



AGENDA
Planning, Building & Zoning Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

December 8, 2025

Council Chambers

**Immediately Following
Transportation & Road
Improvement Committee**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 11-10-2025
 - B. Planning, Building, & Zoning Committee 11-24-2025 Special
- 3. PUBLIC COMMENT**
- 4. NEW BUSINESS**
 - A. Approval of an Ordinance granting a Site Plan Amendment for Casey's restaurant located at 2069 N Barrington Road
 - B. Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF)
 - C. Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive
 - D. Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses
- 5. REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
- 6. PRESIDENT'S REPORT**
- 7. ITEMS IN REVIEW**
- 8. OTHER**
- 9. ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

November 10, 2025

1. ROLL CALL

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Patrick Kinnane, Trustee
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Jon Pape, Assistant Village Manager
Arthur Janura, Corporation Counsel
Patrick Seger, Director of HRM
Alan Wenderski, Director of Engineering
Jennifer Horn, Director of Trans. & Eng.
Audra Marks, Asst. Director of HHS
Ric Signorella, Cable TV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:12 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of October 13, 2025. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

**A. Approval of an Ordinance amending Section 10-8-1 of the Hoffman Estates
Municipal Code (Flood Hazard Area Requirements).**

An item summary sheet from Al Wenderski was presented to Committee.

Al Wenderski addressed the Committee and reported that the entire Section 10-8-1 is being replaced with an updated model ordinance provided by the State.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve an ordinance amending Section 10-8-1 of the Hoffman Estates Municipal Code (Flood Hazard Area Requirements). Voice vote taken. All ayes. Motion carried.

B. Approval of a First Amended and Restated Development Agreement between the Village of Hoffman Estates and Hoffman Estates Acquisitions LLC (Bell Works Townhomes).

An item summary sheet from Jennifer Horn was presented to Committee.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve a First Amended and Restated Development Agreement between the Village of Hoffman Estates and Hoffman Estates Acquisitions LLC (Bell Works Townhomes). Voice vote taken. All ayes. Motion carried.

5. REPORTS

A. Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was received and filed.

B. Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

C. Economic Development and Tourism Monthly Report.

The Economic Development and Tourism Monthly Report was received and filed.

6. PRESIDENT'S REPORT

7. ITEMS IN REVIEW

8. OTHER

9. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Trustee Arnet, to adjourn the meeting at 7:21 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

**Sp. PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

November 24, 2025

1. ROLL CALL

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Patrick Kinnane, Trustee
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Art Janura, Corporation Counsel
Jon Pape, Assistant Village Manager
Kasia Cawley, Chief of Police
Alan Wax, Fire Chief
Rachel Musiala, Finance Director
Al Wenderski, Director of Transportation
Kevin Kramer, Economic Dev. Director
Joe Nebel, Public Works Director
Audra Marks, Assistant HHS Director
Justin Roach, IT Infrastructure Manager
Ric Signorella, Multimedia Production
Manager**

The Planning, Building & Zoning Committee meeting was called to order at 7:15 p.m.

2. PUBLIC COMMENT

3. NEW BUSINESS

- A. Approval of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Chatham Drive, Essex Drive, Beacon Pointe Drive, Beverly Road, and Trillium Boulevard Rights of Way.**

An item summary sheet from Al Wenderski and Jenny Horn was presented to Committee.

The Committee reviewed and recommended approval of a license agreement with ComEd for underground electric distribution lines to support a second power route for the Compass Data Center. Two underground lines will be installed at varying depths (3–20 feet depending on location). Beverly Road includes a segment within township jurisdiction; township approval is expected by month-end. Village staff noted that a dedicated resident engineer will oversee neighborhood communications and restoration efforts.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to approve Approval of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Chatham Drive, Essex Drive, Beacon Pointe Drive, Beverly Road, and Trillium Boulevard Rights of Way. Voice vote taken. All ayes. Motion carried.

B. Approval of an Ordinance Authorizing the Execution of a Lot 8 Redevelopment Agreement and the Issuance of a TIF Note for Lot 8 in the Higgins/Hassell Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Higgins/Hassell TIF District).

An item summary sheet from Kevin Kramer was presented to Committee.

Key points included: Two-phase project: a five-story and a four-story building; studio, 1-bedroom, and 2-bedroom units; no 3-bedrooms.

Developer seeks reimbursement only from self-generated TIF increment.

Maximum reimbursement: \$5M for Phase 1 and \$3M for Phase 2 (total \$8M), with 6% annual interest, paid only from increment generated before TIF expiration (Dec. 31, 2035).

This TIF includes residential for the first time; school districts will report student counts and are reimbursed per-pupil costs before the increment split.

Remaining increment is split 95% developer / 5% village TIF account. Developer must purchase the property by March 1 or the agreement becomes void.

Discussion included concerns about approving the agreement before formal board consideration next week. Questions on tax base, student impact, and TIF structure.

Trustees noted the long-vacant condition of the property and supported redevelopment.

Staff noted low student generation is expected due to smaller unit sizes. Committee consensus: send item to the Village Board without recommendation for action next week.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to approve an Ordinance Authorizing the Execution of a Lot 8 Redevelopment Agreement and the Issuance of a TIF Note for Lot 8 in the Higgins/Hassell Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Higgins/Hassell TIF District). Voice vote taken. All ayes. Motion carried.

C. Approval of an Ordinance Authorizing the Issuance of a TIF Note for Higgins/Hassell Redevelopment Project Area Except Lot 8.

An item summary sheet from Kevin Kramer was presented to Committee.

The Committee reviewed changes needed after removing Lot 8 from the existing Hassell/Higgins TIF district obligations. Key Points:

The current redevelopment agreement with Disha must be terminated because it includes increment from Lot 8, which will now be handled under a separate project.

The existing TIF note totals \$8.8 million, with \$1.8 million already reimbursed.

A new TIF note will be issued to continue reimbursing the developer for previously completed, certified eligible work. No new redevelopment agreement is needed because no new development is tied to this action.

Two Main Changes in the New Note:

1. Increment from Lot 8 will no longer be included.
2. The revenue split changes from 50/50 to 75% developer / 25% village after administrative costs.

Village staff noted:

- Fewer future TIF-funded projects are expected in the area, so 25% should be enough for any needed improvements.
- Even with the new split, the developer may still not reach the full \$7 million remaining balance unless additional major redevelopment occurs.

Trustees commented that this structure would have been ideal years ago but acknowledged the property owner's prior leasing strategies hindered redevelopment.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to approve an Ordinance Authorizing the Issuance of a TIF Note for Higgins/Hassell Redevelopment Project Area Except Lot 8. Voice vote taken. All ayes. One Nay (Stanton). Motion carried.

4. OTHER

5. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Trustee Arnet, to adjourn the meeting at 7:54 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations/
Outreach, Office of the Mayor & Board

Date



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
December 8, 2025
ITEM 4A

REQUEST: Approval of an Ordinance granting a Site Plan Amendment for Casey's restaurant located at 2069 N Barrington Road

FROM: Kevin Anderson, Planner II

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

Casey's, a restaurant and gaming café, is seeking to occupy the tenant space at 2069 N Barrington Road. The 1,600 square foot tenant space is located between the Starbucks and Jimmy John's. The space was previously occupied by Wholesome Health Pharmacy.

The original site plan approval for the multi-tenant retail building at 2061–2071 N Barrington Road was approved in 2006. The original plan included one-way traffic circulation and one drive-thru window for Starbucks. In 2017, the site plan was amended to allow Jimmy John's to install a second drive-thru window. The Village had concerns at that time related to the available parking and the circulation given the demand for two restaurants and two separate drive-thru windows. To address this concern, a condition was included in the 2017 approval requiring Site Plan Amendment approval for any change in tenant or operations (such as expanded food menu/service or hours of operation by any of the tenants) that will increase parking or drive-thru demand for the site. Based on this condition, Casey's request to occupy 2069 N Barrington Road requires Site Plan Amendment approval.

PROPOSAL

The proposal includes interior tenant modifications only, with no proposed exterior site changes. The attached business plan outlines the proposed operations for the restaurant. The floorplan identifies table and bar seating for 22 patrons. There are also 6 gaming stations identified on the plans as well as a small lounge by the entrance. Casey's would operate 12:00 PM to 11:00 PM seven days a week. There would be one to two employees on site during hours of operation.

The business narrative identifies a full food menu. The Petitioner is separately seeking Village liquor and gaming licenses.

Village engineering staff completed a parking analysis for the proposed use. Staff's analysis indicates that Casey's peak demand would be lunchtime (12:00-1:00 PM) when neighboring Starbucks and Jimmy John's experience the highest demand. Using ITE Parking Generation Manual data for high-turnover sit-down restaurants as a comparable reference (adjusted for the restaurant's unique gaming-focused operations), staff determined that existing parking supply should be adequate for most

days, with only potential minor shortfalls on Fridays during unusually high customer volumes. An existing overflow parking easement with the Northwest Corporate Centre property to the east provides approximately 80 additional spaces if needed.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance granting a Site Plan Amendment for Casey's restaurant located at 2069 N Barrington Road.

The attached Ordinance includes the following conditions of approval:

1. Any subsequent change in tenants or operations within the building at 2061-2071 N Barrington Road that will increase parking or drive-thru demand shall require approval by the Village.
2. The site shall be operated such that parking demand generated does not exceed the parking supply available. If parking complaints are received, the property owner shall be required to provide a plan to the Village to address any issues.
3. A building permit is required and shall be obtained within six (6) months of Village Board approval of this request.
4. All signs shall require building permits and conform to the Municipal Code.

ATTACHMENTS

1. Ordinance - Site Plan Amendment 2069 N Barrington Rd
2. Exhibit A - Location Map
3. Supporting Documents

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SITE PLAN AMENDMENT FOR
CASEY’S RESTAURANT LOCATED AT 2069 N BARRINGTON RD

WHEREAS, the Planning, Building and Zoning Committee, at a public meeting duly called and held according to law on December 8, 2025, considered a request by Heidner Holdings LLC (owner) and Casey’s (applicant) for a Site Plan Amendment for 2069 N Barrington Road, shown on Exhibit “A” attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: Site Plan Amendment approval for Casey’s restaurant located at 2069 N Barrington Road is hereby granted subject to the following conditions:

- A. Any subsequent change in tenants or operations within the building at 2061-2071 N Barrington Road that will increase parking or drive-thru demand shall require approval by the Village.
- B. The site shall be operated such that parking demand generated does not exceed the parking supply available. If parking complaints are received, the property owner shall be required to provide a plan to the Village to address any issues.
- C. A building permit is required and shall be obtained within six (6) months of Village Board approval of this request.
- D. All signs shall require building permits and conform to the Municipal Code.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS ____ day of _____, 2025

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

2069 N BARRINGTON RD
PIN: 07-06-101-011-0000



BARRINGTON ROAD

HASSELL RD

2069

HIGGINS ROAD

Legend

-  Subject Property
-  Parcels

N





VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0042
Project Name:	Minor Site Plan Amendment - Restaurant/Pub
Project Application Date:	10/18/2025
Project Manager:	Kevin Anderson

PROJECT TYPE

Site Plan Amendment - Minor Amendment;

SITE INFORMATION

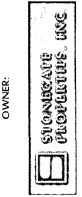
Property Address:	2069 N BARRINGTON RD
All Included PINs:	07061010110000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	Diane Schneider	2069 N Barrington Rd Hoffman Estates, IL 60194
OWNER	HEIDNER HOLDINGS LLC	5277 TRILLIUM BLVD HOFFMAN ESTATES, IL 601693602



20 N. WACKER DRIVE
SUITE 1500
CHICAGO, ILLINOIS 60606
TEL: (312) 755-1235
FAX: (312) 755-1250



OWNER:

PROJECT: **STONEGATE RETAIL BUILDING**
2059/2071 N. BARRINGTON RD.
NORTHWEST CORP. CENTER ACCESS ROAD
HOFFMAN ESTATES, IL

DATE	DESCRIPTION
10/18/06	
10/10/06	

SITE REFERENCE PLAN & DETAILS

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APPEARING HEREON SHALL NOT BE
REPRODUCED, COPIED OR OTHERWISE
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, WITHOUT WRITTEN CONSENT.

DRAWN BY: CHECKED BY:

SHEET



SP1.0

P.C. APPROVAL: 10/25/06
V.R. APPROVAL: 11/06/06

JOB NO. 0611A

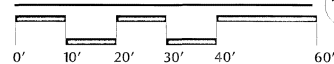
NORTHWEST CORP. CENTER ACCESS ROAD

BARRINGTON ROAD

EXISTING NORTHWEST CORPORATE CENTER

EXISTING BP GAS STATION

SITE REFERENCE PLAN

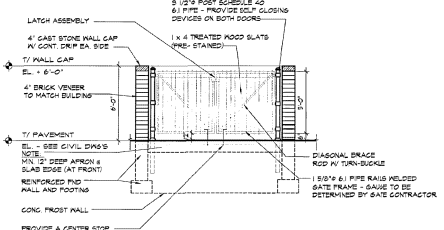
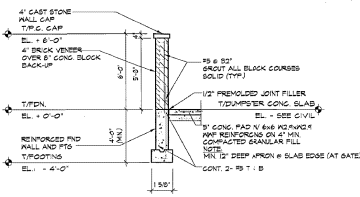


Higgins Road

NOTE:
ALL PROPOSED TENANT NAMES ARE PRELIMINARY
AND SUBJECT TO REVIEW AND ACCEPTANCE BY
THAT TENANT OR ITS AGENT. ALL BUILDING AREAS
AND DIMENSIONS ARE APPROXIMATE AND SHOULD
BE REVIEWED BY THE ARCHITECT IMMEDIATELY IF
DISCREPANCIES ARE FOUND OR CHANGES TO THE
"FOOT PRINT" ARE MADE OR TENANTS ARE
SUBSTITUTED.

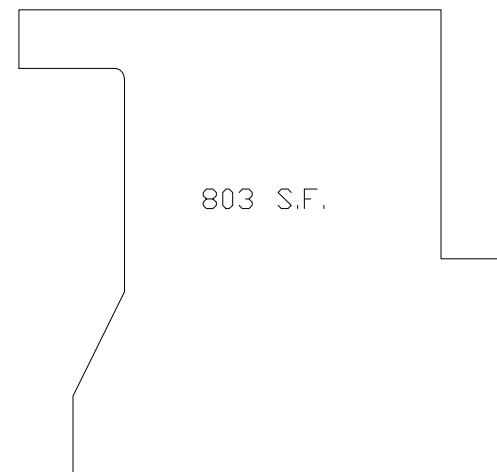
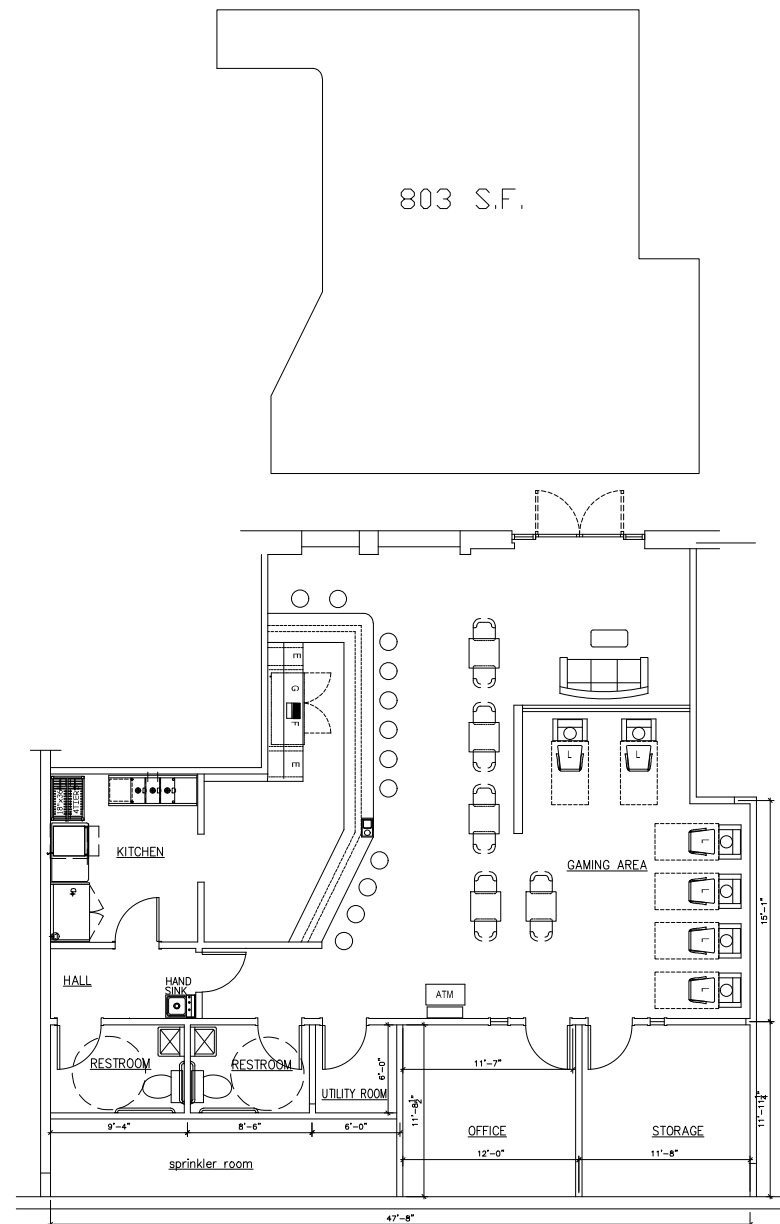
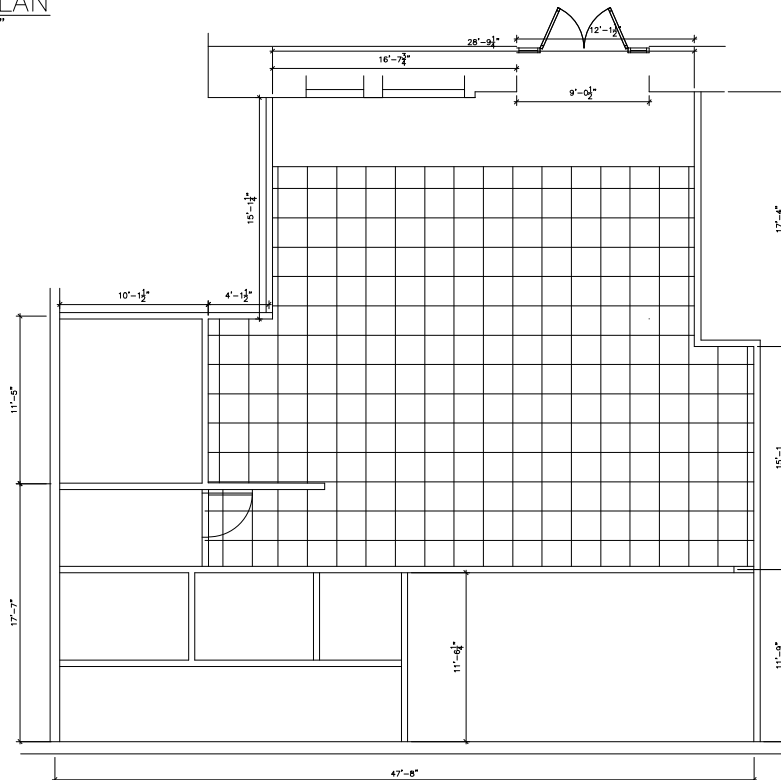
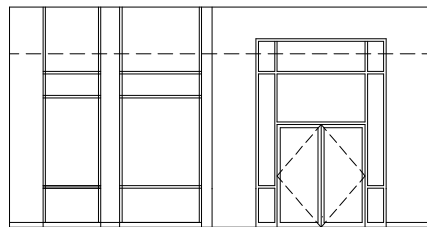
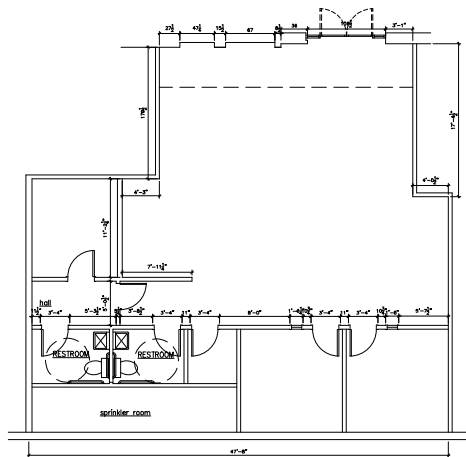
PROJECT DATA:

TOTAL SITE AREA +/- .71 ACRES
TOTAL G.L.A. 5,658 S.F.
TOTAL PARKING PROVIDED 28 CARS

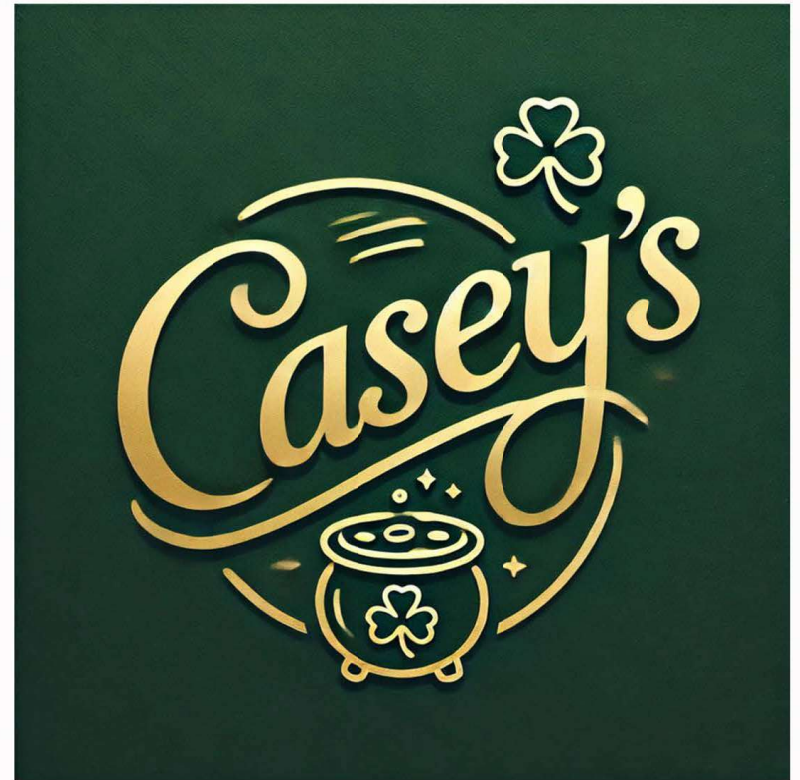


MASONRY TRASH ENCLOSURE DETAILS

SCALE: N.T.S.



BUSINESS PROPOSAL



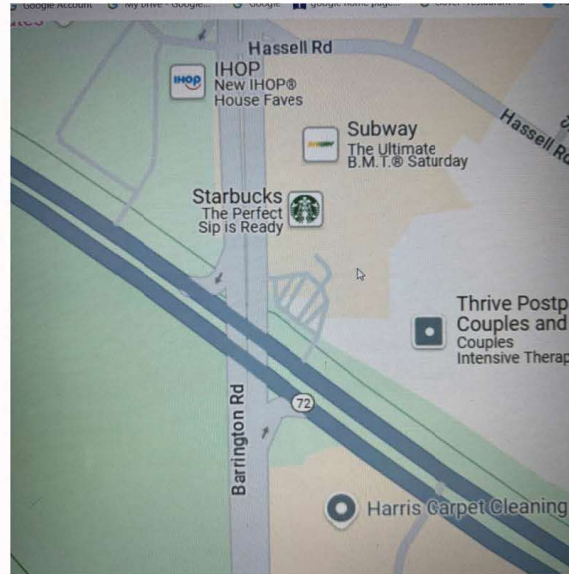
Content

- 01** Overview
- 02** What is Casey's
- 03** Irish Theme
- 04** Menu
- 05** Timeline
- 06** Meet Our Team
- 07** Contact

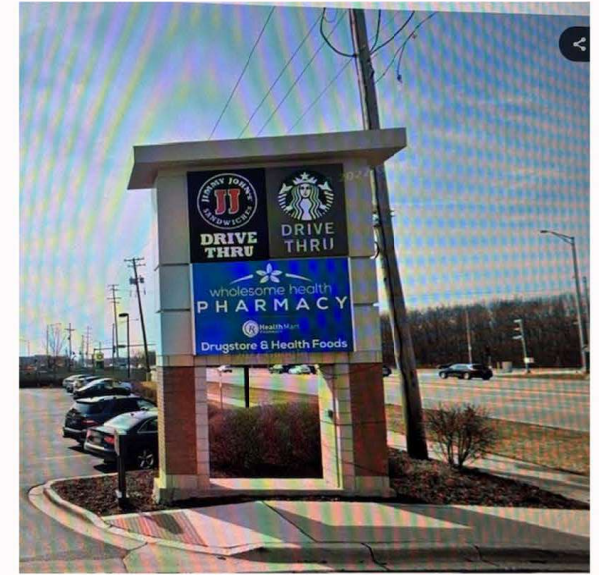


Overview

Location 2069 N. Barrington Road,
Hoffman Estates, IL



Requesting
Exterior Signage Updated
Front of Building
Pillar Sign



What is Casey's

Casey's is designed to be a premier destination for adults 21 of age. Our pub will be located in Hoffman Estates, and will offer a high-end experience featuring top-tier Irish whiskeys, beers and food, and a comfortable environment. Our mission is to create a social hub where locals can gather, play, and engage in community-driven events while enjoying a full-service bar.



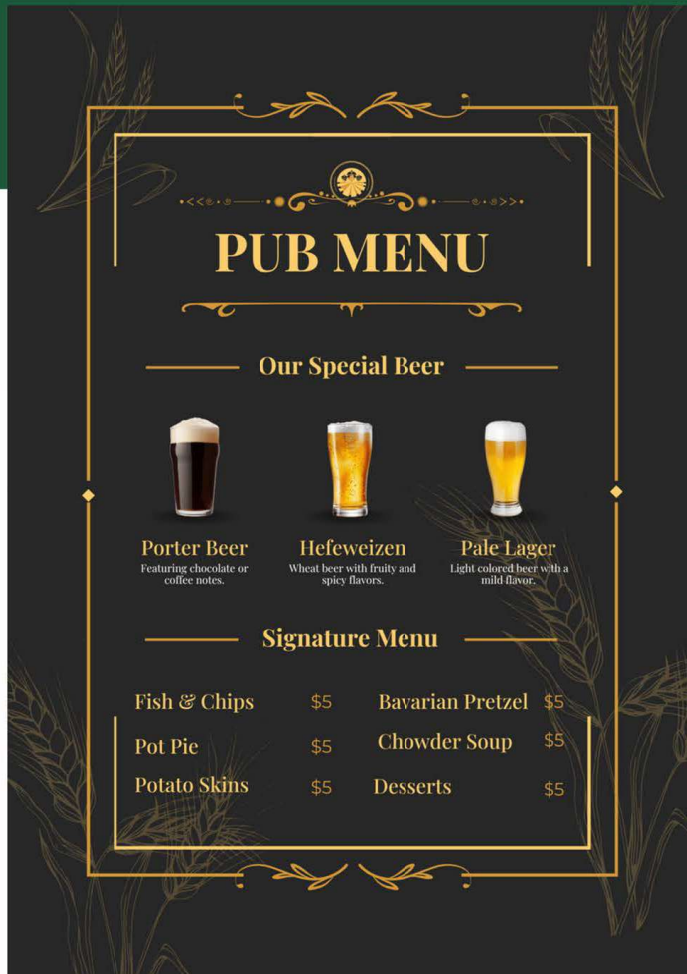
Irish Theme Pub

Casey's is a pub that provides an upscale atmosphere, high-speed internet, and a welcoming vibe. Our primary services include access to open space for gatherings, a full-service bar and Irish & American-themed small plates.

