PRESERVE**			Key		*Quercus alba*	White Oak	29	3 - Fair		Dead Limbs, Adventitious Growth
1112	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	5 - Poor	Crowded	40% dead wood, Dead Limbs, Peeling Bark
1114	**PRESERVE**			Key		*Quercus rubra*	Red Oak	12	3 - Fair	Lean	10% dead wood
1115	**PRESERVE**			Key		*Quercus rubra*	Red Oak	14	3 - Fair	Lean	20% dead wood
1117	**PRESERVE**			Key		*Quercus bicolor*	Swamp White Oak	10	3 - Fair	Unbalanced	
1118	**PRESERVE**			Key		*Quercus alba*	White Oak	20	3 - Fair	Unbalanced	Dead Limbs
1120	**PRESERVE**			Key (DQ'd by condition		*Ulmus americana*	American Elm	13	6 - Dead		
1121	**PRESERVE**			Key		*Quercus alba*	White Oak	22	3 - Fair	Lean, Crowded	Dead Limbs
1122	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	26	2 - Good		20% dead wood, Dead Limbs
1123	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	12	3 - Fair	Crown Lean, Crowded	
1124	**PRESERVE**				Heritage	*Carya ovata*	Shagbark Hickory	20	2 - Good		
1125	**PRESERVE**			Key (DQ'd by condition		*Quercus macrocarpa*	Bur Oak	16	4 - Fair/Poor	Unbalanced, Crown Lean	Dead Limbs, Pruned Leader
1126	**PRESERVE**			Key		*Quercus alba*	White Oak	20	3 - Fair		20% dead wood, Dead Limbs
1128	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus alba*	White Oak	35	4 - Fair/Poor		Cavity, Adventitious Growth
1129	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	26	3 - Fair	Unbalanced	20% dead wood, Dead Limbs, Tip die-back
1130	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	33	3 - Fair	Unbalanced	10% dead wood
1131	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	28	3 - Fair	Unbalanced	10% dead wood
1133	**PRESERVE**			Key		*Quercus alba*	White Oak	21	3 - Fair		Dead Limbs, Adventitious Growth
1134	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	28	3 - Fair		30% dead wood, Dead Limbs
1136	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	27	3 - Fair	Crown Lean	
1137	**PRESERVE**			Key		*Quercus rubra*	Red Oak	9	3 - Fair	Lean	
1138	**PRESERVE**				Heritage	*Quercus alba*	White Oak	34	3 - Fair		10% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1139	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	27	3 - Fair	Unbalanced	30% dead wood, Dead Limbs
1140	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	23	3 - Fair	Unbalanced, Crown Lean, Crowded	20% dead wood
1141	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus macrocarpa*	Bur Oak	30	4 - Fair/Poor		Adventitious Growth, Tip die-back
1141-new	**PRESERVE**			Key		*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Lean, Crowded	no additional tree shown
1142	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	39	3 - Fair	Unbalanced, Crown Lean	
1143	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	23	3 - Fair	Unbalanced	Dead Limbs
1144	REMOVE	3		Key		*Quercus alba*	White Oak	16,9	3 - Fair	V-shaped joint, Double Leader, Crown Lean, Bark Fungus	
1145	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	25	6 - Dead		
1146	**PRESERVE**			Key		*Quercus alba*	White Oak	29	3 - Fair	Lean	Dead Limbs, Tip die-back
1147	**PRESERVE**					*Ulmus americana*	American Elm	7	3 - Fair	Poor Form	
1148	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	32,29	3 - Fair	V-shaped joint, Double Leader, Crown Lean	
1151	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	32	3 - Fair	Lean, Unbalanced, Crown Lean	Dead Limbs
1157	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean, Broken Leader	
1161	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	9	5 - Poor		
1163	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	4 - Fair/Poor	Broken Leader	Dead Leader, Adventitious Growth
1166	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crowded	
1167	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	11,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	
1170	**PRESERVE**		Protected			*Ulmus americana*	American Elm	10	3 - Fair	Crown Lean, Crowded	
1171	**PRESERVE**			Key		*Quercus alba*	White Oak	27	3 - Fair		Dead Limbs, Trunk Scar, Bark Fungus
1173	**PRESERVE**				Heritage	*Quercus alba*	White Oak	36	3 - Fair	Unbalanced	Tip die-back
1174	REMOVE	0			Heritage (DQ'd by condition)	*Quercus alba*	White Oak	30	4 - Fair/Poor	Unbalanced, Crown Lean	Dead Leader, Fungus-Stem, Cavity
1176	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus alba*	White Oak	36	6 - Dead		
1179	**PRESERVE**				Heritage	*Quercus alba*	White Oak	34	3 - Fair	Broken Limb	10% dead wood, Dead Limbs
1181	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	6 - Dead		
1182	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	19	5 - Poor	V-shaped joint, Split Risk, Fused Leaders	
1191	**PRESERVE**		Protected			*Ulmus americana*	American Elm	12	3 - Fair	Poor Form	
1193	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	42	4 - Fair/Poor		Dead Limbs, Adventitious Growth, Tip die-back
1198	REMOVE	0		Key (DQ'd by condition		*Quercus alba*	White Oak	22	4 - Fair/Poor	Poor Form	Cavity
1202	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	10	4 - Fair/Poor	Unbalanced, Crown Lean	20% dead wood, Tip die-back
1213	REMOVE	3		Key		*Quercus bicolor*	Swamp White Oak	11	3 - Fair	Crown Lean	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1225	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	26	4 - Fair/Poor	Unbalanced, Crown Lean, Broken Leader	Adventitious Growth
1226	REMOVE	0				*Fraxinus pennsylvanica*	Ash	9	6 - Dead		
1227	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	8	4 - Fair/Poor	Poor Form	Cavity
1240	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	15	3 - Fair	Unbalanced, Crown Lean, Crowded	
1241	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	16	3 - Fair	Unbalanced, Crown Lean	20% dead wood
1242	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	16	3 - Fair	Unbalanced, Crown Lean	
1244	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	13	4 - Fair/Poor	Crown Lean, Crowded	Adventitious Growth, Tip die-back
1245	REMOVE	0		Key (DQ'd by condition		*Quercus macrocarpa*	Bur Oak	16	4 - Fair/Poor	Crowded	Adventitious Growth, Tip die-back
1246	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	18,6	3 - Fair	Crowded	
1248	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	10	3 - Fair		Adventitious Growth
1249	REMOVE	0		Key (DQ'd by condition		*Quercus macrocarpa*	Bur Oak	19	4 - Fair/Poor	Unbalanced, Crown Lean	Adventitious Growth, Tip die-back
1250	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	15,11,9,8,5	6 - Dead		
1251	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	18	6 - Dead		
1252	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	14	4 - Fair/Poor	Poor Form, Crown Lean	Trunk Scar
1256	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8,8,7,6,5	6 - Dead		
1263	REMOVE	0				*Ulmus americana*	American Elm	7,7	5 - Poor	V-shaped joint, Double Leader, Split Risk	
1264	**PRESERVE**		Protected			*Ulmus americana*	American Elm	11	3 - Fair	Crown Lean	
1266	REMOVE	0		Key (DQ'd by condition		*Celtis occidentalis*	Hackberry	10	4 - Fair/Poor	Poor Form	50% dead wood, Cavity
1269	REMOVE	0				-	Unknown	13	6 - Dead		
1274	REMOVE	0				-	Unknown	10	6 - Dead		
1275	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	9,8,6,6,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Broken Leader	Cavity, Trunk Scar
1276	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	11	3 - Fair	Unbalanced	20% dead wood
1277	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	9	3 - Fair		Tip die-back
1278	REMOVE	0		Key (DQ'd by condition		*Celtis occidentalis*	Hackberry	10	4 - Fair/Poor		Dead Limbs, Cavity, Trunk Scar
1280	REMOVE	0				*Fraxinus pennsylvanica*	Ash	12	6 - Dead		
1281	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	9	2 - Good		
1286	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	10,10	6 - Dead		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1287	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	21,20	5 - Poor	V-shaped joint, Double Leader, Split Risk	
1288	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	>50% dead wood
1290	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	12	6 - Dead		
1291	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	9,9,7	6 - Dead		
1292	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	14	6 - Dead		
1297	REMOVE	3		Key		*Acer rubrum*	Red Maple	15	3 - Fair		Trunk Scar
1299	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	9	3 - Fair		20% dead wood
1300	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	9	4 - Fair/Poor		>50% dead wood
1301	REMOVE	0		Key (DQ'd by condition		*Quercus rubra*	Red Oak	10	4 - Fair/Poor		10% dead wood, Dead Leader
1432	**PRESERVE**					*Quercus alba*	White Oak	6	3 - Fair	Unbalanced, Crown Lean, Crowded	
1433	**PRESERVE**					*Quercus alba*	White Oak	7	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	
1435	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	4 - Fair/Poor	Crown Lean, Crowded	Adventitious Growth
1436	**PRESERVE**					*Ulmus americana*	American Elm	7	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean, Crowded	Dead Limbs
3001	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	13	3 - Fair	Crowded	
3002	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	15	3 - Fair	Unbalanced, Crown Lean	
3003	REMOVE	2	Protected			*Ulmus americana*	American Elm	15	3 - Fair	Poor Form, Crown Lean	
3004	REMOVE	0		Key (DQ'd by condition		*Quercus rubra*	Red Oak	16	4 - Fair/Poor	Crown Lean	50% dead wood, Dead Limbs
3005	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	14	2 - Good		10% dead wood
3007	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crowded	
3008	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	13	3 - Fair		20% dead wood
3009	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor		40% dead wood, Dead Leader
3010	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor		30% dead wood, Dead Leader, Trunk Scar
3011	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	8	3 - Fair	Crown Lean	
3012	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	8	3 - Fair		Dead Limbs
3013	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8	4 - Fair/Poor		Dead Limbs, Dead Leader, Fungus-Stem
3014	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor	Crown Lean, Crowded	Dead Leader
3015	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8	4 - Fair/Poor	Crown Lean, Crowded	50% dead wood
3016	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	15	3 - Fair	Crowded	
3017	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	10	3 - Fair	Crowded	
3018	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	14	3 - Fair	Crowded	
3019	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	12	3 - Fair		10% dead wood
3020	REMOVE	0				*Ulmus americana*	American Elm	7	3 - Fair		
3021	**PRESERVE**			Key		*Quercus alba*	White Oak	23	3 - Fair	Lean, Crown Lean, Crowded	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
3022	**PRESERVE**			Key		*Quercus alba*	White Oak	11	3 - Fair	Unbalanced, Crown Lean	
3023	**PRESERVE**			Key		*Quercus rubra*	Red Oak	14	3 - Fair	Lean, Crown Lean	
3024	**PRESERVE**				Heritage	*Quercus alba*	White Oak	36	3 - Fair		30% dead wood, Dead Limbs, Tip die-back
3025	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	9,4,4,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Limbs, Cavity
3026	**PRESERVE**		Protected			*Ulmus americana*	American Elm	10	3 - Fair	Poor Form, Crown Lean	
3027	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	15	3 - Fair	Crown Lean	Tip die-back
3028	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8,7,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
3029	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	10	4 - Fair/Poor	Poor Form	Dead Limbs
3030	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	8,7	6 - Dead		
3031	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Poor Form, Crown Lean, Supporting dead tree	
3032	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean	
3034	REMOVE	0				*Salix nigra*	Black Willow	15	4 - Fair/Poor	Lean, Crown Lean, Crowded	Trunk Scar
3035	**PRESERVE**		Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	8	4 - Fair/Poor	Poor Form, Crowded	
3036	**PRESERVE**		Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12	4 - Fair/Poor	Poor Form, Crowded	
3037	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crowded	
3038	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8,4	5 - Poor	V-shaped joint, Double Leader, Split Risk	
3039	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	
3040	REMOVE	0				*Crataegus sp.*	Hawthorn	6,5	5 - Poor	V-shaped joint, Double Leader, Split Risk, Unbalanced	Cavity
3041	REMOVE	0				*Crataegus sp.*	Hawthorn	6,4	4 - Fair/Poor	U-shaped joint, Double Leader	Trunk Scar
3042	REMOVE	3		Key		*Quercus bicolor*	Swamp White Oak	8	3 - Fair	Crown Lean	
3043	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	8	3 - Fair	Unbalanced	
3044	**PRESERVE**					*Quercus alba*	White Oak	35	4 - Fair/Poor		Dead Limbs, Cavity
3045	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	26	3 - Fair	Crown Lean, Crowded	Adventitious Growth
3046	**PRESERVE**			Key (DQ'd by condition		*Quercus rubra*	Red Oak	13,8	5 - Poor	V-shaped joint, Double Leader, Split Risk	20% dead wood
3047	**PRESERVE**			Key		*Quercus rubra*	Red Oak	16	3 - Fair	Lean, Crown Lean, Crowded	30% dead wood, Dead Limbs
3048	**PRESERVE**			Key		*Quercus alba*	White Oak	17	3 - Fair	Lean, Crowded	
3049	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	7,4,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
3050	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	6,5,5,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity
3051	**PRESERVE**		Protected			*Gleditsia triacanthos*	Honey Locust	18	3 - Fair		30% dead wood
3052	**PRESERVE**		Protected			*Gleditsia triacanthos*	Honey Locust	18	2 - Good		20% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
3053	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	6,5,2,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	50% dead wood
3054	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	18,10	5 - Poor	V-shaped joint, Double Leader, Split Risk, Broken Leader	Dead Leader
3055	REMOVE	0	Protected (DQ'd by condition)			*Morus alba*	White Mulberry	12	4 - Fair/Poor	Lean, Broken Limb	
3056	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8	3 - Fair	Crown Lean, Crowded	20% dead wood
3057	**PRESERVE**		Protected			*Acer saccharinum*	Silver Maple	11	3 - Fair	Crown Lean, Crowded	
3058	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	19	3 - Fair	Crowded	
3059	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	20	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean	Cavity, Tip die-back
3060	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8,6,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Limbs, Dead Leader
3061	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	4 - Fair/Poor	Lean, Poor Form	Dead Leader, Cavity, Trunk Damage
3062	**PRESERVE**					*Aesculus hippocastanum*	Horse Chestnut	7	4 - Fair/Poor	Poor Form	
3063	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Lean, Poor Form	Trunk Damage
3064	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	16,10,8,7	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crowded	
3065	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	4 - Fair/Poor	Lean, Poor Form, Crowded	
3066	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	5 - Poor	Strong lean	
3067	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	34	4 - Fair/Poor	Broken Limb	Fungus-Stem, Trunk Damage, Callus
3068	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	16	5 - Poor	Strong lean, Poor Form	
3069	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	6	4 - Fair/Poor	Crown Lean, Crowded	20% dead wood, Tip die-back, Trunk Scar
3070	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	7	3 - Fair	Crown Lean, Crowded	20% dead wood, Adventitious Growth
3071	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	6	3 - Fair		Adventitious Growth
3072	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean, Crowded	Adventitious Growth
3073	REMOVE	0				*Fraxinus sp.*	Ash	7	5 - Poor		>50% dead wood, Insect damage, Adventitious Growth
3074	REMOVE	0				*Morus alba*	White Mulberry	6	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	
3075	REMOVE	0				*Morus alba*	White Mulberry	7	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	Trunk Scar
3076	REMOVE	0				*Morus alba*	White Mulberry	7	5 - Poor	Strong lean, Poor Form, Crown Lean, Crowded, Broken Limb	
3077	REMOVE	0				*Populus deltoides*	Eastern Cottonwood	6	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	
3078	REMOVE	0				*Morus alba*	White Mulberry	6	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	
3079	REMOVE	0				*Robinia pseudoacacia*	Black Locust	7	4 - Fair/Poor	Strong lean, Crown Lean, Crowded	
3080	REMOVE	0				*Ulmus americana*	American Elm	7	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean, Crowded	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
3081	REMOVE	0				*Salix nigra*	Black Willow	17	5 - Poor	Split Leaders, Strong lean, Crown Lean	50% dead wood, Wood rot, Cavity
3082	REMOVE	0				*Ulmus americana*	American Elm	6	4 - Fair/Poor	Crown Lean, Topped, Near power lines	
3083	REMOVE	0				*Celtis occidentalis*	Hackberry	7	5 - Poor		50% dead wood
		162	**Total Replacements Required**								
POLICE HEADQUARTERS AND FIRE STATION SITE (TREES NOT TAGGED NOR INVENTORIED)											
A	REMOVE		Protected			*Platanus occidentalis*	Sycamore	10		Location: East side of Police Headquarters site, removal due to sidewalk relocation.	
B	REMOVE					*Gymnocladus dioicus*	Kentucky Coffeetree	6		Location: East side of Police Headquarters site, removal due to sidewalk relocation.	
C	REMOVE					*Celtis occidentalis*	Hackberry	4		Location: Southwest side of Police Headquarters site, removal due to conflict with new egress to Deerfield Road.	
SOUTH PRESERVATION AREA (TO REMAIN UNDISTURBED). TREES LISTED BELOW WERE INVENTORIED 11/18/22, BUT THEIR EXISTENCE REMAINS UNVERIFIED.											
401	**PRESERVE**					*Acer negundo*	Boxelder Maple	10	5		excessive lean, split trunk, damaged leader
402	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3		weak crotch, vine infested, slight sweep, twist in trunk
403	**PRESERVE**					*Salix nigra*	Black Willow	29	3		heavy deadwood, weak crotch, multiple leaders, suckering
404	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
405	**PRESERVE**					*Populus deltoides*	Cottonwood	17	3		minor deadwood, weak crotch, double leader
406	**PRESERVE**					*Salix nigra*	Black Willow	11	6		
407	**PRESERVE**					*Populus deltoides*	Cottonwood	16	2		minor deadwood, thin crown
408	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
409	**PRESERVE**					*Ulmus americana*	American Elm	10	3		over-topped, slight sweep
410	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
411	**PRESERVE**					*Quercus alba*	White Oak	11	4		one sided, damaged leader, epicormics, pruned for overhead wires
412	**PRESERVE**					*Quercus alba*	White Oak	10	4		damaged leader, epicormics, twist in trunk, pruned for overhead wires
413	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	15	3		minor deadwood, one sided, suckering, epicormics
415	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
416	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
417	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
418	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
419	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
420	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	7	2		over-topped, twist in trunk, epicormics
421	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	17	6		
422	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
423	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
424	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
425	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	9	3		one sided, twist in trunk, pruned for overhead wires
426	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	8	3		overhead wires
430	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
431	**PRESERVE**					*Populus deltoides*	Cottonwood	22	3		heavy deadwood, weak crotch, slight lean, twist in trunk, double leader, trunk scar
432	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
433	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
436	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
438	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
440	**PRESERVE**					*Populus deltoides*	Cottonwood	23	3		minor deadwood, weak crotch, one sided, twist in trunk
442	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		minor deadwood, weak crotch, trunk scar, one sided
444	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
446	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
449	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
452	**PRESERVE**					*Ulmus americana*	American Elm	11	4		one sided, suckering, over-topped, slight sweep, pruned for side wires, double leader
455	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	16	3		suckering, multiple leaders
456	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		side wires
457	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	15	6		side wires
458	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	13	3		one sided, epicormics, pruned for side wires, double leader, slight sweep
459	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
460	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	11	3		one sided, epicormics, slight sweep, pruned for side wires
462	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		vine infested
463	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	9	3		minor deadwood, thin crown, epicormics
464	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	9	4		epicormics, vine infested, pruned for side wires, minor deadwood, weak crotch, slight sweep, double leader
465	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	15	3		minor deadwood, one sided, epicormics, slight sweep, pruned for side wires
466	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	17	6		
467	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
468	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
469	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	8	2		over-topped, epicormics, slight sweep
480	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
481	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
482	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		side wires
483	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		side wires
484	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
485	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
486	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		side wires
487	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
489	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
490	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
491	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
492	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		side wires
493	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
494	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		side wires
495	**PRESERVE**					*Tilia americana*	Basswood	11	3		one sided, suckering
496	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		

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497	**PRESERVE**					*Tilia americana*	Basswood	9	3		suckering, damaged leader, pruned for overhead wires
498	**PRESERVE**					*Tilia americana*	Basswood	11	3		suckering, damaged leader, thin crown, pruned for overhead wires (5), one sided
499	**PRESERVE**					*Tilia americana*	Basswood	11	2		thin crown, twist in trunk, one sided, trunk scar
500	**PRESERVE**					*Tilia americana*	Basswood	6	2		one sided, slight sweep, multiple leaders, minor deadwood
501	**PRESERVE**					*Tilia americana*	Basswood	11	2		one sided, pruned for side wires, weak crotch, slight sweep, double leader
502	**PRESERVE**					*Tilia americana*	Basswood	18	3		minor deadwood, slight sweep, multiple leaders
503	**PRESERVE**					*Tilia americana*	Basswood	8	3		one sided, over-topped, slight sweep
504	**PRESERVE**					*Tilia americana*	Basswood	10	3		trunk scar, one sided, twist in trunk
505	**PRESERVE**					*Tilia americana*	Basswood	10	3		one sided, twist in trunk
507	**PRESERVE**					*Ulmus americana*	American Elm	10	3		sweep, over-topped, minor deadwood
508	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
511	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
512	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
513	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
514	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
515	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
517	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
518	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
520	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
522	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
524	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
525	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
527	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
528	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
532	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
533	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
534	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
535	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
536	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
537	**PRESERVE**					*Ulmus americana*	American Elm	16	3		over-topped, twist in trunk, double leader
544	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
546	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
547	**PRESERVE**					*Pinus strobus*	Eastern White Pine	7	4		trunk scar, over-topped, twist in trunk, sparse foliage
548	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
549	**PRESERVE**					*Pinus strobus*	Eastern White Pine	7	3		one sided, over-topped, slight sweep
550	**PRESERVE**					*Pinus strobus*	Eastern White Pine	9	3		thin crown, slight lean, one sided
551	**PRESERVE**					*Pinus strobus*	Eastern White Pine	9	3		one sided, limbed up, minor deadwood
552	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
553	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
554	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
555	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
556	**PRESERVE**					*Populus deltoides*	Cottonwood	22	3		minor deadwood, twist in trunk, multiple leaders
557	**PRESERVE**					*Populus deltoides*	Cottonwood	15	3		one sided, sweep, over-topped
558	**PRESERVE**					*Populus deltoides*	Cottonwood	18	3		heavy deadwood, dieback, slight sweep, double leader

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
559	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		weak crotch, slight lean, multiple leaders
561	**PRESERVE**					*Populus deltoides*	Cottonwood	10	6		
562	**PRESERVE**					*Populus deltoides*	Cottonwood	29	3		minor deadwood, one sided, slight lean, multiple leaders
563	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
564	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
565	**PRESERVE**					*Acer negundo*	Boxelder Maple	14	3		weak crotch, slight lean, double leader, minor deadwood, suckering
566	**PRESERVE**					*Acer negundo*	Boxelder Maple	12	3		vine infested, slight lean, twist in trunk, weak crotch
567	**PRESERVE**					*Acer negundo*	Boxelder Maple	16	3		slight lean, multiple leaders, decay, minor deadwood, suckering
569	**PRESERVE**					*Acer negundo*	Boxelder Maple	11	3		minor deadwood, weak crotch, slight lean, suckering
570	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	3		minor deadwood, weak crotch, thin crown, slight sweep, suckering
571	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3		minor deadwood, slight lean, twist in trunk
572	**PRESERVE**					*Acer saccharinum*	Silver Maple	9	3		over-topped, vine infested, slight lean, slight sweep, double leader
573	**PRESERVE**					*Populus deltoides*	Cottonwood	14	3		minor deadwood, twist in trunk, multiple leaders
575	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
576	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
577	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
580	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
582	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	15	6		
589	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
590	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
594	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
595	**PRESERVE**					*Populus deltoides*	Cottonwood	12	4		minor deadwood, thin crown, twist in trunk, trunk scar, crossing branches
596	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	4		minor deadwood, sweep, suckering, over-topped, basal decay, decay
597	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, slight lean, slight sweep
598	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
599	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
600	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
601	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	9	3	Crowded	Adventitious Growth, Tip die-back
602	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Crowded	10% dead wood
603	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Lean, Crown Lean, Crowded	20% dead wood
604	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Lean, Crown Lean, Crowded	40% dead wood
605	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6	Crown Lean	Dead Limbs
606	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3	V-shaped joint, Double Leader, Crown Lean	30% dead wood, Dead Leader
607	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Lean, Poor Form, Crowded	
608	**PRESERVE**					*Populus deltoides*	Cottonwood	9	6	Lean, Unbalanced, Poor Form, Crown Lean, Broken Limb	
609	**PRESERVE**					*Populus deltoides*	Cottonwood	10	3	Unbalanced, Crown Lean	
610	**PRESERVE**					*Populus deltoides*	Cottonwood	24	3		broken limbs, slight sweep, minor deadwood
611	**PRESERVE**					*Populus deltoides*	Cottonwood	19	3		minor deadwood, weak crotch, multiple leaders
613	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
614	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
615	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
616	**PRESERVE**					*Ulmus pumila*	Siberian Elm	13	3		minor deadwood, basal scar, double leader
617	**PRESERVE**					*Ulmus pumila*	Siberian Elm	9	4		minor deadwood, vine infested, slight sweep, one sided
619	**PRESERVE**					*Tilia americana*	Basswood	15	3		one sided, sweep, over-topped, damaged leader, basal scar
620	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
623	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
624	**PRESERVE**					*Tilia americana*	Basswood	12	3		minor deadwood, suckering, double leader
625	**PRESERVE**					*Ulmus americana*	American Elm	12	6		
626	**PRESERVE**					*Ulmus americana*	American Elm	8	4		overhead wires
627	**PRESERVE**					*Ulmus americana*	American Elm	13	6		
628	**PRESERVE**					*Ulmus americana*	American Elm	9	6		side wires
629	**PRESERVE**					*Ulmus americana*	American Elm	8	6		
630	**PRESERVE**					*Ulmus americana*	American Elm	11	6		
633	**PRESERVE**					*Ulmus americana*	American Elm	12	3		weak crotch, over-topped, slight sweep, minor deadwood
634	**PRESERVE**					*Salix nigra*	Black Willow	22	5		heavy deadwood, weak crotch, suckering, dieback, decay
635	**PRESERVE**					*Populus deltoides*	Cottonwood	14	3		slight sweep, double leader, one sided
637	**PRESERVE**					*Populus deltoides*	Cottonwood	21	3		broken limbs, slight sweep, minor deadwood
639	**PRESERVE**					*Populus deltoides*	Cottonwood	15	3		minor deadwood, double leader
640	**PRESERVE**					*Acer negundo*	Boxelder Maple	8	4		minor deadwood, sweep, over-topped, double leader
641	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	2		weak crotch, one sided, over-topped, slight sweep
643	**PRESERVE**					*Morus alba*	Mulberry	8	3		minor deadwood, slight lean, double leader, one sided
644	**PRESERVE**					*Populus deltoides*	Cottonwood	19	3		weak crotch, one sided, slight sweep, double leader, minor deadwood
645	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, slight lean, twist in trunk
646	**PRESERVE**					*Populus deltoides*	Cottonwood	6	5		suckering, thin crown, slight sweep, minor deadwood, sparse foliage
647	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	11	3		minor deadwood, slight sweep
648	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	10	3		weak crotch, over-topped, slight lean, slight sweep, heavy deadwood
649	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		minor deadwood, one sided, over-topped, slight lean, twist in trunk
650	**PRESERVE**					*Populus deltoides*	Cottonwood	17	3		slight sweep, minor deadwood
651	**PRESERVE**					*Populus deltoides*	Cottonwood	11	3		one sided, slight lean, double leader, over-topped, sweep
653	**PRESERVE**					*Populus deltoides*	Cottonwood	21	3		slight lean, twist in trunk, multiple leaders
654	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	2		slight lean, twist in trunk
655	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		minor deadwood, one sided, slight lean, twist in trunk, multiple leaders
656	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	5		minor deadwood, over-topped, thin crown, slight sweep, sparse foliage, decay
657	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	5		minor deadwood, weak crotch, one sided, over-topped, sparse foliage, dieback
658	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		trunk scar, sweep, excessive lean, growing hori ontally
659	**PRESERVE**					*Morus alba*	Mulberry	8	3		slight sweep, twist in trunk

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
660	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		one sided, over-topped, slight lean, slight sweep, double leader, crossing branches
661	**PRESERVE**					*Populus deltoides*	Cottonwood	22	2		multiple leaders, minor deadwood
662	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		over-topped, slight sweep, one sided, minor deadwood
663	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		one sided, over-topped, slight lean, minor deadwood
665	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		minor deadwood, over-topped, twist in trunk
666	**PRESERVE**					*Populus deltoides*	Cottonwood	26	3		minor deadwood, weak crotch, multiple leaders
667	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		minor deadwood, slight lean, twist in trunk, one sided
668	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	8	3		one sided, slight lean, twist in trunk, minor deadwood
669	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		minor deadwood, trunk scar, one sided, slight lean, twist in trunk
672	**PRESERVE**										
673	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	10	4		weak crotch, vine infested, twist in trunk, minor deadwood, split trunk
674	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	10	2		one sided, twist in trunk, vine infested, minor deadwood
675	**PRESERVE**					*Populus deltoides*	Cottonwood	19	3		minor deadwood, suckering, multiple leaders, slight lean
676	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, weak crotch, double leader
678	**PRESERVE**					*Populus deltoides*	Cottonwood	9	3		minor deadwood, thin crown, slight lean
679	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, one sided, slight lean
680	**PRESERVE**					*Populus deltoides*	Cottonwood	15	3		minor deadwood, slight lean, one sided
685	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
686	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
687	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	8	2		twist in trunk, one sided
689	**PRESERVE**					*Populus deltoides*	Cottonwood	8	4		minor deadwood, thin crown, slight sweep, sparse foliage
691	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		one sided, vine infested, twist in trunk
692	**PRESERVE**					*Tilia americana*	Basswood	8	3		basal scar, one sided, over-topped, twist in trunk
693	**PRESERVE**					*Tilia americana*	Basswood	8	3		multiple leaders, slight sweep
694	**PRESERVE**					*Tilia americana*	Basswood	8	3		one sided, suckering, slight sweep
696	**PRESERVE**					*Tilia americana*	Basswood	8	3		basal scar, thin crown
697	**PRESERVE**					*Tilia americana*	Basswood	8	3		suckering, thin crown
698	**PRESERVE**					*Tilia americana*	Basswood	8	3		suckering, thin crown, double leader
699	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
700	**PRESERVE**					*Tilia americana*	Basswood	7	3		weak crotch, one sided, suckering, thin crown
701	**PRESERVE**					*Ulmus americana*	American Elm	6	6		
702	**PRESERVE**					*Tilia americana*	Basswood	8	3		suckering, damaged leader, pruned for overhead wires
704	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
705	**PRESERVE**					*Tilia americana*	Basswood	9	3		one sided, double leader, suckering
706	**PRESERVE**					*Gleditsia triacanthos*	Honeylocust	10	3		minor deadwood, one sided, double leader
707	**PRESERVE**					*Populus deltoides*	Cottonwood	8	4		minor deadwood, sweep, over-topped, sparse foliage
708	**PRESERVE**										
709	**PRESERVE**					*Morus alba*	Mulberry	11	3		slight lean, twist in trunk, minor deadwood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
710	**PRESERVE**					*Acer negundo*	Boxelder Maple	11	4		minor deadwood, excessive lean, weak crotch, suckering
711	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
712	**PRESERVE**					*Morus alba*	Mulberry	18	3		minor deadwood, weak crotch, one sided, multiple leaders
723	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
724	**PRESERVE**					*Populus deltoides*	Cottonwood	12	3		one sided, twist in trunk, double leader
725	**PRESERVE**					*Populus deltoides*	Cottonwood	10	4		thin crown, slight sweep, minor deadwood
726	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		minor deadwood, slight lean, twist in trunk, multiple leaders
727	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		slight sweep, multiple leaders, minor deadwood
730	**PRESERVE**					*Acer negundo*	Boxelder Maple	11	3		weak crotch, suckering, slight lean, double leader, one sided
732	**PRESERVE**					*Ulmus pumila*	Siberian Elm	12	3		vine infested, slight lean, twist in trunk, multiple leaders, broken limbs
733	**PRESERVE**					*Fraxinus americana*	White Ash	13	4		suckering, multiple leaders, minor deadwood, dieback
738	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	3		minor deadwood, excessive lean, slight sweep
743	**PRESERVE**					*Populus deltoides*	Cottonwood	9	5		minor deadwood, thin crown, twist in trunk, sparse foliage, heavy deadwood
750	**PRESERVE**					*Acer negundo*	Boxelder Maple	10	4		minor deadwood, suckering, dieback, slight sweep, double leader, dead tree caught in crown
751	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
752	**PRESERVE**					*Salix nigra*	Black Willow	13	4		minor deadwood, excessive lean, double leader, suckering, one sided
753	**PRESERVE**					*Acer negundo*	Boxelder Maple	10	4		minor deadwood, suckering, thin crown, slight lean, double leader, one sided, decay
754	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
755	**PRESERVE**					*Ulmus americana*	American Elm	12	6		
756	**PRESERVE**					*Acer negundo*	Boxelder Maple	12	4		basal scar, weak crotch, trunk scar, double leader, slight sweep
757	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	4		weak crotch, suckering, slight sweep, double leader, dieback, multiple leaders
760	**PRESERVE**					*Populus deltoides*	Cottonwood	22	3		minor deadwood, multiple leaders, vine infested
761	**PRESERVE**					*Populus deltoides*	Cottonwood	9	4		minor deadwood, thin crown, slight lean, twist in trunk, sparse foliage
765	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	3		minor deadwood, suckering, slight sweep, twist in trunk

TREES LISTED BELOW WERE SURVEYED AND INVENTORIED 11/18/22, BUT WERE NOT FOUND ON-SITE BY GRWA AND ARE CONSIDERED MISSING/DEAD OR REMOVED

105	MISSING					*Ulmus americana*	American Elm	6			
108	MISSING					*Acer saccharinum*	Silver Maple	6			
129	MISSING					*Quercus bicolor*	Swamp White Oak	9			
131	MISSING					*Malus spp.*	Crabapple	6			
137	MISSING					*Crataegus spp.*	Hawthorn	5			
138	MISSING					*Crataegus spp.*	Hawthorn	4			
153	MISSING					*Gleditsia triacanthos*	Honeylocust	9			
631	MISSING					*Populus deltoides*	Cottonwood	15			
632	MISSING					*Populus deltoides*	Cottonwood	14			

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
636	MISSING					*Ulmus americana*	American Elm	8			
735	MISSING					*Ulmus pumila*	Siberian Elm	18			
736	MISSING					*Acer negundo*	Boxelder Maple	14			
758	MISSING					*Morus alba*	Mulberry	16			
759	MISSING					*Ulmus pumila*	Siberian Elm	10			
767	MISSING					*Ailanthus altissima*	Tree-of-Heaven				
771	MISSING					*Populus deltoides*	Cottonwood				
777	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
786	MISSING					*Populus deltoides*	Cottonwood	12			
794	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
795	MISSING					*Fraxinus pennsylvanica*	Green Ash	8			
798	MISSING					*Ulmus pumila*	Siberian Elm	9			
799	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
800	MISSING					*Acer negundo*	Boxelder Maple	9			
801	MISSING					*Populus deltoides*	Cottonwood	29			
814	MISSING					*Populus deltoides*	Cottonwood				
835	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
836	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
837	MISSING					*Ulmus pumila*	Siberian Elm				
838	MISSING					*Ulmus americana*	American Elm				
839	MISSING					*Populus deltoides*	Cottonwood				
845	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
859	MISSING					*Gleditsia triacanthos*	Honeylocust				
862	MISSING					*Fraxinus pennsylvanica*	Green Ash	8			
863	MISSING					*Fraxinus pennsylvanica*	Green Ash	9			
865	MISSING					*Populus deltoides*	Cottonwood	27			
866	MISSING					*Populus deltoides*	Cottonwood	21			
867	MISSING					*Populus deltoides*	Cottonwood	27			
868	MISSING					*Populus deltoides*	Cottonwood	17			
869	MISSING					*Acer negundo*	Boxelder Maple	11			
933	MISSING					*Ulmus americana*	American Elm	7			
938	MISSING					*Quercus rubra*	Red Oak	7			
944	MISSING					*Ulmus americana*	American Elm	20			
945	MISSING					*Fraxinus pennsylvanica*	Green Ash	18			
946	MISSING					*Ulmus americana*	American Elm	8			
947	MISSING					*Fraxinus pennsylvanica*	Green Ash	13			
948	MISSING					*Quercus bicolor*	Swamp White Oak	10			
950	MISSING					*Ulmus americana*	American Elm	18			
951	MISSING					*Fraxinus pennsylvanica*	Green Ash	9			
962	MISSING					*Fraxinus pennsylvanica*	Green Ash	9			
964	MISSING					*Populus deltoides*	Cottonwood	18			
966	MISSING					*Quercus bicolor*	Swamp white oak	14			
969	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
970	MISSING					*Fraxinus pennsylvanica*	Green Ash	15			
972	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
973	MISSING					*Fraxinus pennsylvanica*	Green Ash	11			
978	MISSING					*Ulmus americana*	American Elm	8			
980	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
981	MISSING					*Fraxinus pennsylvanica*	Green Ash	11			
999	MISSING					*Ulmus americana*	American Elm	14			
1000	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
1001	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
1011	MISSING					*Fraxinus americana*	White Ash	12			

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1055	MISSING					*Fraxinus pennsylvanica*	Green Ash	8			
1113	MISSING					*Quercus bicolor*	Swamp White Oak	27			
1231	MISSING					*Ulmus americana*	American elm	11			
1257	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
1265	MISSING					*Pinus nigra*	Austrian pine	14			
1298	MISSING					*Gleditsia triacanthos*	Honeylocust				
1434	MISSING					*Ulmus americana*	American elm	9			

EXHIBIT K

Lighting and Photometric Plan



ALL LIGHTING SHALL HAVE A COLOR TEMPERATURE RATING OF 3000K

FOR PARKING AREAS IN THE RM-1 ZONE: POLE MOUNTED LIGHTING FIXTURES SHALL NOT BE MOUNTED GREATER THAN 16'-0" AFG.

FOR AREAS OTHER THAN PARKING IN THE RM-1 ZONE: POLE MOUNTED LIGHTING FIXTURES SHALL NOT BE MOUNTED GREATER THAN 14'-0" AFG.

ELECTRICAL GENERAL NOTES

1. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURE TYPES, SPECIFICATIONS, LOCATIONS, AND QUANTITIES WITH ARCHITECT AND POLE/POST TOP AND COURTYARD FIXTURES WITH LANDSCAPE/CIVIL. REFER TO LEVEL 1 BUILDING PLANS FOR EGRESS SCONCES AT EXIT LOCATIONS.
2. ALL BUILDING FACADE AND LANDSCAPE LIGHTING TO HAVE AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK AS A FUNCTION OF DAWN/DUSK AND SET BUSINESS OPEN/CLOSE.
3. ALL EXTERIOR LIGHTING NOT CATEGORIZED AS LANDSCAPE OR BUILDING FACADE SHALL HAVE THE CAPABILITY OF AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK. ALSO, FIXTURES SHALL BE CAPABLE OF 30% POWER REDUCTION OF LIGHTING FIXTURES FROM MIDNIGHT TO 6:00AM.
4. ALL EXTERIOR LIGHTING CONTROLS TO MEET THE REQUIREMENTS OF IECC 2021 WITH ILLINOIS AMENDMENTS. COORDINATE CONTROL/OVERRIDE LOCATION(S) WITH OWNER. LABEL ACCORDINGLY.
5. REFER TO TECHNOLOGY PLANS FOR CONDUIT REQUIREMENTS.

1 SITE LIGHTING PLAN
SCALE: 1"=70'-0"

Salas O'Brien
salasobrien.com
Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

ISSUE DATE	DESCRIPTION
01/16/2026	FINAL ENGINEERING

2550-00652
BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE LIGHTING PLAN

SHEET NUMBER | REVISION

E1.10



N

1 SITE PHOTOMETRIC PLAN

SCALE: 1"=70'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	189	S	Single	ARK		0.900	1124	14.716	2781.324	9
	57	PT1	Single	UR20-56L-110-3K7-4W-BC-PT		0.900	8436	109	6213	14
	5	PT3	Single	UR20-24L-65-3K7-5W-PT		0.900	7010	65	325	14
	2	PT4	Single	UR20-24L-25-3K7-2-BC-PT		0.900	1724	25	50	7.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RIDGE RD PROP LINE SW	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE_Planar	Illuminance	Fc	0.50	9.5	0.0	N.A.	N.A.
POOL DECK + SURFACE	Illuminance	Fc	0.11	0.6	0.0	N.A.	N.A.

LPD Area Summary

Salas O'Brien

salasobrien.com

Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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2550-00652
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PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NUMBER: E1.11 | REVISION

Prin Outdoor Wall Light 1-Light | Glass Rectangle Shade 59157BK

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SPECIFICATIONS

Certifications/Qualifications

ADA Compliant	No
Prop65	No
DarkSky Approved	No
Location Rating	Wet
	kichler.com/warranty

Dimensions

Height	14"
Width	5.75"
Height From Center Of Wall Opening (Spec Sheet)	5.5"
Depth	7"
Weight	3.5 LBS
Canopy Height	6.5"
Canopy Width	4.75"
Canopy Depth	1"

Electrical

Input Voltage	120 V

Light Source

Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	100 W
Lamp Type	A
Socket Type	E26 (Medium)
Dimmable	Yes

Mounting/Installation

Interior/Exterior	Exterior Product
Mounting Weight	3.5 LBS
Install Glass Up Or Down	Down
Lead Wire Length	6
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass

Primary Material	Aluminum
Shade Description	Glass Rectangle Shade

Product/Ordering Information

Sku	59157BK
Finish	Black
UPC	783927074414

Finishes

- Black
- Olde Bronze



ALSO IN THIS FAMILY



59157BKDS



59157OZDS



59158BK



59158BKDS



59158OZ



59158OZDS

EXHIBIT L

Inclusionary Housing Plan

Application Review

Third AMENDED Final Housing Plan

The Bowery Townhomes

1700 Old Deerfield Rd. (former Solo Cup Site)

Consideration by the Housing Commission
June 3, 2026

City of Highland Park

Department of Community Development

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Background

The following provides staff's review of the applicant's final affordable housing plan for the proposed development at 1700 Old Deerfield Rd (the "***Property***"), which has long been referred to as the 'Solo Cup' site. The development is comprised of all townhomes and is approximately 28.6 acres and was originally zoned I Light Industry; though, the Applicant has requested rezoning to RM1 Medium to High Density Multiple-Family Zoning District where the townhome units are proposed.

The Preliminary review occurred at the April 2nd Housing Commission meeting in 2025, where the commission voted to approve the preliminary inclusionary plan and directed Staff to draft Findings for a Final Inclusionary Plan, which was approved at the July 2nd Housing Commission meeting in 2025. The Final Inclusionary Plan was then amended at the August 6th Housing Commission meeting in 2025 when the applicant (Habitat Company, LLC) changed the development unit total from 240 to 232. In doing so, that reduced the inclusionary unit total from 36 to 35. The Final Inclusionary Plan was amended a second time at the October 8th Housing Commission meeting in 2025to decrease the unit total from 232 to 227 and the inclusionary total from 35 to 34.

The applicant is before the Commission again to request a third amendment to the Final Inclusionary Plan. The Applicant, Habitat, who has recently partnered with HDC M/I HP Venture, LLC for this development, is now proposing all three-bedroom units instead of a mix of two- and three-bedroom units for this development. They're also proposing this site offer exclusively for-sale units instead of a mix of for-sale and rental units. The Applicant also finalized the development's official name: The Bowery.

For ease of reference and consideration, this document is organized by section of the City's Code related to inclusionary housing. It provides excerpts of that Code and staff's review comments to aid the Commission in its deliberations.[1] Throughout this document words in italics are excerpts from the City Code itself and those in **blue** represent staff's comments from the their most recent Inclusionary Housing Final Plan approval at the October 2025 Housing Commission meetings while the comments in **red** signify the changes from the current submitted amendment[2].

Sec. 150.2105 - Covered Development Projects.

10/8/25: Pursuant to Section 150.2105, the proposed 227 unit[3] multi-family residential development is a covered development subject to the provisions of Article 21.

Current: No change to the unit count. Remaining 227 units.

> ***(A) General.*** *The provisions of this Code shall apply to all developments that result in or contain five or more residential dwelling units. […]*

Sec. 150.2135 - Application and Inclusionary Housing Plan.

[1] As most recently amended on October 28, 2019 by Ordinance O72-2019.
[2] To see comments from the April and August 2025 Housing Commission meetings, please see the hyperlinks above.
[3] Including market rate unit bonuses.

The Applicant has provided a preliminary affordable housing application in accordance with Sec. 150.2135 as required (see attached Inclusionary Housing Plan). The following provides an excerpt of this Section for reference.

(A) Application. *For all covered development projects, the Applicant shall file an application for approval thereof on a form provided and required by the City. The application shall require, and the Applicant shall provide, among other things, general information about the nature and scope of the covered development, as well as such other documents and information as the Director of the City's Department of Community Development, or his or her designee ("Director"), may require. The Director shall also have the authority to require, as part of the application submittal, such portions of the inclusionary housing plan required under Section 150.2135(B) of this Code as the Director shall deem necessary to properly evaluate the proposed covered development under the requirements and provisions of this Code.*

(B) Inclusionary Housing Plan*. As part of the approval of a covered development project, the Applicant shall present to the Housing Commission and the City Council an inclusionary housing plan that outlines and specifies the covered development's compliance with each of the applicable requirements of this Code, in accordance with the following:*

(1) Required Submittals for Inclusionary Housing Plan. *The plan shall specifically contain, at a minimum, the following information regarding the covered development project; (1) Required Submittals for Inclusionary Housing Plan. The plan shall specifically contain, at a minimum, the following information regarding the covered development project;*

(a) Preliminary Plan.

(i) A general description of the development, including whether the development will contain rental units or individually owned units, or both;

(ii) The total number of market rate units and affordable units in the development;

(iii) The total number of attached and detached residential units;

(iv) The number of bedrooms in each market rate unit and each affordable unit;

(v) The area of each market rate unit and each affordable unit;

(vi) The location within any multiple-family residential structure and any single-family residential development of each market rate unit and each affordable unit.

(vii) Floor plans for each affordable unit;

(viii) The amenities that will be provided to and within each market rate unit and affordable unit; and

(ix) The pricing for each market rate unit and each affordable housing unit.

The Applicant has provided a complete final affordable housing plan and application in accordance with Sec. 150.2135 as required. (See attached Inclusionary Housing Plan.) The following provides an excerpt of the Section for reference.

Sec. 150.2135 (B)(2)(a)(i) Inclusionary Housing Plan Review Procedure.

The following provides the review procedure for the Commission's consideration of a preliminary application and a final application as set forth by City Code. Amendments to final applications still follow the procedures set forth by City Code.

(a) Preliminary Plan

(i) Housing Commission Review. *Within 60 days after the filing of a complete preliminary Inclusionary Housing Plan, the Housing Commission shall review the Inclusionary Housing Plan, and shall recommend either the approval (with or without modifications) or the rejection of the Inclusionary Housing Plan. The Housing Commission shall transmit its findings of fact and recommendation to the City Council. The failure of the Housing Commission to provide a recommendation within such 60 day period, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of the Inclusionary Housing Plan.*

(b) Final Plan.

(i) Housing Commission Review. *Within 60 days after the filing of a complete final Inclusionary Housing Plan, the Housing Commission shall review the Inclusionary Housing Plan, and shall recommend either the approval (with or without modifications) or the rejection of the Inclusionary Housing Plan. The Housing Commission shall transmit its findings of fact and recommendation to the City Council. The failure of the Housing Commission to provide a recommendation within such 60 day period, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of the Inclusionary Housing Plan.*

The following provides the review procedure for the Commission's consideration of a final application as set forth by City Code. Should the Housing Commission recommend approval of the final application the

recommendation and plan will be forwarded to the City Council for their consideration.

The final plan amendment submittal proposes changes to the project scope for this development, the Bowery.

Summary of Consideration

10/8/25: The total number of units were further reduced from 232 to 227. As a result, the inclusionary unit requirement was reduced from 36.2 to 35.2. The number of provided inclusionary units was reduced from 35 to 34. The number of units requested to be provided by cash payment-in-lieu will remain the same at 1.2.

Current: The total number of units and inclusionary units remains the same. The Applicant intends to now propose *only* three-bedroom units and for-sale units. Their past inclusionary approvals included a mix of two- and three-bedroom units, as well as a mix of for-sale and rental units.

Recommendation

Current: Staff recommend that the Commission make a recommendation of approval of the third amended Final Inclusionary Housing Plan and amended findings of fact at the end of this report.

Analysis of Requirements & Standards

The following analyzes the proposal regarding the applicable aspects of the City Code. It begins with a review of the provision of affordable housing units

Sec. 150.2115 – Provision of Affordable Housing Units.

10/8/2025: Non-Compliant. The second amended final plan maintained the same 1.2 inclusionary unit relief, which the Commission made a recommendation of approval to Council at the August 6th HC meeting.

Current: Non-Compliant, Approved: At the Feb. 9th, 2026 City Council meeting, the Council adopted documents approving the development and its requests for relief. One of the requests was to omit 1.2 units from the required 35.2 inclusionary units on-site. The current amendment does not affect their requested, and approved, relief for 1.2 inclusionary units.

> ***(A) Calculation of Units Required.*** *Unless an exception is approved pursuant to Sections 150.2120, 150.2125, or 150.2130 of this Code, the applicant for a covered development project must satisfy the requirements of this Article XXI by providing affordable housing units within the development, calculated as follows:*

(1) The applicant must identify the number of dwelling units proposed to be constructed as part of the covered development project, which quantity must comply with the applicable regulations set forth in Article VII of this Chapter 150 and the other applicable building and zoning regulations of this Code.

(2) Of the quantity of dwelling units identified pursuant to Section 150.2115(A)(1) of this Code, 20 percent must be designated as affordable housing units. If the 20 percent calculation performed pursuant to this Section 150.2115(A)(2) yields a fractional number, the applicant must either: (a) provide a full affordable housing unit; or (b) pay a fee-in-lieu for that fractional unit, in the corresponding fractional amount of the per unit payment amount established pursuant to Section 150.2125(B) of this Code.

(3) The applicant may then incorporate 1.5 additional dwelling units into the covered development project for each affordable unit provided pursuant to this Section 150.2115 (i.e. the applicant may incorporate the additional dwelling units, notwithstanding the number identified pursuant to Section 150.2115(A)(1) of this Code or any maximum density regulation set forth in another provision of this Code).

Final Approval (10/8/25) and CURRENT 1700 Old Deerfield Rd. Calculation of Affordable Units Requirements		**Calc.**	**Row Name**
Proposed Units before Mrkt Rate Unit Bonus	176	Given	**A**
On-Site Affordable units (included in base Above)	34	A+D	**B**
Market Rate Unit Bonus	51	Given	**C**
Total Units (Mrkt & Affordable w Mrkt Rate Bonus)	227	C*1.5	**D**
Proportion of Units Required to be Affordable	20%	Code	**E**
Total Affordable Housing Units Required	35.2	A*E	**H**
Units by Cash Payment In-Lieu	1.2	F-C	**I**
Total Cash Payment In-Lieu	$222,480	G*$125K	**J**
Effective Rate of Affordable Units	15.5%	F/B	**F**
Proportion of Total Units that are Affordable	15.0%	C/B	**G**

Current: There are no proposed amended changes to the inclusionary requirement for this development. As seen the inclusionary calculator table immediately above, all numbers are highlighted in green, indicating no changes from the most recent final approval in October 2025. Any changes to the requirements approved from the final plan would have been highlighted in yellow.

Sec. 150.2125 - Cash Payment in-Lieu of Affordable Housing Units.

10/8/25: The second amended final plan maintains the same cash payment-in-lieu request for 1.2 units included in the final inclusionary plan approval from the August 6th HC meeting.

Current: The Applicant's third amendment to the Final Inclusionary plan does not propose to change the cash payment-in-lieu amount of $222,480. To reiterate, this amount was recommended for approval by the Housing Commission and ultimately approved by City Council as part of their Planned Development (PUD) approval for this entire development.

*(**A) General Applicability.** The applicant may make a cash payment in lieu of constructing some or all of the required affordable housing units otherwise required pursuant to Section 150.2115 of this Code, but only if either: [...] or **(2) the City Council approves such payment, after consideration of a recommendation from the Housing Commission, and after making a determination that such a payment will further affordable housing opportunities in the City to an equal or greater extent than through provision of affordable units pursuant to Section 150.2115 of this Code.***

***(B) Amount and Use of Cash in Lieu.** [...] For all other covered developments, the per unit payment amount shall be not less than the amount set forth in the City's Annual Fee Resolution. The minimum per unit amount shall be determined by the City Council, based upon an estimate of the cost of providing an affordable housing unit, and shall be reviewed and modified periodically by the City Council. All cash payments received pursuant to this Article shall be deposited directly into the Affordable Housing Trust Fund for purposes authorized under Section 33.1133 of this Code.*

***(C) Calculation.** The total in lieu payment amount shall be equal to the per unit amount established by the City pursuant to Section 150.2125(B) of this Code multiplied by 20 percent of the number of units proposed in the covered development, less the per unit amount multiplied by the number of affordable housing units actually provided by the applicant pursuant to Section 150.2115 of this Code.*

Sec. 150.2150 - Integration of Affordable Housing Units.

*(A) **Location of Affordable Housing Units.** Affordable housing units shall be dispersed among the market rate units throughout the covered development.*

10/8/2025: Non-Compliant. The second amended final plan still requires a Departure from the code for this provision because there are still multiple

building type assemblies that don't have an inclusionary unit. The same building types (#3, 6, 7, & 8) do not have any inclusionary units. One building was removed due to the unit reduction and the number of residential buildings decreased from 49 to 48. Since there are now only 34 inclusionary units, there cannot be an equal distribution of one inclusionary unit per building, since no building has two or more inclusionary units located within the structure.

Current: Non-Compliant, Approved. Consistent with their Oct. 8th HC approval, building type assemblies #3, 6, 7 & 8 do not have inclusionary units (see Attachment 2 Construction Phasing Plan) while building types #1, 2, 4 & 5 do have inclusionary units. A Departure from the Code for this provision is not required at this time, as it is not part of the Applicant's emended scope.

(B) ***Phasing of Construction.*** *The inclusionary housing plan and the development agreement shall include a phasing plan that provides for the timely and integrated development of the affordable housing units as the covered development project is built out. The phasing plan shall provide for the development of the affordable housing units concurrently with the market rate units. […] The phasing plan shall also provide that the affordable housing units shall not be the last units to be built in any covered development.*

10/8/25: The second amended Phasing plan includes the updated site design layout. Each of the 3 phases include multiple inclusionary units. Compliant.

Current: Compliant. The Applicant amended their Construction Phasing plan to reduce the number of phases from 3 to 2. 71 units (31%) will be built in Phase 1 while the remaining 156 units (69%) will be built in Phase 2. Only 11 inclusionary units (32% of incl. units) will be included in Phase 1. The remaining 23 (68%) inclusionary units are shown in Phase 2. Although Phase 2 contains double the amount of inclusionary units than Phase 1, it matches the ratio for the market-rate units.[4] 60 market-rate units of all market-rate units (31%) will be built in Phase 1 while 133 of the remaining market-rate units (69%) will be built in Phase 2.

(C) ***Exterior Appearance.*** *The exterior appearance of the affordable housing units in any covered development shall be visually compatible with the market rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable housing units as for market rate units.*
10/8/25: Compliant. The design has not changed since the last amended final inclusionary plan.

Current: Compliant. The design has not changed since the Final Inclusionary plan approved Oct. 2025.

(D) ***Unit Amenities.*** *Amenities that are provided with a market rate unit shall also be provided with the affordable units. For purposes of this Section 150.2150(D), "amenities"*

[4] The Applicant indicated in their project narrative (see Exhibit 1) that the market will dictate whether the property is built in one, two or multiple phases. Right now, it is planned for 2 phases.

shall include, without limitation, basements, front porches, storage lockers, balconies, roof decks, outdoor patios, off-street parking, enclosed parking, appliances, and similar unit features and additions. Specially, and without limitation of the foregoing, the development must comply with the following:

10/8/25: Compliant. The second amended final plan has not changed the proposed unit amenities in the inclusionary units.

Current: Compliant: The Applicant proposes no changes to the unit amenities as part of their amended scope.

(1) Parking Amenities. *One parking space per affordable unit must be included in the rent and without any additional charge to the tenant. Additional parking spaces must be made available in the same manner and using the same method for allocation for the market rate units. Premium parking spaces, such as indoor parking, shall not be required to be allocated to the affordable units free of charge, provided that required parking is provided elsewhere on the site.*

10/8/25: The second amended plan does not affect the parking amenities. Each market rate and inclusionary unit will include two parking spaces in attached garage. Compliant

Current: Compliant. The Applicant is not proposing any changes to the parking amenities for the inclusionary units.

(2) Storage Amenities. *To the extent that storage is allocated to all market rate units within a development, similar storage space must be allocated to all affordable units and included in the rent without additional charge to the tenant. If storage space is not allocated to all units due to insufficient ratio of storage space to residential units, then the affordable units should have access to storage in the same manner as do the market rate units, at a cost discounted by the ratio of the affordable unit's rent to the equivalent size unit's market rent.*

10/8/2025: No changes to storage amenities made in second amended plan. Market and inclusionary units will have storage space within units. Compliant.

Current: Compliant. The Applicant does not propose any changes to the storage amenities.

(E) Interior Appearance and Finishes. *Affordable housing units may differ from market rate units with regard to interior finishes and gross floor area, provided that:*

10/8/25: No changes to the interior appearance and finishes in second amended plan.

Current: Compliant. The Applicant's provided an attachment that includes the list of included features, amenities, and appliances (see Exhibit 3). All items listed will be included in both inclusionary *and* market-rate units.

(1) The bedroom mix of affordable units shall be in equal proportion to the bedroom mix of the market rate units.

10/8/25: The applicant is providing 12 2-bedroom units and 22 3-bedroom units. The bedroom mix for the affordable units is equal in proportion to the bedroom mix of the market rate units as required by this Sec. 150.2150(E)(1) of the Code.

Current: The Applicant is altering the bedroom mix. Instead of providing a mix of two- and three-bedroom units, the Applicant is now proposing all three-bedroom units on-site. This change applies to all units, not just inclusionary units.

Distribution of Affordable Units by Type Proposed vs. Required – Second Amended							
	Proposed by Applicant				Required		
Unit Type	Total # of Units	Sub-Total Mkt Rate Units	Proportion of Mkt Rate Units by Type	Sub-Total Affordable Units	Proportion of Affordable Units Provided	# of Affordable Units Required	Proposed vs. Required
2 bed	63	51	26%	12	35%	8.98	3.02
3 bed	164	142	74%	22	65%	25.02	-3.02
TOTAL	227	193	100%	34	100%	35	0.00

Distribution of Affordable Units by Type Proposed vs. Required – CURRENT							
	Proposed by Applicant				Required		
Unit Type	Total # of Units	Sub-Total Mkt Rate Units	Proportion of Mkt Rate Units by Type	Sub-Total Affordable Units	Proportion of Affordable Units Provided	# of Affordable Units Required	Proposed vs. Required
3 bed	227	193	100%	34	100%	34	0.00
TOTAL	227	193	100%	34	100%	34	0.00

10/8/25: Non-Compliant: The second amended plan yields a higher distribution. This is due to the increase in affordable two-unit bedrooms (by 1 unit) and the decrease in 3-bedroom units (by 2). Although these differences are minor, they do not reflect an even distribution with the ratio of 2-bedrooms to 3-bedrooms for the market-rate units. However, due to the amount of inclusionary units this development will yield, Staff recommends that this departure be approved by the Commission.

Current: Compliant. The Applicant's proposed amendment to their Final Inclusionary Plan removes the bedroom mix proportion Departure previously approved. If all units provided on-site are three-bedroom units, then the bedroom mix proportion is automatically even between inclusionary and market-rate units.

(2) The differences between the affordable housing units and the market rate units shall not include improvements related to energy efficiency, including mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

10/8/25: No changes in the second amended plan.

Current: Compliant. No changes to Final Inclusionary plan approved Oct. 8th, 2025.

(3) The interior gross floor area for the affordable housing units shall be ***no less than the lesser of***

(a) 75 percent of the gross floor area of market rate units with a comparable number of bedrooms, or

(b) the minimum size requirements outlined in the table below; provided, however, that interior gross floor area shall not include areas devoted to vertical circulation, basements, off-street parking, lockers and similar storage areas, and mechanical rooms." […]

10/8/25: Compliant. No changes to floor area for inclusionary or market rate units in second amended plan.

Current: Compliant. The floor area requirement is still in compliance.

APPROVED OCT. 8, 2025

Proposed Affordable Unit Type	Total Number of Unit Type	AMI	Affordable Unit Area Proposed	Minimum Area Required per Sec. 2150(E)(3)(b)	75% of Average Market rate unit size per Sec. 2150(E)(3)(a)
2-bed	**12**	TBD	**2,184**	1,000	1,638
3-bed	**22**	TBD	**2,223**	1,350	1,923

Source: Application. Note last column calculated by staff. Measurements above in square feet.

Average Area (in SF) of Market Rate Units by Type, including Rent Range:

Unit Type (bedrooms)	Total # of Mkt Rate Units	Avg. Unit Area	Proposed Rent Range
2	**51**	2,184	See below
3	**142**	2,564	See below

Source: Application. Average Unit Area calculated by staff with data from application and incorporates attached garage.

CURRENT

Proposed Affordable Unit Type	Total Number of Unit Type	AMI	Affordable Unit Area Proposed	Minimum Area Required per Sec. 2150(E)(3)(b)	75% of Average Market rate unit size per
3-bed	**34**	65% or 100%	**2,137**	1,350	1,785

Source: Application. Note last column calculated by staff. Measurements above in square feet.

Average Area (in SF) of Market Rate Units by Type, including Rent Range:

Unit Type (bedrooms)	Total # of Mkt Rate Units	Avg. Unit Area	Proposed Rent Range
3	**193**	2,381	See below

Source: Application. Average Unit Area calculated by staff with data from application and incorporates attached garage.

Sec. 150.2155 -Target Income Levels for Affordable Housing Units.

See full breakdown of Target Income Levels from *all* prior Housing Commission meetings with approved inclusionary plans for this site:

- **4/2/25: To Be Determined. The Applicant will need to provide this information.**

  Final Plan:

  8/6/25: Non-Compliant for Rental units and Compliant for For-Sale units.

  The Applicant is proposing either all rental, all ownership, or a blend of inclusionary rental units and inclusionary for-sale units. There will still be 36 total inclusionary units provided, with 10 two-bedroom units and 26 three-bedroom units. However, the Applicant is requesting to not specify a number of rental vs. ownership at this time due to unknown market demands for either unit type. The Applicant is requesting flexibility to allow for the units to be sold or rented as the market allows. Staff met with the Applicant to agree on some sort of

structure that would allow for this proposal to be approved with an unspecified number of rental vs. ownership units.

Thus, the Applicant agreed on the following proportion breakdown for of rental units:

- **At least one-third (33%) of all 2-bedroom and 3-bedroom rental units will be rented at 45% AMI.**
- **The remaining two-third (66%) of the rental 2-bedroom and 3-bedroom units will be rented at 60% AMI.**

Providing a majority of rental units at 60% AMI offers more affordability than what is required per code. The first unit to be rented will be rented at 45% AMI, and then the rest will follow the proposed proportion above.

The Applicant is requesting 60% AMI, which is not permitted by-right in the Inclusionary code. The Commission does not have the authority to approve a different AMI request via a Departure from the code. This change is approved through a modification via the final Planned Development approval, which ultimately requires City Council approval and adoption. The submitted narrative identifies the 2025 rents to be charged for the rental units at 45% & 60% AMI (dependent on bedroom type). The rents will likely change when the units are ready to come online in 2026-27. The table below outlines the proposed breakdown.

8/6/25: Amended plan does not change plan for Rental AMI distributions.

10/8/25: Second Amended plan does not change plan for Rental AMI distributions, as seen below:

Proposed Distribution of Units RENTAL by Income Tier w/Required Distribution by Unit Type				
	Income Tier (AMI)			
Unit Type (bed)	**45%**	**60%**	**100%**	**Distribution by Unit Type**
2	1/3 of 2BR Rental units	2/3 of 2BR Rental units	0	**TBD**
3	1/3 of 3BR Rental units	2/3 of 3BR Rental units	0	**TBD**
Distribution by Income	**TBD** (33%)	**TBD** (66%)	**0** (0%)	

Current: No Rental units proposed as part of amendment. The above rental unit distribution structure (approved as part of PUD by Council) is no longer applicable for this project. Compliant.

For-Sale Distribution of Units Breakdown

7/2/25: With respect to the for-sale units, the Applicant is also proposing that the Commission consider and approve an unspecified number of for-sale units. However, the for-sale units will follow the Inclusionary Code requirement of for-sale units listed in Sec. 150.2155(A). No less than 50% of all for-sale units shall be sold to income-qualified households at 65% AMI and the remaining units shall be sold to households at 100% AMI.

This proposal does not require a modification from the code, since it meets the AMI target requirement.

The table below outlines the proportion that meets code, although the number of total for-sale 2-bedroom and 3-bedroom units remain unspecified at this time.

8/6/25: Amended plan does not change plan for For-Sale AMI distributions.

10/8/25: Second Amended plan does not change plan for For-Sale AMI distributions, as seen below:

Approved Oct. 8, 2025 Distribution of Units FOR-SALE by Income Tier w/Required Distribution by Unit Type				
	Income Tier (AMI)			
Unit Type (bed)	**45%**	**65%**	**100%**	**Distribution by Unit Type**
2	None	1/2 of 2BR for-sale units	1/2 of 2BR for-sale units	**TBD**
3	None	1/2 of 3BR for-sale units	1/2 of 3BR for-sale units	**TBD**
Distribution by Income	**TBD** (0%)	**TBD** (50%)	**TBD** (50%)	

Current: Compliant. The only proposed changes to the for-sale unit distribution is the removal of two-bedroom units. The below table indicates an even 50-50 split between all inclusionary units being sold at either 65% AMI or 100% AMI.

CURRENT Distribution of Units FOR-SALE by Income Tier w/Required Distribution by Unit Type				
	Income Tier (AMI)			
Unit Type (bed)	**45%**	**65%**	**100%**	**Distribution by Unit Type**
3	None	1/2 of 3BR for-sale units	1/2 of 3BR for-sale units	**TBD**
Distribution by Income	**TBD** (0%)	**TBD** (50%)	**TBD** (50%)	

Sec. 150.2155(A) For-Sale Affordable Housing Units. *In covered development projects that contain for-sale units, at least one affordable housing unit and no less than 50 percent of the affordable housing units shall be sold to low-income households at a price, as determined pursuant to Section 150.2155(C) of this Code, that, on average, is affordable to a household with an annual income that is 65 percent of area median income. Any remaining affordable units shall be sold to moderate-income households at a price, as determined pursuant to Section 150.2155(C) of this Code, that, on average, is affordable to a household with an annual income that is 100 percent of area median income. The owner shall execute and record any documents required by Section 150.2140 of this Code to ensure compliance with this Section 150.2155(A).*

Sec. 150.2155(B) Rental of Affordable Housing Units. *In covered development projects that contain rental units: (i) no less than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes from zero percent to 50 percent of the Chicago area median income at a price, as determined pursuant to Section 150.2155(O) of this Code, that, on average, is affordable to a household with an annual income that is 45 percent of area median income; (ii) no less than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes between 51 percent and 80 percent of the Chicago area median income at a price, as determined pursuant to Section 150.2155(O) of this Code, that, on average, is affordable to a household with an annual income that is 65 percent of area median income; and (iii) no more than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes between 81 percent and 120 percent of the Chicago area median income at a price, as determined pursuant to Section 150.2155(O) of this Code, that, on average, is affordable to a household with an annual income that is 100 percent of area median income.* ***If fewer than three affordable units will be provided, such units shall be rented or leased to low-income households at a price, as determined pursuant to Section 150.2155(O) of this Code that does not exceed what is affordable to a household with an annual income that is 65 percent of area median income.***

Sec. 150.2165 - Marketing of the Affordable Housing Units.

10/8/2025: Second amended plan does not change marketing plan.

Current: No proposed changes to marketing plan.

> ***(A) Good Faith Marketing Required.*** *All sellers and lessors of affordable units are responsible for marketing the affordable units, and shall engage in good faith marketing efforts to inform members of the public who are qualified to purchase or rent affordable units of the availability of such units for sale or rent. Prior to the initiation of public marketing efforts to sell or lease an affordable housing unit, the seller or lessor thereof shall submit to the Director of Community Development a description of the marketing plan that the applicant proposes to utilize and implement to promote the sale or rental of the affordable units within the development to the appropriate income groups.*
>
> ***(B) City Assistance with Marketing.*** *At the applicant's request, the City or its designee shall assist the applicant in marketing the affordable housing units to eligible households, for an additional charge to be determined by the City.*

Sec. 150.2170 - Period of Affordability.

10/8/25: Second amended plan does not change units' status of affordability in perpetuity.

Current: Units will remain affordable in perpetuity. No changes.

> ***(A) Sale of Affordable Housing Units.*** *In covered developments that contain for-sale units, affordable housing units shall be resold to low and moderate income households for so long as the units are used for residential purposes, in perpetuity or as long as permissible by law. The owner shall execute and record any documents required by Section 150.2140 of this Code to ensure compliance with this Section 150.2170(A).*

Sec. 150.2175 - Affordability Controls.

The following section is provided for the Commission's reference regarding affordability controls. The applicant will comply with these requirements.

(A) For-Sale Affordable Housing Units.

(1) Housing Commission Purchases. The Housing Commission, or a not-for-profit agency designated by the Housing Commission, shall have the pre-emptive option and right, but not an obligation, to purchase each of the for-sale affordable housing units prior to any sale of any such unit. If the City, or the designated not-for-profit, exercises the option and purchases the affordable housing unit, the affordable housing unit shall be subject to such documents deemed necessary by the City, including, without limitation, restrictive covenants and other related instruments, to ensure the continued affordability of the affordable housing units in accordance with this Article. Such documentation shall include the provisions of this Code and shall provide, at a minimum, each of the following:

(a) *The calculated maximum resale price is an upper limit, but shall not be construed as a guarantee that the unit will be resold at that price.*

(b) *Market conditions, and characteristics of the affordable housing unit, may result in the sale of an affordable housing unit at a price lower than the calculated maximum resale price.*

(2) Private Party Purchases. In all other sales of for-sale affordable housing units, the parties to the transaction shall execute and record such documentation as required by Section 150.2140 of this Code to ensure the provision and continuous maintenance of the affordable housing units. Such documentation shall include the provisions of this Code and shall provide, at a minimum, each of the following:

(a) *The affordable housing unit shall be sold to and occupied by an eligible household.*

(b) *The affordable housing unit shall be conveyed subject to restrictions that shall permanently maintain the affordability of such affordable housing units for eligible households.*

(c) *Preference for the affordable housing units shall be given to eligible households pursuant to the priorities set forth in Section 150.2160 of this Code.*

(d) *The calculated maximum resale price is an upper limit, but shall not be constructed as a guarantee that the unit will be resold at that price.*

(e) *Market conditions, and characteristics of the affordable housing unit, may result in the sale of an affordable housing unit, may result in the sale of an affordable housing unit at a price lower than the calculated maximum resale price.*

(B) Subleasing Prohibited. *Subleasing of affordable units shall not be permitted without the express written consent of the Director.*

(C) Subleasing Prohibited. *Subleasing of affordable units shall not be permitted without the express written consent of the Director.*

Required Findings of Fact

For ease of reference and consideration, all required findings are provided in this part of the report. The Commission must review and deliberate on these required findings as part of making its preliminary recommendation to the City Council. The below findings include a full breakdown of the prior Housing Commission meetings with approved Inclusionary Housing Plans for this site.

After deliberation, the Commission should direct staff to draft the Commission's recommendation in accordance with its findings as appropriate.

7/2/25: Final Plan:

The Commission must review and deliberate on these required findings as part of making its final recommendation to the City Council. After deliberation, the Commission should direct staff to draft the Commission's recommendation in accordance with its findings as appropriate. Staff has prepared draft Preliminary and Final Findings of Fact for the Housing Commission comment and edits, or approval.

8/6/25: Amended Plan: The Commission must review the findings based on the revised layout and unit reduction from the previously-approved Final Plan.

10/8/2025: The Commission must review the findings based on the revised layout and unit reduction from the previously-amended plan, plus the addition of a new departure for Sec. 150.2150(E)(1) – unit proportional distribution mix.

Current: The Commission must review the findings based on the revised unit distribution and change to solely for-sale units. The recently-amended departure for Sec. 150.2150(E)(1) – unit proportional distribution mix is no longer applicable for this inclusionary plan.

Provision of Affordable Housing Units per Sec. 150.2115.(A)(2)

This Section is applicable to this particular project as the applicant is proposing to provide 36 of the 37.2 required affordable units on site. The Applicant is providing $222,480 for the 1.2 fractional units.

Final Plan:

7/2/25: The applicant is proposing to make a payment in lieu of $185,400 for the one inclusionary unit not provided. They will also make a by-right payment of $37,080 for the 0.2 fractional unit. Total payment in lieu would be $222,480.

The Housing Commission finds this payment in-lieu amount acceptable for the one inclusionary unit not provided.

8/6/25: Amended Plan: The unit reduction and provided on-site inclusionary units yielded the exact same calculation of 1.2 inclusionary units not provided on-site' result as what was approved in the Final inclusionary plan; 36.2 units are required, 35 units are provided on-site. 0.2 units can be paid via a $37,080 payment-in-lieu by-right and the Commission must reconsider the Applicant's request of recommending approval of the $185,400 payment-in-lieu fee instead of providing the one remaining inclusionary unit on-site.

10/8/25: Second Amended Plan: The unit reduction and provided on-site inclusionary units yielded the exact same calculation of 1.2 inclusionary units not provided on-site' result as what was approved in the Final inclusionary plan; 35.2

units are required, 34 units are provided on-site. 0.2 units can be paid via a $37,080 payment-in-lieu by-right and the Commission must reconsider the Applicant's request of recommending approval of the $185,400 payment-in-lieu fee instead of providing the one remaining inclusionary unit on-site.

Current: No changes to the unit reduction and payment-in-lieu fee for not providing the remaining 1.2 inclusionary units. This was approved by City Council at the Feb. 9th meeting, but still requires consideration by the Commission.

> *(A)(2) Of the quantity of dwelling units identified pursuant to Section 150.2115(A)(1) of this Code, 20 percent must be designated as affordable housing units.* ***If the 20 percent calculation performed pursuant to the Section 150.2115(A)(2) yields a fractional number, the applicant must either: (a) provide a full affordable housing unit; or (b) pay a fee-in-lieu for that fractional unit, in the corresponding fractional amount of the per unit payment amount established pursuant to Section 150.2125(B) of this Code.***

Regarding Overarching Inclusionary Housing Standards per Sec. 150.2135(B)(3). *The Housing Commission shall not recommend the approval of a preliminary or final Inclusionary Housing Plan, and the City Council shall not approve a preliminary or final Inclusionary Housing Plan, except upon making the following findings:*

> ***(a) That the applicant has demonstrated that the proposed affordable housing units are designed to accommodate the needs of the target households;***
>
> **7/2/25: The applicant proposes affordable units with similar finishes and amenities as the market rate units.**
>
> **However, the applicant is requesting consideration from the Commission for an undefined distribution of rental vs. ownership units. There will still be 36 total Inclusionary units, but the approval structure for an undefined rental vs. ownership distribution will read as follows:**
>
> - **At least one-third (33%) of all 2-bedroom and 3-bedroom rental units will be rented at 45% AMI.**
> - **The remaining two-third (66%) of the rental 2-bedroom and 3-bedroom units will be rented at 60% AMI.**
> - **No less than 50% of all 2-bedroom and 3-bedroom for-sale units shall be sold to income-qualified households at 65% AMI and**
> - **The remaining 2-bedroom and 3-bedroom for-sale units shall be sold to households at 100% AMI.**

Although this rental structure offers more affordability for the rental units, this proposed rental rate is not in accordance with the City's Pricing Schedule distributed among the required income tiers [5].