Food Served Noon-8pm peak time - 5- 7pm



Menu

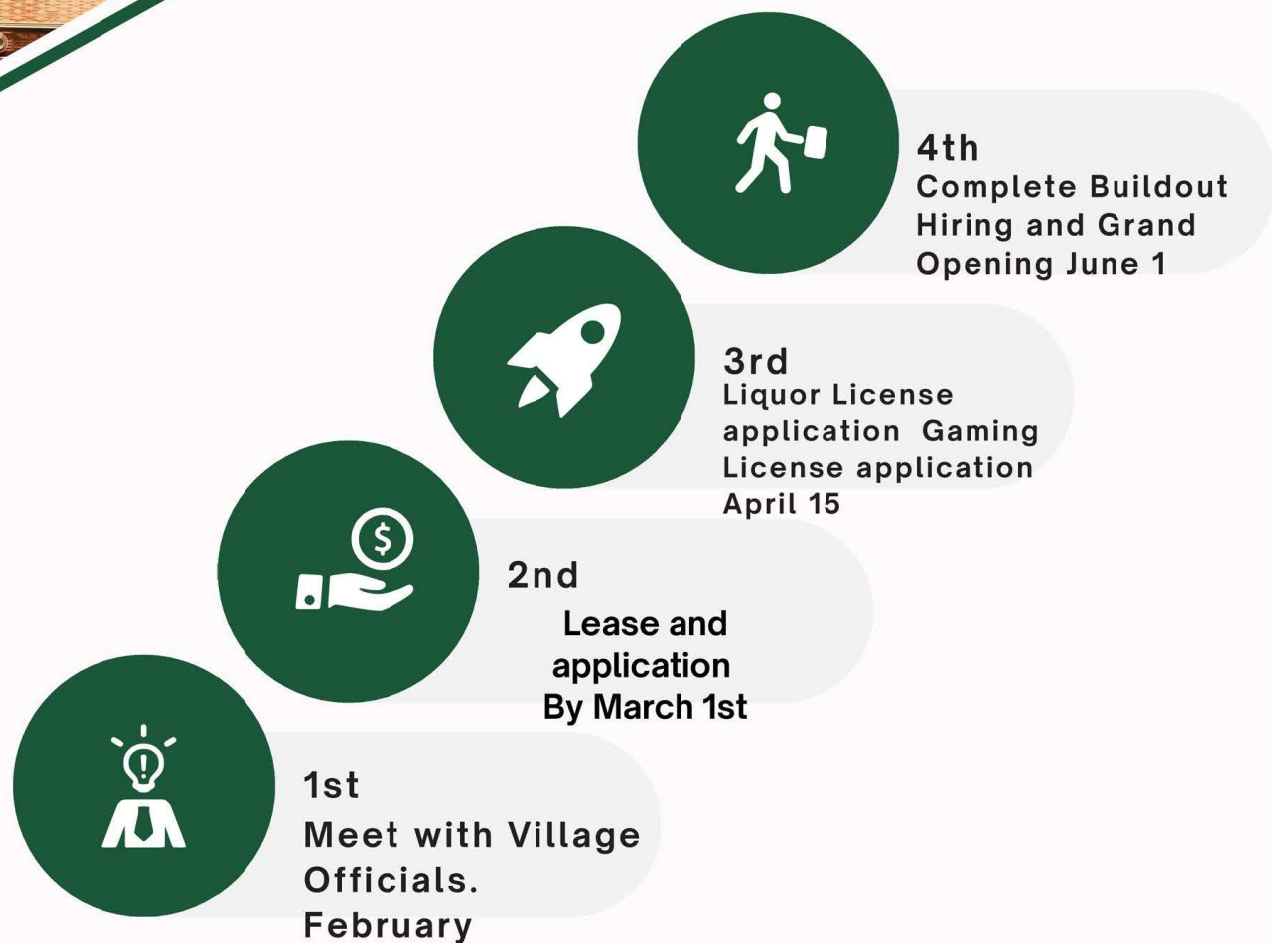


A photograph of a modern office interior, overlaid with a semi-transparent green filter. The office features wooden desks, ergonomic chairs, and large potted plants. In the background, there are sofas and large windows. The word "TIMELINE" is written in large, bold, yellow capital letters across the center of the image.

TIMELINE



Timeline



DESIGN

Interior Decor Concept

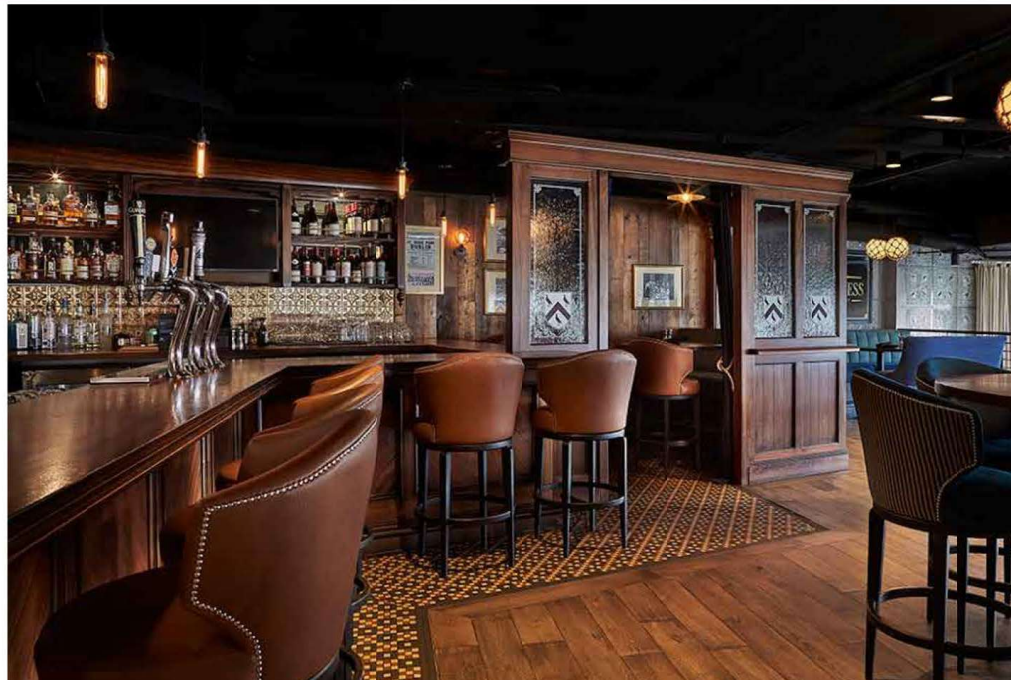
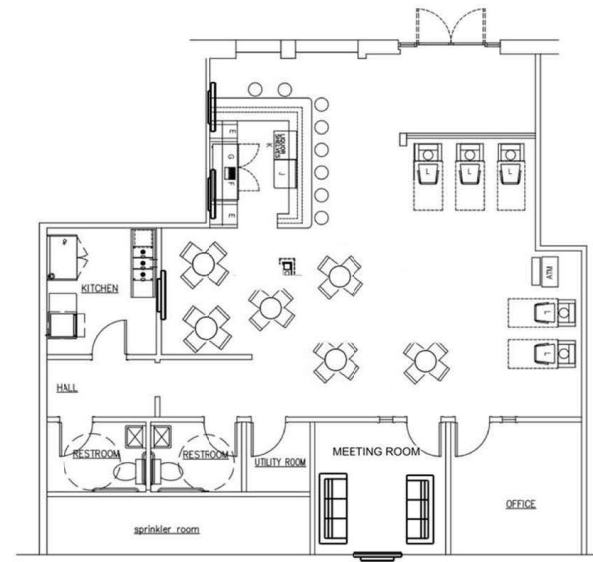




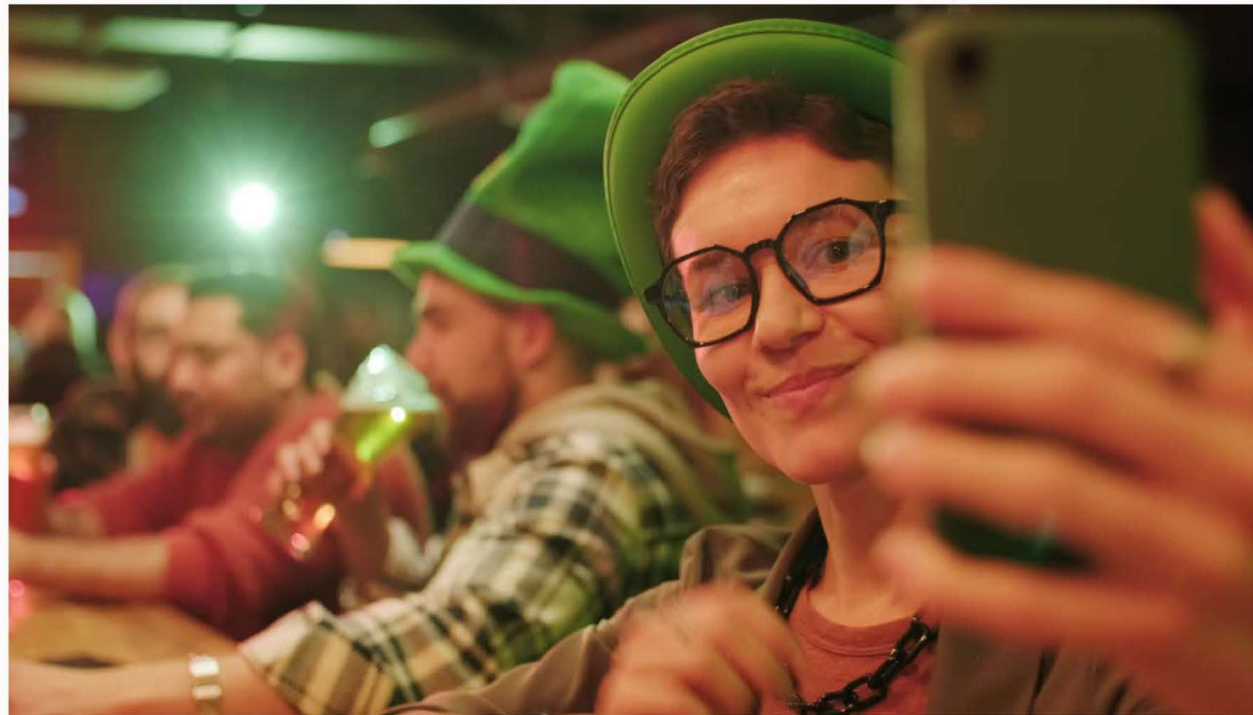
Table seating for 16 low top- Tall bar seating 8

Hours Noon - 11pm Sun - Sat
Employees 1-2 per shift total staff 8



Market Analysis

The pub industry is rapidly growing, with a theme style experience becoming mainstream entertainment. Our target audience is anyone interested in having fun in our luxurious atmosphere, and professionals looking for a relaxed environment. A local market analysis indicates a demand for a dedicated Irish theme pub.



Our Team



Diane
Schneider



Casey
Schneider



Tom
Schneider



Tim
Schneider



THANK YOU

Diane Schneider



847-401-7662



DianeSchneider@comcast.net





HOFFMAN ESTATES

GROWING TO GREATNESS

November 17, 2025

Subject: Proposed Irish Pub (2069 N. Barrington) Parking Analysis

The proposed Irish Pub at 2069 N. Barrington is located within a strip mall, positioned between a Starbucks to the north and a Jimmy John's to the south. The Starbucks and Jimmy John's share a drive-thru lane on the south side of the property. Parking is provided in a front (west) lot for customers and an east lot located behind the buildings, which is primarily used for employee parking. A limited number of on-street parking spaces are also available along the roadway north of the building.

The peak parking demand for the site occurs during lunchtime (approximately 12:00–1:00 PM), when both Starbucks and Jimmy John's experience their highest combined customer volumes. During the morning and evening hours, parking availability is generally sufficient. Accordingly, the Village conducted a parking analysis during the lunchtime peak period, as this represents the most critical time to assess whether adequate parking will be available once the pub is in operation.

To determine appropriate parking requirements, the Institute of Transportation Engineers (ITE) Parking Generation Manual was used as a reference. Although the manual does not include a specific category for a restaurant with gaming, data for a High-Turnover Sit-Down Restaurant was selected as the most comparable use and then adjusted to reflect the unique operating characteristics of the proposed pub. It was assumed that a high-turnover restaurant would generally require more parking than a gaming pub, as sit-down establishments tend to serve a larger number of customers over shorter time periods.

Overall, the existing parking supply is expected to be adequate for most days of the week. On Fridays, there may be a slight shortfall if customer volumes at the pub are unusually high; however, this is anticipated to be infrequent during the lunch hour.

Additionally, there is a parking easement with Northwest Corporate Center (east of the strip mall) for approximately 80 parking spaces which can be used for overflow parking, if needed.

A detailed summary of parking availability and estimated demand for the proposed Irish Pub is provided in the attached analysis.

Sincerely,
Sonia Zala, P.E.

Senior Transportation Engineer



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
December 8, 2025
ITEM 4B

REQUEST: Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF)

FROM: Kevin Kramer, Director of Economic Development
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Agreement - Committee

REQUEST SUMMARY

The Metroburb concept has proven itself in this market since Bell Works Chicagoland opened with its first tenant in 2021. Now in 2025, the east half of the main building is 97% leased, the parking garages are filling up, and the townhome site is underway. As the finished portion is effectively full, there's a need to move onto the west side of the building and site for redevelopment to continue the original plan and further growth. However, due to rising costs of construction, to make the project financially feasible, the owner requests two changes to the redevelopment agreement (RDA). The proposed restated and amended RDA for approval includes the following substantial changes:

- Recital E: Allows residential uses to be constructed in the TIF. This change will allow one of the two multi-family buildings, currently under review by Planning Staff, to be built on the north side of the East parking garage, within the TIF. Allowing this in the TIF will increase TIF increment revenue by nearly \$1,000,000 per year, after TIF Act-required school district payments are made since the alternative would be to leave it as a surface parking lot.
- Signature Block: Since passing the RDA in 2019, the Developer has moved the ownership of the property to other organizations they own. As such, the new ownership companies have been identified on page 1 and in the signature blocks.
- End of Document Prior to Exhibits: A consent and recognition by the mortgagee was added to ensure both the owner and their mortgage holder agree to the changes in this document.
- Exhibit JJ: This exhibit was added to potentially change the distribution of the tax increment in years 15-19 of the TIF. If the Developer completes all the required West Side Site Plan improvements listed in this exhibit by their respective dates, the increment splits will change from 50% to the Developer Account and 50% to the Village Account to 95% to the Developer Account and 5% to the Village Account. This change is acceptable for two reasons. First, the Developer is still the one taking the most financial risk if the west side redevelopment does not work out. Secondly, if all the west side work is complete, there will be very few projects which the Village would contemplate using its share, thus not needing

as much money within the Village Account. However, if the Developer fails to complete the work in Exhibit JJ by the time limitations, the payment disburse schedule will continue to follow Exhibit J where there is a 50/50 split in years 15-19.

FINANCIAL IMPACT

The financial impact of the amendment will only impact the TIF and will do so in two ways. First, by allowing half of the multi-family to be constructed in the TIF, rather than a parking lot, the increment created is estimated to generate nearly \$1,000,000 more than if there was no multi-family. This estimate includes paying the local school district for the children living in that portion of the multi-family. Secondly, the split of the increment is changing from the original agreement for years 15-19 of the TIF. This split, instead of 50-50 between the Developer Account and the Village Account, will now be 95-5, with the Developer Account getting the majority. From years 20-23, the split will revert to 50-50 once again.

RECOMMENDATION

Approve an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

ATTACHMENTS

1. Amended Lakewood Center Redevelopment Agreement - 12-5-25 FOR PBZ

AMENDED AND RESTATED REDEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED REDEVELOPMENT AGREEMENT (“*Agreement*”), dated this ____ day of _____, 2025 (“*Effective Date*”) is made by and between the **VILLAGE OF HOFFMAN ESTATES**, Cook and Kane Counties, Illinois, an Illinois municipal corporation and home rule unit of local government (the “*Village*”), and **HOFFMAN ESTATES ACQUISITIONS LLC, a Delaware limited liability company AND HOFFMAN ESTATES ACQUISITIONS II LLC, a Delaware limited liability company**, and its successor owners of record and permitted assigns (the “*Developer*”).

RECITALS

A. The Village is a duly constituted and existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois and is a "home rule unit" under Section 6(a) of Article VII of the 1970 Constitution.

B. The Village has the authority to promote the health, safety and welfare of the Village and its inhabitants, to encourage private development in order to enhance the local tax base, create employment and ameliorate blight, and to enter into contractual agreements with third persons to achieve these purposes.

C. The Village has the authority to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “*Act*”).

D. In accordance with the Act, the Developer, as herein defined, prepared and the Village adopted the “Lakewood Center Redevelopment Project Area Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project” dated October 25, 2018 (the “*Redevelopment Plan*”) concerning the area legally described in **Exhibit A** (the “*Redevelopment Project Area*” or the “*RPA*”).

E. The Redevelopment Project Area shall include office, residential, commercial, retail and hotel uses.

F. The Corporate Authorities, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances on January 21, 2019: (1) Ordinance No. 4702-2019, *AN ORDINANCE approving a Tax Increment Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois*; (2) Ordinance No. 4703-2019, *AN ORDINANCE designating the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois a Redevelopment Project Area pursuant to the Illinois Tax Increment Allocation Redevelopment Act*; and (3) Ordinance No. 4704-2019, *AN ORDINANCE adopting the use of Tax Increment Allocation Redevelopment Financing for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois* (collectively, the “*TIF Ordinances*”).

G. The Developer, as assignee of Somerset Development, LLC, a New Jersey limited liability company, has purchased the Lakewood Property consisting of RPA and other surrounding property (the “*Lakewood Property*”).

H. The Developer has proposed certain building improvements, site improvements and infrastructure improvements (“*Improvements*”) to redevelop the RPA into a mixed use development as a phased redevelopment project as set forth in **Exhibit C** (“*Construction Schedule*”), in implementation of the Redevelopment Plan based on the Concept Site Plan which has been reviewed and approved by the Village, attached hereto as **Exhibit D** (“*Concept Site Plan*”).

I. The Village is desirous of having the RPA redeveloped in accordance with the Concept Site Plan based upon the phasing of the Project as depicted in **Exhibit D-1** (“*Phasing Site Plan*”) in order to serve the needs of the Village and the community in order to produce increased employment opportunities for area residents and increased tax revenues for the various taxing districts authorized to levy taxes within the Redevelopment Project Area.

J. In order to induce the Developer to rehabilitate and redevelop the Project, as described more particularly in this Agreement, and to construct the Project, as herein defined, the President and Board of Trustees of the Village have determined that it is in the best interest of the Village to make certain economic development incentives available to the Developer as provided in this Agreement.

K. But for the Village incentives as stated in this Agreement, the Developer could not complete the Project in the manner provided within this Agreement and the Project would not be developed by private enterprise without adoption of the incentives stated in this Agreement.

L. To facilitate the redevelopment of the Redevelopment Project Area, the Corporate Authorities will have adopted Ordinance No. 4707-2019, entitled Authorizing the Execution of a Redevelopment Agreement and the Issuance of TIF Notes Respecting the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Lakewood Center TIF District), the “*Note Ordinance*” substantially in the form attached hereto but excluding any exhibits referenced therein (**Exhibit E**), approving and authorizing the execution of this Agreement with the Developer and the execution and delivery to the Developer of three notes (collectively the “*TIF Notes*” and individually a “*TIF Note*”), upon certain conditions as provided in this Agreement, in a forms attached hereto as **Exhibit F-1**, **Exhibit F-2** and **Exhibit F-3** and such TIF Notes shall be in conformance with the terms and provisions set forth in this Agreement and in the Note Ordinance.

M. The Corporate Authorities, after due and careful consideration, find that the completion of the Project by the Developer and the financing of eligible redevelopment project costs solely through tax increment revenues and through the issuance of the TIF Notes described herein, in each case pursuant to this Agreement, will be in furtherance of the Redevelopment Plan, increase employment opportunities within the Village, increase the assessed valuation of real estate situated within the Village, foster increased economic activity within the Village, increase the tax revenues realized by the Village and the various taxing districts authorized to levy taxes within the Redevelopment Project Area, and otherwise be in the best interests of the Village, and the health, safety, morals and welfare of its residents and taxpayers.

N. The Village finds that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

O. This Agreement is binding on the Parties and on all successors of record of the RPA or any portion thereof and shall run with the land of the RPA or any portion thereof.

NOW, THEREFORE, in consideration of the premises and mutual promises contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I RECITALS PART OF AGREEMENT AND DEFINITIONS

The representations, covenants and recitation set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I. Unless otherwise stated in this Agreement, in addition to the terms defined in the Recitals, the capitalized terms in this Agreement shall have the meanings as ascribed to them below:

- (a) The “*Act*” as defined in the Recitals above.
- (b) “*Agreement*” as defined in the Recitals above.
- (c) “*Certificate of Completion*” means that certificate in the form attached to this Agreement as **Exhibit G** and as described in Section 304.
- (d) “*Change in Law*” means: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation; or (ii) the order or judgment of any federal or state court, administrative agency or other governmental body.
- (e) “*C-MU*” means the Commercial Mixed-Use District zoning ordinances adopted by the Corporate Authorities of the Village.
- (f) “*Component*” means a certain phase, segment or other divisible aspect of the Work, as defined herein, as reasonably determined by the Developer.
- (g) “*Concept Site Plan*” means the site plan upon which has been reviewed and approved by the Village and upon which implementation of the Redevelopment Plan is based and attached hereto as **Exhibit D**.
- (h) “*Construction Budget*” means the initial budget for the Project attached hereto as **Exhibit H**, as may be amended from time to time.

(i) “*Construction Plans*” means any plans and specifications as approved by the Village for the issuance of permits for any aspect of the Improvements as defined herein. To the extent that multiple Construction Plans are used for multiple phases or Components of the Project or multiple types of Improvements, the collective plans and specifications for the entire Project shall mean the Construction Plans.

(j) “*Construction Schedule*” means the schedule for implementing Improvements intended to redevelop the RPA into a mixed use development as a phased redevelopment project as set forth in **Exhibit C**.

(k) “*Corporate Authorities*” means the duly elected and serving Village President and the members of the Board of Trustees of the Village of Hoffman Estates.

(l) “*Developer*” means collectively HOFFMAN ESTATES ACQUISITIONS I LLC, a Delaware limited liability company; HOFFMAN ESTATES ACQUISITIONS II LLC, a Delaware limited liability company, and their respective successor owners of record and permitted assigns as provided for in Section 606.

(m) “*Developer Account A*” means amounts annually set aside from the Fund, as defined herein, as provided for in Section 405, to be used solely to pay TIF Note A.

(n) “*Developer Account B*” means amounts annually set aside from the Fund, as defined herein as provided for in Section 405, to be used solely to pay TIF Note B.

(o) “*Developer Account C*” means amounts that may be set aside from the Fund, as defined herein as provided for in Section 405, to be used solely to pay TIF Note C.

(p) “*Developer Accounts*” mean collectively Developer Account A, Developer Account B and Developer Account C.

(q) “*Developer Affiliate*” means any entity controlled by, or under common control with Developer such that Somerset Development, LLC, a New Jersey limited liability company or one of its principals is either the manager or managing member or general partner or controlling partner or majority member or majority shareholder or majority partner in said affiliate entity or otherwise has the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities or rights, by contract, or otherwise.

(r) “*EAV*” means the equalized assessed value of the taxable lot, block, tract or parcel of real property as certified by the Cook County Clerk for property tax purposes.

(s) “*Effective Date*” as defined in the Recitals above.

(t) “*Eligible Redevelopment Project Costs*” as defined in Section 401(a).

(u) “*Estoppel Certificates*”, as defined in Section 1016.

- (v) “*Event of Default*” as defined in Sections 701 and 702.
- (w) “*Existing Buildings*” means the buildings (but not the parking structures) currently located on the RPA as of the Effective Date.
- (x) “*Expiring Leases*”, as defined in Section 407(a)(i).
- (y) “*Final Project Documents*” mean the Construction Plans for all Components of construction and for all types of Improvements in the RPA.
- (z) “*Force Majeure*”, as defined in Section 306.
- (aa) “*Fund*” means the special tax allocation fund for the Redevelopment Project Area consisting of the Incremental Taxes collected and paid to the municipal treasurer pursuant to the TIF Ordinance and known as the “2019 Lakewood Center Redevelopment Project Area Special Tax Allocation Fund”, as may be revised pursuant to the Act.
- (bb) “*Improvements*” as defined in the Recitals above.
- (cc) “*Income Threshold*”, as defined in Section 407(a).
- (dd) “*Incremental Taxes*” means the incremental ad valorem taxes generated by the application of the tax increment financing to the Redevelopment Project Area in accordance with the Act, which are attributable to the increases in the then current EAV (as defined above) of the taxable lot, block, tract or parcel of all portions of the Redevelopment Project Area over and above the total Initial EAV, as defined herein, of the Redevelopment Project Area and includes any replacement, substitute or amended taxes.
- (ee) “*Initial Appraisal*”, as defined in Section 601(g).
- (ff) “*Initial EAV*” means the initial calendar year equalized assessed value of the RPA certified by the Cook County Clerk.
- (gg) “*Initial Project Documents*” means the Redevelopment Plan, the Construction Schedule, the Concept Site Plan, the Phasing Site Plan (**Exhibit D-1**), the Construction Budget and any other documents prepared in connection with the Project prepared as of the Effective Date, as each may be amended or updated.
- (hh) “*Interest Rate*” as defined in Section 404(a).
- (ii) “*Lakewood Property*” as defined in the Recitals above.
- (jj) “*Legal Requirements*” mean all applicable federal, state, county, municipal or administrative laws, ordinances, rules, regulations, codes and orders.

(kk) “*Lender*” or “*Mortgagee*” means any party holding a mortgage, deed of trust or similar lien or encumbrance on all or any part of Lakewood Property that secures a debt, loan, advance or extension of credit entered into by the Developer, its successor or any other party with any ownership or ground leasehold interest in the Lakewood Property.

(ll) “*Maximum Reimbursement Amount*” means that amount paid by the Village to Developer of the agreed upon Incremental Taxes, as further defined in Section 402.

(mm) “*Net Insurance Proceeds*” as defined in Section 604(d).

(nn) “*Net Operating Income*” means the Redevelopment Project Area Income, less Operating Expenses, each as defined in Section 407(a).

(oo) “*Note Ordinance*” as defined in the Recitals above.

(pp) “*Occupancy Appeal*” as defined in Section 601(b).

(qq) “*Occupancy Tax Delta*” as defined in Section 601(f).

(rr) “*Offset Payment*” as defined in Section 407(a).

(ss) “*Operating Expenses*”, as defined in Section 407(a)(iii).

(tt) “*Overall Costs*”, as defined in Section 407(a)(ii).

(uu) “*Party*” and “*Parties*”, means the Village and the Developer, individually and collectively.

(vv) “*Payment Periods*” means those four times during performance of this Agreement at which Developer will perform calculations to determine the Yield on Cost (as defined herein) and whether an Offset Payment to the Village is due as provided in Section 407 of this Agreement, based upon the established benchmarked success of the Project.

(ww) “*Permitted Transfer*”, as provided in Section 606(d).

(xx) “*Phase Project Plans*” means those certain plans and specifications used for a particular Component of the Improvements or for a particular aspect of the Improvements.

(yy) “*Phasing Site Plan*” as defined in the Recitals above.

(zz) “*Pledged Amounts*” mean all money, securities, and funds at any time deposited or required to be deposited into all of the Developer Accounts collectively, regardless of whether such amounts are currently in the Developer Accounts.

(aaa) “*Project*” means the entire RPA and all buildings, infrastructure and improvements, both existing and to be performed under this Agreement, to redevelop the RPA into a mixed use development in accordance with the Concept Site Plan as a phased redevelopment project.

(bbb) “*Project Stabilization*” means that point at which seventy-five percent (75%) of the leasable area of the Existing Buildings intended to be used as office space in the RPA, as modified by approved building plans, is occupied and all occupants in such space are paying rent, as further defined in Section 407.

(ccc) “*Public Infrastructure*”, as defined in Section 405(b).

(ddd) “*Purchase Date*” means the date upon which Developer becomes the legal owner of record of the RPA.

(eee) “*Qualified Appraiser*”, as defined in Section 601(k).

(fff) “*Redevelopment Plan*” as defined in the Recitals above.

(ggg) “*Redevelopment Project Area*” or “*RPA*” as defined in the Recitals above.

(hhh) “*Redevelopment Project Area Income*”, as defined in Section 407(a)(i).

(iii) “*Request for Reimbursement*” means the Developer’s request to the Village in the form attached as **Exhibit I** for reimbursement of specific Eligible Redevelopment Project Costs, as stated in Section 401 of this Agreement.

(jjj) INTENTIONALLY LEFT BLANK

(kkk) “*Revaluation*”, as defined in Section 601(g).

(lll) “*Revaluation Market Value*”, as defined in Section 601(g).

(mmm) “*Revaluation Party*”, as defined in Section 601(g).

(nnn) “*Revalued Tax Amount*”, as defined in Section 601(h).

(ooo) “*Second Appraisal*”, as defined in Section 601(g).

(ppp) “*Start Date*” means that date on which the Developer will start the Work, not more than one hundred twenty (120) days after the Purchase Date.

(qqq) “*Subdeveloper*”, as defined in Section 605.

(rrr) *"Target Property Taxes"*, as defined in Section 601(f) and **Exhibit K**.

(sss) *"Tax Disbursement Schedule"* is the schedule of payments into the Village Account and Developer Accounts in **Exhibit J**, as more fully described in Section 405.

(ttt) *"Term"* as defined in Section 1017.

(uuu) *"Third Appraisal"*, as defined in Section 601(g).

(vvv) *"TIF Notes"* and *"TIF Note"* as defined in the Recitals above.

(www) *"TIF Note A"* means TIF Note in the form attached as **Exhibit E-1** to this Agreement and more fully described in Section 404.

(xxx) *"TIF Note B"* means the TIF Note in the form attached as **Exhibit E-2** to this Agreement and more fully described in Section 404.

(yyy) *"TIF Note C"* means the TIF Note in the form attached as **Exhibit E-3** to this Agreement and more fully described in Section 404.

(zzz) *"TIF Ordinances"* as defined in the Recitals above.

(aaaa) *"Transfer Upon Stabilization"*, as defined in Section 606(e).

(bbbb) *"Total Project Costs"* as defined in Section 401(a).

(cccc) *"Village"* as defined in the Recitals above.

(dddd) *"Village Account"* means amounts annually set aside from the Fund of the Incremental Taxes, as provided for in Section 405, to be used by the Village for any and all lawful purposes under the Act.

(eeee) *"Village Appeal"*, as defined in Section 601(c).

(ffff) *"Village Appeal Delta"*, as defined in Section 601(f).

(gggg) *"Village Tax Recapture"*, as defined in Section 601(h).

(hhhh) *"Work"* means any design, engineering, planning, construction, demolition, excavation, refurbishment, labor or installation of materials in any way connected with the Improvements.

(iiii) *"Yield on Cost"* as defined in Section 407(a).

ARTICLE II

MUTUAL ASSISTANCE; DESIGNATION OF DEVELOPER; PRIOR AGREEMENT

(a) The Village and the Developer agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the Village's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement. The Village agrees that it will not reduce or terminate the Redevelopment Project Area before the TIF Notes are paid in full or mature.

(b) The Village hereby designates Developer as the exclusive developer for the Project to construct or cause the construction of the Improvements and perform the Work in accordance with the Final Project Documents, Legal Requirements and the terms and conditions of this Agreement. The Village hereby represents to Developer that the Village has, to the best of its knowledge, taken in good faith, all necessary actions and has complied with all requirements of law necessary to authorize the Village to comply with this Agreement, including, without limitation, the requirements of the Act required for the designation of Developer as the exclusive developer for the Project, with the powers and rights conferred to Developer under this Agreement.

ARTICLE III

REDEVELOPMENT PROJECT

Section 301. Start Date; Schedule; Permits; Construction Plans and Final Project Documents.

(a) Developer purchased the Lakewood Property and has obtained permits to start the Work. Once the Start Date is established, the Construction Schedule shall be updated to reflect the Start Date. The Construction Schedule is an estimate based on the Developer's actual current knowledge of the RPA and may be revised based upon Force Majeure events and property and market conditions.

(b) Prior to commencement of any construction of any Improvements, the Developer shall comply with all applicable Legal Requirements. The Village agrees not to oppose any such application pending before another governmental body or agency, provided such application is consistent with all Legal Requirements. Each Component and each of the Improvements may have separate Construction Plans. The Construction Plans may be approved for separate Components or separate Improvements of the Project. The Village shall provide assistance to Developer in reviewing and approving the Construction Plans, securing such permits based upon the Construction Plans and shall promptly issue all permits required to be issued by the Village, and agrees to sign other documents or plats which require execution by the Village, provided such permits, documents or plats comply with all Legal Requirements.

Section 302. Qualifying Uses. The Village acknowledges that the Project contemplated in the Initial Project Documents conforms to the current C-MU Commercial Mixed Use (with the Mixed Use Development Option) zoning of the RPA, which includes multi-family residential uses as a permitted use. During the Term of this Agreement, the Village agrees not to change the zoning designation from C-MU Commercial Mixed Use. The Developer shall be entitled to apply for, and the Village shall reasonably consider, variances and special uses for the Project, including without limitation, hotel and motel; yoga studios; personal services; and nursery school or day care center.

Section 303. Developer Designation; Construction

(a) The Developer may enter into one or more construction contracts to complete the Work. All construction contracts shall provide that recourse against the Village is limited to the Fund or to any mechanic's lien rights against the RPA. The Developer shall submit permit applications, copies of all construction contracts and final building and construction plans and specifications to the Village. The Developer shall have the right, at its election to (i) self-perform and/ or (ii) to cause any of the Developer Affiliates to perform work or provide labor or materials that constitute Eligible Redevelopment Project Costs (as defined herein), with such costs ultimately becoming incorporated into the TIF Notes as provided herein.

(b) Subject to the terms, conditions and provisions provided below, the Developer has the following general responsibilities (which are not all inclusive) for the planning, design, development, construction, and installation of the Work (with the technical assistance of such qualified outside consultants as the Developer, in its discretion, may retain):

- (i) Providing qualified field personnel for inspecting and reviewing the Work progress and construction of the Work, including final inspection and certification by the Developer that all Work, as constructed, conforms with the approved Final Project Documents;
- (ii) Providing documentation of Total Project Costs and Eligible Redevelopment Project Costs in accordance with Section 403;
- (iii) Providing, either alone or in conjunction with the Developer's advisers and consultants, the appropriate design and coordination of all planning and construction of the Work, including the directing and scheduling of construction, all field inspections, tests, surveys and other activities related to the Work; and,
- (iv) Securing all authorizations, permits and licenses, including those of a temporary nature, from any government or regulatory body as may be necessary for the construction and intended use of the Work.

Section 304. Certificate of Completion. Not later than ninety (90) days after completion of the Work for any particular Component of the Improvements, the Developer shall furnish a certificate in the form attached as **Exhibit E** so certifying completion of that Component to the Village. The Village shall, within thirty (30) days following delivery of the Certificate of Completion, carry out such inspections as it deems necessary to verify to its reasonable satisfaction the accuracy of the certifications contained in the Certificate of Completion. Upon acceptance of the Certificate of Completion by the Village, the same shall constitute evidence of the satisfaction of the Developer's agreements and covenants to perform such Work.

Section 305. Utility Connections. Provided that the Developer complies with all requirements of general applicability promulgated by the Village or other governmental entity with jurisdiction for such connections and obtains all necessary approvals, the Village agrees to permit the Developer to connect to Village water lines and sanitary sewer lines. The Developer agrees that it will pay all fees or any fees imposed with respect to the RPA by the Metropolitan Water

Reclamation District of Greater Chicago, Illinois EPA or any state government or entity with regulatory authority.

Section 306. Force Majeure. Time is of the essence of this Agreement; however, a Party shall not be deemed in material breach of this Agreement with respect to this Agreement and construction of the Project if such Party fails to timely perform the same and such failure is due in whole or in part to a Change in Law (so long as failure to perform lasts no longer than 180 days after the enactment of such law) unknown conditions of the Existing Buildings or RPA, war, acts of God, casualty, strikes, or shortage of materials, through no fault of such Party or other causes beyond the reasonable control of such Party (collectively “*Force Majeure*”). If one of the foregoing events shall occur or either Party shall claim that such an event shall have occurred, the Party to whom such claim is made shall investigate same and consult with the Party making such claim regarding the same and the Party to whom such claim is made shall grant an extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure, provided that the failure of performance was reasonably caused, in whole or in part, by such Force Majeure event.

Section 307. Village Cooperation. The Village agrees to cooperate with Developer in Developer’s attempts to obtain all necessary approvals from any governmental or quasi-governmental entity and upon request of Developer, will promptly execute any applications or other documents (upon their approval by the Village) which Developer intends to file with such other governmental or quasi-governmental entities in respect of the Project. Further, the Village shall promptly respond to, and/or process, and consider reasonable requests of Developer for: foundation permits; shell and core, mechanical, electrical and plumbing permits; tenant improvement permits; driveway permits; or other permits necessary to construct the Project and perform the Work.

ARTICLE IV VILLAGE INCENTIVES AND TIF NOTES

Section 401. Total Project Costs: Eligible Redevelopment Project Costs.

(a) “*Total Project Costs*” shall mean the actual documented costs paid to third parties or Developer Affiliate and actually expended by or on behalf of the Developer or Developer Affiliate to construct and complete the Project and perform the Work within the Redevelopment Project Area in accordance with the Final Project Documents, including without limitation, hard construction costs and “soft costs” including, without limitation, insurance and bonding premiums, permit fees, appraisal, inspection, financing fees and loan interest costs paid to Project lenders, costs and fees paid on behalf of the Village in connection with the formation and administration of the Redevelopment Project Area, and professional fees for planning consultants, architects, engineers, designers, surveyors and attorneys, acquisition costs and any

other costs or fees that may be included as "Redevelopment Project Costs" (as defined in the Act) or otherwise reimbursable under the Act. "*Eligible Redevelopment Project Costs*" shall mean those Total Project Costs which constitute "Redevelopment Project Costs" as defined in the Act or that may otherwise be repaid to the Developer under the Act and that are documented in accordance with Section 403. Without limiting the foregoing provisions, the consideration paid by Developer to acquire the RPA shall be deemed an Eligible Redevelopment Project Cost and counted as part of Total Project Costs. Eligible Redevelopment Project Costs include the cost of public or private improvements constructed by the Developer, any Developer Affiliate or any party acting at the direction of, by or on behalf of the Developer as part of the Project or improving the RPA.

(b) The Developer shall advance or caused to be advanced all funds, and pay or cause to be paid all costs, necessary to construct the Project eligible for reimbursement pursuant to this Agreement in connection with the Work.

(c) So long as performed pursuant to the Act, the Developer reserves the right to reallocate dollars between and among the Work and the line items that constitute the budget for the Work.

Section 402. Village TIF Incentive. Subject to the terms, conditions and limitations set forth in this Agreement, the Village agrees to provide a financial incentive to the Developer which shall consist of the reimbursement of all Eligible Redevelopment Project Costs in an amount not to exceed, the lesser of: (A) thirty percent (30%) of Total Project Costs plus interest at the Interest Rate (as defined in the TIF Notes), until fully paid; or, (B) Fifty-Three Million Seven Hundred Sixty-Seven Dollars (\$53,767,000), plus interest at the Interest Rate (as defined in the TIF Notes) (the "*Maximum Reimbursement Amount*") as the total amount payable pursuant to the terms of the TIF Notes.

Section 403. Requests for Reimbursement.

(a) To request reimbursement of the specific Eligible Redevelopment Project Costs incurred under this Agreement, the Developer shall submit to the Village Manager after each Component is completed, the following documents:

- (i) A Request for Reimbursement in the form attached to this Agreement as **Exhibit I**, numbered consecutively, and setting forth the amount of Total Project Costs incurred to date, the amount of Eligible Redevelopment Project Costs incurred to date, and the specific Eligible Redevelopment Project Costs for which reimbursement is sought.
- (ii) At such time as any particular Component of the Work is complete, the Developer shall furnish to the Village redacted construction contracts with change orders, the general contractor's sworn statement and waivers of lien for the Component being submitted, covering the Work completed, together with waivers of lien from each subcontractor, together with the title company disbursement statement showing the payments made to such

parties from the Developer's construction escrow or any other documentation reasonably required by the Village. The Developer shall furnish to the Village a copy of any escrow agreement in effect from time to time. For Work that is not construction, copies of contracts, invoices and proof of payment shall be submitted for consideration and approval.

- (iii) Bills, paid invoices and proof of payment for all Eligible Redevelopment Project Costs that are not paid through a construction escrow for the period covered by the Request for Reimbursement.
- (iv) At such time as the final application for payment is made by the general contractor for the Work in any particular Component, the Developer shall cause the architect of record to issue a certificate of payment indicating that based on the architect's evaluation of the Work and the data comprising the contractor's application for payment, that the Work has been completed and in accordance with the final Construction Plans. The Developer shall furnish a copy of such certificate of payment to the Village.

(b) All records with respect to the administration of the construction of the RPA shall be created and maintained in a manner reasonably satisfactory to the Village. The records will identify whether or not a particular item of cost constitutes an Eligible Redevelopment Project Cost and whether such item of cost is includable in Total Project Costs. The Village, acting by the Village Manager, shall have sixty (60) days after receipt of any Request for Reimbursement to approve or disapprove in writing, any of the expenditures as incurred and documented Eligible Redevelopment Project Costs and Total Project Costs. If any Request for Reimbursement is disapproved, the Village shall provide a written explanation in sufficient detail as to why such request was disapproved. The final approval in whole or in part of each Request for Reimbursement shall be made by the Corporate Authorities. The inability of the Parties to reach agreement on the grounds for approval or disapproval of any Request for Reimbursement may be referred to mediation under Section 703.

(c) Reimbursement to Developer of Eligible Redevelopment Project Costs shall, provided same qualify under applicable law as reimbursable Eligible Redevelopment Project Costs, be on a "gross" basis and not be limited on a "line item" basis as such costs are set forth on the Construction Budget, subject to the Maximum Reimbursable Amount. By way of example but not limitation, if the actual cost of the site preparation/grading work exceeds the budgeted amount by \$500,000, the full amount of such costs, regardless of the budgeted amount, shall be subject to reimbursement without regard to the line item budgeted therefore on the Construction Budget (subject to the Maximum Reimbursement Amount).

Section 404. TIF Notes.

(a) The Village shall initially execute and deliver to the Developer three (3) promissory notes (the "*TIF Notes*"), in favor of the Developer. TIF Note A shall be in the form attached hereto as **Exhibit F-1** and the principal amount of TIF Note A shall be eighty percent (80%) of the Maximum Aggregate Principal Amount, as defined in the Note Ordinance. TIF Note A shall not be prepaid at any time by the Village.

(b) TIF Note B shall be in the form attached hereto as **Exhibit F-2** and the principal amount of the TIF Note B shall be twenty percent (20%) of the Maximum Aggregate Principal Amount. TIF Note B may be prepaid at any time by the Village.

(c) TIF Note C shall be in the form attached hereto as **Exhibit F-3** and initial principal amount shall be \$1.00 (and thereafter increased pursuant to the terms hereof). TIF Note C shall be used only for any payments due to the Developer pursuant to Section 601 of this Agreement and for no other purpose. TIF Note C shall be payable in full upon payment due thereunder, may be prepaid at any time and shall not bear interest.

(d) The TIF Notes will be authorized and issued pursuant to the Note Ordinance in the form set forth in **Exhibit E**, to reimburse and/or pay the Developer the Eligible Redevelopment Project Costs. In addition to the obligations under this Agreement, the TIF Notes, when executed and delivered by the Village, shall evidence the Village's obligation to reimburse the Developer for Eligible Redevelopment Project Costs, if and when Incremental Taxes (as hereinafter defined) are available, on the terms and conditions stated in the TIF Notes.

(e) The TIF Notes shall be authorized upon passage of the Note Ordinance and execution of the TIF Notes by the Village. At the option of the Developer, the Issuance Date of TIF Note A and TIF Note B may be delayed for a period of up to twenty-four (24) months after TIF Note A and TIF Note B were authorized under the Note Ordinance. If the Developer does not authorize the issuance of TIF Note A and TIF Note B within twenty-four (24) months after the date TIF Note A and TIF Note B were authorized, each of TIF Note A and TIF Note B's Issuance Dates shall be deemed to be twenty-four (24) months after the date of passage of the Note Ordinance and execution of TIF Note A and TIF Note B.

Section 405. Payments into Village Account and Developer Account.

(a) In accordance with the Note Ordinance, all Incremental Taxes deposited into the Fund shall be distributed to the Developer Accounts and Village Account according to the percentages shown on the table in **Exhibit J** or **Exhibit JJ**, whichever applies, until each TIF Note is paid in full or matures. After each TIF Note is paid in full or matures, all Incremental Taxes shall be deposited into the Village Account.

(b) In addition to any site infrastructure Improvements required to be performed by the Developer for the various Components of the Project, the Village desires to perform or arrange for a party to perform the following infrastructure improvements, including but not limited to (collectively "*Public Infrastructure*"):

- (i) On-site and off-site pedestrian and bicycle trails connecting to the Pace Barrington Road Transportation station at Barrington Road and to the Cook County Forest Preserve.
- (ii) Re-paving Lakewood Boulevard.
- (iii) Off-site traffic improvement as dictated by a future traffic study.
- (iv) Any other costs permissible by the Act.

All Public Infrastructure or any public improvements required by the Village shall be paid solely from the Village Account or the Village shall use the Village Account, or advance funds, to pay for all Public Infrastructure costs. With the Village’s authorization, the Public Infrastructure may be performed by the Developer. If the Developer performs the Public Infrastructure, the Developer may apply for reimbursement of the costs to perform the Public Infrastructure with such costs paid from the Village Account and shall not be deemed to be a repayment under the TIF Notes.

(c) In any year where the Village Account portion of the Fund exceeds annual costs, the Village may apply any excess to TIF costs previously incurred but not reimbursed. Any remaining TIF Funds in the Village Account may be used by the Village for any lawful TIF purposes, including property tax appeal refund payments.

Section 406. Audit. The Village shall perform an audit for the TIF (and a copy thereof shall be delivered to Developer) no later than one hundred eighty (180) days following the end of the Village’s fiscal year and which audit shall contain (i) a reconciliation of the TIF administrative costs and the calculations for the Village Account as incurred; (ii) a calculation of the amount in the Fund; (iii) confirmation of the Pledged Amounts. The cost of the audit shall be an administrative cost of the TIF, paid from the Village Account and reimbursable as a redevelopment project cost pursuant to the Act.

Section 407. Offset Payments to Village. In an attempt to offset the payments to the Developer made by the Village upon the established benchmarked success of the Project within the Redevelopment Project Area, the Developer agrees to pay to the Village an agreed-upon amount as provided in this Section 407 as follows:

(a) The Village shall be eligible to receive an Offset Payment upon the following events (“*Payment Periods*”):

Payment Period 1:	Upon seventy-five percent (75%) of the gross leasable area of all of the space within the currently Existing Buildings intended to be used as office is occupied and all occupants within such space are paying rent (without free rent or lease defaults) (collectively “ <i>Project Stabilization</i> ”). If Project Stabilization is not achieved by year 8 of the TIF, Developer shall calculate the Yield on Cost Offset Payment in year 8.
Payment Period 2:	The fifth (5 th) full calendar year after “Payment Period 1”
Payment Period 3:	The tenth (10 th) full calendar year after “Payment Period 1”
Payment Period 4:	The fifteenth (15 th) full calendar year after “Payment Period 1”

By April 30th of any calendar year following a Payment Period event, the Village may be eligible for an “Offset Payment” from the Developer. An “Offset Payment” shall be equal to twenty-five

percent (25%) of the Net Operating Income (as defined herein) that is over and above the Income Threshold (as defined below) based upon the following formula:

$$\text{Yield on Cost} = \text{Net Operating Income} / \text{Overall Costs}$$

Within thirty days (30) of written request by the Village, the Developer shall make available for review by the Village or its representative, the Developer's Yield on Cost and Offset Payment calculations and documents necessary to support the calculation thereof to the Village. If the Village and the Developer disagree as to the preceding calculations, the Parties will resolve the dispute in accordance with Section 703. If, and only if, the Yield on Cost for the Redevelopment Project Area as computed by the above formula (and based on the terms defined below) exceeds twenty percent (20%) ("*Income Threshold*"), then the Village is eligible for an annual Offset Payment for each Payment Period the Yield on Cost exceeds the Income Threshold equal to twenty-five percent (25%) of the remaining Net Operating Income received by the Developer that exceeds the Net Operating Income required to achieve a Yield on Cost in excess of the Income Threshold. The Redevelopment Project Area Income, Operating Expenses, Net Operating Income and Total Project Costs shall be annualized based upon the totals for all years prior to a particular Payment Period.

Notwithstanding any other provision to the contrary, the Offset Payments shall, both annually and in the aggregate, be limited to the total amount of principal payment paid by the Village to the Developer under TIF Note B. In no instance shall the Offset Payments, either individually or in the aggregate, exceed the principal payment paid to the Developer under the TIF Note B. Developer shall make any Offset Payment by June 30th of the year any Offset Payment may be due. If the Village is due an Offset Payment and the Village has not received an Offset Payment by June 30th of any year, after sending demand to the Developer and Developer having not paid the Offset Payment within thirty (30) days of such demand, the Village shall have the right, but not the obligation, to reduce the amounts due to the Developer under TIF Note B equal to a dollar-for-dollar reduction in the outstanding amount equal to the Offset Payment owing to the Village. No principal reduction shall be from TIF Note A.

For purposes of this Section 407, the following terms shall have the following definitions:

- (i) "*Redevelopment Project Area Income*" means the gross income actually received by the Developer derived solely from the Redevelopment Project Area leases on a cash accounting basis annualized over the years prior to any Payment Period. Any leases in default or any accounts receivable or other amounts due but not actually received by the Developer shall not be included in any Redevelopment Project Area Income calculations. All calculations relating to the Yield on Cost shall be limited to only the investments, returns and property located solely within the Redevelopment Project Area. For purposes of example but not limitation, Redevelopment Project Area income shall not include amounts received from the sale of any or all of the Redevelopment Project Area, fees paid to develop any of the Redevelopment Project Area but shall include income received under the TIF Notes.

For leases in effect at the time of any Payment Period but which expire during the Payment Period (and the tenant has not exercised any option to renew or extend) (“*Expiring Leases*”), any income from any Expiring Leases shall be excluded from any income calculations. Any sale of property outside of the Redevelopment Project Area; and, any sale of the property intended to be used for the hotel Component or the hotel Improvements (or sale of any rights to develop the Hotel Improvements) shall not be included in the Redevelopment Project Area Income (regardless if such component may be located within the Redevelopment Project Area) or in any computations for the Yield on Cost.

- (ii) “*Overall Costs*” mean all costs in any way associated with the Redevelopment Project Area, the construction or maintenance of the Redevelopment Project Area, the leasing, operation and of maintenance of the Redevelopment Project Area, including without limitation: any and all costs incurred within the Redevelopment Project Area in any way relating to: soft construction costs, architects fees, design fees; hard costs, construction costs, replacement costs and any costs for the replacement, refurbishment, renewal or reconstruction; development fees; any costs, fees or payments paid to any tenant for any tenant improvements or as otherwise required under any tenant lease; any costs of any vertical construction or new construction; land acquisition costs; costs paid and loan payments for any loans, financing, mortgages, mezzanine financing or other debt incurred by the Developer or any Developer Affiliate; preferred returns, preferred payments or other inducement costs to any equity joint venture partners of the Developer; depreciation; loss of useful life of any capital component; capital expenditures or costs which are required to be capitalized by Developer pursuant to the then-applicable Internal Revenue Service regulations; and, any other costs that are not included in Operating Expenses (which is not to mean that Operating Expenses and Overall Costs are exclusive or that there is no duplication of Operating Expenses and Overall Costs). Any agent or Developer Affiliate can perform any task that would be included in the Overall Costs provided that such cost of the agent or Developer Affiliate is at prevailing market rates.
- (iii) “*Operating Expenses*” mean any expenses, regardless of the source, incurred within the Redevelopment Project Area to own, manage, operate and maintain the property within the Redevelopment Project Area, which shall include, without limitation: management costs and fees; insurance costs and fees; costs and losses due to vacancy; a market rate vacancy allowance real estate taxes, ad valorem taxes and any costs or fees associated with the payment or appeal of such taxes; costs and losses due to tenant default; legal fees in any way related to the Redevelopment Project Area; leasing commissions; credits, payments or amounts paid to tenants (for any reason); tenant improvements payments or allowances; free rent or rent reductions; payments for maintenance, repairs and non-capital replacements; utility costs; snow removal costs; and, any other costs not required to be capitalized by Developer pursuant to the then-applicable Internal Revenue Service regulations. Any agent or Developer Affiliate can perform any task that would be included in the Operating Expenses provided that such cost of the agent or Developer Affiliate is at prevailing market rates.

- (iv) “*Net Operating Income*” means the Redevelopment Project Area Income less the Operating Expenses.

ARTICLE V SPECIAL ALLOCATION FUND

Section 501. Maintenance of Fund.

- (a) The Village agrees to comply with the provisions of the Note Ordinance.
- (b) The Village agrees that until such time as this Agreement is terminated or all payments due under the TIF Notes have been made and the TIF Notes all expire by their terms, (i) the Village will not intentionally take any action or omit to take any action that will affect the continued existence of the Fund or the availability of monies deposited in the Fund to pay the principal amount of the TIF Notes; (ii) the Village will take all reasonable actions and submit all documents in a timely manner in order to receive all Incremental Taxes; (iii) the Village will direct the investments of amounts deposited into Fund in accordance with Illinois law; and (iv) the Village will comply with all annual reporting requirements set forth in the Act. If any governmental agency having jurisdiction over enforcement of the Act and the subject matter of this Agreement shall determine that this Agreement is contrary to law or if the legitimacy of the Redevelopment Project Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village will, at its cost and expense (but subject to reimbursement as defense costs) defend the integrity of the Redevelopment Project Area and this Agreement. The Developer will fully cooperate with the Village in connection with the foregoing. If funds are not available in the Fund to reimburse the Village for its defense costs, then, in that event, the Developer and the Village shall share equally in the actual, out-of-pocket costs of such defense, which expenses, when paid by the Developer, shall be subject to reimbursement as an Eligible Redevelopment Project Cost.
- (c) The Village shall be relieved from any claims, causes of action or liability and all holders of any of the TIF Notes shall forever waive any claims or causes of action against the Village relating to the Village’s allocation of payments to Developer Account A as opposed to Developer Account B and vice versa. Nothing in this Section shall relieve the Village from payment under any of the TIF Notes themselves.

ARTICLE VI SPECIAL COVENANTS OF THE DEVELOPER

Section 601. Real Estate Taxes.

- (a) The Developer agrees that it shall pay, or cause to be paid, when due, any and all real estate taxes and special assessments in respect to the RPA, together with all improvements on such parcel. The Developer will notify the Village’s Director of Finance within fifteen (15) days of payment of property taxes. Failure to timely pay said taxes and/or special assessments by the end of the calendar year in which taxes are due shall constitute a monetary Event of Default, subject to the notice and cure provisions set forth in Article VII of this Agreement.

(b) For any assessment year during the Term of this Agreement, neither the Developer nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall directly or indirectly, initiate, seek or apply for proceedings in order to lower the assessed value of all or any portion of the RPA in which the lowering of assessed value would entitle the petitioner to a refund of overpaid property taxes. By way of example, but not limitation, the Developer, any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall be prohibited from (i) requesting or filing for a certificate of correction, (ii) requesting or filing for a certificate of error, (iii) filing a tax objection complaint in circuit court, or (iv) filing a petition with the Property Tax Appeal Board. Notwithstanding the preceding, for any assessment year during the Term of this Agreement, the Developer or any agent, representative, assignee, transferee or successor in interest to the Developer may seek to lower the assessed value of all or any portion of the RPA with the Cook County Assessor or the Cook County Board of Review solely on the basis that the RPA is over-assessed due to issues related to occupancy (collectively "*Occupancy Appeal*"). The Developer expressly agrees that this Agreement may be introduced into any proceeding as conclusive evidence that the Developer has waived its rights as provided in this Section 601(b).