This different AMI request structure requires a modification approved as part of the Planned Development approval.

The Commission finds the proposed plan is acceptable and makes a recommendation of approval.

8/6/25: Amended Plan: The undefined distribution of rental vs. ownership units will remain the same as what was presented and approved in the final inclusionary plan.

10/8/25: Second Amended Plan: The undefined distribution of rental vs. ownership units will remain the same as what was presented and approved in the previously-amended final inclusionary plan.

Current: The Applicant intnends to offer only for-sale units. Rental units will no longer be proposed, thus eliminating the previously-approved rental structure of:

- **At least one-third (33%) of all 2-bedroom and 3-bedroom rental units will be rented at 45% AMI.**
- **The remaining two-third (66%) of the rental 2-bedroom and 3-bedroom units will be rented at 60% AMI.**

The above rental structure was not approvable by the Housign Commission as a Departure from the Code, via the Inclusionary Housing Ordinance, and required approval from City Council. With the removal of rental units, the Applicant must follow the previsoulsy-approved standard for for-sale units' distribution of:

- **No less than 50% of all for-sale units shall be sold to income-qualified households at 65% AMI and**
- **The remaining for-sale units shall be sold to households at 100% AMI.**

(b) That the location, floor plan, fixtures and finishes, and amenities of each proposed affordable housing unit satisfy the applicable provisions of this Code and are suitable for the needs of the target households;

Sec. 150.2150(A) – Location of Inclusionary Units

7/2/25: The applicant's proposal exceeds minimum requirements for interior unit size and amenities and satisfies the applicable provisions of the Code. Market rate and affordable units will be built to the same specification and

[5] 0% to 50% AMI, 51% - 80% AMI, and 81% to 120% AMI see Sec. 150.2155. - Target Income Levels for Affordable Housing Units.

quality on the exterior and the interior will have similar appliances and finishes. The affordable units will have a two-car garage space, the same as the market rate units.

The layout was updated to disperse the units throughout the building. There are not inclusionary units in certain building types, meaning a departure from the code is still required. Yet, the Commission finds the proposed plan meets this standard.

8/6/25: Amended Plan: The site layout was altered and there are less buildings without inclusionary units and there are no buildings with two inclusionary units. This yields a better distribution of inclusionary units throughout the development. However, there are still some buildings without inclusionary units, meaning a departure from the code for the location of inclusionary units is still required. The Commission still finds the amended plan site layout acceptable.

10/8/25: Second Amended Plan: The site layout was altered and the total building count was further reduced by 1. There is no single building with multiple inclusionary units, meaning the units are well dispersed throughout the development. However, there are still some buildings without inclusionary units, meaning a departure from the code for the location of inclusionary units is still required. The Commission still finds the amended plan site layout acceptable.

Current: The unit count remains unchanged. However, there are still building assemblies (#3, 6, 7 & 8) that do not have any inclusionary units within them. For that reason, a Departure for the code for Sec. 150.2150(A) is still required, as the inclusionary units are not truly dispersed throughout the development.

Sec. 150.2150(E)(1) – Bedroom Unit Proportional Mix

10/8/25: Second Amended Plan: The amended bedroom proportional mix distribution yields a higher distribution between two- and three-bedroom units than what was previously approved in the final plan and first amended final plan. For that reason, the Commission must consider this departure from the code. The increase in the number of affordable 2-bedroom units (11 to 12) and the decrease in the number of affordable 3-bedroom units (24 to 22) does not yield a distribution ratio that matches the market-rate unit ratio. However, a higher yield is subject to large swings such as this when the number of market-rate units is this large. Since no other development in Highland Park matches this scale and coupled with the large number of inclusionary units expected to come online from this proposal, the Commission finds the second amended bedroom unit proportional mix departure acceptable.

Current: The Applicant proposes to no longer offer 2-bedroom units in their market-rate or inclusionary units. Now that each unit on-site will be three-

bedrooms, an even proportional mix between inclusionary and market rate unit bedroom distribution exists. A Departure from the code for Sec. 150.2150(E)(1) is no longer required.

(c) That each affordable housing unit is designed to accommodate family living needs for common space and dining areas; and

7/2/25: The floor plans provided meet this standard as they depict adequate floor area, amenities and accommodations for expected household sizes. The plan proposes two-bedroom and three-bedroom units that are well over the minimum requirement size and has amenities that are suitable for a small and medium-sized families or households. This units will become extremely valuable commodities for the City's inclusionary housing portfolio.

The Commission finds the proposed plan meets this standard.

8/6/25: Amended Plan: The unit reduction in the amended plan is not altering the unit size, layout, or elements that would negatively impact the living needs to accommodate a family.

10/8/25: No change in the second amended plan's unit layout that would negatively impact the living needs to accommodate a family.

Current: No change to the proposed amendments that would negatively impact the living needs to accommodate a family.

(d) That the proposed affordable housing units, and the development as a whole, conform to the applicable standards and requirements of this Chapter.

7/2/25: The Commission recommends Final approval of the Inclusionary Housing Plan for 1700 Old Deerfield Road and that the Plan conforms to the standards, requirements and goals of Article 21.

A Departure from the code for the Location of units is required.

Recommendations from the Commission to City Council are required for the cash payment-in-lieu and the rental proportion breakdown offering 2/3 of all rental units at 60% AMI.

The Commission finds the proposed plan meets this standard.

8/6/25: Amended Plan: there are no additional departures from the code that are required by the unit total reduction. The 'Location' departure from the code is still required due to certain building types not having an inclusionary unit represented. The Commission must also still make a recommendation to City Council regarding the cash payment-in-lieu request and the rental proportion breakdown offering 2/3 of all rental units at 60% AMI.

The Commission finds the amended plan acceptable.

10/8/25: Second Amended Plan: There is one additional departures from the code that are required by the unit total reduction change in project scope.

The additional departure is the 'Unit Proportional Mix' (Sec. 150.2150(E)(1)) departure from the code is required due to the unit change yielding a higher distribution that doesn't reflect the proportional mix of market-rate two- and three-bedroom units.

The same departure from the previously-amended final plan is the 'Location' (Sec. 150.2150(A)) departure from the code is still required due to certain building types not having an inclusionary unit represented.

The Commission must also still make a recommendation to City Council regarding:

1. **The cash payment-in-lieu request of $185,400 to omit 1 of required 1.2 units, and**
2. **Allowing the rental proportion breakdown offering 1/3 of all rental units at 45% AMI and the remaining 2/3 of all rental units at 60% AMI when the code requires 1/3 at 45% AMI, 1/3 at 65% AMI, and remaining 1/3 at 100% AMI.**

Current: Third Amended Plan: The following departure is no longer required based on the Applicant's proposed amendments:

- **'Unit Proportional Mix' Sec. 150.2150(E)(1) due to the removal of all proposed 2-bedroom units on-stie. Only 3-bedroom units (market-rate and inclusionary) will be offered.**

The following recommendation to City Council is no longer required based on the Applicant's proposed amendments:

- **Allowing the rental proportion breakdown offering 1/3 of all rental units at 45% AMI and the remaining 2/3 of all rental units at 60% AMI when the code requires 1/3 at 45% AMI, 1/3 at 65% AMI, and remaining 1/3 at 100% AMI.**
  - **All units on-site are proposed to be sold, not rented. Thus, the approval and target income structure previously-approved for rental units is no longer applicable to this scope.**

The following items still require approval from the Commission or City Council:

- **Departure from the Code: Location of Inclusionary Units (Sec. 150.2150(A) – there are building assemblies that do not house inclusionary units. A departure from the code required to relieve the requirement of inclusionary units being offered in all building assemblies throughout the development.**

- **No Change in recommendation to City Council – cash payment-in-lieu request of $185,400 to omit 1 of required 1.2 inclusionary units. By-right payment of $37,080 for the fractional 0.2 units. This request remains unchanged since the last approval in October 2025.**

The Commission finds the third amended plan acceptable and approves the above departure for the location of units while making no change in their recommendation of approval to City Council for the cash payment-in-lieu request to omit 1 of required 1.2 inclusionary units. The rest of the inclusionary plan is in compliance with the inclusionary ordinance.

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



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

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

March 25, 2026 | 25-0030

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The Bowery at Highland Park

Unit Mix Tables

Table 1. 1700 Old Deerfield Road – Approved Unit Mix

Unit Type	Market Rate	Affordable	Total
2 Bedroom Townhome	51	12	63
3 Bedroom Townhome	142	22	164
Total	**193**	**34**	**227**

Sources: HDC M/ HP Venture, LLC

Table 2. 1700 Old Deerfield Road – Approved Unit Mix by Phase

Unit Type	Market Rate	Affordable	Total
Phase I	63	12	75
Phase II	58	11	69
Phase III	72	11	83
Total	**193**	**34**	**227**

Sources: HDC M/ HP Venture, LLC

Table 3. 1700 Old Deerfield Road – Proposed Unit Mix

Unit Type	Market Rate	Affordable	Total
~~2 Bedroom Townhome~~	~~0~~	~~0~~	~~0~~
3 Bedroom Townhome	193	34	227
Total	**193**	**34**	**227**

Sources: HDC M/ HP Venture, LLC.

Table 4. 1700 Old Deerfield Road – Proposed Unit Mix by Phase

Unit Type	Market Rate	Affordable	Total
Phase I	60	11	71
Phase II	133	23	156
~~Phase III~~	~~0~~	~~0~~	~~0~~
Total	**193**	**34**	**227**

Sources: HDC M/ HP Venture, LLC.

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.

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

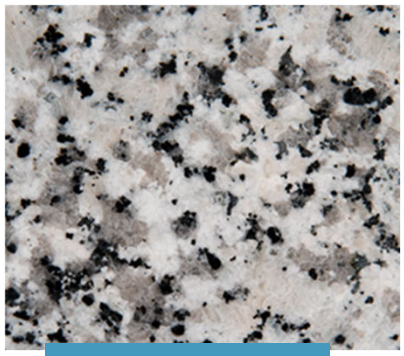
M/I builds quality homes in Houston, Austin, San Antonio and Dallas/Fort Worth in Texas; Chicago, Illinois, Columbus and Cincinnati, Ohio; Indianapolis, Indiana; Detroit, Michigan; Minneapolis/St. Paul, Minnesota; Tampa, Sarasota and Orlando, Florida; Charlotte and Raleigh, North Carolina. Pricing, floorplans, 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

M/I HOMES

Welcome to Better

FOUNDATION Collection 6

KITCHEN, FOYER & POWDER (if applicable)



COUNTERTOPS

Granite in
Luna Pearl



CABINET

Derby in Cotton

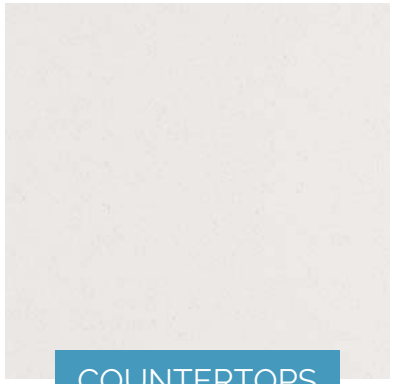


LVP FLOOR

Hyde Park Luxury
Vinyl Plank in
Washed Oak

Swatch

BATHS (if applicable)



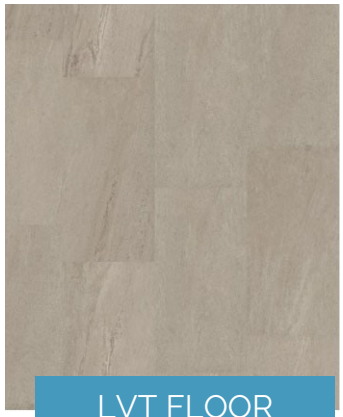
COUNTERTOPS

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

dickson design
STUDIO

MEMORANDUM

Date: June 10, 2026

To: Mr. Joel Fontane
Director of Community Development
City of Highland Park, IL
Email: jfontane@cityhpil.com

From: Jeff Torrens | *Dickson Design Studio, Inc.*
Email: jtorrens@dicksondesignstudio.com

RE: *The Bowery of Highland Park & Highland Park Police Headquarters Final Tree Preservation Plan and Final Landscape Plans.*
Prepared for HDC M/I HP Venture, LLC

Summary of Changes

During preliminary and final development plan discussions with the City, plan submittals relied on a Tree Locations & Wetland Areas Survey (prepared by United Survey Service, LLC dated 10/4/18) and Tree Inventory Listing (prepared by Urban Forest Management, Inc., dated 11/15/2018).

On May 14, 2026, a new tree inventory was completed by Gary R. Weber Associates (GRWA). The new inventory included updated sizes and conditions for previously located trees, some additional trees, and confirmed that many previously tagged trees were missing and no longer existed. Trees in the area south of the development area remain unverified as it was deemed unnecessary to include trees south of the drainage channel due to the presence of existing wetlands and woodlands that were planned to remain undisturbed.

In light of this new information, the Tree Preservation and Removal Plan previously dated 2/3/26 and included with the Final Landscape Plan, was updated to reflect the current site conditions and separated from the Final Landscape Plans in order to expeedite the application for permit to remove the necessary trees from the site.

The Final Tree Preservation Plan (dated 5/28/26) *for The Bowery of Highland Park* was expanded to include the removal of 3 additional trees located on the Police Headquarters site, and the Tree Inventory Addendum was updated. This new information spurred changes to the removals required for the new development and the replacements required.

<u>Plan Comparison</u>
Trees with a condition rating of 4-Fair/Poor, 5-Poor, and 6-Dead were excluded from replacement requirements, as were trees known to be an invasive species/nuisance.

	2/3/26 Plan	6/10/2026 Revision
Heritage Trees Removed	0	0
Key Tree Removed	21	24
Protected Trees Removed	82	45
Total Removals Requiring Replacements	103	69
Required Tree Replacements	227	162

The Landscape Plan's requirements include providing the required material from The Vehicular Use Area (VUA) – see Title XV, Chapter 150 of the Zoning Code, Article XXII, which is based on the perimeter of the property and Tree Preservation Plan Removals requiring replacement – Per Title IX, Chapter 94, Article IV – Tree Preservation. Replacements for both had to meet specific size and species requirements to qualify for replacement value.

The Final Landscape Plan (dated 6/10/26) was subsequently revised to provide the required replacements on site, while preserving the original intent of providing plantings in excess of the requirements.

	2/3/26 Plan	6/10/26 Revision
Chapter 150		
Trees Required	174	174
Trees Provided	174	174
Shrubs Required	952	952
Shrubs Provided	3,951	3,955
Chapter 94		
Replacement Trees Required	227	162
Replacement Trees Provided	227	162
Trees Provided Exceeding Requirements	73	75
Shrubs Provided Exceeding Requirements	2,999	3,003

Other updates included in the submitted plan sets, which included a revised *Renovation Landscape Plan for the City of Highland Park Police Headquarters* dated 6/3/26, and a revised *Tree Inventory Addendum* dated 6/10/26:

- Revised Security Bollard spacing and details within existing pedestrian plaza at Police Headquarters
- Revised Woodland path alignment to avoid an existing Oak tree not identified on the prior survey
- Removal of some trees found to be in conflict with utilities, signs, and street lighting locations.
- Updates to engineering base, including grading and utilities
- Addition of mow strips for fencing maintenance purposes
- Addition of signs indicating Environmentally Sensitive Areas/Do not Disturb
- Addition of signs indicating private park hours (Dawn to Dusk)
- Addition of Clustered Mailboxes, Shelter and relocation of bike racks near Club



dicksondesignstudio.com

Other updates (continued)

- Addition of Street Names internal to the project
- Addition of Woodland Trail Detail (ADA compliant decomposed granite)
- Additional Monument Construction Details and updated sign face
- Updated Townhome Foundation designs (due to relocation of AC units, electrical and gas meters), relocations only, no plants added or removed.
- Updated Foundation design for the Club (one less shrub provided)
- Updated irrigation limits at NW parking lot due to minor pavement changes.
- Addition of 6 Taylor Junipers along north property line to help screen police station parking



Proposed Residential Townhome Development 1700 Old Deerfield Road Highland Park, Illinois

Fiscal Impact Analysis

June 10, 2026

Prepared for

HDC M/I HP Venture, LLC

By

Johnson Research Group, Inc.

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Appendix

A. Methodology for Property Tax Revenue Estimates

1 Executive Summary

Introduction

HDC M/I HP Venture, LLC (the "Developer") engaged Johnson Research Group, Inc. ("JRG") to prepare an estimate of the fiscal impacts on the City of Highland Park ("City") and affected public school districts from a proposed residential development, featuring 227 townhouse units, at 1700 Old Deerfield Road in the City of Highland Park, Illinois ("City"). This study addresses the net fiscal impacts to the City of Highland Park, Deerfield School District 109 ("SD 109"), North Shore School District 112 ("SD 112") and Township High School District 113 ("HSD 113"). The Project site straddles the attendance boundaries of SD 109 and SD 112 and lies wholly within the boundaries of HSD 113.

The Project

The Developer's proposed "for sale" residential development at 1700 Old Deerfield Road will feature 227 three-bedroom townhome units, of which 177 will be rear-loading and 50 will be front-loading (the "Project"). The Project will include 34 affordable units (15%).

Net Fiscal Impact

Key impacts of the Project for the City and school districts after stabilization are as follows:

City of Highland Park

- The annual net fiscal impact for the City is estimated to be a positive $191,390.
- Estimated revenues for the City include annual property tax revenues of $462,430 as well as $30,230 in utility taxes and $55,170 in sales tax revenue generated by new residential spending at businesses in Highland Park.
- The Project's 227 households could increase annual City expenditures by $356,440 due primarily to providing public safety, fire protection and emergency medical services for 543 new residents, based on the residential multipliers in the City's municipal code.

Deerfield School District 109

- The annual net fiscal impact for SD 109 is estimated to be a positive $453,787.
- Annual property tax revenue for SD 109 is estimated to be $1,198,250.
- The Project could have 148 households within SD 109 attendance boundaries and generate as many as 41 public school students in grades K-8.

North Shore School District 112

- The annual net fiscal impact for SD 112 is estimated to be a positive $182,007.
- Annual property tax revenue for SD 112 is estimated to be $605,422.
- The Project could have 79 households within SD 112 attendance boundaries and could generate as many as 21 public school students in grades K-8.

Township High School District 113

- The annual net fiscal impact for HSD 113 is estimated to be a positive $911,803.
- Annual property tax revenue for SD 113 is estimated to be $1,284,840.
- The Project's 227 households could generate as many 12 public school students in grades 9-12.

2 Introduction

Johnson Research Group, Inc. (JRG) was engaged by HDC M/I HP Venture, LLC (the "Developer") to prepare estimates of net fiscal impacts from the redevelopment of 28.6 acres of vacant land into 227 for-sale townhome units, located at 1700 Old Deerfield Road ("Property" or "Site") in the City of Highland Park ("City"). The site was previously home to a Solo Cup factory, which has been demolished. This study summarizes JRG's estimates of property taxes and utility taxes generated by the Project, sales taxes generated in Highland Park by new residential spending, impact fees for public school and park districts, and estimated costs to public school districts — Deerfield School District 109 ("SD 109"), North Shore School District 112 ("SD 112") and Township High School District 113 ("HSD 113") — and the City for providing services to residents of 227 new townhouse units. The Project site straddles the attendance boundaries of SD 109 and SD 112 and lies wholly within the boundaries of HSD 113.

2.1 The Project

As shown in Table 1, the proposed 227-unit residential development will feature 177 three-bedroom rear loading and 50 three-bedroom front-loading townhouse units ranging in size from 1,747 square feet to 2,112 square feet (the "Project"). The Project will include 34 affordable units (15%).

Table 1. 1700 Old Deerfield Road - Unit Mix

Townhouse Type	Market Rate	Affordable	Total
3 Bedroom Rear Loading	143	34	177
3 Bedroom Front Loading	50	0	50
Total	**193**	**34**	**227**

Sources: HDC M/I HP Venture LLC, JRG.

Consistent with other fiscal impact analyses, impacts are presented in today's dollars (2026), rather than dollars inflated to a future point in time when the Project is anticipated to be fully stabilized. Because JRG's estimates are in uninflated dollars, every subsequent year is assumed to have the same impact as the first fully stabilized year.

3 Project Revenues

This section presents a summary of reoccurring and one-time estimated revenues generated by the Project. Reoccurring revenues include annual property taxes, City utility taxes, and the local share of sales taxes generated by new residential spending in Highland Park. One-time revenues focus on monetary donations in lieu of land donations for school, park and library facilities. Other one-time revenues such as City fees related to Project development are not included in the estimates as they are typically structured as a fee for service aimed at partial or full cost recovery for the municipality providing the service.

3.1 Property Tax Revenues

Annual property tax estimates for the Project are based, in part, on the information provided by the Developer including quantities, potential sale prices for market-rate and affordable units, and timing of construction and absorption. JRG gathered other relevant information from the

following sources: Lake County Assessor, Lake County Clerk, and the Lake County Treasurer. Appendix A provides a detailed explanation of how property taxes are calculated in Lake County.

3.2 Current Equalized Assessed Value and Property Taxes

The Site is currently assessed as farmland and generated $1,197.82 in total property taxes for Tax Year 2025.

The Project site consists of nine PINs, listed in Table 2. The table also includes Tax Year 2025 certified assessed values ("AV"), equalized assessed value ("EAV") and the aggregate property tax extension for all taxing agencies by PIN.

Table 2. Assessed Value, Equalized Assessed Value, and Property Tax by PIN, Tax Year 2025

PIN	Land AV ($)	Improved AV ($)	Current EAV ($)	Property Taxes ($)
16-27-122-001	74	0	74	39.42
16-27-302-005	91	0	91	154.34
16-27-302-006	13	0	13	7.14
16-27-302-007	104	0	104	56.40
16-27-302-008	779	0	779	478.30
16-27-302-009	186	0	186	115.88
16-27-401-001	99	0	99	57.42
16-27-401-002	157	0	157	97.38
16-27-401-003	304	0	304	191.54
Totals	**1,807**	**0**	**1,807**	**1,197.82**

Sources: HDC M/I HP Venture LLC, Lake County.

3.3 Project Valuation

Table 3 presents the estimated AV and EAV for the entire Project site following stabilization and the portion allocated to SD 109 and SD 112 to produce the property tax estimates in Table 4. AV for the entire Project is estimated to be approximately $54.27 million. Although Lake County's equalization factor is 1.000 the EAV estimates assume all 227 units receive a homeowner exemption that reduces a unit's EAV by $8,000.

For SD 109's portion of the Project site, AV is estimated to be approximately $35.22 million and EAV $34.03 million. AV for SD 112's portion of the Project site is estimated to be approximately $19.05 million and EAV is estimated to be $18.42 million.

Table 3. Project Valuation Estimates

Assumptions	SD 109	SD 112	All Other Taxing Districts
Assessed Value ($)	35,215,539	19,053,843	54,269,382
Equalized Assessed Value ($)[2]	34,031,539	18,421,843	52,453,382

Sources: HDC M/I HP Venture LLC, JRG.

Assumptions & Footnotes:

1. Lake County Equalizer = 1.000.
2. For Sale EAV assumes $8,000 homeowner exception for all units.

3.4 Estimated Property Taxes for Affected Taxing Districts

Following full stabilization and using the 2025 tax rates, the Project is estimated to generate annual property taxes of $1.02 million for SD 109, $0.61 million for SD 112, and $1.28 million for HSD 113, as shown in Table 4.

The Project will also generate $0.35 million for the City's Corporate Fund and $0.11 million for the City's Library Fund. Projected property taxes for all other taxing agencies are also identified in Table 4.

Table 4. Comparison of Estimated Property Taxes by Taxing Agency

Taxing Agency	2025 Rate (%)	For Sale Estimates ($)
Deerfield School District 109[a]	3.520999	1,198,250
North Shore School District 112[b]	3.286435	605,422
Township High School District 113	2.449490	1,284,840
City of Highland Park	0.668185	350,486
Highland Park Library Fund	0.213417	111,944
Park District of Highland Park	0.558875	293,149
College of Lake County	0.268542	140,859
Lake County	0.519692	272,596
Lake County Forest Preserve	0.156802	82,248
Moraine Township	0.071683	37,600
North Shore Water Reclamation District	0.143690	75,370
Southlake Mosquito Abatement District	0.009117	4,782
Total		**4,457,547**

Sources: Lake County, JRG
Footnotes:

a. 8.580492% is the aggregate tax rate for tax code 18089, which includes SD 109 and all other taxing districts listed except SD 112.
b. 8.345928% is the aggregate tax rate for tax code 18088, which includes SD 112 and all other taxing districts listed except SD 109.

4 City Sales Tax & Utility Tax Revenues

The Project's 227 households are estimated to generate $55,170 annually in sales tax revenue and $30,230 annually in utility tax revenue for the City. Table 5 presents annual estimates of the local share of sales tax from household spending in Highland Park and annual estimates of utility taxes that the City imposes on electricity and natural gas consumption.

Table 5. Annual Sales and Utility Tax Estimates

Tax	Estimate ($)
Sales Taxes	
Illinois Municipal Sales Tax	25,880
Highland Park Home Rule Sales Tax	21,570
Municipal Grocery Sales Tax	7,720
Subtotal	***55,170***
Utility Taxes	
Electricity	16,610
Natural Gas	13,620
Subtotal	***30,230***
Total	**85,400**

Sources: Esri Business Analyst, JRG.

The Project's location and proximity to retail centers in Highland Park and neighboring municipalities will present Project residents with a wide array of choices when deciding how and where to spend disposable household income. Residential spending from the Project will generate sales taxes within the City of Highland Park as well as neighboring municipalities.

JRG has developed a model for residential spending using Esri Business Analysis that allocates household spending among convenience items and comparison goods. The model accounts for the Site's proximity to retail centers in both Highland Park and neighboring communities, as well as the types of retailers at those centers.

JRG estimates that the Projects 227 households will generate $55,170 in combined sales tax revenue for the City. This figure includes $25,880 from the Illinois Municipal Sales Tax (1.00% rate), which applies to all purchases of general merchandise, prescription drugs and certain medical devices. It also includes $21,570 from the Highland Park Home Rule Sales Tax (1.00% rate) which only applies to purchases of general merchandise and $7,720 from the Municipal Grocery Tax (1.00% rate) which applies to the purchase of groceries.

Highland Park imposes an electricity excise tax on the amount of kilowatt hours used by a purchaser of electricity each month. The tax has a tiered rate structure with the marginal rates decreasing as usage increases. The tax rate on the first 2,000 kilowatt hours is 0.610 cents per kw hour. Assuming the Project's 227 households use an average of 1,000 kilowatt hours per month, the Project could generate $16,610 annually in City electricity tax.

Highland Park also imposes a 5.00% tax on the gross receipts of natural gas providers that is passed on to the consumer and appears on the customer's monthly bill. Assuming an average monthly natural gas bill of $100 per household, the Project could generate $13,620 in annual natural gas utility tax revenue.

5 Impact Fee Revenue

The Highland Park Municipal Code requires that new residential developments help reduce fiscal impacts on its library system and affected park and school districts by either paying an impact fee or providing land for additional facilities based on a formula in the municipal code.

The formula uses residential unit multipliers developed by the Illinois School Consulting Service / Associated Municipal Consultants, Inc. to estimate residential populations in new developments based on the unit type and number of bedrooms.

Table 6 presents an estimate of the total impact fees required, in lieu of a land donation, for the school and park districts and library system based on the unit mix of the Project and the City's residential multipliers.

Table 6. Impact Fees by Taxing District

Taxing District	3-BR TH Fee/Unit ($)	Unit Count	Total Fees ($)
SD 109	4,969	148	735,412
SD 112	4,969	79	392,551
HSD 113	1,878	227	426,306
Library	546	227	123,942
Park District	4,500	227	1,021,500

Sources: City of Highland Park, HDC M/I HP Venture LLC, JRG

6 Project Population Estimates

6.1 Methodology

This section presents estimates population estimates for the Project including school-age children who might enroll in SD 109, SD 112, and HSD 113 based on per residential unit multipliers in the City of Highland Park Municipal Code. The multipliers for school-age children are grouped by grade levels that allow for aggregation by school type. For purposes of this study, estimates are aggregated by grade for elementary school (grades K-5), junior high (grades 6-8) and high school (grades 9-12).

Table 7 below includes estimates of residents per unit, including adults and children by age (and grade) for each unit based on the number of bedrooms.

Table 7. Estimated Population Per Single Family Attached Dwelling Unit

Bedrooms	Pre-School (0-4 yrs.)	Grades K-5 (5-10 yrs.)	Grades 6-8 (11-13 yrs.)	Grades 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	0.212	0.234	0.058	0.059	1.829	2.392

Source: City of Highland Park Municipal Code

Using the per unit multipliers above, Table 8 shows the total estimated population (rounded to the nearest whole number), including adults and school-age children for the whole Project, based on the total number of units and number of bedrooms. The multipliers indicate the Project will generate 543 new residents including 80 school-age children in grades K-12.

Table 8. Project Estimated Population by Number of Bedrooms

Bedrooms	Units	Pre-School (0-4 yrs.)	Gr. K-5 (5-10 yrs.)	Gr. 6-8 (11-13 yrs.)	Gr. 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	227	48	53	14	13	415	543

Sources: City of Highland Park Municipal Code, HDC M/I HP Venture LLC, JRG.

6.2 Public School Enrollment

The Project is estimated to generate 67 school age children in grades K-8 and 13 in grades 9-12 based on the City's residential multipliers. As noted earlier, the Project Site straddles the attendance boundaries of SD 109 and SD 112. Table 9 below presents the number of school age children expected to reside within the enrollment boundaries of each school district. The entire project site lies within the boundaries of HSD 113.

Table 9. Estimated School Age Children within District Enrollment Boundaries

District	Units	Gr. K-5 (5-10 yrs.)	Gr. 6-8 (11-13 yrs.)	Gr. 9-12 (14-17 yrs.)	Total
SD109	118	35	9	0	44
SD 112	79	18	5	0	23
HSD 113	227	0	0	13	13
Total		**53**	**14**	**13**	**80**

Sources: City of Highland Park Municipal Code, American Communities Survey, HDC M/I HP Venture LLC, JRG.

Because the multipliers do not account for students who could attend a private school, public/private school enrollment data from the American Community Survey ("ACS") was analyzed. As a result, it is estimated that 41 public school students in grades K-8 would enroll in SD 109, 21 public school students in grades K-8 would enroll in SD 112 and 12 public school students in grades 9-12 would attend HSD 113 (see Table 10).

Table 10. Estimated Public School Enrollment

Description	SD 109	SD 112	HSD 113	Total
Total School Age Children	44	23	13	80
Public School Enrollment	93.0%	92.5%	89.3%	
Public School Students	**41**	**21**	**12**	**74**

Sources: City of Highland Park Municipal Code, American Communities Survey, The Habitat Company, LLC, JRG.

7 Public School District Expenditures

7.1 Marginal Operating Expenditures

The projected marginal costs from potential public school student generation by the Project are estimated to be $997,940 for SD 109, $577,647 for SD112 and $499,380 HSD 113 (see Table 11). However, in FY 2024-25 the residential property tax base funded 74.6% of SD 109's annual operating costs, 73.3% of SD 112's annual operating costs and 74.7% of HSD 113's annual operating costs (see Table 11). As a result, the share of operating costs that can be fairly attributable to the Project are $744,463 for SD 109, $423,415 for SD 112 and $373,037 for HSD 113.

Table 11. Operating Expenditures by School District from Project Enrollment

School District	New Students	Infl. Adj. OEPP ($)	Total Op. Exp. ($)	Prop. Tax / All Revenue (%)	Res. Share of Prop. Tax (%)	Res. Eff. Share (%)	Project Share ($)
	A	*B*	*C = A x B*	*D*	*E*	*F = D x E*	*G = C x F*
SD 109	41	24,340	997,940	88.1	84.7	74.6	744,463
SD 112	21	27,507	577,647	82.7	88.6	73.3	423,415
HSD 113	12	41,615	499,380	86.8	86.1	74.7	373,037
Totals	**74**		**2,074,967**				**1,540,915**

Sources: Illinois State Board of Education, Lake County Clerk, JRG.

7.2 Methodology

The estimates of additional expenses from enrollment of new public-school students are based on each district's operating expenditures per pupil ("OEPP") as presented in each district's FY 2024-25 annual financial statements, which are submitted to the Illinois State Board of Education ("ISBE"). Estimates for the Project are based on FY 2024-25 OEPP, which are the most recent figures available, and adjusted for inflation to align with the property tax estimates in Section 3 of this study. Table 12 presents the FY 2024-25 OEPP for each district and an inflation adjusted figure (3.89%) to May 2026, which is the most recent month available from the Bureau of Labor Statistics.

Table 12. Total Operating Expense Per Pupil by School District

School District	FY 2024-25 OEPP ($)	Infl. Adj. OEPP* ($)	New Students	Total ($)
SD 109	23,429	24,340	41	997,940
SD 112	26,477	27,507	21	577,647
HSD 113	40,057	41,615	12	499,380
Total			**74**	**2,074,967**

Sources: SD 109, SD112, HSD 113, BLS, JRG
*Adjusted 3.24% for inflation from June 2025 to April 2026.

Data compiled by the ISBE shows that for FY 2024-25 local property taxes accounted for 88.1% of SD 109's funding sources, 82.7% of SD 112's funding sources and 86.8% of HSD 113's funding sources (see Table 13). The remainder came from other local, state and federal sources.

Table 13. School District Revenue by Source, FY2024-25

Funding Source	SD 109 (%)	SD 112 (%)	HSD 113 (%)
Local Property Taxes	88.1	82.7	86.8
Other Local Funding	6.7	8.5	8.2
Evidence Based Funding	2.6	3.0	1.4
Other State Funding	1.1	2.5	1.8
Federal Funding	1.5	3.3	1.8
Totals	**100.0**	**100.0**	**100.0**

Sources: Illinois State Board of Education, JRG.

The Tax Year 2025 abstract of valuations and tax extensions published by the Lake County Clerk, shows that property tax revenue from residential property accounted for 84.7% of property tax funding sources for SD 109, 88.6% for SD 112, and 86.1% for HSD 113 (see Table 14).

Table 14. School District Equalized Assessed Value by Valuation Type, Tax Year 2025

Valuation Type	SD 109 EAV ($)	SD 109 EAV (%)	SD 112 EAV ($) EAV ($)	SD 112 EAV (%)	HSD 113 EAV ($)	HSD 113 EAV (%)
Residential	1,648,157,911	84.7	2,749,422,458	88.6	4,563,545,318	86.1
Commercial	293,493,274	15.1	346,844,401	11.2	725,011,983	13.7
Industrial	3,831,264	0.2	518,381	0.0	4,351,827	0.1
Farm	965	0.0	1,977,552	0.1	3,085,364	0.0
Railroad	152,239	0.0	3,336,885	0.1	3,489,124	0.1
Total	**1,945,635,653**	**100.00**	**3,102,099,677**	**100.0**	**5,299,483,616**	**100.0**

Sources: Lake County Clerk, JRG.

8 Net Fiscal Impact on the City of Highland Park

This section presents a brief recap of the revenues and operating expenses resulting from new residents of the Project and finishes with a comparison of the figures which produce the net fiscal impact for the City of Highland Park.

8.1 New City Revenues

As noted earlier, the Project is estimated to generate annual property taxes of $350,486 for the City's Corporate Fund and $111,944 for the City's Library Fund. The Project's 227 households are also projected to annually generate $55,170 in sales taxes at local businesses and $30,230 in utility taxes. These figures are used to estimate the Annual Net Fiscal Impact in Table 15.

8.2 City Expenditures

The Project is estimated to generate additional expenses of $356,440 for the City due primarily to providing public safety, fire protection and emergency medical services for 543 new residents based on the residential multipliers in the City's municipal code.

8.3 City Net Fiscal Impact

The annual net fiscal impact for the City's Corporate Fund will be a positive $209,696.

Table 15. Project's Annual Net Fiscal Impact on City Finances

Annual Project Impacts	Amount ($)*
Property Tax Revenue - Corp	350,486
Property Tax Revenue - Library	111,944
Sales Tax Revenues	55,170
Utility Tax Revenues	30,230
Residential Share of Operating Expenses	(356,440)
Annual Net Fiscal Impact	**191,390**

Source: JRG
* 2026 dollars

9 Net Fiscal Impact on the Public School Districts

This section summarizes the revenues and operating expenses resulting from public school student enrollment from the Project and finishes with a comparison of the figures to produce the net fiscal impact for each school district.

9.1 Public School District Revenues

The Project is estimated to generate property taxes for each school district as follows:

- SD 109: $1,198,250;
- SD 112: $605,422; and
- HSD 113: $1,284,840.

The Project is also expected to generate one-time impact fees of $735,412 for SD 109, $392,551 for SD 112 and $426,306 for HSD 113.

9.2 Public School District Expenditures

The Project is estimated to generate the following number of students and additional operating expense for each district:

- SD 109: 41 students and $997,940 of additional expenses with 74.6% or $744,463 anticipated to be funded with property tax revenue from the Project;
- SD 112: 21 students and $577,647 of additional expenses with 73.3% or $423,415 anticipated to be funded with property tax revenue from the Project;
- HSD 113: 12 students and $499,380 of additional operating expenses with 74.7% or $373,037 anticipated to be funded with property tax revenue from the Project.

9.3 Public School District Net Fiscal Impact

The annual net fiscal impact for each school district will be positive (see Table 16). Specifically for each district:

- SD 109: a positive $458,436;
- SD 112: a positive $184,654; and
- HSD 113: a positive $914,134.

Table 16. Net Fiscal Impact for School Districts

Annual Project Impacts	SD 109 Amount ($)	SD 112 Amount ($)	HSD 113 Amount ($)
Property Tax Revenue	1,198,250	605,422	1,284,840
Total Operating Expense Per Pupil	(744,463)	(423,415)	(373,037)
Annual Net Fiscal Impact	**453,787**	**182,007**	**911,803**

Source: JRG

Appendix A

Methodology for Property Tax Revenue Estimates

Annual property tax estimates for the Project are based on the assumptions described below. The Developer provided information about the Project components, quantities, pricing levels, construction timing and absorption. JRG gathered all other relevant information from the following sources: Lake County Assessor, Lake County Treasurer, and Lake County Clerk.

Property Tax Calculation. The formula for calculation of property taxes is shown in Figure A-1 below.

Figure A-1. Property Tax Calculation

Property Tax	=	Assessor's Fair Market Value	X	Assessment Rate	X	Equalization Factor	X	Tax Rate

Assessor's Fair Market Value (FMV). The Project's Fair Market Value ("FMV") was estimated using the sales approach. An Assessor Discount Factor of 5% was applied to the estimated market value to estimate the Assessor's Fair Market Value (e.g. estimated market value X 95% = Assessor's Fair Market Value).

Assessment Level. The residential units are assessed at 33.33% of FMV.

State Equalization Factor. The Tax Year 2025 State Equalization Factor for Lake County is 1.000.

Property Tax Rates. For purposes of these estimates, the Tax Year 2025 rates for the City, public school districts and other taxing districts extensions were utilized. The property tax rates for tax assessment year 2025, payable in 2026 are shown in Table 4 in the report.

Fully Assessed Taxes. Based on these assumptions, in the first full year following full stabilization the Project will have total AV of $54,269,382 and EAV of $52,453,382 assuming all 227units receive the $8,000 homeowner exemption. As a result, the Project would generate $4,601,425 in total property taxes.

MARCH 9, 2026

WETLAND/WATERS OF THE U.S. ASSESSMENT REPORT

HABITAT COMPANY

1800 OLD DEERFIELD ROAD

HIGHLAND PARK, LAKE COUNTY, ILLINOIS

CBBEL PROJECT NO. 220255.00001

CHRISTOPHER B. BURKE ENGINEERING, LTD
9575 WEST HIGGINS ROAD, SUITE 600
Rosemont, IL 60018

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EXECUTIVE SUMMARY

On May 5, 2022, and October 13, 2025, Christopher B. Burke Engineering, Ltd. (CBBEL) completed field investigations of the study area to determine on-site wetland and waters of the U.S. boundaries. This report was prepared to document our findings. Eight (8) wetlands, including one (1) waters of the U.S., and two (2) excavated upland drainage ditches were identified within the study area using the U.S. Army Corps of Engineers (USACE) Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (August 2010). The wetland/waters of the U.S. and drainage ditch boundaries were flagged, and field located with GPS. An aerial photograph depicting the boundaries is included as Exhibit 7 in Appendix A. Representative photographs are included in Appendix C. Information collected from the field investigation is listed in the USACE Data Forms found in Appendix D.

Wetland Summary Table:

Delineated Area	Data Points	Community Types	Native Mean C-Value	Native FQI	HQAR*
Wetland 1	1A	Emergent/Sedge Meadow/Wooded	1.80	5.69	Yes
Wetland 2	2A	Wooded	1.70	5.38	No
Wetland 3	3A	Forested	2.20	6.96	Yes
Wetland 4	4A	Wooded	1.25	2.50	No
Wetland/Waters of the U.S. 5	5A, 9A, & 10A	Emergent/Wooded/ Wet Meadow	2.04	10.58	No
Wetland 6	6A	Wooded	1.67	2.89	No
Wetland 7	7A	Forested	2.07	7.75	Yes
Wetland 8	8A	Forested	2.00	6.63	Yes

*The USACE Chicago District Regional Permit Program (effective April 1, 2017) defines High Quality Aquatic Resources (HQAR) as wetlands with a calculated Floristic Quality Inventory (FQI) greater than 20 or a Native Mean C-Value greater than 3.5. It also includes Advanced Identification (ADID) aquatic sites that have been previously identified by the District and U.S. Environmental Protection Agency as areas generally unsuitable for disposal of dredged or fill material.

METHODOLOGY

The Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (August 2010), identifies the mandatory technical criteria for wetland identification. The three essential characteristics of a jurisdictional wetland are hydrophytic vegetation, hydric soils and wetland hydrology as described below:

Hydrophytic Vegetation: The hydrophytic vegetation criterion is based on a separation of plants into five basic groups:

(1) Obligate wetland plants (OBL) almost always occur (estimated probability >99%) in wetlands under natural conditions;

(2) Facultative wetland plants (FACW) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in non-wetlands;

(3) Facultative plants (FAC) are equally likely to occur in wetlands or non-wetlands (estimated probability 34-66%);

(4) Facultative upland plants (FACU) usually occur in non-wetlands (estimated probability 67-99%), but occasionally are found in wetlands; and

(5) Obligate upland plants (UPL) almost always occur (estimated probability >99%) in non-wetlands under natural conditions.

Four procedures completed in the following order are used to determine if hydrophytic vegetation is present:

1) Rapid Test: The Rapid Test for hydrophytic vegetation is met if all dominant species across all strata are OBL or FACW, or a combination of the two based on a visual assessment.
2) Dominance Test: Using the 50/20 Rule, if greater than 50% of the plants present are FAC, FACW, or OBL, the subject area meets the hydrophytic vegetation criterion.
3) Prevalence Index: Each plant species in a sampling plot is assigned a numeric value (OBL=1; FACW=2; FAC=3; FACU=4; UPL=5). Based on the sampling data, the absolute cover is calculated for each species in each stratum and using the specified formula, if the Prevalence Index is 3 or less, hydrophytic vegetation is present.
4) Morphological Adaptations: Various species may develop physical characteristics after growing in wetland areas such as multi-stemmed trunks, shallow roots, and buttressed stems. Hydrophytic vegetation is present if an adaptation is observed in more than 50% of FACU species growing in an area that contains hydric soil and wetland hydrology.

Hydric Soils: Hydric soils are defined in the manual as "soils that are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part." Field indicators of hydric soil are found in the NTCHS Field Indicators of Hydric Soils in the United States (USDA Natural Resources Conservation Service 2006b or current version).

Wetland Hydrology: The wetland hydrology criterion is often the most difficult to determine. Typically, the presence of water for a portion of the growing season creates anaerobic conditions. Anaerobic conditions lead to the prevalence of wetland plants. Morphological adaptations of plants, drift lines and watermarks are examples of wetland hydrology field indicators.

Waters of the United States: Waters of the United States (waters) are defined as the ordinary high-water mark (OHWM) in non-tidal waters, provided the jurisdiction is not extended by the presence of wetlands. The OHWM refers to the line established by the fluctuations of water. These fluctuations can be indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, or the presence of litter and debris. Waters are typically not vegetated. They typically are located below the Ordinary High-Water Mark (OHWM) of a creek, stream, river, or lake. There are on occasions exceptions to this generalization.

RESULTS AND DISCUSSION

STUDY AREA

The study area is located west of Skokie Highway/Route 41, north of Grove Avenue, and generally southeast of Old Deerfield Road in Highland Park, Lake County, Illinois.

Existing Site Conditions

The study area consists of a large, vacant commercial lot with open space, roads, parking lots, and adjacent residential lots. During the site visit, CBBEL staff identified eight (8) wetlands, including one waters of the U.S., and two (2) man-made excavated upland drainage ditches within the study area. The drainage ditches and waters of the U.S./wetlands are characterized below.

Identified Wetlands/Waters of the U.S.

Wetland 1

Wetland 1, characterized by data point 1A, is located approximately 200' northeast of the Old Deerfield Road and Ridge Road intersection. This small depressional area contained shallow ponding water and appears to retain stormwater runoff from adjacent roadways. The wetland is not a High Quality Aquatic Resource based on it current condition.

Vegetation: At the time of the field investigation, the wetland contained sparce vegetation primarily low quality, sedge meadow and emergent understory. The plant community was dominated by common fox sedge (*Carex Vulpinoidea*), and hybrid cattail (*Typha X glauca*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, water marks, sediment deposits, sparsely vegetated concave surfaces, and the FAC-Neutral test. As mentioned above, hydrology is provided from repeated stormwater inundation and poor drainage.

Soils: Soils at Wetland 1 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil, although field characteristics confirmed hydric soil conditions.

Wetland 2

Wetland 2 is located south-southeast from Wetland 1, consisted of a narrow depressional area with low quality, woody vegetation. The wetland contains a standing water range from 0-3" of depth.

Vegetation: At the time of the field investigation, the wetland was dominated by a variety of herbaceous vegetation, much of which was planted as part of a forest restoration plan. The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 0-3" of standing water, water marks, water-stained leaves, the FAC-Neutral test, sparsely vegetated concave surfaces, drainage patterns, sediment, and drift deposits.

Soils: Soils at Wetland 2 are mapped as Ozaukee silt loam, a moderately well-drained, non-hydric soil. However, field characteristics confirmed hydric soil conditions.

Wetland 3

Wetland 3 consisted of a larger, ephemeral wetland area with low quality, woody vegetation, and shallow inundation, just south of Wetland 2.

Vegetation: At the time of the field investigation, the wetland was dominated by a variety of herbaceous vegetation, much of which was planted as part of a forest restoration plan. The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 1-4" of standing water, water marks, water-stained leaves, sparsely vegetated concave surfaces, the FAC-Neutral test, drainage patterns, sediment and drift deposits.

Soils: Soils at Wetland 3 are mapped as Ozaukee silt loam, a moderately well-drained, non-hydric soil. However, during the site visit, field characteristics confirmed hydric soil conditions.

Wetland 4

Wetland 4, located southeast of Wetland 3 and adjacent to another parking lot, consisted of a small, depressional wetland with primarily inundated, bare soils with interspersed scrub-shrub vegetation.

Vegetation: At the time of the field investigation, the wetland was dominated by a variety of herbaceous vegetation, much of which was planted as part of a forest restoration plan. The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, water marks, 0-1" of standing water, water-stained leaves, drainage patterns, sparsely vegetated concave surfaces, the FAC-Neutral test, sediment, and drift deposits.

Soils: Soils within Wetland 4 were mapped as Ozaukee silt loam, a moderately well-drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Wetland/Waters of the U.S. 5

Wetland/Waters of the U.S. 5 consisted of a large wetland complex and an excavated drainage channel connected by a series of culverts. There was approximately 0-4" of water flowing east from Ridge Road to the Union Pacific Railroad in the southeast corner of the study area. This wetland/waters of the U.S. complex primarily consisted of a degraded wet meadow marsh and wooded drainage channel.

Vegetation: At the time of the field investigation, the wetland/waters of the U.S. complex contained both herbaceous and woody dominants. The northernmost region of this wetland/waters of the U.S. consisted of a degraded wet meadow marsh plant community that was dominated by common reed (*Phragmites australis*) and marsh meadow-foxtail (*Alopecurus geniculatus*). Along the embankments of the drainage channel, dominants included lesser celandine (*Ficaria verna*), wild chives (*Allium schoenoprasum*), and riverbank grape (*Vitis riparia*). The complete wetland/waters of the U.S. floristic inventory is located in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by 1-4" of flowing surface water, saturated soils, water-stained leaves, water marks, drainage patterns, the FAC-Neutral test, sediment, and drift deposits.

Soils: Soils at Wetland/Waters of the U.S. 5 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Wetland 6

Wetland 6, characterized by data point 6A, consisted of a small depression with shallow ponding located south of Wetland 5, adjacent to the residential backyards along Grove Avenue. The wetland was surrounded by fill and debris piles and numerous ash trees that have been cut down.

Vegetation: At the time of the field investigation, the wetland was dominated by a variety of herbaceous vegetation, much of which was planted as part of a forest restoration plan, and eastern cottonwood (*Populus deltoides*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 0-1" of standing water, drainage patterns, water marks, the FAC-Neutral test, water-stained leaves, sediment, and drift deposits.

Soils: Soils at Wetland 6 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. During the site visit, hydric soil conditions were confirmed.

Wetland 7

Wetland 7 consisted of a large, ephemeral wetland with primarily low quality, woody vegetation located east of Wetland 6 and in the southeast corner of the study area. This wetland is located within what appears to be an old dump site containing concrete, asphalt, fill, and debris and some waste. Numerous dead ash trees have been cut down and litter the wetland and surrounding woodlands. Neighbors are actively dumping landscape waste in the wetland and buffer area.

Vegetation: At the time of the field investigation, the wetland was dominated by fowl manna grass (*Glyceria striata*), eastern cottonwood (*Populus deltoides*), Green Ash (*Fraxinus Pennsylvanica*), silver maple (*Acer saccharinum*), and riverbank grape (*Vitis riparia*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 0-3" of standing water, water-stained leaves, the FAC-Neutral test, water marks, stunted plants, sparsely vegetated concave surfaces, sediment, and drift deposits.

Soils: Soils at Wetland 7 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Wetland 8

Wetland 8, as characterized by data point 8A, consisted of a small, ephemeral depression located between Wetlands 5 and 7.

Vegetation: At the time of the field investigation, the wetland was dominated by lesser celandine (*Ficaria verna*), Green Ash (*Fraxinus Pennsylvanica*), and eastern cottonwood (*Populus deltoides*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, approximately 2" of standing water, water marks, water-stained leaves, the FAC-Neutral test, sediment, and drift deposits.

Soils: Soils at Wetland 8 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Drainage Ditches/Investigated Area

During the site visit, two (2) man-made drainage ditches were identified and flagged onsite. These drainage ditches were constructed in soils mapped as non-hydric Blount silt loam and Ozaukee silt loam, both well-drained. The buffers of the two (2) identified drainage ditches were overgrown with predominately turf grass, and weedy herbaceous and woody vegetation.

As shown on Exhibit 7, CBBEL staff also completed an investigation of an area dominated by common reed (*Phragmites australis*), commonly found in moist and wet soil conditions, in the southeast region of the study area. Despite the presence of facultative wetland vegetation, the soils contained a disturbed profile and consisted of rubble debris, as characterized by data point 11B. In addition, no evidence of hydrology was observed. As a result, we concluded that this area with hydrophytic vegetation did not meet the criteria as USACE regulated wetlands according to the U.S. Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (August 2010).

REFERENCE MATERIALS

The following reference materials were reviewed and used to assist in the wetland/waters of the U.S. field reconnaissance.

LOCATION MAP

The study area is located west of Skokie Highway/Route 41, north of Grove Avenue, and generally southeast of Old Deerfield Road in Highland Park, Lake County, Illinois. Geographically, the study area is in Section 27, Township 43 North, and Range 12, East of the 3rd Principal Meridian (Lat 42°10'20.19"N; Long 87°49'7.00"W).

NATIONAL WETLAND INVENTORY

The National Wetland Inventory (NWI), Highland Park Quadrangle (1983), indicates no wetland mapped within the study area. The NWI serves only as a large-scale guide and actual wetland locations and types often vary from that mapped.

LAKE COUNTY WETLAND INVENTORY

The Lake County Wetland Inventory (LCWI), Moraine Township (2002), indicates that Wetland is mapped within the study area. The MCWI serves only as a large-scale guide and actual wetland locations and types often vary from that mapped.

SOIL SURVEY

The Soil Survey of Lake County, Illinois (2013) was reviewed to determine the location of hydric soils within the study area. The following soil types are mapped within the study area:

23A	-	Blount silt loam
530B	-	Ozaukee silt loam

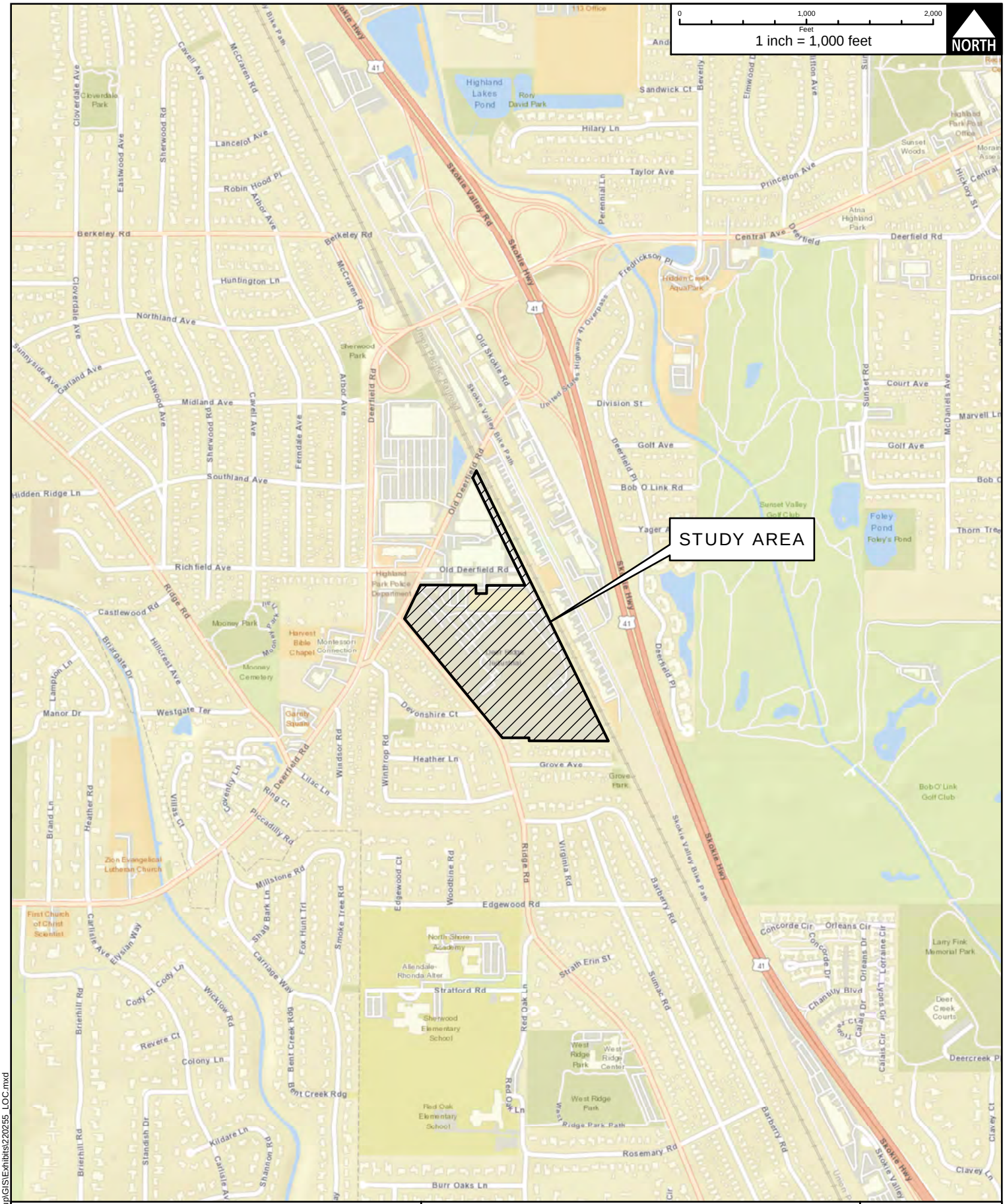
UNITED STATES GEOLOGICAL SURVEY and HYDROLOGIC SURVEY

The United States Geological Survey (USGS), Highland Park Quadrangle (1993) and Hydrologic Survey (1964) were reviewed to determine historic local drainage patterns. The USGS indicates that surface runoff from the study area drains to the onsite wetlands/waters of the U.S. and generally southeast of the study area towards the Skokie River. Since the Skokie River is tributary to the North Branch of the Chicago River, the wetlands/waters of the U.S. are located within its watershed.

FLOOD INSURANCE RATE MAP

The Flood Insurance Rate Map (FIRM) of Lake County and Incorporated Areas, Illinois, was reviewed to determine the location of regulatory floodplain within the study area. The presence of floodplain can be indicative of wetland hydrology. The FIRM indicates no mapped 100-year regulatory floodplain and areas of floodway within the study area.

APPENDIX A – EXHIBITS



CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

LOCATION MAP

CBBEL# 22-0255

DATE: 1/15/2026

EXH 1

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.			SCALE:	1 "= 1,000 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	1/15/2026
FILE NAME:	220255_LOC			

N:\HIGHLANDPARK\220255 Red Cup\GIS\Exhibits\220255_LOC.mxd

NOTE: TAKEN FROM THE NATIONAL WETLAND INVENTORY(NWI), HIGHLAND PARK QUADRANGLE(1983)

0 200 400
Feet
1 inch = 200 feet
NORTH



NOTE: TAKEN FROM THE LAKE COUNTY WETLAND INVENTORY(LCWI), MORAINE TOWNSHIP(2002)

0 200 400
Feet
1 inch = 200 feet

NORTH

Legend

- ARTIFICIAL WETLAND
- WETLAND

STUDY AREA

Old Deerfield
Old Deerfield Rd
Skokie Valley Bike Path
Old Skokie Rd
Skokie Hwy
Deerfield Pl
Skokie Valley Rd
Union Pacific Railroad
Ridge Rd
Winthrop Rd
Devonshire Ct
Heather Ln
Grove Ave

CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

LAKE COUNTY WETLAND INVENTORY

CBBEL # 22-0255

DATE: 1/15/2026

EXH 3

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	1/15/2026
FILE NAME:	220255_LCWI			

N:\HIGHLANDPARK\220255 Red Cup\GIS\Exhibits\220255_LCWI.mxd

NOTE: TAKEN FROM THE SOIL SURVEY OF LAKE COUNTY, ILLINOIS(2013)

0 200 400 Feet

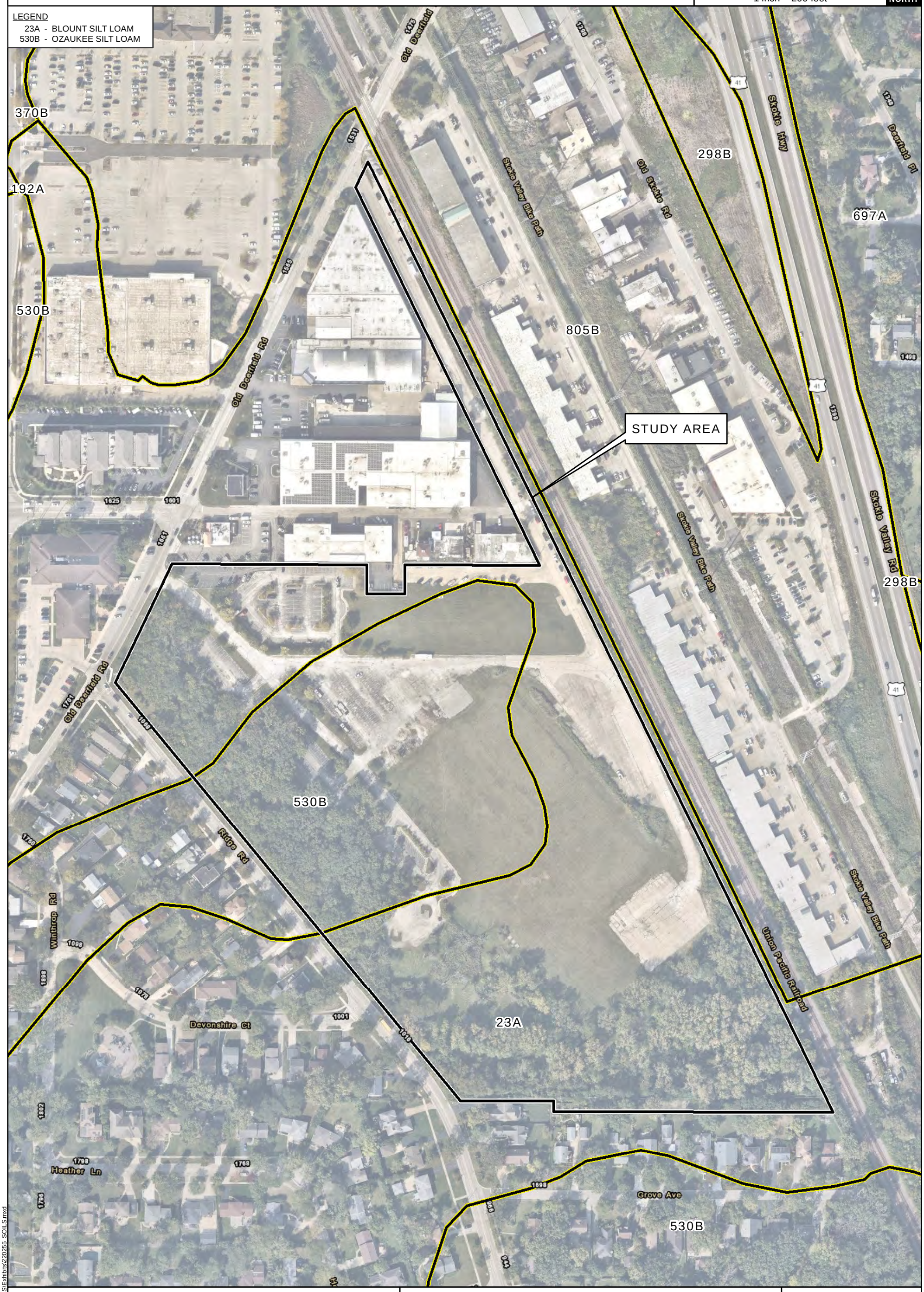
1 inch = 200 feet

NORTH

LEGEND

23A - BLOUNT SILT LOAM

530B - OZAUKEE SILT LOAM



CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

SOIL SURVEY

CBBEL # 22-0255

DATE: 1/15/2026

EXH 4

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

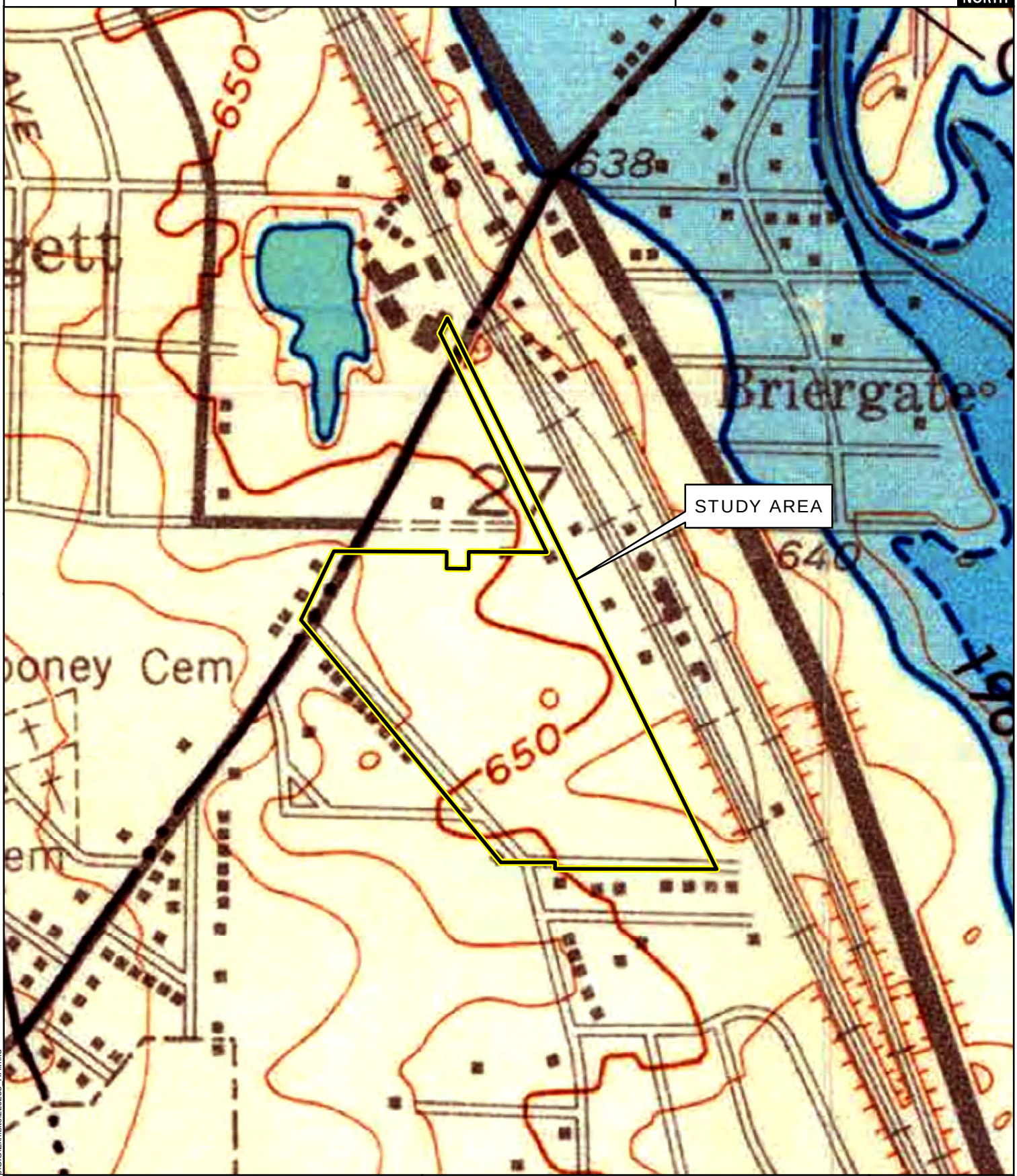
DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	1/15/2026
FILE NAME:	220255_SOILS			

N:\HIGHLANDPARK\220255 Red Cup\GIS\Exhibits\220255_SOILS.mxd

NOTE: TAKEN FROM THE HYDROLOGIC ATLAS(HA), HIGHLAND PARK QUADRANGLE(1964)

0 500 1,000
Feet
1 inch = 500 feet

NORTH



CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

HYDROLOGIC ATLAS

CBBEL# 22-0255

DATE: 1/15/2026

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.			SCALE:	1 "= 500 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	1/15/2026
FILE NAME:	220255_HA			

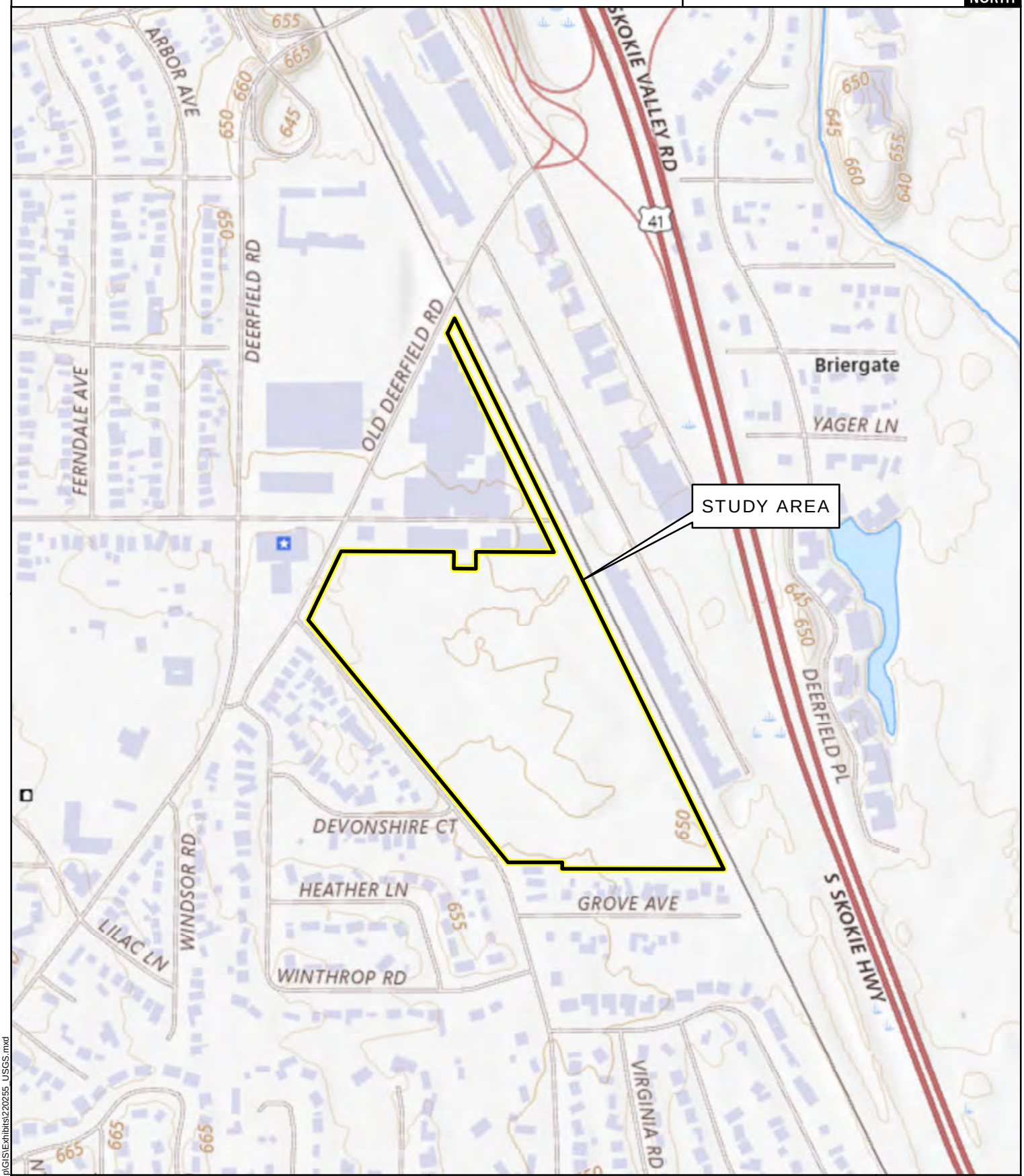
EXH 5

N:\HIGHLANDPARK\220255 Red Cup\GIS\Exhibits\220255_HA.mxd

NOTE: TAKEN FROM THE UNITED STATES GEOLOGICAL SURVEY(USGS), HIGHLAND PARK QUADRANGLE(2025)

0 500 1,000
Feet
1 inch = 500 feet

NORTH



CLIENT:
RED CUP LAND COMPANY, LLC.