(c) For any assessment year during the Term of this Agreement, neither the Village nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Village shall directly or indirectly, initiate, seek or apply for proceedings in order to increase the assessed value of all or any portion of the RPA in which the increasing of assessed value would require the owner or taxpayer of all or any portion of the RPA to make a payment for underpaid property taxes. By way of example, but not limitation, the Village, any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Village shall be prohibited from (i) requesting or filing for a certificate of correction, (ii) requesting or filing for a certificate of error, (iii) filing a tax objection complaint in circuit court, or (iv) filing a petition with the Property Tax Appeal Board. Notwithstanding the preceding, for any assessment year during the Term of this Agreement, the Village or any agent, representative, assignee, transferee or successor in interest to the Village may seek to increase the assessed value of all or any portion of the RPA with the Cook County Assessor or the Cook County Board of Review (collectively "*Village Appeal*"). The Village expressly agrees that this Agreement may be introduced into any proceeding as conclusive evidence that the Village has waived its rights as provided in this Section 601(c).

(d) The Parties agree that if either files any appeal or claim, whether permitted or prohibited by Section 601(b) or Section 601(c), then said Party shall provide notice of such claim or appeal, (in compliance with Section 1003), together with copies of all documents filed in connection with such claim or appeal to the non-filing Party within seven (7) days of the date of filing. The non-filing Party shall have the right to contest any such claim or appeal.

(e) With respect to the RPA or any portion thereof, neither the Developer nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall seek or authorize any exemption from property taxation (as such term is used and defined in the Illinois Constitution, Article IX, Section 6 (1970)) for any assessment year during the Term of this Agreement.

(f) The Developer and Village agree that for the purpose of this Agreement, the projected property taxes of the RPA for the years noted (“*Target Property Taxes*”) are indicated on column titled “Target Property Taxes” on **Exhibit K** attached hereto and incorporated herein by reference. If an Occupancy Appeal or Village Appeal is successful and the property taxes go above or below the Target Property Taxes, the difference shall be addressed as follows:

For Occupancy Appeals: If an Occupancy Appeal is successful and results in the real estate taxes for the RPA falling below the Target Property Taxes amount for the year in question, then the “*Occupancy Tax Delta*” shall be the difference in the amount in real estate taxes between the amounts due as a result of the Occupancy Appeal and the Target Property Taxes, and fifty percent (50%) of said Occupancy Tax Delta shall be credited to the Village as a dollar-for-dollar reduction to the principal amount of TIF Note B.

For Village Appeals: If a Village Appeal is successful and results in the real estate taxes for the RPA rising above the Target Property Taxes amount for the year in question, then the “*Village Appeal Delta*” shall be the difference in the amount of real estate taxes due as a result of the Village Appeal and the Target Property Taxes, and one hundred percent (100%) of the Village Appeal Delta shall be credited to the Developer as a dollar-for-dollar increase in the principal amount due under TIF Note C.

(g) To act as a substitute for the Developer or Village waiving its rights to appeal the RPA’s assessed value as provided in Section 601(b) and Section 601(c), the Parties agree that a revaluation of the RPA (“*Revaluation*”) may be initiated by the Party seeking the Revaluation (“*Revaluation Party*”) providing written notice of its intention to initiate a Revaluation within ninety (90) days after the Cook County Assessor sets the assessed value for the RPA by delivering the assessment books to the Cook County Board of Review for the triennial reassessment of the RPA in accordance with 35 ILCS 200/14-35, as amended. A Revaluation may only be initiated in either: (i) the first year of a triennial general reassessment period or (ii) any year in which the Cook County Assessor revises the assessment of the RPA. If no Party initiates the Revaluation process as provided above, all Parties shall waive their right to perform a Revaluation for that particular three (3) year triennial reassessment period. If the Revaluation Party seeks a Revaluation as provided herein, the Revaluation Party shall obtain an appraisal of the RPA (“*Initial Appraisal*”) by a Qualified Appraiser as provided below. Once any Revaluation is established, the Revaluation Market Value, as defined herein, shall be deemed to be the fair market value of the RPA for all purposes under this Section 601 for the entirety of the three (3) year triennial reassessment period.

The Revaluation Party shall send the Initial Appraisal to the other Party within the timeframe for initiating a Revaluation. The Party not seeking the Revaluation, within sixty (60) days of receiving the Initial Appraisal, shall either: (i) obtain an appraisal by another Qualified Appraiser on the standards provided below (“*Second Appraisal*”); or, (ii) take no action. If the Party not seeking the Revaluation does not obtain a Second Appraisal within sixty (60) days of the date of receipt of the Revaluation Party’s Initial Appraisal, the fair market value of the RPA as indicated in the Initial Appraisal shall be the “*Revaluation Market Value*” for purposes of this Section 601. If a Second Appraisal is performed, the Parties shall review the Second Appraisal and shall within twenty-one (21) days of delivery of the Second Appraisal to the Revaluation Party, either (i) agree that the Revaluation Market Value is the average of the Initial Appraisal and Second Appraisal; or (ii) request a third appraisal by another a Qualified Appraiser on the standards provided below. Either Party may request a third appraisal in its sole discretion. If either Party requests a third appraisal (“*Third Appraisal*”), the appraisers performing the Initial Appraisal and

Second Appraisal shall jointly select the Qualified Appraiser performing the Third Appraisal on the standards stated below. The third Qualified Appraiser shall review the Initial Appraisal and Second Appraisal and perform its own independent review and prepare the Third Appraisal. Upon completion of the Third Appraisal, the average of the Initial Appraisal, Second Appraisal and Third Appraisal shall be the Revaluation Market Value.

(h) For each year of a triennial reassessment period in which a Revaluation Market Value has been established or carried forward under this Section 601, within thirty (30) days after the second installment of taxes is paid in full by the Developer, the Parties shall mutually, reasonably and cooperatively compute the property taxes of the RPA that should have been received based on the Revaluation Market Value using the same computation as used by the Cook County Treasurer, using the then-current equalization factor and tax rate and determine the property tax amount for the RPA based upon the Revaluation Market Value (collectively “*Revalued Tax Amount*”). The amount representing the difference between the Revalued Tax Amount that would have been received with the RPA valued at the Revaluation Market Value and the actual RPA real estate tax amount shall be treated as follows:

For Over-assessments (the following collectively “*Developer Tax Recapture*”): If the actual RPA real estate tax amount is greater than the Target Property Taxes for the year in question and if the Revalued Tax Amount is less than the Target Property Taxes, then TIF Note C shall be increased by the sum of: (i) one hundred percent (100%) of the amount of the difference between the actual RPA real estate tax amount and the Target Property Taxes amount; and (ii) fifty percent (50%) of the amount of the difference between the Target Property Taxes and the Revalued Tax Amount. By way of example but not by limitation, if the actual RPA real estate tax amount is \$3,000,000, the Target Property Taxes are \$2,000,000 and the Revalued Tax Amount is \$1,500,000, the Developer Tax Recapture would equal the sum of \$1,000,000 (which is 100% of the amount of the difference between the actual RPA real estate tax amount and the Target Property Taxes) and \$250,000 (which is 50% of the amount of the difference between the Target Property Taxes and the Revalued Tax Amount). If the actual RPA real estate tax amount is below the Target Property Taxes, then TIF Note C shall be increased by fifty percent (50%) of the difference between the actual RPA real estate taxes and Revalued Tax Amount. By way of example but not limitation, if the actual RPA real estate tax amount is \$1,500,000, the Target Property Taxes are \$2,000,000, and the Revalued Tax Amount is \$1,000,000, the Developer Tax Recapture would equal \$250,000 (which is 50% of the difference between the actual RPA real estate tax amount and the Revalued Tax Amount).

For Under-assessments (the following collectively “*Village Tax Recapture*”): If actual RPA real estate tax amount is below the Target Property Taxes and if the Revalued Tax Amount is more than the Target Property Taxes, then, TIF Note B shall be reduced by fifty percent (50%) of the amount equal to the difference between the Target Property Taxes and the actual RPA real estate tax amount. By way of example but not by limitation, if the actual RPA real estate tax amount is \$1,500,000, the Target Property Taxes is \$2,000,000 and the Revalued Tax Amount is \$3,000,000, the Village Tax Recapture would equal \$250,000 (the amount attributed to 50% of the difference between

the actual RPA real estate tax amount and the Target Property Taxes). There shall be no Village Tax Recapture for any increase in property taxes between any Revalued Tax Amount greater than the Target Property Taxes.

(i) The Developer Tax Recapture shall only be credited to Developer in the form of an increase in the principal amount then due under TIF Note C. The Village Tax Recapture shall only be credited to the Village through a reduction to the principal amount then due under TIF Note B. All Developer Tax Recapture and Village Tax Recapture shall relate to and be attributed to Eligible Redevelopment Project Costs. There shall be no actual cash payments between parties. Any payments due to the Developer under this Section 601 shall be limited to the Outstanding Principal Amount of TIF Note C and shall only be paid to the Developer to reimburse the Developer for and to the extent there are Eligible Redevelopment Project Costs. Notwithstanding anything contained in Section 402, the limitations contained therein shall not apply to TIF Note C. Payments under TIF Note C will be limited to Eligible Redevelopment Project Costs in an amount equal to the net amount of Developer Tax Recapture. The Village Tax Recapture shall not exceed, in aggregate, the Maximum Reimbursement Amount of TIF Note B. Nothing in this Section 601 shall require, state or imply any actual payment for either the Developer Tax Recapture or the Village Tax Recapture, both of which shall be limited only to amounts in Developer Account C and Village Account and the change in amounts due under TIF Note C and only for the repayment of Eligible Redevelopment Project Costs under the Act. In the event all or any part of this Section 601 is held to be illegal or unenforceable by court of law of competent jurisdiction, then the Parties shall agree to amend this Agreement or enter into another agreement to provide for an arrangement between the Parties that captures the terms, intent and spirit of this Section 601.

(j) Once a Revaluation Market Value has been established under this Section 601 for a given triennial reassessment period, the Developer and the Village shall cooperate to jointly file or the Developer shall file with the cooperation and concurrence of the Village such complaints and appeals at the Cook County Assessor and Cook County Board of Review to establish an assessed value based off of the Revaluation Market Value for the remaining years of the respective triennial reassessment period. Any action or inaction by the Cook County Assessor or Cook County Board of Review shall not preclude either Party from asserting its rights under this Section 601(h). Once the Revaluation Market Value is established, the Revaluation Market Value shall remain for the two years after the triennial reassessment and the Revaluation Party shall not be required to obtain updated appraisals for those two (2) years in order to obtain a Developer Tax Recapture or Village Tax Recapture, respectively.

(k) For purposes of this Section 601, a “*Qualified Appraiser*” shall mean an independent MAI appraiser not affiliated with either the Village or Developer, not having performed work for either the Village or Developer within the last five (5) years and having at least ten (10) years’ experience appraising commercial office buildings and mixed use buildings. The Qualified Appraiser shall have an office in Cook County and shall have been associated with or employed by (either currently or previously) a regional or national real estate company. For the purposes of this Section 601, the RPA shall include the entire RPA or any portion or section of the RPA. The Party seeking the Initial Appraisal and Second Appraisal shall pay for the respective appraisals. The Parties shall split the cost of the Third Appraisal.

(l) The Parties agree that the restrictions contained in this Section 601 are covenants running with the land. These restrictions shall be binding upon the Developer and its agents, representatives, lessees, successors, assigns and transferees from and after the Effective Date. The Developer agrees that any sale, lease, conveyance, or transfer of title to all or any portion of the Redevelopment Project Area from and after the Effective Date shall be made explicitly subject to such covenants and restrictions. Notwithstanding the foregoing terms of this Section 601, the right to seek a Revaluation shall be personal to the Registered Owner (as defined in the Note Ordinance) of TIF Note C.

Section 602. Compliance with Laws. The Developer represents to the Village, both as of the date of execution and delivery of this Agreement and for the Term of the Agreement, as follows:

(a) The Developer represents that the Project shall be constructed and fully completed in a good and workmanlike manner in accordance with all applicable Legal Requirements that are applicable to the Project.

(b) The Developer further represents that:

- (i) It is not barred from contracting with any unit of state or local government as a result of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code (720 ILCS 5/33E-3 and 33E-4).
- (ii) It shall comply with the Illinois Drug Free Work Place Act.
- (iii) It shall comply with the Equal Opportunity Clause of the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights.
- (iv) It shall comply with the Americans with Disabilities Act and Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 *et seq.*).
- (v) Any construction contracts entered into by the Developer relating to the construction of the Project shall require all contractors and subcontractors to comply with the Illinois Fair Employment Practices Act.
- (vi) The Developer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue nor is delinquent in the payment of any money owed to the Village.
- (vii) The Developer shall comply with all applicable federal laws, state laws and regulations including without limitation, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Developer agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor

agreements and federal and state statutes, and further agrees to make all required withholdings and deposits therefore. The Developer agrees to maintain full compliance with changing government requirements that govern or apply to the construction of the Project. The Developer understands and agrees that the most recent of such federal, county, state, and local laws and regulations will govern the administration of this Agreement at any particular time. Likewise, new federal, county, state and local laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement and the Project. Any lawsuit or complaint of violation of laws that is received by the Developer relative to this Agreement or the Project shall be immediately forwarded to the Village Manager. The Village agrees not to adopt and apply any new local ordinances to the Project that would materially interfere with the Developer's implementation of the Project.

- (viii) The Developer at all times shall be in material compliance with the Final Project Documents, all Village site plan approvals relating thereto, and all Village property maintenance regulations.
- (ix) The Developer shall comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01, *et seq.* as amended) to the extent applicable.

Section 603. Indemnification of Village. Developer, its successors and assigns shall defend, indemnify and hold harmless the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees, from and against any and all civil liabilities, actions, responsibilities, obligations, losses, damages and claims, and all costs and expenses, including but not limited to attorney's fees and expenses (collectively, "*Losses*") pursuant to any federal, state and local laws including the common law, statutes, ordinances, rules, regulations and other requirements relating to or which the Village and/or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees may incur from or on account of Developer's use of the RPA, any tests or surveys conducted by the Developer, and the construction of the Project, including but not limited to any Losses incurred which are based on tort law, wrongful death and/or a personal injury claim, suit or action and/or any Losses relating to environmental investigation, cleanup, or abatement, whether asserted or unasserted, direct or indirect, existing or inchoate, known or unknown, having arisen or to arise in the future, and in any manner whatsoever incurred by reason of Developer's or Developer's worker's activities at the RPA, but only to the extent and proportion such Losses are not caused by the action or inaction of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees. It is expressly understood, agreed upon and the specific intent of this Agreement that the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees will at no time assume responsibility or liability for the actions of Developer or any of the workers or other persons on the RPA. As between the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees and Developer, Developer shall at all times be held solely responsible to all persons on the RPA

present there because of the Project and Work thereon. Developer and its successors and assigns hereby agree to release, waive, covenant not to sue and forever discharge the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees, for any claim, suit or action, whether or not well founded in fact or in law, which Developer and the Developer's workers have, or may have, arising out of the Project, except: (a) to the extent that any Losses or contamination occurs that is caused, in whole or in part, by the Village or any of its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees of the Village; (b) for any claim or action, at law, in equity or otherwise, which Developer, its successors and assigns may have under or in any way related to this Agreement, the TIF Notes, the Note Ordinance or any other agreements between the Developer and the Village; (c) the willful misconduct or negligence on the part of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees; or, (d) any failure of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees to comply with any Legal Requirements. For any indemnification claims or any Losses claimed by the Village or any other indemnitee under this Section that are covered, in whole or in part, by insurance policies in effect, any obligations, defense, amounts paid or other recovery shall be limited to limits in said insurance policies.

Section 604. Insurance.

(a) The Developer (and any Subdeveloper, successor and assign of Developer) shall obtain or cause to be obtained and continuously maintained when required during the Term of this Agreement, insurance as set forth below. The Developer shall provide a copy of all policies to the Village with proof that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Developer and any Subdeveloper must obtain (or cause their respective contractors to obtain). Prior to and during the commencement of construction of any portion of the Project, the Developer shall obtain and continuously maintain the following:

- (i) Workers' compensation insurance with statutory coverage;
- (ii) Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with limits against bodily injury and property damage of not less than \$5,000,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis. The Village shall be named as an "additional insured" with respect to such policy and protected in accordance with a clause in form and content satisfactory to the Village.

(b) Until the TIF Notes are paid in full or expires, whichever occurs first, the Developer shall obtain, effective as of Purchase Date, and continuously maintain the following: (i) fire insurance and extended coverage on a replacement basis for ninety percent (90%) of the insurable value of the RPA Improvements at the date of completion, and (ii) commercial general liability insurance meeting the requirements of Section 604(a)(ii) above. The Village shall be named as an "additional insured" with respect to such policy and protected in accordance with a clause in form and content satisfactory to the Village.

(c) All insurance required in this Article shall be obtained and continuously maintained in responsible insurance companies selected by the Developer or its successors that are authorized under the laws of the State to assume the risks covered by such policies. Unless otherwise provided in this Article, each policy must contain a provision that the insurer will not cancel nor modify the policy without giving written notice to the insured and the Village at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, the Developer, and its successor or assign, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Article. In lieu of separate policies, the Developer and its successor or assign, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein.

(d) In the event of damage or destruction to the RPA Improvements by fire or other casualty during construction or thereafter during the Term of the Agreement, the Developer shall use its commercially reasonable judgment in determining whether the Developer will use any insurance proceeds it receives from such loss (after deducting any expenses incurred in collection thereof) to restore, reconstruct or repair such portion of the Redevelopment Project Area.

In the event the Developer decides to restore, reconstruct or repair the casualty area, the Developer shall use the Net Insurance Proceeds (as defined herein) to restore, reconstruct or repair the damage or destruction.

If the Developer decides not to use the Net Insurance Proceeds to restore, reconstruct or repair the damage or destruction, the Village shall be paid such portion of the Net Insurance Proceeds equal the ratio of (a) the amount paid from the Village to the Developer under the TIF Notes as of the date of the casualty as compared to (b) the amount of the Developer's total equity paid or incurred in the Project. By way of example but not limitation, if the Net Insurance Proceeds are \$1,000,000, the total TIF Notes proceeds received by the Developer are \$10,000,000 and the Developer's total equity in the Project is \$90,000,000, the Village would receive \$100,000 of the Net Insurance Proceeds.

Nothing in this Agreement shall require the Developer to utilize its own funds and the Developer's obligation to restore, reconstruct or repair shall be limited to the amounts actually received from any insurer, less any costs to collect such funds (which includes, without limitation, reasonable attorneys' fees and costs) and subject to the rights and prior claims of (and subject to the application of such proceeds pursuant to the direction of) any Mortgagee (collectively "*Net Insurance Proceeds*").

(e) Any insurance to be required under this Agreement shall be issued by an insurance company having a A.M. Best financial strength rating of at least A+ or better.

Section 605. Subdevelopers. The Developer may enter into agreements with prospective tenants or purchasers of land at the RPA designating any such party as a "*Subdeveloper*". A Subdeveloper is authorized to construct on behalf of the Developer any building or improvements included in the Work.

Section 606. Assignment.

(a) Other than as a Permitted Transfer or a Transfer Upon Stabilization, the Developer agrees that it will not transfer all or any interests or obligations in this Agreement without the prior written consent of the Village, which approval shall not be unreasonably withheld, conditioned or delayed. Nothing in this Agreement shall preclude the granting of easements, licenses or rights of way.

(b) This Agreement shall not be assigned by the Developer unless (i) the Developer's assignee shall affirmatively agree to undertake all obligations under this Agreement; and, (ii) a copy of the assignment of this Agreement, evidencing the assignee's agreement to assume the Developer's obligations under this Agreement shall be sent to the Village along with the assignee's name and contact information for notice purposes under Section 1003 of this Agreement. Upon Village's approval of a transfer complying with the provisions of this Section 606(b), Hoffman Estates Acquisitions LLC or its Developer Affiliate shall be relieved from all further liability under this Agreement with respect to the interest so transferred, but nothing in this Section 606(b) shall relieve any subsequent Developer of its obligations under this Agreement.

(c) If the Corporate Authorities approve a transfer of the Developer's interest in this Agreement, such approval shall meet the following conditions: (i) the transferee shall have the necessary experience and financial ability to fulfill the obligations of the Developer hereunder; and, (ii) the transferee shall have executed and delivered to the Village an instrument stating that such transferee has read this Agreement and agrees to be bound by its terms, including, but not limited to, this Section 606 and Section 803, and, (iii) if such transferee is not a natural person, the transferee shall have delivered to the Village written opinion of counsel to such transferee stating that upon the execution and delivery of the assignment and acceptance, this Agreement will constitute the valid and legally binding obligation of the transferee, enforceable against the transferee in accordance with its terms, except to the extent that the enforcement thereof may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the enforcement of creditors' rights generally, and equitable principles which may limit the availability or enforcement of certain remedies.

(d) So long as the transfer complies with Section 606(b) the Developer may transfer this Agreement: (i) to any Developer Affiliate; or (ii) to collaterally assign all or any portion of this Agreement or the TIF Notes to any Lender or other party providing financing to the Developer (collectively "*Permitted Transfer*") without authorization of the Village.

(e) So long as the Developer complies with Section 606(b), the Developer may assign this Agreement, in connection with the sale of all or any part of the RPA, upon achieving Project Stabilization, (collectively "*Transfer Upon Stabilization*") without authorization from the Village.

(f) Each reference to the Developer in this Section 606 shall be deemed to include the successors and assigns of the Developer and successor owners of record of any portion of the RPA, including the person or persons acquiring all or a portion of the interest of such members and any shareholders, members or partners of any successor or assign of the Developer.

Section 607. Payment of Taxes and Fees. Except as provided in Section 601 of this Agreement the Developer agrees to promptly pay or cause to be paid as the same become due, any and all fees, rent, taxes and governmental charges of any kind that may at any time be lawfully assessed with respect to the Project or required under this Agreement. The Developer certifies that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or any tax or fee administered by the Village. The Developer does not owe the Village any money prior to the execution of this Agreement and knows of no proposed additional tax or assessment against it by any governmental authority, that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of the Developer.

Section 608. Environmental Matters. The Developer shall not dispose of or intentionally release any hazardous substance, material, contaminant, or pollutant, as defined by any federal or state environmental laws, in, under, on or about the Site. The Developer, at its costs, shall remediate any hazardous substance, contaminant or pollution or other dangerous environmental condition that it (or its employees, agents or contractors) creates or directly causes with respect to the Project in accordance with all federal, state, county and local applicable laws and regulations. The Developer shall indemnify and hold the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees harmless against any claim, suit, loss, liability or damage, including, attorney's fees and expenses incurred by the Village and/or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees in defending itself or complying with applicable laws and regulations, arising out of or relating to the disposal or release of any hazardous substance, material, contaminant, or pollutant during performance of the Project in, under, on or about the RPA by the Developer.

ARTICLE VII REMEDIES FOR BREACH OF AGREEMENT

Section 701. Developer Events of Default. The following shall be Events of Default with respect to this Agreement, if not cured after due notice and within the time frames provided for in this Agreement:

(a) If any material intentional representation made by Developer in this Agreement, or in any certificate, notice, demand or request made by a party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) Default by Developer for a period of thirty (30) days after written notice thereof, in the performance or breach of any material covenant contained in this Agreement, or any other agreement, financing or otherwise, concerning the existence, structure or financial condition of Developer and/or the Project and Property, that is not otherwise caused, in whole or in part, by Force Majeure.

(c) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or

other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of thirty (30) consecutive days.

(d) The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others and not dismissed within thirty (30) consecutive days.

(e) Failure to have funds to meet Developer's obligations; provided, however, that such default shall constitute an Event of Default only if Developer does not remedy the default within thirty (30) days after receipt of written notice from the Village.

(f) Developer materially and knowingly fails to comply with applicable governmental codes and regulations in relation to the construction and maintenance of the buildings contemplated by this Agreement; provided, however, that such default shall constitute an Event of Default only if the Developer does not, within thirty (30) days after written notice from the Village, remedy the default.

In all of the above sections where the Developer has a period of time to cure and the Developer's delay in performance was caused, in whole or in part, by any Force Majeure or event of Force Majeure, then the period of time to cure any event of default shall be extended by such reasonable period of time (with no limit) to account for the delay caused by any Force Majeure or event of Force Majeure. In all of the above sections where the Developer has thirty (30) days to cure in the case of a specified non-monetary default and there are no Force Majeure or events of Force Majeure, the 30-day period shall be extended if such as long as the Developer agrees to effect a cure and is diligently pursuing the cure of such default, but if such breach shall not be cured or remedied within ninety (90) additional days after receipt of notice, then the uncured default shall constitute an Event of Default at the election of the Village.

Section 702. Village Events of Default. The following shall be Events of Default, as defined below, with respect to this Agreement:

(a) If any representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to Developer pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) Default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that such default shall constitute an Event of Default only if the Village does not remedy the default within thirty (30) days after written notice from Developer.

(c) Default by the Village in the performance or breach of any material covenant, warranty or obligation contained in this Agreement, the TIF Notes or the Note Ordinance; including but not limited to failure by the Village to make any reimbursement or payment required pursuant to this Agreement provided, however, that such default shall constitute an event of default (“Event of Default”) only if the Village does not remedy the default within thirty (30) days after written notice from the Developer.

In all of the above sections where the Village has a period of time to cure and the Village’s delay in performance was caused, in whole or in part, by any Force Majeure or event of Force Majeure, then the period of time to cure any Event of Default shall be extended by such reasonable period of time (with no limit) to account for the delay caused by any Force Majeure or event of Force Majeure. In all of the above sections where the Village has thirty (30) days to cure in the case of a specified non-monetary default and there are no Force Majeure or events of Force Majeure, the 30-day period shall be extended if such as long as the Village agrees to effect a cure and is diligently pursuing the cure of such default, but if such breach shall not be cured or remedied within ninety (90) additional days after receipt of notice, then the uncured default shall constitute an Event of Default at the election of the Developer.

Section 703. Pre-Trial Resolution of Disputes. Except for payments due from the Village to the Developer under the TIF Notes, the Developer and the Village agree to address disagreements and disputes arising out of or related to this Agreement or the breach thereof through the procedures set forth in this Section 703 before resorting to legal proceedings. If the Developer and the Village are unable to resolve the relevant issue in a manner that meets the interests of both Parties, the Parties agree to submit such disagreement or dispute identified in the notice specifying the Event of Default to a neutral independent mediator for non-binding mediation. The American Arbitration Association rules for mediation of commercial disputes shall govern such mediation. Either Party may initiate the request for mediation. The mediation proceeding shall be conducted in Chicago, Illinois and shall commence within ten days after the initiating Party initiates a request. The mediation shall not extend beyond two (2) days unless the Parties otherwise agree in writing. Any agreement reached in mediation shall be reduced to writing and may be enforced in any court having jurisdiction thereof. Nothing in this Section 703 shall prevent the Village from taking immediate action to enforce any building, health, safety or similar code violations, and in any event, either of the Parties may commence litigation within sixty (60) days after demand for mediation.

Section 704. Remedies for Default. In the case of an Event of Default hereunder:

(a) The defaulting Party shall, upon written notice (in accordance with the notice provisions of this Agreement) from the non-defaulting party, take immediate action to cure or remedy such Event of Default. Subject to Section 703, the non-defaulting party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting party’s obligations under this Agreement.

(b) In the case of an Event of Default by Developer, and its failure to cure such default after due notice and within the time frames provided for in this Agreement, in addition to exercising any other remedies at law or in equity, the Village shall have the right, thirty days (30)

after notice to the Developer indicating its intent to terminate, to terminate this Agreement by action of the Corporate Authorities. Termination of the Agreement shall not cancel any obligations of the Village under the TIF Notes; provided however, that the Village shall have the right, but not the obligation, to reduce the amounts paid to the Developer under TIF Note B equal to the actual out-of-pocket costs incurred by the Village to cure any Event of Default of the Developer under this Agreement. There shall be no reduction to TIF Note A or TIF Note C.

(c) Any monetary Event of Default or any failure of payment of any sums due under this Agreement by the Developer (but for purposes of clarification, Section 704(c) only applies to any monetary default for money due from the Developer and expressly excludes any performance Event of Default of Developer under this Agreement) shall be a lien upon the RPA in the amount of such sum due under this Agreement which may be foreclosed in the same manner and with the same effect as in the foreclosure of a mortgage upon the real estate, subject however to the rights and prior claims of any Mortgagee or other holder of any deed of trust, mortgage or similar encumbrances on the RPA securing loans, advances or extension of credit to finance or from time to time refinance all or part of the Project as more further provided in Section 904.

(d) In the case of an Event of Default by the Village and its failure to cure such default after due notice and within the time period provided for in this Agreement, in addition to any other remedies at law or in equity, the Developer shall be relieved, during the entire period of any such ongoing Default, of its obligations under this Agreement if it so elects, and the Developer shall have the right, if it so elects, to terminate this Agreement. Any termination of this Agreement by the Developer shall not terminate the TIF Notes.

(e) If Developer fails to secure such insurance as may be required by this Agreement, Village shall have the absolute right, but not the obligation, to force place any or all of such insurance. The cost of such force placed insurance shall be paid immediately by the Developer, and, if not paid by the Developer within fourteen (14) days of demand therefor, the Village may declare an Event of Default under this Agreement and exercise any other remedies hereunder, at law or in equity.

Section 705. No Waiver by Delay or Otherwise. Any delay or omission by either Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither Party should be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving Party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, or the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

Section 706. Rights and Remedies Cumulative. The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

ARTICLE VIII REPRESENTATIONS AND WARRANTIES

Section 801. Developer's Representations and Warranties. The Developer represents that:

(a) It is a duly organized and validly existing private limited liability company organized in state of Delaware and qualified as a foreign corporation to do business in the State of Illinois. The Developer has all requisite corporate power and authority to enter into this Agreement and to consummate the transactions contemplated by this Agreement and this Agreement has been duly executed and delivered by authorized members of the Developer and is legally binding upon and enforceable against the Developer in accordance with its terms.

(b) The Developer is not a party to any contract or agreement or subject to any charter, operating agreement, article of organization or other limited liability company restriction which materially and adversely affects its business, property or assets, or financial condition. Neither the execution and delivery of this Agreement nor compliance with the terms of this Agreement will conflict with, or result in any breach of the terms, conditions or restrictions of, or constitute a default under, or result in any violation of, or result in the creation of any liens upon the properties or assets of the Developer pursuant to, the operating agreement or articles of incorporation of the Developer, any award of any arbitrator or any agreement (including any agreement with members), instrument, order, judgment, decree, statute, law, rule or regulation to which the Developer is subject.

(c) There is no action, suit, investigation or proceeding pending, or to the knowledge of the Developer, threatened against or affecting the Developer, at law or in equity, or before any court, arbitrator, or administrative or governmental body, nor has the Developer received notice in respect of, nor does it have any knowledge of, any default with respect to any judgment, order, writ, injunction, or decree of any court, governmental authority or arbitration board or tribunal, which in either case might reasonably be expected to result in any material adverse change in the business, condition (financial or otherwise) or operations of the Developer or the ability of the Developer to perform its obligations under this Agreement.

(d) The execution, delivery and performance of this Agreement have been duly authorized by all requisite corporate action.

(e) To the best of its actual and current knowledge and belief, the Developer has filed all federal, state and other income tax returns which, to the knowledge of the officers of the Developer, are required to be filed, and each has paid all taxes as shown on such returns and on all assessments received by it to the extent that such taxes have become due, except such taxes as are being contested in good faith by appropriate proceedings for which adequate reserves have been established in accordance with generally accepted accounting principles. The Developer knows of no proposed additional tax or assessment against it by any governmental authority that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of the Developer.

(f) To the best of its actual and current knowledge and belief as of the Effective Date, the Developer has, or is able to obtain, funds in an amount not less than that required to complete construction of the Project.

- (g) Developer are the only owners of land within the RPA.

Section 802. Village Representations and Warranties. The Village represents and warrants that:

(a) The Village is a municipal corporation under the laws of the State of Illinois with power and authority under its home rule powers and the Act to enter into this Agreement and to consummate the transactions contemplated by this Agreement.

(b) To the best of its knowledge and belief, the execution of this Agreement and the consummation of the transactions contemplated by this Agreement will not result in any breach of, or constitute a default under, any agreement, contract, lease, mortgage, indenture, deed of trust or other instrument to which the Village is a party, nor violate any federal, state or local ordinance or statute.

(c) There is no action, suit or proceeding pending, or to the knowledge of the Village threatened, against or affecting the Village, at law or in equity, or before any governmental authority which, if adversely determined, would impair the Village's ability to perform its obligations under this Agreement.

(d) All actions of the President and Board of Trustees of the Village required to be taken to authorize execution of this Agreement have been validly and duly taken in accordance with law and the officers of the Village signing this Agreement have been duly authorized to execute this Agreement on behalf of the Village.

(e) Developer will not be subject to traffic impact fees for the Existing Buildings or structures.

(f) Developer shall pay water and sanitary sewer connection fees for new vertical construction that does not include or involve the Existing Buildings.

(g) There are no formal public bid requirements associated with any of the Work contemplated for contracts entered into by the Developer other than for the Public Infrastructure.

(h) The Developer shall have the right, but not the obligation, to request the Village to adopt recapture ordinances for any infrastructure improvements constructed by the Developer that are oversized and provide service to other and undeveloped properties.

(i) The Project as set forth in this Agreement will not result in the displacement of residents from inhabited units under Section 11-74.4-3(n)(5) of the Act.

Section 803. Disclosure. In accordance with Illinois law, 50 ILCS 105/3.1, simultaneously with the execution of this Agreement by the parties, the Developer or an authorized managing member thereof shall submit an affidavit affirming under penalties of perjury to the Village disclosing the identity of every owner and beneficiary who shall obtain any interest, real or personal, in the Project, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation after having obtained such an interest in the Project or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of the Developer or its managing agent that there is no readily known individual who shall obtain a greater than 7½% percent interest, real or personal, in the Developer or the Project. The affidavit shall be

substantially similar to the one described in **Exhibit L**. Said affidavit shall be updated, as necessary.

ARTICLE IX PROVISIONS PERTAINING TO LENDERS

Section 901. Right to Collaterally Assign. At any time after the date of this Agreement, the Developer may assign its interest in and to this Agreement for collateral purposes only to any Lender for the purpose of inducing such Lender to provide funds to the Developer in connection with the performance of its duties under this Agreement and may grant or enter into mortgages, deeds of trust, or other form of financing conveyances relating to the Lakewood Property for the purpose of securing loans or funds to be used for financing the construction of the Work. The Developer acknowledges that any such form of financing conveyance shall not relieve it from any of its obligations or responsibilities hereunder unless the Village, specifically, and in writing, releases the Developer from any such obligation or responsibility. The Developer shall identify to the Village the name and address of any Lender to whom it has collaterally assigned this Agreement.

Section 902. Lender Option to Cure Default. Whenever the Village shall deliver any notice or demand to the Developer with respect to any alleged breach or default by Developer hereunder, the Village shall at the same time deliver to Lender a copy of such notice or demand, provided the Village has been notified by certified mail, return receipt requested, to the Village Manager advising him of the name and address of such Lender. Each Lender shall (insofar as the rights of the Village are concerned) have the rights of the Developer, at such Lender's option within sixty (60) days after receipt of the notice, to cure or remedy or commence to cure or remedy any such default and to add the cost thereof to the indebtedness secured by the lien of its mortgage or security interest; provided, however, in the event of a default by the Developer hereunder which is not curable by such Lender (e.g., insolvency or bankruptcy of Developer), such Lender shall be deemed to have cured such noncurable defaults by its execution of the assumption agreement described below.

Section 903. Limitation on Lender Liability. No Lender shall be obligated by the provisions of this Agreement to construct or complete the Work contemplated by this Agreement or to guarantee such construction or completion, notwithstanding the collateral assignment of this Agreement by the Developer or the execution of any financing conveyance in favor of such Lender. Conversely, nothing contained in this Agreement shall be deemed to permit or authorize any Lender to devote the Lakewood Property to any uses other than those uses and improvements contemplated by this Agreement, any such unauthorized use or improvements being expressly prohibited. Nothing in this Section 903 shall affect the rights of any holder of any of the TIF Notes or any TIF Note holder's right to receive payments that are due and payable under the TIF Notes. If such an assumption agreement is approved by the Village, then Developer will be relieved of its obligations under this Agreement. Any such Lender properly completing the improvements on the RPA in conformance with applicable law shall be entitled, upon written request made to the Village, to a certificate of occupancy from the Village with respect to such improvements. Nothing contained in this Agreement shall be deemed to grant to any Lender or any party claiming by, through or under the Developer any rights or powers beyond those granted herein to the Developer.

Section 904. INTENTIONALLY LEFT BLANK

Section 905. Mortgagee Amendments. The Village shall agree to cooperate with Developer to amend this Agreement and to obtain all approvals to amend this Agreement to effectuate any amendments or revisions to this Agreement or any Exhibits attached hereto (each as amended) that are reasonably proposed by any Mortgagee and are reasonably acceptable to the Village.

ARTICLE X GENERAL PROVISIONS

Section 1001. Entire Agreement; Successors and Assigns; Amendments. This Agreement, and the Exhibits attached to it contain the entire agreement between the Parties in connection with these transactions, and there are no oral or parole agreements, representations or inducements existing between the Parties relating to these transactions which are not expressly set forth in this Agreement and covered by this Agreement. This Agreement may not be modified except by a written agreement signed by all of the Parties or their successors in interest, and in the case of the Village, shall require the adoption of an ordinance or resolution by the President and Board of Trustees of the Village approving such amendment. This Agreement shall be binding upon and inure to the benefit of the Parties to this Agreement, their respective heirs, legal representatives, administrators, successors, successors in interest and assigns.

Section 1002. Governing Law; Interpretation; Partial Invalidity. This Agreement shall be governed by the laws of the State of Illinois. The captions, section numbers and article numbers appearing in this Agreement are inserted only as a matter of convenience and do not define, limit, construe or describe the scope or intent of such paragraphs or articles of this Agreement nor in any way affect this Agreement. The invalidity of any provision of this Agreement or portion of a provision shall not affect the validity of any other provision of this Agreement or the remaining portions of the applicable provision.

Section 1003. Notices. All notices, demands, requests, consents, approvals or other instruments required or permitted to be given under this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if by messenger delivery, on the date of transmission if transmitted via facsimile during normal business hours (9:00 a.m. to 5:00 p.m., Central Standard Time), or as of the third (3rd) day from and including the date of posting, if deposited in the United States mail, postage prepaid, registered or certified mail, addressed as follows (or to such other address as may be designated from time to time by either Party by written notice to the other):

If to the Developer: Ralph Zucker
 Somerset Development
 101 Crawfords Corner Road
 Holmdel, NJ 07733

Ken Gold
Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733

With a copy to: Larry N. Woodard
K&L Gates LLP
70 W. Madison, St., Suite 3100
Chicago, IL 60602

Michael Bruno
Giordano Halleran & Ciesla
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

If to the Village: Village Manager
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

With a copy to: Corporation Counsel
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

With a copy to: Village Clerk
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

Section 1004. Conflict of Interest: Village's Representative Not Individually Liable. No member, official or employee of the Village shall have any personal interest, direct or indirect, in this Agreement; nor shall any such member, official or employee participate in any decision relating to this Agreement which affects such person's interests or the interests of any corporation, partnership, or association in which such person is directly or indirectly interested. No member or employee of the Village has acquired any interest direct, or indirect, in the RPA. No member, official, or employee of the Village shall be personally liable to the Developer or any successor in interest in the event of any default or breach by the Village or for any amount which may become due to the Developer or successor or on any obligation under the terms of this Agreement, except as such shall be found to be caused by a violation of Section 4(n) of the Act. The Developer shall not transfer any property in the Redevelopment Project Area to any member, official or employee of the Village.

Section 1005. Municipal Limitation. All commitments or obligations of the Village undertaken pursuant to this Agreement shall be limited to the extent that such obligations are within its powers as a municipal corporation.

Section 1006. Costs. Any cost and expense incurred by either Party with regard to the preparation of this Agreement shall be borne exclusively by such Party with no right to reimbursement from the other except as provided in this Agreement.

Section 1007. Recording. The Parties agree that this Agreement will be recorded by the Village, at its cost, with the Cook County Recorder's Office after execution thereof by the Parties.

Section 1008. No Joint Venture or Partnership. Notwithstanding any sharing of profits or any other payment from Developer to the Village, nothing contained in this Agreement is intended by the Parties to create a joint venture or partnership (either express or by estoppel) between the Parties. It is understood and agreed that this Agreement does not provide for the joint exercise by the Parties of any activity, function or service, nor does it create a joint enterprise, joint venture or partnership, nor does it constitute either Party as an agent of the other for any purpose whatsoever.

Section 1009. Counterparts. This Agreement may be executed in several counterparts and by each Party on a separate counterpart, each of which, when so executed and delivered, shall be an original, but all of which together shall constitute but one and the same instrument. In proving this Agreement, it shall not be necessary to produce or account for more than one such counterpart signed by the Party against whom enforcement is sought.

Section 1010. Authority to Execute. Each signatory on behalf of a Party to this Agreement warrants and represents that he or she is a duly authorized representative of that Party, with full power and authority to agree to this Agreement, and all terms herein, on behalf of that Party. The Developer shall provide a written confirmation on which the Village shall be entitled to rely designating such persons as may be named therein as the agent of the Developer with full power to act on behalf of the Developer with respect to the execution of this Agreement, the submission of site plans, permit applications and Requests for Reimbursement, and the giving of other certificates and notices which the Developer may give or is required to give under this Agreement.

Section 1011. INTENTIONALLY LEFT BLANK

Section 1012. No Personal Liability of Officials of Village or Developer. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Corporate Authorities, Village Manager, any elected official, officer, partner, member, director, agent, employee or attorney of the Village or Developer, in his or her individual capacity, and no elected official, officer, partner, member, director, agent, employee or attorney of the Village or Developer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

Section 1013. INTENTIONALLY LEFT BLANK

Section 1014. Exhibits. The following schedules and exhibits are attached hereto and made a part hereof or incorporated herein by reference and made a part hereof:

EXHIBIT A Legal Description of Redevelopment Project Area

EXHIBIT B [Intentionally Deleted]

EXHIBIT C Construction Schedule

EXHIBIT D Concept Site Plan

EXHIBIT D-1 Phasing Site Plan

EXHIBIT E Note Ordinance

EXHIBIT F-1 Form of TIF Note A

EXHIBIT F-2 Form of TIF Note B

EXHIBIT F-3 Form of TIF Note C

EXHIBIT G Form of Certificate of Completion

EXHIBIT H Construction Budget

EXHIBIT I Form of Request for Reimbursement

EXHIBIT J Tax Disbursement Schedule

EXHIBIT JJ Alternate Tax Distribution Schedule

EXHIBIT K Target Property Taxes

EXHIBIT L Disclosure Affidavit

Section 1015. Approvals. The Developer recognizes and agrees that the Village shall exercise reasonable discretion with regard to all approvals and permits as required by ordinance relating to the Project, including, but not limited to, approval of the Final Project Documents, demolition permits, excavation permits, grading permits, building permits, certificates of occupancy and failure on the part of the Village to grant any approval or issue any permit shall not be deemed as the cause of a default by the Developer under this Agreement or give rise to any claim for damages against or liability to the Village pursuant to this Agreement.

Section 1016. Estoppel Certificates. Each of the Parties hereto agrees to provide the other, upon not less than ten (10) business days prior request, a certificate (“*Estoppel Certificate*”) certifying that this Agreement is in full force and effect (unless such is not the case, in which such Parties shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party.

Section 1017. Effective Date - Term of Agreement. This Agreement shall be deemed dated and become effective on the date of approval by the Corporate Authorities and shall remain in full force and effect until December 31, 2043, or until termination of the Redevelopment Project Area or until otherwise terminated pursuant to the terms hereof.

Section 1018. Effectiveness of Agreement. This Agreement will only become effective if the Developer becomes the owner of the RPA by the Purchase Date.

[signature pages to immediately follow]

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties to this Agreement have set their hands and seals to this Agreement on the day and year first above written.

VILLAGE OF HOFFMAN ESTATES

HOFFMAN ESTATES ACQUISITIONS LLC

By: _____
Name: William D. McLeod
Title: Village President

Date: _____

By: _____
Name: _____
Title: _____

Date: _____

ATTEST:

HOFFMAN ESTATES ACQUISITIONS II LLC

By: _____
Name: Patty Richter
Title: Village Clerk

Date: _____

By: _____
Name: _____
Title: _____

Date: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

On _____, 2025, William D. McLeod, as Village President, and Bev Romanoff, as Village Clerk, of the Village of Hoffman Estates, Cook County, Illinois, a municipal corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Village of Hoffman Estates, for the uses and purposes therein set forth.

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

Notary Public

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

On _____, 2019, _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and official seal this day of , 2025.

Notary Public

**MORTGAGEE CONSENT AND RECOGNITION
OF AMENDED AND RESTATED REDEVELOPMENT AGREEMENT**

The undersigned mortgagee, Eastern Savings Bank ("*Mortgagee*") under that certain [title of mortgage] dated [date] and recorded with the Cook County Record of Deeds as Document Number [doc #] ("*Mortgage*") hereby states and affirms as follows:

1. Subject to and upon the terms and conditions hereinafter set forth, Mortgagee does hereby consent to the recordation of the attached Amended and Restated Redevelopment Agreement ("*Agreement*") and agrees to the Property being subject to the terms and provisions of the Agreement.

2. The undersigned Mortgagee hereby recognizes the terms and provisions of this Agreement, and that in the event of any foreclosure or other enforcement action under the Mortgage, the Mortgagee shall not disturb this Agreement or seek any action to remove, foreclose, terminate or nullify the Agreement.

3. The recording of this Agreement shall in no way affect the priority, effectiveness or enforceability of the Mortgage.

4. It is expressly understood and agreed that, notwithstanding anything to the contrary contained in the Agreement, Mortgagee shall not be obligated in any manner whatsoever to release any portion of the Property except upon the express terms and conditions set forth in said Mortgage and loan documents executed between Developer and Mortgagee.

5. It is further expressly understood and agreed that, in the event of any conflict between the terms and provisions of this Consent and the terms and provisions of the Mortgage and such other documents and instruments, the terms and provisions of said Mortgage and other loan documents and instruments shall control. Nothing contained herein shall be deemed to constitute a consent by Mortgagee to the conveyance by Developer of any interest in the Property

ACKNOWLEDGED:

Eastern Savings Bank

By: _____
Name: _____
Title: _____

EXHIBIT "A"

Legal Description of Redevelopment Project Area

LOT 2 IN THE FINAL PLAT OF THE BELL WORKS SUBDIVISION, RECORDED AUGUST 9, 2023, AS DOCUMENT NUMBER 2322115008, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 12, 2023, AS DOCUMENT NUMBER 232851503, BEING PART OF THE SOUTH 1/2 OF SECTION 38, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

PIN: 01-36-301-015

ALSO KNOWN AND DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

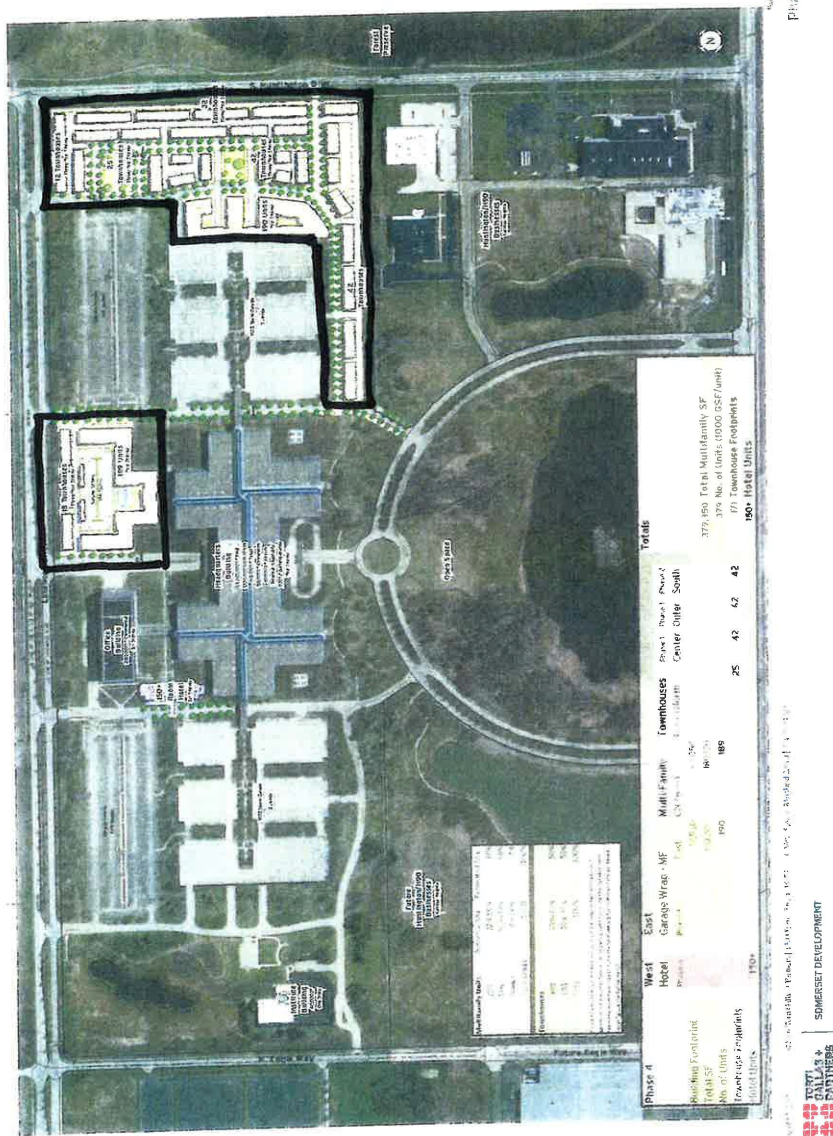
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET; THENCE SOUTHERLY 59.72 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE

NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE NORTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 88.89 FEET; THENCE NORTHWESTERLY 23.03 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 264.00 FEET (CHORD BEARS NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 23.03 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1481.14 FEET TO A POINT ON THE WEST LINE OF EAGLE WAY; THENCE NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF EAGLE WAY, 1315.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LAKEWOOD BLVD EXTENDED WESTERLY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LAKEWOOD BLVD, 2107.35 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST, 550.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 564.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 17 MINUTES 58 SECONDS EAST, 550.00 FEET TO A POINT ON THE NORTH LINE OF LAKEWOOD BLVD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 899.15 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT “B”

[Intentionally Deleted]

EXHIBIT B Concept Site Plan



Somerset Development Agreement
31395012.1\157447-00001

- 15 -

April 25, 2018

EXHIBIT "C"

Construction Schedule

Bell Works Chicago Preliminary Construction Timeline***

	2019				2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Closing								
Site Plan Approval								
Atrium 1								
Demolition								
Base Building Improvements / Deferred Maintenance								
Lobby Improvements- Atrium 1								
Glass Installation- Atrium 1								
15,000 sqft Speculative Office								
1,000 sqft Retail								
Office Leaseup/Tenant Improvements*								
Retail Leaseup/Tenant Improvements*								
Atrium 2								
Demolition								
Base Building Improvements								
Lobby Improvements- Atrium 2								
Glass Installation- Atrium 2								
Conference Space Improvements								
Event Space								
Sitework/Parking Lots/Landscaping								
Office Leaseup/Tenant Improvements*								
Retail Leaseup/Tenant Improvements*								