TITLE:
UNITED STATES GEOLOGICAL SURVEY

CBBEL# 22-0255
DATE: 1/15/2026

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.			SCALE:	1 "= 500 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	1/15/2026
FILE NAME:	220255_USGS			

EXH 6

N:\HIGHLANDPARK\220255 Red Cup\GIS\Exhibits\220255_USGS.mxd

NOTE: TAKEN FROM THE FLOOD INSURANCE RATE MAP(FIRM), LAKE COUNTY AND INCORPORATED AREAS, ILLINOIS, MAP NUMBER 17097C0287K, EFFECTIVE DATE: SEPTEMBER 18, 2013

0 200 400 Feet

1 inch = 200 feet

NORTH

NO FLOODPLAIN MAPPED ON-SITE



CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

FLOOD INSURANCE RATE MAP

CBBEL # 22-0255

DATE: 1/15/2026

EXH 7

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	1/15/2026
FILE NAME:	220255_FIRM			

N:\HIGHLAND\PARK\220255 Red Cup\GIS\Exhibits\220255_FIRM.mxd

NOTE: AERIAL PHOTOGRAPH TAKEN FROM NEARMAP, DATED: SEPTEMBER 30, 2021

0 200 400 Feet

1 inch = 200 feet

NORTH

Legend

- DRAINAGE DITCH
- INVESTIGATED AREA
- WATERS OF THE U.S.
- WETLAND

STUDY AREA

WETLAND 1
1A
1B
WETLAND 2
2A
2B
3B
WETLAND 3
3A
WETLAND 4
4A
4B
10B
10A
5B
5A
9B
9A
6B
6A
WETLAND 6
WETLAND/
WATERS OF THE U.S. 5
8A
8B
WETLAND 8
7A
7B
WETLAND 7
DRAINAGE DITCH 1
DRAINAGE DITCH 2
INVESTIGATED AREA
11B

Old Deerfield Rd
Skokie Valley Bike Path
Old Skokie Rd
Skokie Hwy
Deerfield Pl
Skokie Valley Rd
Union Pacific Railroad
Ridge Rd
Winthrop Rd
Devonshire Ct
Heather Ln
Grove Ave

CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

APPROXIMATE
WETLAND/WATERS DELINEATION

CBBEL # 22-0255

DATE: 1/15/2026

EXH 8

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	1/15/2026
FILE NAME:	220255_AWD			

N:\HIGHLANDPARK\220255 Red Cup\GIS\Exhibits\220255 AWD.mxd

APPENDIX B – FLORISTIC INVENTORIES

March 2026 FQIs

Wetland 1

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**2.97**	SPECIES RICHNESS (ALL)	41
MEAN C (ALL SPECIES)	2.10	SPECIES RICHNESS (NATIVE)	29
MEAN C (NATIVE TREES)	4.00	% NON-NATIVE	0.29
MEAN C (NATIVE SHRUBS)	3.00	WET INDICATOR (ALL)	-0.78
MEAN C (NATIVE HERBACEOUS)	2.88	WET INDICATOR (NATIVE)	-0.79
FQAI (NATIVE SPECIES)	**15.97**	% HYDROPHYTE (MIDWEST)	0.88
FQAI (ALL SPECIES)	13.43	% NATIVE PERENNIAL	0.63
ADJUSTED FQAI	24.94	% NATIVE ANNUAL	0.05
% C VALUE 0	0.37	% ANNUAL	0.12
% C VALUE 1-3	0.34	% PERENNIAL	0.85
% C VALUE 4-6	0.29		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
AGRGIG	Agrostis gigantea	AGROSTIS ALBA	Black Bent	0	FACW	FACW	-1	Grass	Perennial	Adventive
AGRSTO	Agrostis stolonifera	Agrostis alba palustris	Spreading Bent	2	FACW	FACW	-1	Grass	Perennial	Native
ALISUB	Alisma subcordatum	Alisma subcordatum	American Water-Plantain	3	OBL	OBL	-2	Forb	Perennial	Native
ALNGLU	Alnus glutinosa	ALNUS GLUTINOSA	European Alder	0	FACW	FACW	-1	Tree	Perennial	Adventive
ARTVUL	Artemisia vulgaris	ARTEMISIA VULGARIS	Common Mugwort	0	UPL	UPL	2	Forb	Perennial	Adventive
ASCINC	Asclepias incarnata	Asclepias incarnata	Swamp Milkweed	3	OBL	OBL	-2	Forb	Perennial	Native
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
CXGRAN	Carex granularis	Carex granularis	Limestone-Meadow Sedge	3	FACW	FACW	-1	Sedge	Perennial	Native
CXSCOP	Carex scoparia	Carex scoparia	Pointed Broom Sedge	5	FACW	FACW	-1	Sedge	Perennial	Native
CXVULP	Carex vulpinoidea	Carex vulpinoidea	Common Fox Sedge	2	FACW	OBL	-1	Sedge	Perennial	Native
CORTRI	Coreopsis tripteris	Coreopsis tripteris	Tall Tickseed	5	FAC	FAC	0	Forb	Perennial	Native
ELEOBT	Eleocharis obtusa	Eleocharis ovata	Blunt Spike-Rush	3	OBL	OBL	-2	Sedge	Annual	Native
ELYCAN	Elymus canadensis	Elymus canadensis	Nodding Wild Rye	4	FACU	FACU	1	Grass	Perennial	Native
ELYVIR	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3	FACW	FACW	-1	Grass	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
ERIANN	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane	0	FACU	FACU	1	Forb	Biennial	Native
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass	4	OBL	OBL	-2	Grass	Perennial	Native
JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2	FACW	FACW	-1	Forb	Perennial	Native
JUNTEN	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush	0	FAC	FAC	0	Forb	Perennial	Native
LYCAME	Lycopus americanus	Lycopus americanus	Cut-Leaf Water-Horehound	4	OBL	OBL	-2	Forb	Perennial	Native
LYSNUM	Lysimachia nummularia	LYSIMACHIA NUMMULARIA	Creeping-Jenny	0	FACW	FACW	-1	Forb	Perennial	Adventive
MIMRIN	Mimulus ringens	Mimulus ringens	Allegheny Monkey-Flower	4	OBL	OBL	-2	Forb	Perennial	Native
PANCAP	Panicum capillare	Panicum capillare	Common Panic Grass	0	FAC	FAC	0	Grass	Annual	Native

PANVIR	Panicum virgatum	Panicum virgatum	Wand Panic Grass	3	FAC	FAC	0	Grass	Perennial	Native
PERMAC	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
PHAARU	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass	0	FACW	FACW	-1	Grass	Perennial	Adventive
PHYVIR	Physostegia virginiana	Physostegia virginiana	Obedient-Plant	4	FACW	FACW	-1	Forb	Perennial	Native
PRUVIR	Prunus virginiana	Prunus virginiana	Choke Cherry	3	FACU	FACU	1	Shrub	Perennial	Native
QUEMAC	Quercus macrocarpa	Quercus macrocarpa	Burr Oak	5	FAC	FACU	0	Tree	Perennial	Native
RUDHIR	Rudbeckia hirta	Rudbeckia hirta var. pulcherrima	Black-Eyed-Susan	1	FACU	FACU	1	Forb	Perennial	Native
RUMCRI	Rumex crispus	RUMEX CRISPUS	Curly Dock	0	FAC	FAC	0	Forb	Perennial	Adventive
SCIATV	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush	4	OBL	OBL	-2	Sedge	Perennial	Native
SETPUM	Setaria pumila	SETARIA GLAUCA	Yellow Bristle Grass	0	FAC	FAC	0	Grass	Annual	Adventive
SOLSEM	Solidago sempervirens	SOLIDAGO SEMPERVIRENS	Seaside Goldenrod	0	FACW	FACW	-1	Forb	Perennial	Adventive
SPAPEC	Spartina pectinata	Spartina pectinata	Freshwater Cord Grass	4	FACW	FACW	-1	Grass	Perennial	Native
SYMLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer	4	FACW	FAC	-1	Forb	Perennial	Native
SYMSUB	Symphyotrichum subulatum	ASTER SUBULATUS	Seaside American-Aster	0	OBL	FACW	-2	Forb	Annual	Adventive
TYPGLA	Typha X glauca	TYPHA X GLAUCA	Hybrid Cat-Tail	0	OBL	OBL	-2	Forb	Perennial	Adventive
ULMAME	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1	Tree	Perennial	Native
VERHAS	Verbena hastata	Verbena hastata	Simpler's-Joy	4	FACW	FACW	-1	Forb	Perennial	Native
VERSER	Veronica serpyllifolia	VERONICA SERPYLLIFOLIA	Thyme-Leaf Speedwell	0	FACW	FAC	-1	Forb	Perennial	Adventive

Wetland 2

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**3.06**	SPECIES RICHNESS (ALL)	21
MEAN C (ALL SPECIES)	2.33	SPECIES RICHNESS (NATIVE)	16
MEAN C (NATIVE TREES)	4.33	% NON-NATIVE	0.24
MEAN C (NATIVE SHRUBS)	0.00	WET INDICATOR (ALL)	-0.52
MEAN C (NATIVE HERBACEOUS)	2.77	WET INDICATOR (NATIVE)	-0.56
FQAI (NATIVE SPECIES)	**12.25**	% HYDROPHYTE (MIDWEST)	0.81
FQAI (ALL SPECIES)	10.69	% NATIVE PERENNIAL	0.71
ADJUSTED FQAI	26.73	% NATIVE ANNUAL	0.05
% C VALUE 0	0.29	% ANNUAL	0.10
% C VALUE 1-3	0.38	% PERENNIAL	0.90
% C VALUE 4-6	0.33		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
CYNDAC	Cynodon dactylon	CYNODON DACTYLON	Bermuda Grass	0	FACU	FACU	1	Grass	Perennial	Adventive
ELEOBT	Eleocharis obtusa	Eleocharis ovata	Blunt Spike-Rush	3	OBL	OBL	-2	Sedge	Annual	Native
ELYCAN	Elymus canadensis	Elymus canadensis	Nodding Wild Rye	4	FACU	FACU	1	Grass	Perennial	Native
ELYVIR	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3	FACW	FACW	-1	Grass	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass	4	OBL	OBL	-2	Grass	Perennial	Native
JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2	FACW	FACW	-1	Forb	Perennial	Native
JUNTEN	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush	0	FAC	FAC	0	Forb	Perennial	Native
LYSNUM	Lysimachia nummularia	LYSIMACHIA NUMMULARIA	Creeping-Jenny	0	FACW	FACW	-1	Forb	Perennial	Adventive
PENDIG	Penstemon digitalis	Penstemon digitalis	Foxglove Beardtongue	4	FAC	FAC	0	Forb	Perennial	Native
PERMAC	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
QUEMAC	Quercus macrocarpa	Quercus macrocarpa	Burr Oak	5	FAC	FACU	0	Tree	Perennial	Native
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0	FAC	FAC	0	Shrub	Perennial	Adventive
RUDHIR	Rudbeckia hirta	Rudbeckia hirta var. pulcherrima	Black-Eyed-Susan	1	FACU	FACU	1	Forb	Perennial	Native
SYMLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer	4	FACW	FAC	-1	Forb	Perennial	Native
SYMNOV	Symphyotrichum novae-angliae	Aster novae-angliae	New England American-Aster	3	FACW	FACW	-1	Forb	Perennial	Native
TILAME	Tilia americana	Tilia americana	American Basswood	5	FACU	FACU	1	Tree	Perennial	Native
ulmame	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1	Tree	Perennial	Native
VERHAS	Verbena hastata	Verbena hastata	Simpler's-Joy	4	FACW	FACW	-1	Forb	Perennial	Native
VERSER	Veronica serpyllifolia	VERONICA SERPYLLIFOLIA	Thyme-Leaf Speedwell	0	FACW	FAC	-1	Forb	Perennial	Adventive

Wetland 3

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**2.87**	SPECIES RICHNESS (ALL)	37
MEAN C (ALL SPECIES)	2.41	SPECIES RICHNESS (NATIVE)	31
MEAN C (NATIVE TREES)	4.50	% NON-NATIVE	0.16
MEAN C (NATIVE SHRUBS)	0.00	WET INDICATOR (ALL)	-0.49
MEAN C (NATIVE HERBACEOUS)	2.54	WET INDICATOR (NATIVE)	-0.45
FQAI (NATIVE SPECIES)	**15.98**	% HYDROPHYTE (MIDWEST)	0.81
FQAI (ALL SPECIES)	14.63	% NATIVE PERENNIAL	0.73
ADJUSTED FQAI	26.28	% NATIVE ANNUAL	0.08
% C VALUE 0	0.27	% ANNUAL	0.11
% C VALUE 1-3	0.35	% PERENNIAL	0.84
% C VALUE 4-6	0.38		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
AGRGIG	Agrostis gigantea	AGROSTIS ALBA	Black Bent	0	FACW	FACW	-1	Grass	Perennial	Adventive
BARVUL	Barbarea vulgaris	BARBAREA VULGARIS	Garden Yellow-Rocket	0	FAC	FAC	0	Forb	Biennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	FACW	-1	Forb	Annual	Native
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
CXSCOP	Carex scoparia	Carex scoparia	Pointed Broom Sedge	5	FACW	FACW	-1	Sedge	Perennial	Native
CXVULP	Carex vulpinoidea	Carex vulpinoidea	Common Fox Sedge	2	FACW	OBL	-1	Sedge	Perennial	Native
CAROVT	Carya ovata	Carya ovata	Shag-Bark Hickory	5	FACU	FACU	1	Tree	Perennial	Native
CINARU	Cinna arundinacea	Cinna arundinacea	Sweet Wood-Reed	5	FACW	FACW	-1	Grass	Perennial	Native
ELEOBT	Eleocharis obtusa	Eleocharis ovata	Blunt Spike-Rush	3	OBL	OBL	-2	Sedge	Annual	Native
ELYCAN	Elymus canadensis	Elymus canadensis	Nodding Wild Rye	4	FACU	FACU	1	Grass	Perennial	Native
ELYVIR	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3	FACW	FACW	-1	Grass	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
ERIANN	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane	0	FACU	FACU	1	Forb	Biennial	Native
FRAVIR	Fragaria virginiana	Fragaria virginiana	Virginia Strawberry	0	FACU	FACU	1	Forb	Perennial	Native
GEUCAN	Geum canadense	Geum canadense	White Avens	1	FAC	FAC	0	Forb	Perennial	Native
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass	4	OBL	OBL	-2	Grass	Perennial	Native
JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2	FACW	FACW	-1	Forb	Perennial	Native
JUNTEN	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush	0	FAC	FAC	0	Forb	Perennial	Native
LYCAME	Lycopus americanus	Lycopus americanus	Cut-Leaf Water-Horehound	4	OBL	OBL	-2	Forb	Perennial	Native
LYSNUM	Lysimachia nummularia	LYSIMACHIA NUMMULARIA	Creeping-Jenny	0	FACW	FACW	-1	Forb	Perennial	Adventive
PENDIG	Penstemon digitalis	Penstemon digitalis	Foxglove Beardtongue	4	FAC	FAC	0	Forb	Perennial	Native
POLLAP	Persicaria lapathifolia	Polygonum lapathifolium ; POLYGONUM SCABRUM	Dock-Leaf Smartweed	0	FACW	FACW	-1	Forb	Annual	Native

PERMAC	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
PHAARU	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass	0	FACW	FACW	-1	Grass	Perennial	Adventive
QUEALB	Quercus alba	Quercus alba	Northern White Oak	5	FACU	FACU	1	Tree	Perennial	Native
QUEBIC	Quercus bicolor	Quercus bicolor	Swamp White Oak	5	FACW	FACW	-1	Tree	Perennial	Native
QUEELL	Quercus ellipsoidalis	Quercus ellipsoidalis	Hill’s Oak	4	UPL	UPL	2	Tree	Perennial	Native
QUEMAC	Quercus macrocarpa	Quercus macrocarpa	Burr Oak	5	FAC	FACU	0	Tree	Perennial	Native
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0	FAC	FAC	0	Shrub	Perennial	Adventive
RUDHIR	Rudbeckia hirta	Rudbeckia hirta var. pulcherrima	Black-Eyed-Susan	1	FACU	FACU	1	Forb	Perennial	Native
SPAPEC	Spartina pectinata	Spartina pectinata	Freshwater Cord Grass	4	FACW	FACW	-1	Grass	Perennial	Native
SYMLAN	Symphyotrichum lanceolatum	Aster simplex	White Panicled American-Aster	3	FAC	FACW	0	Forb	Perennial	Native
SYMLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer	4	FACW	FAC	-1	Forb	Perennial	Native
SYMNOV	Symphyotrichum novae-angliae	Aster novae-angliae	New England American-Aster	3	FACW	FACW	-1	Forb	Perennial	Native
ULMAME	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1	Tree	Perennial	Native
VERHAS	Verbena hastata	Verbena hastata	Simpler's-Joy	4	FACW	FACW	-1	Forb	Perennial	Native
VITRIP	Vitis riparia	Vitis riparia var. syrticola	River-Bank Grape	1	FACW	FAC	-1	Vine	Perennial	Native

Wetland 4

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**2.65**	SPECIES RICHNESS (ALL)	24
MEAN C (ALL SPECIES)	2.21	SPECIES RICHNESS (NATIVE)	20
MEAN C (NATIVE TREES)	4.33	% NON-NATIVE	0.17
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	-0.42
MEAN C (NATIVE HERBACEOUS)	2.35	WET INDICATOR (NATIVE)	-0.35
FQAI (NATIVE SPECIES)	**11.85**	% HYDROPHYTE (MIDWEST)	0.83
FQAI (ALL SPECIES)	10.82	% NATIVE PERENNIAL	0.71
ADJUSTED FQAI	24.19	% NATIVE ANNUAL	0.13
% C VALUE 0	0.29	% ANNUAL	0.21
% C VALUE 1-3	0.42	% PERENNIAL	0.79
% C VALUE 4-6	0.29		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
AGRGIG	Agrostis gigantea	AGROSTIS ALBA	Black Bent	0	FACW	FACW	-1	Grass	Perennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	FACW	-1	Forb	Annual	Native
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
CXSCOP	Carex scoparia	Carex scoparia	Pointed Broom Sedge	5	FACW	FACW	-1	Sedge	Perennial	Native
ELYCAN	Elymus canadensis	Elymus canadensis	Nodding Wild Rye	4	FACU	FACU	1	Grass	Perennial	Native
ELYVIR	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3	FACW	FACW	-1	Grass	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
ERICAN	Erigeron canadensis	Conyza canadensis	Canadian Horseweed	0	FACU	FACU	1	Forb	Annual	Native
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass	4	OBL	OBL	-2	Grass	Perennial	Native
JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2	FACW	FACW	-1	Forb	Perennial	Native
JUNTEN	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush	0	FAC	FAC	0	Forb	Perennial	Native
PANCAP	Panicum capillare	Panicum capillare	Common Panic Grass	0	FAC	FAC	0	Grass	Annual	Native
PANVIR	Panicum virgatum	Panicum virgatum	Wand Panic Grass	3	FAC	FAC	0	Grass	Perennial	Native
PENDIG	Penstemon digitalis	Penstemon digitalis	Foxglove Beardtongue	4	FAC	FAC	0	Forb	Perennial	Native
PERMAC	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
QUEBIC	Quercus bicolor	Quercus bicolor	Swamp White Oak	5	FACW	FACW	-1	Tree	Perennial	Native
QUERUB	Quercus rubra	Quercus rubra	Northern Red Oak	5	FACU	FACU	1	Tree	Perennial	Native
RUDHIR	Rudbeckia hirta	Rudbeckia hirta var. pulcherrima	Black-Eyed-Susan	1	FACU	FACU	1	Forb	Perennial	Native
SETPUM	Setaria pumila	SETARIA GLAUCA	Yellow Bristle Grass	0	FAC	FAC	0	Grass	Annual	Adventive
SYMLAN	Symphyotrichum lanceolatum	Aster simplex	White Panicled American-Aster	3	FAC	FACW	0	Forb	Perennial	Native
ULMAME	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1	Tree	Perennial	Native
VERHAS	Verbena hastata	Verbena hastata	Simpler's-Joy	4	FACW	FACW	-1	Forb	Perennial	Native

VERURT	Verbena urticifolia	Verbena urticifolia var. leiocarpa	White Vervain	2	FAC	FAC	0	Forb	Perennial	Native
VERSER	Veronica serpyllifolia	VERONICA SERPYLLIFOLIA	Thyme-Leaf Speedwell	0	FACW	FAC	-1	Forb	Perennial	Adventive

Wetland/Waters 5

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**2.49**	SPECIES RICHNESS (ALL)	64
MEAN C (ALL SPECIES)	1.67	SPECIES RICHNESS (NATIVE)	43
MEAN C (NATIVE TREES)	2.88	% NON-NATIVE	0.33
MEAN C (NATIVE SHRUBS)	2.50	WET INDICATOR (ALL)	-0.53
MEAN C (NATIVE HERBACEOUS)	2.44	WET INDICATOR (NATIVE)	-0.77
FQAI (NATIVE SPECIES)	**16.32**	% HYDROPHYTE (MIDWEST)	0.83
FQAI (ALL SPECIES)	13.38	% NATIVE PERENNIAL	0.59
ADJUSTED FQAI	20.40	% NATIVE ANNUAL	0.06
% C VALUE 0	0.45	% ANNUAL	0.11
% C VALUE 1-3	0.33	% PERENNIAL	0.84
% C VALUE 4-6	0.22		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
ACENEG	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple	0	FAC	FAC	0	Tree	Perennial	Native
ACESAI	Acer saccharinum	Acer saccharinum	Silver Maple	1	FACW	FACW	-1	Tree	Perennial	Native
AGRGIG	Agrostis gigantea	AGROSTIS ALBA	Black Bent	0	FACW	FACW	-1	Grass	Perennial	Adventive
AGRSTO	Agrostis stolonifera	Agrostis alba palustris	Spreading Bent	2	FACW	FACW	-1	Grass	Perennial	Native
ALISUB	Alisma subcordatum	Alisma subcordatum	American Water-Plantain	3	OBL	OBL	-2	Forb	Perennial	Native
BARVUL	Barbarea vulgaris	BARBAREA VULGARIS	Garden Yellow-Rocket	0	FAC	FAC	0	Forb	Biennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	FACW	-1	Forb	Annual	Native
CONSEP	Calystegia sepium	Convolvulus sepium	Hedge False Bindweed	1	FAC	FAC	0	Forb	Perennial	Native
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
CXGRAN	Carex granularis	Carex granularis	Limestone-Meadow Sedge	3	FACW	FACW	-1	Sedge	Perennial	Native
CXSCOP	Carex scoparia	Carex scoparia	Pointed Broom Sedge	5	FACW	FACW	-1	Sedge	Perennial	Native
CXVULP	Carex vulpinoidea	Carex vulpinoidea	Common Fox Sedge	2	FACW	OBL	-1	Sedge	Perennial	Native
CINARU	Cinna arundinacea	Cinna arundinacea	Sweet Wood-Reed	5	FACW	FACW	-1	Grass	Perennial	Native
DACGLO	Dactylis glomerata	DACTYLIS GLOMERATA	Orchard Grass	0	FACU	FACU	1	Grass	Perennial	Adventive
DAUCAR	Daucus carota	DAUCUS CAROTA	Queen Anne’s Lace	0	UPL	UPL	2	Forb	Biennial	Adventive
ELEOBT	Eleocharis obtusa	Eleocharis ovata	Blunt Spike-Rush	3	OBL	OBL	-2	Sedge	Annual	Native
ELYCAN	Elymus canadensis	Elymus canadensis	Nodding Wild Rye	4	FACU	FACU	1	Grass	Perennial	Native
ELYVIR	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3	FACW	FACW	-1	Grass	Perennial	Native
EPICIL	Epilobium ciliatum	Epilobium ciliatum	Fringed Willowherb	0	FACW	FACW	-1	Forb	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
ERIANN	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane	0	FACU	FACU	1	Forb	Biennial	Native
FRAVIR	Fragaria virginiana	Fragaria virginiana	Virginia Strawberry	0	FACU	FACU	1	Forb	Perennial	Native

FRAPEN	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash	4	FACW	FACW	-1	Tree	Perennial	Native
GEUCAN	Geum canadense	Geum canadense	White Avens	1	FAC	FAC	0	Forb	Perennial	Native
GLEHED	Glechoma hederacea	GLECHOMA HEDERACEA	Groundivy	0	FACU	FACU	1	Forb	Perennial	Adventive
HESMAT	Hesperis matronalis	HESPERIS MATRONALIS	Mother-of-the-Evening	0	FACU	FACU	1	Forb	Perennial	Adventive
IRIVIR	Iris virginica var. shrevei	Iris virginica shrevei	Virginia Blueflag	5	OBL	OBL	-2	Forb	Perennial	Native
JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2	FACW	FACW	-1	Forb	Perennial	Native
JUNTEN	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush	0	FAC	FAC	0	Forb	Perennial	Native
LYSNUM	Lysimachia nummularia	LYSIMACHIA NUMMULARIA	Creeping-Jenny	0	FACW	FACW	-1	Forb	Perennial	Adventive
LYTSAL	Lythrum salicaria	LYTHRUM SALICARIA	Purple Loosestrife	0	OBL	OBL	-2	Forb	Perennial	Adventive
PACGLA	Packera glabella	SENECIO GLABELLUS	Cress-Leaf Groundsel	0	FACW	FACW	-1	Forb	Annual	Adventive
PANCAP	Panicum capillare	Panicum capillare	Common Panic Grass	0	FAC	FAC	0	Grass	Annual	Native
PANVIR	Panicum virgatum	Panicum virgatum	Wand Panic Grass	3	FAC	FAC	0	Grass	Perennial	Native
PENDIG	Penstemon digitalis	Penstemon digitalis	Foxglove Beardtongue	4	FAC	FAC	0	Forb	Perennial	Native
PENSED	Penthorum sedoides	Penthorum sedoides	Ditch-Stonecrop	4	OBL	OBL	-2	Forb	Perennial	Native
POLLAP	Persicaria lapathifolia	Polygonum lapathifolium; POLYGONUM SCABRUM	Dock-Leaf Smartweed	0	FACW	FACW	-1	Forb	Annual	Native
PERMAC	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
PHAARU	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass	0	FACW	FACW	-1	Grass	Perennial	Adventive
PHRAUSU	Phragmites australis ssp. australis	PHRAGMITES AUSTRALIS	Common Reed	0	FACW	FACW	-1	Grass	Perennial	Adventive
PLALAN	Plantago lanceolata	PLANTAGO LANCEOLATA	English Plantain	0	FACU	FACU	1	Forb	Perennial	Adventive
POAPRA	Poa pratensis	POA PRATENSIS	Kentucky Blue Grass	0	FAC	FACU	0	Grass	Perennial	Adventive
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood	0	FAC	FAC	0	Tree	Perennial	Native
QUEBIC	Quercus bicolor	Quercus bicolor	Swamp White Oak	5	FACW	FACW	-1	Tree	Perennial	Native
QUEMAC	Quercus macrocarpa	Quercus macrocarpa	Burr Oak	5	FAC	FACU	0	Tree	Perennial	Native
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0	FAC	FAC	0	Shrub	Perennial	Adventive
ROBPSE	Robinia pseudoacacia	ROBINIA PSEUDOACACIA	Black Locust	0	FACU	FACU	1	Tree	Perennial	Adventive
RUMCRI	Rumex crispus	RUMEX CRISPUS	Curly Dock	0	FAC	FAC	0	Forb	Perennial	Adventive
SALDIS	Salix discolor	Salix discolor	Pussy Willow	3	FACW	FACW	-1	Shrub	Perennial	Native
SALINT	Salix interior	Salix interior	Sandbar Willow	2	FACW	FACW	-1	Shrub	Perennial	Native
SALNIG	Salix nigra	Salix nigra	Black Willow	5	OBL	OBL	-2	Tree	Perennial	Native
BOLFLU	Schoenoplectus fluviatilis	Scirpus fluviatilis; Bolboschoenus fluviatilis	River Club-Rush	4	OBL	OBL	-2	Sedge	Perennial	Native
SCHTAB	Schoenoplectus tabernaemontani	Scirpus validus creber	Soft-Stem Club-Rush	3	OBL	OBL	-2	Sedge	Perennial	Native
SCIATV	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush	4	OBL	OBL	-2	Sedge	Perennial	Native
SETPUM	Setaria pumila	SETARIA GLAUCA	Yellow Bristle Grass	0	FAC	FAC	0	Grass	Annual	Adventive
SOLDUL	Solanum dulcamara	SOLANUM DULCAMARA	Climbing Nightshade	0	FAC	FAC	0	Vine	Perennial	Adventive
SOLCAN	Solidago canadensis	Solidago canadensis	Canadian Goldenrod	1	FACU	FACU	1	Forb	Perennial	Native
SPAPEC	Spartina pectinata	Spartina pectinata	Freshwater Cord Grass	4	FACW	FACW	-1	Grass	Perennial	Native
SYMLAN	Symphyotrichum lanceolatum	Aster simplex	White Panicled American-Aster	3	FAC	FACW	0	Forb	Perennial	Native
SYMLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer	4	FACW	FAC	-1	Forb	Perennial	Native

TYPGLA	Typha X glauca	TYPHA X GLAUCA	Hybrid Cat-Tail	0	OBL	OBL	-2	Forb	Perennial	Adventive
ULMAME	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1	Tree	Perennial	Native
ULMPUM	Ulmus pumila	ULMUS PUMILA	Siberian Elm	0	UPL	FACU	2	Tree	Perennial	Adventive
VITRIP	Vitis riparia	Vitis riparia var. syrticola	River-Bank Grape	1	FACW	FAC	-1	Vine	Perennial	Native

Wetland 6

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**1.91**	SPECIES RICHNESS (ALL)	15
MEAN C (ALL SPECIES)	1.40	SPECIES RICHNESS (NATIVE)	11
MEAN C (NATIVE TREES)	0.00	% NON-NATIVE	0.27
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	-0.40
MEAN C (NATIVE HERBACEOUS)	2.10	WET INDICATOR (NATIVE)	-0.55
FQAI (NATIVE SPECIES)	**6.33**	% HYDROPHYTE (MIDWEST)	0.87
FQAI (ALL SPECIES)	5.42	% NATIVE PERENNIAL	0.67
ADJUSTED FQAI	16.35	% NATIVE ANNUAL	0.07
% C VALUE 0	0.40	% ANNUAL	0.13
% C VALUE 1-3	0.40	% PERENNIAL	0.73
% C VALUE 4-6	0.20		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
AGRGIG	Agrostis gigantea	AGROSTIS ALBA	Black Bent	0	FACW	FACW	-1	Grass	Perennial	Adventive
BARVUL	Barbarea vulgaris	BARBAREA VULGARIS	Garden Yellow-Rocket	0	FAC	FAC	0	Forb	Biennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	FACW	-1	Forb	Annual	Native
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
DAUCAR	Daucus carota	DAUCUS CAROTA	Queen Anne’s Lace	0	UPL	UPL	2	Forb	Biennial	Adventive
ELYCAN	Elymus canadensis	Elymus canadensis	Nodding Wild Rye	4	FACU	FACU	1	Grass	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
GEUCAN	Geum canadense	Geum canadense	White Avens	1	FAC	FAC	0	Forb	Perennial	Native
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass	4	OBL	OBL	-2	Grass	Perennial	Native
JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2	FACW	FACW	-1	Forb	Perennial	Native
JUNTEN	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush	0	FAC	FAC	0	Forb	Perennial	Native
PACGLA	Packera glabella	SENECIO GLABELLUS	Cress-Leaf Groundsel	0	FACW	FACW	-1	Forb	Annual	Adventive
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood	0	FAC	FAC	0	Tree	Perennial	Native
PRUVULL	Prunella vulgaris ssp. lanceolata	Prunella vulgaris lanceolata	Common Selfheal	1	FAC	FAC	0	Forb	Perennial	Native
SYMLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer	4	FACW	FAC	-1	Forb	Perennial	Native

Wetland 7

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**2.35**	SPECIES RICHNESS (ALL)	36
MEAN C (ALL SPECIES)	2.03	SPECIES RICHNESS (NATIVE)	31
MEAN C (NATIVE TREES)	3.11	% NON-NATIVE	0.14
MEAN C (NATIVE SHRUBS)	0.00	WET INDICATOR (ALL)	-0.56
MEAN C (NATIVE HERBACEOUS)	2.05	WET INDICATOR (NATIVE)	-0.52
FQAI (NATIVE SPECIES)	**13.11**	% HYDROPHYTE (MIDWEST)	0.86
FQAI (ALL SPECIES)	12.17	% NATIVE PERENNIAL	0.78
ADJUSTED FQAI	21.85	% NATIVE ANNUAL	0.06
% C VALUE 0	0.36	% ANNUAL	0.08
% C VALUE 1-3	0.31	% PERENNIAL	0.86
% C VALUE 4-6	0.33		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
ACENEG	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple	0	FAC	FAC	0	Tree	Perennial	Native
ACESAI	Acer saccharinum	Acer saccharinum	Silver Maple	1	FACW	FACW	-1	Tree	Perennial	Native
AGRGIG	Agrostis gigantea	AGROSTIS ALBA	Black Bent	0	FACW	FACW	-1	Grass	Perennial	Adventive
AGRSTO	Agrostis stolonifera	Agrostis alba palustris	Spreading Bent	2	FACW	FACW	-1	Grass	Perennial	Native
BARVUL	Barbarea vulgaris	BARBAREA VULGARIS	Garden Yellow-Rocket	0	FAC	FAC	0	Forb	Biennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	FACW	-1	Forb	Annual	Native
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
CXSCOP	Carex scoparia	Carex scoparia	Pointed Broom Sedge	5	FACW	FACW	-1	Sedge	Perennial	Native
EPICIL	Epilobium ciliatum	Epilobium ciliatum	Fringed Willowherb	0	FACW	FACW	-1	Forb	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
EUPSER	Eupatorium serotinum	Eupatorium serotinum	Late-Flowering Thoroughwort	0	FAC	FAC	0	Forb	Perennial	Native
FRAVIR	Fragaria virginiana	Fragaria virginiana	Virginia Strawberry	0	FACU	FACU	1	Forb	Perennial	Native
FRAPEN	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash	4	FACW	FACW	-1	Tree	Perennial	Native
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass	4	OBL	OBL	-2	Grass	Perennial	Native
JUNDUD	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2	FACW	FACW	-1	Forb	Perennial	Native
JUNTEN	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush	0	FAC	FAC	0	Forb	Perennial	Native
LYTSAL	Lythrum salicaria	LYTHRUM SALICARIA	Purple Loosestrife	0	OBL	OBL	-2	Forb	Perennial	Adventive
OENBIE	Oenothera biennis	Oenothera biennis	King's-Cureall	0	FACU	FACU	1	Forb	Biennial	Native
PENDIG	Penstemon digitalis	Penstemon digitalis	Foxglove Beardtongue	4	FAC	FAC	0	Forb	Perennial	Native

POLLAP	Persicaria lapathifolia	Polygonum lapathifolium ; POLYGONUM SCABRUM	Dock-Leaf Smartweed	0	FACW	FACW	-1	Forb	Annual	Native
PERMAC	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood	0	FAC	FAC	0	Tree	Perennial	Native
PRUVULL	Prunella vulgaris ssp. lanceolata	Prunella vulgaris lanceolata	Common Selfheal	1	FAC	FAC	0	Forb	Perennial	Native
QUEALB	Quercus alba	Quercus alba	Northern White Oak	5	FACU	FACU	1	Tree	Perennial	Native
QUEBIC	Quercus bicolor	Quercus bicolor	Swamp White Oak	5	FACW	FACW	-1	Tree	Perennial	Native
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0	FAC	FAC	0	Shrub	Perennial	Adventive
SALNIG	Salix nigra	Salix nigra	Black Willow	5	OBL	OBL	-2	Tree	Perennial	Native
SCIATV	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush	4	OBL	OBL	-2	Sedge	Perennial	Native
SOLCAN	Solidago canadensis	Solidago canadensis	Canadian Goldenrod	1	FACU	FACU	1	Forb	Perennial	Native
SOLGIG	Solidago gigantea	Solidago gigantea	Late Goldenrod	4	FACW	FACW	-1	Forb	Perennial	Native
SYMLAN	Symphyotrichum lanceolatum	Aster simplex	White Panicled American-Aster	3	FAC	FACW	0	Forb	Perennial	Native
SYMLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer	4	FACW	FAC	-1	Forb	Perennial	Native
TILAME	Tilia americana	Tilia americana	American Basswood	5	FACU	FACU	1	Tree	Perennial	Native
ULMAME	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1	Tree	Perennial	Native
VERHAS	Verbena hastata	Verbena hastata	Simpler's-Joy	4	FACW	FACW	-1	Forb	Perennial	Native
VERURT	Verbena urticifolia	Verbena urticifolia var. leiocarpa	White Vervain	2	FAC	FAC	0	Forb	Perennial	Native

Wetland 8

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**1.63**	SPECIES RICHNESS (ALL)	14
MEAN C (ALL SPECIES)	0.93	SPECIES RICHNESS (NATIVE)	8
MEAN C (NATIVE TREES)	0.00	% NON-NATIVE	0.43
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	0.29
MEAN C (NATIVE HERBACEOUS)	1.86	WET INDICATOR (NATIVE)	0.00
FQAI (NATIVE SPECIES)	**4.60**	% HYDROPHYTE (MIDWEST)	0.43
FQAI (ALL SPECIES)	3.47	% NATIVE PERENNIAL	0.43
ADJUSTED FQAI	12.28	% NATIVE ANNUAL	0.07
% C VALUE 0	0.57	% ANNUAL	0.21
% C VALUE 1-3	0.36	% PERENNIAL	0.64
% C VALUE 4-6	0.07		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	FACW	-1	Forb	Annual	Native
CHEALB	Chenopodium album	CHENOPODIUM ALBUM; Chenopodium missouriense	Lamb's-Quarters	0	FACU	FACU	1	Forb	Annual	Adventive
ELYCAN	Elymus canadensis	Elymus canadensis	Nodding Wild Rye	4	FACU	FACU	1	Grass	Perennial	Native
ELYVIR	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3	FACW	FACW	-1	Grass	Perennial	Native
EPICOL	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3	OBL	OBL	-2	Forb	Perennial	Native
ERIANN	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane	0	FACU	FACU	1	Forb	Biennial	Native
GLEHED	Glechoma hederacea	GLECHOMA HEDERACEA	Groundivy	0	FACU	FACU	1	Forb	Perennial	Adventive
HACVIR	Hackelia virginiana	Hackelia virginiana	Beggar's-Lice	1	FACU	FACU	1	Forb	Perennial	Native
HESMAT	Hesperis matronalis	HESPERIS MATRONALIS	Mother-of-the-Evening	0	FACU	FACU	1	Forb	Perennial	Adventive
PERMAC	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood	0	FAC	FAC	0	Tree	Perennial	Native
RUDHIR	Rudbeckia hirta	Rudbeckia hirta var. pulcherrima	Black-Eyed-Susan	1	FACU	FACU	1	Forb	Perennial	Native
SOLDUL	Solanum dulcamara	SOLANUM DULCAMARA	Climbing Nightshade	0	FAC	FAC	0	Vine	Perennial	Adventive
VERTHA	Verbascum thapsus	VERBASCUM THAPSUS	Woolly Mullein	0	UPL	UPL	2	Forb	Biennial	Adventive

APPENDIX C – SITE PHOTOGRAPHS



Photo 1: Wetland 1, facing west.



Photo 2: Wetland 1, facing southeast.



Photo 3: Wetland 2, facing west.



Photo 4: Wetland 2, facing northwest.



Photo 5: Wetland 3, facing northeast.



Photo 6: Wetland 3, facing north.

Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
847-823-0500

CLIENT: Red Cup Land Company, LLC.	**PROJECT NO: 220255.00001**	**2/27/2026**
REPRESENTATIVE PHOTOGRAPHS		**EXHIBIT: RP**



Photo 7: Wetland 4, facing northwest.



Photo 8: Wetland/Waters of the U.S. 5, facing southwest.



Photo 9: Wetland/Waters of the U.S. 5, facing southeast.



Photo 10: Wetland/Waters 5, facing southeast.



Photo 11: Wetland/Waters 5, facing east.



Photo 12: Wetland 6, facing southwest.

Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
847-823-0500

CLIENT: Red Cup Land Company, LLC.	PROJECT NO: 220255.00001	2/27/2026
REPRESENTATIVE PHOTOGRAPHS		EXHIBIT: RP



Photo 13: Wetland 7, facing west.



Photo 14: Wetland 7, facing northwest.



Photo 15: Wetland 7, facing southeast.



Photo 16: Wetland/Waters 8, facing northwest.

Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
847-823-0500

CLIENT: Red Cup Land Company, LLC.	PROJECT NO: 220255.00001	2/27/2026
REPRESENTATIVE PHOTOGRAPHS		EXHIBIT: RP

APPENDIX D – DATA FORMS

Forms are From the Original Red Cup Site Delineation Report

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 1A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'25.04"N Long: 87°49'17.10"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	55	Yes	FAC
2.			
3.			
4.			
5.			
	55 =Total Cover		
Herb Stratum (Plot size:)			
1. *Carex vulpinoidea*	45	Yes	FACW
2. *Typha X glauca*	35	Yes	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	80 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	35	x 1 =	35
FACW species	45	x 2 =	90
FAC species	55	x 3 =	165
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	135 (A)		290 (B)
Prevalence Index = B/A =			2.15

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Many sparsely vegetated surfaces due to repeated inundation; periphery of wetland is rhamnus cathartica, center is emergents

SOIL

Sampling Point: 1A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21	10YR 2/1						Loamy/Clayey	Saturated and blocky silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 1
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Shallow ponding with some sparsely vegetated areas; 1-3" ponding

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 1B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 0% Lat: 42°10'24.64"N Long: 87°49'17.62"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	70	Yes	FAC
2.			
3.			
4.			
5.			
	70 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	70 (A)		210 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Primarily scrub-shrub with bare earth

SOIL

Sampling Point: 1B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 4/2						Loamy/Clayey	Friable silt loam
7-12	10YR 5/3						Loamy/Clayey	Dry, blocky, silty clay
12-21	10YR 4/4						Loamy/Clayey	Firm, blocky clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Little to no herbaceous ground cover, rather dense stands of rhamnus cathartica, no saturation present.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 2A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'22.33"N Long: 87°49'15.34"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	30	Yes	FAC
2.			
3.			
4.			
5.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	50	Yes	FAC
2.			
3.			
4.			
5.			
	50	=Total Cover	
Herb Stratum (Plot size:)			
1. *Geum canadense*	30	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	30	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	110	x 3 =	330
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		330 (B)
Prevalence Index = B/A =			3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21	10YR 2/1	100					Loamy/Clayey	Saturated, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ___ Depth (inches): 1

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? Yes X No ___ Depth (inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Shallow ponding throughout and 0-3" water

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 2B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 2% Lat: 42°10'22.61"N Long: 87°49'14.83"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	80	Yes	FAC
2.			
3.			
4.			
5.			
	80 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	80 (A)		240 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)
Dense buckthorn stands

SOIL

Sampling Point: 2B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/3	100					Loamy/Clayey	Dry silt loam
6-11	10YR 5/3	100					Loamy/Clayey	Friable silt loam
11-22	10YR 4/4	100					Loamy/Clayey	Blocky, silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? Yes ___ No X Depth (inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dense stands of buckthorn with little herbaceous cover

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 3A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 2% Lat: 42°10'21.11"N Long: 87°49'13.49"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	15	Yes	FAC
2. *Quercus bicolor*	15	Yes	FACW
3.			
4.			
5.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	60	Yes	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size:)			
1. *Geum canadense*	40	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	40	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	115	x 3 =	345
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	130 (A)		375 (B)

Prevalence Index = B/A = 2.88

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 3A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	80	10YR 4/1	20	D	M	Loamy/Clayey	Silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 2
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

1-4" shallow ponding

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 3B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 4% Lat: 42°10'21.82"N Long: 87°49'14.05"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	75	Yes	FAC
2.			
3.			
4.			
5.			
	75 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	75	x 3 =	225
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	75 (A)		225 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 3B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 4/2	100					Loamy/Clayey	Silt loam
4-10	10YR 5/3	100					Loamy/Clayey	Dry silt loam
10-18	10YR 4/4	100					Loamy/Clayey	Silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 4A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'19.33"N Long: 87°49'10.74"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	40	Yes	FAC
2.			
3.			
4.			
5.			
	40 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	40	x 3 =	120
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	40 (A)		120 (B)
Prevalence Index = B/A =			3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Sparsely vegetated

SOIL

Sampling Point: 4A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	100					Loamy/Clayey	Saturated silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 1
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 4B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 5% Lat: 42°10'19.44"N Long: 87°49'10.38"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	45	Yes	FAC
2.			
3.			
4.			
5.			
	45 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	45	x 3 =	135
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	45 (A)		135 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 4B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 6/3	100					Loamy/Clayey	Friable, fine silt loam
5-12	10YR 5/3	100					Loamy/Clayey	Silt loam
12-18	10YR 4/4	100					Loamy/Clayey	Silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 5A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'17.64"N Long: 87°49'10.55"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Alopecurus geniculatus*	70	Yes	OBL
2. *Schedonorus pratensis*	15	No	FACU
3. *Poa pratensis*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	70	x 1 =	70
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	95 (A)		160 (B)

Prevalence Index = B/A = 1.68

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 5A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	95	5YR 3/2	5	C	M	Loamy/Clayey	Faint redox features

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- X Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 1
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 5B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 2% Lat: 42°10'17.64"N Long: 87°49'10.75"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Schedonorus pratensis*	60	Yes	FACU
2. *Trifolium repens*	25	Yes	FACU
3. *Poa pratensis*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	85	x 4 =	340
UPL species	0	x 5 =	0
Column Totals:	95 (A)		370 (B)

Prevalence Index = B/A = 3.89

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 5B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 5/2	100					Loamy/Clayey	Dry silt loam with some rock
8-17	10YR 4/4	100					Loamy/Clayey	Blocky, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Little to no herbaceous ground cover, rather dense stands of rhamnus cathartica, no saturation present.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 6A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none):

Slope (%): 0% Lat: 42°10'15.29"N Long: 87°49'5.71"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	20	Yes	FAC
2.			
3.			
4.			
5.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	55	Yes	FAC
2.			
3.			
4.			
5.			
	55	=Total Cover	
Herb Stratum (Plot size:)			
1. *Ficaria verna*	60	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	60	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	135	x 3 =	405
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	135 (A)		405 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 6A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-17	10YR 2/1	100					Loamy/Clayey	Saturated, blocky, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 1
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 6B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 2% Lat: 42°10'15.24"N Long: 87°49'6.11"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	65	Yes	FAC
2.			
3.			
4.			
5.			
	65 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	65	x 3 =	195
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	65 (A)		195 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Rhamnus cathartica and dry, bare earth

SOIL

Sampling Point: 6B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/2	100					Loamy/Clayey	Silt loam
5-13	10YR 5/2	100					Loamy/Clayey	Blocky, dry, silty clay
13-18	10YR 5/3	100					Loamy/Clayey	Blocky, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dense stands of rhamnus cathartica and many dry, bare earth spots

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 7A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'15.42"N Long: 87°49'2.51"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	25	Yes	FAC
2. *Acer saccharinum*	20	Yes	FACW
3.			
4.			
5.			
	45	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	65	Yes	FAC
2.			
3.			
4.			
5.			
	65	=Total Cover	
Herb Stratum (Plot size:)			
1. *Glyceria striata*	35	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	35	=Total Cover	
Woody Vine Stratum (Plot size:)			
1. *Vitis riparia*	15	Yes	FACW
2.			
	15	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	35	x 1 =	35
FACW species	35	x 2 =	70
FAC species	90	x 3 =	270
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	160 (A)		375 (B)

Prevalence Index = B/A = 2.34

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 7A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	90	5yr 3/2	10	C	M	Loamy/Clayey	Redox features scattered

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 3
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 7B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 3% Lat: 42°10'15.18"N Long: 87°49'2.37"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	25	Yes	FAC
2.			
3.			
4.			
5.			
	25 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	25	x 3 =	75
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	25 (A)		75 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)
Rhamnus cathartic and bare earth

SOIL

Sampling Point: 7B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/2	100					Loamy/Clayey	Dry silt loam with mixed gravel
6-10	10YR 5/2	100					Loamy/Clayey	Silty clay
10-18	10YR 4/4	100					Loamy/Clayey	Firm clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? Yes ___ No X Depth (inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Primarily bare earth with sparse vegetation and dead ash trees, soil is dry on convex surface

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 8A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 2% Lat: 42°10'16.24"N Long: 87°49'0.89"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	25	Yes	FAC
2.			
3.			
4.			
5.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	60	Yes	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size:)			
1. *Ficaria verna*	70	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	70	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	155	x 3 =	465
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	155 (A)		465 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 8A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21	10YR 2/1	100					Loamy/Clayey	Subangular blocky, firm silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ___ Depth (inches): 2

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? Yes X No ___ Depth (inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots and shallow ponding

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 8B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 8% Lat: 42°10'16.13"N Long: 87°49'1.50"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	45	Yes	FAC
2.			
3.			
4.			
5.			
	45 =Total Cover		
Herb Stratum (Plot size:)			
1. *Aegopodium podagraria*	90	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	90 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	135	x 3 =	405
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	135 (A)		405 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 8B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 6/2	100					Loamy/Clayey	Dry, friable silt loam with many rocks
7-14	10YR 5/2	100					Loamy/Clayey	Silty clay with friable structure and rocks
14-22	10YR 4/4	100					Loamy/Clayey	Subangular blocky clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Very rocky soil

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 9A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): embankment of inundated channel Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'15.76"N Long: 87°49'7.27"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharinum*	20	Yes	FACW
2. *Populus deltoides*	20	Yes	FAC
3.			
4.			
5.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	35	Yes	FAC
2.			
3.			
4.			
5.			
	35	=Total Cover	
Herb Stratum (Plot size:)			
1. *Ficaria verna*	40	Yes	FAC
2. *Allium schoenoprasum*	35	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75	=Total Cover	
Woody Vine Stratum (Plot size:)			
1. *Vitis riparia*	20	Yes	FACW
2.			
	20	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	130	x 3 =	390
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	170 (A)		470 (B)

Prevalence Index = B/A = 2.76

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 9A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/1	80	10yr 4/1	20			Loamy/Clayey	Subangular blocky mix of silty clay loam
10-19	10YR 3/1	100					Loamy/Clayey	Firm, blocky, silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 2
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots, water marks, and shallow flowing water

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 9B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 10% Lat: 42°10'15.95"N Long: 87°49'7.40"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	30	Yes	FAC
2.			
3.			
4.			
5.			
	30 =Total Cover		
Herb Stratum (Plot size:)			
1. *Poa pratensis*	70	Yes	FAC
2. *Taraxacum officinale*	30	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	100	x 3 =	300
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	130 (A)		420 (B)

Prevalence Index = B/A = 3.23

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 9B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/2	100					Loamy/Clayey	Granular structure, silt loam
5-13	10YR 5/3	100					Loamy/Clayey	Dry silt loam, weak structure
13-19	10YR 4/4	100					Loamy/Clayey	Blocky, firm, silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 10A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'18.31"N Long: 87°49'8.77"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Phragmites australis*	100	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 10A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR 2/1	100					Loamy/Clayey	Saturated silty clay loam
13-20	10YR 2/1	85	2.5Y 5/1	15	D	M	Loamy/Clayey	Redox features, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 10B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 2% Lat: 42°10'18.52"N Long: 87°49'8.67"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Poa pratensis*	85	Yes	FAC
2. *Taraxacum officinale*	15	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	85	x 3 =	255
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	100 (A)		315 (B)
Prevalence Index = B/A =			3.15

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 10B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 5/2	100					Loamy/Clayey	Dry silt loam
14-20	10YR 4/3	100					Loamy/Clayey	Friable, blocky silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/26/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 11B

Investigator(s): Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Gravel pile Local relief (concave, convex, none): Convex

Slope (%): 2% Lat: 42°10'18.86"N Long: 87°49'1.40"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Phragmites australis*	95	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	95	x 2 =	190
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	95 (A)		190 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
1-2' of gravel/crushed limestone pile

SOIL

Sampling Point: 11B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18		100						Gravel

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: N/A

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

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HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? Yes ___ No X Depth (inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Crushed limestone/gravel pile

FINDINGS OF FACT

#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.)

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

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

Finding**:** The Commission finds that the proposed amendments to the townhome development and the off-street parking lot, freestanding will not be detrimental to or endanger the public health, safety, or general welfare.

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

Finding**:** The Commission finds that the planned development amendment is within the density allowance of the RM1 and therefore the proposal is in harmony with the appropriate, orderly development of the zoning district in which it is located. The Commission finds the height modification is acceptable given the proximity to I zoning to the north and setbacks proposed along west and south and amendment reduces the relief by 2'. The Commission finds the off-street parking lot, freestanding, is located next to a street and commercial district and is in harmony with the appropriate, orderly development of the zoning 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 for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;

Finding: The Design Commission finds that the planned development amendment and off-street parking lot, freestanding will not be injurious to properties in the immediate vicinity of the subject property, nor substantially diminish and impair the value of other property in the neighborhood.

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

Finding: The Commission finds that the nature and size of the development will not impede or discourage the development or use of adjacent land. The project proposes to retain an I zoning

buffer to not impede development for the northern commercially-zoned properties and provides a restrictive covenant for the subject property regarding setbacks between the subject property and northern commercially-zoned properties.

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

Finding: The Commission found with the Planned Development that adequate utilities, access roads, and drainage are provided within the final engineering plans. The Commission finds that Utility Agencies have not objected to the development, and the Commission finds that City staff and third party traffic consultant CivilTech concur with traffic impact findings and subsequent addendums by the Applicant's traffic consultant. The Commission finds the amendment does not change this finding.

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

Finding: The Commission finds that the planned development as proposed to be amended is providing all off-street parking facilities required by Article 8 of the Zoning Code and finds that the City's third party traffic consultant has reviewed and concurs with the findings of the Applicant's traffic studies.

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

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

Modifications:

- 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.
    a. **Reduction** of two feet for all townhomes; instead of 35 to 41 the amendment proposes 35 to 39 feet.
- From Article 20, as appropriate, and from Sec. 150.2023 to allow temporary marketing-related signage.
    a. Fourteen total signs proposed (which includes the flag).
        i. Onsite or Interior in the Development (twelve total signs)
            1. Proposal for one flagpole, one model info center sign, several onsite model placard signs, and one product pricing sign. Same number as proposed May 19.
        ii. Along streets (two total signs):
            1. UPDATE: one 16' x 9' (144 sq. ft.), 12' high sign along Old Deerfield Rd., to be located at the southside of the proposed entrance, and one 8' x 8' (64 sq. ft.), 11' high sign located along Ridge Rd.

- 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:
    a. 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 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.[1]
    b. From Sec. 150.704 to the RM1 requirement for max. lot coverage of 33.3% for the newly proposed multiple-family lots.[2]
    c. 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.[3]
    d. From Sec. 151.004(A)(2) to allow lots less than 125' in depth.
    e. From Sec. 151.004(A)(5) to allow lots not on public streets.
    f. 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.[4]

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

Finding**:** The Commission finds reasonable assurance that the Planned Development and off-street parking lot, freestanding will be built and maintained as authorized.

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

Finding: The Commission finds that the proposed planned development and off-street parking lot, freestanding meets the requirements of the Zoning Code with acceptable modifications.

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

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

b) That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.510(D) of this Article; and

[1] 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.
[2] 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.
[3] The setbacks proposed for the development site as a whole, to north, east, south, and west site boundaries, is the same.
[4] 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.

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

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

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

a) Objectives of the Master Plan
Finding: The Commission finds the proposed development conforms to the goals and objectives of the Master Plan.

b) Density and Sketch Plan
Finding: The Commission finds the density complies with the RM1 zoning district, and a subdivision sketch plan is not required for multiple family zoning districts.

c) Public Benefit
Finding: The Commission finds the amendment does not trigger additional public benefit review.

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

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

Finding**:** The Commission finds that the planned development is designed and located in a manner that will not impact the public health, safety, and welfare. Further, the proposed multifamily land use is permitted in the zoning district and developed at a density and built form consistent with the underlying RM1 zoning, with the modifications requested.

(B) Preservation of Environmentally Sensitive Areas.

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

Finding**:** The Commission finds that the one portion of the development is located in an Environmentally Sensitive Area and the proposed development and modification of City Code is acceptable; an impact near the proposed Old Deerfield Rd. access point (the Proposed Drainage Exhibit by Spaceco, identifying the Wetland #1 Impact of 0.096 acres – in Oct. 30, 2025 Council packet). The Commission finds the amendment does not alter this finding.

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

Finding**:** The Commission finds that there are Environmentally Sensitive Areas located on the subject property and other than the above encroachment the Applicant is preserving Environmentally Sensitive Areas as open space. The Commission finds the amendment does not alter this finding.

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

Finding**:** The Commission finds that this standard is not applicable to the proposed development as the Historic Preservation Commission has made no finding of the presence of historically significant resources on the development site. The Commission finds the amendment does not alter this finding.

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

Finding**:** The Commission finds that the Applicant is clustering the development on a portion of the property so the Environmentally Sensitive Areas, except one aforementioned encroachment, are being preserved as open space. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission finds that the proposed development is (1) related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) has a visual relationship to existing nearby structures. The Commission finds the amendment does not alter this finding.

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

Finding**:** The Commission finds that the planned development amendment satisfies this standard.

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

Finding: The Commission finds that the planned development amendment satisfies this standard, as the site is a redevelopment of an existing building and parking lot. The Commission finds the Applicant is preserving over 40% of the site as open space.

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

Finding: The Commission finds that the planned development was reviewed by the Park District and three School Districts and no objections were presented and that adequate public facilities exist to serve the development. Staff have transmitted the updated fiscal impact study to the Schools for their review.

(I) **Relationship and Connection to Adjoining Land. The Planned Development shall not be designed as an enclave separate from adjacent properties, unless existing development patterns, natural features, and/or topographic conditions prevent vehicular or pedestrian access connections to adjacent properties. In order to achieve connectivity to adjoining land, all lots, streets, sidewalks and/or paths within a Planned Development shall be designed, to the extent practicable, to allow for the continuation of such existing or proposed features to adjoining areas. New streets, sidewalks, and/or paths located within a proposed Planned Development shall be constructed and installed to the boundaries of the proposed Planned Development if the City Council determines, in its sole discretion, that the proposed Planned Development adjoins land with the potential of being subdivided or re-subdivided.**

Finding: The Commission finds that the planned development incorporates connectivity to surrounding areas. Access to sidewalks is provided. The Commission finds that to the extent the development is concentrated away from western and southern boundaries is to preserve Environmentally Sensitive Areas, and, again, pedestrian connections are proposed. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission finds the planned development meets the setbacks and provides for a conservation easement that will preserve open space along abutting residential neighborhoods to the west and south. The Commission finds proposed setbacks ranging from 100.1', 241.75', and more along the west and 210.33' and more along the south. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission finds that storage areas, trash containers, and related items will be located inside the proposed first floor. The Applicant must provide screening if rubbish containers are proposed outside of the building. Exterior mechanical equipment is being screened. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission finds the development meets this standard. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission found that the planned development will be constructed in accordance with the storm water management regulations established in the Highland Park City Code. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission finds the proposed accesses are adequate. A traffic impact analysis and subsequent addendums verified that the existing street network and nearby intersections have adequate capacity to accommodate traffic generated by this development. The Commission finds that City staff and third party traffic consultant concur with traffic impact findings by the Applicant's traffic consultant. The Commission finds the project includes improving the Richfield Ave. / Old Deerfield Rd. intersection with dedicated left-hand turn lanes. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission finds that the planned development is creating private streets, and comply with code for fire access. Off-street parking facilities further comply with code dimension and quantity requirements. The interior parking area is adequate to provide safe, effective vehicular

and pedestrian access within the development. The Commission finds the amendment does not alter this finding.

(P) Common Ownership or Control.

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

Finding: The Commission finds the Applicant will have to provide this to the City's satisfaction and per any Development Agreement. The Commission finds the amendment does not alter this finding.

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

Finding**:** The Commission finds the Applicant will have to provide this to the City's satisfaction and per any Development Agreement. The Commission finds the amendment does not alter this finding.

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

Finding: The Commission finds that the proposed development does not contain more residential dwelling units than permitted by Code. The Commission finds the amendment does not alter this finding.

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

Finding: The Plan & Design Commission finds that the planned development amendment does not require additional modifications to the regulations of Chapter 150 that trigger public benefit, pursuant to Section 150.515.

Conditions of Approval for the SUP and PUD:

- The Commission re-adopts those conditions imposed by the February 9, 2026 City Council approvals, related to this site and project.

- New exterior lighting must be reviewed and be 'by-right' compliant.
- Provide a rendering depicting the screening between the Property and Bluegrass restaurant – specifically the restaurant's outdoor dining area.
- 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 grants written permission in a form acceptable to the City.
- Temporary marketing signage must be removed within three years of approval date.

Sec. 151.009. - Variations and Exceptions.

The Commission finds the Subdivision variations requested will not affect the general plan or the spirit of the Subdivision Code.

The Plat of consolidation will need subdivision variances.

- See previous section for plat of re-subdivision variances.

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

Burhop, Karl

Subject: FW: Please distribute to Commission and post

From: Lisa Radin < >
Sent: Wednesday, May 20, 2026 12:44 PM
To: Burhop, Karl <kburhop@cityhpil.com>
Subject: Please distribute to Commission and post

[EXTERNAL EMAIL]

Here are some of my takeaways from the Planning Commission 5/19 meeting on Solo.

* During all of our meetings the common thread was "We trust Habitat". Habitat will not be building these homes - it's M/1.
 * Has M1 been vetted by HP?
 * M1 hires subcontractors to build. This would seem to put more weight on HP's approvals of systems - Are multiple subs used to build? Will each unit need to be reviewed to assure building/materials meet proper code? Would like you to think about this and its implications.
  * Found this out on page 16 of M/1 annual report https://s26.q4cdn.com/420683219/files/doc_financials/2025/ar/MI-Homes-2025-Annaul-Report.pdf
   * Note they had $11.2 mil in warranty claims in Florida due to subcontractor failures
* Found a Facebook page called: M1 Homes Owners Complaints and Issues with 931 members. Some good comments, many bad.

* I've tried to determine if they have Better Business Bureau accreditation. From what I found the answer is NO. tbd. Would that be concerning?

* M/1 recommendation of putting 6 signs along the Old Deerfield/Ridge corridor, it tells me that they don't understand HP lifestyle/culture.
* Personally, the name is horrible. The Bowery of NY has a history of being known as skid row.

* While the pre-packet provided for the 5/19 meeting indicated all Affordable Units would go from 2-bedroom to 3 bedroom, Mr. Henry on Commision asked how many total units will become 3 bedrooms and the answer was 63.
 * How does that impact affordability overall?
 * Indicates more families/traffic
 * takes whatever architectural detail they had (long upper windows) and eliminated
* Am assuming increasing 2 to 3 bedrooms will not impact o/a sq ft of development?
* M/1 rationale was: We can sell more. Is this self motivating rationale good for HP?

* While I'm not an interested buyer, I noted (tbd) there are no storage lockers available to units. The units are small and storage is relatively horrible. Something to think about.

I asked at the meeting the following:
* Where's the plan to make crossing the RR tracks safe and whistle free?

* How can permits be issued when storm has not been approved by Lake County?
* Ed Brill and I were having conversation re schools, he thought only 1 district would serve the community. If 2 districts, that's 2 grammar school buses, 2 middle school buses and 2 hs school buses for a total of 6 going in and out of the development 2x/day. Has anyone thought about the long term traffic implications of Solo having 2 districts?
* I asked for a guarantee not a plan objective of making sure both storm and sewer do NOT go into existing HP lines. On 4/15 I had a significant sewer back up that was caused by manholes on Ridge, all the way to Edgewood. Not even close to my home. SWHP should not be burdened by Solo sewer or storm.
* On package sent for 5/19 on attachment 8A there seems to be a lot of lines (red/water) crossing Ridge. Tell me it's not going into our pipes.
* I noted that the woodland trail at one point comes very close to Ridge Road. Someone might want to check that out - it doesn't seem safe to me. And, perhaps it's due to wetland and trees - but safety is #1?

Think that's it. Gotta go. Thanks for your hard work.

Lisa

PS Rush to do this, please ignore any typos.

Lisa Radin
Strategist
www.linkedin.com/in/lisaradinbrandstrategist/

http://twitter.com/milguy23

Curated Content:
http://www.scoop.it/topic/men-in-nanotechnology
http://www.scoop.it/t/50-plus-technology
http://www.scoop.it/t/cognitive-cues

Burhop, Karl

Subject: FW: parking lot landscape buffer
Attachments: bluegrass patio screening june 12 26.jpg

From: jim < >
Sent: Saturday, June 13, 2026 4:41 PM
To: Fontane, Joel <jfontane@cityhpil.com>; Burhop, Karl <kburhop@cityhpil.com>
Cc: cityhp <cityhp@cityhpil.com>; Neukirch, Ghida <gneukirch@cityhpil.com>; Jason, Erin <ejason@cityhpil.com>
Subject: FW: parking lot landscape buffer

[EXTERNAL EMAIL]

City Council & City Staff,

I am very concerned and would like these emails provided to the PDC before Tuesday's meeting.

Since the redevelopment was proposed, I have attempted to work collaboratively with the new neighbors to find a reasonable solution. Unfortunately, I do not feel there has been meaningful consideration given to the impacts on our property and customers.

The true concern is not merely a matter of inches. The issue is that a 26-acre redevelopment is asking my landlord to relinquish 6 to 12 inches of property simply to create approximately three feet of planting area between our properties. At the same time, I am only asking for adequate screening to preserve the dining experience on our patio.

The approved plan appears to prioritize cost savings of hundreds of thousands of dollars, while the additional screening necessary to create a compatible transition between the properties is estimated to cost only $5,000 to $10,000. I do not believe an existing business should bear the cost of screening its patio from impacts created by a new development.

This is fundamentally an issue of compatibility and neighborhood character. Bluegrass patrons choose to dine on our patio expecting privacy, warmth, and a neighborhood atmosphere—not to sit directly adjacent to a parking lot with little or no visual buffering.

The City had an opportunity to protect neighboring properties through appropriate setbacks and screening requirements, and in this case, I believe it fell short. The proposed plantings lack meaningful height and therefore provide virtually no screening whatsoever. Once constructed, this interface between the properties will exist for decades. It should be designed thoughtfully now rather than accepted as a permanent compromise.

I respectfully ask the PDC to require enhanced screening that creates an appropriate transition between these properties and protects the experience of existing businesses and their patrons.

Thanks,

Jim Lederer
www.Bluegrasshp.com

1636 Old Deerfield Road
Highland Park, IL 60035




4x4 Cedar Posts
Top of Trellis
6' from Top
of Blacktop
(MAX)
Custom Cedar
Planting Box
20" Tall
19" Tall Brick Wall


Exclusive Parking Lot 1 Deer Ridge Business Center
No Bluegrass Restaurant Parki
STELVIO
DT 98081




APPROX PROP. LINE


Bluegrass
APPROX. PROP. LINE


APPROX. PROP. LINE




JIU-JITSU
FITNESS
1630
RESERVED PARKING
$250 FINE
CARRYOUT ONLY
1
CARRYOUT ONLY
2
CARRYOUT ONLY
3



To the Plan and Design Commission:

I am a resident of Ridge Road, two blocks south of the development, and I strongly oppose the proposed amendments for the redevelopment of 1700 Old Deerfield Road.

While these changes are presented as minor revisions, they collectively increase the intensity of the development and reduce protections that were part of the original approval.

1. Increased Density Through Additional Bedrooms

The proposal would convert 63 units from two-bedroom homes to three-bedroom homes. While the number of units remains unchanged, this will likely result in more residents, more vehicles, increased traffic, and greater demand on local infrastructure. The practical effect is a denser development than originally approved.

Residents should not be asked to accept this increase without updated analysis of traffic, parking, and neighborhood impacts.

2. Removal of a Portion of the Public Easement at Ridge Road and Devonshire Court

As a Ridge Road resident, I am particularly concerned about the proposal to remove a portion of the public use easement at the Ridge Road/Devonshire Court intersection.

Public easements protect long-term community interests and, once removed, are difficult to restore. The applicant has not demonstrated a compelling public benefit that justifies giving up public rights at this location. The City should preserve flexibility for future transportation, utility, pedestrian, and public access needs—not reduce it.

Unless a clear public benefit is established, this easement should remain intact.

3. Increased Construction Impacts From Fewer Phases

The proposal would reduce construction from three phases to two. While this may benefit the developer, it will likely concentrate construction activity into fewer, more intensive periods.

For nearby residents, that means more trucks, noise, dust, and traffic disruptions. Compressing the work appears designed to accelerate the project schedule while increasing the burden on surrounding neighborhoods.

Conclusion

These amendments move in one direction: greater development intensity and fewer protections for the public.

The City approved a specific plan after extensive review. The applicant is now seeking changes that increase occupancy, reduce public easement protections, and intensify construction impacts. Nearby residents should not bear additional burdens for the convenience of the developer.

I respectfully urge the Plan and Design Commission to recommend denial of these amendments.

Thank you for your consideration.

Sincerely,

Doug Snower
809 Ridge Road

Sandy & Art Lurie
1016 devonshire ct., highland park, il 60035
dziner115@gmail.com
h 847.831.2291 / c 847.840.2291

June 22, 2026

Mayor Nancy R. Rotering
Highland Park City Council
Highland Park City Manager
Senior City Planner

Solo Cup Development
ITEM: RODENT AND PEST CONTROL OF THE SURROUNDING NEIGHBORHOOD and HABITAT, M/I DEVELOPMENT.

To Mayor Rotering, Highland Park City Council, The Habitat Company

We, and our neighbors, have been asking, for more than a year, the developer, Habitat, how they are going to handle the effects of the critters that are living on the property now, possibly exiting into people's homes. That is a direct effect from their development. After 49 years, we have never had a rodent, mouse or any other creature entering our dwelling and we don't want to start now. If you look back into the records, of the Planning and Design Commission, and this City Council; These issues were brought forward via in- person testimony at multiple meetings, and in documents submitted to both governmental bodies.

t's been ignored by all parties.
It must be addressed **now,** prior to shovels going in the ground. As fencing goes up we need this addressed directly and thoroughly.

A huge part of the existing Solo property has been barren land and those living organisms have established their homes for decades on end.
Before a structure is built, the land it occupies supports existing ecosystems. Construction alters these environments, displacing pests and forcing them to seek new shelter.

- Habitat disruption. Clearing land removes natural nesting areas for insects and rodents
- Soil disturbance. Underground pests such as termites are pushed closer to the surface
- Loss of food sources. Pests move toward structures in search of new resources
- Nearby vegetation. Remaining landscaping continues to support pest activity
- Construction debris. Materials left behind can provide temporary shelter

Importantly, this not only affects the surrounding homes, but when homes are constructed existing living creatures, whatever they may be, can find their way into those brand new structures, into the walls and crevices that are created during construction, so this doesn't just affect us, but it affects the new development just as much.

I'm not sure why this issue has been ignored, but it needs to be addressed NOW even if it means amending your existing agreement with the developers. A copy of this letter has been sent to Zack Zalar at Habitat.

Kindest regards,

Sandy and Art Lurie

Burhop, Karl

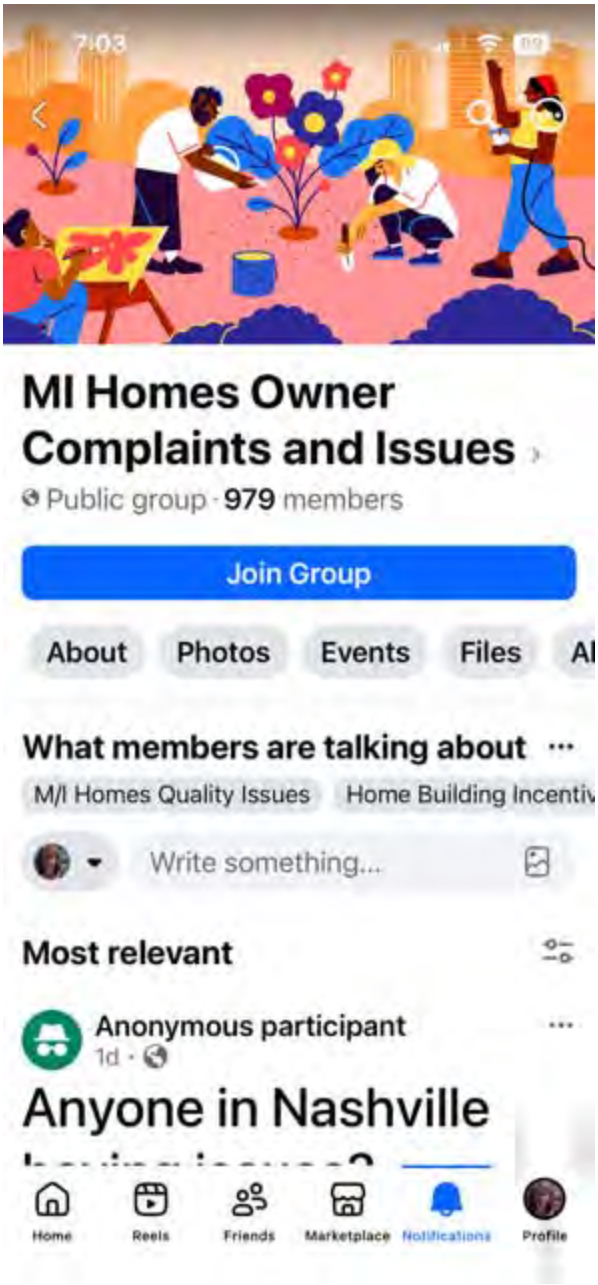
Subject: FW: M/1 on Facebook not great

From: Lisa Radin < >
Sent: Wednesday, June 24, 2026 7:10 AM
To: Burhop, Karl <kburhop@cityhpil.com>; Lidawer, Annette <alidawer@cityhpil.com>; Neukirch, Ghida <gneukirch@cityhpil.com>; Mayor and City Council <council@cityhpil.com>
Subject: M/1 on Facebook not great

[EXTERNAL EMAIL]

Home builders often get complaints but M/1 Complaints has a Facebook page. Took 2 pics this am and providing. Please share w appropriate people although this email is being forwarded to a few Somewhat concerning.


7:03
89
mi homes owner complai...
Meta AI
All
People
Reels
Home Sales Chicagoland Sponsored
Have a home that needs repairs before selling?...
Matt Plewa 8w
Avoid MI Homes — 3 Years of Unresolved Defects and Empty Promises I strongly caution anyone considering MI Homes. Beneath the friendly sales pitch is a company that builds carelessly, co...
2
MI Homes Owner Complaints and Is... 3w
I was a construction worker for M/I homes in Illinois for the last 10 years. They build the Framing in different state, ship it to the work site and assemble it like Legos in 2 days in the Winter snow...
11
Home
Reels
Friends
Marketplace
Notifications
Profile



Lisa

Lisa Radin
Strategist

Burhop, Karl

Subject: FW: Storm Manholes Full of Water - Question/Concern

From: Lisa Radin < >
Sent: Wednesday, June 24, 2026 9:35 AM
To: Burhop, Karl <kburhop@cityhpil.com>; Neukirch, Ghida <gneukirch@cityhpil.com>; Mayor and City Council <council@cityhpil.com>
Subject: Storm Manholes Full of Water - Question/Concern

[EXTERNAL EMAIL]

On the June 16 Planning presentation the Storm Manholes at Devonshire were Full of Water. See link: https://highlandparkil.portal.civicclerk.com/event/295/files/attachment/5954

I understand that 1/2 of the 227 homes will use the existing storm and sewer along Ridge Road. On the Habitat 6/16 drawing the storm was Full of Water indicating flow issues w/o 113.5 households using the same pipe.

Q: What is HP planning to do to stop the storm from overflowing into SWHP Homes - especially across the street from Solo and to the West including Heather, Winthrop and Devonshire?

--

In April, I experienced a sewer backup and while living in my home for 34 years I have never experienced this. This ordeal was from a sewer backup at Ridge & Edgewood over 1600 ft away from my home. I was told to call Public

Works every 3 months to rod the main line from my house to Edgewood. Kind of ridiculous. This event caused us to lose memories, furniture, appliances and more with an insurance claim of $130+K. So I never have to go through this again, I'm paying another $8K to have a sewer backup valve installed. And the $8K represents the basic remedy vs the $20K version. This has been a nightmare.

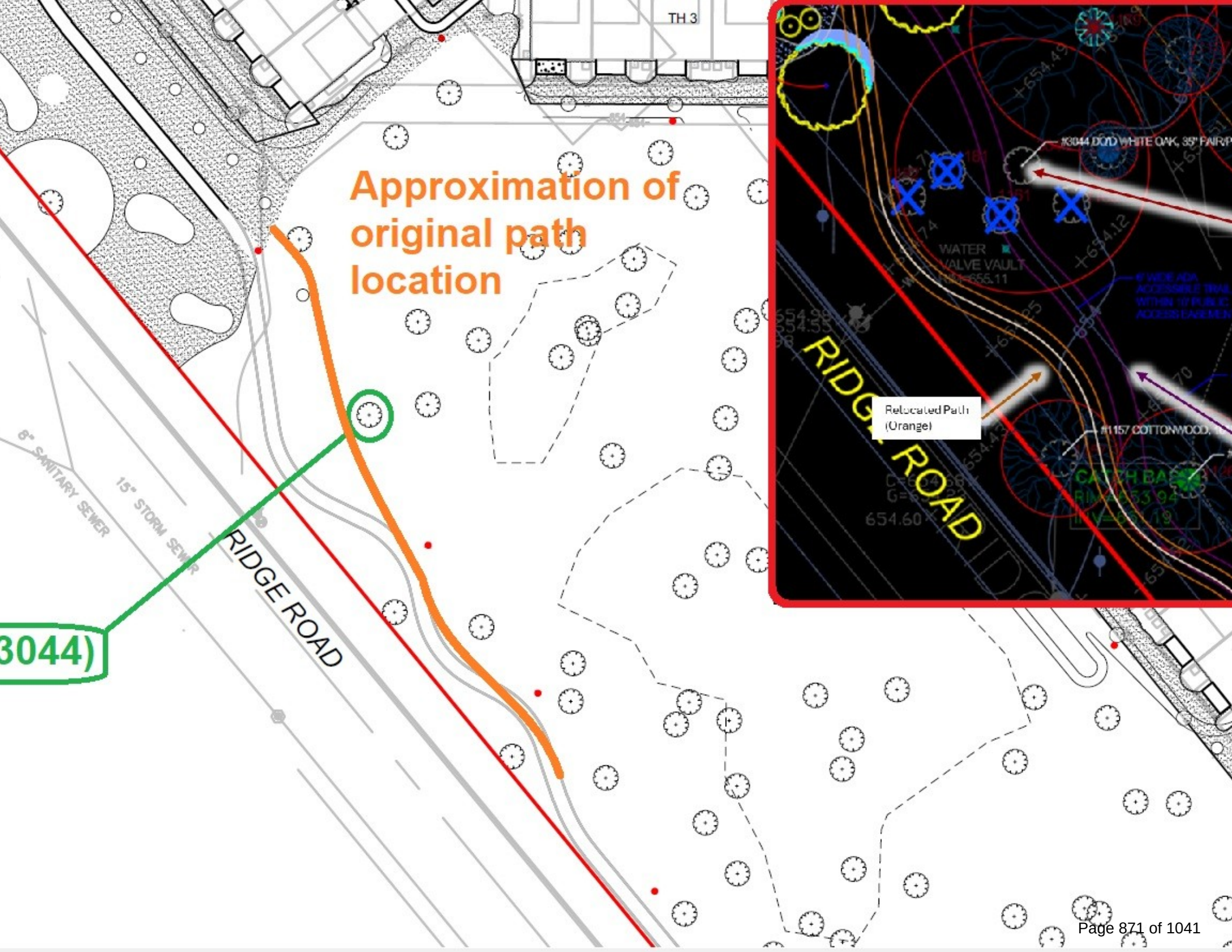
The city shrugs and blames disposable wipes. If that is indeed the problem

Q: What will the city do when adding 113.5 households to an existing problematic sewer to stop sewer backups?