*subject to market conditions

***All items subject to market conditions

Concept Site Plan

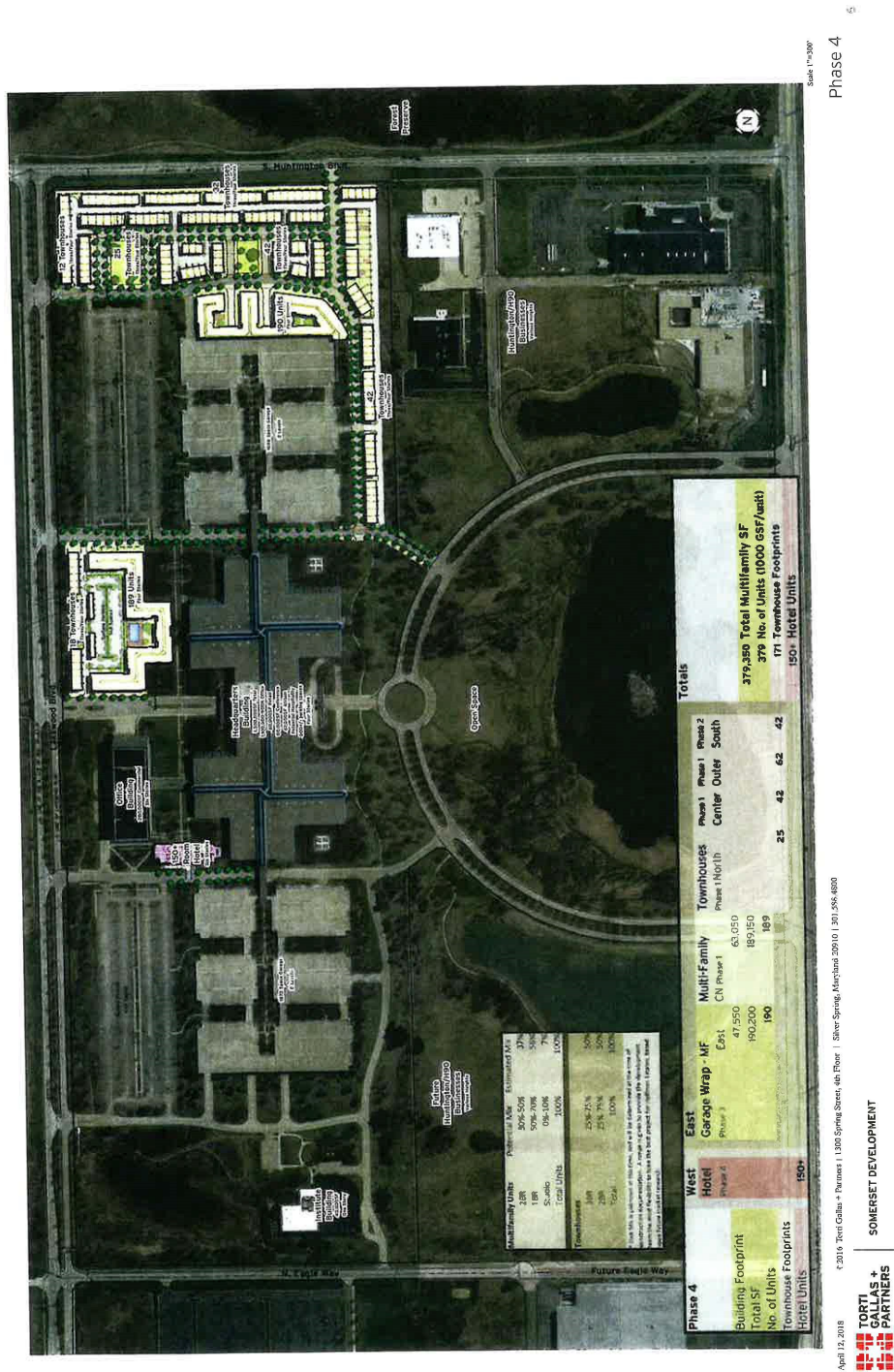
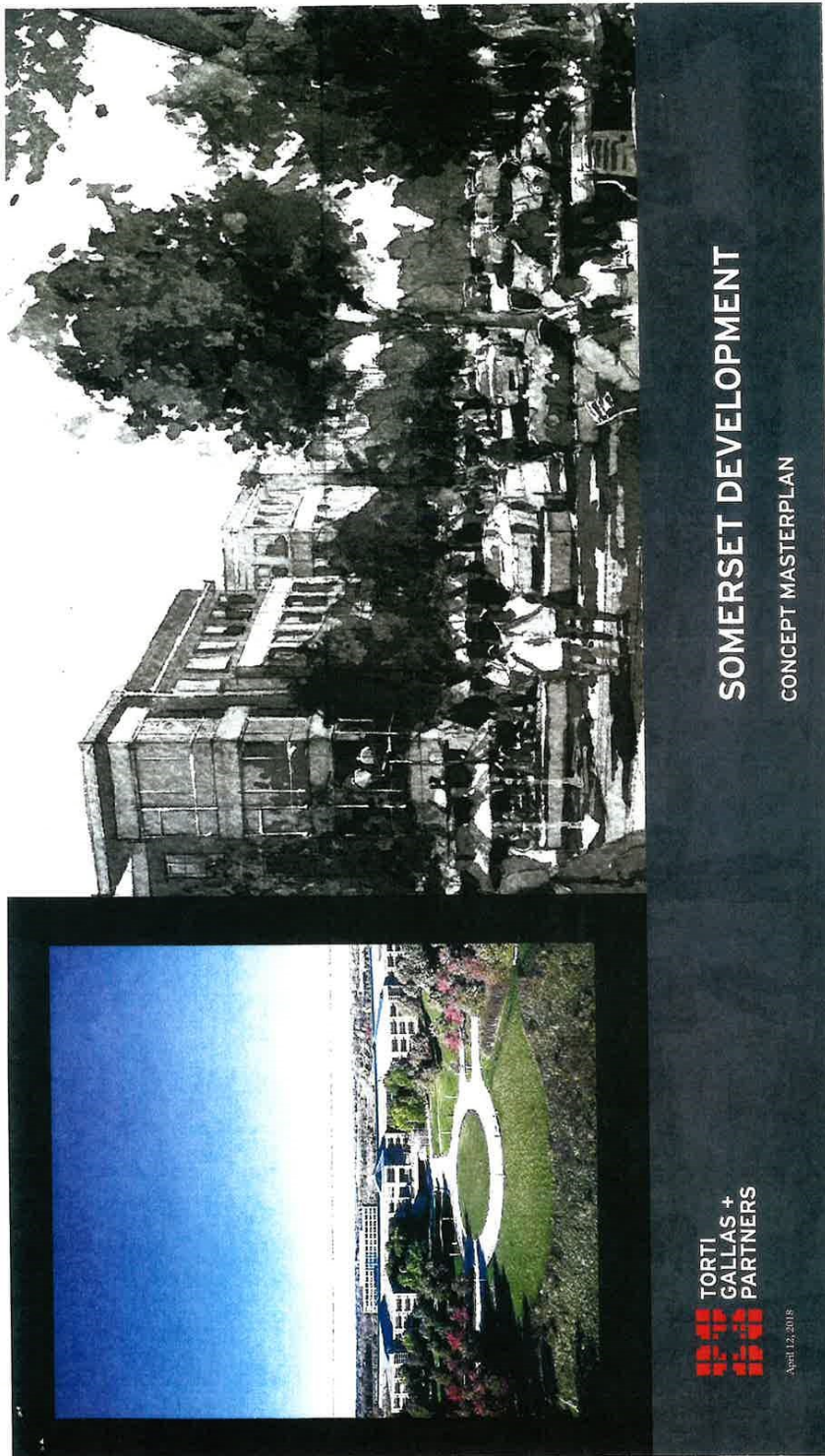
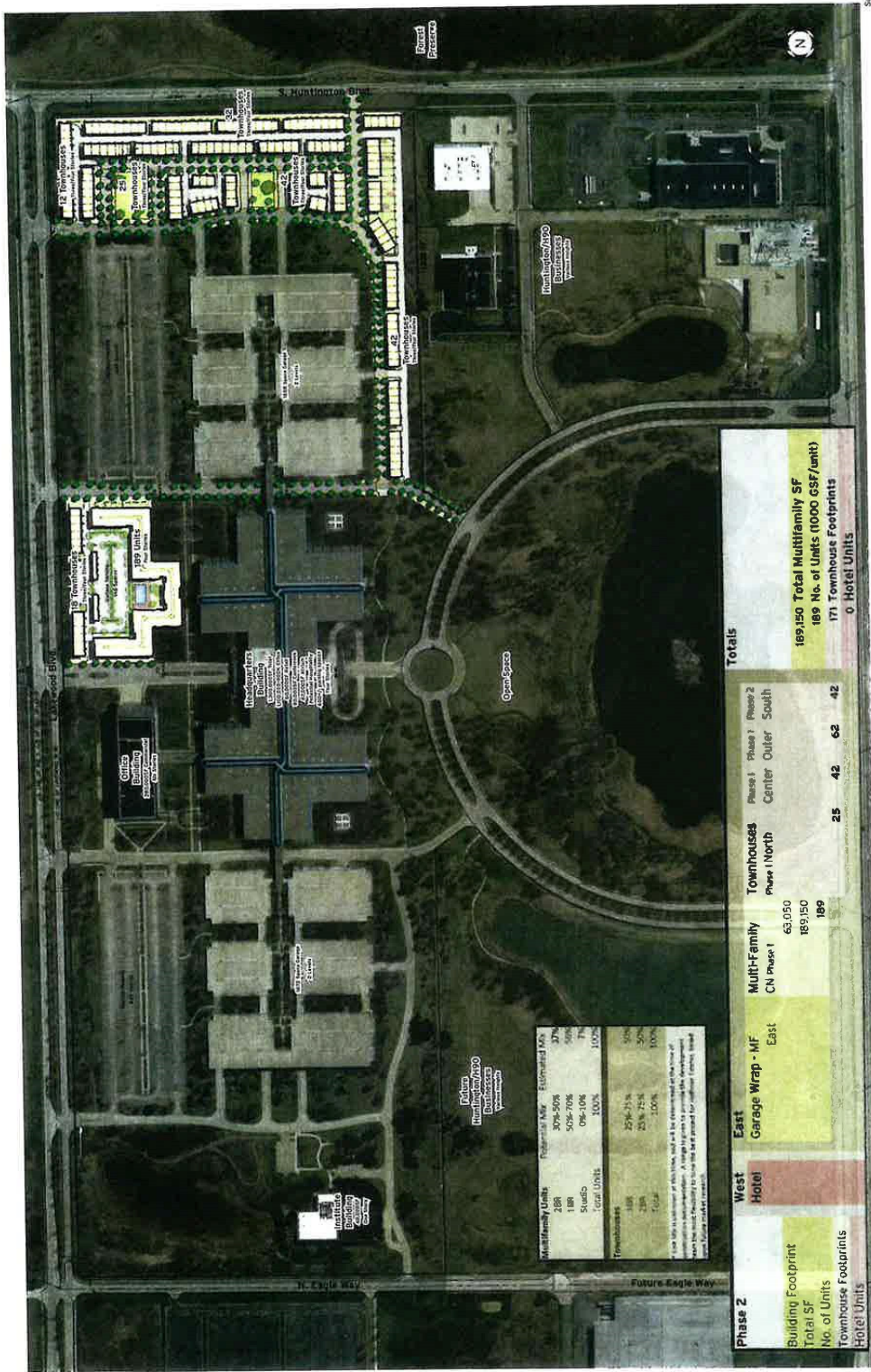


EXHIBIT "D-1"

Phasing Site Plan



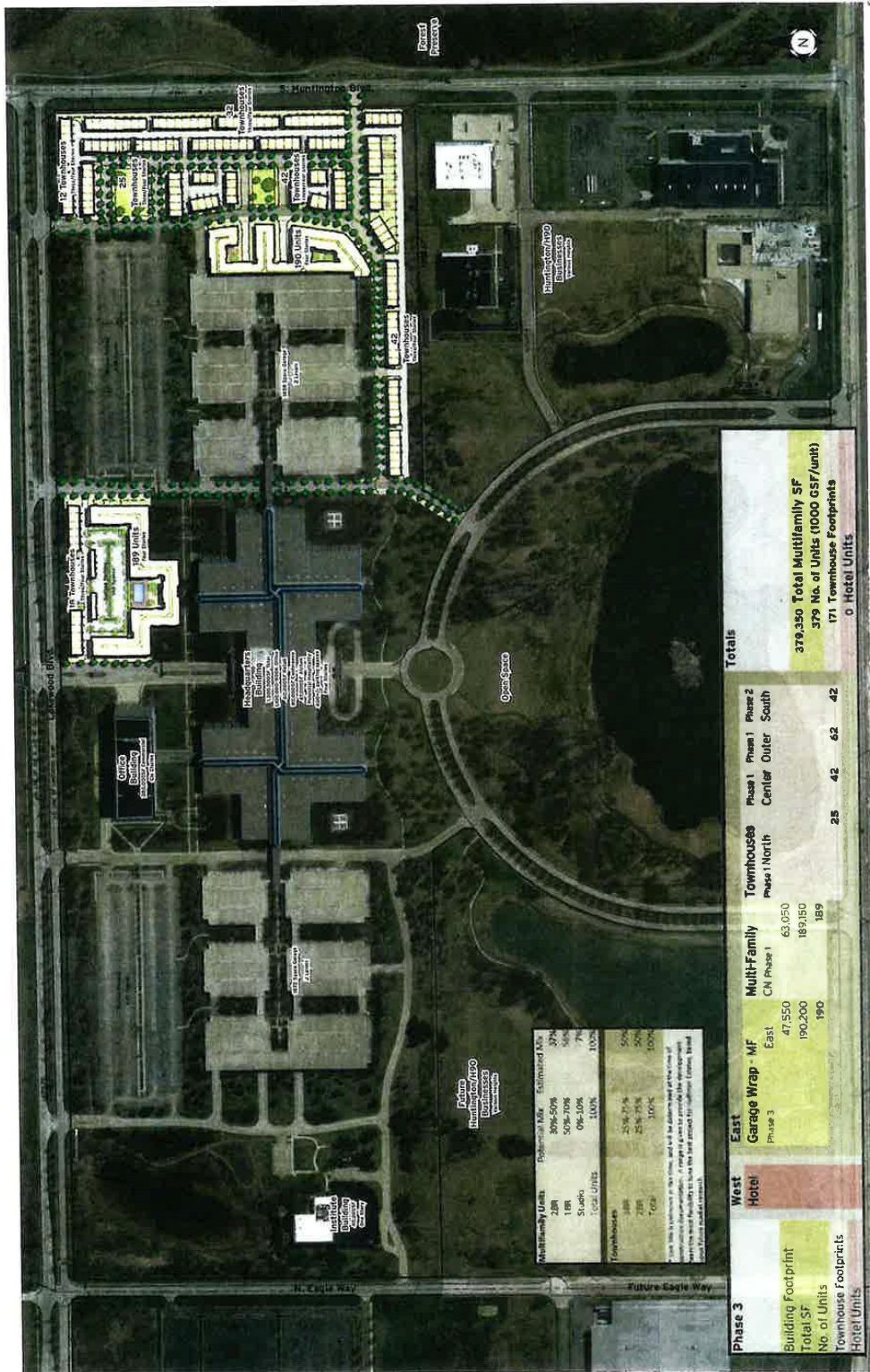


Scale 1"=300'

Phase 2

April 12, 2018
© 2016 Torti Gallas + Partners | 1300 Spring Street, 4th Floor | Silver Spring, Maryland 20910 | 301.584.6800





Phase 3

April 12, 2018 © 2016 Tint Gallas + Partners 1300 Spring Street, 4th Floor Silver Spring, Maryland 20910 | 301.586.6800



SOMERSET DEVELOPMENT

EXHIBIT “E”

Note Ordinance

ORDINANCE NO. _____ - 2019

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
AGREEMENT AND THE ISSUANCE OF TIF NOTES
RESPECTING THE LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA
IN THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS
(LAKEWOOD CENTER TIF DISTRICT)**

WHEREAS, pursuant to an ordinance adopted by the President and Board of Trustees (the “Corporate Authorities”) of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the “Village”) on January 21, 2019, a certain redevelopment plan and project (the “Redevelopment Plan”) for the Lakewood Center Redevelopment Project Area (the “Redevelopment Project Area”) was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code and all laws amendatory thereof and supplemental thereto (the “Act”); and

WHEREAS, pursuant to an ordinance adopted by the Corporate Authorities on January 21, 2019, the Redevelopment Project Area was designated as a redevelopment project area pursuant to the Act; and

WHEREAS, pursuant to an ordinance adopted by the Corporate Authorities on January 21, 2019, tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Redevelopment Project Costs (as defined in the Act) incurred pursuant to the Redevelopment Plan (such ordinance is referred to as the “TIF Ordinance”); and

WHEREAS, the Corporate Authorities have agreed with HOFFMAN ESTATES ACQUISITIONS LLC, a Delaware limited liability company to enter into a Redevelopment Agreement in the form attached hereto as **Exhibit A** (the “Redevelopment Agreement”); and

WHEREAS, the Developer has proposed to perform the “Project” as described in the Redevelopment Agreement, in implementation of the Redevelopment Plan; and

WHEREAS, the Corporate Authorities hereby determine that the acceptance of the Developer’s proposal and the implementation of the Redevelopment Plan by the Developer and fulfillment generally of the Redevelopment Agreement are in the best interests of the Village, and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

ARTICLE I

General Matters and Approval of Redevelopment Agreement

Section 101. Incorporation of Recitals. The foregoing recitals to this Ordinance are incorporated in this Ordinance as if set out in full by this reference, and the statements and findings contained therein are found to be true and correct, and are hereby adopted as part of this Ordinance.

Section 102. Authority. This Ordinance is adopted pursuant to the Act, and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended. The Corporate Authorities hereby determine that the Village is authorized to issue its tax increment allocation revenue obligations in maximum aggregate principal amounts as follows:

(A) Maximum Aggregate Principal Amount of \$43,013,600 for TIF Note A;

(B) Maximum Aggregate Principal Amount of \$10,753,400 for TIF Note B,

for the purpose of paying a portion of the Eligible Redevelopment Project Costs included within the Redevelopment Project Area, and that every act, matter or obligation, as to which provision is made in this Ordinance, is necessary to carry out the Redevelopment Plan and to secure the payment of the principal and interest of TIF Note A and TIF Note B. TIF Note C shall be issued for the same purpose as TIF Note A and TIF Note B but shall have no Maximum Aggregate Principal Amount, shall not bear interest and shall only have a principal amount payable upon a Developer Tax Recapture due to Developer pursuant to Section 601 of the Redevelopment Agreement.

Section 103. Definitions. Unless specifically defined in this Ordinance, any capitalized terms in this Ordinance shall have the same meanings as ascribed to them in the Redevelopment Agreement. If there is any conflict between this Ordinance and the Redevelopment Agreement, the legislative intent of this Ordinance is to follow the terms of this Ordinance. Otherwise, in this Ordinance, unless a different meaning clearly appears from the context:

“Approved Request for Reimbursement” means a Request for Reimbursement which has been approved by the Village pursuant to Section 403 of the Redevelopment Agreement;

“Authorized Date” means the date on which the TIF Notes are authorized to be issued under this Ordinance.

“Corporate Authorities” has the meaning given in the recitals;

“Outstanding Principal Amount” of the TIF Notes on any particular date means the combined principal amounts as noted in Schedule A of the TIF Notes on such date;

“Defense Costs” means the legal fees and costs incurred by the Village to defend against a third party action which is brought to contest the validity or legality of the TIF Ordinances, the Redevelopment Plan, this Agreement, the TIF Notes or similar type of action;

“Developer” means the Developer under the Redevelopment Agreement, including any successors-in-interest or assignees, under Section 606 of the Redevelopment Agreement;

“Developer Accounts” have the meaning given in the Redevelopment Agreement and as established by Section 301 of this Ordinance;

“Developer Account A” has the meaning in the Redevelopment Agreement;

“Developer Account B” has the meaning in the Redevelopment Agreement;

“Developer Account C” has the meaning in the Redevelopment Agreement;

“Eligible Redevelopment Project Costs” has the meaning given in Section 401 of the Redevelopment Agreement;

“Fund” has the meaning given in the Redevelopment Agreement;

“Incremental Taxes” has the meaning given in the Redevelopment Agreement;

“Issuance Date” means the date on which any of the respective TIF Notes are issued by the Village to the Registered Owner on which the TIF Notes shall have principal amounts due and shall start to accrue interest (pursuant to their terms).

“Event of Default” has the meaning given in Section 501 of this Ordinance;

“Investment Obligations” means any investment that at the time is a legal investment for units of local governmental under the laws of the State of Illinois for the monies held hereunder then proposed to be invested;

“Maturity Date” means the stated maturity date of the TIF Notes, which shall be the last date not exceeding the remaining period for the Redevelopment Project Area permissible under the Act (including the year in which tax payments are collected and distributed by Cook County for the final year of the Redevelopment Project Area) and not exceeding a maximum maturity of twenty (20) years after the Issuance Date;

“Maximum Reimbursement Amount” has the meaning given in the Redevelopment Agreement;

“Note Registrar” is the Treasurer;

“Ordinance” means this Note Ordinance entitled “An Ordinance Authorizing the Execution of a Redevelopment Agreement and the Issuance of TIF Notes Respecting the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Lakewood Center TIF District)”, as the same may be amended or supplemented by an ordinance adopted and becoming effective in accordance with the terms of Ordinance;

“Person” means any individual, trust or entity such as a corporation, limited liability company, or partnership;

“Pledged Amounts” means all moneys, securities and funds at any time deposited or required to be deposited into the Developer Accounts;

“Project” means the Project implementing the Redevelopment Plan as described in the Redevelopment Agreement;

“Redevelopment Agreement” has the meaning given in the recitals;

“Redevelopment Plan” means the Redevelopment Plan described in the recitals, as the same maybe amended from time to time in accordance with the Act;

“Redevelopment Project Area” or “RPA” means the Redevelopment Project Area described in the recitals, as the same maybe amended from time to time in accordance with the Act;

“Register” has the meaning given in Section 202 of this Ordinance;

“Registered Owner” means the Person in whose name each TIF Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal thereof and for all other purposes;

“Request for Reimbursement” has the meaning given in the Redevelopment Agreement;

“Tax Disbursement Schedule” has the meaning given in the Redevelopment Agreement;

“TIF Notes” have the meaning given in the Redevelopment Agreement;

“TIF Note Schedule” has the meaning given in the Redevelopment Agreement;

“TIF Ordinances” has the meaning given in the Redevelopment Agreement;

“Total Project Costs” has the meaning given in the Redevelopment Agreement;

“Treasurer” means the Village’s Treasurer or Assistant Treasurer;

“Village” has the meaning given in the recitals;

“Village Account” has the meaning as established by Section 301 of this Ordinance.

Section 104. Approval of Redevelopment Agreement. The Redevelopment Agreement attached as **Exhibit “A”** is hereby approved. The Corporate Authorities find that the Redevelopment Agreement is in furtherance of the objectives of the Redevelopment Plan; the Village has made a public disclosure of the terms of the Redevelopment Agreement. The Village President is hereby authorized and directed to execute and deliver the Redevelopment Agreement on behalf of the Village, and the Village Clerk is authorized and directed to affix the seal thereto and to attest the Redevelopment Agreement and record with the Cook County Recorder of Deeds.

ARTICLE II

Authorization and Terms of TIF Note

Section 201. Authorization and Terms of TIF Note. The Outstanding Principal Amount owed on behalf of the Village shall initially be \$0 and thereafter in an aggregate amount not to exceed \$53,767,000.00 combined for TIF Note A and TIF Note B for the payment of Eligible Redevelopment Project Costs within the Redevelopment Project Area. TIF Note C is issued for the limited purpose as stated in Section 601 of Redevelopment Agreement, shall have an initial principal amount of \$1.00 and shall not have a maximum principal amount. The TIF Notes of the Village are hereby authorized to be and shall be issued up to said amounts.

All of the TIF Notes shall be authorized on the date this Ordinance is approved. TIF Note A and TIF Note B shall be issued on the respective Issuance Date upon the Developer’s written request with said Issuance Date being on the first day of the year but no later than January 1, 2023. The Issuance Date of TIF Note C shall be January 1, 2023. All TIF Notes shall bear the date of authentication as provided in the Redevelopment Agreement, shall be in fully registered form, and shall be issued in the following denominations:

TIF Note A: Maximum Aggregate Principal Amount of \$43,013,600 which shall be paid in accordance with the terms of TIF Note A;

TIF Note B: Maximum Aggregate Principal Amount of \$10,753,400 which may be prepaid at any time;

TIF Note C: Principal Amount of \$1.00 pursuant to Section 601 of the Redevelopment Agreement;

for a total Maximum Aggregate Principal Amount of both TIF Note A and TIF Note B to be less than or equal to \$53,767,000.00. TIF Note A and TIF Note B shall be interest bearing as provided in the TIF Notes. TIF Note C shall not have a maximum amount, shall only have a principal amount upon a Developer Tax Recapture as provided in the Redevelopment Agreement and shall not bear interest.

The Treasurer of the Village is hereby appointed as note registrar and paying agent (“Note Registrar”) for all of the TIF Notes. The principal and interest of the TIF Note A and TIF Note B and principal of TIF Note C shall be payable to the Registered Owner as shown on the registration books of the Village maintained by the Note Registrar, at the close of business on the fifteenth (15th) day of the month immediately prior to the applicable payment or maturity date and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed. The Registered Owner of TIF Note A may be the same or different entities of the Registered Owner of TIF Note B and TIF Note C.

The seal of the Village shall be affixed to or a facsimile thereof printed on the TIF Notes, and the TIF Notes shall be signed by the Village President of the Village and attested to by the Village Clerk of the Village, and in case any officer whose signature shall appear on the TIF Notes shall cease to be such officer before the delivery of the TIF Notes, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The TIF Notes shall have thereon a certificate of authentication substantially in the form hereinafter set forth duly executed by the Note Registrar, as authenticating agent of the Village for the TIF Notes, and showing the date of authentication. The TIF Notes shall not be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Note Registrar by manual signature, and such certificate of authentication upon the TIF Notes shall be conclusive evidence that the TIF Notes have been authenticated and delivered under this Ordinance.

Section 202. Note Register; Surrender for Transfer. The Village shall cause books (the “Register”) for the registration of the TIF Notes as provided in this Ordinance to be kept at the principal office of the Note Registrar. The Note Registrar shall maintain a list of the names and addresses of the Registered Owner from time to time of the TIF Notes and upon transfer (to the extent such transfer is permitted under Section 606 of the Redevelopment Agreement) shall add the name and address of the new Registered Owner and eliminate the name and address of the transferor.

Upon surrender for transfer of the any of the TIF Notes authorized under this Ordinance at the principal office of the Note Registrar, duly endorsed by, or accompanied by: (i) a written

instrument or instruments of transfer in form satisfactory to the Note Registrar; (ii) an investment representation in form satisfactory to the Village and duly executed by the Registered Owner or his attorney duly authorized in writing; (iii) the written consent of the Village evidenced by the signature of the Village President (or his or her designee) on the instrument of transfer; and (iv) any deliveries required under this Ordinance, the Village shall execute and the Note Registrar shall authenticate, date and deliver in the name of any such authorized transferee, a new fully registered TIF Note of the same maturity, of authorized denomination, for a like outstanding principal amount. The Note Registrar shall not be required to transfer or exchange any TIF Notes during the period beginning at the close of business on the fifteenth (15th) day of the month immediately prior to the maturity date of the TIF Notes nor to transfer or exchange the TIF Notes after notice calling any of the TIF Notes for redemption has been made, nor during a period of ten (10) days next preceding mailing of a notice for redemption of principal of the TIF Notes. No beneficial interests in the TIF Notes shall be assigned, except in accordance with the procedures for transferring the TIF Notes described above. No service charge shall be made for any transfer of the TIF Notes, but the Village may require payment of a sum sufficient to cover any state or federal tax or other state or federal governmental charge that may be imposed in connection with any transfer of the TIF Notes.

The Person in whose name the TIF Notes shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal and interest of the TIF Note A and TIF Note B and payment of principal under TIF Note C shall be made only to the order of the Registered Owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon the TIF Notes to the extent of the sum or sums so paid.

Section 203. Form of TIF Note. The TIF Notes shall be in substantially the form attached hereto as **Exhibits B-1, B-2 and B-3**, with such insertions or variations as to any endorsement or payment provisions and such other insertions or omissions, endorsements and variations as may be required or permitted by this Ordinance.

Section 204. Endorsement of TIF Note. Pursuant to and subject to the Redevelopment Agreement, the Developer has agreed to perform construction and redevelopment work necessary for the Project. All expenditures incurred by the Developer and approved as Eligible Redevelopment Project Costs, as shown in TIF Approved Amount of Reimbursement on the respective TIF Note Schedule, shall increase the principal amount of the TIF Notes up to the Maximum Reimbursement Amounts for each of the TIF Notes. Within ten (10) days after each Request for Reimbursement is approved by the Village (and provided the Registered Owner presents the relevant TIF Notes to the Note Registrar), the Note Registrar shall endorse Schedule A attached to each of the TIF Notes to indicate, as of the date of endorsement, the Maximum Reimbursement Amount and the Outstanding Principal Amount of the TIF Notes then outstanding. The Note Registrar shall indicate the amount of any payment of principal on Schedule A attached to each of the TIF Notes. The Note Registrar shall have the authority to

insert the Issuance Dates of TIF Note A and TIF Note B on January 1 of the year after the Developer authorizes the issuance of TIF Note A and TIF Note B pursuant to Section 404(e) of the Redevelopment Agreement.

After each Request for Reimbursement is approved, the Note Registrar shall promptly send an updated authenticated copy of Schedule A to each of the TIF Notes to the Registered Owner.

Section 205. Intentionally left blank.

Section 206. Intentionally left blank.

Section 207. Limited Obligation. Each of the TIF Notes is a special limited obligation of the Village payable pursuant to this Ordinance and the Redevelopment Agreement and the Act, and shall be a valid claim of the Registered Owner thereof only against the respective Developer Accounts or such amounts that should have been deposited in the Developer Accounts. TIF Note A shall be payable solely from Developer Account A. TIF Note B shall be payable solely from Developer Account B. TIF Note C shall be payable solely from Developer Account C. The TIF Notes shall not constitute an indebtedness of the Village within the meaning of any constitutional or statutory provision or limitation. If the amounts in the Developer Accounts are insufficient to pay all the principal and any interest due under the relevant TIF Notes, the Registered Owner shall have no recourse against the Village under the TIF Notes. The Registered Owner shall have no right to compel the exercise of the taxing authority of the Village or to use any funds of the Village (other than the amounts collected in the Fund) for payment of the principal and interest of the TIF Note A and TIF Note B and payment of principal of TIF Note C.

ARTICLE III

Tax Increment Revenues

Section 301. Fund and Accounts. Pursuant to the TIF Ordinances, the Village has established the Fund and all incremental ad valorem taxes received by the Village for the Redevelopment Project Area are to be deposited into the Fund. The Treasurer is hereby directed to maintain the Fund as a segregated fund, separate and apart from the general fund or any other fund of the Village. The Village hereby establishes and creates accounts of the Fund consisting of the Village Account and the Developer Accounts.

Section 302. Pledge Securing TIF Note. The Village hereby irrevocably assigns and pledges the Pledged Amount (or such amounts that should have been paid to the Developer Accounts) to the payment of the TIF Notes. The pledge made pursuant to this Section shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Village. All moneys on deposit in the Developer Accounts shall be used to pay the principal and any interest of the TIF Notes, at maturity or upon payment prior to maturity, in accordance with its respective terms, which payments from the Developer Accounts are hereby authorized and appropriated by the Village.

Section 303. Deposit and Allocation of Incremental Taxes. In connection with the ongoing administration of the Redevelopment Project Area, in each calendar year, the Village shall deposit all of the Incremental Taxes as and when received into the Fund and distributed or allocated in the order of priority and subject to the terms and conditions set forth below:

FIRST: If the Village shall have incurred any Defense Costs, those costs shall be paid from the Fund.