The Habitat development is supposed to be positive for SWHP residents. If the above storm and sewer are not addressed, our homes/values and lifestyle will be negatively impacted. Please thoroughly investigate vs identifying pipe measurements as being adequate. It's not only the size of the pipe, but it's condition and impact on surrounding homes.

Lisa Radin

Lisa Radin
Strategist


Approximation of original path location
TH 3
RIDGE ROAD
8" SANITARY SEWER
15" STORM SEWER
3044)
Relocated Path (Orange)
#1157 COTTONWOOD
WATER VALVE VAULT





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 unit type and instead making all affordable units the 3-bedroom type and the 2-bedroom market rate units the 3-bedroom type.
    - Of 227 units:
        - 164 were approved to be 3-bedroom and will remain as such.
        - 63 units were approved to be 2-bedroom but are now proposed to be 3-bedroom:
            - 12 affordable units were proposed to be 2-bedroom and are now proposed to be 3-bedroom.
            - 51 market rate units were proposed to be 2-bedroom and are now proposed to be 3-bedroom.
            - The dimensions for these units are essentially the same; the top floor is being re-arranged to go from 2-bedrooms to 3-bedrooms.

Unit Matrix and Floor Plans.

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

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.

Phasing Plan and Constructions Logistics Plan.

- Removed the construction trailer location and changed to two phases.
- The language on the Phasing Plan about limitations to use of Ridge Rd. and primary entrance along the spur road have been added to match the Feb. 9 City Council approval.

City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: July 8, 2026

TO: Karl Burhop, Senior Planner

FROM: Anna Stawski, PE, City Engineer

BY: Anna Ford, Civil Engineer

SUBJECT: 1700 Old Deerfield Rd

The City of Highland Park's Engineering Division has completed the review of the following information received:

- June 16, 2026-1700 Old Deerfield Rd Amendment Engineering Response Submittal including the following documents:
  - 26.06.15 - Highland Park - City Engineer Response
  - Att. 1 - Title Report with Analysis of Recorded Easements
  - Att. 2 - Updated - Final Plat of The Bowery at Highland Park
  - Att. 3 - Draft - Three Year Maintenance and Monitoring Plan
  - Att. 4 - Draft - Long Term Maintenance and Monitoring Plan
- July 2, 2026
  - Final Plat Of The Bowery Of Highland Park

Below is a summary of comments on the submittal materials to date.

Submittal Comments

1. **Original Comment**: 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.
   Applicant Response: *Comment Noted; EOPC's were approved on June 4, 2026 by Staff.*
   City Response: Addressed. City has received the letters of credit.

2. **Original Comment**: 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.
   Applicant Response: *Comment Addressed; See Attachment*
   City Response: The marked-up title report has been reviewed by staff. Per staff's meeting with the development team staff has no concern with the vacation of Easement 1618247 and Easement 3223726.

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cityhpil.com

3. **Original Comment**: Document language shall be updated to clearly define the ownership and maintenance responsibilities of all proposed utilities and infrastructure.
   Applicant Response: *HDC M/I HP Venture LLC is responsible for the construction of the proposed utilities and infrastructure; following acceptance of utilities and infrastructure by The City of Highland Park, the City assumes all ownership and maintenance responsibilities.*
   City Response: The City of Highland Park will take ownership of only the sanitary sewer and water mains. All other infrastructure will remain privately owned and maintained.

4. **Original Comment**: 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.
   Applicant Response: *Comment Noted; HDC M/I Venture, LLC is in receipt of comments from Highland Park and Ciorba Group regarding the Watershed Development Permit dated May 12, 2026. This response is coordinated with those responses.*
   City Response: The DRNG permit will not be approved until the Applicant received approval from LCSMC. Additionally, Engineering would request concurrence that Lake County should review the plat as part of the development (the wetlands and Waters of Lake County) are under the jurisdiction of the Count before signing and recording the plat.

5. **Original Comment**: Any recorded offsite easements upon which the function of this site will be dependent on shall be displayed on the Plat.
   Applicant Response: *Comment Addressed; See Attachment.*
   City Response: Comment addressed.

6. **Original Comment**: 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.
   Applicant Response: *Attached are Drafts of the 3-Year Native Vegetation and BMP Management and Monitoring Plan (MMP) and the Long-Term Native Vegetation and BMP MMP. HDC M/I Venture, LLC will be responsible for implementing the 3-year maintenance and monitoring period to establish native vegetation and achieve the performance criteria outlined in the 3-Year MMP. Upon acceptance of the 3-Year MMP by the City of Highland Park/LCSMC, long-term funding and maintenance of the site, as outlined in the Long-Term Plan, will be the responsibility of the City of Highland Park in perpetuity.*
   City Response: The two maintenance plans submitted will need revisions, potentially is scope and definitely in responsible party (their current draft of the long term plan still places the maintenance burden on the City). However, this does not affect the amendment and will be addressed administratively at a later time

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

7. **Original Comment**: 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.
   Applicant Response: *Comment Noted.*
   City Response: Addressed. Water meter language is included in draft amendment documents.

Staff Report

Meeting Date: July 13, 2026

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Resolution Approving a First Amendment to the Development Agreement Between the City of Highland Park and HDC M/I HP Venture, LLC

Recommendation:
Staff recommend granting and authorizing a first amendment to the Development Agreement for the property 1660-1700 Old Deerfield Rd.

Policy Consideration:
Refer to the staff report in the Planned Development item for additional details. Updates to the Development Agreement made by this First Amendment include the following:

- Includes five updated exhibits, and amendment related to Homeownership Association declarations.

Core Priorities:
Economic Development & Vibrancy
This development will create temporary jobs, support permanent jobs, increase tax revenue, and provide additional customers for local businesses.

Environmental Sustainability
The development includes 12.9 acres of open space, of which 10.96 acres will be subject to a conservation easement.

Attachments:
1. Resolution Approving First Amendment to Development Agreement (1660 & 1700 Old Deerfield Rd)
2. DA Resolution Exhibit A - First Amendment to the Development Agreement
3. DA Exhibit A - Legal Description of the Property
4. DA Exhibit B - Unit Matrix and Architectural
5. DA Exhibit C - Townhouse Elevations and Renderings

6. DA Exhibit D - Model Area Plan and Temporary Marketing Signage Plan
7. DA Exhibit E - Townhome Floorplans
8. DA Exhibit F - Construction Logistics Plan and Phasing
9. DA Exhibit G - Landscaping Plan
10. DA Exhibit H - Landcaping Plan - Police Station
11. DA Exhibit I - Tree Preservation and Tree Inventory
12. DA Exhibit J - Lighting and Photometric Plan
13. DA Exhibit K - Phasing Plan

City of Highland Park

Resolution No. _____

A Resolution Approving a First Amendment to the Development Agreement Between the City of Highland Park and HDC M/I HP Venture, LLC

WHEREAS, HDC M/I HP Venture, LLC, a Delaware limited liability company ("***Owner***"), is the record title owner of that certain parcel of real property totaling approximately 28.61 acres and commonly known as 1660 and 1700 Old Deerfield Road, Highland Park, Illinois ("***Property***"); and

WHEREAS, the Property is vacant and unimproved; and

WHEREAS, on February 9, 2026, the City Council adopted Ordinance No. O11-2026 ("***Special Use Ordinance***"), granting a special use permit for a planned development on the Property; and

WHEREAS, the City and the Owner entered into that certain Development Agreement dated _____ __, 2026, which governs the use and development of the Property in accordance with the Special Use Ordinance ("***Development Agreement***"); and

WHEREAS, pursuant to Section 6.C of the Development Agreement, the Owner must develop the Property in three construction phases, in accordance with the construction phasing plan attached as Exhibit J to the Development Agreement ("***Original Phasing Plan***"); and

WHEREAS, the Owner now desires to develop the Property in two construction phases, pursuant to a different construction phasing plan than the Original Phasing Plan ("***Proposed Development***"); and

WHEREAS, the City and the Owner now desire to amend the Development Agreement, in accordance with Section 17.L of the Development Agreement, to provide for the construction of the Proposed Development in two construction phases (***"First Amendment to the Development Agreement"***); and

WHEREAS, the City Council has determined that entering into the First Amendment to the Development Agreement with the Owner will serve and be in the best interest of the City;

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

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

SECTION TWO: APPROVAL OF FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT. The First Amendment to the Development Agreement by and between the City and the Owner is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the City Manager and the Corporation Counsel.

SECTION THREE: EXECUTION OF FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT. The City Manager and the Deputy City Clerk are hereby authorized and directed to execute and attest, on behalf of the City, the First Amendment to the Development Agreement upon receipt by the City Clerk of at least one original copy of the First Amendment to the Development Agreement executed by the Owner; provided, however, that if the executed copy of the First Amendment to the Development Agreement is not received by the City Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the City Council, be null and void.

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

_____
Nancy R. Rotering, Mayor

ATTEST:

_____
Ghida Neukirch, City Clerk

EXHIBIT A

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Steven M. Elrod
Elrod Friedman LLP
350 North Clark Street
Second Floor
Chicago, IL 60654

Above Space For Recorder's Use Only

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK

AND

HDC M/I HP VENTURE, LLC
(1160 and 1700 Old Deerfield Road)

DATED AS OF _____, 2026

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF HIGHLAND PARK
AND HDC M/I HP VENTURE, LLC
(1660 and 1700 Old Deerfield Road)

THIS IS A FIRST AMENDMENT (***"First Amendment"***), dated as of _____ __, 2026 (***"Effective Date"***), to a Development Agreement (***"Agreement"***) dated _____ __, 2026, by and between the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation (***"City"***), and **HDC M/I HP VENTURE, LLC**, a Delaware limited liability company (***"Owner"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this First Amendment, and pursuant to the City's home rule powers, the City and the Owner hereto agree as follows:

SECTION 1. RECITALS.

A. On February 9, 2026, the City Council adopted Ordinance No. O11-2026 (***"Special Use Ordinance"***), granting, among other things, a special use permit for a planned development (***"Approved Planned Development"***) for that certain parcel of real property consisting of approximately 28.61 acres, commonly known as 1660 and 1700 Old Deerfield Road, and legally described in **Exhibit A** attached to and, by this reference, made a part of this First Amendment (***"Property"***).

B. Pursuant to the Special Use Ordinance, the Owner proposed to develop 48 townhouse-style residential structures, containing a total of 227 single-family attached dwelling units, along with a clubhouse, two tot lots, two dog parks, a maintenance building, off-street parking facilities, and additional accessory residential amenities and improvements on the Property.

C. As required by Section 7.A of the Special Use Ordinance, the City and the Owner entered into the Agreement, governing the redevelopment and use of the Property (***"Development Agreement"***).

D. The Owner desires to: (i) change all inclusionary units in the Approved Planned Development to be three bedroom units; (ii) decrease the heights of all townhouse-style residential structures on the Property by two feet; and change the phasing schedule of the construction for the Approved Planned Development (collectively, the "***Requested Amendment***").

F. Pursuant to Section 150.545(A)(i) of the "Highland Park Zoning Ordinance of 1978", as amended (***"Zoning Code"***), the Requested Amendment constitutes a "substantial change" to the Approved Planned Development.

G. Pursuant to Articles V and XIV of the Zoning Code, the Owner filed an application with the City to amend the Approved Planned Development for the Property to allow for the Requested Amendment.

H. A public hearing of the Plan and Design Commission of the City of Highland Park (***"PDC"***) to consider the Requested Amendment was duly advertised in the *Lake County News Sun* on May 4, 2026, and held on May 19 and June 16, 2026.

I. On June 16, 2026, the PDC adopted Findings of Fact, Public Hearing No. PUD-2026-00087, recommending that the City Council approve the Requested Amendment.

J. On _____, 2026, the Corporate Authorities approved Ordinance No. _____, approving an amendment to the Special Use Ordinance to allow development of the Property in accordance with the Requested Amendment (***"Amendatory Ordinance"***).

K. As provided in, and as a condition of, the Amendatory Ordinance, the Owner has agreed to execute this First Amendment so as to provide that the Property be redeveloped and used only in compliance with the Development Agreement, as amended by this First Amendment, and the Special Use Ordinance, as amended by the Amendatory Ordinance.

L. The City and the Owner now desire to further amend the Development Agreement, in accordance with Section 17.L of the Development Agreement, to allow for the development of the Property in accordance with this First Amendment.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

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

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Development Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Development Agreement and the text of this First Amendment, the text of this First Amendment controls.

SECTION 3. COMPLIANCE WITH THE AMENDATORY ORDINANCE AND WITH THE AMENDED FINAL DEVELOPMENT PLAN DOCUMENTS.

A. General Use and Development Restrictions. The redevelopment and use of, and the construction on, the Property, must, except for minor alterations due to final engineering and site work approved by the City Engineer or the Director of Community Development, as appropriate, comply, and be in accordance, with all documents identified in the Development Agreement, as amended, and the Special Use Ordinance, as amended by the Amendatory Ordinance.

B. Amendment of Final Development Plan. The City and the Owner acknowledge and agree that, in accordance with Section 2.A of the Development Agreement and Section 2.A of this First Amendment, the Final Development Plan is amended to include the following documents (collectively, the ***"Amended Final Development Plan Documents"***):

1. The Unit Matrix and Architectural Layout, consisting of two sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.

2. The Townhouse Elevations and Renderings, consisting of 38 sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a

copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**.

3. Model Area Plan and Temporary Marketing Signage Plan, consisting of five sheets and prepared by Gary R. Weber Associates, Inc., with a latest revision date of May 29, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit D**.

4. The Townhome Floorplans, consisting of 14 sheets and prepared by BSB Design, with a latest revision date of March 25, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E.**

5. The Construction Logistics Plan and Phasing consisting of one sheet and prepared by SpaceCo, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit F**.

6. The Landscaping Plan consisting of 27 sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit G**.

7. The Landscaping Plan – Police Station consisting of seven sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit H**.

8. The Tree Preservation Plan and Tree Inventory Addendum consisting of 33 sheets and prepared by Dickson Design Studio, with a latest revision date of June 10, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit I**.

9. The Lighting and Photometric Plan consisting of two sheets and prepared by Salas O'Brien, with a latest revision date of January 16, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit J**.

C. In the event that the Amended Final Development Plan Documents conflict with the Final Development Plan documents attached to the Development Agreement, the Amended Final Development Plan Documents control.

SECTION 4. AMENDMENT.

A. Section 4 of the Development Agreement is hereby amended to read as follows: (additions are **bold** and double underlined; ~~deletions are stricken through~~)

"SECTION 4. DEVELOPMENT OF THE PROPERTY.

*** * ***

D. Maintenance Prior to Sale. Upon completion of construction of the Improvements, Developer must maintain: (1) each and every one of the dwelling units on the Property in a first-rate condition and as required by the Home Owners Declaration that is required pursuant to Section 7.B of this Agreement, until the dwelling unit is substantially complete and is sold to a third party; and (2) the Common Area, which maintenance must include, without limitation, seeding and mowing; provided, however, that, without limiting Developer's obligations under this Section 4.D, from and after the Transfer Date, as defined in the Home Owners Declaration, some or all of such maintenance items may be provided by the Association, as governed by the Home Owners Declaration."

B. Section 5 of the Development Agreement is hereby amended to read as follows: (additions are **bold** and double underlined; ~~deletions are stricken through~~)

"**SECTION 5. IMPROVEMENTS.**

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and in Exhibit B.

2. General Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Special Use Ordinance, and will be subject to the reasonable written satisfaction of the City Engineer in accordance with the City Code and the Subdivision Code. **The City Forester may administratively approve minor change(s) to the woodland path to be constructed on the Property.**. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this Agreement or in the permits issued by the City for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality."

* * *

B. Section 7 of the Development Agreement is hereby amended to read as follows: (additions are **bold** and double underlined; ~~deletions are stricken through~~)

"**SECTION 7. OPERATIONAL DOCUMENTS.**

A. Covenant Regarding the North Properties. Concurrent with the execution and recordation of this Development Agreement, Developer must execute and record with the Recording Division of the Lake County Clerk's Office a restrictive covenant in the form attached to this Agreement as **Exhibit G,** acknowledging and agreeing, on behalf of itself and all future residents of the Property, that the location of the residential buildings and Structures on the Property are sufficiently setback and sufficiently buffered

from the three commercial and industrial properties located to the north of the Property and identified in the restrictive covenant.

B. **Owners' Association Declaration of Covenants. Prior to the transfer of any dwelling unit by Developer, Developer must prepare and submit to the City Manager and the Corporation Counsel, for their respective review and approval, and Developer must record against the Property, a declaration of covenants, easements, and restrictions ("Declaration of Covenants"). The Declaration of Covenants must provide for the creation of an association for the owners of the dwelling units on the Property or similar entity ("Owners' Association") and must, without limitation, codify the following provisions, conditions and restrictions of this Agreement:**

1. Membership in the Owners' Association must be mandatory for each owner and successive owner of a dwelling unit in the Development.

2. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to this Agreement, or to any provision that is inconsistent with the requirements of this Agreement, the Inclusionary Housing Regulations, or the Affordable Unit Declaration will be effective without the prior review and written approval of the City Director of Community Development.

3. The Owners' Association will be responsible for the continuity, care, conservation and maintenance, including operation in a first-rate condition and in accordance with predetermined standards, of the Common Areas, including all landscaping, stormwater detention facilities, equipment and appurtenances, and the cost of power required for the equipment and appurtenances.

4. The Owners' Association will be responsible for casualty and liability insurance and real estate taxes for all Common Areas.

5. The owners of each dwelling unit to be constructed on the Property must pay their pro rata share of all costs and expenses incurred by the Owners' Association by means of an assessment to be levied by the Owners' Association which meets the requirements for becoming a lien on the Property in accordance with statutes of the State of Illinois.

6. The Owners' Association will have the right to adjust the assessment to meet changed needs. The membership vote required to authorize that adjustment may not be fixed at more than 51 percent of the members voting on the issue.

7. The Owners' Association or the owners, and not the City, will be responsible, at the Owners' Association's expense, for snow removal on or from the Property.

8. **Easements must be created or granted as follows:**

a. **An easement will be created providing access over, on, and above the Common Areas for the exclusive benefit of the owners of the dwelling units to be constructed on the Property and for the benefit of the City, for storm water drainage and detention, emergency response, utility maintenance and repair, and for the purpose of maintaining the Common Areas.**

b. **Utility easements will be granted to the City and other governmental bodies and utility services over, on, and across the Property and the Common Areas for the purposes of making repairs, installing and servicing utilities, and providing emergency services.**

c. **The easements for storm water drainage and detention must remain unobstructed and the access may not be blocked by a fence, landscaping, or any other Structure or planting, of any kind or nature, erected within said easement without written approval of the City Manager. In addition, no grade changes will be permitted in said easement without the prior written approval of the City Engineer.**

9. **Annual Certification on Capital Improvements. At the request of the owner of any Affordable Unit, not more than once per calendar year, the Owners' Association must submit to the Housing Commission annual written certifications of all: (a) regular assessments allocated to the working capital reserve of the Owners' Association, and (b) costs of any structural or mechanical improvements to the Property or to the Common Area and facilities on the Property that would qualify as part of a "Capital Improvements Credit" pursuant to Section 17 of the Affordable Unit Declaration.**

10. **Developer's Obligations. The Owners' Association will not be responsible for any obligations set forth in the Declaration of Covenants, and Developer will remain solely responsible for such obligations, until the election of the initial board of the Owners' Association by a majority of the members other than Developer, in accordance with the Requirements of Law.**

11. Final Approval by City. The City, through its Director of Community Development, has the right of final approval of the Declaration of Covenants.

12. Approval of Modifications by City. No modifications or revisions to the provisions in the Declaration of Covenants required pursuant to Section 7 of this Agreement, or to any provision that is inconsistent with the requirements of this Agreement, the Inclusionary Housing Regulations, or the Affordable Unit Declaration, will be effective without the prior review and written approval of the City Director of Community Development.

13. General Provisions.

a. Each owner of a dwelling unit to be constructed on the Property will have the right to enforce the Declaration of Covenants.

b. The Declaration of Covenants must provide that the City is an intended third-party beneficiary of the Declaration of Covenants, and will have the right, but not the obligation, to enforce the Declaration of Covenants. Specifically, and without limitation, the City will have the right, but not the obligation, after ten days' written notice to the Owners' Association, to perform any maintenance or repair work which, in the sole opinion of the City, the Owners' Association has failed to perform on the Common Areas, to assess the membership for that work, and to file a lien against the property of the Owners' Association or the property of any member failing to pay the assessment.

c. The Declaration of Covenants will run with and bind the Property, and all portions thereof, and will be binding on Developer, and their successors in interest, to all portions of the Property.

C. Affordable Units.

1. Construction and Development. Not less than 34 dwelling units constructed on the Property must be developed as Affordable Units in accordance with and pursuant to this Agreement, the Special Use Ordinance, and the Inclusionary Housing Regulations.

2. Execution and Recordation of Affordable Unit Declaration -- Condition of Certificate of Occupancy. As a condition

precedent to any issuance of a certificate of occupancy for any portion of the Property, Developer must cause an Affordable Unit Declaration to be fully executed and properly recorded against **each Affordable Unit on** the Property, as required pursuant to **Section 150.2155 of** the Inclusionary Housing Regulations **no later than the earlier to occur of: (i) the date on which the closing for the sale of the Affordable Unit takes place; and (ii) 10 days after the date on which a Declaration of Covenants is recorded**. Developer must notify the City of any recordation performed pursuant to this Section **7.C.2** ~~7.B.2~~ and of the record numbers assigned to the Affordable Unit Declaration. Failure to record the Affordable Unit Declaration as provided in this Section **7.C.2** ~~7.B.2~~ and in this Agreement will, among other things, give the City the right, but not the obligation, to rescind and terminate the Special Use Ordinance, along with all of the rights and approvals granted in that Ordinance.

3. Order of Recordation and Declaration Primacy. No Affordable Unit Declaration will be subject or subordinate to any mortgages, liens, or any other similar **financial** encumbrances, including, without limitation, construction loans. Pursuant to the Final Inclusionary Housing Plan and the Inclusionary Housing Regulations, Developer must take all steps necessary to cause each Affordable Unit Declaration to have priority over any other interests recorded against the applicable Affordable Unit, including, without limitation, requiring and allowing each Affordable Unit Declaration to be recorded prior to the closing of the individual Affordable Unit to which the Final Inclusionary Housing Plan applies. Developer must provide and require such documents as are necessary to ensure that any mortgage, deed of trust or other lien, and any renewals and extensions thereof, presently existing, or hereafter placed or caused by Developer, upon any of the Affordable Units will be subordinate to the applicable Affordable Unit Declaration.

4. Evidence of Compliance. Developer must provide the City with a title report or other evidence reasonably satisfactory to the City demonstrating compliance with this Section **7.B** ~~7.C~~.

5. Marketing Affordable Units. Developer will be responsible, at its sole cost and expense, for marketing the Affordable Units, including, without limitation, preparing marketing materials, advertising, and instructing sales staff regarding the Affordable Units. The City, by and through the Housing Commission or its designee, agrees to maintain a waiting list of prospective buyers, and to qualify buyers ~~or renters, as the case may be~~.

6. City Costs. Developer acknowledges and agrees that the Housing Commission has and will continue to provide material assistance to Developer in promoting the sale or rental of Affordable Units required as part of the development of the Property, and in qualifying Persons seeking to purchase or lease one or more of the Affordable Units. The Parties acknowledge and agree that neither the Housing Commission, nor any of its authorized agents or designees, including,

without limitation, Community Partners for Affordable Housing, is acting as a broker with regard to any of the Affordable Units required as part of the development of the Property.

7. Off-Street Parking. Two off-street parking spaces must be allocated and made available to each Affordable Unit in the Affordable Unit's garage, at no additional cost.

8. Qualified Affordable Units. Developer may not rent or otherwise lease an Affordable Unit to any Person, except those Persons that have been qualified by the Housing Commission or its designee pursuant to the Requirements of Law and the applicable rules, regulations, and guidelines of the City and of the Housing Commission, as may be amended from time to time. Specifically, and without limitation of the foregoing, Developer must comply with the procedures for income verification and preferences for selection of buyers or tenants for the Affordable Units established, and as may be amended from time to time, by the City pursuant to Section 150.2185 of the Zoning Code.

B. Exhibit J of the Development Agreement is hereby stricken in its entirety and replaced with the Phasing Plan attached to and, by this reference, made a part of this Development Agreement as **Exhibit K**.

SECTION 5. RECORDING; BINDING EFFECT. A copy of this First Amendment will be recorded in the Office of the Lake County Recorder of Deeds against the Property. This First Amendment and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are and will be binding upon, the Developer and the Owner, and their personal representatives, successors, and assigns.

SECTION 6. REPRESENTATIONS.

A. By the City. The City hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by the Corporate Authorities; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the City enforceable in accordance with its terms.

B. By the Owner. The Developer and the Owner hereby represent and warrant that: (1) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (2) this First Amendment constitutes a legal, valid and binding obligation of the Developer and the Owner enforceable in accordance with its terms.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

_____
Ashley Palbitska, Deputy City Clerk

By: _____
Ghida S. Neukirch
Its: City Manager

ATTEST:

HDC M/I HP VENTURE, LLC,
a Delaware limited liability company

By: _____

Its: _____

By: _____

Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by Ghida S. Neukirch, the City Manager of the **CITY OF HIGHLAND PARK**, an Illinois municipal corporation, and by Ashley Palbitska, the Deputy City Clerk of said municipal corporation.

Given under my hand and official seal this ____ day of _____, 2026.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2026, by _____, the _____ of **HDC M/I HP VENTURE, LLC**, a Delaware limited liability company.

Given under my hand and official seal this ____ day of _____, 2026.

_____
Notary Public

My Commission expires:_____

SEAL

INDEX OF EXHIBITS

EXHIBIT A	LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT B	UNIT MATRIX AND ARCHITECTURAL LAYOUT
EXHIBIT C	TOWNHOUSE ELEVATIONS AND RENDERINGS
EXHIBIT D	MODEL AREA PLAN AND TEMPORARY MARKETING SIGNAGE PLAN
EXHIBIT E	TOWNHOME FLOORPLANS
EXHIBIT F	CONSTRUCTION LOGISTICS PLAN AND PHASING
EXHIBIT G	LANDSCAPING PLAN
EXHIBIT H	LANDSCAPING PLAN – POLICE STATION
EXHIBIT I	TREE PRESERVATION AND TREE INVENTORY ADDENDUM
EXHIBIT J	LIGHTING AND PHOTOMETRIC PLAN
EXHIBIT K	PHASING PLAN

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 1 THROUGH 50, BOTH INCLUSIVE AND OUTLOT A, IN THE FINAL PLAT OF THE BOWERY OF HIGHLAND PARK, BEING A RESUBDIVISION IN SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____ AS DOCUMENT NO. _____, IN LAKE COUNTY, ILLINOIS.

PIN: [Insert PIN]

EXHIBIT B

UNIT MATRIX AND ARCHITECTURAL



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



Site Plan - Building Key

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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.

EXHIBIT C

TOWNHOUSE ELEVATIONS AND RENDERINGS



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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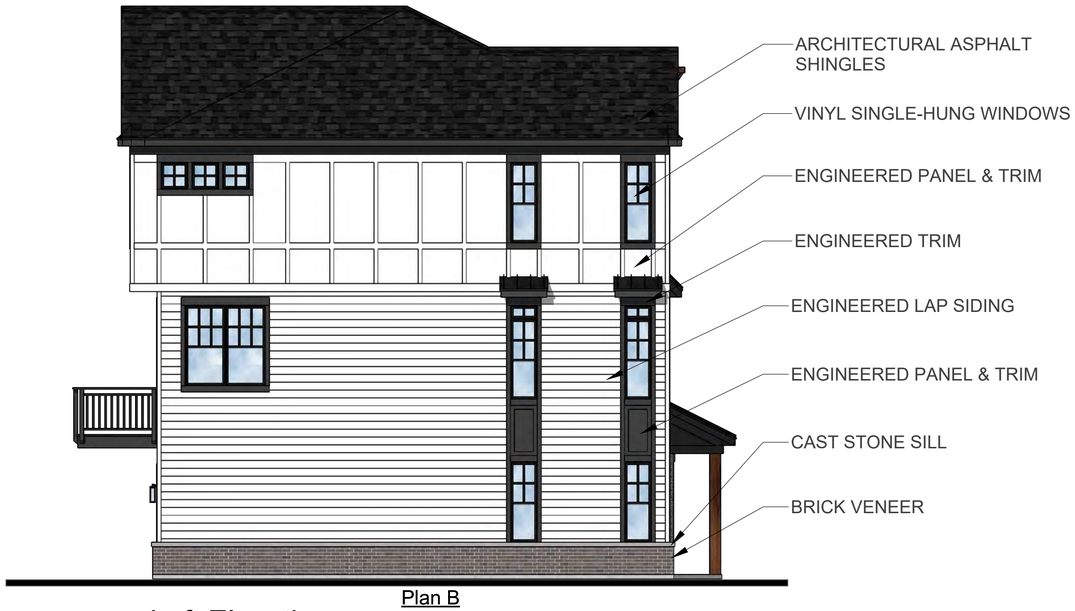
Plan B

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.

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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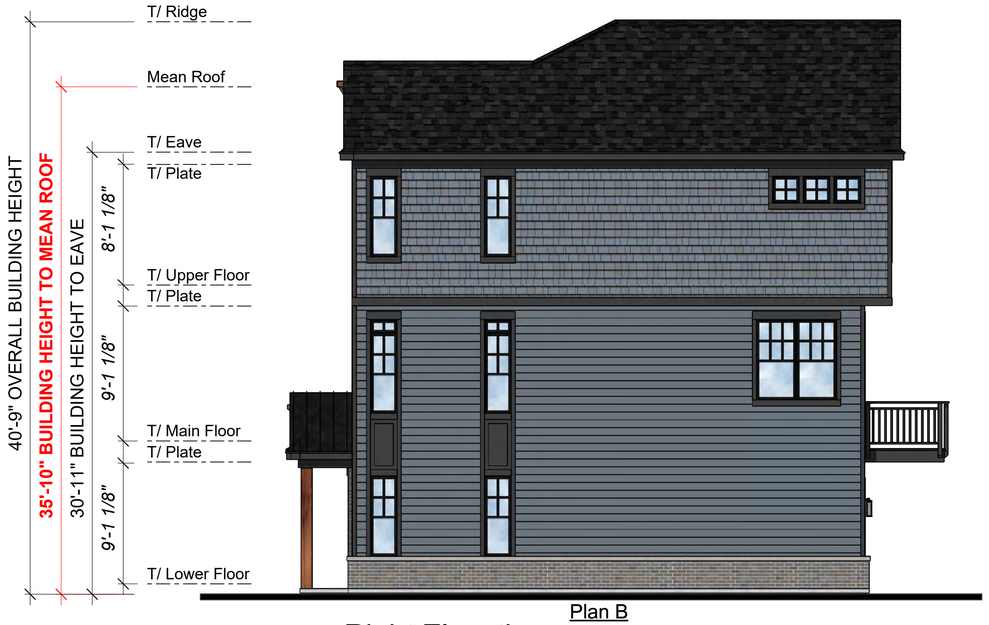
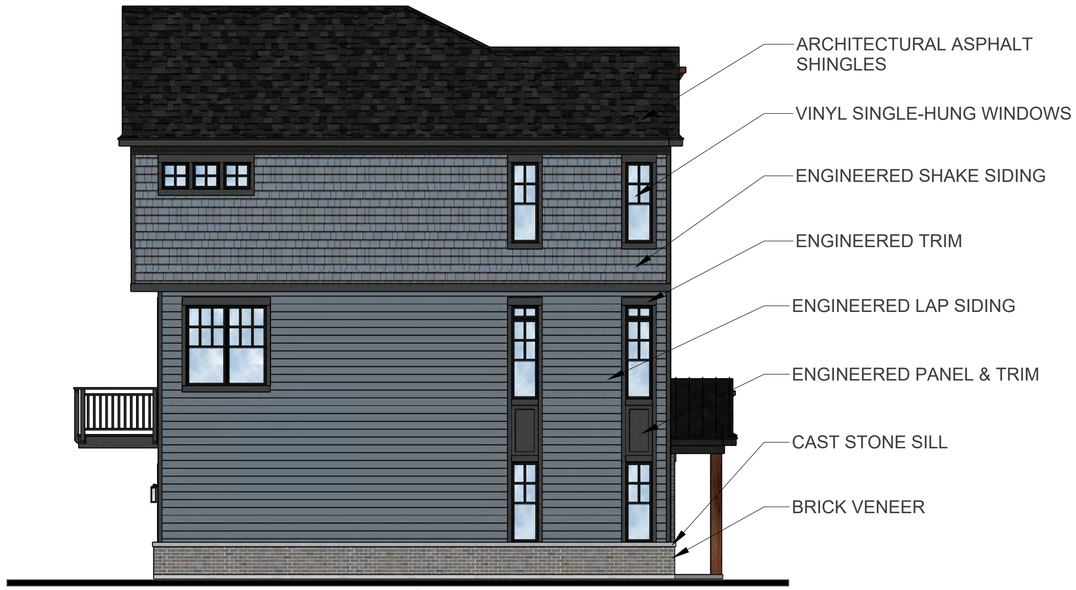


Plan B

Right Elevation

Scale: 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.

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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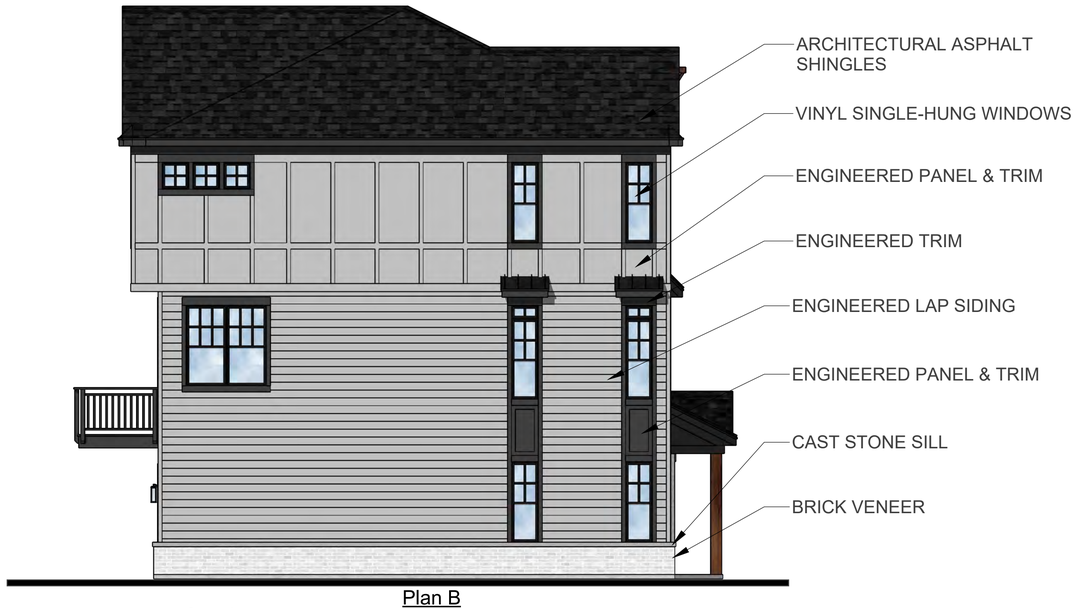
Plan B

Right Elevation

Scale: 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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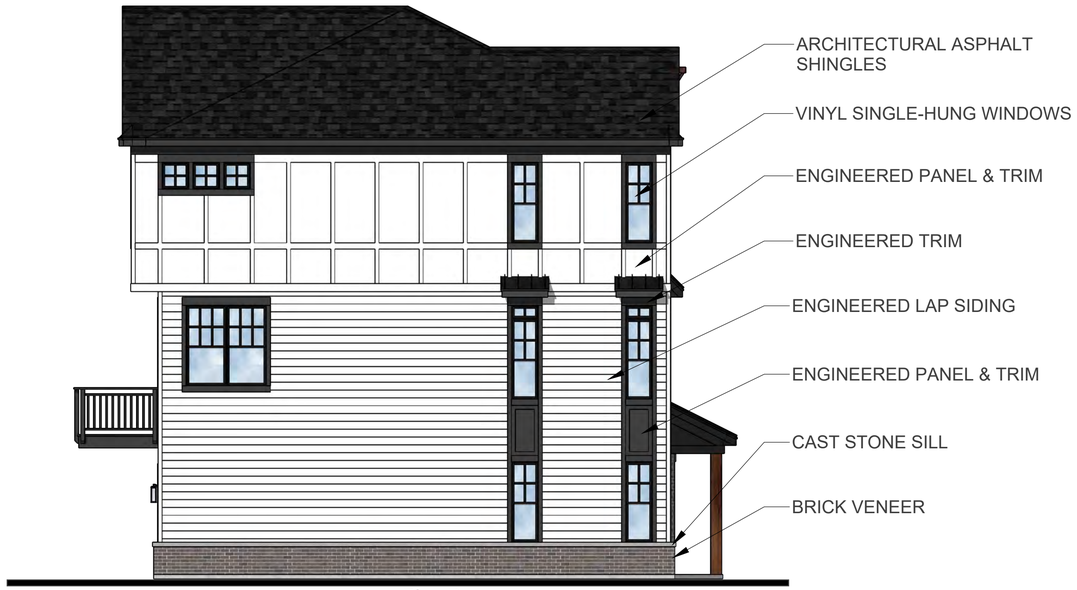
Plan B

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.

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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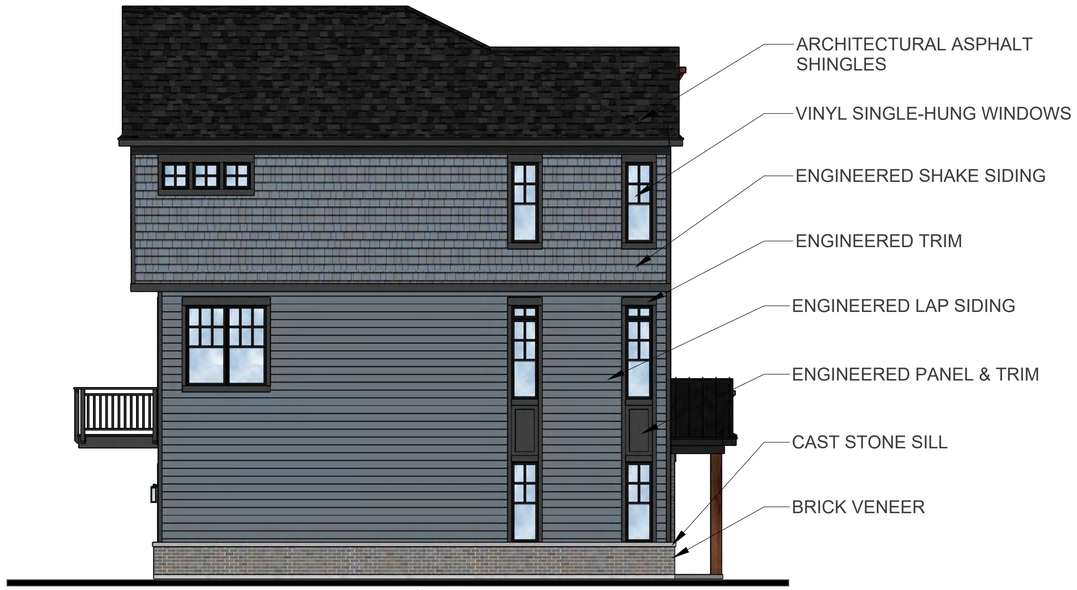
Plan B

Right Elevation

Scale: 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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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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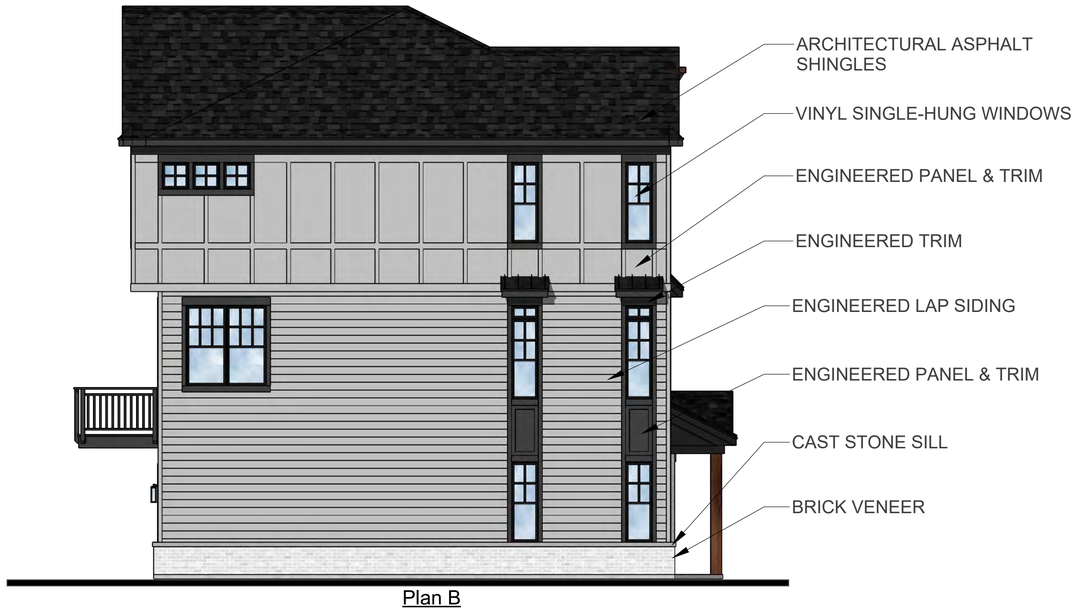
Plan B

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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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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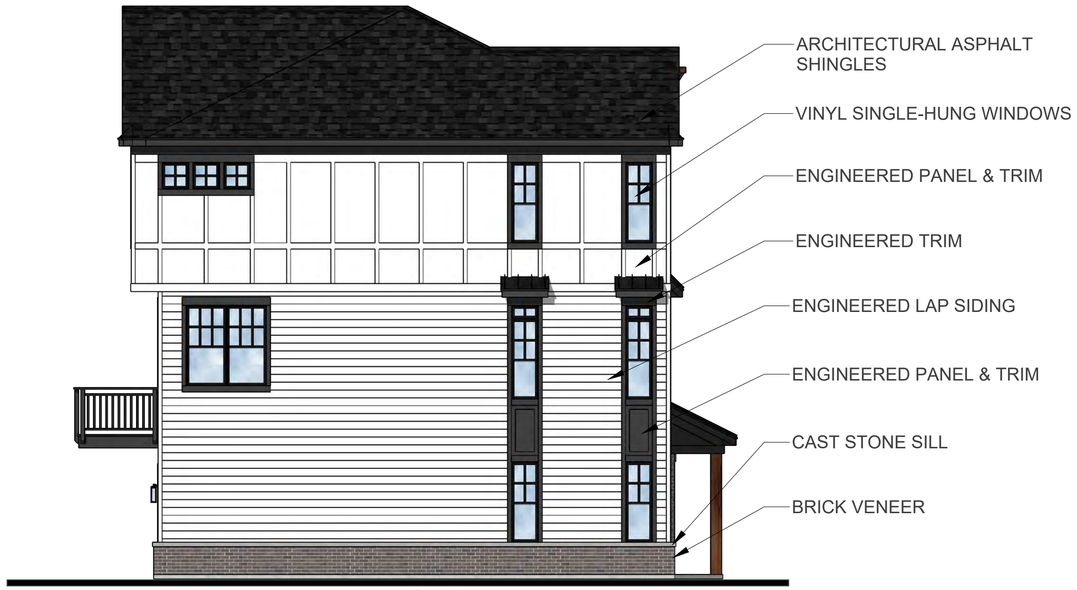
Plan B

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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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 "C")

Highland Park Townhomes
Naperville, Illinois

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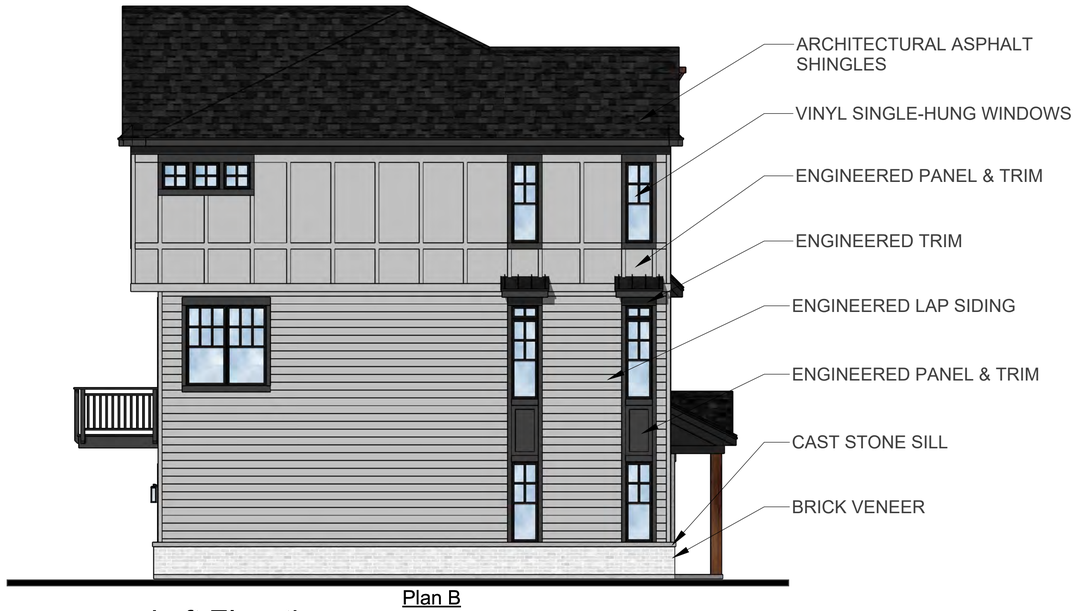
March 25, 2026 | 25-0030



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 "C")

Highland Park Townhomes

Naperville, Illinois

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Front 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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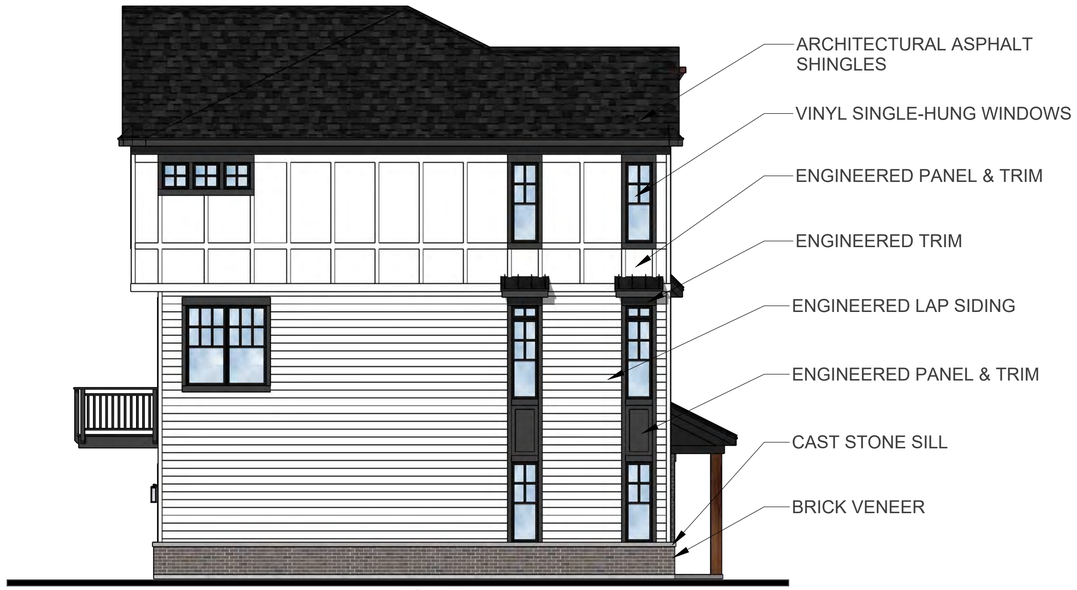
March 25, 2026 | 25-0030



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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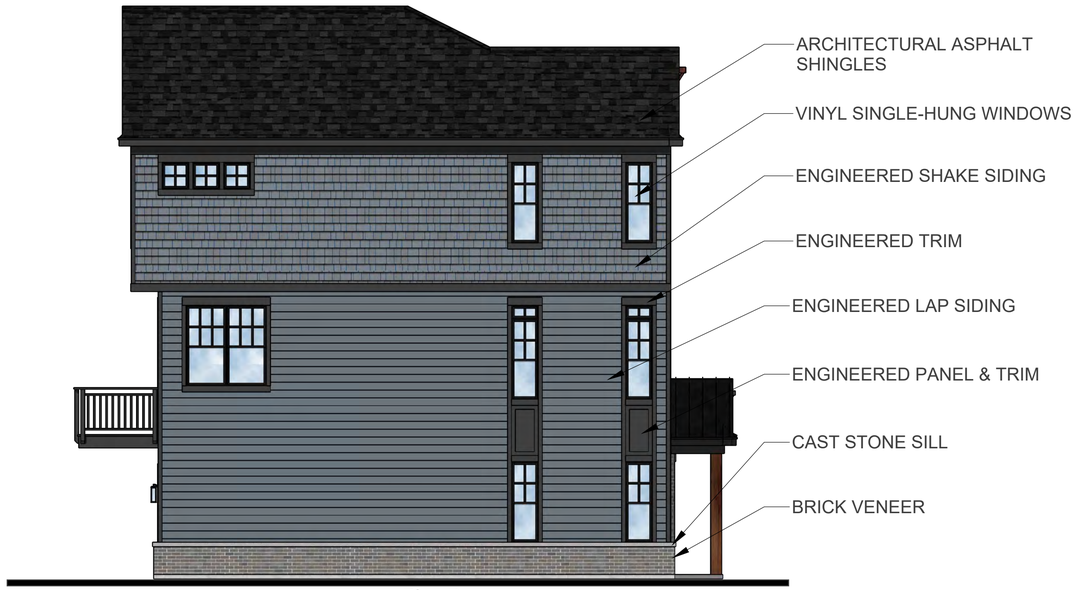
Plan B

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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Front 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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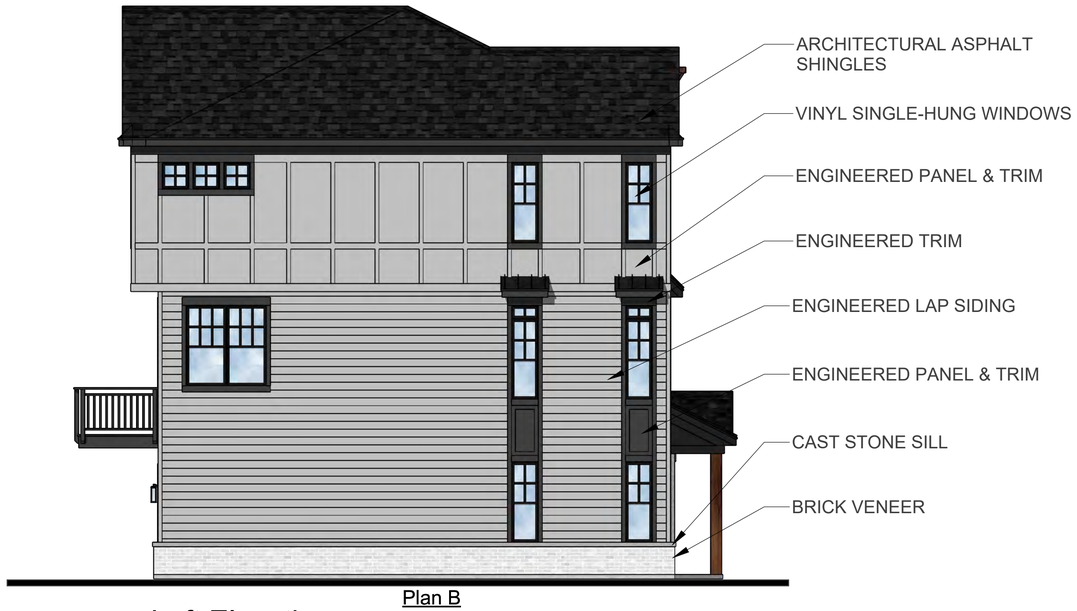
Plan B

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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March 25, 2026 | 25-0030



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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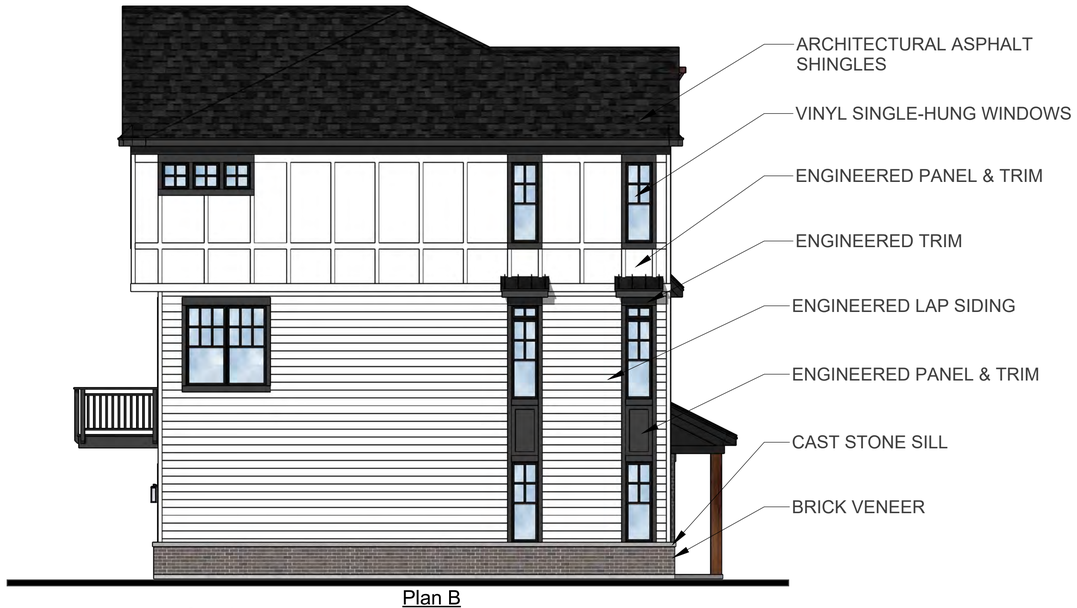
Plan B

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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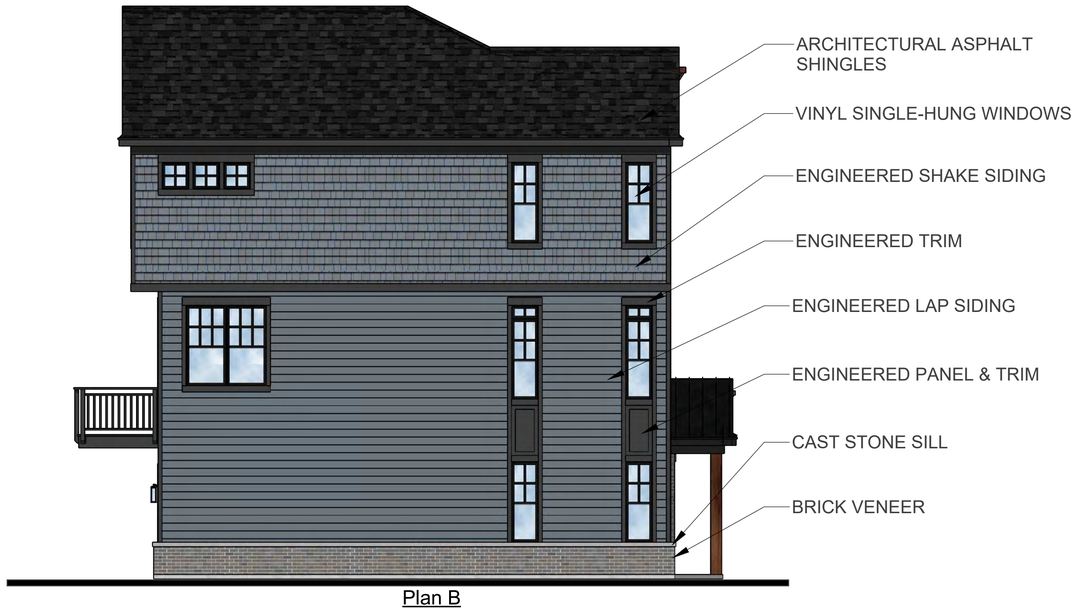
Plan B

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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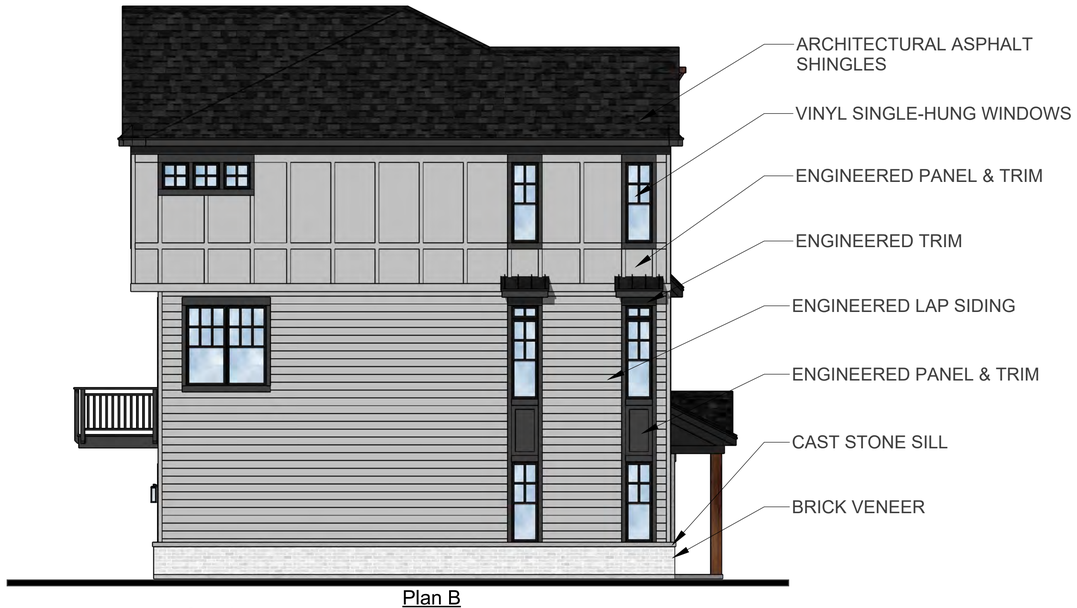
Plan B

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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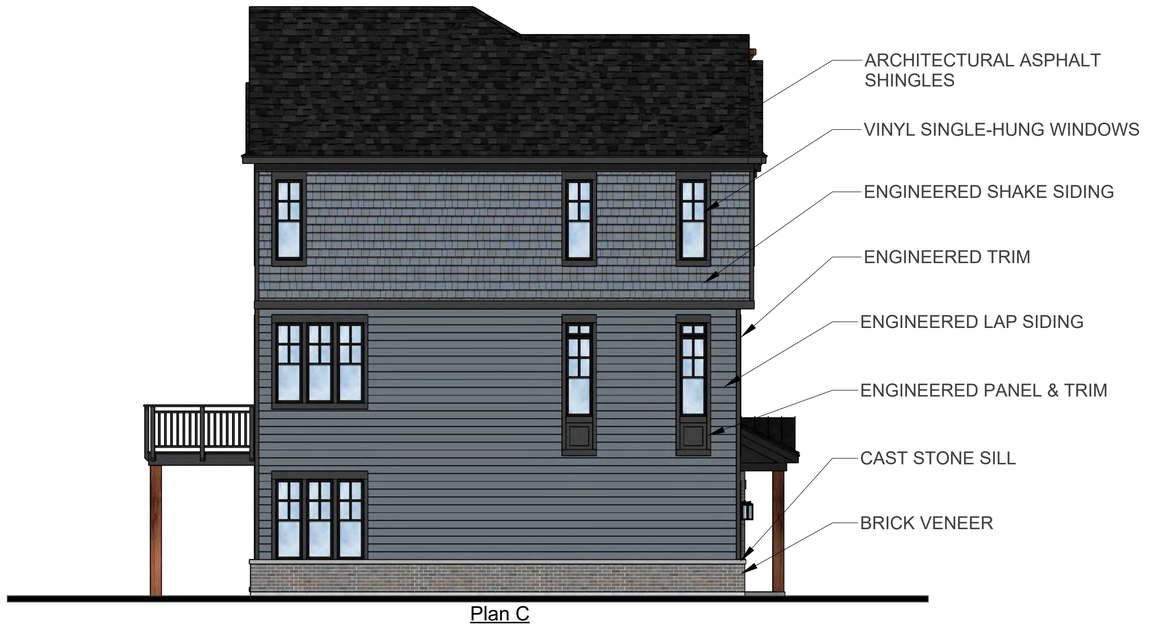
Plan C

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

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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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 "C")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: N.T.S.

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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 "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 7: C-C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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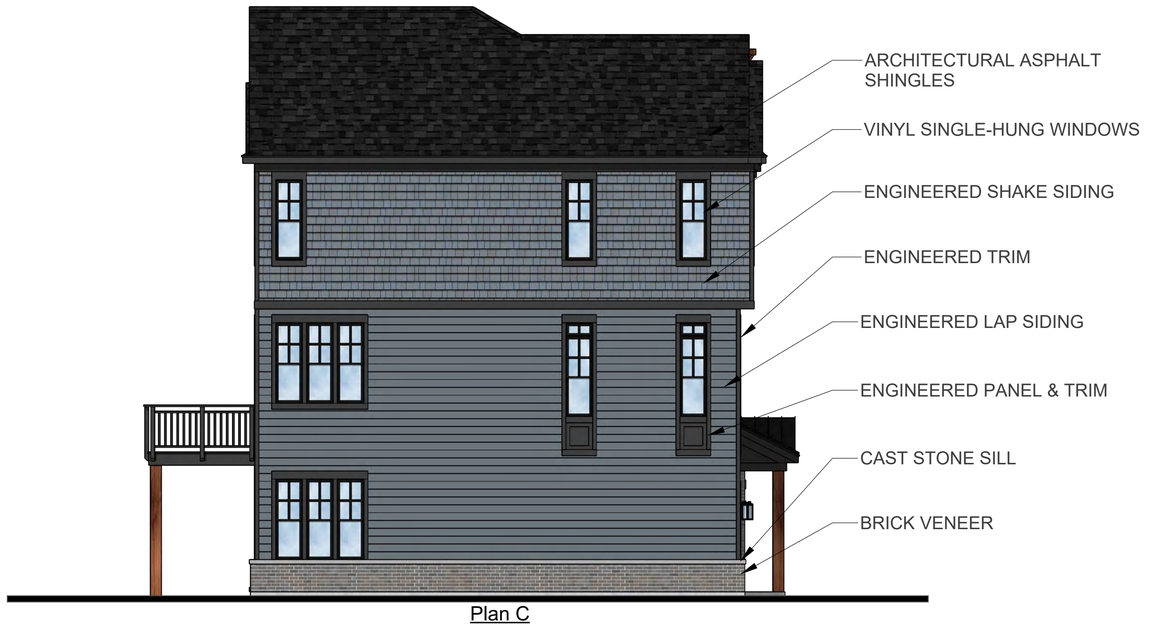
March 25, 2026 | 25-0030



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

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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March 25, 2026 | 25-0030



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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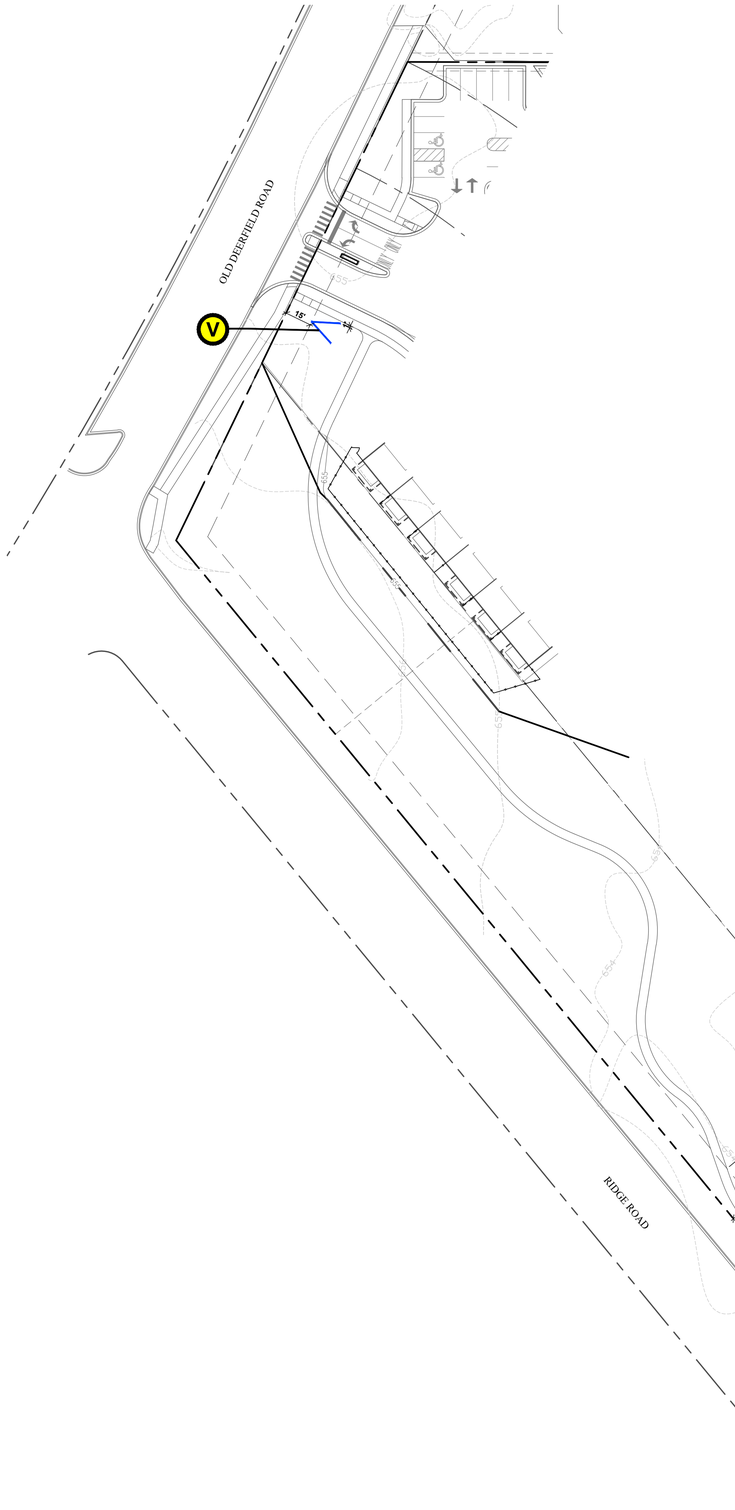
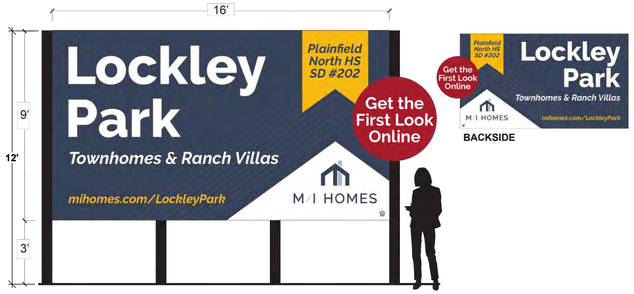
March 25, 2026 | 25-0030

EXHIBIT D

MODEL AREA PLAN AND TEMPORARY MARKETING SIGNAGE PLAN





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



S **8'X8' DF SIGN NO-ILLUMINATION**
NOT TO SCALE

EXTERIOR SIGNAGE PLAN

0 20' 40' 80'
SCALE: 1"=40' NORTH

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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

EXTERIOR SIGNAGE PLAN

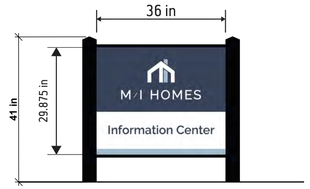
REVISION	DATE
1	2026.05.29

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

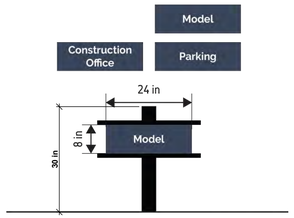
L:\Projects\MI26283\Acad\MI26283_A03_01 Model LP.dwg 6/10/2026 3:51 PM



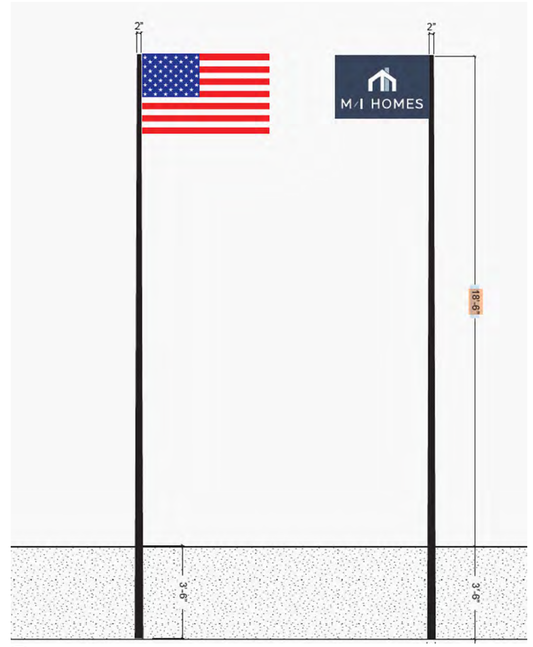
T **PRODUCT PRICING SIGN**
NOT TO SCALE



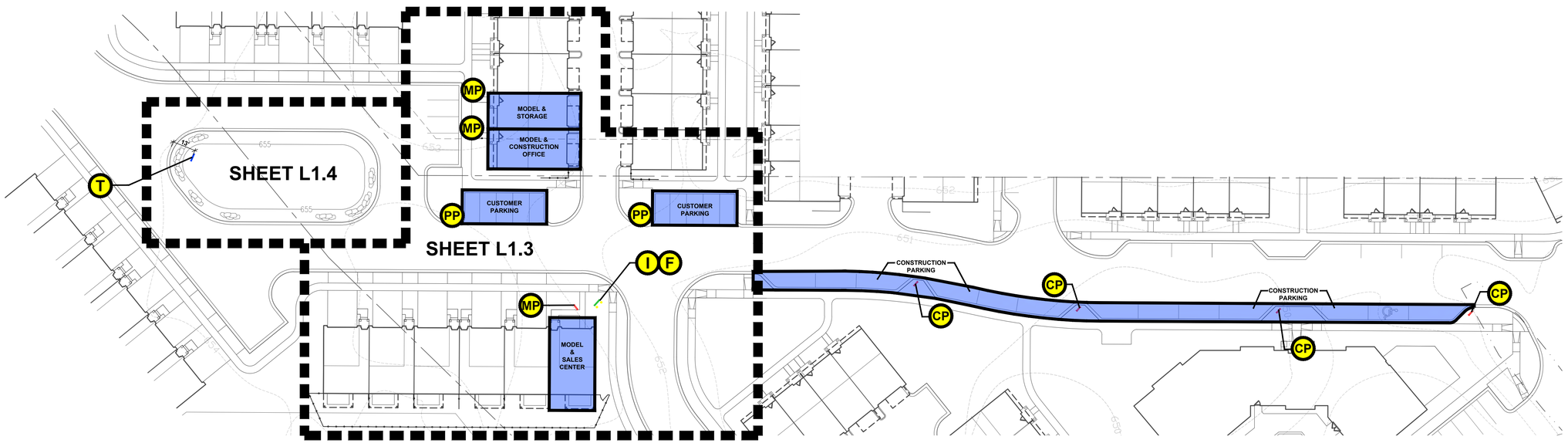
I **MODEL INFO CENTER SIGN**
NOT TO SCALE



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



F **FLAGPOLE**
NOT TO SCALE



INTERIOR SIGNAGE PLAN

0 15' 30' 60'
SCALE: 1"=30'
NORTH

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CLIENT

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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
INTERIOR SIGNAGE PLAN

REVISION	DATE
1	2026.05.29

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

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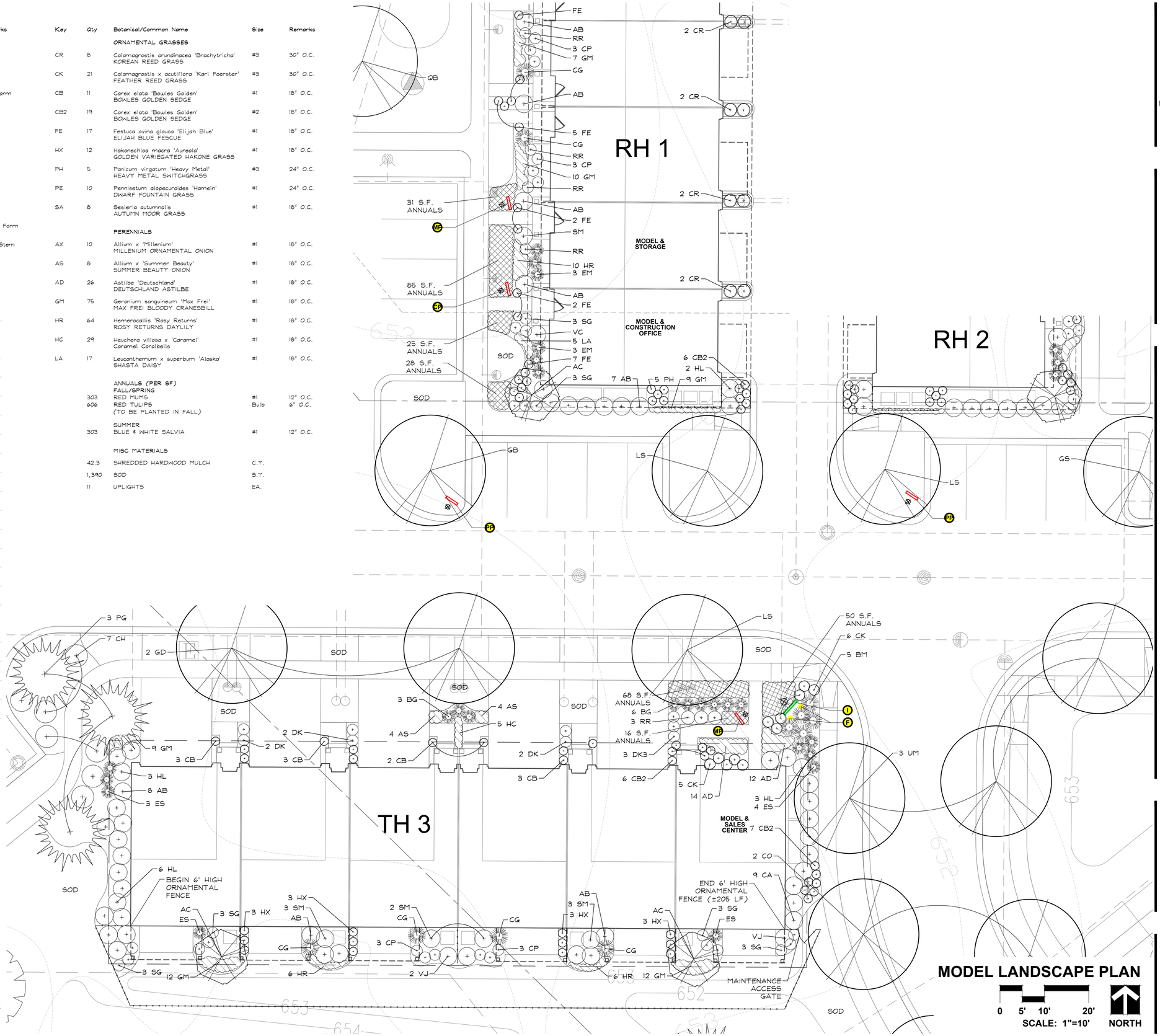
PLANT LIST

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

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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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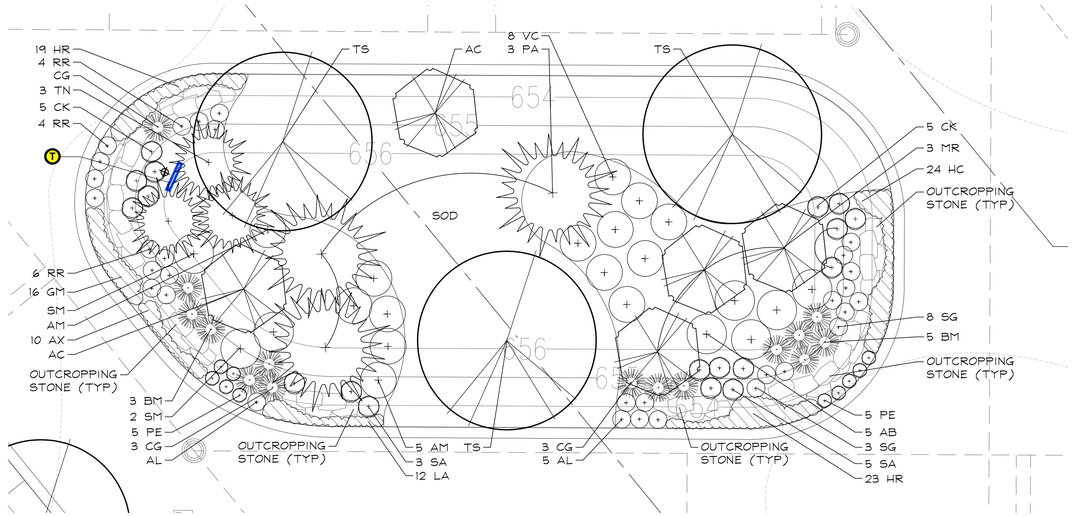

MODEL LANDSCAPE PLAN

0 5' 10' 20'

SCALE: 1"=10' NORTH

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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 recommmendations 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.

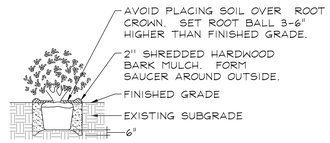
4.5 BID

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

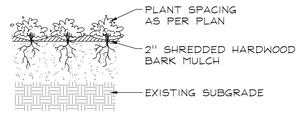
4.6 GUARANTEE

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.

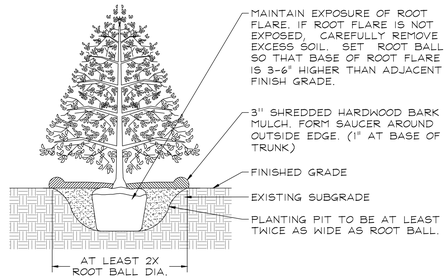
PLANTING DETAILS



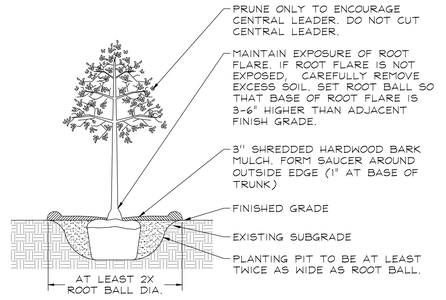
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

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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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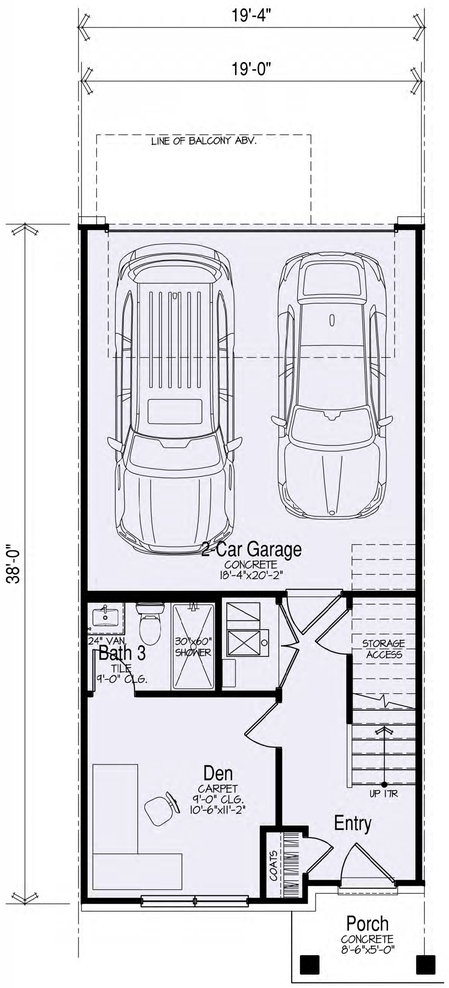
EXHIBIT E

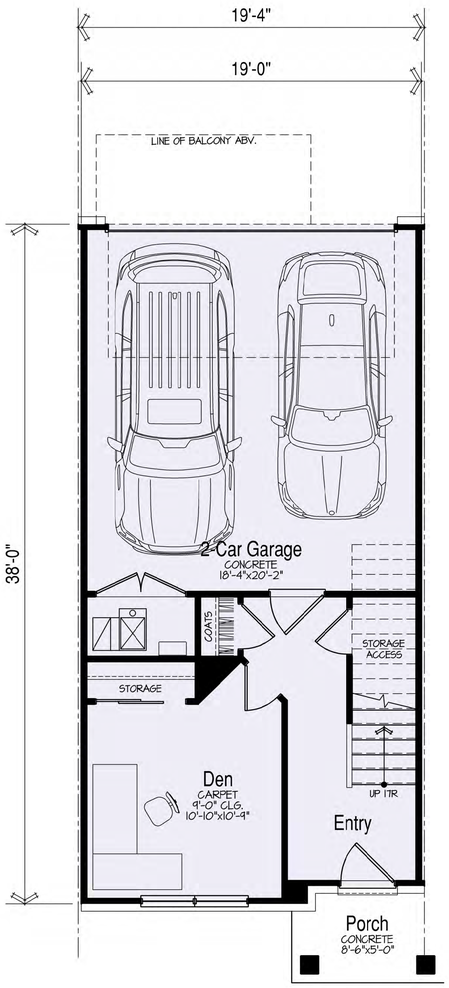
TOWNHOME FLOORPLANS



Optional Den / Bath 3

Lower Floor Plan

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



Optional Den

Lower Floor Plan

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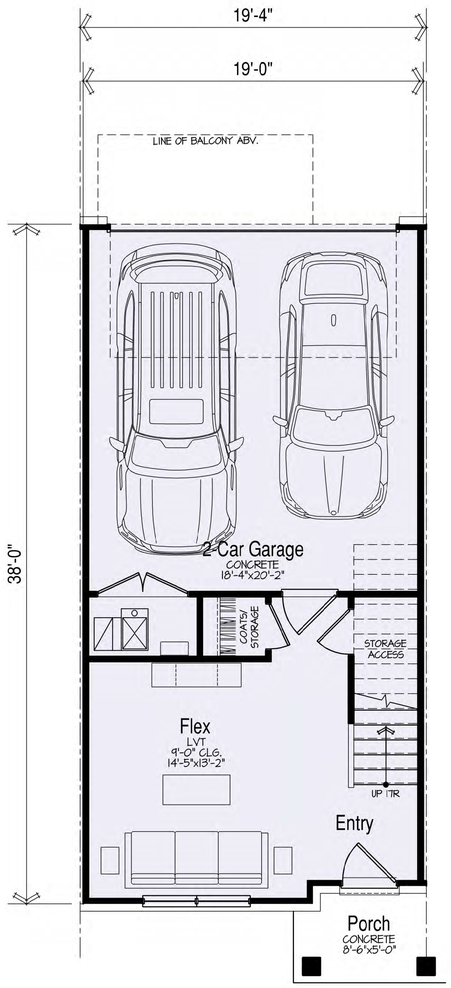
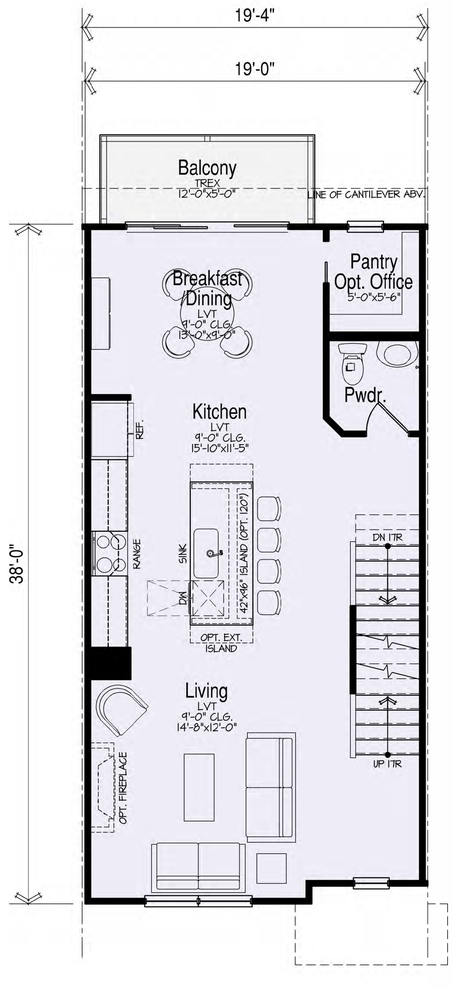


326 SF (+390 SF Garage)

Lower Floor Plan

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



716 SF

Main Floor Plan

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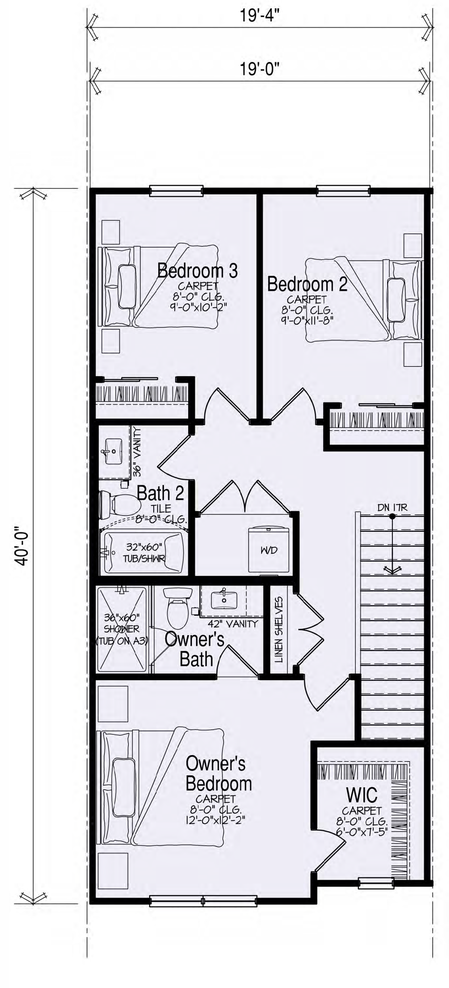

705 SF

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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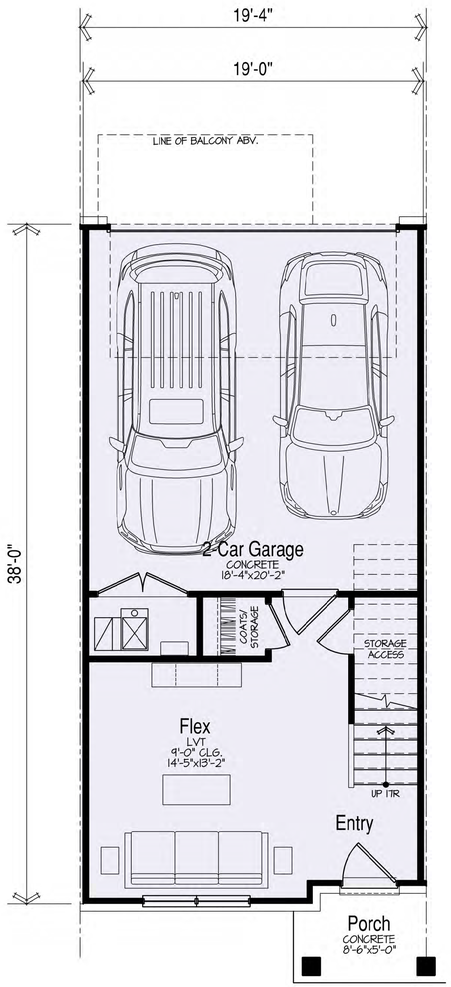
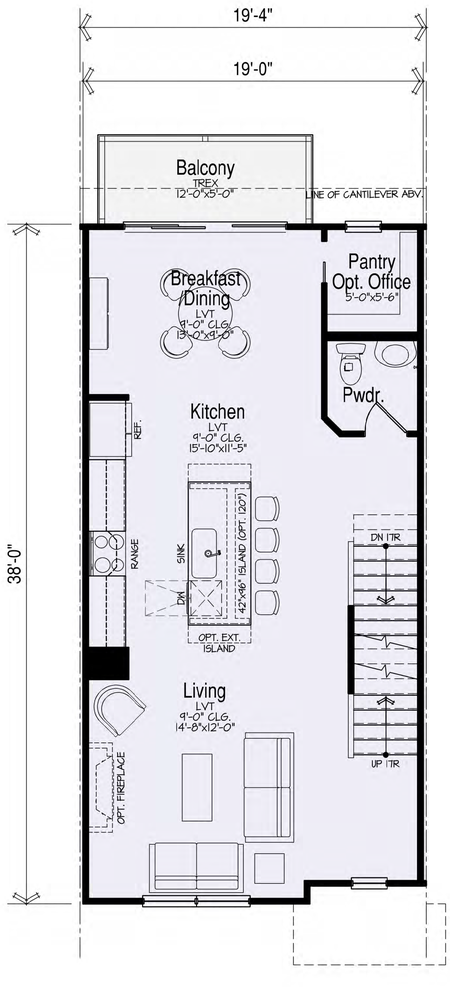
March 25, 2026 | 25-0030



326 SF (+390 SF Garage)

Lower Floor Plan

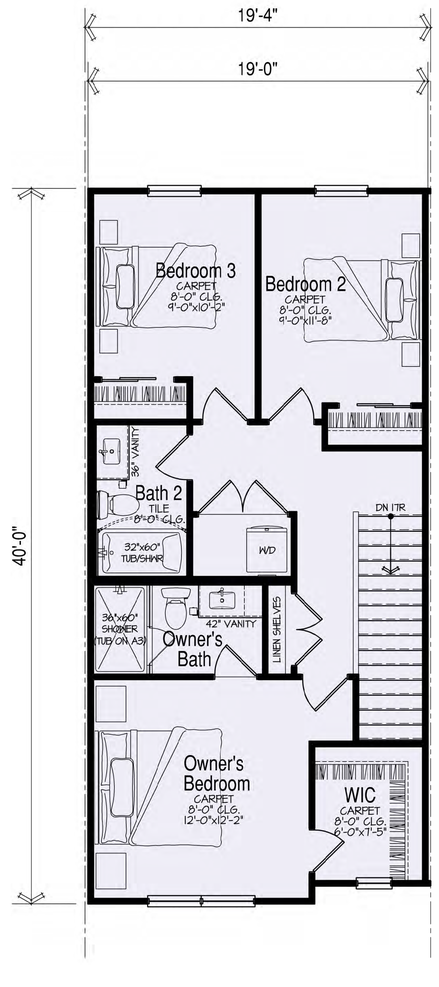
SCALE: 1/4"=1'-0"



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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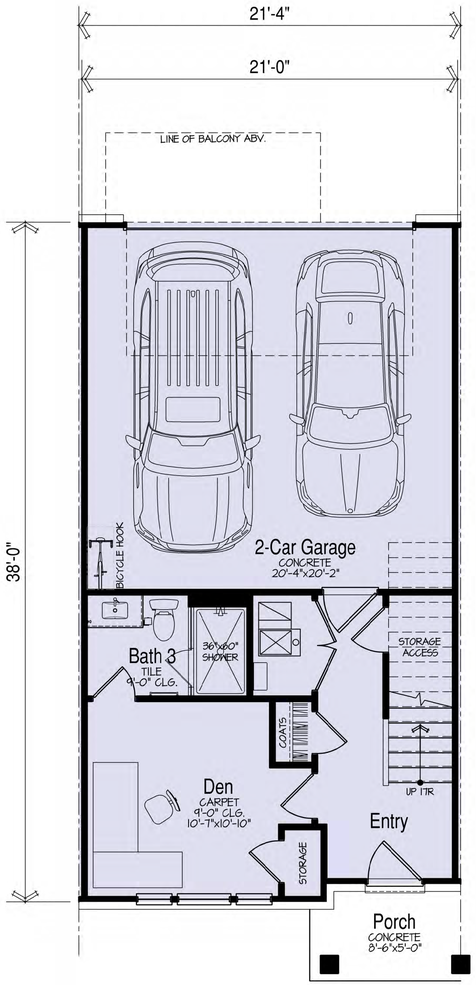
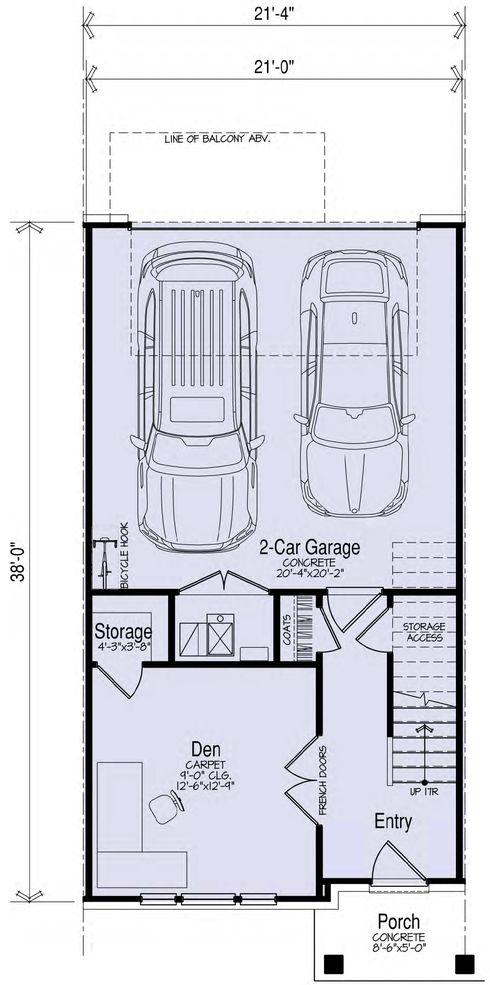


Optional Den / Bath 3

Lower Floor Plan

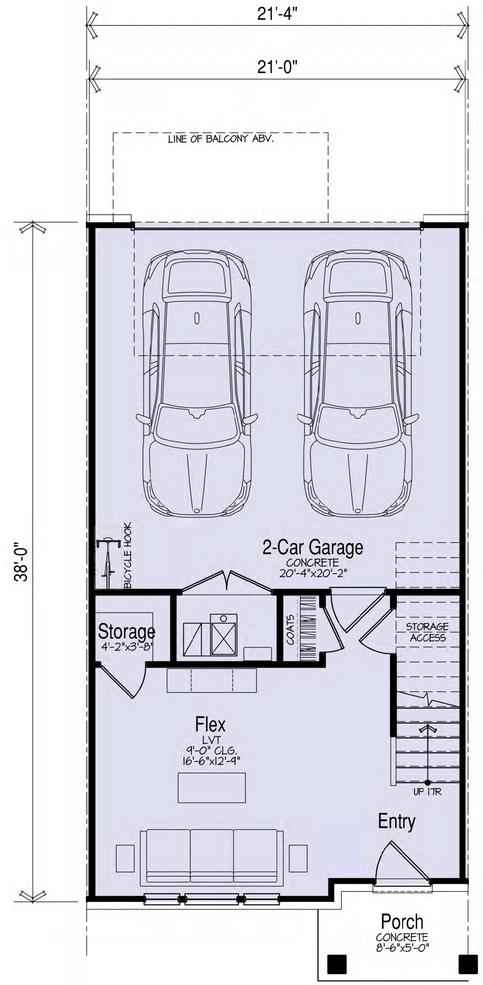
SCALE: 1/4"=1'-0"



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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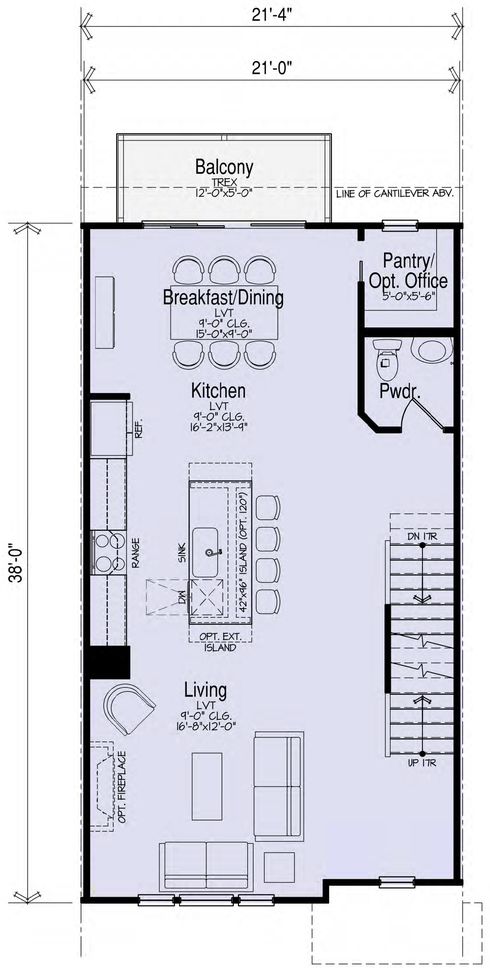
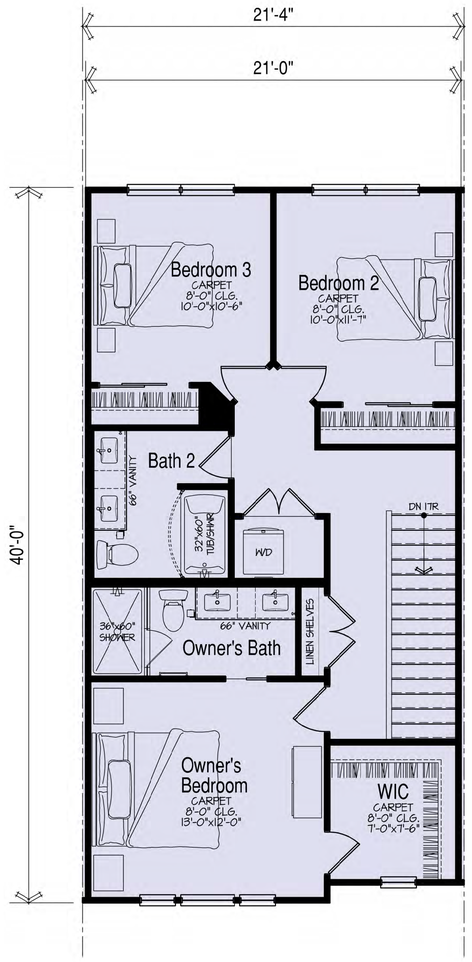
March 25, 2026 | 25-0030



791 SF

Main Floor Plan

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



784 SF

Upper 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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March 25, 2026 | 25-0030

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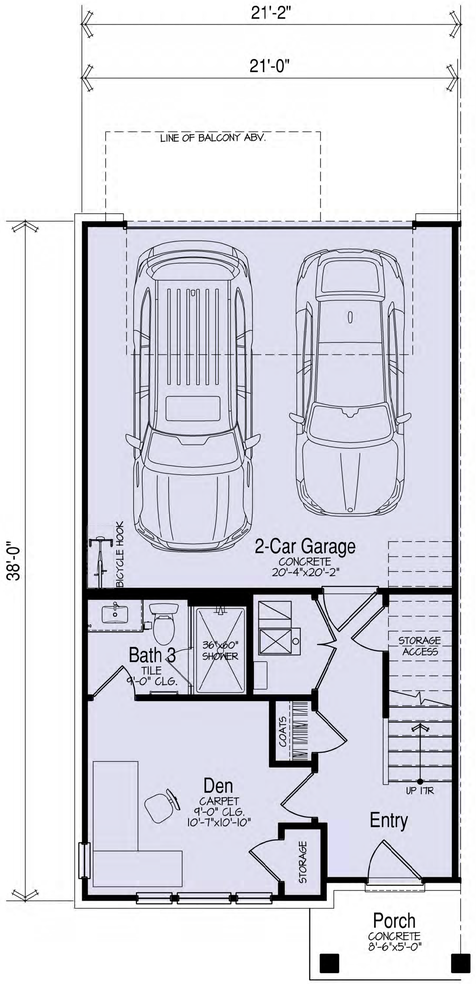
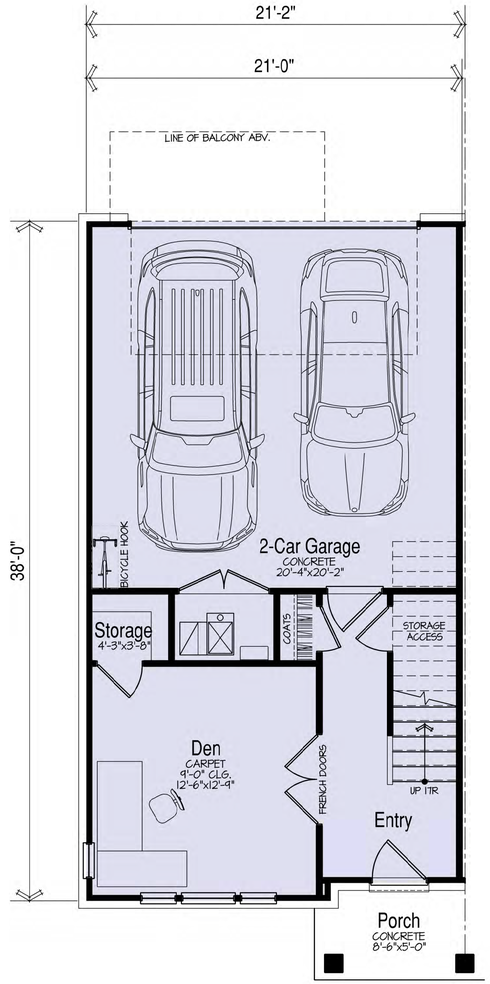


Optional Den / Bath 3

Lower Floor Plan

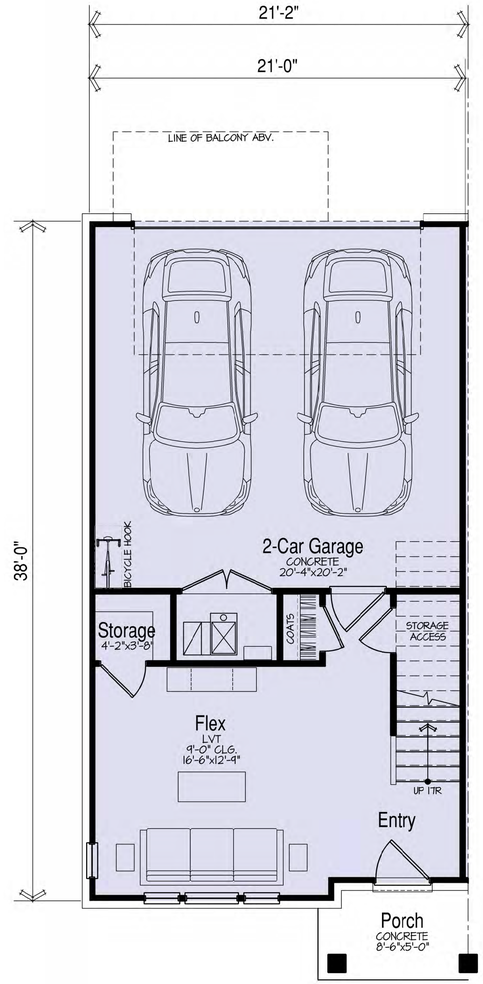
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

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



359 SF (+431 SF Garage)

Lower Floor Plan

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

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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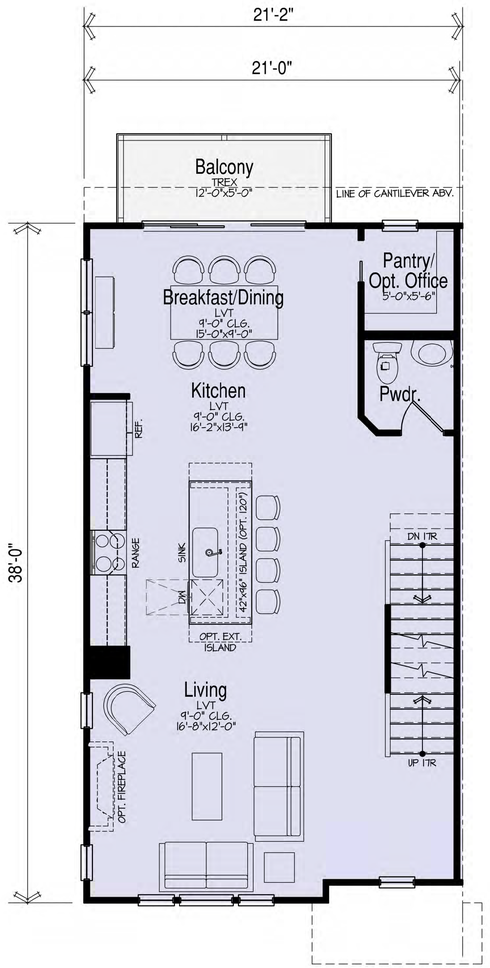
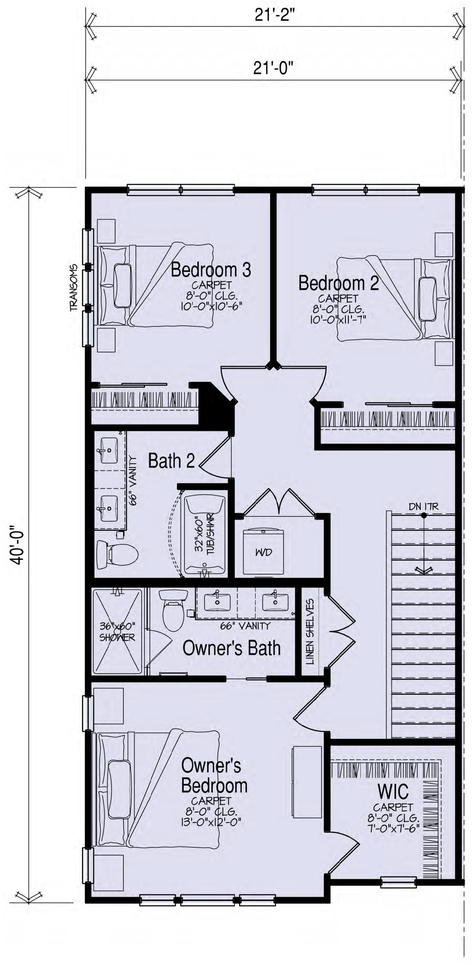
March 25, 2026 | 25-0030



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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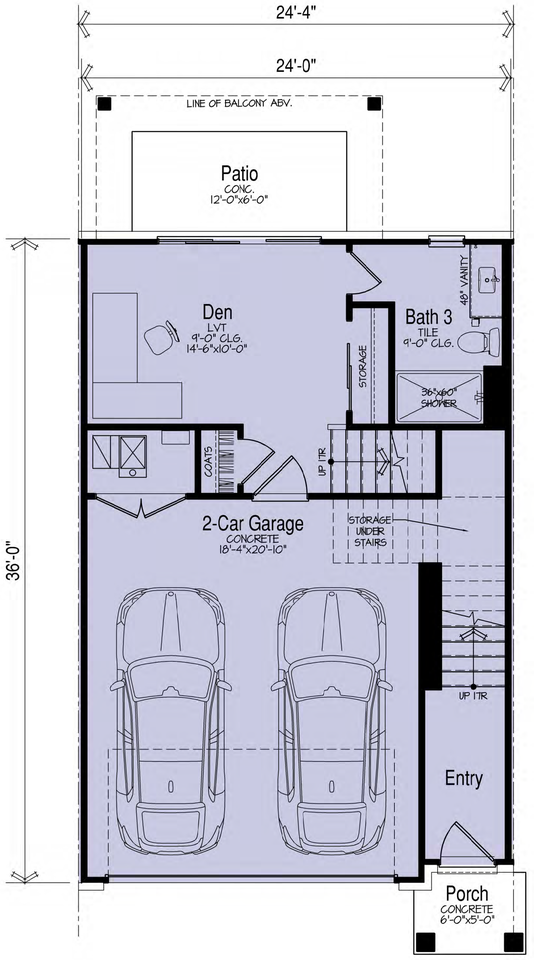
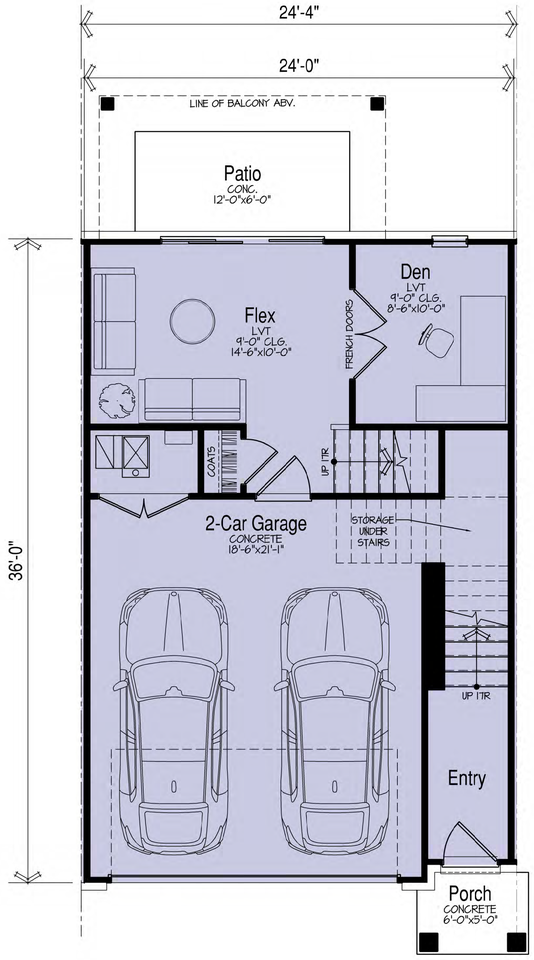


Optional Den / Bath 3

Lower Floor Plan

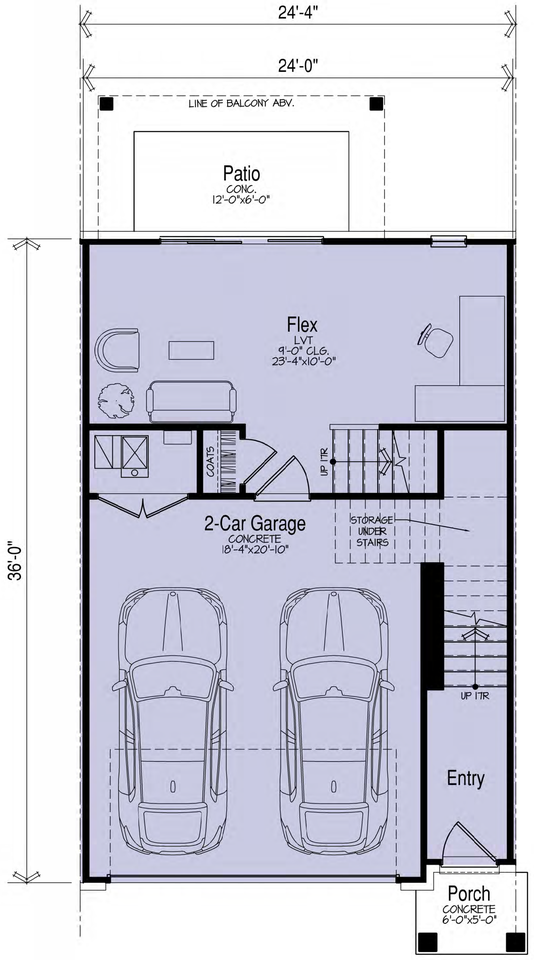
SCALE: 1/4"=1'-0"



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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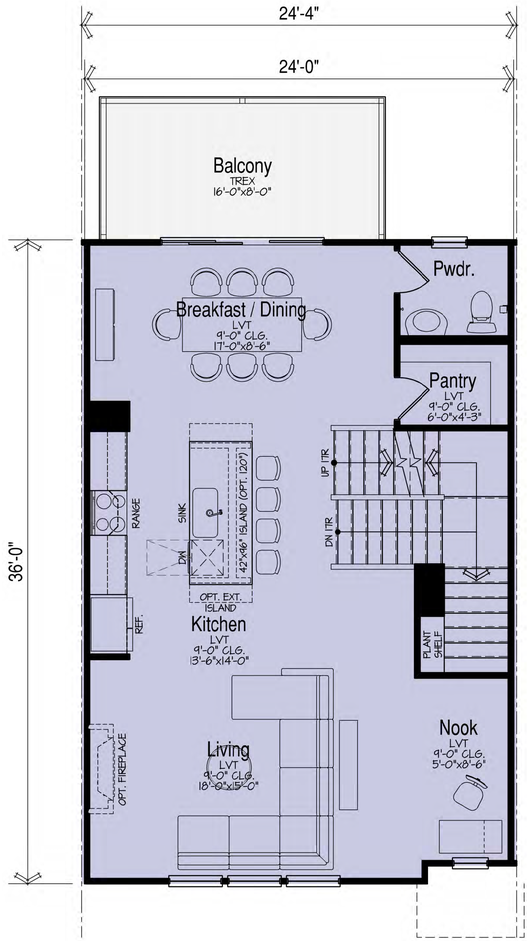
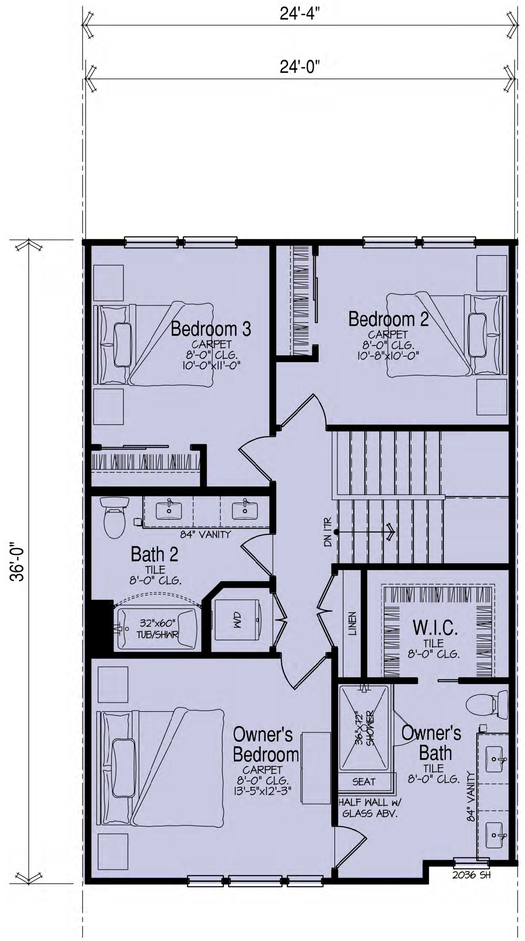


859 SF

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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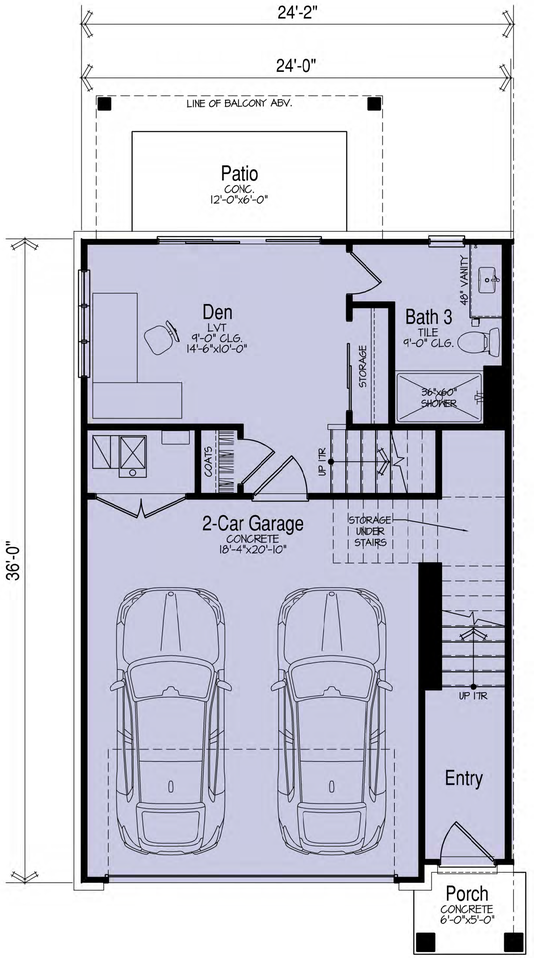
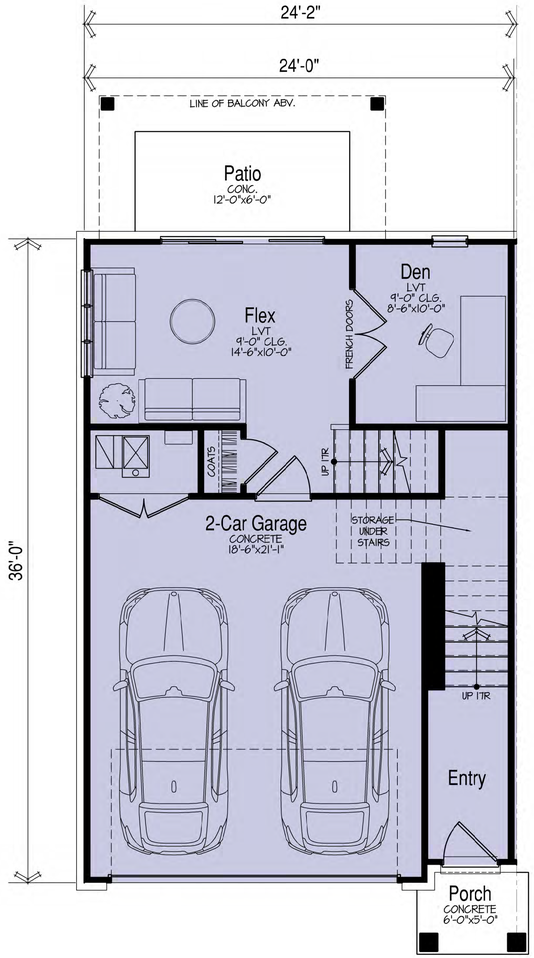
March 25, 2026 | 25-0030



Optional Den / Bath 3

Lower Floor Plan

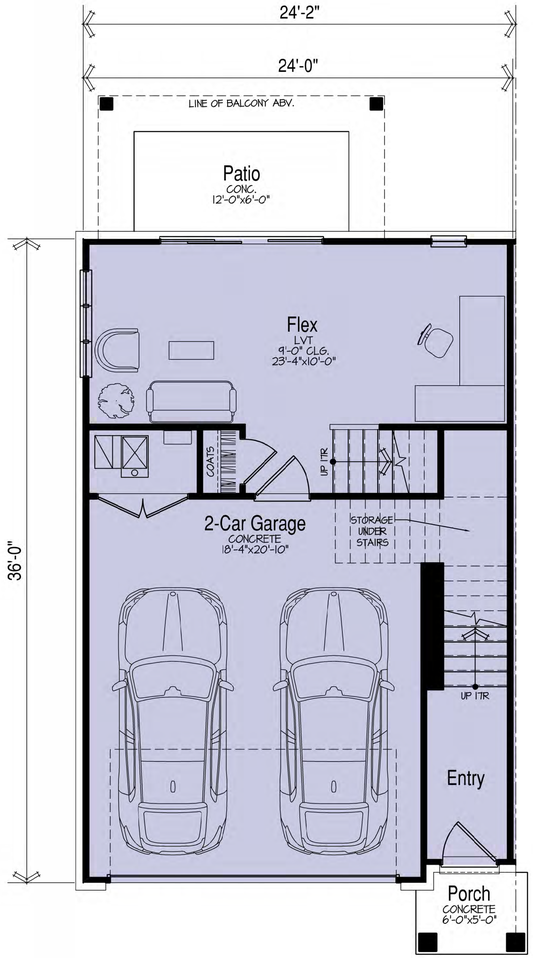
SCALE: 1/4"=1'-0"



Optional Den

Lower Floor Plan

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



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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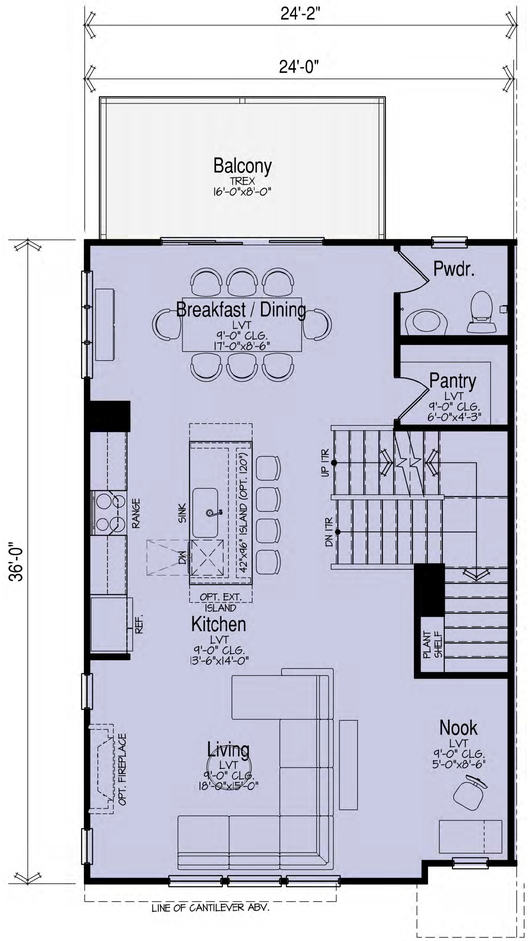
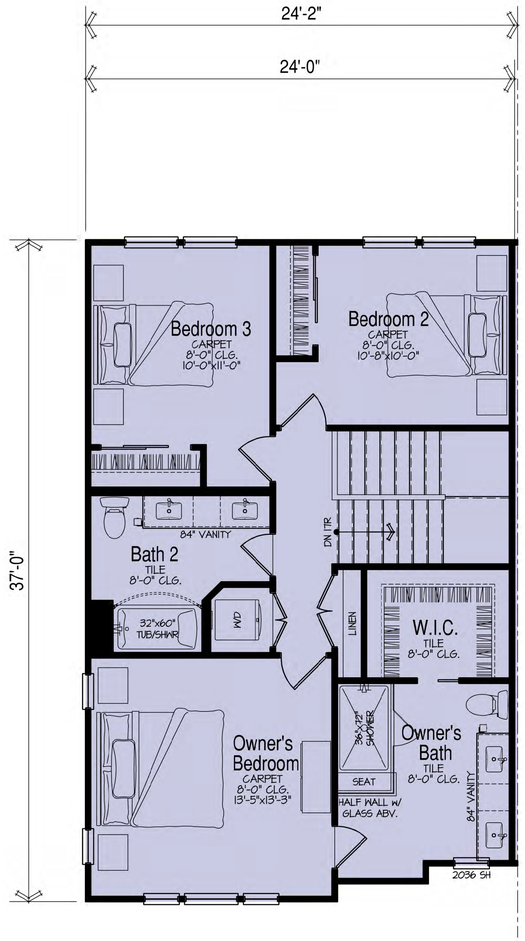
March 25, 2026 | 25-0030



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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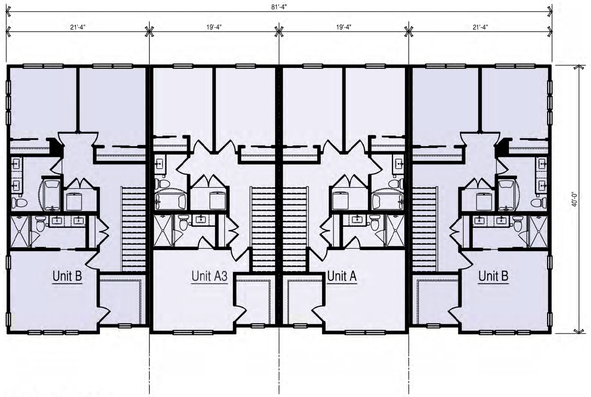
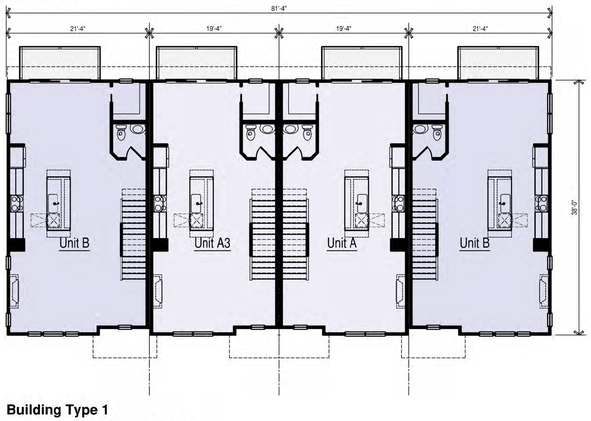
March 25, 2026 | 25-0030



Building Type 1

Upper Floor Plan

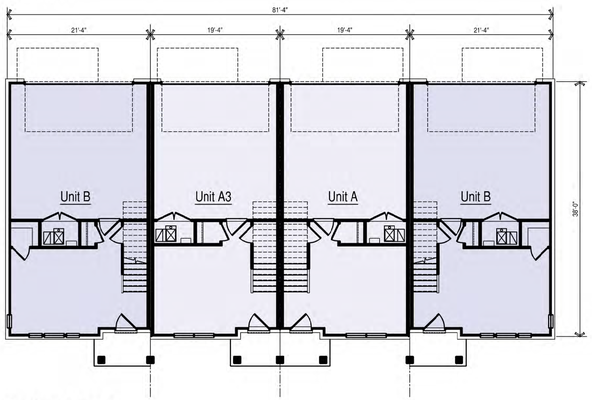
SCALE: 3/32"=1'-0"



Building Type 1

Main Floor Plan

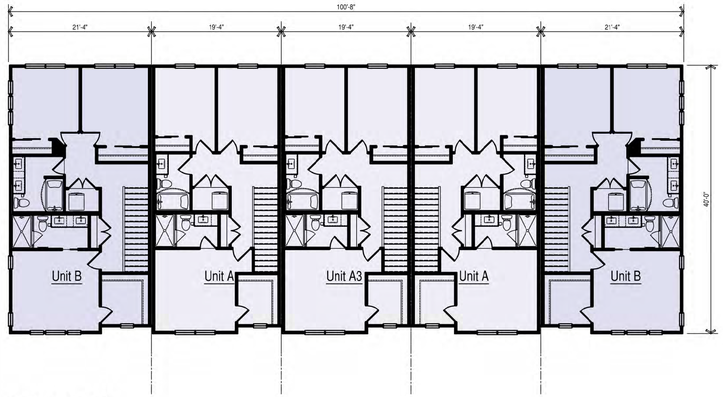
SCALE: 3/32"=1'-0"



Building Type 1

Lower Floor Plan

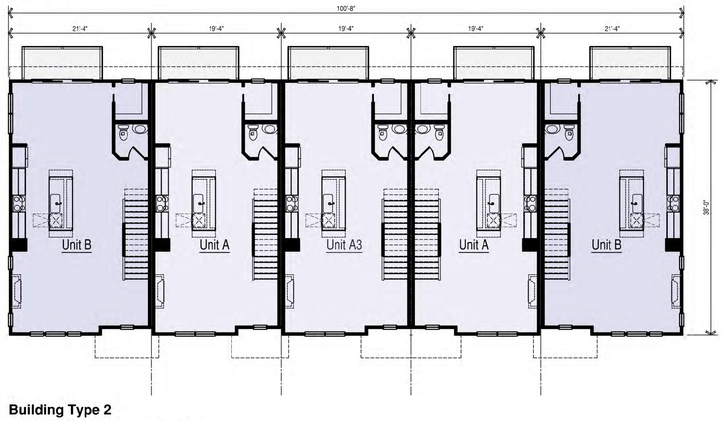
SCALE: 3/32"=1'-0"



Building Type 2

Upper Floor Plan

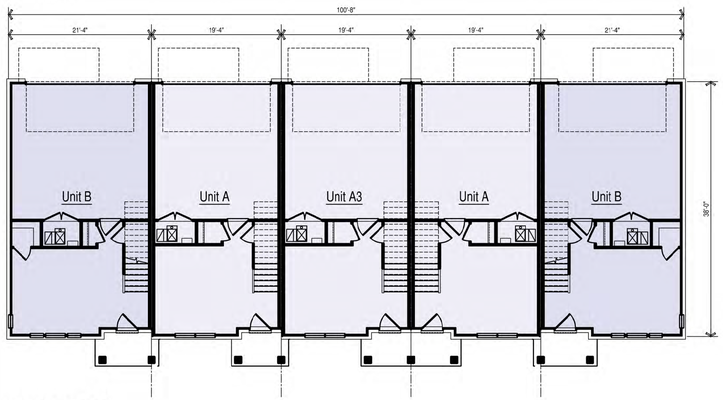
SCALE: 3/32"=1'-0"



Building Type 2

Main Floor Plan

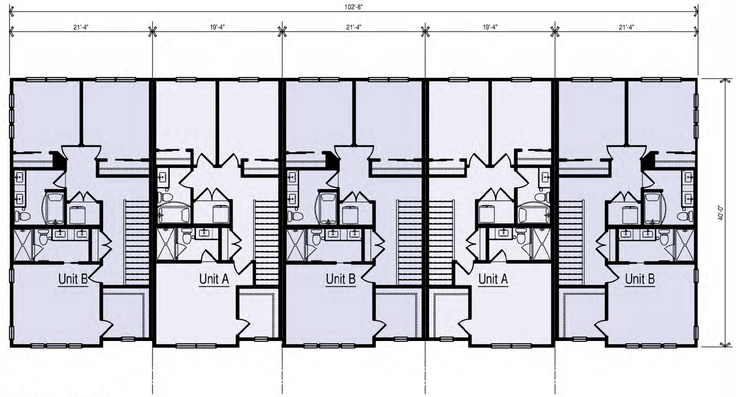
SCALE: 3/32"=1'-0"



Building Type 2

Lower Floor Plan

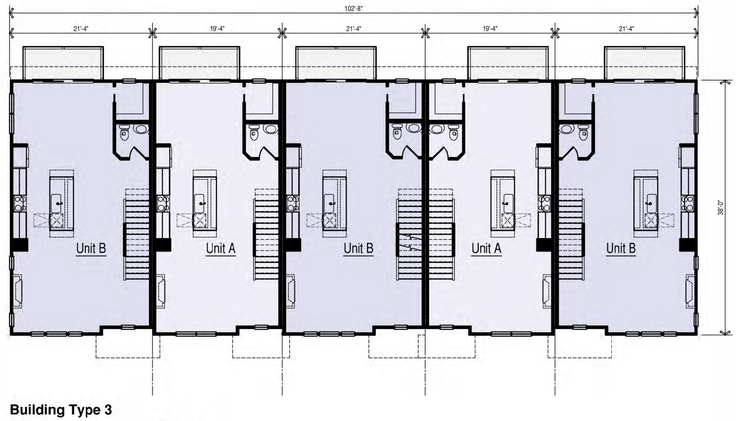
SCALE: 3/32"=1'-0"



Building Type 3

Upper Floor Plan

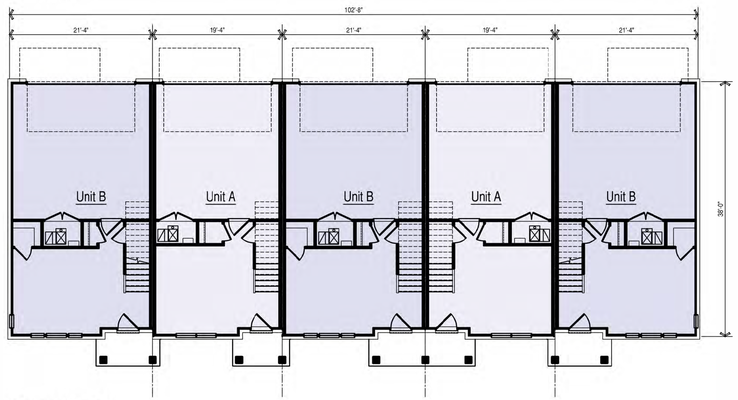
SCALE: 3/32"=1'-0"



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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BSBDESIGN.COM

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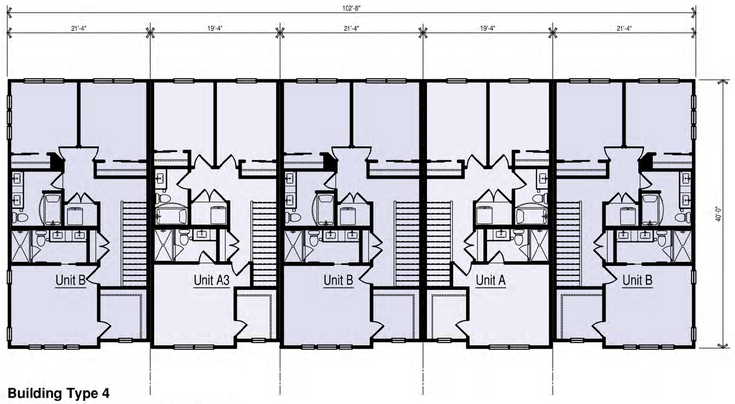
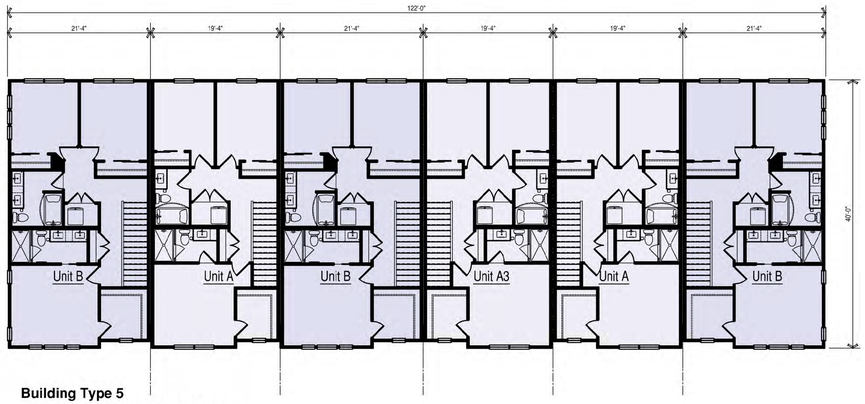


Building Type 4

Upper Floor Plan

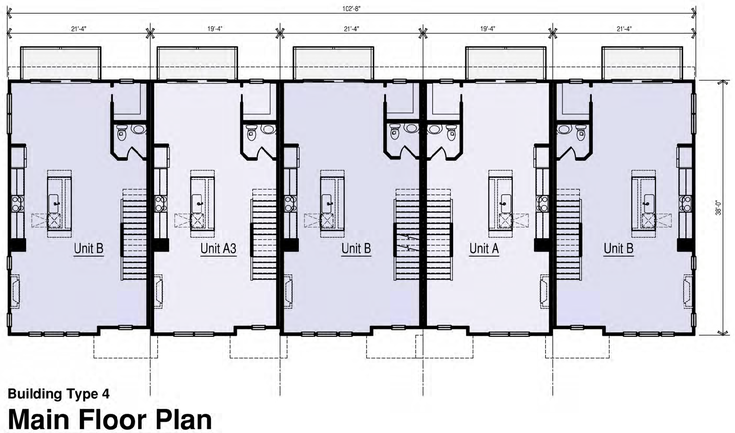
SCALE: 3/32"=1'-0"



Building Type 5

Upper Floor Plan

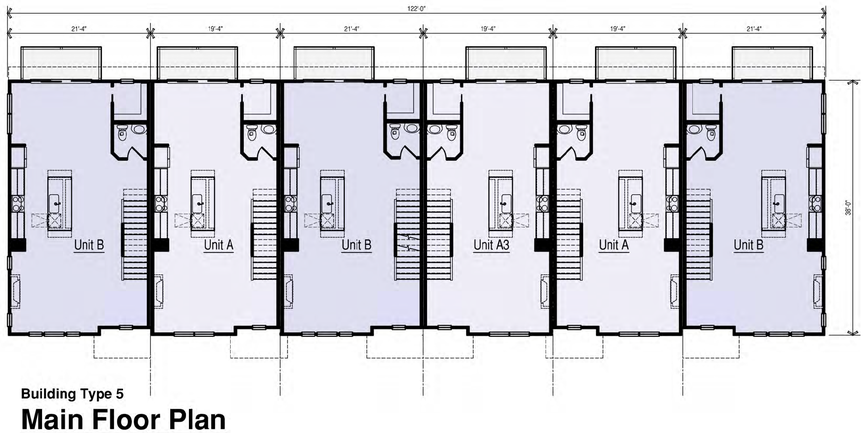
SCALE: 3/32"=1'-0"



Building Type 4

Main Floor Plan

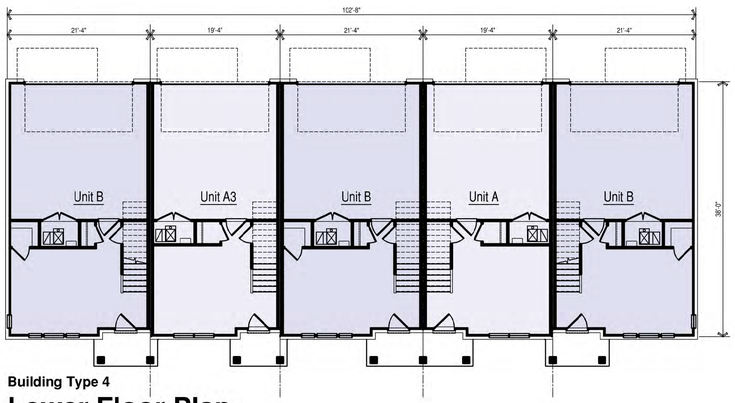
SCALE: 3/32"=1'-0"



Building Type 5

Main Floor Plan

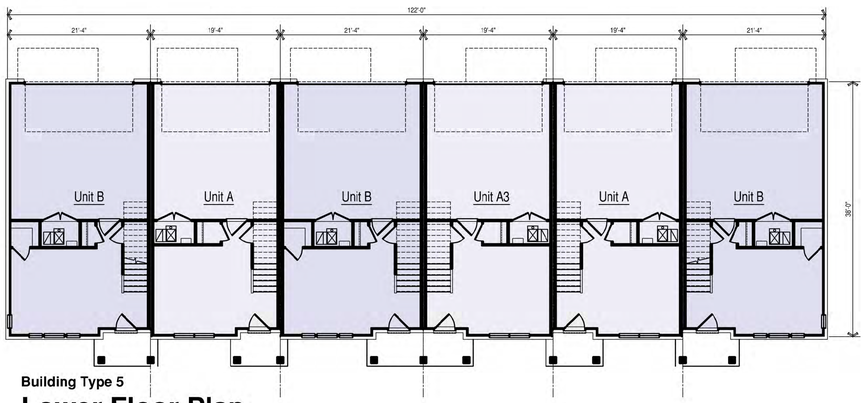
SCALE: 3/32"=1'-0"



Building Type 4

Lower Floor Plan

SCALE: 3/32"=1'-0"



Building Type 5

Lower Floor Plan

SCALE: 3/32"=1'-0"

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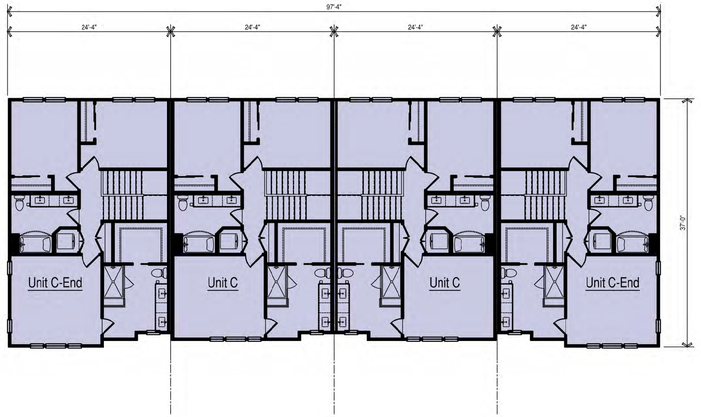
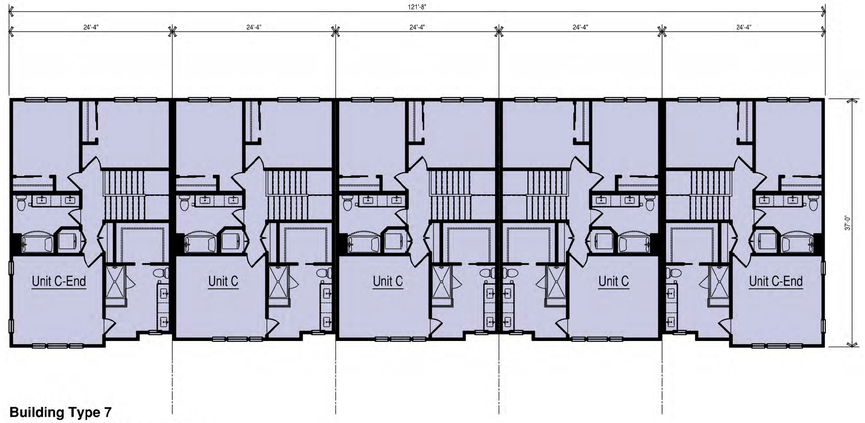
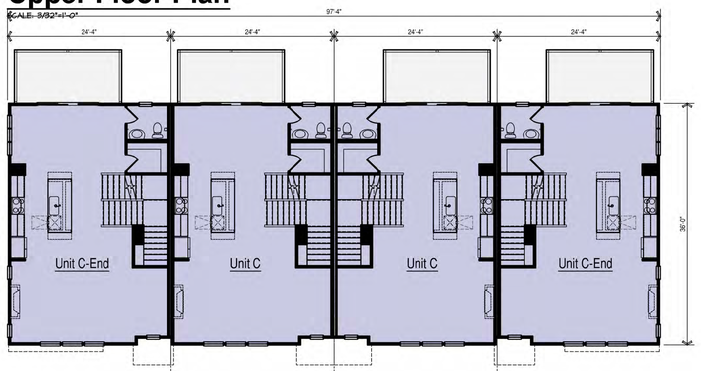




Building Type 6

Upper Floor Plan

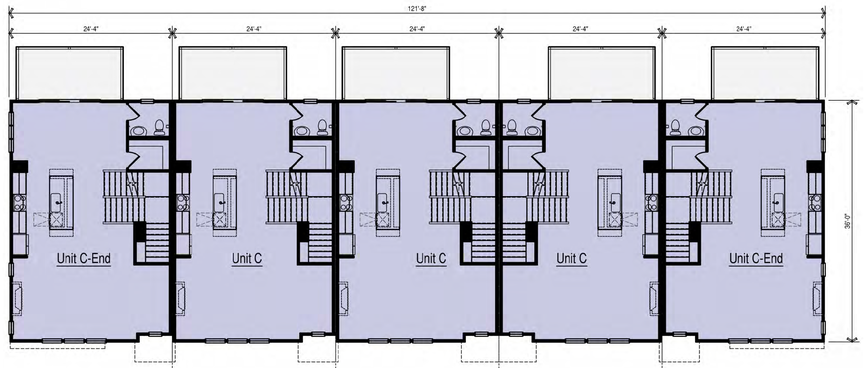
SCALE: 3/32"=1'-0"



Building Type 7

Upper Floor Plan

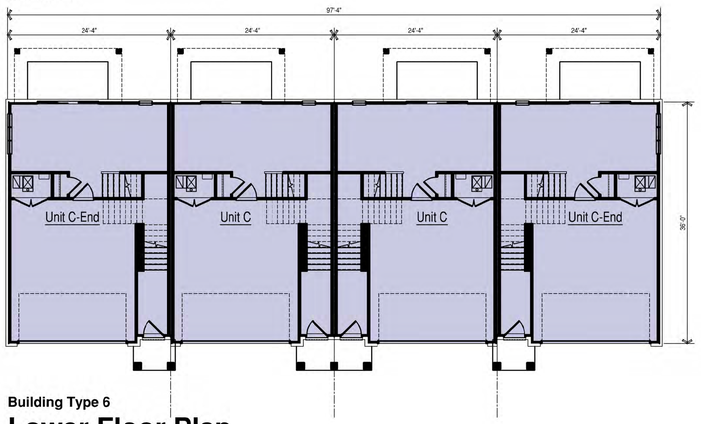
SCALE: 3/32"=1'-0"



Building Type 6

Main Floor Plan

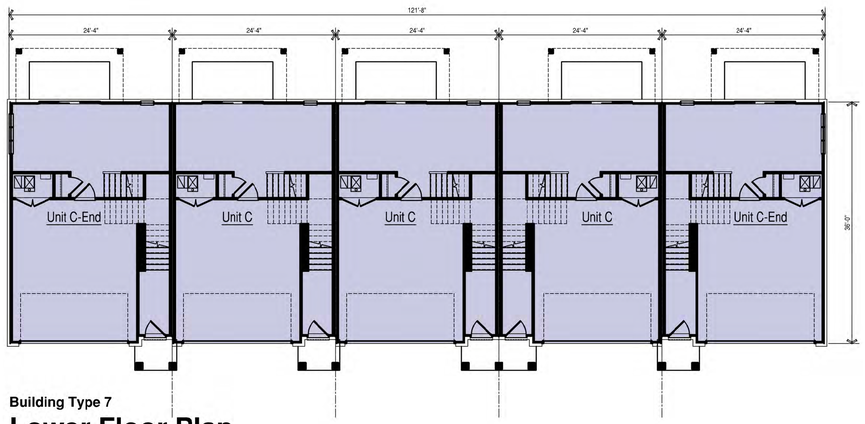
SCALE: 3/32"=1'-0"



Building Type 7

Main Floor Plan

SCALE: 3/32"=1'-0"



Building Type 6

Lower Floor Plan

SCALE: 3/32"=1'-0"

Building Type 7

Lower Floor Plan

SCALE: 3/32"=1'-0"

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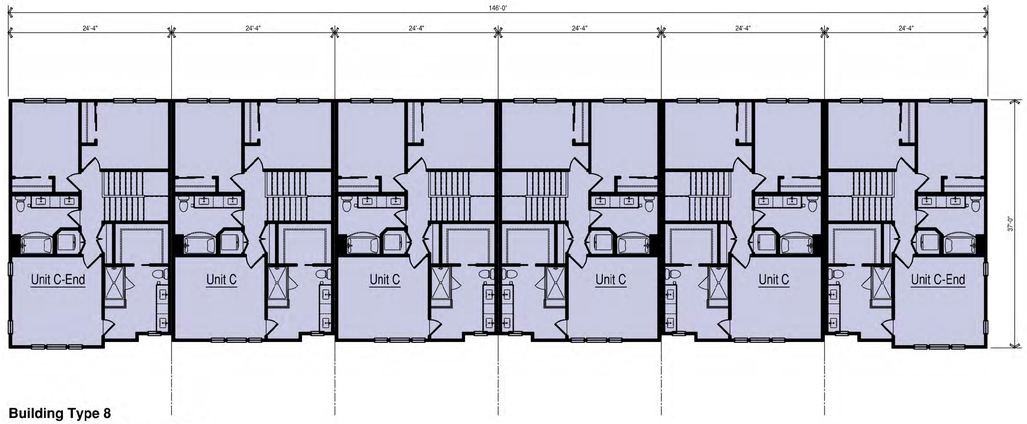
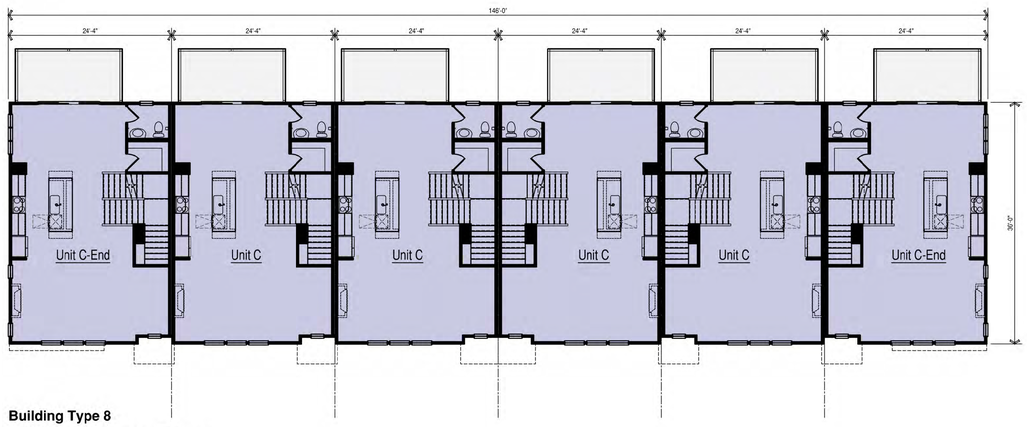


Building Type 8

Upper Floor Plan

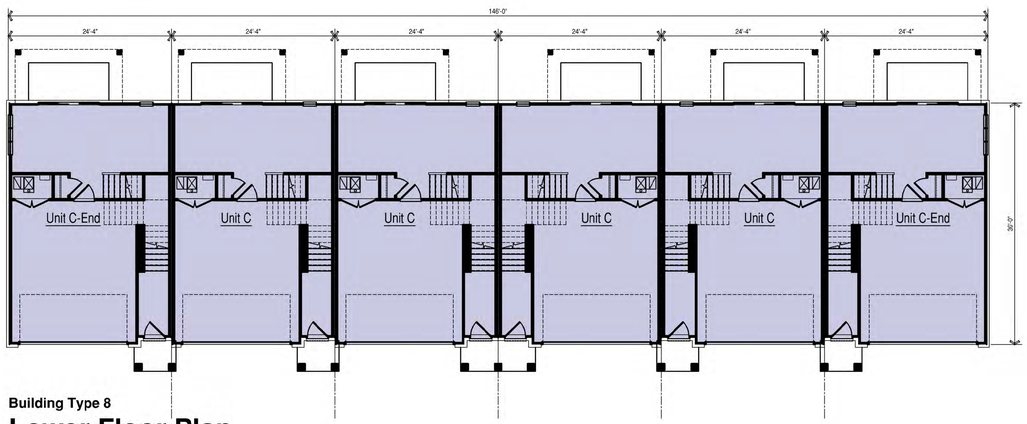
SCALE: 3/32"=1'-0"



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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EXHIBIT F

CONSTRUCTION LOGISTICS PLAN AND PHASING

BOWERY OF HIGHLAND PARK
CONSTRUCTION LOGISTICS PLAN
6/10/26



N

SCALE 1" = 100'

0 100 200

LEGEND

WETLAND BUFFER

NOTES:

1. SEE GR1, GM1, UT1, AND SE1 FOR NOTES AND LEGENDS

Phase 1

Phase 2

Green Space

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

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL SITE PLAN

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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=sbermanas

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

Phasing Plan for Select Improvements
The Bowery of Highland Park

Phase I

Public Improvements at Police Station
Old Deerfield Rd Road Improvements
Devonshire Ct. Crosswalk
Cavell Crosswalk
Winthrop Crosswalk
Clubhouse Construction Start
14 Space Police Parking Lot
28 Industrial Easement Parking

Phase II

West Tot Lot
Woodland Path
Access Road (including 12 public on-street Parking Spaces)”

EXHIBIT G

LANDSCAPING PLAN

THE BOWERY of HIGHLAND PARK

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER (JOINT VENTURE)

HDC M/I HP VENTURE, LLC
5 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563
TEL (630) 426-1370
CONTACT: TODD GAWRONSKI

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

ARBORIST OF RECORD:
GARY R. WEBER ASSOCIATES, INC.
402 W. LIBERTY DRIVE
WHEATON, IL 60187
TEL (630) 668-7197
CONTACT: CARL PETERSON
ELLEN RAIMONDI-SCHWARTZ

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

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

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M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

SCHEDULE: PLANTS & MATERIALS LIST - OVERALL DEVELOPMENT

TREES

CODE	QTY(1)	REPL. QTY(2)	QTY(3)	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees						
AFAB	3	-	2	3" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
APCK	2	-	-	3" caliper	Acer platanoides 'Crimson King'	Crimson King Norway Maple
ARF	2	-	-	3" caliper	Acer rubrum 'Franksred'	Red Sunset Red Maple
AS2.5	-	-	2	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	-	-	4	2.5" caliper	Celtis occidentalis	Hackberry
CO	4	4	-	3" caliper	Celtis occidentalis	Hackberry
GB	3	-	-	3" caliper	Gingko biloba	Gingko (male species)
GD2.5	-	-	2	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree
GD	3	3	-	3" caliper	Gymnocladus dioica	Kentucky Coffeetree
GTI2.5	-	-	4	2.5" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
GTI	-	3	-	3" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
JN2.5	-	-	2	2.5" caliper	Juglans nigra	Black Walnut
LS	1	4	-	3" caliper	Liquidambar styraciflua	Sweetgum
LT2.5	-	-	1	2.5" caliper	Liriodendron tulipifera	Tulip Tree
LT	-	3	-	3" caliper	Liriodendron tulipifera	Tulip Tree
NS2.5	-	-	3	2.5" caliper	Nyssa sylvatica	Black Tupelo
NS	3	1	-	3" caliper	Nyssa sylvatica	Black Tupelo
PMC2.5	-	-	2	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
PMC	-	2	-	3" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QA2.5	-	-	2	2.5" caliper	Quercus alba	White Oak
QA	-	2	-	3" caliper	Quercus alba	White Oak
QB2.5	-	-	7	2.5" caliper	Quercus bicolor	Swamp White Oak
QB	3	1	-	3" caliper	Quercus bicolor	Swamp White Oak
QI	3	-	-	3" caliper	Quercus imbricaria	Shingle Oak
QM2.5	-	-	5	2.5" caliper	Quercus macrocarpa	Bur Oak
QM	1	1	-	3" caliper	Quercus macrocarpa	Bur Oak
TSS2.5	-	-	6	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
TSS	4	7	-	3" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
UA2.5	-	-	3	2.5" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UA	-	4	-	3" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UM	1	3	-	3" caliper	Ulmus x 'Morton'	Morton Accolade Elm
UP2.5	-	-	4	2.5" caliper	Ulmus x 'Patriot'	Patriot Elm
UP	-	2	-	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
GPS	3	5	-	3" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
QRP	5	5	-	3" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Shade Trees:	***63***	***50***	***52***			
Evergreen Trees						
ACF	3	-	-	8' high	Abies concolor	White Fir
PA	-	14	-	8' high	Picea abies	Norway Spruce
PGD6	-	-	10	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	-	-	8' high	Pinus strobus	White Pine
Evergreen Trees:	***52***	***22***	***15***			
Ornamental Trees						
AC6	-	-	4	6' high	Amelanchier canadensis	Shadblow Serviceberry
AC	9	-	-	8' high	Amelanchier canadensis	Shadblow Serviceberry
AGAB	4	-	-	8' high	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
BN	-	-	2	6' high	Betula nigra	River Birch
BN	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
CK6	-	-	2	6' high	Cornus kousa	Kousa Dogwood
CK	4	-	-	8' high	Cornus kousa	Kousa Dogwood
CM	2	-	-	8' high	Cornus mas	Cornelian Cherry
HV	3	-	-	8' high	Hamamelis vernalis	Vernal Witchhazel
MAV	-	3	-	8' high	Magnolia virginiana	Sweetbay Magnolia
MB	6	3	-	8' high	Malus x 'Beverly'	Beverly Flowering Crabapple
MRJ	1	-	-	8' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
MRR	3	3	-	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple
MS	2	-	-	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:	***53***	***12***	***8***			

SHRUBS

CODE	QTY(1)	REPL. QTY		SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Shrubs						
JVT	6	-	-	6' high	Juniperus Virginiana 'Taylor'	Taylor Juniper
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:	***398***					

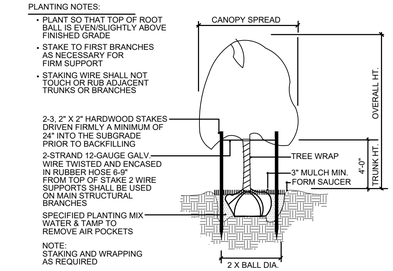
GRASSES, PERENNIALS & GROUNDCOVERS

	QTY				
Ornamental Grasses					
CAB3	46	-	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
CKF3	61	-	3 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	65	-	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	43	-	1 Gal.	Seseleria 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
NEW	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					
-	TBD	-	Tons	-	Outcropping Stone
-	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
-	2	-	EACH	-	Sign: Dog Park Exercise
-	4	-	EACH	-	Sign: EV Charging Station
-	4	-	EACH	-	Sign: Park Hours
-	18	-	EACH	-	Sign: Environmentally Sensitive Area

NOTES:

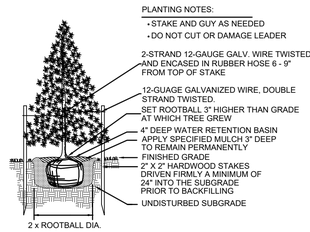
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Quantities fulfill Chapter 94 tree replacement requirements

DETAILS: PLANTING



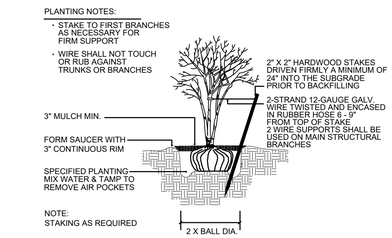
TREE PLANTING & STAKING

NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE



MULTI-TRUNK TREE STAKING

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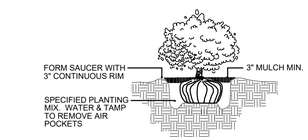

SHRUB PLANTING

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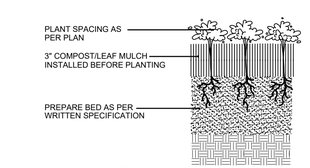

PERENNIAL PLANTING

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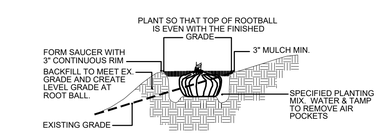

HILLSIDE PLANTING

NOT TO SCALE

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

THE BOWERY 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.