SECOND: The Village shall allocate any remaining Incremental Taxes in the Fund to Developer Account C, to the extent there is any Developer Tax Recapture due and payable pursuant to Section 601 of the Redevelopment Agreement.

THIRD: The Village shall allocate any remaining Incremental Taxes in the Fund to the Village Account and the Developer Account A and Developer Account B in the amounts as provided in the Tax Distribution Schedule as provided in Section 405 of the Redevelopment Agreement. The Developer Account disbursement indicated on the Tax Distribution Schedule shall be allocated eighty percent (80%) to Developer Account A and twenty percent (20%) to Developer Account B.

FOURTH: If TIF Note B is paid in full, then the amounts to be deposited into Developer Account B pursuant to this Section 303 or remaining in Developer Account B shall be deposited into Developer Account A.

FIFTH: If TIF Note A is paid in full, then the amounts to be deposited into Developer Account A pursuant to this Section 303 or remaining in Developer Account A shall be deposited into the Village Account.

The Village shall be relieved from any claims, caused of action or liability and all holders of any of the TIF Notes shall forever waive any claims or causes of action against the Village relating to the Village's allocation of payments to Developer Account A as opposed to Developer Account B or Developer Account C and vice versa. Nothing in this Section shall relieve the Village from payment under the TIF Notes themselves or waive or relieve the Village's obligations under this Ordinance or the Redevelopment Agreement.

Section 304 Village Account. The Village may withdraw from the Village Account periodically to make payments as provided in the Act.

Section 305. Intentionally left blank.

Section 306. Developer Accounts. On or about December of each year, commencing in 2019, the Village shall withdraw annually all of the Incremental Taxes credited to the Developer Accounts to pay the principal and interest of the TIF Notes as provided in Section 303 of this Ordinance until paid in full or expiration of the TIF Notes (or, if later, the date which is ten (10) days following the date on which the Village receives the final installment of annual real estate taxes from Cook County). Upon payment of all amounts due under the TIF Notes, or the TIF Notes expiration, in accordance with its respective terms, any remaining amounts on deposit in the Developer Accounts shall be deposited in the Village Account, and the Developer Accounts shall be closed.

Section 307. Investment of Moneys Held in Fund. Moneys held in the Fund shall be invested by the Village Treasurer in Investment Obligations or may be deposited by the Village, in accordance with approved Village investment policy. No such moneys shall be deposited with any bank or trust company in excess of the amount guaranteed or insured by the Federal Deposit Insurance Corporation or other Federal agency, unless such bank or trust company shall have lodged as collateral for such deposit, Federal Obligations having a market value (exclusive of accrued interest) at least equal to the amount of such moneys.

Any obligations so purchased with moneys in any account of the Fund shall be deemed at all times to be part of the Fund and the interest thereon and any profit arising on the sale thereof shall be credited to the Fund, and any loss resulting on the sale thereof shall be charged to the Fund.

ARTICLE IV

Particular Covenants

Section 401. General. The provisions of the Ordinance shall constitute a contract between the Village and the Registered Owner of the TIF Notes. All covenants relating to any TIF Note are enforceable solely by the Registered Owner of such TIF Note. The Village shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the Village under the provisions of law or the Ordinance in accordance with the terms of such provisions. The Ordinance shall not be modified or amended in any respect without the consent of the Registered Owner, except to adopt an ordinance supplementing the Ordinance (1) to add to the covenants or agreements contained in the Ordinance other than covenants or agreements to be observed by the Village which are not contrary to or inconsistent with the Ordinance as theretofore in effect, (2) to surrender any right, power or privilege reserved to conferred upon the Village by the Ordinance, (3) to specify, determine or authorize any and all matters and things relative to the TIF Notes or the proceeds thereof which are not contrary to or inconsistent with the Ordinance as theretofore in effect, (4) to cure any ambiguity, supply any omission or cure any defect or inconsistent provision in the Ordinance and (5) to insert such provisions clarifying matters or questions arising under the Ordinance as are necessary or desirable and are not contrary or inconsistent with the Ordinance as theretofore in effect. This Ordinance shall not be amended to conflict with the terms of or the intent of the Redevelopment Agreement.

Section 402. Payment of TIF Notes. The Village shall duly and punctually pay or cause to be paid from the Developer Accounts the principal and interest of TIF Note A and TIF Note B and principal of TIF Note C, at the dates and places and in the manner mentioned in the respective TIF Notes, according to the true intent and meaning thereof.

Section 403. Power to Issue TIF Notes and Pledge Revenues. The Village represents that it is duly authorized under all applicable laws to authorize and issue the TIF Notes, to adopt the Ordinance and to pledge the Incremental Taxes to the Pledged Amounts in the manner and to

the extent provided in the Ordinance. The Incremental Taxes will be free and clear of any pledge, lien, charge or encumbrance thereon, or with respect thereto prior to, or of equal rank with, the pledge created by the Ordinance, and all corporate or other action on the part of the Village to that end has been and will be duly and validly taken. The TIF Notes and the provisions of the Ordinance are and will be the valid and legally enforceable limited obligations of the Village to the extent provided in the Act in accordance with their terms and the terms of the Ordinance. The Village at all times shall, to the extent permitted by law, defend, preserve and protect the pledge of the Pledged Amounts for the Registered Owner under the Ordinance and all rights of the Registered Owner under the Ordinance against all claims and demands of all Persons whomsoever.

Section 404. Further Assurances. At any and all times, the Village shall, so far as it may be authorized by law, pass, make, do, execute, acknowledge and deliver all and every such further resolutions, acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable for better assuring, conveying, granting, assigning and confirming all and singular its interest in the Pledged Amount pledged hereby for the payment of the principal and interest of TIF Note A and TIF Note B and payment of principal under TIF Note C. The Village President, the Treasurer, the Village Clerk, and the other officers of the Village are authorized to execute and deliver on behalf of the Village such other documents, agreements and certificates and to do such other things consistent with the terms of this Ordinance as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this Ordinance.

Section 405. Consent of Registered Owner. For any amendment of the Ordinance requiring consent of the Registered Owner, the Village shall mail a copy of the amendment together with a request to the Registered Owner for its consent, but failure to mail such copy and request shall not affect the validity of such amendment when consented to as provided in this Section. Such amendment shall not take effect in accordance with its terms, unless and until there shall have been filed with the Village Clerk the written consent of the Registered Owner. Any such consent shall be effective only if accompanied by proof of the ownership, at the date of such consent, of the TIF Notes. A certificate of the Village Clerk that such proof is sufficient under the provisions of Section 602 of this Ordinance shall be conclusive that such consents have been given by the Registered Owner. Any such consent shall be binding upon the Registered Owner giving such consent and upon any subsequent Registered Owner whether or not the subsequent Registered Owner has notice thereof. Any consent may be delivered or filed prior to any mailing required by this Section and shall not be deemed ineffective by reason of such prior delivery or filing.

ARTICLE V

Remedies on Default

Section 501. Events of Default. Each of the following shall constitute an event of default under the Ordinance and is hereby called an “Event of Default”:

(1) a default shall be made in the observance or performance of any covenant or contract or other provision in the Ordinance and such default shall continue for a period of thirty (30) days after written notice to the Village from the Registered Owner specifying any such default and requiring the same to be remedied; or

(2) there shall be filed by the Village a petition seeking an adjustment of indebtedness under any applicable law or statute of the United States of America or of the State of Illinois.

Section 502. Enforcement by Registered Owner. Upon the happening or continuance of an Event of Default or an event which upon sufficient notice may become an Event of Default, the Registered Owner may proceed to protect and enforce any rights of the Registered Owner under the laws of the State of Illinois or under the Ordinance by such suits, actions or proceedings in equity or at law, either for specific performance of any covenant or contract contained herein or in aid or execution of any power granted or for any legal or equitable remedy as the Registered Owner shall deem most effective to protect and enforce the rights aforesaid. No remedy by the terms of the Ordinance conferred upon or reserved to the Registered Owner is intended to be exclusive of any other such remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder now or hereafter existing at law or in equity or by statute. No delay or omission of any Registered Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default, and every right, power and remedy available to the Registered Owner may be exercised from time to time and as often as may be deemed expedient by the Registered Owner.

Section 503. No Personal Liability. No recourse shall be had for the payment of the principal or interest of the TIF Notes or for any claim based thereon or on the Ordinance against any officer of the Village, or anyone executing the TIF Notes; provided however, that nothing herein shall bar recourse in mandamus or otherwise to any such person or officer in his corporate as opposed to individual capacity.

ARTICLE VI

Miscellaneous

Section 601. Defeasance. If the Village shall pay or cause to be paid to the Registered Owner to an account designated by the Registered Owner the principal and interest of the TIF Notes at the times and in the manner stipulated therein and in the Ordinance until the TIF Notes are all paid in full or expire by their terms, then the pledge of the Incremental Taxes as Pledged Amount and the covenants, agreements and other obligations of the Village to the Registered Owner shall be discharged and satisfied.

Section 602. Evidence of Ownership. The ownership of the TIF Notes, the amount, number and other identification thereof, and the dates owning same, shall be proved by the Register. The Registered Owner of TIF Note A may be the same or different entities than the Registered Owner of TIF Note B and TIF Note C. The fact and date of the execution by the Registered Owner or his attorney of any instrument may be proved by the certificate of a notary

public or other officer authorized to take acknowledgements in the jurisdiction in which the person purports to act that the person signing such instrument acknowledged to him the execution thereof, or by the affidavit of a witness of such execution, duly sworn to before such notary public or other officer. The authority of any person to execute any consent or other instrument executed by or on behalf of a Registered Owner which is a corporation or other entity may be established without further proof if such instrument is signed by a person purporting to be an officer of such corporation and certified resolutions of such corporation or entity authorizing such act are furnished.

Section 603. Invalidity of Any Section. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 604. Publication. The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 605. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately from and after its passage and approval as provided by law.

Section 606. Sunset. If the Developer does not become the owner of record on or before June 3, 2019 of the RPA this Ordinance shall become null and void.

Section 607. Full Force and Effect. This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2019

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

Exhibit A – Lakewood Center Redevelopment Agreement
(Attached)

Exhibit B-1 – TIF Note A
(Attached to Redevelopment Agreement)

Exhibit B-2 – TIF Note B
(Attached to Redevelopment Agreement)

Exhibit B-3 – TIF Note C
(Attached to Redevelopment Agreement)

EXHIBIT “F-1”

Form of TIF Note A

REGISTERED
NO. R-1-A

UP TO \$43,013,600.00
Maximum Aggregate Principal Amount

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-A**

REGISTERED OWNER: HOFFMAN ESTATES ACQUISITIONS LLC
 A DELAWARE LIMITED LIABILITY COMPANY

OUTSTANDING PRINCIPAL
AMOUNT: SEE **SCHEDULE A** ATTACHED HERETO

AUTHORIZATION DATE: JANUARY ___, 2019

ISSUANCE DATE: JANUARY 1, _____

MATURITY DATE: DECEMBER 31, _____
 [TWENTY (20) YEARS FROM THE ISSUANCE DATE]

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the “*Village*”), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Outstanding Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above plus any interest due hereunder.

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the “*Note Registrar*”), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date (“*Record Date*”) and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village as an interest-bearing obligation, with the unpaid principal balance to accrue interest at an initial interest rate of six and one half percent per annum (6.5%) (“*Interest Rate*”). Within thirty (30) days after the Project reaches Project Stabilization for the first time, as defined in that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the “*Redevelopment Agreement*”), by notice to the Village, the Registered Owner shall have the one-time right to readjust the Interest Rate, which shall thereupon be equal to 100 basis points (1.0%) above the Prime Rate (as defined herein) per annum, as of the date the Project reaches Project Stabilization for the first time. Notwithstanding adjustment to the Interest Rate, the Interest Rate shall not be greater than eight and one half percent (8.5%) per annum, regardless of the Prime Rate. The Note Registrar has no obligation to change the Interest Rate unless first requested by the Registered Owner within thirty (30) days of the initial Project Stabilization.

For the purposes of this Note, “*Prime Rate*” means the rate of interest designated as the “*Prime Rate*” which appears in each publication of The Wall Street Journal under the designation entitled “*Money Rates*” (referred to herein as the “*Wall Street Journal Prime Rate*.”) In the event that the Wall Street Journal Prime Rate cannot be ascertained from publication of The Wall Street Journal, Village and Registered Owner shall determine the Prime Rate based upon the prime or base lending rates posted by a majority of the three largest commercial banks in Chicago, Illinois.

The interest amount owed under this Note shall be calculated based on a 360-day year and charged for the actual number of days elapsed, in a fully registered form to evidence the Outstanding Principal Amount up to \$43,013,600.00, in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the “*Act*”), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. ____-2019, entitled “An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes” by the President and Board of Trustees of the Village (the “*Note Ordinance*”), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Amounts payable under this Note to the Registered Owner shall be paid by the Village to the Registered Owner, annually, no later than July 1 of each year.

All payments shall be applied first to payment of the accrued interest, and the balance on account of outstanding principal. All payments shall be made solely from Developer Account A. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal and interest on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment

Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT IS INSUFFICIENT TO PAY ALL THE PRINCIPAL AND INTEREST DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED SOLELY TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY FUNDS OF THE VILLAGE (OTHER THAN THE PLEDGED AMOUNT) FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of (i) the date which is twenty (20) years from the Issuance Date and (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area. Upon termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal and interest hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

No amounts in excess of the amounts in Developer Account A shall be used to prepay this Note.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and **Schedule A** are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]

VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

Village President

Village Clerk

Date of Authentication: _____, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number,
Employer Identification Number or
other Identifying Number

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

as attorney to transfer the said Note on the books kept for registration thereof with full power of
substitution in the premises.

Dated: _____.

NOTICE: The signature to this transfer and assignment must correspond with the name of the
Registered Owner as it appears upon the face of the within Note in every particular,
without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019

This Note is valid to the Outstanding Principal Amount set forth below in column H below as of the date of the endorsement noted in column B below.

A	B	C	D	E	F	G	H	I
Requested For Reimbursement	Date of this Endorsement	Eligible Redevelopment Project Cost for this Project	Total Project Costs to Date	Maximum Reimbursement Amount	Approved Amount for Reimbursement	Payment of Principal	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__ - __ -2019	_____	_____	_____	_____	_____	_____	_____
No. 2 ____	__ - __ -2019	_____	_____	_____	_____	_____	_____	_____
No. 3 ____	__ - __ -2020	_____	_____	_____	_____	_____	_____	_____
No. 4 ____	__ - __ -2021	_____	_____	_____	_____	_____	_____	_____
No. 5 ____	__ - __ -2022	_____	_____	_____	_____	_____	_____	_____
No. 6 ____	__ - __ -2023	_____	_____	_____	_____	_____	_____	_____
No. 7 ____	__ - __ -2024	_____	_____	_____	_____	_____	_____	_____
No. 8 ____	__ - __ -2025	_____	_____	_____	_____	_____	_____	_____

•Interest calculated by registrar when note payments are made.

EXHIBIT “F-2”

Form of TIF Note B

REGISTERED
NO. R-1-B

UP TO \$10,753,400.00
Maximum Aggregate Principal Amount

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-B**

REGISTERED OWNER: HOFFMAN ESTATES ACQUISITIONS LLC
 A DELAWARE LIMITED LIABILITY COMPANY

OUTSTANDING PRINCIPAL
AMOUNT: SEE **SCHEDULE A** ATTACHED HERETO

AUTHORIZATION DATE: JANUARY ___, 2019

ISSUANCE DATE: JANUARY 1, _____

MATURITY DATE: DECEMBER 31, _____
 [TWENTY (20) YEARS FROM THE ISSUANCE DATE]

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the “*Village*”), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Outstanding Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above plus any interest due hereunder.

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the “*Note Registrar*”), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date (“*Record Date*”) and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village as an interest-bearing obligation, with the unpaid principal balance to accrue interest at an initial interest rate of six and one half percent per annum

(6.5%) (“*Interest Rate*”). Within thirty (30) days after the Project reaches Project Stabilization for the first time, as defined in that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the “*Redevelopment Agreement*”), by notice to the Village, the Registered Owner shall have the one-time right to readjust the Interest Rate, which shall thereupon be equal to 100 basis points (1.0%) above the Prime Rate (as defined herein) per annum, as of the date the Project reaches Project Stabilization for the first time. Notwithstanding adjustment to the Interest Rate, the Interest Rate shall not be greater than eight and one half percent (8.5%) per annum, regardless of the Prime Rate. The Note Registrar has no obligation to change the Interest Rate unless first requested by the Registered Owner within thirty (30) days of the initial Project Stabilization.

For the purposes of this Note, “*Prime Rate*” means the rate of interest designated as the “*Prime Rate*” which appears in each publication of The Wall Street Journal under the designation entitled “*Money Rates*” (referred to herein as the “*Wall Street Journal Prime Rate*.”) In the event that the Wall Street Journal Prime Rate cannot be ascertained from publication of The Wall Street Journal, Village and Registered Owner shall determine the Prime Rate based upon the prime or base lending rates posted by a majority of the three largest commercial banks in Chicago, Illinois.

The interest amount owed under this Note shall be calculated based on a 360-day year and charged for the actual number of days elapsed, in a fully registered form to evidence the Outstanding Principal Amount up to \$10,753,400.00, in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the “*Act*”), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. ____-2019, entitled “An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes” by the President and Board of Trustees of the Village (the “*Note Ordinance*”), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Amounts payable under this Note to the Registered Owner shall be paid by the Village to the Registered Owner, annually, no later than July 1 of each year.

All payments shall be applied first to payment of the accrued interest, and the balance on account of outstanding principal. All payments shall be made solely from Developer Account B. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal and interest on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT IS INSUFFICIENT TO PAY ALL THE PRINCIPAL AND INTEREST DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED SOLELY TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY FUNDS OF THE VILLAGE (OTHER THAN THE PLEDGED AMOUNT) FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of: (i) the date which is twenty (20) years from the Issuance Date; (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area; or (iii) the date on which all amounts due and payable under this Note are paid in full. Upon termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal and interest hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

The Village may prepay all or any of this Note with no penalty.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and **Schedule A** are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]

VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

Village President

Village Clerk

Date of Authentication: _____, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number,
Employer Identification Number or
other Identifying Number

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019

This Note is valid to the Outstanding Principal Amount set forth below in column H below as of the date of the endorsement noted in column B below.

A	B	C	D	E	F	G	H	I
Requested For Reimbursement	Date of this Endorsement	Eligible Redevelopment Project Cost for this Project	Total Project Costs to Date	Maximum Reimbursement Amount	Approved Amount for Reimbursement	Payment of Principal	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__ - __ -2019	_____	_____	_____	_____	_____	_____	_____
No. 2 ____	__ - __ -2019	_____	_____	_____	_____	_____	_____	_____
No. 3 ____	__ - __ -2020	_____	_____	_____	_____	_____	_____	_____
No. 4 ____	__ - __ -2021	_____	_____	_____	_____	_____	_____	_____
No. 5 ____	__ - __ -2022	_____	_____	_____	_____	_____	_____	_____
No. 6 ____	__ - __ -2023	_____	_____	_____	_____	_____	_____	_____
No. 7 ____	__ - __ -2024	_____	_____	_____	_____	_____	_____	_____
No. 8 ____	__ - __ -2025	_____	_____	_____	_____	_____	_____	_____

•Interest calculated by registrar when note payments are made.

EXHIBIT “F-3”

Form of TIF Note C

REGISTERED
No. R-1-C

PRINCIPAL AMOUNT - \$1.00

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-C**

REGISTERED OWNER: HOFFMAN ESTATES ACQUISITIONS LLC
 A DELAWARE LIMITED LIABILITY COMPANY

OUTSTANDING PRINCIPAL
AMOUNT: PURSUANT TO SECTION 601 OF
 REDEVELOPMENT AGREEMENT

AUTHORIZATION DATE: JANUARY ___, 2019

ISSUANCE DATE: JANUARY 1, 2023

MATURITY DATE: DECEMBER 31, 2043

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the “*Village*”), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Principal Amount for any amounts due from the Village to the Developer for any Developer Tax Recapture as provided in Section 601 of that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the “*Redevelopment Agreement*”).

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the “*Note Registrar*”), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date (“*Record Date*”) and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village, shall not bear interest and shall be paid in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement. The initial Principal Amount of this Note shall be One Dollar (\$1.00). From time to time, the Principal Amount of this Note shall increase to be deemed to equal the Developer Tax Recapture under Section 601 of the Development Agreement; and, only be payable upon Developer Tax Recapture due and payable from the Village pursuant to the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the "*Act*"), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. _____ - 2019, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes" by the President and Board of Trustees of the Village (the "*Note Ordinance*"), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Once there are any amounts payable under this Note to the Registered Owner as Developer Tax Recapture as provided in Section 601 of the Redevelopment Agreement, such amounts shall be due and payable and shall be paid by the Village pursuant to this Note, within sixty (60) days after the second installment of property taxes for the year due has been paid in full by the Developer, to the extent funds are available in Developer Account C.

All payments shall be made from Developer Account C. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT OR OTHER AMOUNTS IN THE FUND AS PROVIDED IN THE NOTE ORDINANCE ARE INSUFFICIENT TO PAY ALL THE PRINCIPAL DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS AND AMOUNTS FROM THE FUND REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT

TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY OTHER FUNDS OF THE VILLAGE FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of: (i) the date which is twenty (20) years from the Issuance Date; or (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area. Upon maturity or termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

The Village may prepay all or any of this Note with no penalty.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and Schedule A are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]

VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

Village President

Village Clerk

Date of Authentication: _____, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer

Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number,
Employer Identification Number or
other Identifying Number

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019 NOTE C

This Note is valid to the Outstanding Principal Amount set forth below in column E below as of the date of the endorsement noted in column B below.

A(+)	B	C	D(-)	E	F
Requested for Reimbursement	Date of this Endorsement	Amount of TIF Approved Reimbursement	Amount of Principal Payment	Outstanding Principal Amount	Authorized Village Signatory
No. 1 _____	__ - __ -2019	_____	_____	_____	_____
No. 2 _____	__ - __ -2019*	_____	_____	_____	_____
No. 3 _____	__ - __ -2020*	_____	_____	_____	_____
No. 4 _____	__ - __ -2021*	_____	_____	_____	_____
No. 5 _____	__ - __ -2022*	_____	_____	_____	_____
No. 6 _____	__ - __ -2023*	_____	_____	_____	_____
No. 7 _____	__ - __ -2024*	_____	_____	_____	_____
No. 8 _____	__ - __ -2025*	_____	_____	_____	_____

EXHIBIT “G”

Form of Certificate of Completion

The undersigned, **HOFFMAN ESTATES ACQUISITIONS LLC**, a Delaware limited liability company (the “*Developer*”), pursuant to that certain Redevelopment Agreement dated as of _____, 2019, between the Village of Hoffman Estates, Cook County, Illinois (the “*Village*”), and the Developer (the “*Agreement*”), hereby certifies to the Village as follows:

1. That as of _____, the construction, renovation, repairing, equipping and constructing of the _____ Component of the Project (as that term is defined in the Agreement) also known as _____ has been completed in accordance with the Final Project Documents approved by the Corporate Authorities and referenced as Village Project Number _____.
2. The Work has been performed in accordance with the Construction Plans (as those terms are defined in the Agreement).
3. The Developer is issuing this Certificate of Completion to the Village in accordance with the Agreement to evidence the Developer’s satisfaction of all material obligations and covenants with respect to the construction of the _____ Component of the Project.

The Developer may record this Certificate in the office of the Cook County Record of Deeds. This Certificate is given without prejudice to any rights against third parties which exist as of the date hereof or which may subsequently come into being. Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC

By: _____

Name:

Title:

DATE: _____

EXHIBIT “H”

Construction Budget

Table 1B: Detailed Development Costs

Development Costs	SBF Adjustment
Acquisition Costs	
<i>Acquisition / Land Sale</i>	\$16,400,000
<i>Closing Costs</i>	\$1,050,000
<i>Closing Costs- construction</i>	\$892,301
Total Acquisition Costs	\$18,342,301
Hard Construction Costs	
<i>Office Tenant Improvements</i>	\$68,204,952
<i>Retail Tenant Improvements</i>	\$7,578,328
<i>Total Tenant Improvements</i>	\$75,783,280
<i>Land Lord Lease Obligations</i>	\$36,491,640
<i>Deferred Maintenance</i>	\$14,484,713
<i>Site Work/Parking Lots/Landscaping</i>	\$2,448,620
<i>Lobby/Atrium/Conference Improvements</i>	\$23,900,000
Total Hard Construction Costs	\$153,108,253
Soft Costs	\$16,583,577
TOTAL DEVELOPMENT COSTS	\$188,034,131

Source: Somerset Development and SB Friedman

EXHIBIT "I"

Form of Request for Reimbursement

[Date]

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Attention: Village Manager

Re: Redevelopment Agreement, dated _____, 2019
By and Between the Village of Hoffman Estates, Illinois and
Hoffman Estates Acquisitions LLC (the "**Developer**").

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to the Note Ordinance and Article V of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO.: _____
2. PAYMENT DUE TO: _____
3. FOR THIS REQUEST FOR REIMBURSEMENT, THE DEVELOPER REQUESTS THE VILLAGE TO APPROVE THE FOLLOWING EXPENDITURES AS HAVING BEEN INCURRED BY THE DEVELOPER AND AS CONSTITUTING ELIGIBLE REDEVELOPMENT PROJECT COSTS AND TOTAL PROJECT COSTS, PURSUANT TO SECTION 403 OF THE REDEVELOPMENT AGREEMENT:
 - a. AMOUNT TO BE APPROVED FOR REIMBURSEMENT AS ELIGIBLE REDEVELOPMENT PROJECT COSTS:

\$ _____
 - b. TOTAL PROJECT COSTS INCURRED SINCE DATE OF LAST REQUEST FOR REIMBURSEMENT:

\$ _____
4. The Developer certifies that:
 - (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the Construction Plans and Final Project Documents heretofore in effect;

(ii) the expenditures representing Eligible Redevelopment Project Costs and Total Project Costs have been properly recorded on the Developer's books, and a correct summary of such costs are set forth in Schedule 1 attached hereto, and the information required in Section 403 is herewith provided to the Village for all sums for which reimbursement is requested;

(iii) the Eligible Redevelopment Project Costs set forth in Schedule 1 have been paid by the Developer and are reimbursable under the Act, the Note Ordinance and the Redevelopment Agreement, and each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the Fund or any money derived from any project fund established pursuant to the Note Ordinance, and no part thereof has been included in any other certificate previously filed with the Village;

(iv) the expenditures for which reimbursement is sought are not greater than those necessary to reimburse the Developer for its funds actually paid for Eligible Redevelopment Project Costs; and

(v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under Redevelopment Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC

By: _____

Title: _____

Date: _____

VILLAGE APPROVAL

The aggregate Eligible Redevelopment Project Costs now approved by the Village under Requests for Reimbursement Nos. 1, __, __ and __ are a total of : \$_____;

The Total Project Costs incurred and documented by the Developer under Requests for Reimbursement Nos. 1, __, __ and __ are a total of : \$_____; and

The Maximum Reimbursement Amount now equals: \$_____.

**APPROVED BY THE
VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

By: _____
Village Manager

Date of Approval by the Village: _____.

Exhibit J
Tax Disbursement Schedule
[subject to Exhibit JJ attached hereto]

<u>Distribution of Incremental Taxes</u>				
<u>50-50, 95-5, 50-50</u>				
<u>Year</u>	<u>Developer Account*</u>	<u>Village Account</u>	<u>Total</u>	<u>Breakdown</u>
<u>1</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>2</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>3</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>4</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>5</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>6</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>7</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>8</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>9</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>10</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>11</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>12</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>13</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>14</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>15</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>16</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>17</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>18</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>19</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>20</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>21</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>22</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>23</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>24</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>*</u> <u>-</u>	<u>Until TIF Note is paid in full</u>			

Exhibit JJ
Alternate Tax Distribution Schedule

Notwithstanding anything contained in this Agreement to the contrary the terms and conditions of this Exhibit JJ shall prevail. If the Developer completes the following improvements in a timely manner, TIF payments will utilize the allocation chart contained in this exhibit. The time for completion set forth below is the absolute time limitation and will be strictly enforced and not subject to any extensions or modifications, other than Force Majeure. If the Developer fails to strictly comply with its obligations, the TIF payments will utilize the allocation chart contained in Exhibit J.