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	13 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 islands 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)	-	63
Shade (3" caliper, Club)	-	1
Ornamental Trees (8' high, Overall Plant List)	-	53
Ornamental Trees (8' high, Club)	-	2
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)	-	398
Shrubs (Club)	-	193
Shrubs (Front Load Townhome Foundations)	-	751
Shrubs (Rear Load Townhome Foundations)	-	2,613
Total	**952**	**3,955**

* Requirements calculated and provided 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 (24), multiplier (x3)	72 (Category A or B)	72
Protected Trees = removals (45), multiplier (x2)	90 (Category A, B or C)	90
Other Trees (137 removed)	0	0
Dead Trees (26 removed)	0	0
Total Trees	**162**	**162**
Replacements by Category:		
Shade Trees, 3" caliper, Category A (Overall)		50
Evergreen Trees, 8' high, Category B (Overall)		22
Total Replacements, Key, Category A or B		**72**
Ornamentals, 8' high; Category C (Overall)		12
Ornamentals, 8' high; Category C (Club)		2
Ornamentals, 8' high; Category C (TH Foundations)		76
Total Replacements, Protected, Category A, B or C		**90**
Total Replacement Trees		**162**

Plantings Exceeding Code Requirements

Shade Trees, 2.5" caliper (Overall)	52
Evergreen Trees (6' high, Overall Plant List)	15
Ornamental Trees (6' high, Overall Plant List)	8
Shrubs	3,003

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

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
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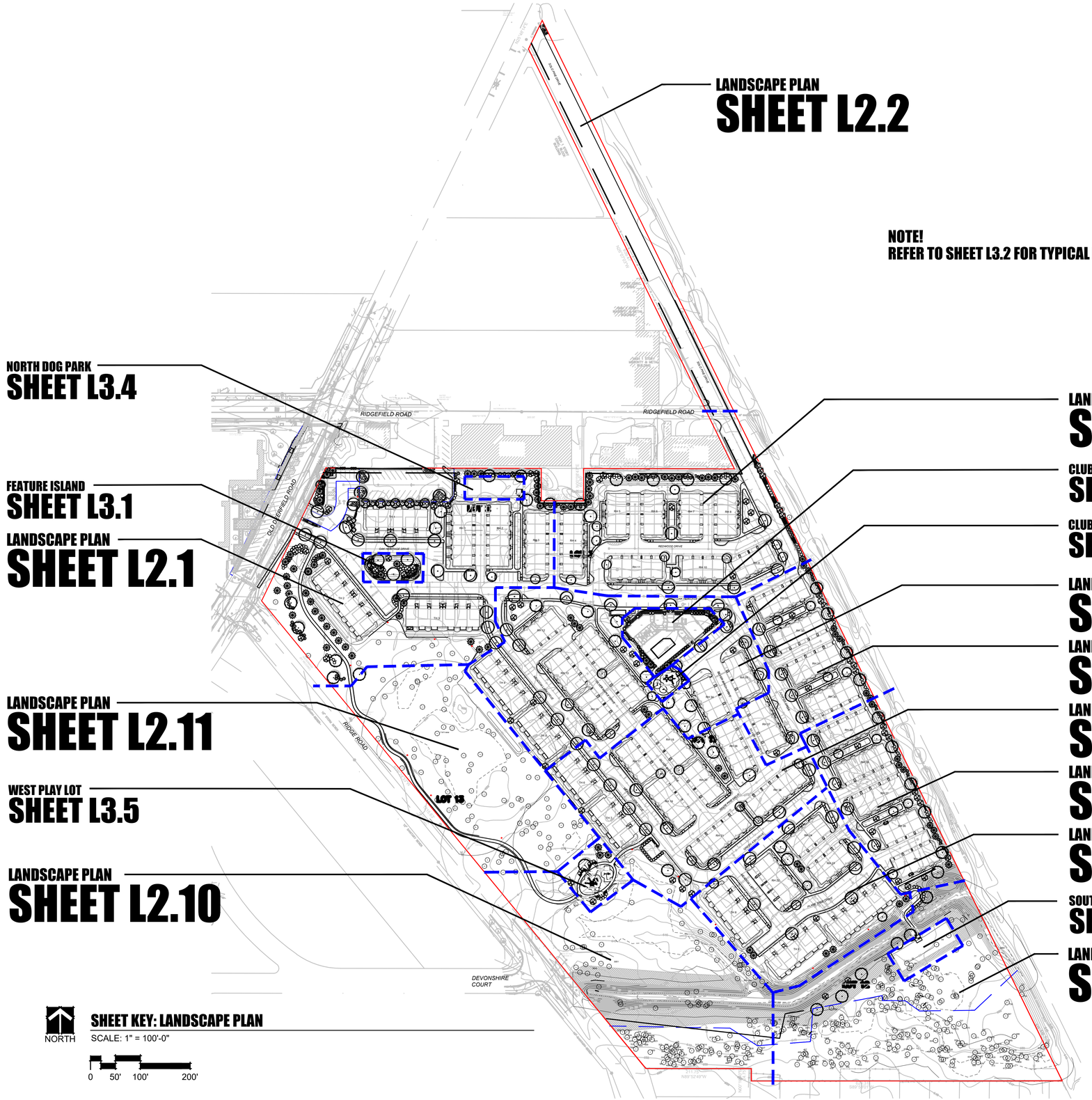
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

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

SHEET NUMBER

L0.3



LANDSCAPE PLAN
SHEET L2.2

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

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'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
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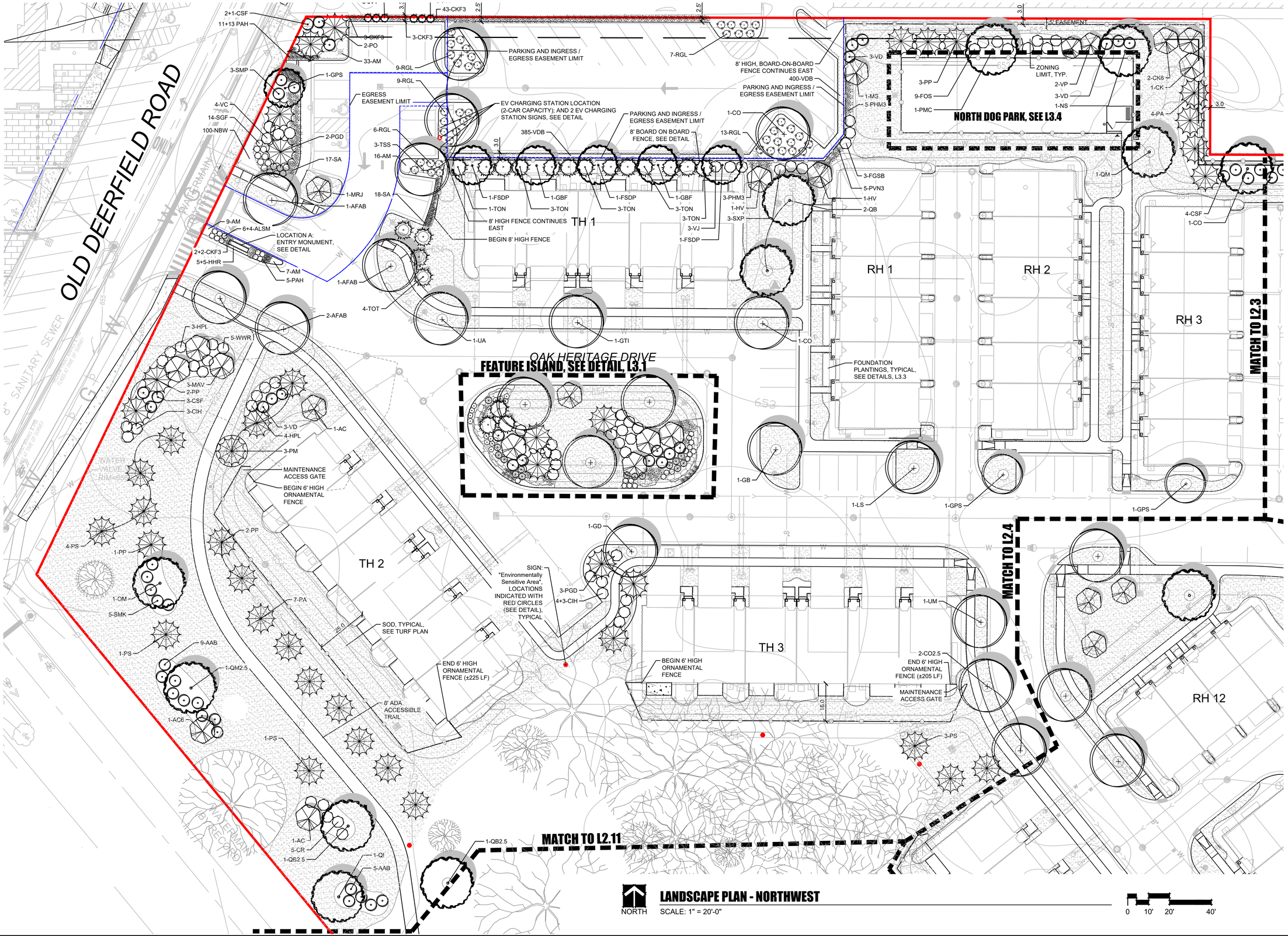
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L2.0



NORTH

LANDSCAPE PLAN - NORTHWEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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PROJECT NAME AND SHEET TITLE

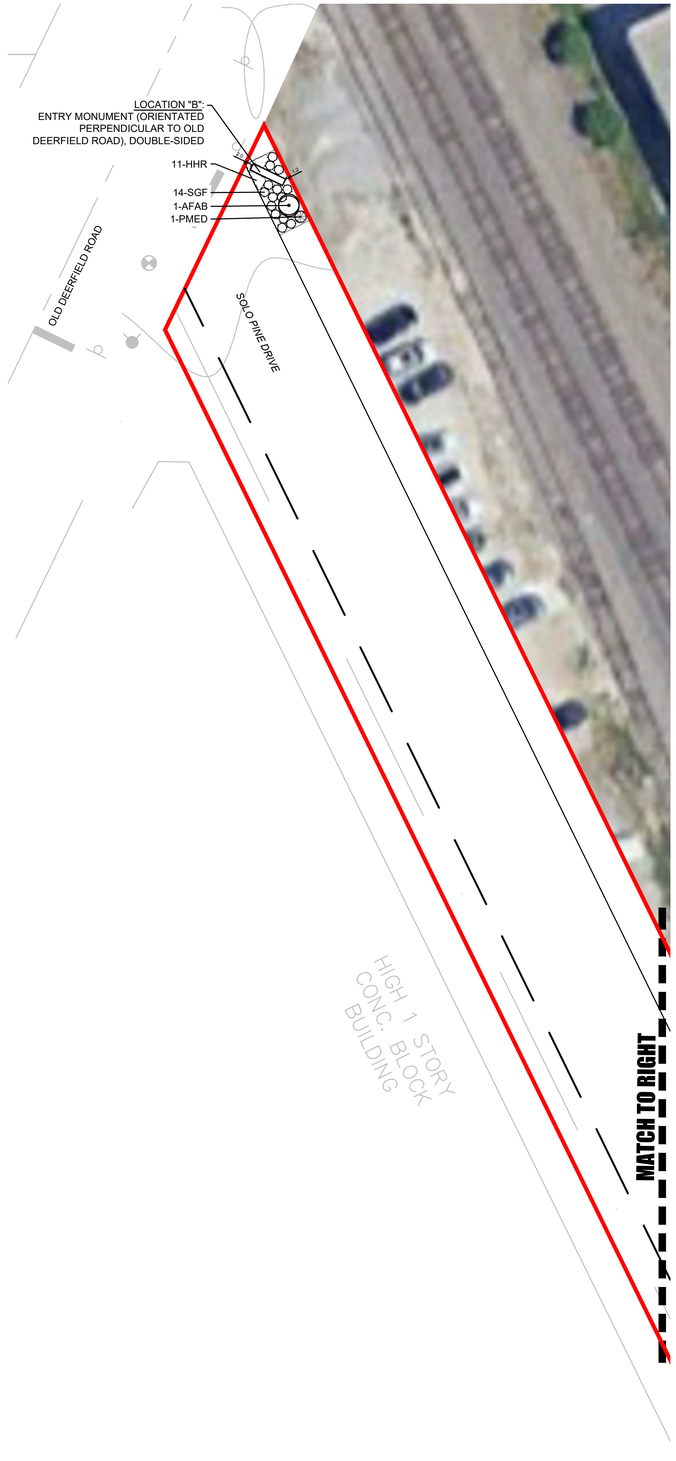
THE BOWERY of HIGHLAND PARK

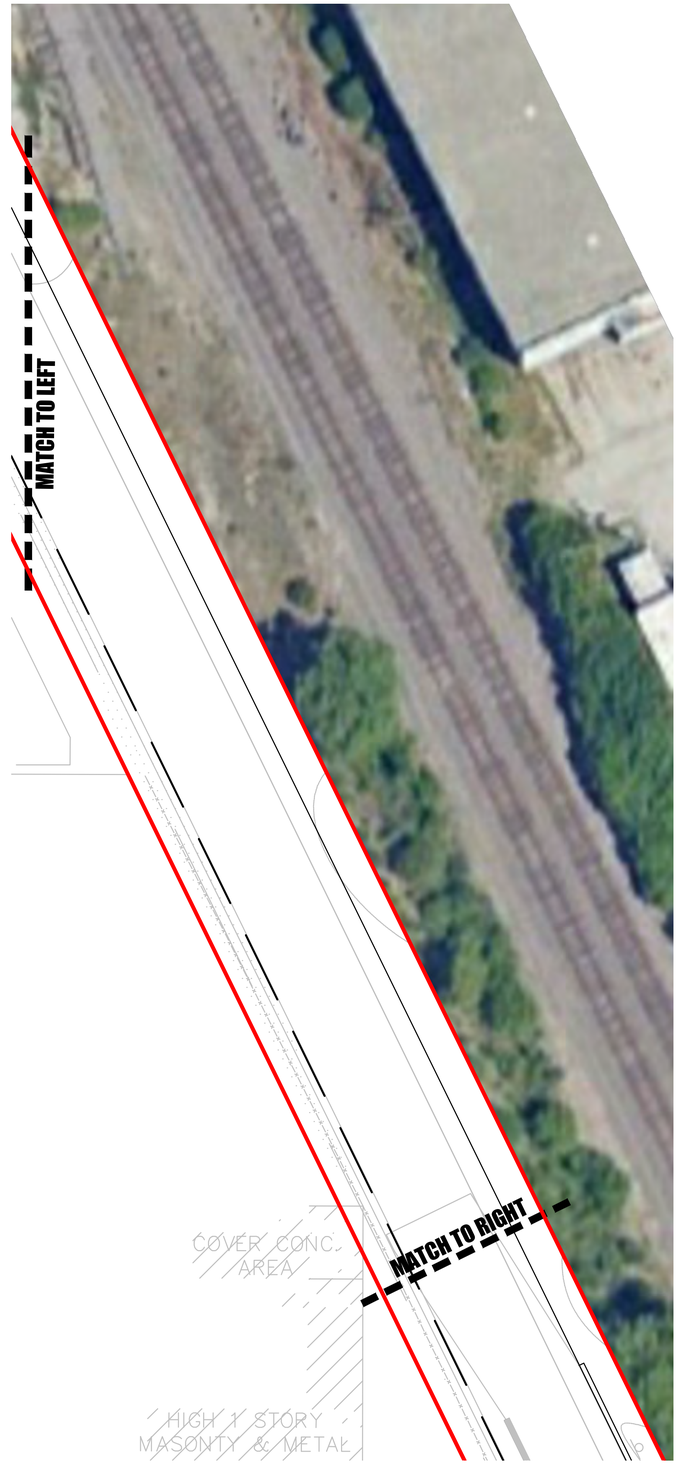
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L2.1







NORTH

LANDSCAPE PLAN - NORTH ACCESS ROAD

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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PROJECT NAME AND SHEET TITLE

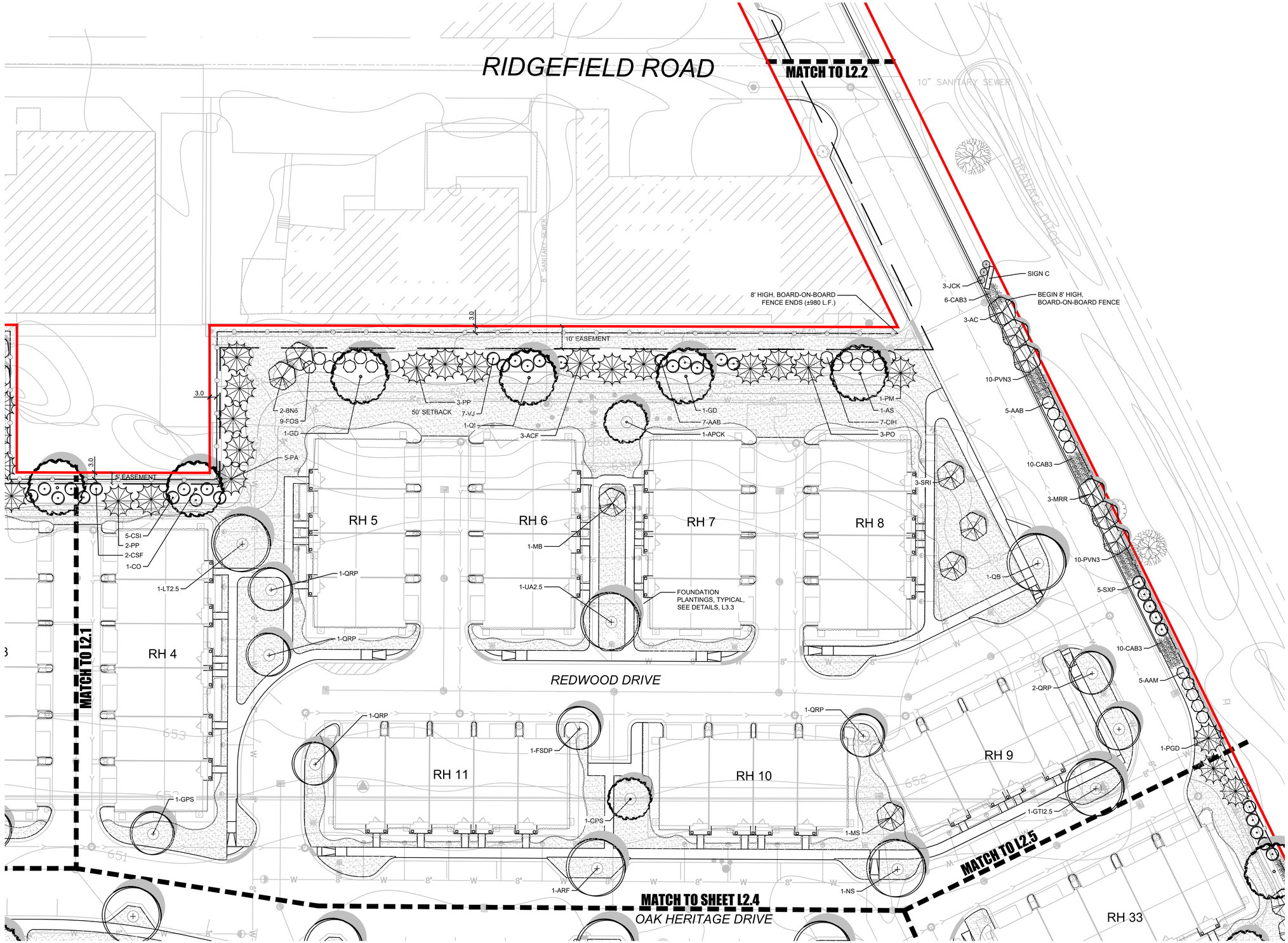
THE BOWERY of HIGHLAND PARK

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'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

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CHICAGO, ILLINOIS

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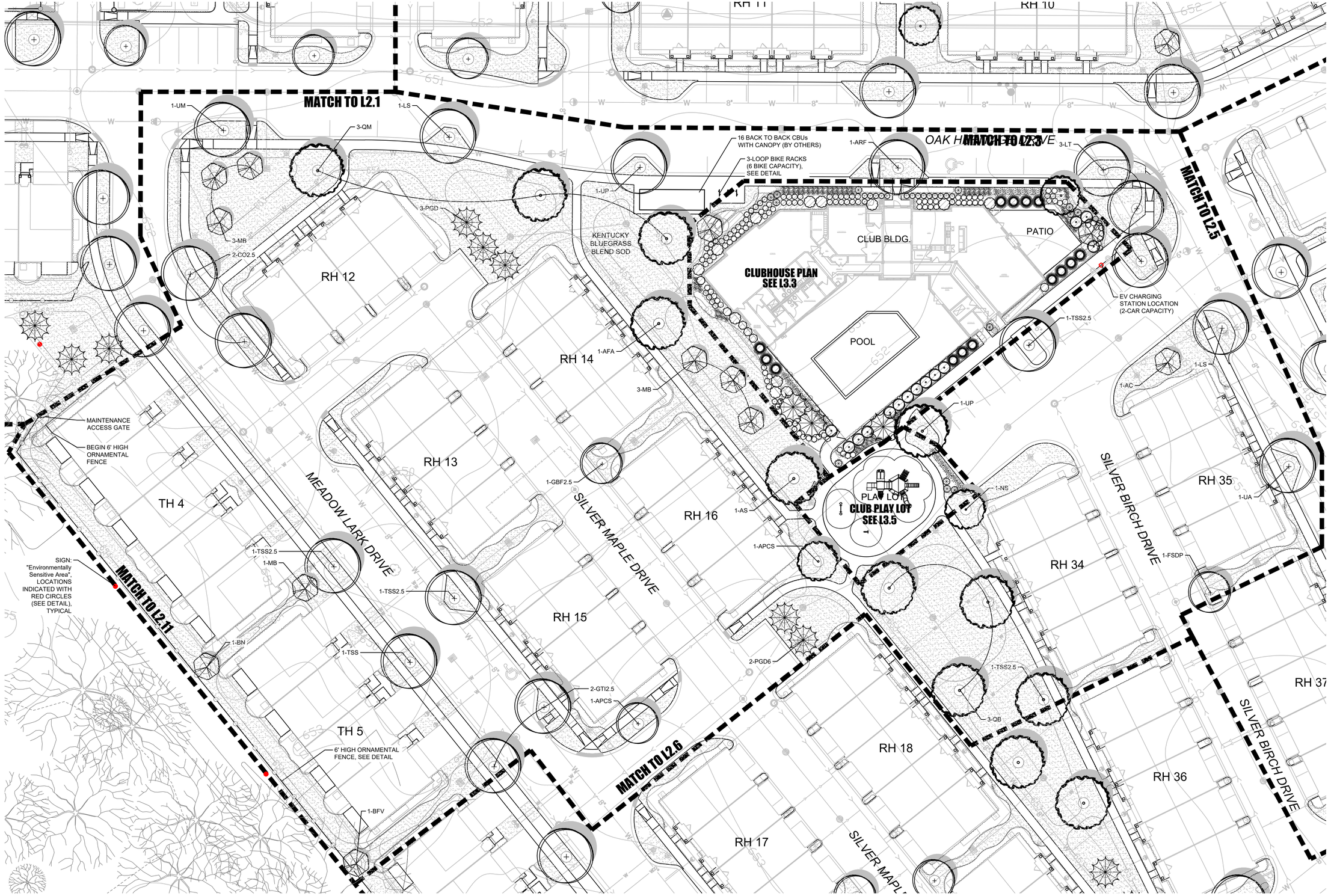
PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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CHICAGO, ILLINOIS

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PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

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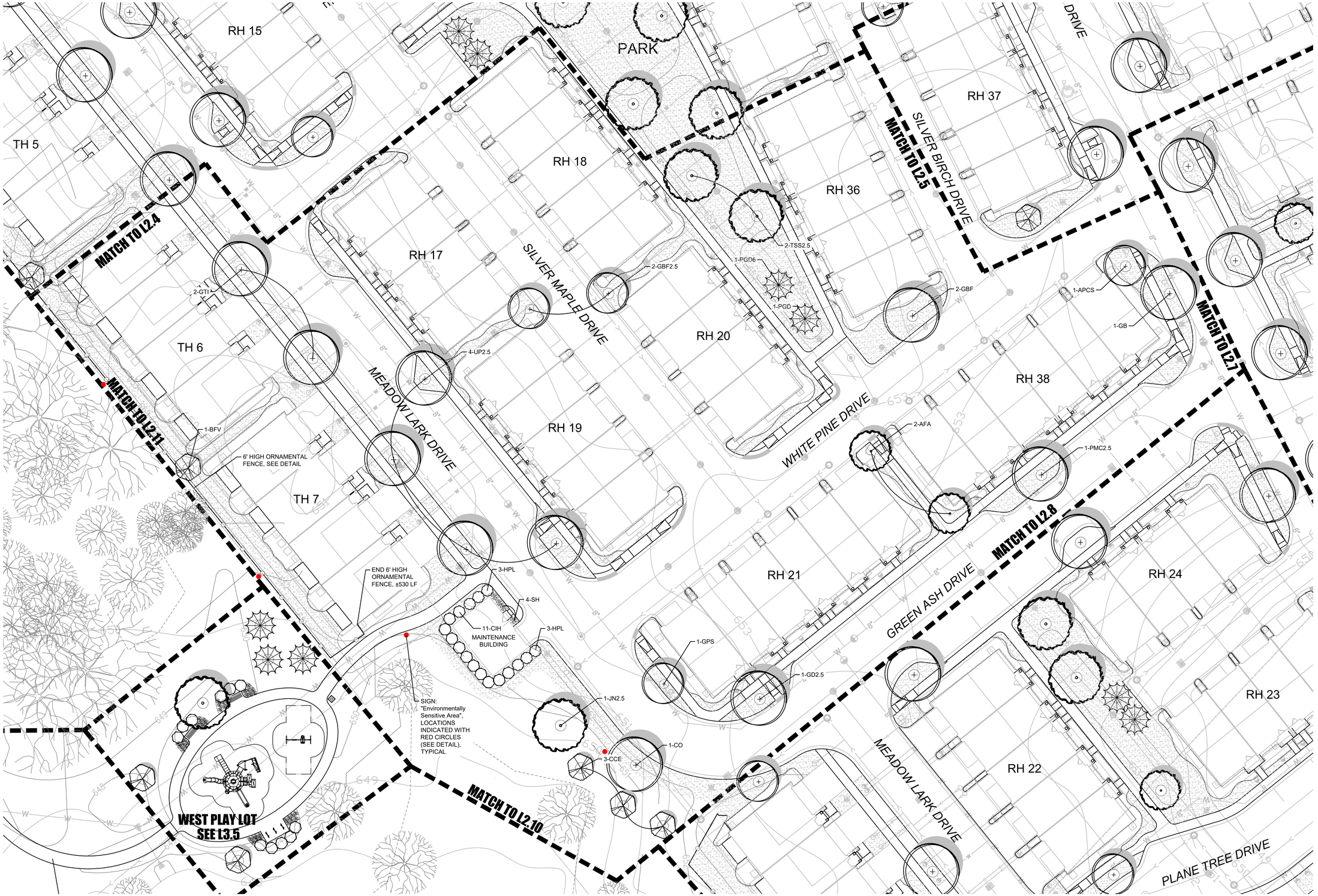
PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
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PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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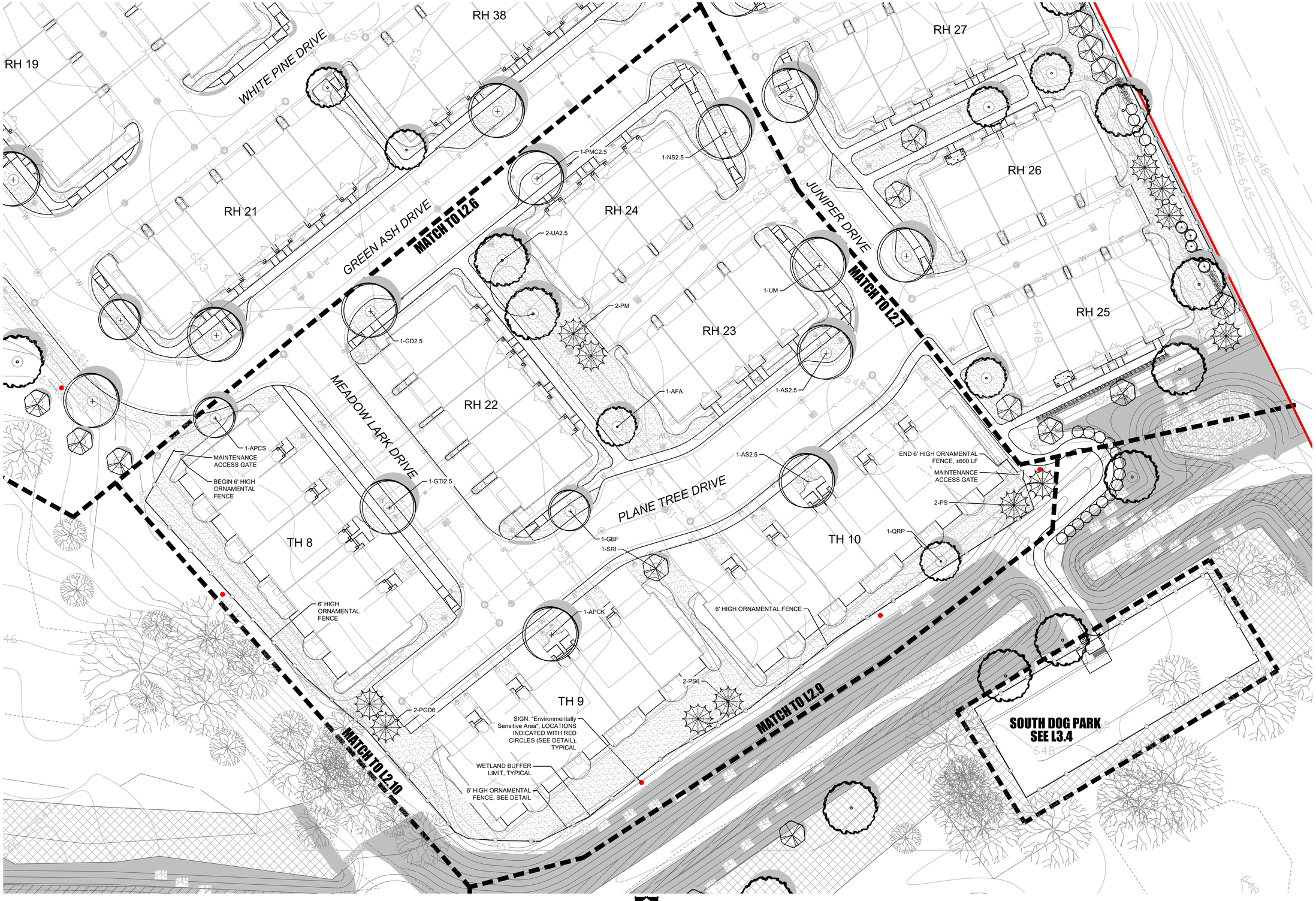
PROJECT NAME AND SHEET TITLE

THE BOWERY 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'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

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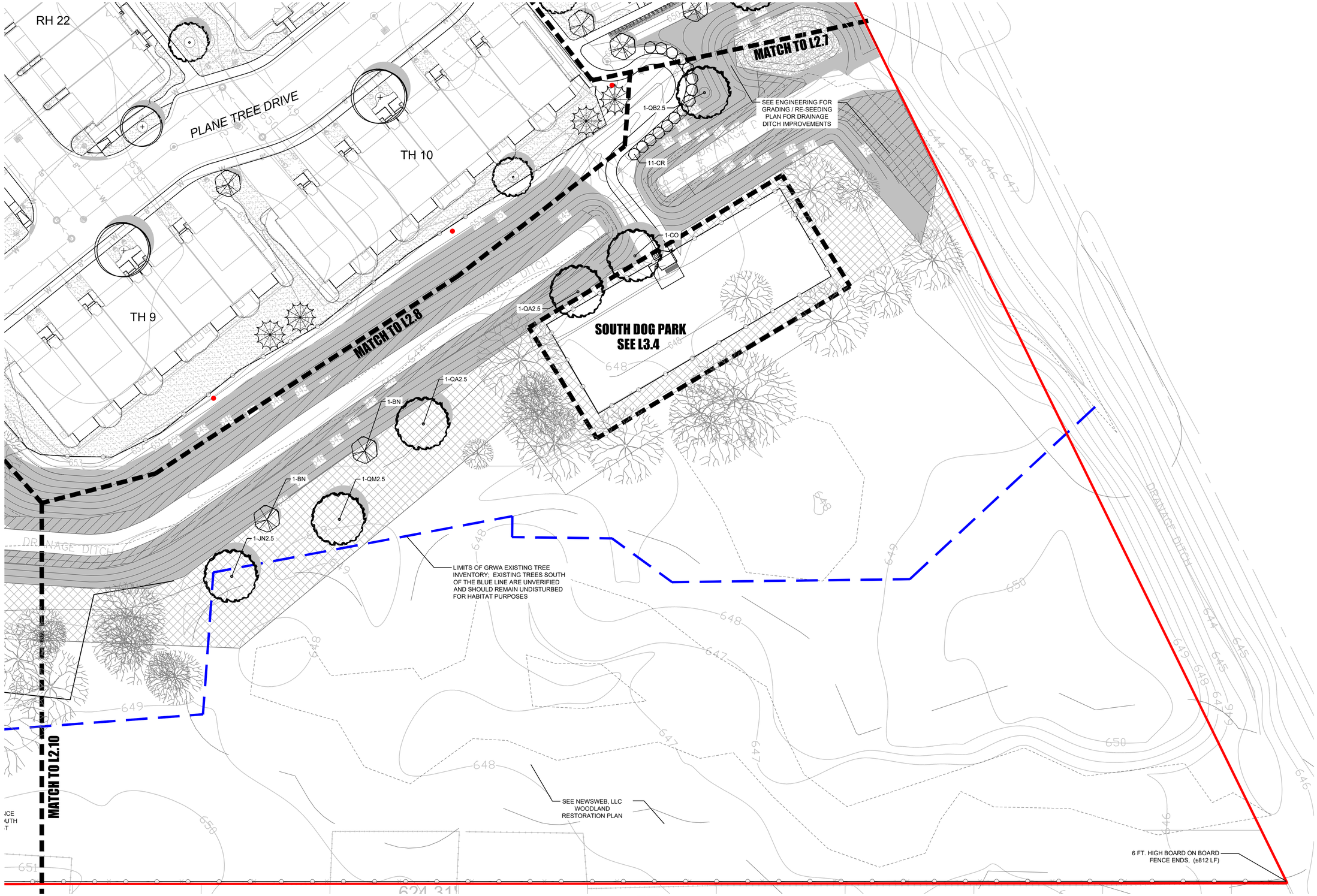
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - FAR SOUTH

SHEET NUMBER

L2.8



M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

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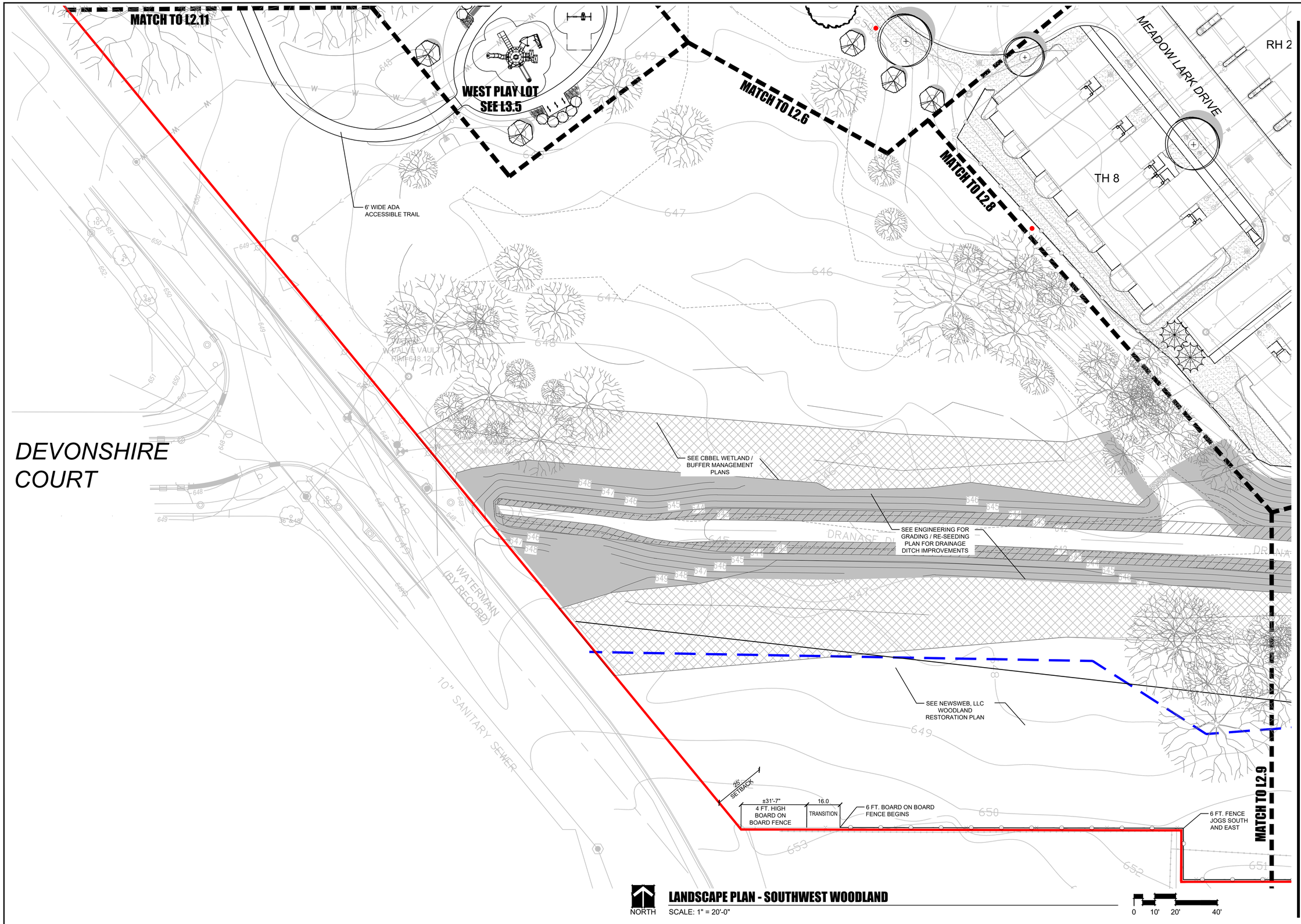
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST WOODLAND

SHEET NUMBER

L2.9



NORTH

LANDSCAPE PLAN - SOUTHWEST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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PROJECT NAME AND SHEET TITLE

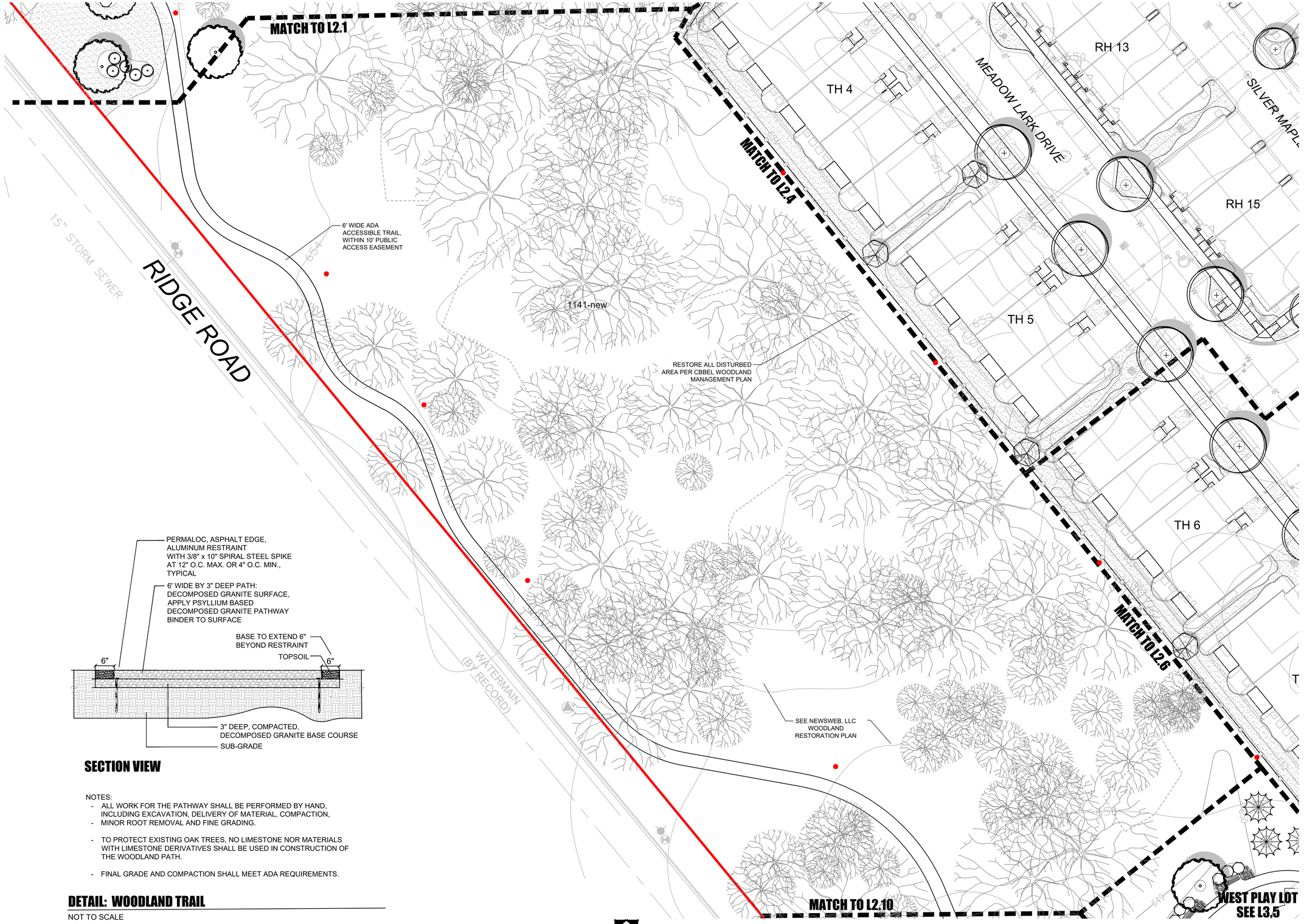
THE BOWERY of HIGHLAND PARK

HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHWEST WOODLAND

SHEET NUMBER

L2.10



SECTION VIEW

NOTES:
- ALL WORK FOR THE PATHWAY SHALL BE PERFORMED BY HAND, INCLUDING EXCAVATION, DELIVERY OF MATERIAL, COMPACTION,
- MINOR ROOT REMOVAL AND FINE GRADING.
- TO PROTECT EXISTING OAK TREES, NO LIMESTONE NOR MATERIALS WITH LIMESTONE DERIVATIVES SHALL BE USED IN CONSTRUCTION OF THE WOODLAND PATH.
- FINAL GRADE AND COMPACTION SHALL MEET ADA REQUIREMENTS.

DETAIL: WOODLAND TRAIL

NOT TO SCALE

NORTH

LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

M/I HOMES

HABITAT™

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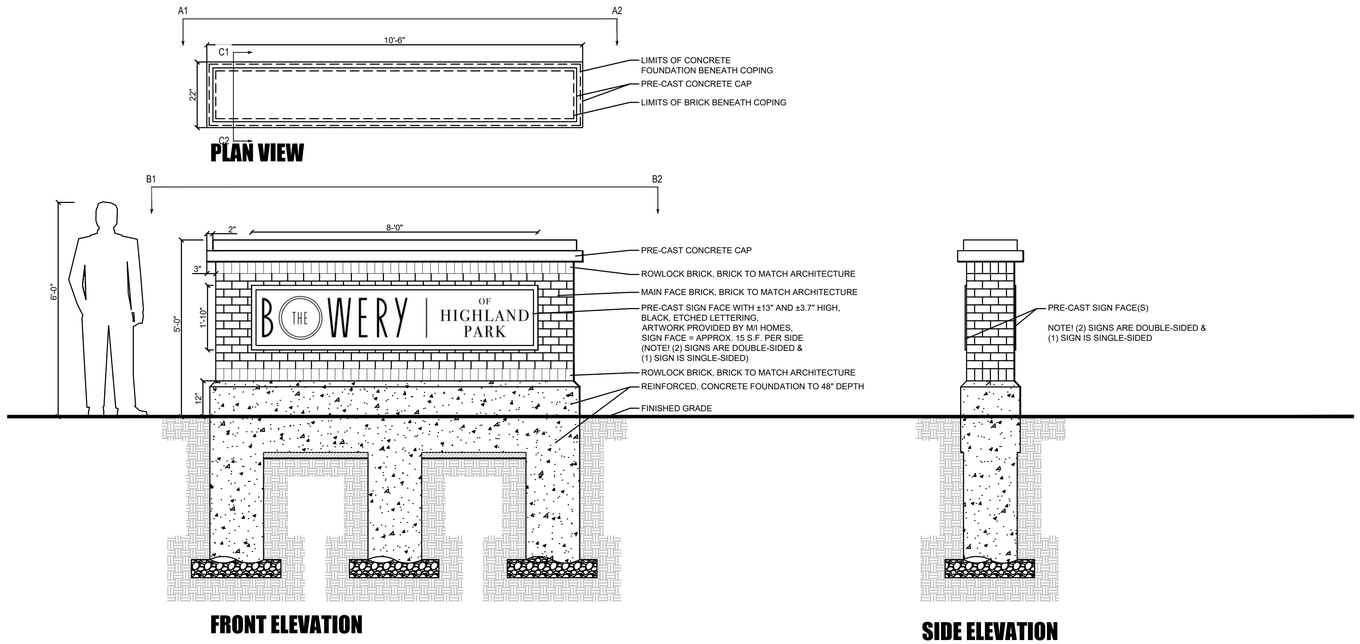
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SHEET NUMBER

L2.11



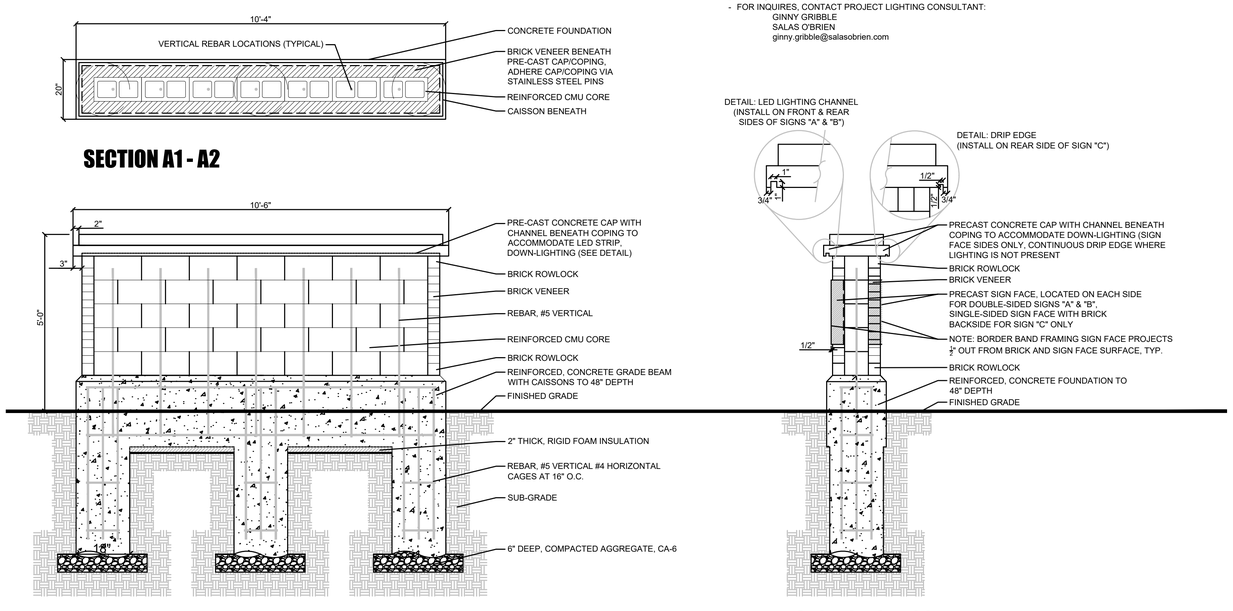
PLAN VIEW

FRONT ELEVATION

SIDE ELEVATION

DETAIL: ENTRANCE MONUMENT - PLANS AND ELEVATIONS

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



SECTION A1 - A2

SECTION B1 - B2

SECTION C1 - C2

DETAILS: ENTRANCE MONUMENT - SECTIONS

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

M/I HOMES
HABITAT™
dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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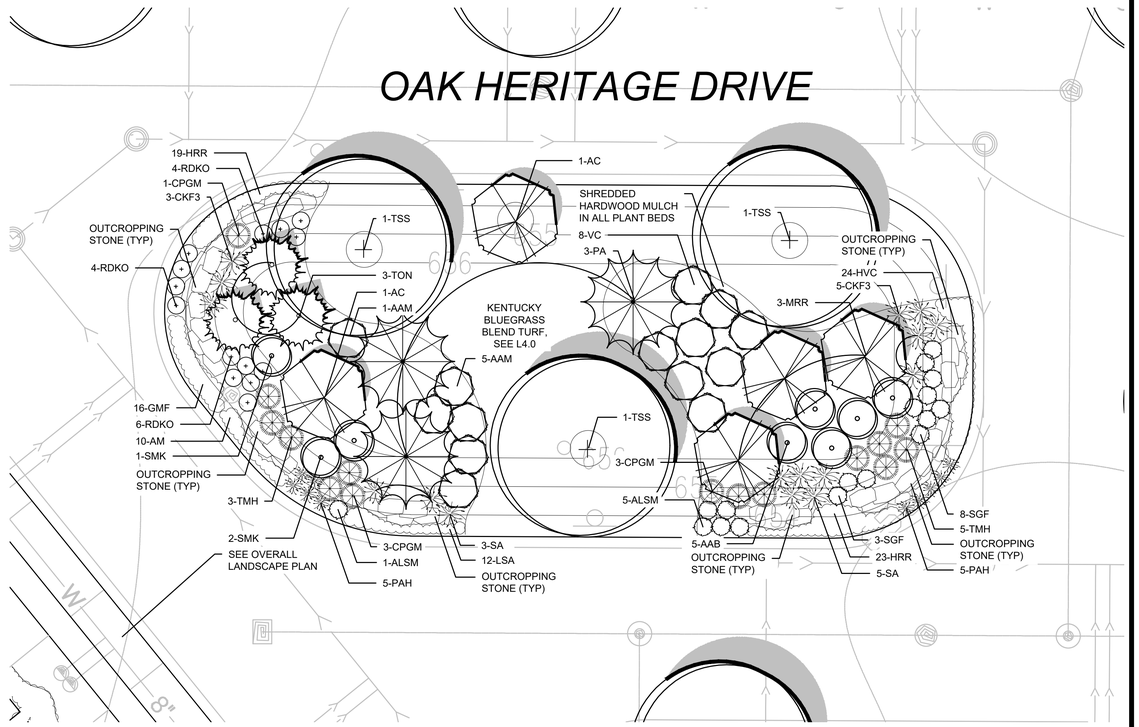
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: ENTRY MONUMENTS

SHEET NUMBER

L3.1

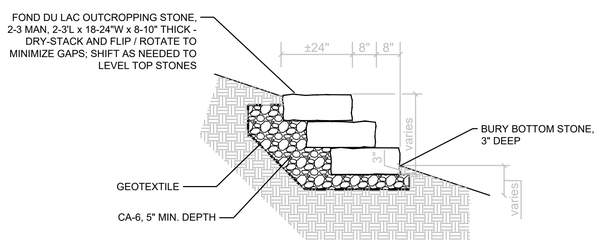


NORTH

LANDSCAPE PLAN DETAIL: FEATURE ISLAND

SCALE: 1" = 10'-0"

0 5' 10' 20'



DETAIL: OUTCROPPING STONE

SCALE: 1" = 10'-0"

0 5' 10' 20'

M/I HOMES

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK

HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: FEATURES

SHEET NUMBER

L3.2

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

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

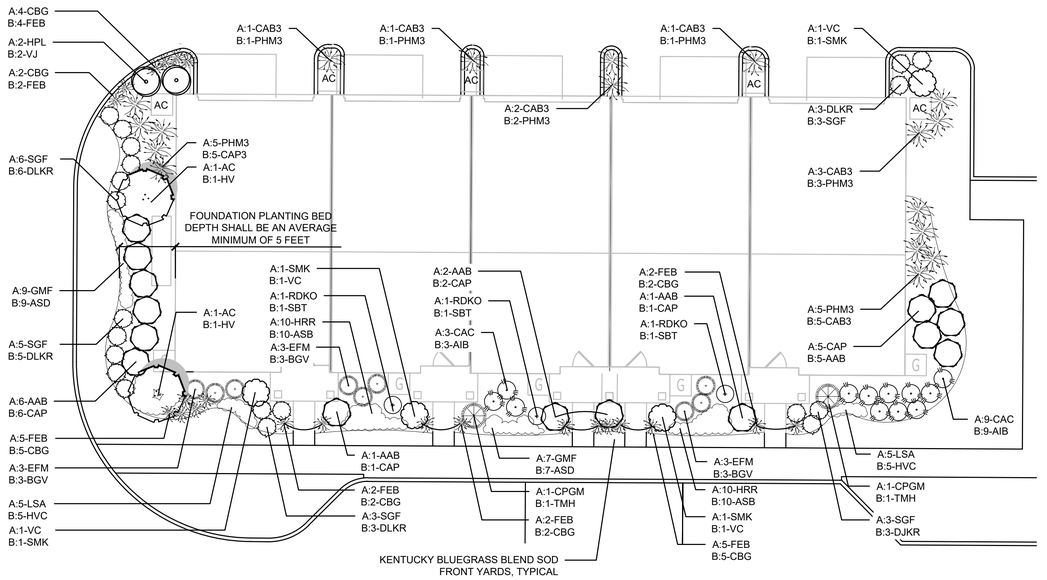
CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
HV	-	2	8' high	Hamamelis vernalis	Vernal Witchhazel
SHRUBS					
	QTY(1)	QTY			
Evergreen Shrubs					
BGV	5	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
EFS	6	-	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie 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	Dierv lla 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	Dierv lla 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 HOMES

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCHEDULE: PLANTS & 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

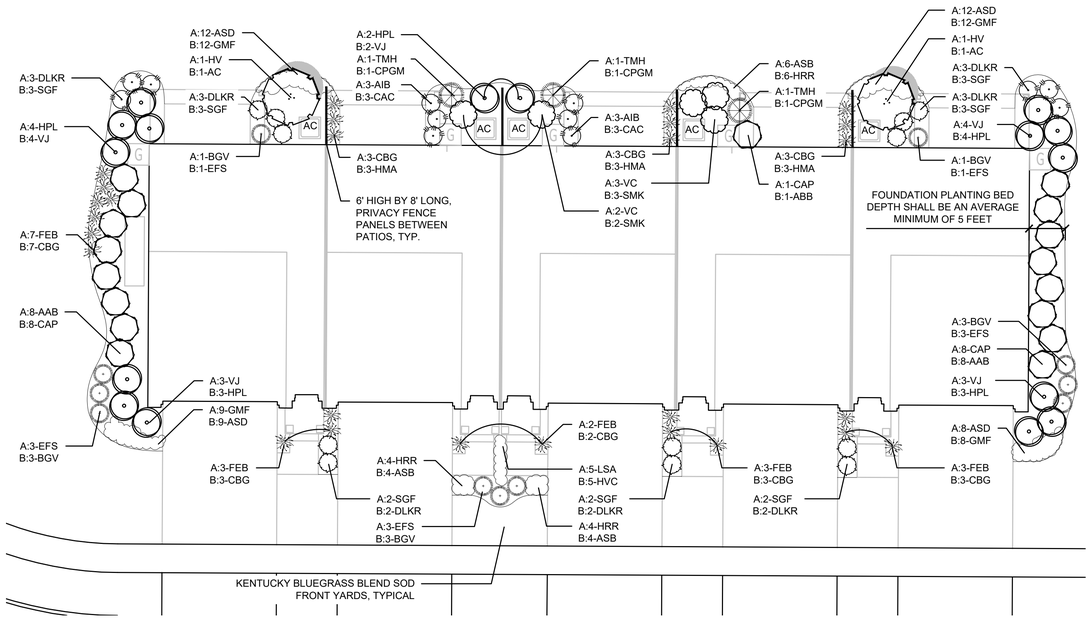
CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Ornamental Trees					
AC	-	2	8' high	Amelanchier canadensis	Shadblow Serviceberry
SHRUBS					
	QTY(1)	QTY			
Evergreen Shrubs					
CPGM	2	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFM	9	-	3 Gal./24"	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	Dierv lla 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)
FRONT-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	Dierv lla 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 HOMES

SCALE: 1" = 10'-0"

0 5' 10' 20'

M/I HOMES
HABITAT™
dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FOUNDATIONS

SHEET NUMBER

L3.3

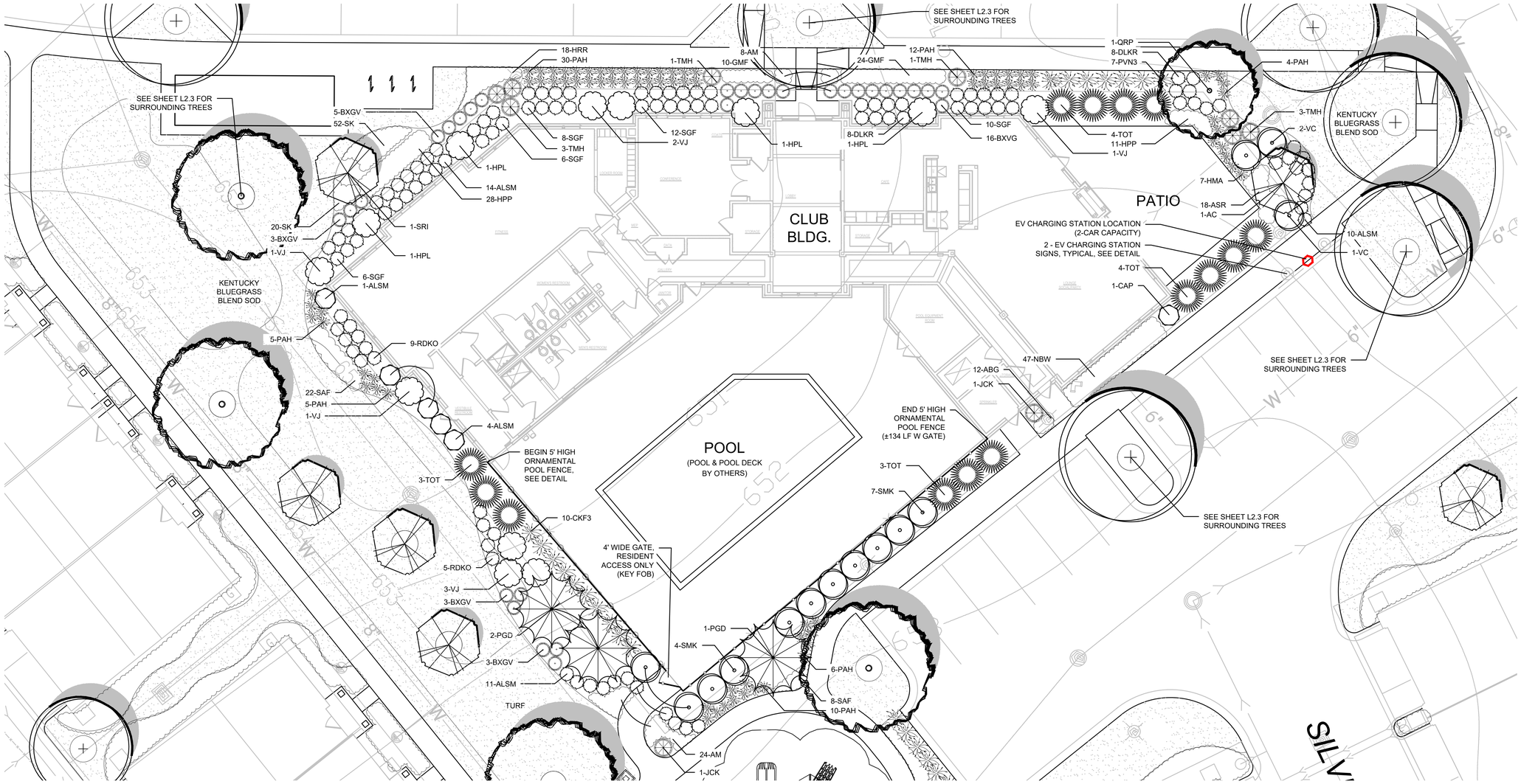
SCHEDULE: PLANTS & MATERIALS LIST - CLUBHOUSE FOUNDATION & POOL AREA

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
TREES					
Columnar Shade Trees					
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					
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	2	-	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	8	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
CAP	1	-	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

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
GRASSES, PERENNIALS & GROUNDCOVERS					
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	-	47	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SAF	-	30	1 Gal.	Sedum x 'Autumn Fire'	Autumn Fire Stonecrop (Sedum)
Groundcover					
ABG	-	12	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



NORTH

LANDSCAPE PLAN DETAIL: CLUB BUILDING AND POOL AREA

SCALE: 1" = 10'-0"

0 5' 10' 20'

M/I HOMES

HABITAT™

dickson design STUDIO

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

CLIENT NAME AND ADDRESS

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CHICAGO, ILLINOIS

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: CLUBHOUSE & POOL

SHEET NUMBER

L3.4

DETAIL: WASTE STATION

NOT TO SCALE

1 SPECIFICATIONS - DOG PARK

SHALL BE:

- 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



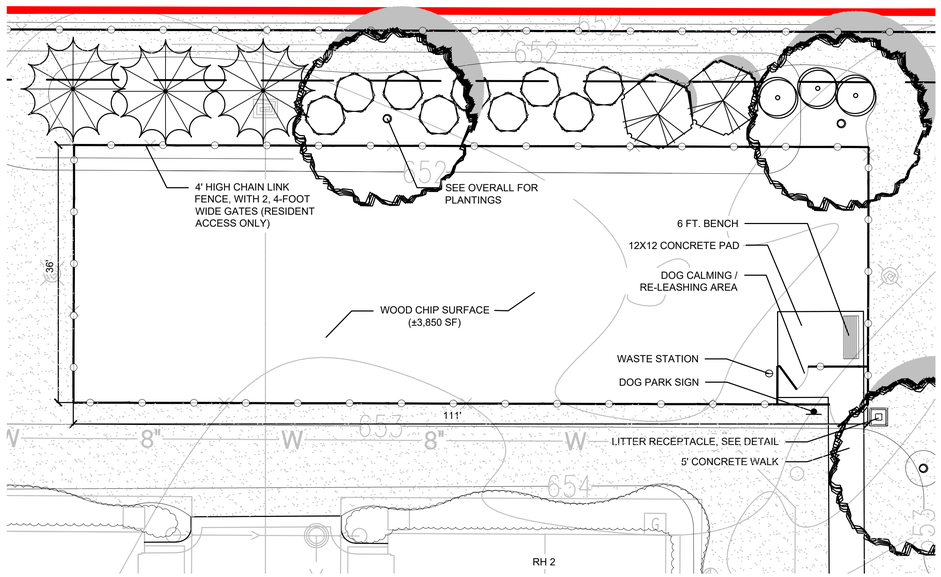


SHALL BE:

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

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

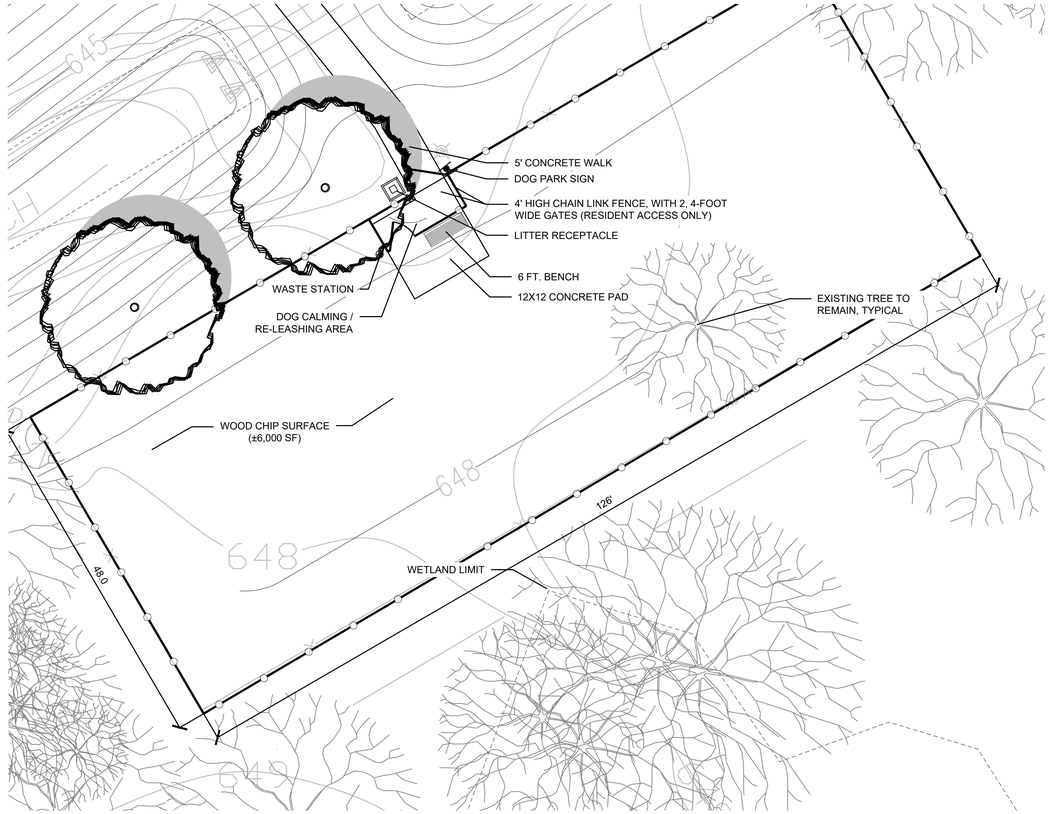
- AVAILABLE THRU (OR APPROVED EQUAL):
  TERRA BOUND SOLUTIONS
  SPRING, TX - TEL (877) 857-2915)



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'

M/I HOMES

HABITAT™

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

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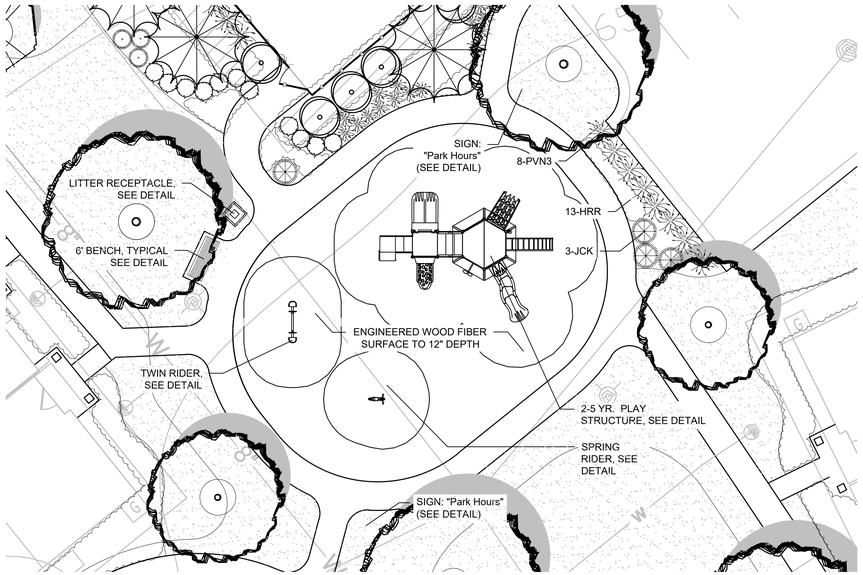
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
DOG PARK

SHEET NUMBER

L3.5



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 (71871321B)
  - 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

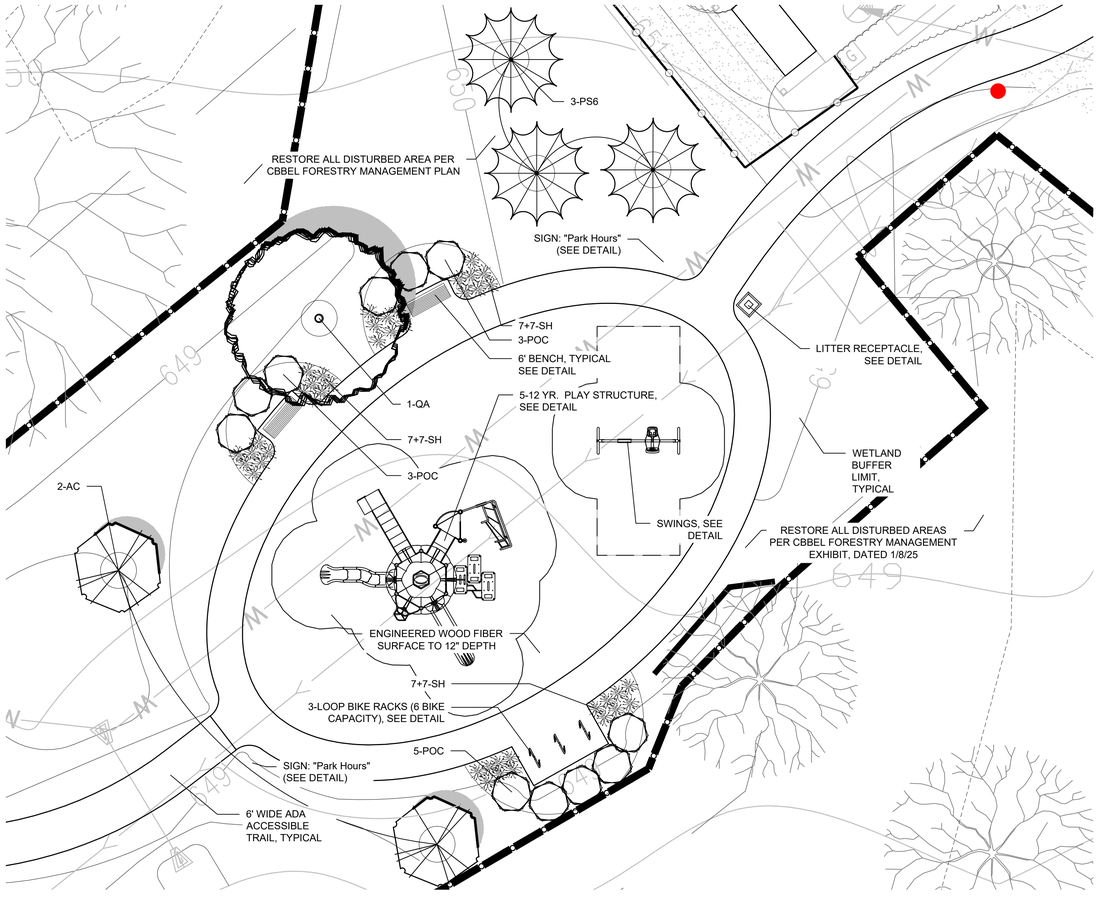
SHALL BE:

- 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'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: PLAY LOTS

SHEET NUMBER

L3.6



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'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK

HIGHLAND PARK, IL

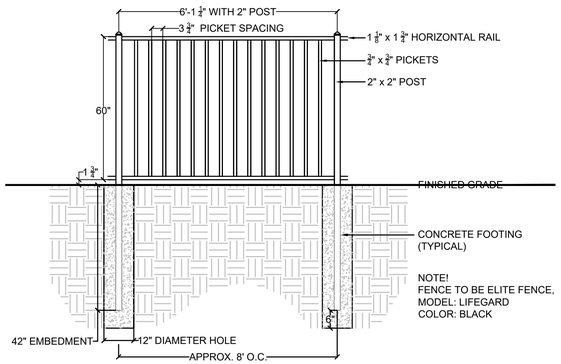
FINAL LANDSCAPE PLAN - FENCING LAYOUT PLAN

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

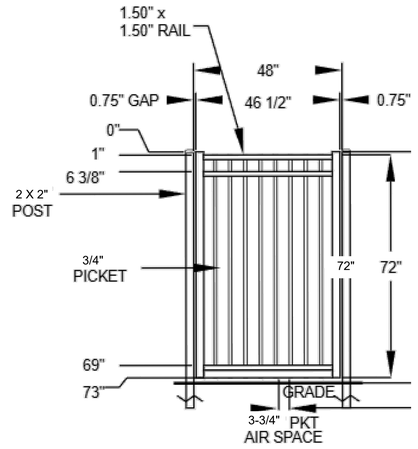
SUPPLIER (OR APPROVED EQUAL):

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):

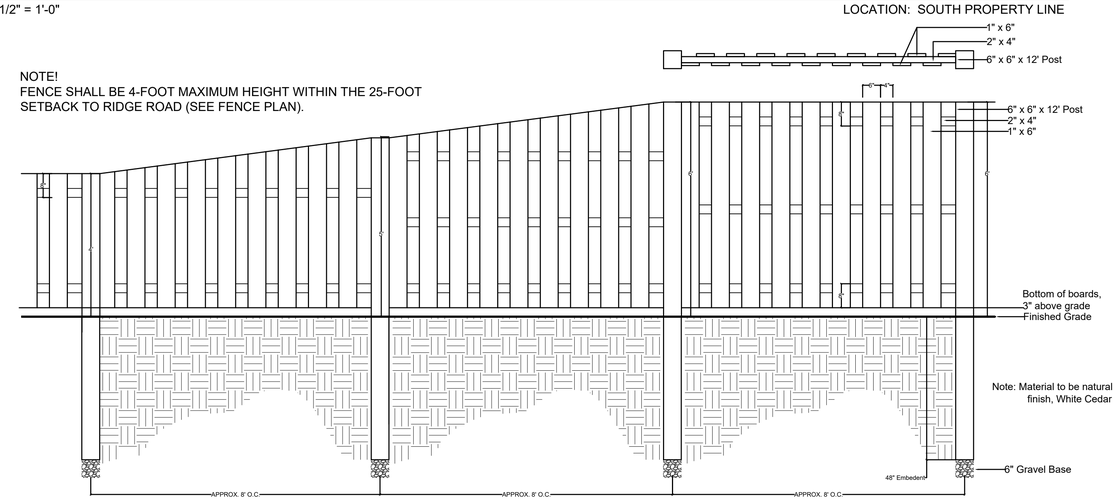
PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

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

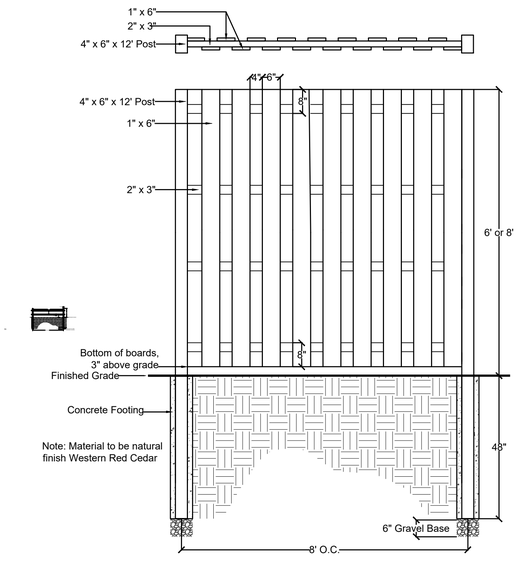
SCALE: 1/2" = 1'-0" LOCATION: SOUTH PROPERTY LINE

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



M/I HOMES

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FENCING

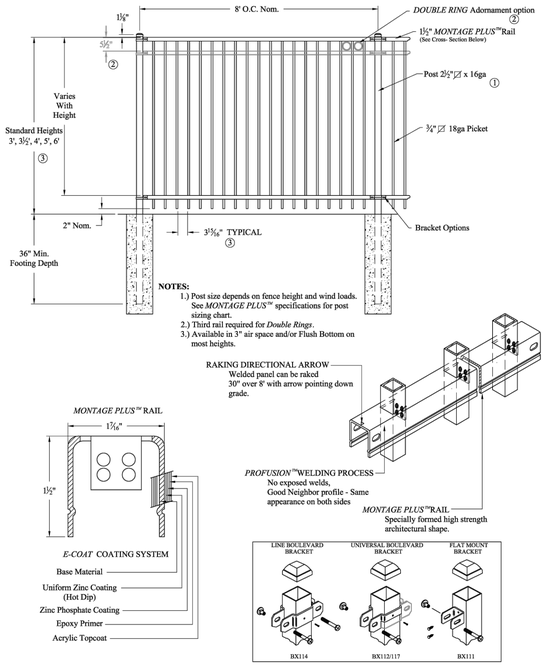
SHEET NUMBER

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):

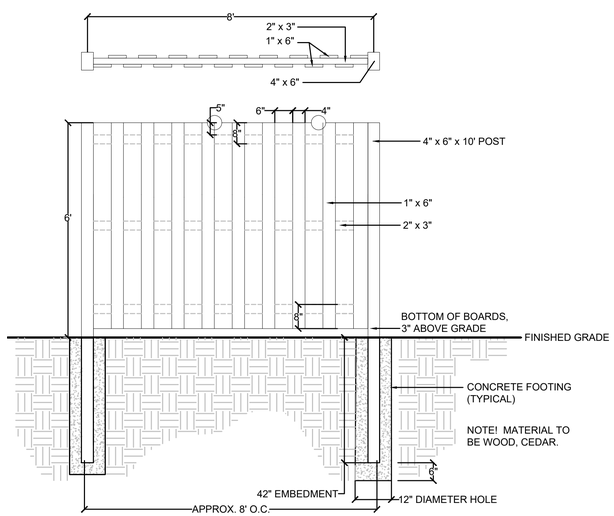
PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

2 DETAIL: FENCE, PARTITION

NOT TO SCALE

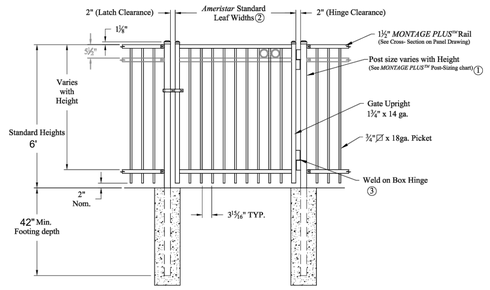
LOCATION: PATIO PARTITIONS, FRONT-LOADED TOWNHOMES



3 DETAIL: FENCE, ORNAMENTAL (MAINTENANCE BUILDING)

NOT TO SCALE

LOCATION: BEHIND FRONT-LOADED GARAGE TOWNHOMES



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):

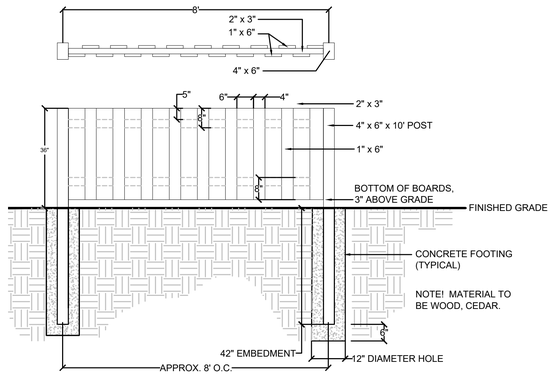
PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

4 DETAIL: FENCE, A/C UNIT SCREENING

NOT TO SCALE

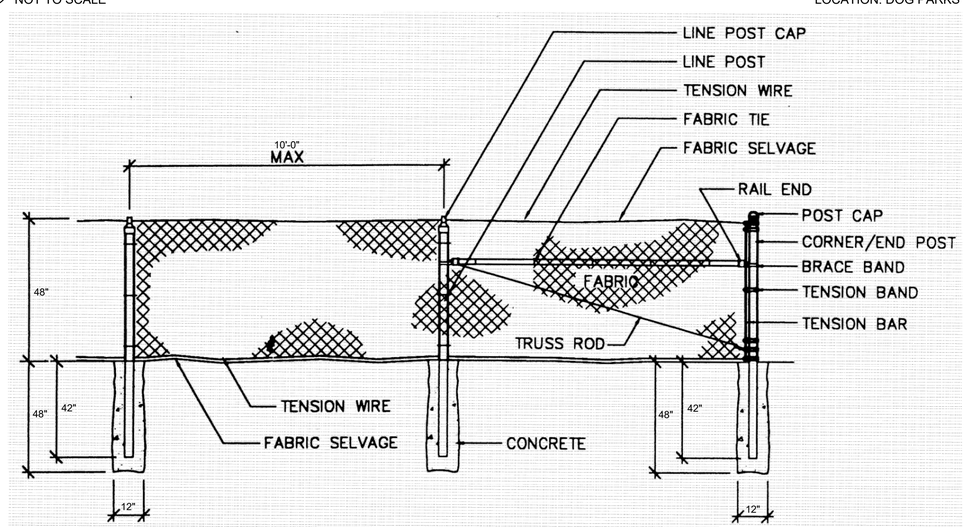
LOCATION: A/C UNITS, BUILDINGS



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

NOT TO SCALE

LOCATION: DOG PARKS



M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FENCING

SHEET NUMBER

L4.3

DETAILS: SITE FURNISHINGS

1 SPECIFICATIONS - ASHTON BENCH

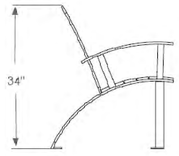
SHALL BE:

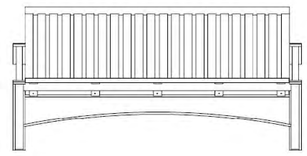
- MODEL: ASB-6-RPB-P
- FRAME COLOR: BLACK POWDER COATED STEEL
- SEAT COLOR: BROWN RECYCLED PLASTIC
- MOUNT: SURFACE

- 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







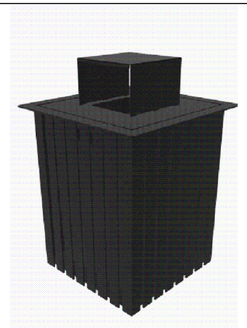
2 SPECIFICATIONS - ARCADIA 32 GAL. LITTER RECEPTACLE

SHALL BE:

- 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:

- 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

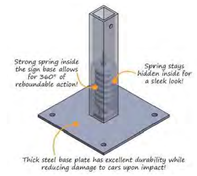
4 SPECIFICATIONS - EV CHARGING STATION SIGN WITH REBOUNDABLE POST

SHALL BE:

- 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' HIGH, 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

5 SPECIFICATIONS - ENVIRONMENTALLY SENSITIVE AREAS WITH IN-GROUND POST

SHALL BE:

- MATERIAL: HI INTENSITY REFLECTIVE ALUMINUM WITH 3M LAMINATE
- SIZE: 12" x 18"
- MOUNT OPTION FOR LANDSCAPED / TURF AREAS:
  8' HIGH, ALUMINUM SIGN POST IN POURED CONCRETE FOOTING

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU CUSTOM ORDER



6 SPECIFICATIONS - PARK HOURS WITH IN-GROUND POST

SHALL BE:

- MATERIAL: HI INTENSITY REFLECTIVE ALUMINUM WITH 3M LAMINATE
- SIZE: 12" x 18"
- MOUNT OPTION FOR LANDSCAPED / TURF AREAS:
  8' HIGH, ALUMINUM SIGN POST IN POURED CONCRETE FOOTING

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU CUSTOM ORDER



M/I HOMES

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CHICAGO, ILLINOIS

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DECEMBER 12, 2025

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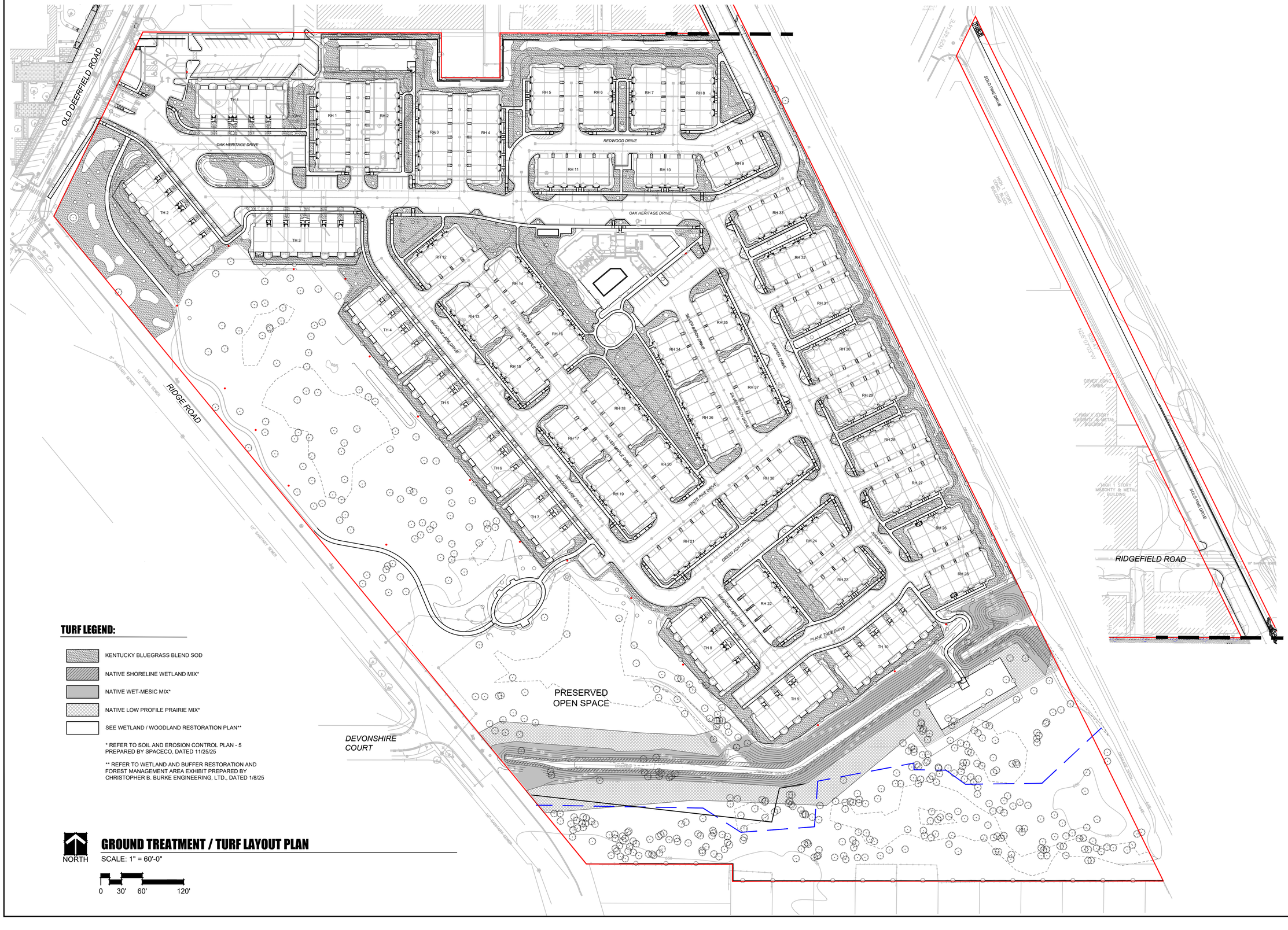
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
SITE FURNISHINGS & SIGNS

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'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
3.	2/03/2026 SOUTH FENCE SETBACK
4.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

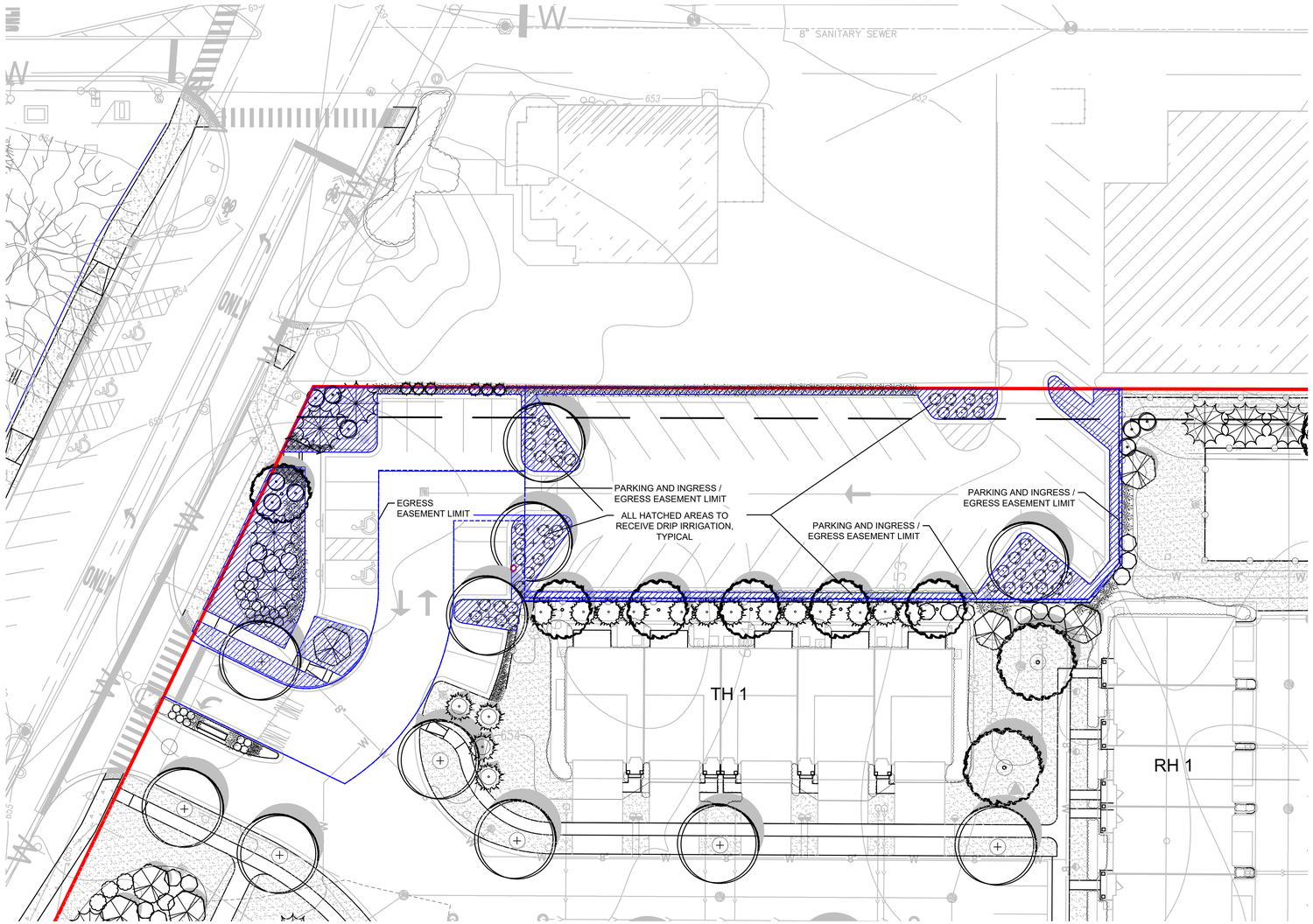
THE BOWERY of HIGHLAND PARK

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 BOWERY of HIGHLAND PARK.

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	1/22/26 PER CONDITIONS FOR APPROVAL
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- IRRIGATION PLAN
PARKING LOT EASEMENT AREA

SHEET NUMBER

L7.0

EXHIBIT H

LANDSCAPING PLAN – POLICE STATION

CITY OF HIGHLAND PARK
POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER (JOINT VENTURE)

HDC M/I HP VENTURE, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563
TEL (630) 426-1370
CONTACT: TODD GAWRONSKI

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

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	TREE PRESERVATION NOTES DETAIL: TREE PROTECTION FENCE DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	SHEET KEY
L1.0	HARDSCAPE PLANS DETAILS: ROUND CONCRETE PLANTER
L2.0	LANDSCAPE PLAN SCHEDULE: PLANTS & MATERIALS LIST
L3.0	HARDSCAPE DETAILS: - MONUMENT - EXISTING BOLLARD DETAIL
L3.1	HARDSCAPE DETAILS: - SECURITY BOLLARDS - STAND ALONE AND ARRAY

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(224) 241-8181

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

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

POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

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).

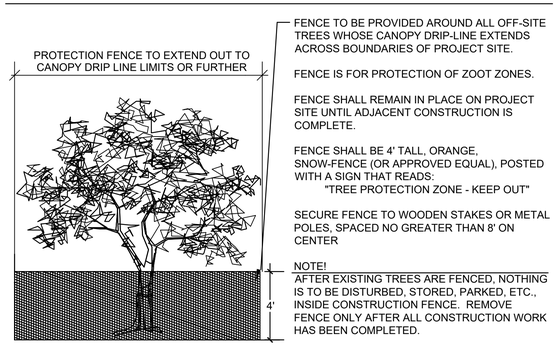
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   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.

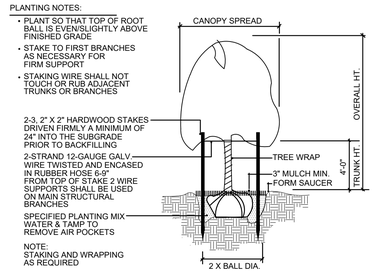
FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), 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

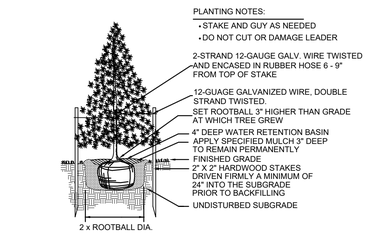
NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

DETAILS: PLANTING



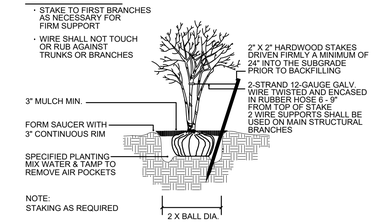
TREE PLANTING & STAKING

NOT TO SCALE



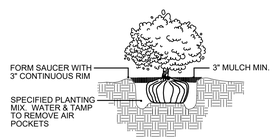
EVERGREEN TREE PLANTING

NOT TO SCALE



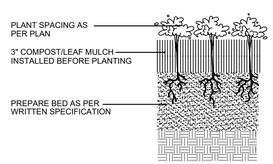
MULTI-TRUNK TREE STAKING

NOT TO SCALE



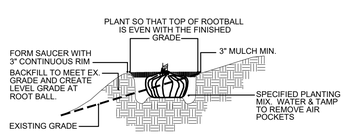
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

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 CITY, 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.

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
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PROJECT NAME AND SHEET TITLE

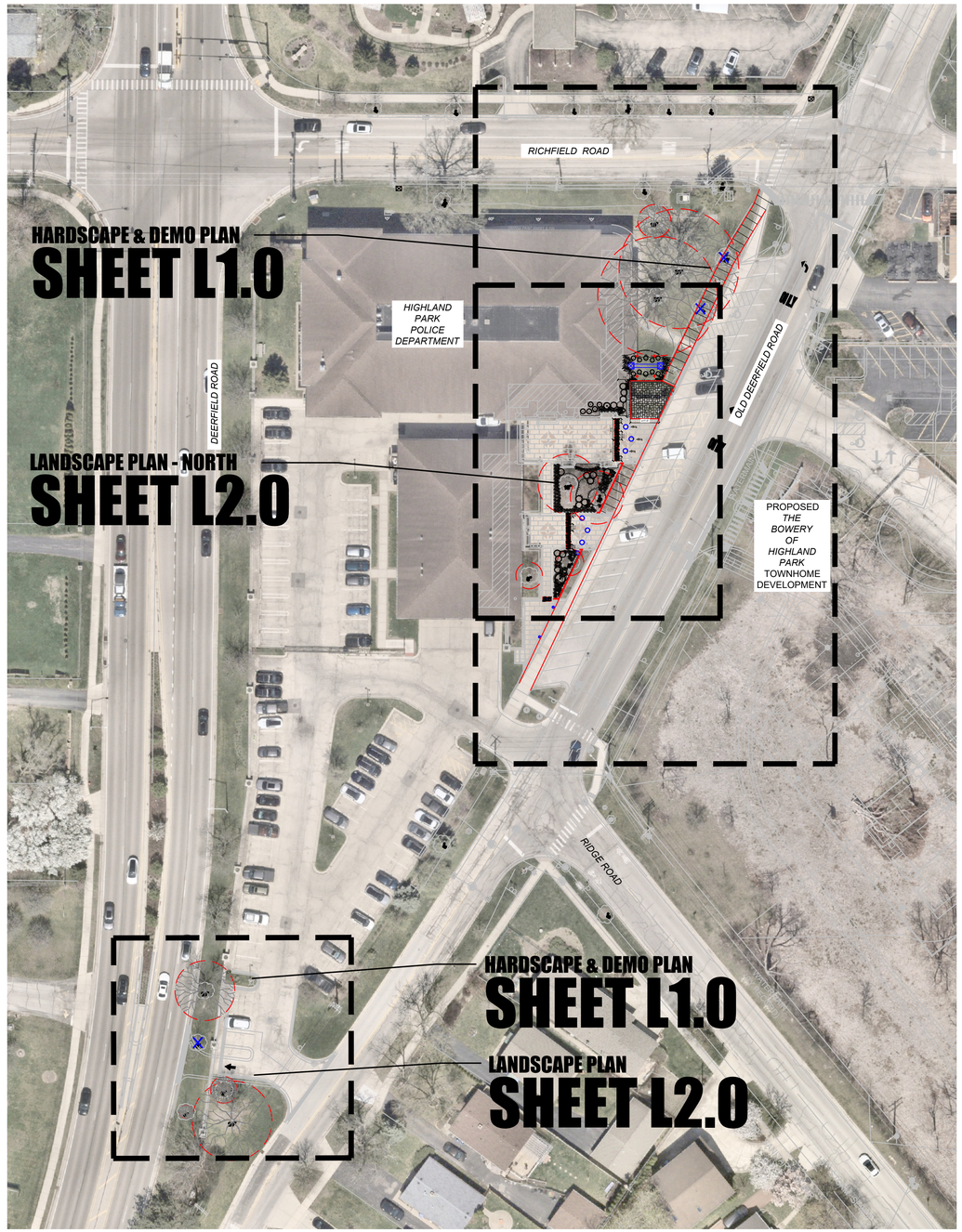
POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - NOTES & PLANTING DETAILS

SHEET NUMBER

L0.2



NORTH

SHEET KEY

SCALE: 1" = 40'-0"

0 5' 10' 20'

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SUITE 110
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CLIENT NAME AND ADDRESS

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - SHEET KEY

SHEET NUMBER

L0.3

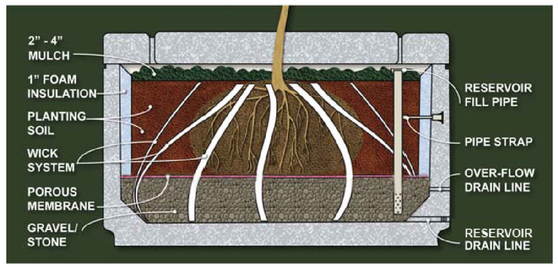
DETAIL: 36" ROUND PLANTER



SHAPE: ROUND



COLOR: A25 BROWN



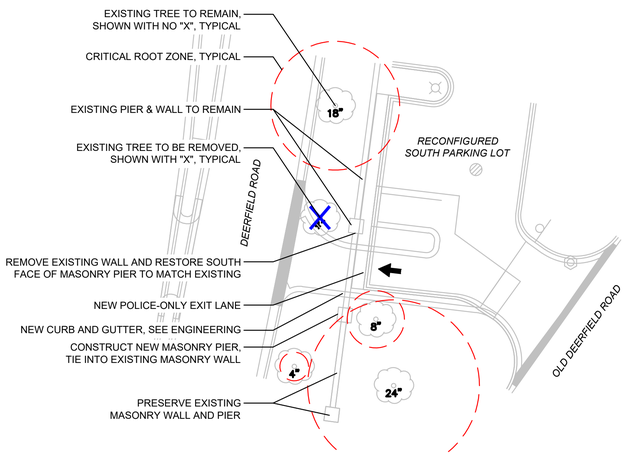
RESERVOIR SYSTEM

1 SPECIFICATION - 36" ROUND PLANTER

SHALL BE:

- QUANTITY: 3
- NAME: WAUSAU TILE - ROUND CONCRETE PLANTER
- MODEL: TF4090 - A25
- MATERIAL: ACID WASHED, REINFORCED CONCRETE
- MEASURES: 36"W X 24"H
- COLOR: ACID WASHED BROWN (A25)
- RESERVOIR SYSTEM

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS, SOUTH PLAZA, PLACEMENT PER PLAN

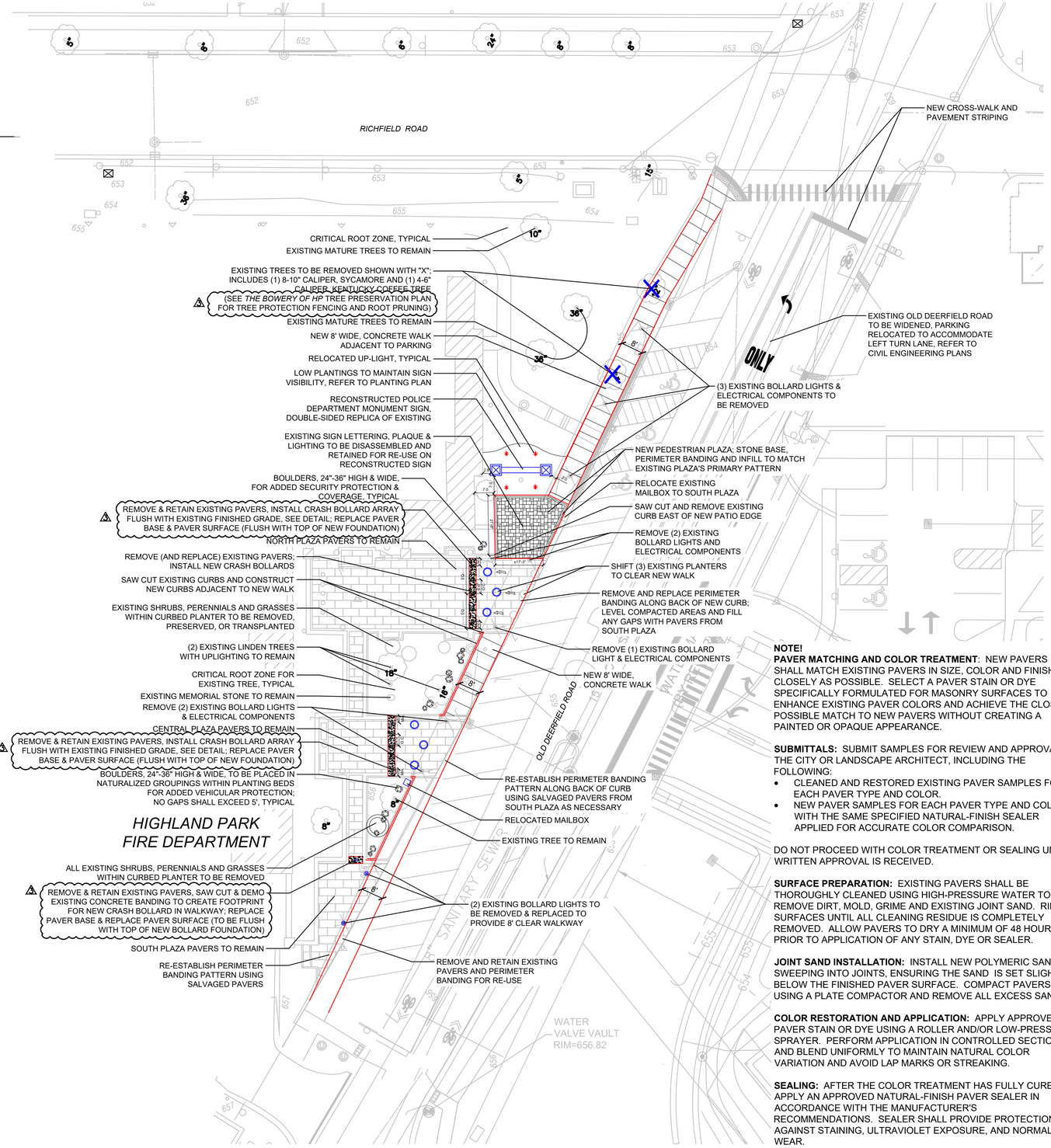


HARDSCAPE REMOVAL PLAN - DEERFIELD ROAD EGRESS

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'



HARDSCAPE PLAN - OLD DEERFIELD ROAD FRONTAGE

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

NOTE!
PAVER MATCHING AND COLOR TREATMENT: NEW PAVERS SHALL MATCH EXISTING PAVERS IN SIZE, COLOR AND FINISH AS CLOSELY AS POSSIBLE. SELECT A PAVER STAIN OR DYE SPECIFICALLY FORMULATED FOR MASONRY SURFACES TO ENHANCE EXISTING PAVER COLORS AND ACHIEVE THE CLOSEST POSSIBLE MATCH TO NEW PAVERS WITHOUT CREATING A PAINTED OR OPAQUE APPEARANCE.

SUBMITTALS: SUBMIT SAMPLES FOR REVIEW AND APPROVAL BY THE CITY OR LANDSCAPE ARCHITECT, INCLUDING THE FOLLOWING:

- CLEANED AND RESTORED EXISTING PAVER SAMPLES FOR EACH PAVER TYPE AND COLOR.
- NEW PAVER SAMPLES FOR EACH PAVER TYPE AND COLOR, WITH THE SAME SPECIFIED NATURAL-FINISH SEALER APPLIED FOR ACCURATE COLOR COMPARISON.

DO NOT PROCEED WITH COLOR TREATMENT OR SEALING UNTIL WRITTEN APPROVAL IS RECEIVED.

SURFACE PREPARATION: EXISTING PAVERS SHALL BE THOROUGHLY CLEANED USING HIGH-PRESSURE WATER TO REMOVE DIRT, MOLD, GRIME AND EXISTING JOINT SAND. RINSE SURFACES UNTIL ALL CLEANING RESIDUE IS COMPLETELY REMOVED. ALLOW PAVERS TO DRY A MINIMUM OF 48 HOURS PRIOR TO APPLICATION OF ANY STAIN, DYE OR SEALER.

JOINT SAND INSTALLATION: INSTALL NEW POLYMERIC SAND BY SWEEPING INTO JOINTS, ENSURING THE SAND IS SET SLIGHTLY BELOW THE FINISHED PAVER SURFACE. COMPACT PAVERS USING A PLATE COMPACTOR AND REMOVE ALL EXCESS SAND.

COLOR RESTORATION AND APPLICATION: APPLY APPROVED PAVER STAIN OR DYE USING A ROLLER AND/OR LOW-PRESSURE SPRAYER. PERFORM APPLICATION IN CONTROLLED SECTIONS AND BLEND UNIFORMLY TO MAINTAIN NATURAL COLOR VARIATION AND AVOID LAP MARKS OR STREAKING.

SEALING: AFTER THE COLOR TREATMENT HAS FULLY CURED, APPLY AN APPROVED NATURAL-FINISH PAVER SEALER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEALER SHALL PROVIDE PROTECTION AGAINST STAINING, ULTRAVIOLET EXPOSURE, AND NORMAL WEAR.

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CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

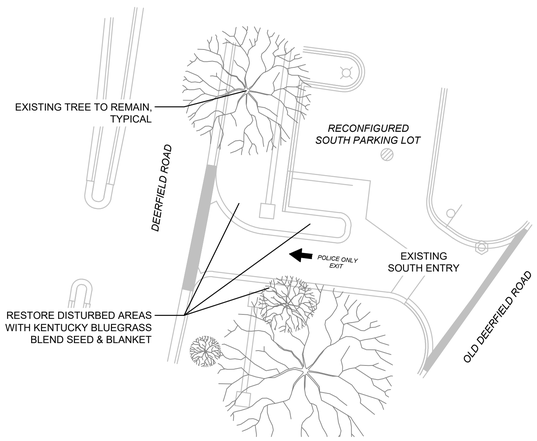
RENOVATION LANDSCAPE PLAN - HARDSCAPE PLAN

SHEET NUMBER

L1.0

SCHEDULE: PLANTS & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BXGV	5	36" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
MD	10	24" wide	Microbiota decussata	Siberian Cypress *(6"-18" high x 3-12' wide)*
Large Deciduous Shrubs				
FGBS	3	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HWD	3	7 Gal./36"	Hydrangea arborescens 'Dardom'	White Dome Smooth Hydrangea
HLL	1	48" high	Hydrangea paniculata 'Limelight'	Limelight Hydrangea *(8' high x 6' wide)*
HPLL	10	7 Gal./36"	Hydrangea paniculata 'Jane'	Little Lime Hydrangea *(3-5' high x 3-5' wide)*
VCC	1	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Ornamental Grasses				
CAO3	5	3 Gal.	Calamagrostis arundinacea 'Overdam'	Korean Reed Grass
HES	9	1 Gal.	Helictotrichon sempervirens	Blue Oat Grass
HMA	17	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
PAH3	5	3 Gal.	Pennisetum alopecuroide 'Hameln'	Dwarf Fountain Grass
SA	13	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	104	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials				
AXM	43	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
Groundcover				
ACG	75	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed *(Ajuga)*
VDB	352	3" Pot	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle *(11 flats)*
Materials				
-	3	EA.	-	Planters *(36" diameter)*
-	15	EA.	-	Boulders *(24"-36" high/wide)*
-	11	EA.	-	Security Bollard
-	5	C.Y.	-	Soil Amendments
-	14	C.Y.	-	Shredded Hardwood Mulch
-	510	S.F.	-	Pavers (match existing)
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

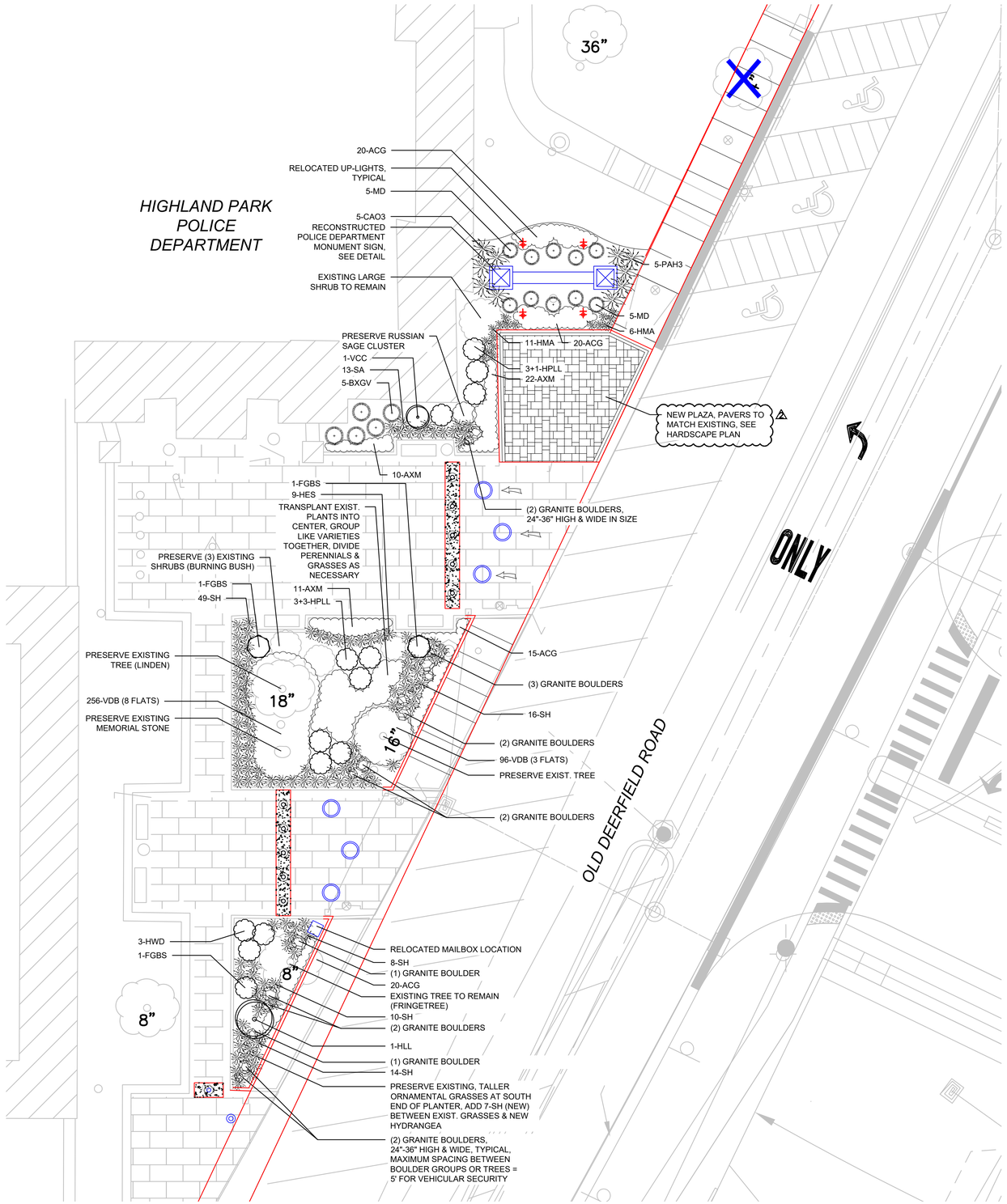


NORTH

LANDSCAPE PLAN - DEERFIELD ROAD EGRESS ⚠2

SCALE: 1" = 20'-0"

0 10' 20' 40'



NORTH

LANDSCAPE PLAN - OLD DEERFIELD ROAD FRONTAGE

SCALE: 1" = 10'-0"

0 5' 10' 20'

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
4.	
5.	
6.	
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

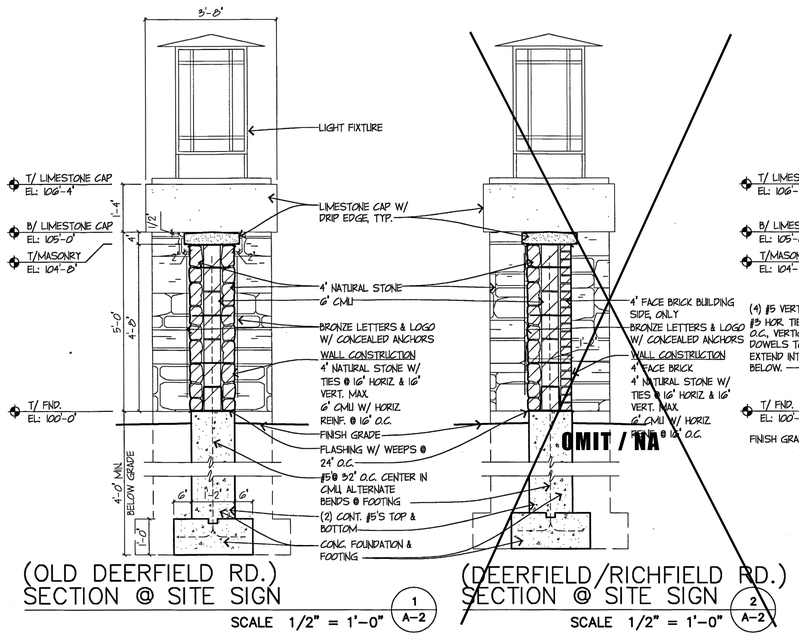
RENOVATION LANDSCAPE PLAN - LANDSCAPE PLAN

SHEET NUMBER

L2.0

SPECIFICATIONS & DETAILS

DETAILS: SITE FEATURES

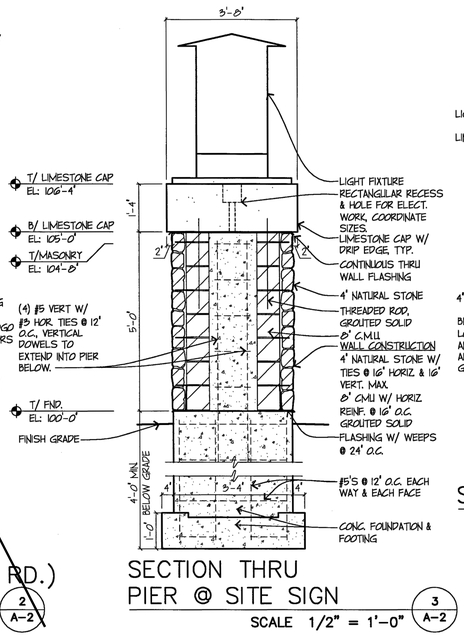


(OLD DEERFIELD RD.)
SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (1 / A-2)

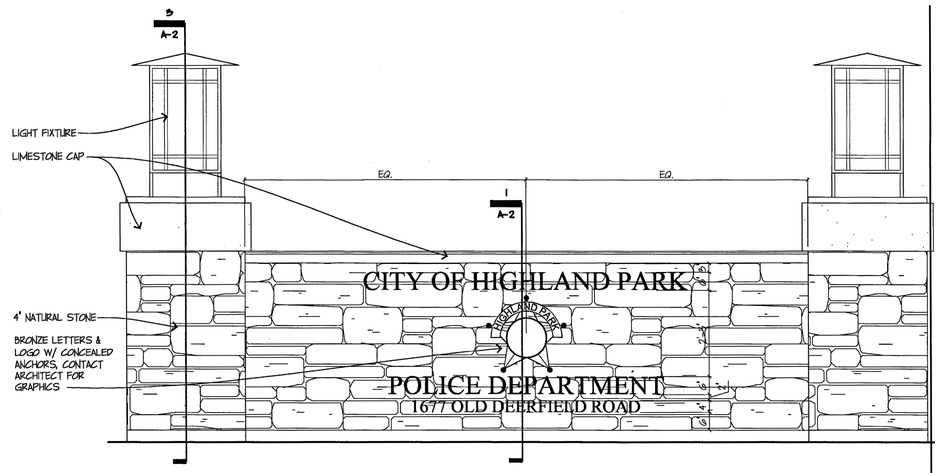
(DEERFIELD/RICHFIELD RD.)
SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (2 / A-2)



SECTION THRU
PIER @ SITE SIGN

SCALE 1/2" = 1'-0" (3 / A-2)



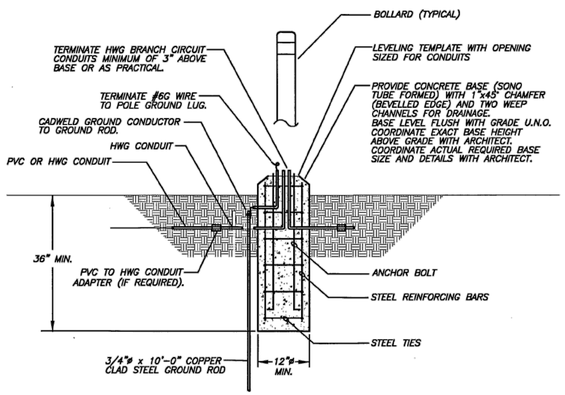
SITE SIGN ELEVATION

SCALE 1/2" = 1'-0" (4 / A-2)

NOTES:
1. EXISTING SIGN LIGHT FIXTURE, LETTERING, PLAQUE AND MATERIALS TO BE SALVAGED AND STORED IN A SAFE LOCATION UNTIL TIME OF REASSEMBLY.
2. SIGN DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
3. SIGN DETAILS PER SITE PLAN & DETAILS BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.*** PROJECT NO. 03134, ADDENDUM #4, DATED 10/07/04.

DETAIL: MONUMENT SIGN (EXISTING AND PROPOSED)

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



TYPICAL BOLLARD DIAGRAM

NOTES:
1. BOLLARD DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
2. BOLLARD DETAILS PER ELECTRICAL SITE PLAN BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.*** PROJECT NO. 03134, ISSUED FOR CONSTRUCTION 3/10/2005.

DETAIL: EXISTING BOLLARD*

NOT TO SCALE

*DETAIL PROVIDED FOR INFORMATIONAL PURPOSES FOR REMOVAL ONLY.

CONSTRUCTION / STRUCTURAL NOTE!
FINAL MATERIAL SELECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY / RESPONSIBILITY FOR RECOMMENDED SELECTIONS.

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
4.	
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - HARDSCAPE DETAILS & SPECIFICATIONS

SHEET NUMBER

L3.0

SPECIFICATIONS & DETAILS

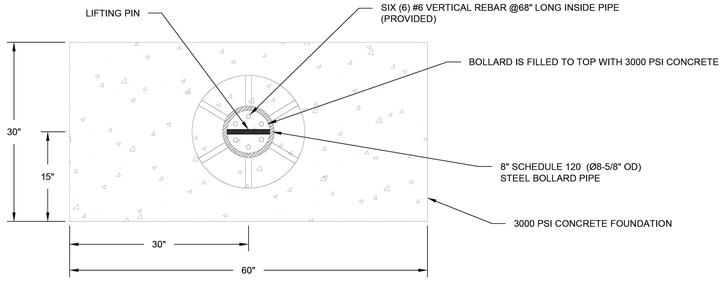
DETAILS: SITE FEATURES

1 SPECIFICATION - SECURITY BOLLARD

SHALL BE:

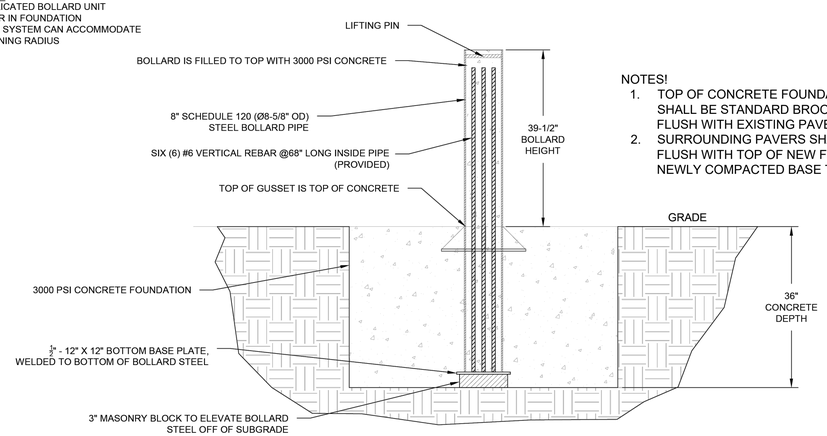
- QUANTITY: 11
- NAME: SET & POUR ASTM K4 CRASH RATED SECURITY BOLLARD
- MODEL: SPB-400; ASTM F2656-07 M30 P1 RATING (K4) PRE-FABRICATED UNIT
- MATERIAL: STEEL, POWDER COATED
- COVER COLOR: BROWN (PANTONE PQ-440C)
- INSTALL PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN 30 MPH CRASH RATING

- AVAILABLE THRU (OR APPROVED EQUAL):
  BARRON EQUIPMENT COMPANY, INC.
  4010 N BRADY STREET
  DAVENPORT, IA 52806-3903
  CONTACT: HUNTER HARRIS
  TEL (563) 391-1052



PLAN

KEY FEATURES:
1. PREFABRICATED BOLLARD UNIT
2. NO REBAR IN FOUNDATION
3. BOLLARD SYSTEM CAN ACCOMMODATE ANY TURNING RADIUS

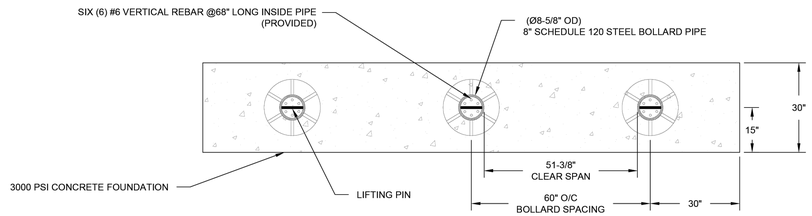


NOTES!
1. TOP OF CONCRETE FOUNDATION SHALL BE STANDARD BROOM FINISH, FLUSH WITH EXISTING PAVER SURFACE.
2. SURROUNDING PAVERS SHALL BE REPLACED FLUSH WITH TOP OF NEW FOUNDATION OVER NEWLY COMPACTED BASE TO MATCH EXISTING.

SECTION

DETAIL: SECURITY BOLLARD - STAND ALONE

NOT TO SCALE LOCATION: SOUTH WALK



KEY FEATURES:
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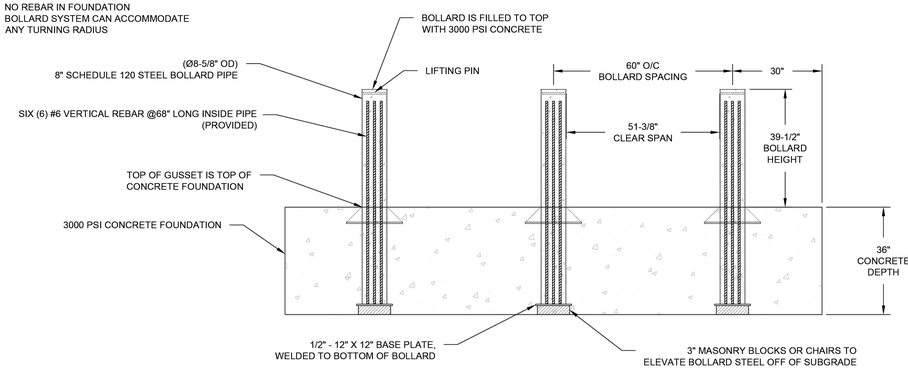

NOTE:
1. MODIFIED SPACING FOR SITE SPECIFIC CONDITIONS AVAILABLE.

DETAIL: SECURITY BOLLARD - ARRAY (3 SHOWN, 5 ACTUAL)

NOT TO SCALE LOCATION: PEDESTRIAN PLAZAS X 2

CONSTRUCTION / STRUCTURAL NOTE!
FINAL MATERIAL SELECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY / RESPONSIBILITY FOR RECOMMENDED SELECTIONS.

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	1/30/26 PAVER PLAZA
3.	6/10/26 SECURITY BOLLARDS
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - HARDSCAPE DETAILS & SPECIFICATIONS

SHEET NUMBER

L3.1

EXHIBIT I

TREE PRESERVATION AND TREE INVENTORY ADDENDUM

THE BOWERY of HIGHLAND PARK

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER (JOINT VENTURE)

HDC M/I HP VENTURE, LLC
5 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563
TEL (630) 426-1370
CONTACT: TODD GAWRONSKI

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

ARBORIST OF RECORD:
GARY R. WEBER ASSOCIATES, INC.
402 W. LIBERTY DRIVE
WHEATON, IL 60187
TEL (630) 668-7197
CONTACT: CARL PETERSON
ELLEN RAIMONDI-SCHWARTZ

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

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

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	NOTES: TREE INVENTORY 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-L1.4	TREE PRESERVATION / REMOVAL PLAN - FAR NORTH - NORTH - SOUTH - POLICE HEADQUARTERS

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - COVER

SHEET NUMBER

L0.1

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.

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 locations 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.

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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 BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION 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).

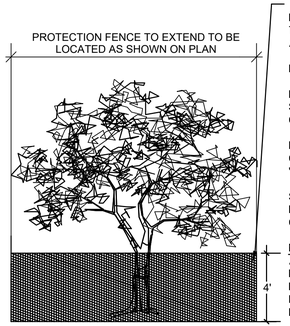
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   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.

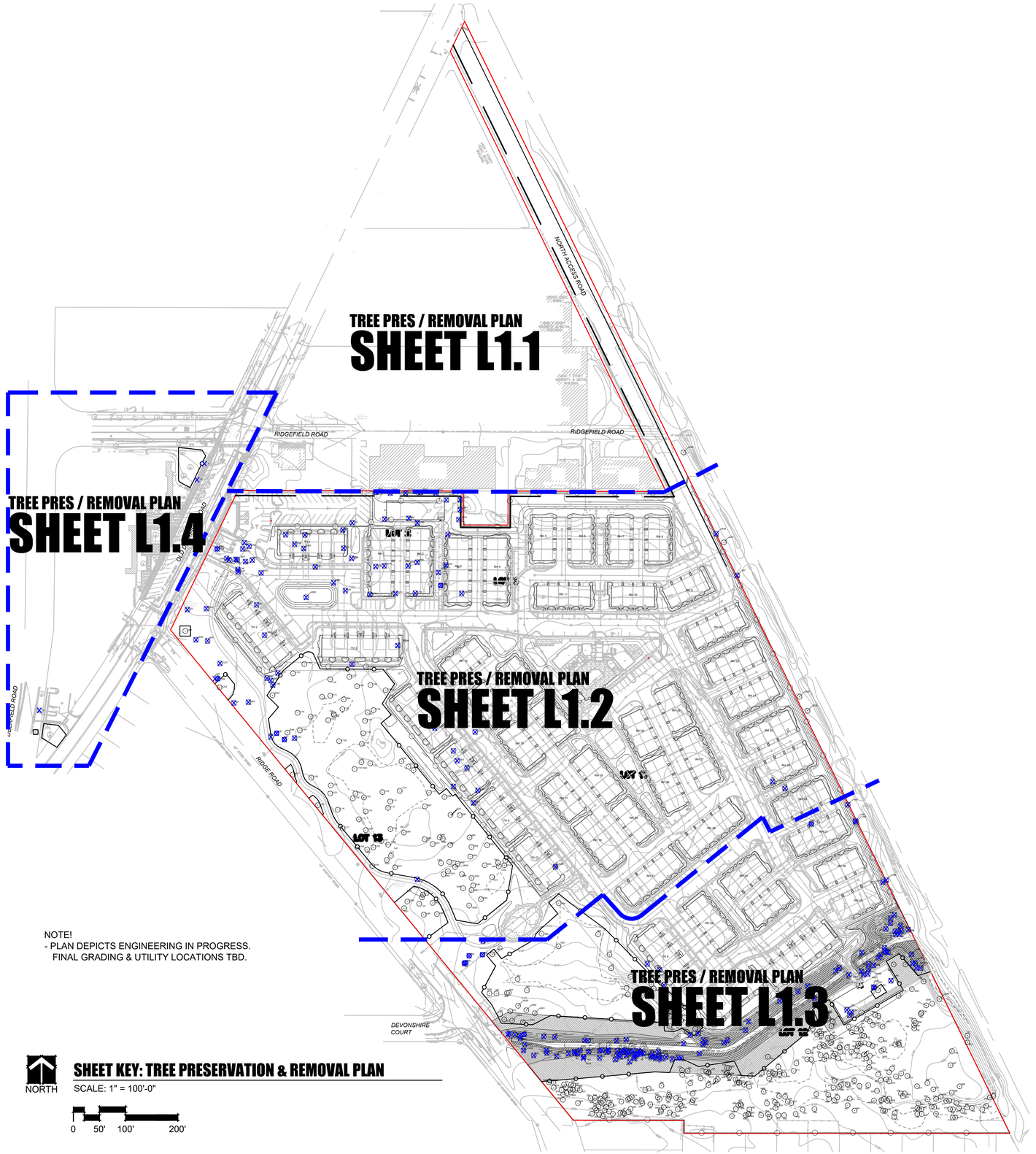
FENCE IS FOR PROTECTION OF ROOT ZONES.

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.

NORTH

SHEET KEY: TREE PRESERVATION & REMOVAL PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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.	6/10/26 FOR PERMIT
5.	
6.	
7.	
8.	
9.	
10.	

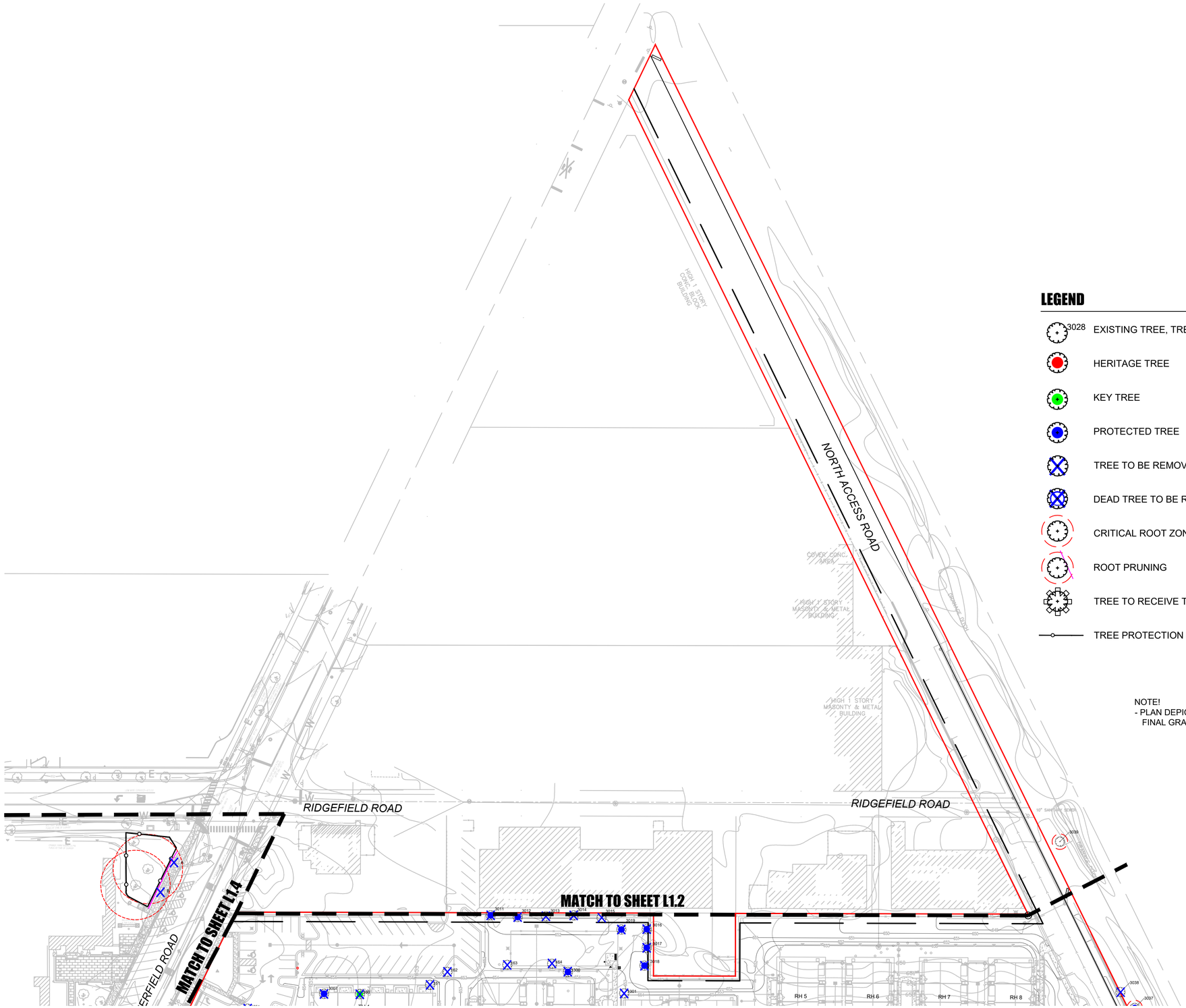
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN SHEET KEY

SHEET NUMBER

L1.0



LEGEND

- 3028 — 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.

NORTH

TREE PRESERVATION & REMOVAL PLAN - FAR NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

M/I HOMES

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

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3.	2/03/2026 SOUTH FENCE SETBACK
4.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN FAR NORTH

SHEET NUMBER

L1.1



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

LEGEND

- 3028 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'

M/I HOMES

HABITAT™

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CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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3.	2/03/2026 SOUTH FENCE SETBACK
4.	6/10/26 FOR PERMIT
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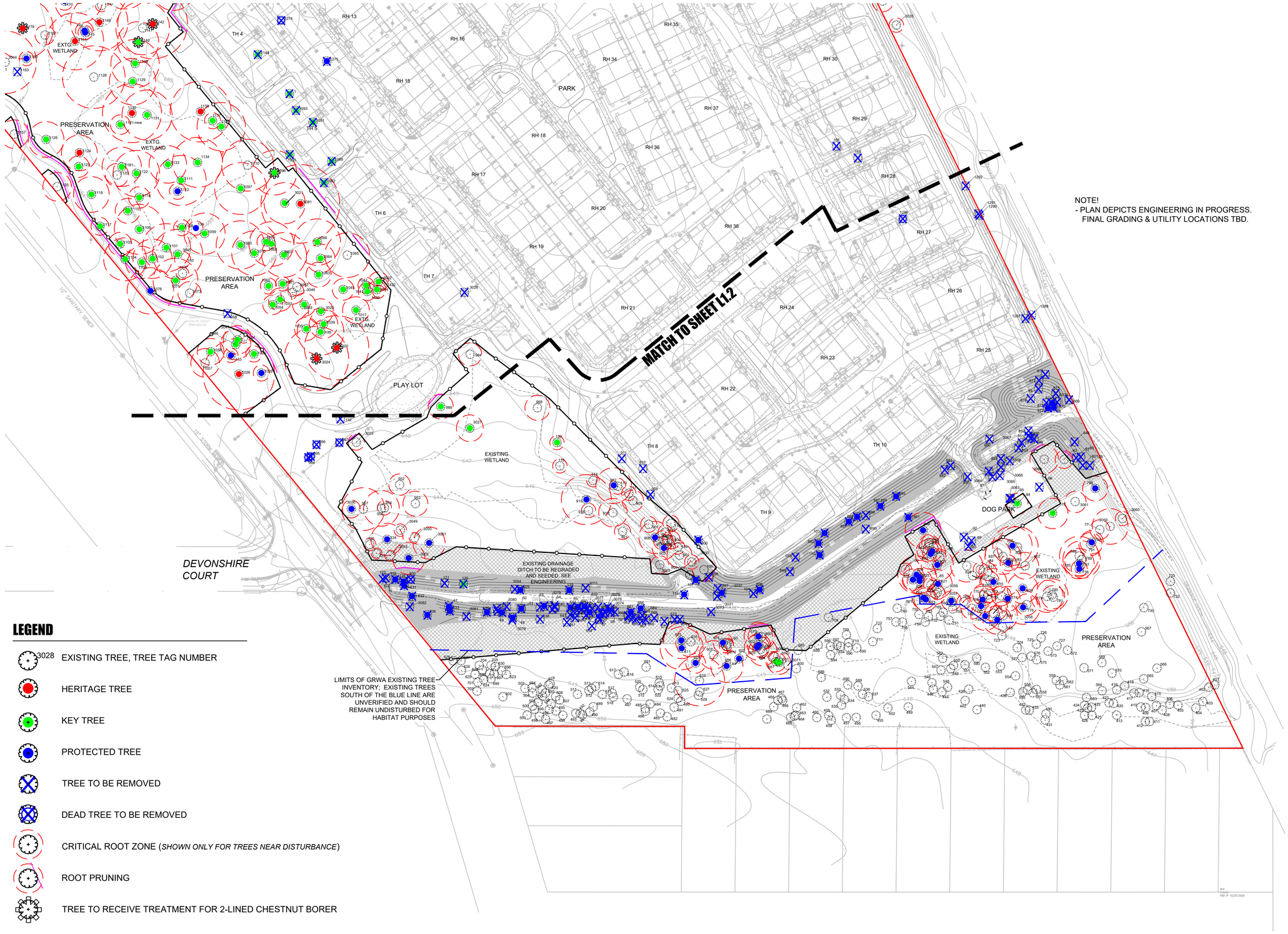
PROJECT NAME AND SHEET TITLE

THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN NORTH

SHEET NUMBER

L1.2



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

LEGEND

- 3028 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'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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
4.	6/10/26 FOR PERMIT
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PROJECT NAME AND SHEET TITLE

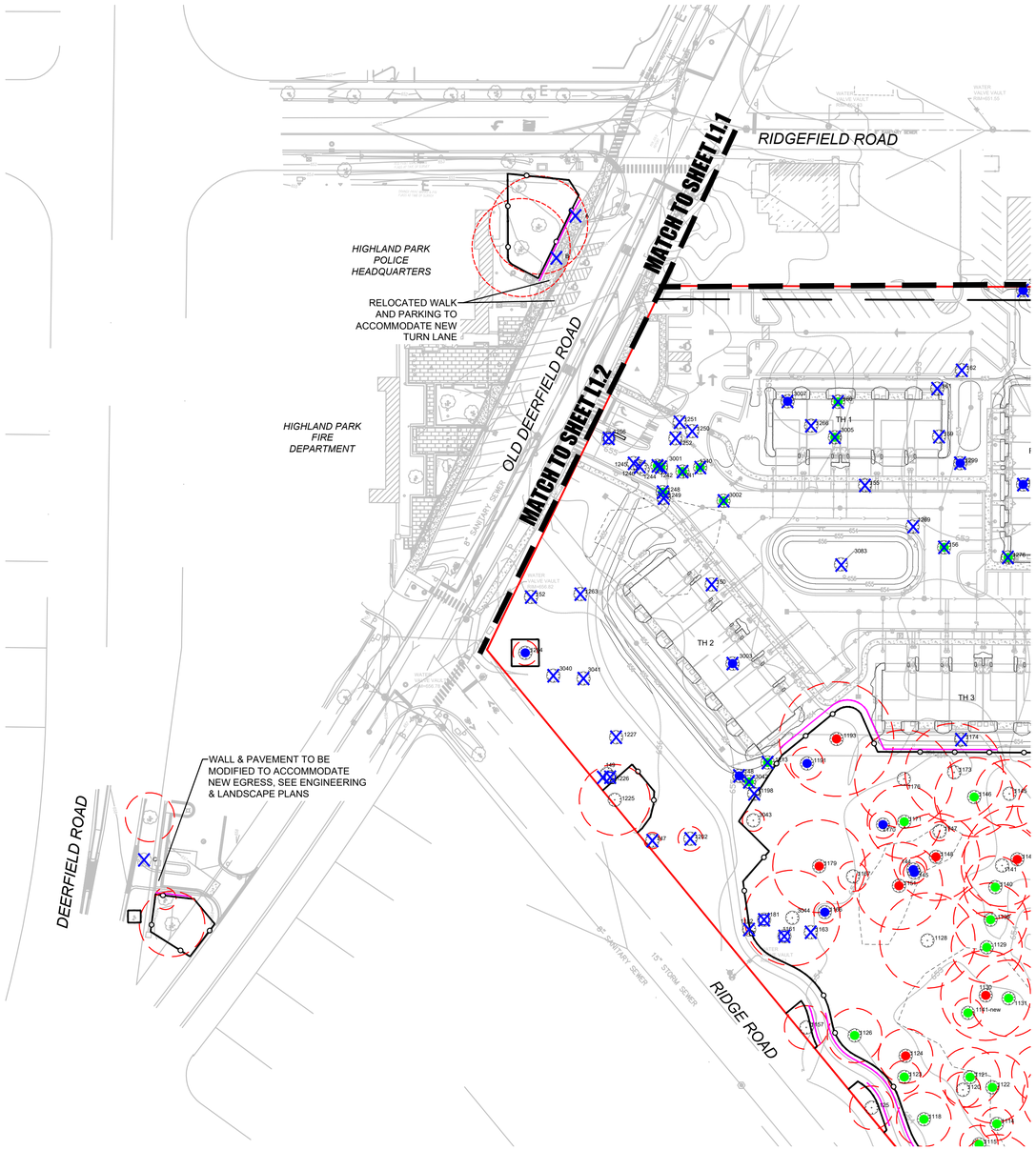
THE BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN SOUTH

SHEET NUMBER

L1.3

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



LEGEND

- 3028 — 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 - POLICE HEADQUARTERS

SCALE: 1" = 50'-0"

0 25' 50' 100'

M/I HOMES

HABITAT™

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

CLIENT NAME AND ADDRESS

HDC M/I HP VENTURE, 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 BOWERY of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL TREE PRESERVATION PLAN - TREE PRES / REMOVAL PLAN POLICE HEADQUARTERS

SHEET NUMBER

L1.4

TREE INVENTORY

The Bowery at Highland Park
M/I Homes of Chicago - MI26283
Inventory fieldwork date: 4/30/2026, 5/4/2026 & 5/14/26
Completed by: MGK, AM, ES

Revised: 6/10/26
Prepared by:

dickson design STUDIO

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 8" DBH and above tagged per the Highland Park ordinance
3) Invasive shrubs were not tagged

Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	10	3 - Fair	Lean	10% dead wood, Callus
44	**PRESERVE**		Protected			*Ulmus americana*	*Ulmus americana*	9	3 - Fair	Poor Form, Crown Lean, Crowded	
47	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Lean, Unbalanced, Crown Lean	
48	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean, Crowded	
49	REMOVE	2	Protected			*Robinia pseudoacacia*	Black Locust	8	3 - Fair	Lean, Crown Lean	
50	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Unbalanced, Poor Form, Crown Lean	
51	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	10	4 - Fair/Poor	Lean, Crown Lean	30% dead wood
53	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	4 - Fair/Poor	Strong lean, Crown Lean	20% dead wood
54	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	4 - Fair/Poor	Lean, Crown Lean, Crowded	Trunk Scar
55	REMOVE	0	Protected (DQ'd by condition)			*Acer neguno*	Box Elder	7	5 - Poor	Strong lean, Unbalanced, Poor Form, Crown Lean, Crowded	20% dead wood
57	REMOVE	0	Protected (DQ'd by condition)				Black Locust	8	4 - Fair/Poor	V-shaped joint, Split Risk, Fused Leaders, Lean, Crowded	Trunk Scar
58	REMOVE	0	Protected (DQ'd by condition)			*Morus alba*	White Mulberry	8	5 - Poor	Strong lean, Unbalanced, Poor Form, Crown Lean	50% dead wood
59	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	4 - Fair/Poor	Crown Lean, Crowded	Trunk Damage
60	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	7	4 - Fair/Poor	Unbalanced, Crown Lean	Sparse foliage
72	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	10	3 - Fair	Crown Lean, Crowded	
76	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	9	5 - Poor	Crowded	>50% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
77	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	11	4 - Fair/Poor	Lean, Poor Form, Crowded	Tip die-back
78	**PRESERVE**			Key		*Juglans nigra*	Black Walnut	17	3 - Fair	Poor Form	
79	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	Trunk Scar
80	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Poor Form, Crowded	Tip die-back
81	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Lean, Crowded	
82	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	4 - Fair/Poor	Lean, Poor Form	Tip die-back
83	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	9	3 - Fair	Poor Form, Crowded	
84	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8	4 - Fair/Poor	Poor Form, Crowded	Dead Limbs, Trunk Scar
85	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8	3 - Fair	Lean, Crowded	20% dead wood
88	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	7	4 - Fair/Poor	Lean, Crowded	40% dead wood
89	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	7	4 - Fair/Poor	Poor Form, Crown Lean	
90	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	9,5	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	
92	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	9,8,4,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crown Lean	
93	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	11	4 - Fair/Poor	Lean, Crown Lean, Crowded	
94	**PRESERVE**		Protected			*Juglans nigra*	Black Walnut	12	2 - Good		
95	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Poor Form	Trunk Damage
96	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	18	4 - Fair/Poor	Lean, Poor Form	Tip die-back
97	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	9	4 - Fair/Poor	Crown Lean, Crowded	40% dead wood
98	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	12	3 - Fair	Crown Lean, Crowded	
99	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	Trunk Scar
101	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	9	3 - Fair	Crown Lean	
102	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	10	3 - Fair		10% dead wood
103	REMOVE	0				*Acer saccharinum*	Silver Maple	7	4 - Fair/Poor	Crown Lean	Adventitious Growth, Tip die-back
104	REMOVE	0				*Ulmus americana*	American Elm	7	3 - Fair	Crown Lean, Crowded	
106	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	13	4 - Fair/Poor	Crown Lean	Adventitious Growth
107	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	9	3 - Fair	Poor Form	
109	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	4 - Fair/Poor		30% dead wood, Dead Leader, Adventitious Growth

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
110	**PRESERVE**		Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	9	4 - Fair/Poor	Crowded	Hollow, Cavity, Tip die-back
111	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8,3	5 - Poor	V-shaped joint, Double Leader, Split Risk	>50% dead wood, Peeling Bark
113	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	4 - Fair/Poor	Lean, Crown Lean, Crowded	
114	**PRESERVE**					*Ulmus pumila*	Siberian Elm	7	4 - Fair/Poor	Crown Lean	20% dead wood, Vines
115	**PRESERVE**		Protected			*Celtis occidentalis*	Hackberry	8	3 - Fair	Unbalanced, Crown Lean	Trunk Scar
116	REMOVE	2	Protected			*Ulmus americana*	American Elm	10	3 - Fair		Tip die-back
119	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	8	5 - Poor	Broken Leader	Adventitious Growth
120	REMOVE	3		Key		*Juglans nigra*	Black Walnut	13	3 - Fair	Crown Lean	
121	REMOVE	0	Protected (DQ'd by condition)			*Pyrus sp.*	Pear	11	5 - Poor	V-shaped joint, Split Risk, Fused Leaders	50% dead wood, Dead Leader
122	REMOVE	0				*Ulmus americana*	American Elm	7	6 - Dead		
123	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	6	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded, Undercut roots	
124	**PRESERVE**		Protected			*Gleditsia triacanthos*	Honey Locust	18	2 - Good		20% dead wood
125	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	7,5,4,4,3	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
126	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	9	3 - Fair	Poor Form	20% dead wood
127	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	6,4,4,3	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Leader
130	**PRESERVE**			Key		*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean	
132	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	8,6,3	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity
133	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Poor Form, Crown Lean	20% dead wood
134	**PRESERVE**					*Ulmus americana*	American Elm	7	3 - Fair	Crown Lean, Crowded	
135	**PRESERVE**			Key		*Quercus alba*	White Oak	26	3 - Fair		
139	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Poor Form, Crown Lean, Crowded	Adventitious Growth
140	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	6 - Dead		
144	**PRESERVE**		Protected			*Ulmus americana*	American Elm	10	3 - Fair	Poor Form, Crown Lean, Crowded	
145	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean, Crowded	
147	REMOVE	0				*Crataegus sp.*	Hawthorn	7	6 - Dead		
148	REMOVE	2	Protected			*Ulmus americana*	American Elm	9	3 - Fair	Unbalanced	
149	REMOVE	0				*Ulmus americana*	American Elm	7	4 - Fair/Poor	Crowded, Broken Leader	
150	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	12,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	
152	REMOVE	0				*Ulmus americana*	American Elm	7	3 - Fair	Poor Form, Crown Lean	
155	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	8,6,3,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
156	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean	
158	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	8	3 - Fair		10% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
159	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor		40% dead wood, Dead Leader
160	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	9	3 - Fair		Trunk Scar
161	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8	4 - Fair/Poor		40% dead wood
162	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	9	4 - Fair/Poor		40% dead wood
163	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	5 - Poor		>50% dead wood, Dead Leader, Trunk Scar
164	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	5 - Poor		40% dead wood, Dead Leader, Trunk Damage
165	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	24	4 - Fair/Poor		40% dead wood, Dead Limbs
166	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10,6	5 - Poor	V-shaped joint, Double Leader, Split Risk	
167	REMOVE	2	Protected			*Ulmus americana*	American Elm	12	3 - Fair	Crowded	
601	**PRESERVE**		Protected	Key		*Quercus macrocarpa*	Bur Oak	12	3 - Fair	Crowded	Adventitious Growth, Tip die-back
602	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crowded	10% dead wood
603	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Lean, Crown Lean, Crowded	20% dead wood
604	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16	4 - Fair/Poor	Lean, Crown Lean, Crowded	40% dead wood
606	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	18	3 - Fair	Crown Lean	Dead Limbs
607	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16,9	4 - Fair/Poor	V-shaped joint, Double Leader, Crown Lean	30% dead wood, Dead Leader
609	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Lean, Poor Form, Crowded	
610	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	28	4 - Fair/Poor	Lean, Unbalanced, Poor Form, Crown Lean, Broken Limb	
611	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	24	3 - Fair	Unbalanced, Crown Lean	
631	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Lean, Crown Lean, Crowded	
632	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Lean, Unbalanced, Supporting dead tree	
633	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	16,9,3	6 - Dead		
635	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Unbalanced, Crown Lean, Crowded	
637	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	24	4 - Fair/Poor	Unbalanced, Crown Lean	Cavity
638	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	13	4 - Fair/Poor	Lean	30% dead wood, Trunk Damage
639	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Lean, Crown Lean	10% dead wood
640	REMOVE	0	Protected (DQ'd by condition)			*Acer neguno*	Box Elder	8,6	5 - Poor	V-shaped joint, Double Leader, Split Risk, Lean, Crown Lean	50% dead wood, Dead Leader, Trunk Scar
641	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	10,10	5 - Poor	V-shaped joint, Double Leader, Split Risk, Lean, Crown Lean	20% dead wood, Trunk Scar
643	REMOVE	0	Protected (DQ'd			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Strong lean, Crown Lean, Crowded	20% dead wood, Trunk Scar
644	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Unbalanced, Crown Lean	
645	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Lean, Crown Lean	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
646	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	6	6 - Dead		
647	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12	5 - Poor	Strong lean, Unbalanced, Poor Form, Crown Lean, Broken Limb	Cavity
648	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean, Crown Lean, Crowded	30% dead wood
649	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	11	5 - Poor	Strong lean, Unbalanced, Crown Lean	50% dead wood, Trunk Scar
650	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	19	3 - Fair	Lean, Unbalanced, Crown Lean	
651	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	11	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean, Crowded	
652	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	10	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	20% dead wood, Adventitious Growth
653	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	21	3 - Fair	Lean, Unbalanced, Crown Lean	
654	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean	
655	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	22	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	
656	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	5 - Poor	Lean, Crowded	>50% dead wood, Dead Leader
657	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	8,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	>50% dead wood, Dead Leader
659	REMOVE	0	Protected (DQ'd by condition)			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Strong lean, Crown Lean, Crowded	20% dead wood
660	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	30% dead wood, Trunk Damage
661	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	24	3 - Fair	Lean, Crown Lean, Crowded	
662	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	8	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	30% dead wood, Trunk Scar
663	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	20% dead wood, Trunk Scar
664	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9,8	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Crowded, Broken Leader	
665	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	5 - Poor	Strong lean, Poor Form, Crown Lean	>50% dead wood
666	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	30	3 - Fair	Unbalanced, Crown Lean, Crowded	Tip die-back
667	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	10	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	20% dead wood, Trunk Scar

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
668	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean, Broken Leader	
669	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	7	5 - Poor	Strong lean, Unbalanced, Crown Lean	50% dead wood, Dead Leader, Trunk Scar
672	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	9	4 - Fair/Poor	Strong lean, Unbalanced, Poor Form, Crown Lean	
673	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	11,8	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk, Lean, Crown Lean	30% dead wood
674	REMOVE	0	Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	11,7,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Strong lean, Crown Lean, Horizontal Growth	20% dead wood
675	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Lean, Crown Lean	20% dead wood
676	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	17	4 - Fair/Poor	Lean, Unbalanced, Crown Lean, Broken Limb	30% dead wood
678	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Lean, Unbalanced, Crown Lean	
679	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	18,11	3 - Fair	V-shaped joint, Double Leader, Crown Lean	
680	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	17,6	4 - Fair/Poor	V-shaped joint, Double Leader, Crown Lean, Crowded	20% dead wood
687	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	11	3 - Fair	Crown Lean	20% dead wood, Tip die-back
689	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	9	5 - Poor	Poor Form, Crown Lean, Crowded	50% dead wood, Dead Leader, Adventitious Growth
706	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	12	3 - Fair	Lean, Unbalanced	20% dead wood
707	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean, Crowded	
744	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16	4 - Fair/Poor	Lean	Cavity
745	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crown Lean, Crowded	
746	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crown Lean	Dead Limbs
747	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Crowded	Dead Limbs
748	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	5 - Poor	Strong lean, Poor Form	
762	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Unbalanced, Crowded	
763	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Crowded	
766	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Crowded	
768	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9,8	5 - Poor	V-shaped joint, Double Leader, Split Risk	
769	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Poor Form, Crowded	
770	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	14	4 - Fair/Poor	Lean, Crowded	Dead Limbs
773	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	11	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	Sparse foliage
774	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Poor Form	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
776	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	12	4 - Fair/Poor	Crown Lean, Crowded	Sparse foliage
779	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	18,17	5 - Poor	V-shaped joint, Double Leader, Split Risk	
780	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	18	4 - Fair/Poor	Crown Lean, Crowded	Trunk Damage
781	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	13,11	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Crowded	
785	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Crown Lean, Crowded	Trunk Damage
787	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Crown Lean, Crowded	
788	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	21,20,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
789	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	22,17	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Broken Limb	
791	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	13	5 - Poor	Strong lean	Trunk Damage, Trunk Scar
792	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Lean, Crown Lean, Crowded	
796	**PRESERVE**		Protected			*Acer negundo*	Box Elder	14,11,10,9	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
801	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	27	4 - Fair/Poor	Poor Form, Broken Leader	Cavity, Trunk Scar
805	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	22	3 - Fair	Lean, Crowded	20% dead wood
806	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	23,15,9	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Strong lean	Trunk Scar
807	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	15,10	5 - Poor	V-shaped joint, Double Leader, Split Risk	
809	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	17,15	5 - Poor	V-shaped joint, Double Leader, Split Risk	20% dead wood, Dead Limbs
809-new	REMOVE	0				*Acer saccharinum*	Silver Maple	7	4 - Fair/Poor	Lean	Tip die-back, Trunk Scar
815	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Poor Form, Crowded	Callus
816	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	10	6 - Dead		
817	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	10	4 - Fair/Poor	Lean, Poor Form, Crowded	Dead Limbs, Trunk Scar
821	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Lean, Crowded	Callus
822	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Crown Lean, Crowded	Sparse foliage
823	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	12	3 - Fair	Unbalanced, Crown Lean, Crowded	
824	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	19	3 - Fair	Crowded	
825	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	16	3 - Fair	Crowded	
826	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	14	3 - Fair	Crowded	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
827	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	19,18	5 - Poor	V-shaped joint, Double Leader, Split Risk	Wood rot, Cavity, Trunk Scar
828	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	18,13,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Leader
830	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	17	4 - Fair/Poor	Poor Form, Crown Lean	
831	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	14,10	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	Tip die-back
832	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	20,16	5 - Poor	V-shaped joint, Double Leader, Split Risk	Dead Limbs
840	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	Stress
841	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Poor Form, Crown Lean, Crowded	
842	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	17	3 - Fair	Poor Form, Crowded	
843	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	12	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	
844	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Unbalanced, Poor Form, Crown Lean	
848	REMOVE	0				*Salix nigra*	Black Willow	19	4 - Fair/Poor	Poor Form	
849	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	4 - Fair/Poor	Poor Form, Crowded	Tip die-back
850	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Lean, Poor Form, Crowded	Tip die-back
851	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	5 - Poor	Strong lean, Poor Form	
852	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Poor Form, Crowded	Tip die-back
853	REMOVE		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	5 - Poor	Strong lean, Poor Form	Tip die-back, Trunk Damage
855	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	11,4	5 - Poor	V-shaped joint, Double Leader, Split Risk	
856	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Lean, Poor Form, Crowded	
860			Protected (DQ'd by condition)			*Ulmus pumila*	Siberian Elm	17	4 - Fair/Poor	Poor Form	Trunk Damage
861	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	22	3 - Fair	Poor Form	
869	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	4 - Fair/Poor	Lean, Crowded	Dead Leader
870	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	23	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Broken Limb	Cavity

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
872	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	18	3 - Fair	Poor Form, Crown Lean	
873	REMOVE	0				*Salix nigra*	Black Willow	17	6 - Dead		
874	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	21	3 - Fair	Lean, Crown Lean, Crowded	
875	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9,6	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	Trunk Scar
876	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	12,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crown Lean	
877	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	5 - Poor		>50% dead wood, Dead Leader, Adventitious Growth
878	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	14	4 - Fair/Poor	Lean, Crown Lean	Cavity, Trunk Scar
880	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	18	6 - Dead		
881	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	35,20,16	5 - Poor	V-shaped joint, Double Leader, Split Risk	
882	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	12,12	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Crowded	
885	REMOVE	2	Protected			*Ulmus americana*	American Elm	11	3 - Fair	Lean, Crown Lean	
886	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	11	5 - Poor	Strong lean, Broken Leader	>50% dead wood, Dead Leader, Adventitious Growth
887	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	24	3 - Fair		20% dead wood
888	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	19	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean, Crowded	
889	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Lean, Crowded	20% dead wood
890	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	14	4 - Fair/Poor		Dead Limbs, Tip die-back
891	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	32	3 - Fair		20% dead wood, Dead Limbs
892	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	11	5 - Poor		>50% dead wood, Adventitious Growth
894	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	22,18,9	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar
896	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	13,12,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
897	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	17	6 - Dead		
898	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	18	6 - Dead		
900	REMOVE	2	Protected			*Acer saccharinum*	Silver Maple	13	3 - Fair		Tip die-back
901	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	14	6 - Dead		
902	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	10,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	
903	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Crowded	
904	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	11	6 - Dead		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
905	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	6	6 - Dead		
906	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	18	3 - Fair		10% dead wood
907	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	9	6 - Dead		
908	REMOVE	0	Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	9	4 - Fair/Poor		Dead Leader, Trunk Scar
909	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	12	4 - Fair/Poor	Unbalanced	Dead Limbs
910	REMOVE	0	Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	12	4 - Fair/Poor		Dead Leader
911	REMOVE	0	Protected (DQ'd by condition)			*Acer saccharinum*	Silver Maple	11	4 - Fair/Poor		Wood rot, Cavity
912	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	20	3 - Fair	Lean	
915	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	28	3 - Fair		10% dead wood
916	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	8,7	6 - Dead		
919	**PRESERVE**					*Salix nigra*	Black Willow	16	3 - Fair	Lean, Crown Lean	
921	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	9	4 - Fair/Poor	Crown Lean	Tip die-back
925	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	15	3 - Fair	Poor Form	
930	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	11	6 - Dead		
932	REMOVE	2	Protected			*Populus deltoides*	Eastern Cottonwood	13	3 - Fair	Crown Lean	
952	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	12	6 - Dead		
953	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	14	6 - Dead		
954	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	8	6 - Dead		
955	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	20	6 - Dead		
957	**PRESERVE**		Protected (DQ'd by condition)			-	Unknown	24	6 - Dead		
968	**PRESERVE**		Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	14	6 - Dead		
984	**PRESERVE**			Key (DQ'd by condition)		*Quercus rubra*	Red Oak	13	4 - Fair/Poor		30% dead wood, Dead Leader, Trunk Scar
986	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	14	2 - Good		
994	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	18	6 - Dead		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
995	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	20	6 - Dead		
996	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	24,14	6 - Dead		
997	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	19	6 - Dead		
1014	**PRESERVE**			Key		*Quercus alba*	White Oak	10	3 - Fair	Unbalanced	
1017	**PRESERVE**			Key		*Quercus rubra*	Red Oak	15	3 - Fair	Unbalanced	
1020	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus alba*	White Oak	36	4 - Fair/Poor	Unbalanced	Dead Limbs, Tip die-back, Stress
1022	**PRESERVE**		Protected			*Ulmus americana*	American Elm	9	3 - Fair	Crowded	
1026	**PRESERVE**				Heritage	*Quercus alba*	White Oak	40	2 - Good		
1030	**PRESERVE**					*Quercus alba*	White Oak	9	3 - Fair	Unbalanced, Crown Lean, Crowded	
1035	**PRESERVE**			Key		*Quercus rubra*	Red Oak	13	3 - Fair	Lean, Unbalanced	20% dead wood
1039	**PRESERVE**			Key		*Quercus rubra*	Red Oak	16	3 - Fair		10% dead wood
1041	**PRESERVE**			Key		*Quercus rubra*	Red Oak	10	N	Crown Lean	
1042	**PRESERVE**			Key		*Quercus alba*	White Oak	9	3 - Fair	Crown Lean	Tip die-back
1045	**PRESERVE**			Key		*Quercus alba*	White Oak	12	3 - Fair	Unbalanced	10% dead wood
1049	**PRESERVE**			Key		*Quercus alba*	White Oak	13	3 - Fair		10% dead wood, Dead Limbs, Tip die-back
1052	**PRESERVE**			Key (DQ'd by condition		*Quercus bicolor*	Swamp White Oak	10	4 - Fair/Poor	Crown Lean, Crowded	Tip die-back, Stress
1053	**PRESERVE**			Key		*Quercus alba*	White Oak	13	3 - Fair	Lean, Crowded	10% dead wood
1054	**PRESERVE**			Key		*Quercus alba*	White Oak	11	3 - Fair	Unbalanced, Crowded	20% dead wood
1056	**PRESERVE**			Key		*Quercus alba*	White Oak	15	3 - Fair	Unbalanced	10% dead wood
1057	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	17	4 - Fair/Poor	Poor Form, Pruned Leader	Adventitious Growth
1058	REMOVE	0				*Fraxinus pennsylvanica*	Ash	17	6 - Dead		
1060	**PRESERVE**			Key		*Quercus bicolor*	Swamp White Oak	10	3 - Fair	Poor Form, Crown Lean	
1061	**PRESERVE**			Key		*Quercus rubra*	Red Oak	8	3 - Fair	Crown Lean, Crowded	
1063	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	14	4 - Fair/Poor		20% dead wood, Dead Limbs, Adventitious Growth, Stress
1064	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	16	3 - Fair	Crown Lean, Crowded	Dead Limbs
1065	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	25	4 - Fair/Poor		Dead Limbs, Adventitious Growth
1066	**PRESERVE**			Key		*Quercus alba*	White Oak	26	3 - Fair		Dead Limbs, Tip die-back
1067	**PRESERVE**			Key		*Quercus alba*	White Oak	29	3 - Fair	Lean, Crown Lean	Dead Limbs, Bark Fungus
1068	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Lean	Tip die-back
1069	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	10	4 - Fair/Poor	Poor Form, Broken Limb	Trunk Scar
1070	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Unbalanced, Crown Lean, Crowded	
1073	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	13	4 - Fair/Poor	Unbalanced, Crown Lean, Crowded	Trunk Damage
1075	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Unbalanced, Crowded	Cavity
1076	**PRESERVE**		Protected			*Ulmus americana*	American Elm	26	3 - Fair	Poor Form	Dead Limbs

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1077	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	6 - Dead		
1080	**PRESERVE**			Key		*Quercus alba*	White Oak	27	2 - Good	Lean	10% dead wood, Dead Limbs
1081	**PRESERVE**				Heritage	*Quercus alba*	White Oak	44	3 - Fair		Dead Limbs, Cavity, Tip die-back
1082	REMOVE	3		Key		*Quercus alba*	White Oak	24	2 - Good		
1089	REMOVE	3		Key		*Quercus alba*	White Oak	27	3 - Fair		
1091	REMOVE	3		Key		*Quercus alba*	White Oak	25	3 - Fair	Lean, Unbalanced	
1093	REMOVE	3		Key		*Quercus bicolor*	Swamp White Oak	29	4 - Fair/Poor	Broken Leader	Fungus-Stem, Cavity
1095	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	24	3 - Fair		30% dead wood, Dead Limbs
1096	**PRESERVE**			Key		*Quercus alba*	White Oak	25	3 - Fair	Unbalanced	
1097	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	29	3 - Fair		20% dead wood, Dead Limbs
1099	**PRESERVE**			Key		*Quercus alba*	White Oak	23	3 - Fair		30% dead wood, Dead Limbs
1101	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	27	3 - Fair	Crown Lean	30% dead wood, Dead Limbs, Adventitious Growth
1102	**PRESERVE**			Key		*Quercus alba*	White Oak	22	3 - Fair	Unbalanced, Crowded	20% dead wood, Dead Limbs, Trunk Scar
1103	**PRESERVE**			Key		*Quercus alba*	White Oak	18	3 - Fair	Unbalanced, Crown Lean, Crowded	
1104	**PRESERVE**			Key		*Quercus alba*	White Oak	24	3 - Fair	Crowded	30% dead wood, Dead Limbs
1105	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	13	3 - Fair	Crown Lean, Crowded	
1106	**PRESERVE**			Key		*Quercus alba*	White Oak	28	3 - Fair		20% dead wood, Dead Limbs
1108	**PRESERVE**			Key		*Quercus rubra*	Red Oak	9	3 - Fair	Unbalanced, Crown Lean	
1110	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	29	2 - Good		
1111	**PRESERVE**			Key		*Quercus alba*	White Oak	29	3 - Fair		Dead Limbs, Adventitious Growth
1112	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	5 - Poor	Crowded	40% dead wood, Dead Limbs, Peeling Bark
1114	**PRESERVE**			Key		*Quercus rubra*	Red Oak	12	3 - Fair	Lean	10% dead wood
1115	**PRESERVE**			Key		*Quercus rubra*	Red Oak	14	3 - Fair	Lean	20% dead wood
1117	**PRESERVE**			Key		*Quercus bicolor*	Swamp White Oak	10	3 - Fair	Unbalanced	
1118	**PRESERVE**			Key		*Quercus alba*	White Oak	20	3 - Fair	Unbalanced	Dead Limbs
1120	**PRESERVE**			Key (DQ'd by condition		*Ulmus americana*	American Elm	13	6 - Dead		
1121	**PRESERVE**			Key		*Quercus alba*	White Oak	22	3 - Fair	Lean, Crowded	Dead Limbs
1122	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	26	2 - Good		20% dead wood, Dead Limbs
1123	**PRESERVE**			Key		*Carya ovata*	Shagbark Hickory	12	3 - Fair	Crown Lean, Crowded	
1124	**PRESERVE**				Heritage	*Carya ovata*	Shagbark Hickory	20	2 - Good		
1125	**PRESERVE**			Key (DQ'd by condition		*Quercus macrocarpa*	Bur Oak	16	4 - Fair/Poor	Unbalanced, Crown Lean	Dead Limbs, Pruned Leader
1126	**PRESERVE**			Key		*Quercus alba*	White Oak	20	3 - Fair		20% dead wood, Dead Limbs
1128	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus alba*	White Oak	35	4 - Fair/Poor		Cavity, Adventitious Growth
1129	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	26	3 - Fair	Unbalanced	20% dead wood, Dead Limbs, Tip die-back
1130	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	33	3 - Fair	Unbalanced	10% dead wood
1131	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	28	3 - Fair	Unbalanced	10% dead wood
1133	**PRESERVE**			Key		*Quercus alba*	White Oak	21	3 - Fair		Dead Limbs, Adventitious Growth
1134	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	28	3 - Fair		30% dead wood, Dead Limbs
1136	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	27	3 - Fair	Crown Lean	
1137	**PRESERVE**			Key		*Quercus rubra*	Red Oak	9	3 - Fair	Lean	
1138	**PRESERVE**				Heritage	*Quercus alba*	White Oak	34	3 - Fair		10% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1139	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	27	3 - Fair	Unbalanced	30% dead wood, Dead Limbs
1140	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	23	3 - Fair	Unbalanced, Crown Lean, Crowded	20% dead wood
1141	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus macrocarpa*	Bur Oak	30	4 - Fair/Poor		Adventitious Growth, Tip die-back
1141-new	**PRESERVE**			Key		*Populus deltoides*	Eastern Cottonwood	11	3 - Fair	Lean, Crowded	no additional tree shown
1142	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	39	3 - Fair	Unbalanced, Crown Lean	
1143	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	23	3 - Fair	Unbalanced	Dead Limbs
1144	REMOVE	3		Key		*Quercus alba*	White Oak	16,9	3 - Fair	V-shaped joint, Double Leader, Crown Lean, Bark Fungus	
1145	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	25	6 - Dead		
1146	**PRESERVE**			Key		*Quercus alba*	White Oak	29	3 - Fair	Lean	Dead Limbs, Tip die-back
1147	**PRESERVE**					*Ulmus americana*	American Elm	7	3 - Fair	Poor Form	
1148	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	32,29	3 - Fair	V-shaped joint, Double Leader, Crown Lean	
1151	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	32	3 - Fair	Lean, Unbalanced, Crown Lean	Dead Limbs
1157	**PRESERVE**		Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	16	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean, Broken Leader	
1161	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	9	5 - Poor		
1163	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	9	4 - Fair/Poor	Broken Leader	Dead Leader, Adventitious Growth
1166	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crowded	
1167	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	11,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	
1170	**PRESERVE**		Protected			*Ulmus americana*	American Elm	10	3 - Fair	Crown Lean, Crowded	
1171	**PRESERVE**			Key		*Quercus alba*	White Oak	27	3 - Fair		Dead Limbs, Trunk Scar, Bark Fungus
1173	**PRESERVE**				Heritage	*Quercus alba*	White Oak	36	3 - Fair	Unbalanced	Tip die-back
1174	REMOVE	0			Heritage (DQ'd by condition)	*Quercus alba*	White Oak	30	4 - Fair/Poor	Unbalanced, Crown Lean	Dead Leader, Fungus-Stem, Cavity
1176	**PRESERVE**				Heritage (DQ'd by condition)	*Quercus alba*	White Oak	36	6 - Dead		
1179	**PRESERVE**				Heritage	*Quercus alba*	White Oak	34	3 - Fair	Broken Limb	10% dead wood, Dead Limbs
1181	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	6 - Dead		
1182	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	19	5 - Poor	V-shaped joint, Split Risk, Fused Leaders	
1191	**PRESERVE**		Protected			*Ulmus americana*	American Elm	12	3 - Fair	Poor Form	
1193	**PRESERVE**				Heritage	*Quercus macrocarpa*	Bur Oak	42	4 - Fair/Poor		Dead Limbs, Adventitious Growth, Tip die-back
1198	REMOVE	0		Key (DQ'd by condition		*Quercus alba*	White Oak	22	4 - Fair/Poor	Poor Form	Cavity
1202	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	10	4 - Fair/Poor	Unbalanced, Crown Lean	20% dead wood, Tip die-back
1213	REMOVE	3		Key		*Quercus bicolor*	Swamp White Oak	11	3 - Fair	Crown Lean	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1225	**PRESERVE**			Key (DQ'd by condition		*Quercus alba*	White Oak	26	4 - Fair/Poor	Unbalanced, Crown Lean, Broken Leader	Adventitious Growth
1226	REMOVE	0				*Fraxinus pennsylvanica*	Ash	9	6 - Dead		
1227	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	8	4 - Fair/Poor	Poor Form	Cavity
1240	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	15	3 - Fair	Unbalanced, Crown Lean, Crowded	
1241	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	16	3 - Fair	Unbalanced, Crown Lean	20% dead wood
1242	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	16	3 - Fair	Unbalanced, Crown Lean	
1244	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	13	4 - Fair/Poor	Crown Lean, Crowded	Adventitious Growth, Tip die-back
1245	REMOVE	0		Key (DQ'd by condition		*Quercus macrocarpa*	Bur Oak	16	4 - Fair/Poor	Crowded	Adventitious Growth, Tip die-back
1246	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	18,6	3 - Fair	Crowded	
1248	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	10	3 - Fair		Adventitious Growth
1249	REMOVE	0		Key (DQ'd by condition		*Quercus macrocarpa*	Bur Oak	19	4 - Fair/Poor	Unbalanced, Crown Lean	Adventitious Growth, Tip die-back
1250	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	15,11,9,8,5	6 - Dead		
1251	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	18	6 - Dead		
1252	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	14	4 - Fair/Poor	Poor Form, Crown Lean	Trunk Scar
1256	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8,8,7,6,5	6 - Dead		
1263	REMOVE	0				*Ulmus americana*	American Elm	7,7	5 - Poor	V-shaped joint, Double Leader, Split Risk	
1264	**PRESERVE**		Protected			*Ulmus americana*	American Elm	11	3 - Fair	Crown Lean	
1266	REMOVE	0		Key (DQ'd by condition		*Celtis occidentalis*	Hackberry	10	4 - Fair/Poor	Poor Form	50% dead wood, Cavity
1269	REMOVE	0				-	Unknown	13	6 - Dead		
1274	REMOVE	0				-	Unknown	10	6 - Dead		
1275	REMOVE	0	Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	9,8,6,6,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Broken Leader	Cavity, Trunk Scar
1276	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	11	3 - Fair	Unbalanced	20% dead wood
1277	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	9	3 - Fair		Tip die-back
1278	REMOVE	0		Key (DQ'd by condition		*Celtis occidentalis*	Hackberry	10	4 - Fair/Poor		Dead Limbs, Cavity, Trunk Scar
1280	REMOVE	0				*Fraxinus pennsylvanica*	Ash	12	6 - Dead		
1281	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	9	2 - Good		
1286	REMOVE	0	Protected (DQ'd by condition)			*Fraxinus pennsylvanica*	Ash	10,10	6 - Dead		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1287	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	21,20	5 - Poor	V-shaped joint, Double Leader, Split Risk	
1288	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12,7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Strong lean	>50% dead wood
1290	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	12	6 - Dead		
1291	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	9,9,7	6 - Dead		
1292	REMOVE	0	Protected (DQ'd			*Ulmus pumila*	Siberian Elm	14	6 - Dead		
1297	REMOVE	3		Key		*Acer rubrum*	Red Maple	15	3 - Fair		Trunk Scar
1299	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	9	3 - Fair		20% dead wood
1300	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	9	4 - Fair/Poor		>50% dead wood
1301	REMOVE	0		Key (DQ'd by condition		*Quercus rubra*	Red Oak	10	4 - Fair/Poor		10% dead wood, Dead Leader
1432	**PRESERVE**					*Quercus alba*	White Oak	6	3 - Fair	Unbalanced, Crown Lean, Crowded	
1433	**PRESERVE**					*Quercus alba*	White Oak	7	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	
1435	**PRESERVE**		Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8	4 - Fair/Poor	Crown Lean, Crowded	Adventitious Growth
1436	**PRESERVE**					*Ulmus americana*	American Elm	7	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean, Crowded	Dead Limbs
3001	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	13	3 - Fair	Crowded	
3002	REMOVE	3		Key		*Quercus macrocarpa*	Bur Oak	15	3 - Fair	Unbalanced, Crown Lean	
3003	REMOVE	2	Protected			*Ulmus americana*	American Elm	15	3 - Fair	Poor Form, Crown Lean	
3004	REMOVE	0		Key (DQ'd by condition		*Quercus rubra*	Red Oak	16	4 - Fair/Poor	Crown Lean	50% dead wood, Dead Limbs
3005	REMOVE	3		Key		*Celtis occidentalis*	Hackberry	14	2 - Good		10% dead wood
3007	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crowded	
3008	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	13	3 - Fair		20% dead wood
3009	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor		40% dead wood, Dead Leader
3010	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor		30% dead wood, Dead Leader, Trunk Scar
3011	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	8	3 - Fair	Crown Lean	
3012	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	8	3 - Fair		Dead Limbs
3013	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8	4 - Fair/Poor		Dead Limbs, Dead Leader, Fungus-Stem
3014	REMOVE	0				*Gleditsia triacanthos*	Honey Locust	7	4 - Fair/Poor	Crown Lean, Crowded	Dead Leader
3015	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8	4 - Fair/Poor	Crown Lean, Crowded	50% dead wood
3016	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	15	3 - Fair	Crowded	
3017	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	10	3 - Fair	Crowded	
3018	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	14	3 - Fair	Crowded	
3019	REMOVE	2	Protected			*Gleditsia triacanthos*	Honey Locust	12	3 - Fair		10% dead wood
3020	REMOVE	0				*Ulmus americana*	American Elm	7	3 - Fair		
3021	**PRESERVE**			Key		*Quercus alba*	White Oak	23	3 - Fair	Lean, Crown Lean, Crowded	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
3022	**PRESERVE**			Key		*Quercus alba*	White Oak	11	3 - Fair	Unbalanced, Crown Lean	
3023	**PRESERVE**			Key		*Quercus rubra*	Red Oak	14	3 - Fair	Lean, Crown Lean	
3024	**PRESERVE**				Heritage	*Quercus alba*	White Oak	36	3 - Fair		30% dead wood, Dead Limbs, Tip die-back
3025	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	9,4,4,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Limbs, Cavity
3026	**PRESERVE**		Protected			*Ulmus americana*	American Elm	10	3 - Fair	Poor Form, Crown Lean	
3027	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	15	3 - Fair	Crown Lean	Tip die-back
3028	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	8,7,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
3029	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	10	4 - Fair/Poor	Poor Form	Dead Limbs
3030	**PRESERVE**		Protected (DQ'd			*Ulmus pumila*	Siberian Elm	8,7	6 - Dead		
3031	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	8	4 - Fair/Poor	Poor Form, Crown Lean, Supporting dead tree	
3032	REMOVE	2	Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean	
3034	REMOVE	0				*Salix nigra*	Black Willow	15	4 - Fair/Poor	Lean, Crown Lean, Crowded	Trunk Scar
3035	**PRESERVE**		Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	8	4 - Fair/Poor	Poor Form, Crowded	
3036	**PRESERVE**		Protected (DQ'd by condition)			*Robinia pseudoacacia*	Black Locust	12	4 - Fair/Poor	Poor Form, Crowded	
3037	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crowded	
3038	REMOVE	0	Protected (DQ'd by condition)			*Ulmus americana*	American Elm	8,4	5 - Poor	V-shaped joint, Double Leader, Split Risk	
3039	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	8	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	
3040	REMOVE	0				*Crataegus sp.*	Hawthorn	6,5	5 - Poor	V-shaped joint, Double Leader, Split Risk, Unbalanced	Cavity
3041	REMOVE	0				*Crataegus sp.*	Hawthorn	6,4	4 - Fair/Poor	U-shaped joint, Double Leader	Trunk Scar
3042	REMOVE	3		Key		*Quercus bicolor*	Swamp White Oak	8	3 - Fair	Crown Lean	
3043	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	8	3 - Fair	Unbalanced	
3044	**PRESERVE**					*Quercus alba*	White Oak	35	4 - Fair/Poor		Dead Limbs, Cavity
3045	**PRESERVE**			Key		*Quercus macrocarpa*	Bur Oak	26	3 - Fair	Crown Lean, Crowded	Adventitious Growth
3046	**PRESERVE**			Key (DQ'd by condition		*Quercus rubra*	Red Oak	13,8	5 - Poor	V-shaped joint, Double Leader, Split Risk	20% dead wood
3047	**PRESERVE**			Key		*Quercus rubra*	Red Oak	16	3 - Fair	Lean, Crown Lean, Crowded	30% dead wood, Dead Limbs
3048	**PRESERVE**			Key		*Quercus alba*	White Oak	17	3 - Fair	Lean, Crowded	
3049	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	7,4,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk	
3050	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	6,5,5,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity
3051	**PRESERVE**		Protected			*Gleditsia triacanthos*	Honey Locust	18	3 - Fair		30% dead wood
3052	**PRESERVE**		Protected			*Gleditsia triacanthos*	Honey Locust	18	2 - Good		20% dead wood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
3053	**PRESERVE**		Protected (DQ'd by condition)			*Crataegus sp.*	Hawthorn	6,5,2,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	50% dead wood
3054	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	18,10	5 - Poor	V-shaped joint, Double Leader, Split Risk, Broken Leader	Dead Leader
3055	REMOVE	0	Protected (DQ'd by condition)			*Morus alba*	White Mulberry	12	4 - Fair/Poor	Lean, Broken Limb	
3056	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8	3 - Fair	Crown Lean, Crowded	20% dead wood
3057	**PRESERVE**		Protected			*Acer saccharinum*	Silver Maple	11	3 - Fair	Crown Lean, Crowded	
3058	**PRESERVE**		Protected			*Populus deltoides*	Eastern Cottonwood	19	3 - Fair	Crowded	
3059	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	20	4 - Fair/Poor	Unbalanced, Poor Form, Crown Lean	Cavity, Tip die-back
3060	**PRESERVE**		Protected (DQ'd			*Morus alba*	White Mulberry	8,6,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Limbs, Dead Leader
3061	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	4 - Fair/Poor	Lean, Poor Form	Dead Leader, Cavity, Trunk Damage
3062	**PRESERVE**					*Aesculus hippocastanum*	Horse Chestnut	7	4 - Fair/Poor	Poor Form	
3063	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	9	4 - Fair/Poor	Lean, Poor Form	Trunk Damage
3064	REMOVE	0	Protected (DQ'd by condition)			*Gleditsia triacanthos*	Honey Locust	16,10,8,7	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crowded	
3065	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	10	4 - Fair/Poor	Lean, Poor Form, Crowded	
3066	REMOVE	0	Protected (DQ'd by condition)			*Acer negundo*	Box Elder	12	5 - Poor	Strong lean	
3067	REMOVE	0	Protected (DQ'd by condition)			*Populus deltoides*	Eastern Cottonwood	34	4 - Fair/Poor	Broken Limb	Fungus-Stem, Trunk Damage, Callus
3068	**PRESERVE**		Protected (DQ'd by condition)			*Acer negundo*	Box Elder	16	5 - Poor	Strong lean, Poor Form	
3069	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	6	4 - Fair/Poor	Crown Lean, Crowded	20% dead wood, Tip die-back, Trunk Scar
3070	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	7	3 - Fair	Crown Lean, Crowded	20% dead wood, Adventitious Growth
3071	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	6	3 - Fair		Adventitious Growth
3072	**PRESERVE**		Protected			*Ulmus americana*	American Elm	8	3 - Fair	Crown Lean, Crowded	Adventitious Growth
3073	REMOVE	0				*Fraxinus sp.*	Ash	7	5 - Poor		>50% dead wood, Insect damage, Adventitious Growth
3074	REMOVE	0				*Morus alba*	White Mulberry	6	4 - Fair/Poor	Strong lean, Poor Form, Crown Lean, Crowded	
3075	REMOVE	0				*Morus alba*	White Mulberry	7	4 - Fair/Poor	Poor Form, Crown Lean, Crowded	Trunk Scar
3076	REMOVE	0				*Morus alba*	White Mulberry	7	5 - Poor	Strong lean, Poor Form, Crown Lean, Crowded, Broken Limb	
3077	REMOVE	0				*Populus deltoides*	Eastern Cottonwood	6	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	
3078	REMOVE	0				*Morus alba*	White Mulberry	6	4 - Fair/Poor	Lean, Poor Form, Crown Lean, Crowded	
3079	REMOVE	0				*Robinia pseudoacacia*	Black Locust	7	4 - Fair/Poor	Strong lean, Crown Lean, Crowded	
3080	REMOVE	0				*Ulmus americana*	American Elm	7	4 - Fair/Poor	Strong lean, Unbalanced, Crown Lean, Crowded	

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
3081	REMOVE	0				*Salix nigra*	Black Willow	17	5 - Poor	Split Leaders, Strong lean, Crown Lean	50% dead wood, Wood rot, Cavity
3082	REMOVE	0				*Ulmus americana*	American Elm	6	4 - Fair/Poor	Crown Lean, Topped, Near power lines	
3083	REMOVE	0				*Celtis occidentalis*	Hackberry	7	5 - Poor		50% dead wood
		162	**Total Replacements Required**								
POLICE HEADQUARTERS AND FIRE STATION SITE (TREES NOT TAGGED NOR INVENTORIED)											
A	REMOVE		Protected			*Platanus occidentalis*	Sycamore	10		Location: East side of Police Headquarters site, removal due to sidewalk relocation.	
B	REMOVE					*Gymnocladus dioicus*	Kentucky Coffeetree	6		Location: East side of Police Headquarters site, removal due to sidewalk relocation.	
C	REMOVE					*Celtis occidentalis*	Hackberry	4		Location: Southwest side of Police Headquarters site, removal due to conflict with new egress to Deerfield Road.	
SOUTH PRESERVATION AREA (TO REMAIN UNDISTURBED). TREES LISTED BELOW WERE INVENTORIED 11/18/22, BUT THEIR EXISTENCE REMAINS UNVERIFIED.											
401	**PRESERVE**					*Acer negundo*	Boxelder Maple	10	5		excessive lean, split trunk, damaged leader
402	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3		weak crotch, vine infested, slight sweep, twist in trunk
403	**PRESERVE**					*Salix nigra*	Black Willow	29	3		heavy deadwood, weak crotch, multiple leaders, suckering
404	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
405	**PRESERVE**					*Populus deltoides*	Cottonwood	17	3		minor deadwood, weak crotch, double leader
406	**PRESERVE**					*Salix nigra*	Black Willow	11	6		
407	**PRESERVE**					*Populus deltoides*	Cottonwood	16	2		minor deadwood, thin crown
408	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
409	**PRESERVE**					*Ulmus americana*	American Elm	10	3		over-topped, slight sweep
410	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
411	**PRESERVE**					*Quercus alba*	White Oak	11	4		one sided, damaged leader, epicormics, pruned for overhead wires
412	**PRESERVE**					*Quercus alba*	White Oak	10	4		damaged leader, epicormics, twist in trunk, pruned for overhead wires
413	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	15	3		minor deadwood, one sided, suckering, epicormics
415	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
416	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
417	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
418	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
419	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
420	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	7	2		over-topped, twist in trunk, epicormics
421	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	17	6		
422	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
423	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
424	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
425	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	9	3		one sided, twist in trunk, pruned for overhead wires
426	**PRESERVE**					*Quercus bicolor*	Swamp White Oak	8	3		overhead wires
430	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
431	**PRESERVE**					*Populus deltoides*	Cottonwood	22	3		heavy deadwood, weak crotch, slight lean, twist in trunk, double leader, trunk scar
432	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
433	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
436	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
438	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
440	**PRESERVE**					*Populus deltoides*	Cottonwood	23	3		minor deadwood, weak crotch, one sided, twist in trunk
442	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		minor deadwood, weak crotch, trunk scar, one sided
444	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
446	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
449	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
452	**PRESERVE**					*Ulmus americana*	American Elm	11	4		one sided, suckering, over-topped, slight sweep, pruned for side wires, double leader
455	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	16	3		suckering, multiple leaders
456	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		side wires
457	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	15	6		side wires
458	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	13	3		one sided, epicormics, pruned for side wires, double leader, slight sweep
459	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
460	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	11	3		one sided, epicormics, slight sweep, pruned for side wires
462	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		vine infested
463	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	9	3		minor deadwood, thin crown, epicormics
464	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	9	4		epicormics, vine infested, pruned for side wires, minor deadwood, weak crotch, slight sweep, double leader
465	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	15	3		minor deadwood, one sided, epicormics, slight sweep, pruned for side wires
466	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	17	6		
467	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
468	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
469	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	8	2		over-topped, epicormics, slight sweep
480	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
481	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
482	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		side wires
483	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		side wires
484	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
485	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
486	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		side wires
487	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
489	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
490	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
491	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
492	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		side wires
493	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
494	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		side wires
495	**PRESERVE**					*Tilia americana*	Basswood	11	3		one sided, suckering
496	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
497	**PRESERVE**					*Tilia americana*	Basswood	9	3		suckering, damaged leader, pruned for overhead wires
498	**PRESERVE**					*Tilia americana*	Basswood	11	3		suckering, damaged leader, thin crown, pruned for overhead wires (5), one sided
499	**PRESERVE**					*Tilia americana*	Basswood	11	2		thin crown, twist in trunk, one sided, trunk scar
500	**PRESERVE**					*Tilia americana*	Basswood	6	2		one sided, slight sweep, multiple leaders, minor deadwood
501	**PRESERVE**					*Tilia americana*	Basswood	11	2		one sided, pruned for side wires, weak crotch, slight sweep, double leader
502	**PRESERVE**					*Tilia americana*	Basswood	18	3		minor deadwood, slight sweep, multiple leaders
503	**PRESERVE**					*Tilia americana*	Basswood	8	3		one sided, over-topped, slight sweep
504	**PRESERVE**					*Tilia americana*	Basswood	10	3		trunk scar, one sided, twist in trunk
505	**PRESERVE**					*Tilia americana*	Basswood	10	3		one sided, twist in trunk
507	**PRESERVE**					*Ulmus americana*	American Elm	10	3		sweep, over-topped, minor deadwood
508	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
511	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
512	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
513	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
514	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
515	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
517	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
518	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
520	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
522	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
524	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
525	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
527	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
528	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
532	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
533	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
534	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
535	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
536	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	14	6		
537	**PRESERVE**					*Ulmus americana*	American Elm	16	3		over-topped, twist in trunk, double leader
544	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
546	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
547	**PRESERVE**					*Pinus strobus*	Eastern White Pine	7	4		trunk scar, over-topped, twist in trunk, sparse foliage
548	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
549	**PRESERVE**					*Pinus strobus*	Eastern White Pine	7	3		one sided, over-topped, slight sweep
550	**PRESERVE**					*Pinus strobus*	Eastern White Pine	9	3		thin crown, slight lean, one sided
551	**PRESERVE**					*Pinus strobus*	Eastern White Pine	9	3		one sided, limbed up, minor deadwood
552	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
553	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
554	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
555	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
556	**PRESERVE**					*Populus deltoides*	Cottonwood	22	3		minor deadwood, twist in trunk, multiple leaders
557	**PRESERVE**					*Populus deltoides*	Cottonwood	15	3		one sided, sweep, over-topped
558	**PRESERVE**					*Populus deltoides*	Cottonwood	18	3		heavy deadwood, dieback, slight sweep, double leader

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
559	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		weak crotch, slight lean, multiple leaders
561	**PRESERVE**					*Populus deltoides*	Cottonwood	10	6		
562	**PRESERVE**					*Populus deltoides*	Cottonwood	29	3		minor deadwood, one sided, slight lean, multiple leaders
563	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
564	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
565	**PRESERVE**					*Acer negundo*	Boxelder Maple	14	3		weak crotch, slight lean, double leader, minor deadwood, suckering
566	**PRESERVE**					*Acer negundo*	Boxelder Maple	12	3		vine infested, slight lean, twist in trunk, weak crotch
567	**PRESERVE**					*Acer negundo*	Boxelder Maple	16	3		slight lean, multiple leaders, decay, minor deadwood, suckering
569	**PRESERVE**					*Acer negundo*	Boxelder Maple	11	3		minor deadwood, weak crotch, slight lean, suckering
570	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	3		minor deadwood, weak crotch, thin crown, slight sweep, suckering
571	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3		minor deadwood, slight lean, twist in trunk
572	**PRESERVE**					*Acer saccharinum*	Silver Maple	9	3		over-topped, vine infested, slight lean, slight sweep, double leader
573	**PRESERVE**					*Populus deltoides*	Cottonwood	14	3		minor deadwood, twist in trunk, multiple leaders
575	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
576	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
577	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
580	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
582	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	15	6		
589	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
590	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
594	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	13	6		
595	**PRESERVE**					*Populus deltoides*	Cottonwood	12	4		minor deadwood, thin crown, twist in trunk, trunk scar, crossing branches
596	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	4		minor deadwood, sweep, suckering, over-topped, basal decay, decay
597	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, slight lean, slight sweep
598	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
599	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
600	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	12	6		
601	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	9	3	Crowded	Adventitious Growth, Tip die-back
602	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Crowded	10% dead wood
603	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Lean, Crown Lean, Crowded	20% dead wood
604	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Lean, Crown Lean, Crowded	40% dead wood
605	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6	Crown Lean	Dead Limbs
606	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3	V-shaped joint, Double Leader, Crown Lean	30% dead wood, Dead Leader
607	**PRESERVE**					*Populus deltoides*	Cottonwood	13	3	Lean, Poor Form, Crowded	
608	**PRESERVE**					*Populus deltoides*	Cottonwood	9	6	Lean, Unbalanced, Poor Form, Crown Lean, Broken Limb	
609	**PRESERVE**					*Populus deltoides*	Cottonwood	10	3	Unbalanced, Crown Lean	
610	**PRESERVE**					*Populus deltoides*	Cottonwood	24	3		broken limbs, slight sweep, minor deadwood
611	**PRESERVE**					*Populus deltoides*	Cottonwood	19	3		minor deadwood, weak crotch, multiple leaders
613	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
614	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
615	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
616	**PRESERVE**					*Ulmus pumila*	Siberian Elm	13	3		minor deadwood, basal scar, double leader
617	**PRESERVE**					*Ulmus pumila*	Siberian Elm	9	4		minor deadwood, vine infested, slight sweep, one sided
619	**PRESERVE**					*Tilia americana*	Basswood	15	3		one sided, sweep, over-topped, damaged leader, basal scar
620	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
623	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	11	6		
624	**PRESERVE**					*Tilia americana*	Basswood	12	3		minor deadwood, suckering, double leader
625	**PRESERVE**					*Ulmus americana*	American Elm	12	6		
626	**PRESERVE**					*Ulmus americana*	American Elm	8	4		overhead wires
627	**PRESERVE**					*Ulmus americana*	American Elm	13	6		
628	**PRESERVE**					*Ulmus americana*	American Elm	9	6		side wires
629	**PRESERVE**					*Ulmus americana*	American Elm	8	6		
630	**PRESERVE**					*Ulmus americana*	American Elm	11	6		
633	**PRESERVE**					*Ulmus americana*	American Elm	12	3		weak crotch, over-topped, slight sweep, minor deadwood
634	**PRESERVE**					*Salix nigra*	Black Willow	22	5		heavy deadwood, weak crotch, suckering, dieback, decay
635	**PRESERVE**					*Populus deltoides*	Cottonwood	14	3		slight sweep, double leader, one sided
637	**PRESERVE**					*Populus deltoides*	Cottonwood	21	3		broken limbs, slight sweep, minor deadwood
639	**PRESERVE**					*Populus deltoides*	Cottonwood	15	3		minor deadwood, double leader
640	**PRESERVE**					*Acer negundo*	Boxelder Maple	8	4		minor deadwood, sweep, over-topped, double leader
641	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	2		weak crotch, one sided, over-topped, slight sweep
643	**PRESERVE**					*Morus alba*	Mulberry	8	3		minor deadwood, slight lean, double leader, one sided
644	**PRESERVE**					*Populus deltoides*	Cottonwood	19	3		weak crotch, one sided, slight sweep, double leader, minor deadwood
645	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, slight lean, twist in trunk
646	**PRESERVE**					*Populus deltoides*	Cottonwood	6	5		suckering, thin crown, slight sweep, minor deadwood, sparse foliage
647	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	11	3		minor deadwood, slight sweep
648	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	10	3		weak crotch, over-topped, slight lean, slight sweep, heavy deadwood
649	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		minor deadwood, one sided, over-topped, slight lean, twist in trunk
650	**PRESERVE**					*Populus deltoides*	Cottonwood	17	3		slight sweep, minor deadwood
651	**PRESERVE**					*Populus deltoides*	Cottonwood	11	3		one sided, slight lean, double leader, over-topped, sweep
653	**PRESERVE**					*Populus deltoides*	Cottonwood	21	3		slight lean, twist in trunk, multiple leaders
654	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	2		slight lean, twist in trunk
655	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		minor deadwood, one sided, slight lean, twist in trunk, multiple leaders
656	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	5		minor deadwood, over-topped, thin crown, slight sweep, sparse foliage, decay
657	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	5		minor deadwood, weak crotch, one sided, over-topped, sparse foliage, dieback
658	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		trunk scar, sweep, excessive lean, growing hori ontally
659	**PRESERVE**					*Morus alba*	Mulberry	8	3		slight sweep, twist in trunk

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
660	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		one sided, over-topped, slight lean, slight sweep, double leader, crossing branches
661	**PRESERVE**					*Populus deltoides*	Cottonwood	22	2		multiple leaders, minor deadwood
662	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		over-topped, slight sweep, one sided, minor deadwood
663	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		one sided, over-topped, slight lean, minor deadwood
665	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	7	3		minor deadwood, over-topped, twist in trunk
666	**PRESERVE**					*Populus deltoides*	Cottonwood	26	3		minor deadwood, weak crotch, multiple leaders
667	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		minor deadwood, slight lean, twist in trunk, one sided
668	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	8	3		one sided, slight lean, twist in trunk, minor deadwood
669	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	9	3		minor deadwood, trunk scar, one sided, slight lean, twist in trunk
672	**PRESERVE**										
673	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	10	4		weak crotch, vine infested, twist in trunk, minor deadwood, split trunk
674	**PRESERVE**					*Robinia pseudoacacia*	Black Locust	10	2		one sided, twist in trunk, vine infested, minor deadwood
675	**PRESERVE**					*Populus deltoides*	Cottonwood	19	3		minor deadwood, suckering, multiple leaders, slight lean
676	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, weak crotch, double leader
678	**PRESERVE**					*Populus deltoides*	Cottonwood	9	3		minor deadwood, thin crown, slight lean
679	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		minor deadwood, one sided, slight lean
680	**PRESERVE**					*Populus deltoides*	Cottonwood	15	3		minor deadwood, slight lean, one sided
685	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
686	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
687	**PRESERVE**					*Quercus macrocarpa*	Bur Oak	8	2		twist in trunk, one sided
689	**PRESERVE**					*Populus deltoides*	Cottonwood	8	4		minor deadwood, thin crown, slight sweep, sparse foliage
691	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		one sided, vine infested, twist in trunk
692	**PRESERVE**					*Tilia americana*	Basswood	8	3		basal scar, one sided, over-topped, twist in trunk
693	**PRESERVE**					*Tilia americana*	Basswood	8	3		multiple leaders, slight sweep
694	**PRESERVE**					*Tilia americana*	Basswood	8	3		one sided, suckering, slight sweep
696	**PRESERVE**					*Tilia americana*	Basswood	8	3		basal scar, thin crown
697	**PRESERVE**					*Tilia americana*	Basswood	8	3		suckering, thin crown
698	**PRESERVE**					*Tilia americana*	Basswood	8	3		suckering, thin crown, double leader
699	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	7	6		
700	**PRESERVE**					*Tilia americana*	Basswood	7	3		weak crotch, one sided, suckering, thin crown
701	**PRESERVE**					*Ulmus americana*	American Elm	6	6		
702	**PRESERVE**					*Tilia americana*	Basswood	8	3		suckering, damaged leader, pruned for overhead wires
704	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	6	6		
705	**PRESERVE**					*Tilia americana*	Basswood	9	3		one sided, double leader, suckering
706	**PRESERVE**					*Gleditsia triacanthos*	Honeylocust	10	3		minor deadwood, one sided, double leader
707	**PRESERVE**					*Populus deltoides*	Cottonwood	8	4		minor deadwood, sweep, over-topped, sparse foliage
708	**PRESERVE**										
709	**PRESERVE**					*Morus alba*	Mulberry	11	3		slight lean, twist in trunk, minor deadwood

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
710	**PRESERVE**					*Acer negundo*	Boxelder Maple	11	4		minor deadwood, excessive lean, weak crotch, suckering
711	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
712	**PRESERVE**					*Morus alba*	Mulberry	18	3		minor deadwood, weak crotch, one sided, multiple leaders
723	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	10	6		
724	**PRESERVE**					*Populus deltoides*	Cottonwood	12	3		one sided, twist in trunk, double leader
725	**PRESERVE**					*Populus deltoides*	Cottonwood	10	4		thin crown, slight sweep, minor deadwood
726	**PRESERVE**					*Populus deltoides*	Cottonwood	20	3		minor deadwood, slight lean, twist in trunk, multiple leaders
727	**PRESERVE**					*Populus deltoides*	Cottonwood	16	3		slight sweep, multiple leaders, minor deadwood
730	**PRESERVE**					*Acer negundo*	Boxelder Maple	11	3		weak crotch, suckering, slight lean, double leader, one sided
732	**PRESERVE**					*Ulmus pumila*	Siberian Elm	12	3		vine infested, slight lean, twist in trunk, multiple leaders, broken limbs
733	**PRESERVE**					*Fraxinus americana*	White Ash	13	4		suckering, multiple leaders, minor deadwood, dieback
738	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	3		minor deadwood, excessive lean, slight sweep
743	**PRESERVE**					*Populus deltoides*	Cottonwood	9	5		minor deadwood, thin crown, twist in trunk, sparse foliage, heavy deadwood
750	**PRESERVE**					*Acer negundo*	Boxelder Maple	10	4		minor deadwood, suckering, dieback, slight sweep, double leader, dead tree caught in crown
751	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	8	6		
752	**PRESERVE**					*Salix nigra*	Black Willow	13	4		minor deadwood, excessive lean, double leader, suckering, one sided
753	**PRESERVE**					*Acer negundo*	Boxelder Maple	10	4		minor deadwood, suckering, thin crown, slight lean, double leader, one sided, decay
754	**PRESERVE**					*Fraxinus pennsylvanica*	Green Ash	9	6		
755	**PRESERVE**					*Ulmus americana*	American Elm	12	6		
756	**PRESERVE**					*Acer negundo*	Boxelder Maple	12	4		basal scar, weak crotch, trunk scar, double leader, slight sweep
757	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	4		weak crotch, suckering, slight sweep, double leader, dieback, multiple leaders
760	**PRESERVE**					*Populus deltoides*	Cottonwood	22	3		minor deadwood, multiple leaders, vine infested
761	**PRESERVE**					*Populus deltoides*	Cottonwood	9	4		minor deadwood, thin crown, slight lean, twist in trunk, sparse foliage
765	**PRESERVE**					*Acer negundo*	Boxelder Maple	9	3		minor deadwood, suckering, slight sweep, twist in trunk

TREES LISTED BELOW WERE SURVEYED AND INVENTORIED 11/18/22, BUT WERE NOT FOUND ON-SITE BY GRWA AND ARE CONSIDERED MISSING/DEAD OR REMOVED

105	MISSING					*Ulmus americana*	American Elm	6			
108	MISSING					*Acer saccharinum*	Silver Maple	6			
129	MISSING					*Quercus bicolor*	Swamp White Oak	9			
131	MISSING					*Malus spp.*	Crabapple	6			
137	MISSING					*Crataegus spp.*	Hawthorn	5			
138	MISSING					*Crataegus spp.*	Hawthorn	4			
153	MISSING					*Gleditsia triacanthos*	Honeylocust	9			
631	MISSING					*Populus deltoides*	Cottonwood	15			
632	MISSING					*Populus deltoides*	Cottonwood	14			

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
636	MISSING					*Ulmus americana*	American Elm	8			
735	MISSING					*Ulmus pumila*	Siberian Elm	18			
736	MISSING					*Acer negundo*	Boxelder Maple	14			
758	MISSING					*Morus alba*	Mulberry	16			
759	MISSING					*Ulmus pumila*	Siberian Elm	10			
767	MISSING					*Ailanthus altissima*	Tree-of-Heaven				
771	MISSING					*Populus deltoides*	Cottonwood				
777	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
786	MISSING					*Populus deltoides*	Cottonwood	12			
794	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
795	MISSING					*Fraxinus pennsylvanica*	Green Ash	8			
798	MISSING					*Ulmus pumila*	Siberian Elm	9			
799	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
800	MISSING					*Acer negundo*	Boxelder Maple	9			
801	MISSING					*Populus deltoides*	Cottonwood	29			
814	MISSING					*Populus deltoides*	Cottonwood				
835	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
836	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
837	MISSING					*Ulmus pumila*	Siberian Elm				
838	MISSING					*Ulmus americana*	American Elm				
839	MISSING					*Populus deltoides*	Cottonwood				
845	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
859	MISSING					*Gleditsia triacanthos*	Honeylocust				
862	MISSING					*Fraxinus pennsylvanica*	Green Ash	8			
863	MISSING					*Fraxinus pennsylvanica*	Green Ash	9			
865	MISSING					*Populus deltoides*	Cottonwood	27			
866	MISSING					*Populus deltoides*	Cottonwood	21			
867	MISSING					*Populus deltoides*	Cottonwood	27			
868	MISSING					*Populus deltoides*	Cottonwood	17			
869	MISSING					*Acer negundo*	Boxelder Maple	11			
933	MISSING					*Ulmus americana*	American Elm	7			
938	MISSING					*Quercus rubra*	Red Oak	7			
944	MISSING					*Ulmus americana*	American Elm	20			
945	MISSING					*Fraxinus pennsylvanica*	Green Ash	18			
946	MISSING					*Ulmus americana*	American Elm	8			
947	MISSING					*Fraxinus pennsylvanica*	Green Ash	13			
948	MISSING					*Quercus bicolor*	Swamp White Oak	10			
950	MISSING					*Ulmus americana*	American Elm	18			
951	MISSING					*Fraxinus pennsylvanica*	Green Ash	9			
962	MISSING					*Fraxinus pennsylvanica*	Green Ash	9			
964	MISSING					*Populus deltoides*	Cottonwood	18			
966	MISSING					*Quercus bicolor*	Swamp white oak	14			
969	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
970	MISSING					*Fraxinus pennsylvanica*	Green Ash	15			
972	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
973	MISSING					*Fraxinus pennsylvanica*	Green Ash	11			
978	MISSING					*Ulmus americana*	American Elm	8			
980	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
981	MISSING					*Fraxinus pennsylvanica*	Green Ash	11			
999	MISSING					*Ulmus americana*	American Elm	14			
1000	MISSING					*Fraxinus pennsylvanica*	Green Ash	6			
1001	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
1011	MISSING					*Fraxinus americana*	White Ash	12			

TAG #	OUTCOME	REPLACEM'T REQUIRED	PROTECTED	KEY	HERITAGE	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH
1055	MISSING					*Fraxinus pennsylvanica*	Green Ash	8			
1113	MISSING					*Quercus bicolor*	Swamp White Oak	27			
1231	MISSING					*Ulmus americana*	American elm	11			
1257	MISSING					*Fraxinus pennsylvanica*	Green Ash	7			
1265	MISSING					*Pinus nigra*	Austrian pine	14			
1298	MISSING					*Gleditsia triacanthos*	Honeylocust				
1434	MISSING					*Ulmus americana*	American elm	9			

EXHIBIT J

LIGHTING AND PHOTOMETRIC PLAN



ALL LIGHTING SHALL HAVE A COLOR TEMPERATURE RATING OF 3000K

FOR PARKING AREAS IN THE RM-1 ZONE: POLE MOUNTED LIGHTING FIXTURES SHALL NOT BE MOUNTED GREATER THAN 16'-0" AFG.

FOR AREAS OTHER THAN PARKING IN THE RM-1 ZONE: POLE MOUNTED LIGHTING FIXTURES SHALL NOT BE MOUNTED GREATER THAN 14'-0" AFG.

ELECTRICAL GENERAL NOTES

1. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURE TYPES, SPECIFICATIONS, LOCATIONS, AND QUANTITIES WITH ARCHITECT AND POLE/POST TOP AND COURTYARD FIXTURES WITH LANDSCAPE/CIVIL. REFER TO LEVEL 1 BUILDING PLANS FOR EGRESS SCONCES AT EXIT LOCATIONS.
2. ALL BUILDING FACADE AND LANDSCAPE LIGHTING TO HAVE AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK AS A FUNCTION OF DAWN/DUSK AND SET BUSINESS OPEN/CLOSE.
3. ALL EXTERIOR LIGHTING NOT CATEGORIZED AS LANDSCAPE OR BUILDING FACADE SHALL HAVE THE CAPABILITY OF AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK. ALSO, FIXTURES SHALL BE CAPABLE OF 30% POWER REDUCTION OF LIGHTING FIXTURES FROM MIDNIGHT TO 6:00AM.
4. ALL EXTERIOR LIGHTING CONTROLS TO MEET THE REQUIREMENTS OF IECC 2021 WITH ILLINOIS AMENDMENTS. COORDINATE CONTROL/OVERRIDE LOCATION(S) WITH OWNER. LABEL ACCORDINGLY.
5. REFER TO TECHNOLOGY PLANS FOR CONDUIT REQUIREMENTS.

1 SITE LIGHTING PLAN
SCALE: 1"=70'-0"

Salas O'Brien
salasobrien.com
Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

ISSUE DATE	DESCRIPTION
01/16/2026	FINAL ENGINEERING

2550-00652
BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

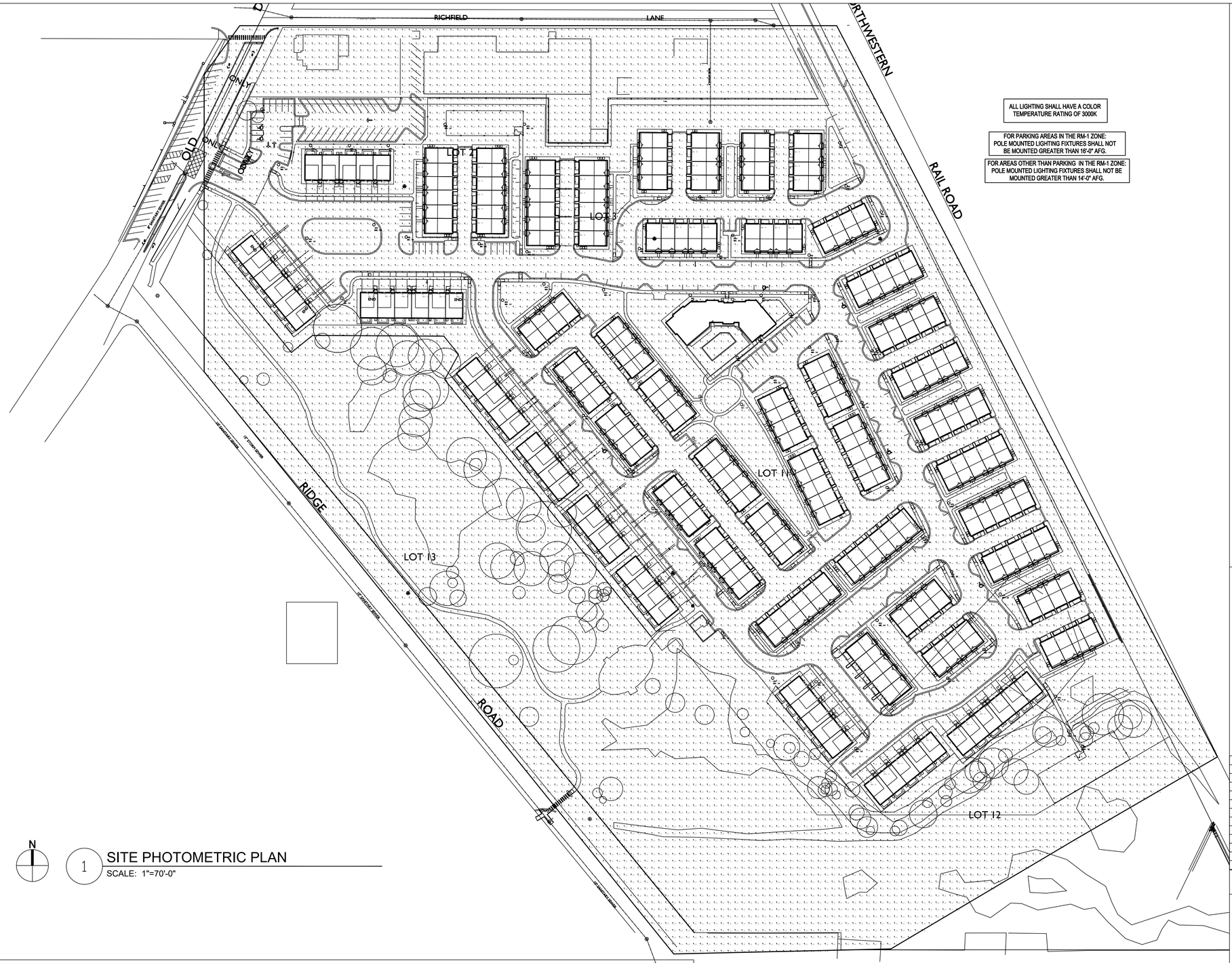
CHECKED BY | DRAWN BY

SHEET NAME

SITE LIGHTING PLAN

SHEET NUMBER | REVISION

E1.10



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1 SITE PHOTOMETRIC PLAN

SCALE: 1"=70'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	189	S	Single	ARK		0.900	1124	14.716	2781.324	9
	57	PT1	Single	UR20-56L-110-3K7-4W-BC-PT		0.900	8436	109	6213	14
	5	PT3	Single	UR20-24L-65-3K7-5W-PT		0.900	7010	65	325	14
	2	PT4	Single	UR20-24L-25-3K7-2-BC-PT		0.900	1724	25	50	7.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RIDGE RD PROP LINE SW	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE_Planar	Illuminance	Fc	0.50	9.5	0.0	N.A.	N.A.
POOL DECK + SURFACE	Illuminance	Fc	0.11	0.6	0.0	N.A.	N.A.

LPD Area Summary

Salas O'Brien

salasobrien.com

Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

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2550-00652
BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NUMBER: E1.11 | REVISION

Prin Outdoor Wall Light 1-Light | Glass Rectangle Shade 59157BK

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SPECIFICATIONS

Certifications/Qualifications

ADA Compliant	No
Prop65	No
DarkSky Approved	No
Location Rating	Wet
	kichler.com/warranty

Dimensions

Height	14"
Width	5.75"
Height From Center Of Wall Opening (Spec Sheet)	5.5"
Depth	7"
Weight	3.5 LBS
Canopy Height	6.5"
Canopy Width	4.75"
Canopy Depth	1"

Electrical

Input Voltage	120 V

Light Source

Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	100 W
Lamp Type	A
Socket Type	E26 (Medium)
Dimmable	Yes

Mounting/Installation

Interior/Exterior	Exterior Product
Mounting Weight	3.5 LBS
Install Glass Up Or Down	Down
Lead Wire Length	6
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass

Primary Material	Aluminum
Shade Description	Glass Rectangle Shade

Product/Ordering Information

Sku	59157BK
Finish	Black
UPC	783927074414

Finishes

- Black
- Olde Bronze



ALSO IN THIS FAMILY



59157BKDS



59157OZDS



59158BK



59158BKDS



59158OZ



59158OZDS

EXHIBIT K

PHASING PLAN

BOWERY OF HIGHLAND PARK
CONSTRUCTION LOGISTICS PLAN
6/10/26



N

SCALE 1" = 100'

0 100 200

LEGEND

WETLAND BUFFER

NOTES:

1. SEE GR1, GM1, UT1, AND SE1 FOR NOTES AND LEGENDS

Phase 1

Phase 2

Green Space

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

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL SITE PLAN

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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

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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

Phasing Plan for Select Improvements
The Bowery of Highland Park

Phase I

Public Improvements at Police Station
Old Deerfield Rd Road Improvements
Devonshire Ct. Crosswalk
Cavell Crosswalk
Winthrop Crosswalk
Clubhouse Construction Start
14 Space Police Parking Lot
28 Industrial Easement Parking

Phase II

West Tot Lot
Woodland Path
Access Road (including 12 public on-street Parking Spaces)”