<u>Distribution of Incremental Taxes</u>				
<u>50-50, 95-5, 50-50</u>				
<u>Year</u>	<u>Developer Account*</u>	<u>Village Account</u>	<u>Total</u>	<u>Breakdown</u>
<u>1</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>2</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>3</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>4</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>5</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>6</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>7</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>8</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>9</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>10</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
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<u>12</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>13</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>14</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>15</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>16</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>17</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>18</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>19</u>	<u>95.00%</u>	<u>5.00%</u>	<u>100%</u>	<u>95/5</u>
<u>20</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
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<u>24</u>	<u>50.00%</u>	<u>50.00%</u>	<u>100%</u>	<u>50/50</u>
<u>*</u>	<u>Until TIF Note is paid in full</u>			

Developer shall be in compliance with the following to be eligible for payments of the Incremental Taxes:

- 1) Obtain approval of an Ordinance granting site plan amendment for the Bell Works West Side Improvements (*"West Side Site Plan Ordinance"*) by December 31, 2025.

- 2) Design and construct exterior improvements in conformance with deadlines as outlined in the Bell Works Exterior Improvements Plan included below and incorporated as part of Exhibit JJ
- 3) Below are the relevant dates:
 - #1 West Drive Improvements. Completed per Wight design.
 - #2 & #3 West Parking Garage. Improvements completed per Wight design
 - #4 Lakewood Boulevard Path. 10' path within R.O.W. Material (Concrete or Asphalt) to be designed at a later date. Submitted by February 2026. Completed by February 2028.
 - #5 Eagle Way. 5' sidewalk with depressed curb and crossing at intersection. Submitted by February 2026. Completed by February 2028.
 - #6 Center Drive Improvements. Existing guardhouse to remain. Raised medians to be removed. Sidewalk connection to existing path. 5' on-street bike lane. Submitted by February 2026. Completed by February 2027.
 - #7 West Ring Road. Existing gate to be removed. Property maintenance completed prior to 1st west side occupancy.
 - #8 Southwest Drive. Existing gate to be removed. 5' path connection to Eagle Way. Existing path to be paved asphalt or repaired existing material and maintained by Bell Works. Submitted by February 2026. Completed by February 2028.
 - #9 Lakewood Building. Proposed fence with gate. Submitted by February 2026. Completed prior to 1st west side occupancy.
 - #10 West Surface Lot. Proposed fence with gates. Submitted by February 2026. Completed prior to 1st west side occupancy.
 - #11 Institute Building. Proposed fence with gate submitted by February 2026. Completed prior to 1st west side occupancy.

Bell Works Exterior Improvements Plan
November 2025

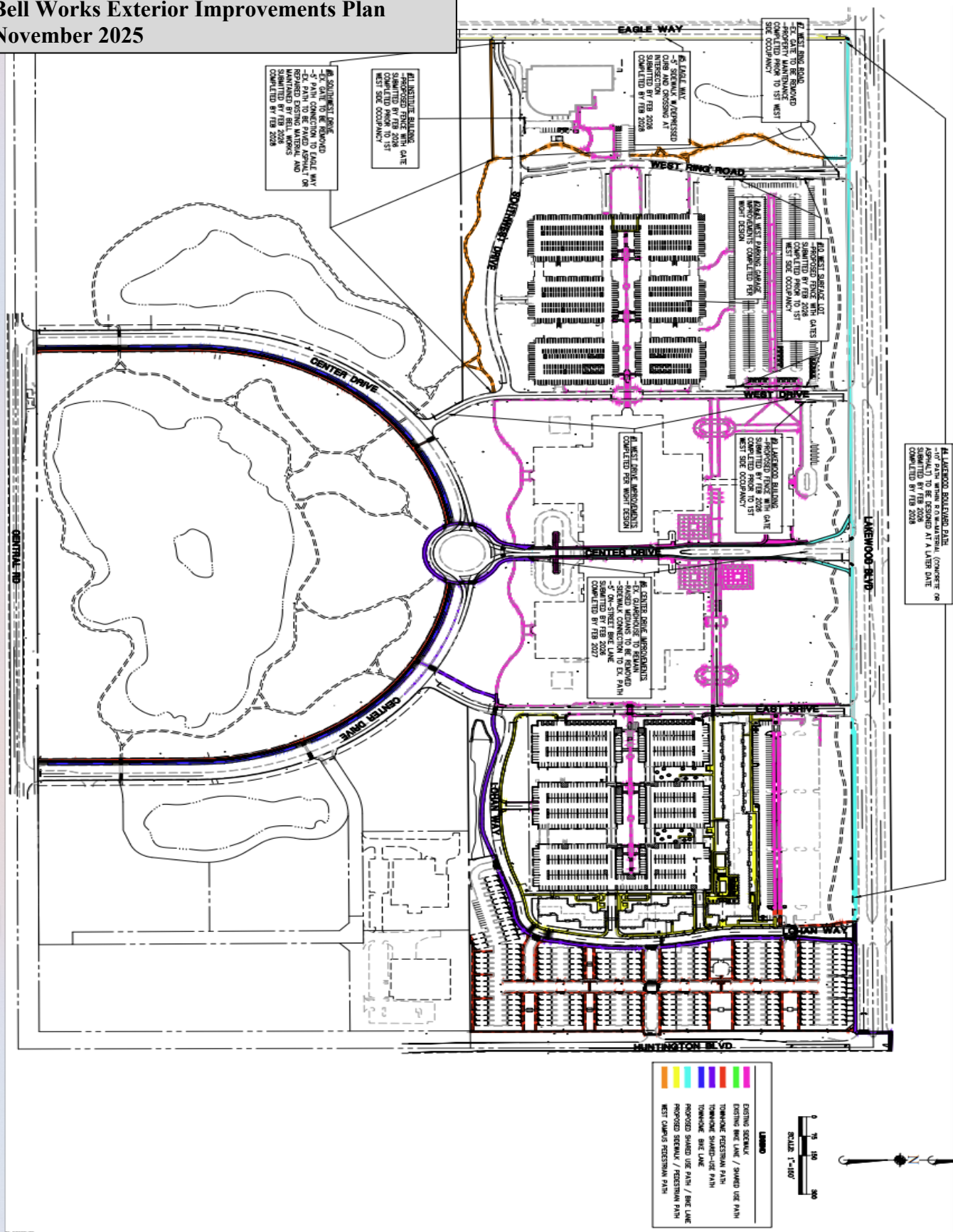


EXHIBIT K

Target Property Taxes

Calendar Year	Target Property Taxes [1]
2019	\$2,288,723
2020	\$2,358,073
2021	\$2,358,073
2022	\$6,316,936
2023	\$7,390,523
2024	\$8,823,569
2025	\$9,094,982
2026	\$9,370,569
2027	\$9,370,569
2028	\$9,370,569
2029	\$9,654,507
2030	\$9,654,507
2031	\$9,654,507
2032	\$9,947,048
2033	\$9,947,048
2034	\$9,947,048
2035	\$10,248,454
2036	\$10,248,454
2037	\$10,248,454
2038	\$10,558,992
2039	\$10,558,992
2040	\$10,558,992
2041	\$10,878,940
2042	\$10,878,940
2043	\$10,878,940

[1]: Property tax revenue collected one year in arrears. For example, the Target Property Taxes indicated for Calendar Year 2019 relate to the assessments for 2018.

EXHIBIT "L"

DISCLOSURE AFFIDAVIT

State of Illinois)
)
County of Cook)

THE DEVELOPER MUST SIGN THIS AFFIDAVIT

I, _____, reside at _____, County of _____, State of _____, having personal knowledge of the below facts, affirm under penalties of perjury to the following:

That I am over the age of eighteen and am the Developer.

That the Redevelopment Project Area in question has a common street address referred to as: _____, in the Village of Hoffman Estates, County of Cook, State of Illinois, and with a Property Index Number(s) shown in the exhibit attached hereto (hereinafter "RPA").

That I understand that pursuant to 50 ILCS 105/3.1, prior to execution of the Redevelopment Agreement between the Developer and the Village, state law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who will obtain any interest, real or personal, in the RPA, and every shareholder who will be entitled to receive more than 7.5% of the total distributable income of any corporation having any interest, real or personal, in the RPA after this transaction is consummated.

As the owner, authorized trustee, corporate officer, or managing agent, I declare under penalties of perjury that (choose one):

- (a) The owners or beneficiaries of the trust are: or
- (b) The shareholders with more than 7 1/2% interest are: or
- (c) The corporation is publicly traded and there is no readily known individual having greater than a 7 1/2% interest in the corporation.

This instrument is made to induce the Village to enter into the Redevelopment Agreement and in accordance with 50 ILCS 105/3.1.

Affiant: _____

Subscribed and sworn to before me this _____ day of _____, 2019.

Notary Public



AGENDA ITEM REPORT
Planning, Building & Zoning Committee
December 8, 2025
ITEM 4C

REQUEST: Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

Bell Works ownership is seeking site plan amendment approval for the activation of the west side of the Bell Works Chicagoland development. The west side exterior plans replicate the design of the east side approved in 2021. The plans include removal of the covered pedestrian bridge connecting the west garages to the building, reconfiguration of the West Drive drop-off areas, and ADA and other modifications to the west garage structures and central pedestrian path leading to the west entrance of the building.

Interior modifications currently underway will mirror the east side with full renovation of the office spaces, common areas, conference and meeting rooms, and the central gathering spaces (The Square). The west side will offer 430,000 square feet of office and 70,000 square feet of retail space upon completion.

The proposed ordinance also includes conditions requiring completion of the following remaining bicycle and pedestrian connectivity improvements throughout the site:

- Lakewood Boulevard 10' sidepath
- Eagle Way 5' sidewalk
- Center Drive (North) sidewalk/on-street bike lane
- Internal sidewalk/path connections

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

ATTACHMENTS

1. Ordinance Site Plan Amendment Bell Works West Side
2. Exhibit A - Location Map
3. Supporting Documents

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING SITE PLAN AMENDMENT FOR
BELL WORKS WEST SIDE LOCATED AT 2000 CENTER DRIVE**

WHEREAS, the Planning, Building and Zoning Committee, at a public meeting duly called and held according to law on December 8, 2025, considered a request by Hoffman Esates Acquisitions LLC 1 and Hoffman Estates Acquisitions LLC 2 (owner) for a Site Plan Amendment for Bell Works West Side at 2000 Center Drive, shown on Exhibit “A” attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: Site Plan Amendment is hereby granted for Bell Works West Side, located at 2000 Center Drive, subject to the following conditions:

- A. The following plans are hereby approved and constitute the final site plan amendment approval for the project:
 - 1. Bell Works – West Vestibule Improvement Plans updated through 10/7/2025.
 - 2. Bell Works Exterior Improvements Plan dated November 2025.
- B. The owner shall design and construct all remaining bicycle, pedestrian and other improvements in conformance with the Bell Works Exterior Improvements Plan dated November 2025.
- C. Individual building permits for each pod of the parking garage shall be required for review of lighting, striping, and ADA compliance.
- D. An engineer's estimate for all site work shall be provided with the permit submittal to determine fees and project guarantee amounts.
- E. The following conditions relate to the site construction:
 - 1. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - 2. Fire Department and emergency access to the property shall be maintained at all times. Owner shall make any adjustments to the site as needed for access as per direction by the Village.
 - 3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

ATTEST:

Village President

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.



LAKEWOOD BLVD

Area of Proposed Work

2000

CENTER DR

Legend

-  Subject Property
-  Parcels

N





VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0015
Project Name:	Bell Works West Side Site Plan Modifications
Project Application Date:	4/17/2025
Project Manager:	James Donahue

PROJECT TYPE

Site Plan Amendment - Minor Amendment;

SITE INFORMATION

Property Address:	2000 CENTER DR
All Included PINs:	01-36-403-005-0000, 01-36-403-006-0000,

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	Matthew Duggan	2500 Frontage Road Darien, IL 60561
OWNER	HOFFMAN ESTATES ACQUISITIONS LLC	101 Crawfords Corner Rd Holmdel, NJ 07733

INSPIRED

BY SOMERSET DEVELOPMENT

April 16, 2025

Jennifer Horn, AICP
Director of Planning and Transportation Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

VIA ELECTRONIC MAIL

RE: Bell Works Site Plan Amendment Narrative

Dear Jennifer,

Please see the narrative below explaining the changes to the site plan intended for the Western Parking structure of Bell Works Chicagoland. We intend on mimicking the East Garage improvements that were completed in 2021/2022.

The next phase of the renovation of Bell Works will include new improvements to the existing parking structure side (west) of the existing road.

We are proposing the removal and relocation of the existing underutilized electrical room that sits between the two parking structures. This will allow the site to open the walkway to the west. We are proposing a new central stair that connects grade to the existing landscaped walk that is located between the north and south parking structures. The design will continue the rhythm of a stair with 3 risers and then a flat area. The existing grades will be adjusted so that the landscaping gradually slopes down along the central stairs/walk, like the far west side of the parking structures with flat transitions to the center walk to the greatest extent possible.

In addition, the north and south garage lower levels will be designed to have accessible access to a new ADA ramp. Both the north and south parking structures upper levels will connect to grade by new metal stairs that connect to the landscaped center walk and the center stairs are used to get to grade level. This matches the existing condition of the other stairs at the garage upper level. The walls of the ramp and stairs from grade up to the lower garage level will be kept as low and open to maintain view of the building entry previously blocked by the electrical room.

Very Truly Yours



Kenneth Gold
Senior Vice President
Acquisitions & Development
Inspired by Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733



BELL WORKS CHICAGO

BELL WORKS CHICAGO - WEST VESTIBULE

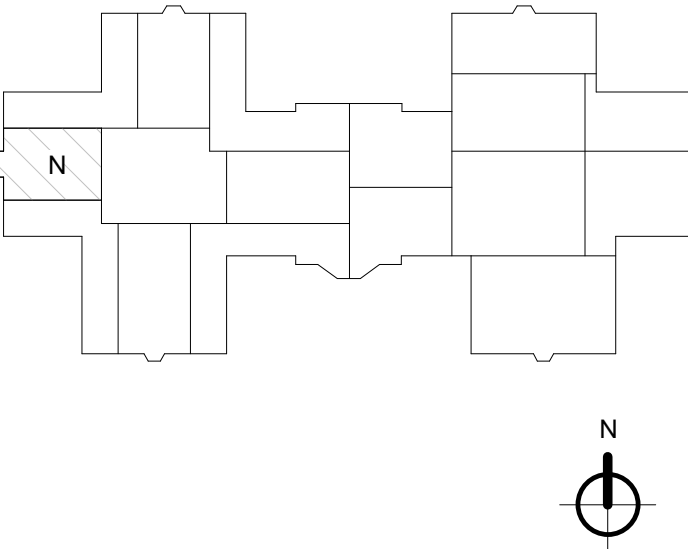
2000 AT&T Center Dr, Hoffman Estates, IL 60192

10/07/2025

ISSUED FOR PERMIT REVISION



Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701



PROJECT TEAM

CLIENT
SOMERSET DEVELOPMENT LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL NJ. 07733
PHONE: (732)415-7102
FAX: (732)886-1674
CONTACT: DAVID SCHREIBER

ARCHITECT
WIGHT & COMPANY
211 NORTH CLINTON SUITE 300N
CHICAGO IL. 60661
PHONE: (312)261-5700
FAX: (312)261-5701
CONTACT: MATTHEW DUGGAN
DESIGN FIRM REGISTRATION #184-000451

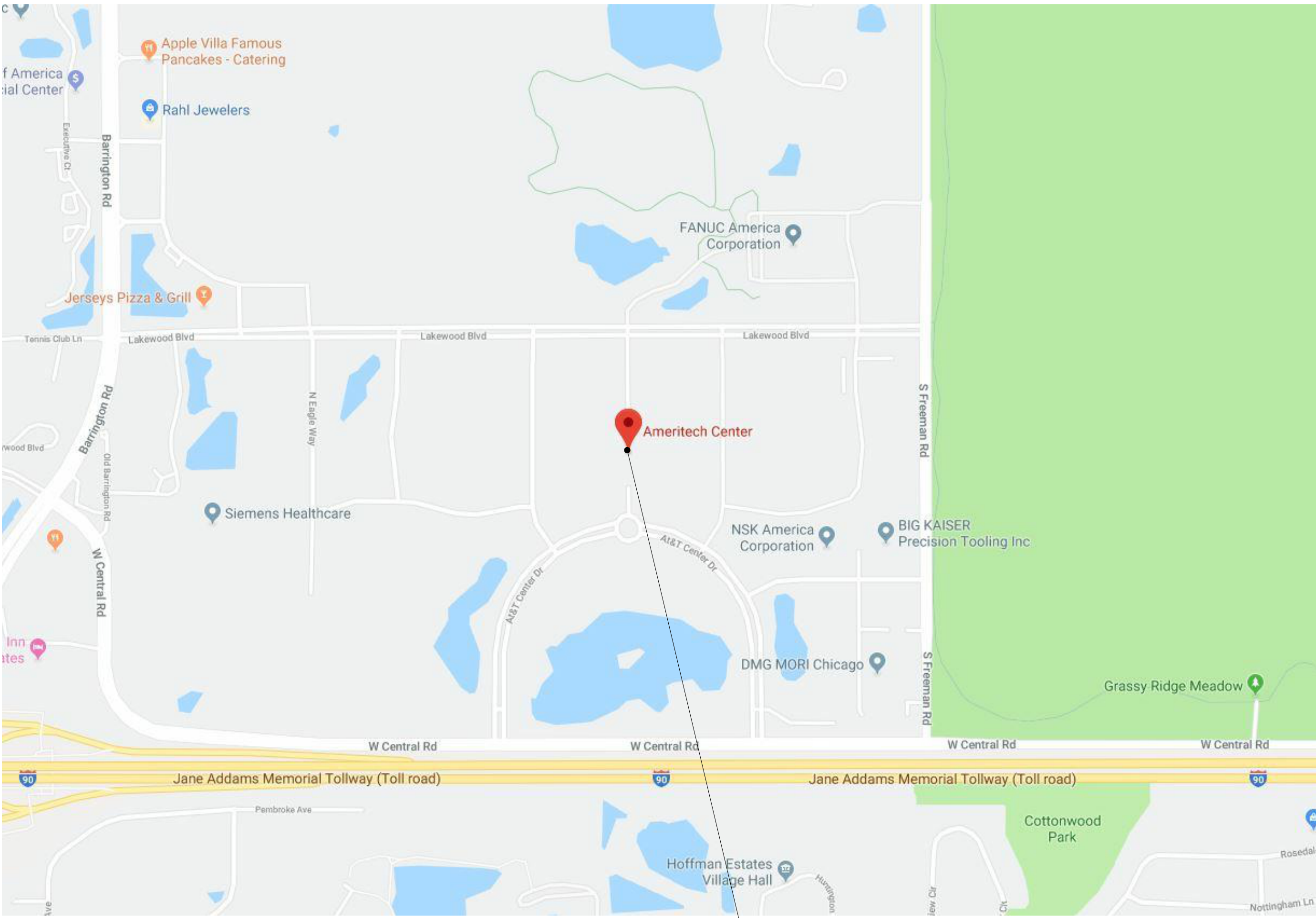
MEP
DILIGENT DESIGN GROUP, INC.
33 NORTH DEARBORN, SUITE 1024
CHICAGO, IL 60603
DANIEL COHEN, PE, ASHRAE BEMP, REP, LEED AP
DCOHEN@DDGENGINEERS.COM
WWW.DDGENGINEERS.COM
M: (847)508-7484

GENERAL CONTRACTOR
ML GROUP
3424 OAKTON STREET
SKOKIE IL. 60076
PETE DABROWSKI, SUPERINTENDENT
O: (847)676-5300
C: (312)813-8248

DRAWING INDEX

GENERAL G0.0-WV G0.1-WV G0.2A G0.2B G0.2C	WV COVER SHEET, INDEX OF DRAWINGS WV GENERAL INFORMATION, SYMBOLS, NOTES & ABBREVIATIONS SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS
CIVIL C0.00 C0.01 C0.02 C1.00 C1.01 C1.02 C1.03 C1.04 C2.00 C2.01 C2.02 C2.03 C2.04 C3.00 C3.01 C3.02 C3.03 C3.04 C3.05 C3.06 C3.07 C3.08 C4.00 C4.01 C4.02 C4.03	COVER SHEET CIVIL GENERAL NOTES CIVIL SPECIFICATIONS OVERALL EXISTING CONDITIONS DEMOLITION PLAN DEMOLITION PLAN DEMOLITION PLAN OVERALL SITE PLAN SITE PLAN SITE PLAN SITE PLAN SITE PLAN GRADING AND DRAINAGE PLAN - FAR NORTH GRADING AND DRAINAGE PLANS - NORTH NORTH GRADING AND DRAINAGE PLANS - NORTH CENTRAL GRADING AND DRAINAGE PLANS - CENTRAL GRADING AND DRAINAGE PLANS - SOUTH CENTRAL GRADING AND DRAINAGE PLANS - SOUTH GRADING AND DRAINAGE PLANS - WEST CENTRAL GRADING AND DRAINAGE PLANS - WEST EROSION CONTROL DETAILS CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS CIVIL DETAILS
LANDSCAPE L1.00 L1.01 L1.02 L1.03 L2.00 L2.01	LANDSCAPE PLANS - NORTH LANDSCAPE PLANS - CENTRAL LANDSCAPE PLANS - WEST LANDSCAPE PLAN - SOUTH LANDSCAPE DETAILS LANDSCAPE DETAILS
STRUCTURAL SD2.1-WV SD.1-WV SD.2-WV SD.3-WV SD.4-WV	ENLARGED THIRD FLOOR STRUCTURAL DEMO PLAN -WEST VESTIBULE GENERAL NOTES ABBREVIATIONS AND SYMBOL SCHEDULE STATEMENT OF SPECIAL INSPECTIONS ENLARGED THIRD FLOOR STRUCTURAL FLOOR PLAN -WEST VESTIBULE
ARCHITECTURAL DEMOLITION AD2.0-WV AD2.1-WV AD2.2-WV AD2.3-WV	ENLARGED SECOND FLOOR DEMO PLAN - WEST VESTIBULE ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST VESTIBULE ENLARGED SECOND FLOOR DEMO PLAN - WEST GARAGE ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST GARAGE
ARCHITECTURAL A1.0-WV A1.1-WV A2.0-WV A2.1-WV A2.2-WV A2.3-WV A2.4-WV A3.0-WV A4.0-WV A4.1-WV A5.0-WV A6.0-WV A6.1-WV A8.0-WV A8.1-WV A9.0-WV A9.1-WV A9.2-WV	SITE PLAN SITE PLAN - PROPERTY MAINTENANCE REPORT OVERALL FLOOR KEY PLANS - WEST VESTIBULE OVERALL FLOOR KEY PLANS - WEST VESTIBULE ENLARGED SECOND FLOOR PLAN - WEST VESTIBULE ENLARGED THIRD & FOURTH FLOOR PLANS - WEST VESTIBULE ENLARGED FIRST & SECOND FLOOR PLAN - WEST GARAGE ENLARGED RCP - WEST VESTIBULE & WEST GARAGE ELEVATION & SECTION - WEST VESTIBULE GARAGE SECTIONS FINISH PLANS - WEST VESTIBULE RAMP PLAN, SECTION AND DETAILS - WEST VESTIBULE WEST GARAGE STAIR DETAILS WEST VESTIBULE - DOOR SCHEDULE, HARDWARE AND DETAILS PLAN AND SECTION DETAILS - WEST VESTIBULE PARKING GARAGES - KEY PLAN WEST PARKING GARAGE - LOWER DECK WEST PARKING GARAGE - UPPER DECK
ELECTRICAL E0.01 E03.02 E03.03 E1.00 E3.02A E3.03A E6.01 E7.01	NOTES AND SYMBOLS LEVEL 2 ELECTRICAL DEMOLITION PLAN LEVEL 3 ELECTRICAL DEMOLITION PLAN ELECTRICAL OVERALL PLAN LEVEL 2 ELECTRICAL PLAN WEST VESTIBULE LEVEL 3 AND 4 ELECTRICAL PLAN WEST VESTIBULE DETAILS AND SCHEDULES ELECTRICAL SPECIFICATIONS

LOCATION MAP



2000 AT&T Center Dr,
Hoffman Estates, IL 60192

STATEMENT OF COMPLIANCE

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (IL REV. STAT. 1985, CH. 111 1/2, PARS. 3711 ET SEQ AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 IL ADM. CODE 400.

SIGNED: ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-1015560

DATE: 10/07/2025



CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF HOFFMAN ESTATES BUILDING CODE AND BUILDING CODE AMENDMENTS.

SIGNED: ARCHITECT

ILLINOIS LICENSE NO.: 001-1015560

DATE: 10/07/2025



ENERGY COMPLIANCE STATEMENT

I CERTIFY THAT I AM THE DESIGN PROFESSIONAL OF RECORD FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS COMPLY WITH THE REQUIREMENTS OF IECC 2018.

SIGNED: PROFESSIONAL ENGINEER

ILLINOIS LICENSE NO.: 062-060912

DATE: 10/07/2025



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ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

COVER SHEET

Project Number:
190128
Drawn By:
WCO
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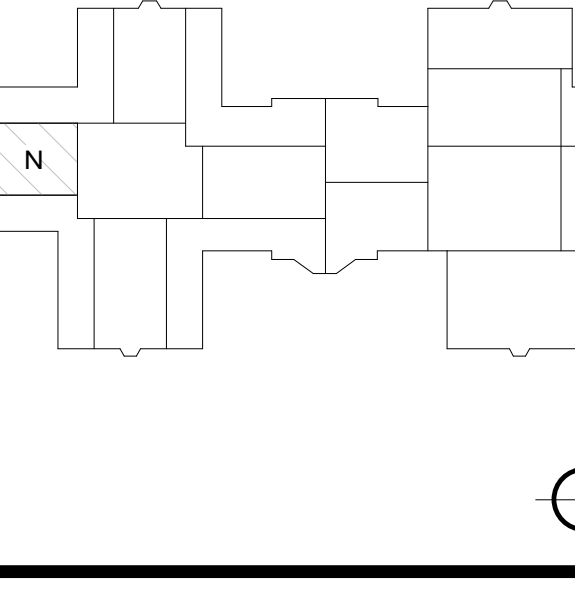
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BELL WORKS

CHICAGO

2000 AT&T Center Dr
Hoffman Estates, IL 60192

SPECIFICATIONS

Project Number:
190128
Drawn By:
WCO
Sheet:

G0.2A

093000 – TILING (CONT.)	093000 – TILING (CONT.)	096800 - CARPETING	096813 - TILE CARPETING	099100 - PAINTING	DIVISION 23- HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
19. MISCELLANEOUS MATERIALS A. TROWELABLE UNDERLAYMENTS AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY MANUFACTURER OF TILE-SETTING MATERIALS FOR INSTALLATIONS INDICATED. B. METAL EDGE-PROTECTION PROFILES: U-SHAPED PROFILE WITH 1/8-INCH-WIDE TOP SECTION AND VERTICAL WALL SECTION THAT TOGETHER FORM THE VISIBLE SURFACE. INTEGRATED TRAPDOOR- PERFORATED ANCHORING LEG, AND INTEGRATED GROUT JOINT SPACER. SUBJECT TO COMPLIANCE WITH REQUIREMENTS. PROVIDE SCHLUTER SYSTEMS L.P., SCHEIBE E. OR EQUAL MATERIAL AND FINISH. PROVIDE SELECTION FROM MANUFACTURERS STANDARD OFFERINGS. HEIGHT: MATCH TILE AND SETTING BED THICKNESS. TEMPORARY PROTECTIVE COATING PRODUCT INDICATED BELOW THAT IS FORMULATED TO PROTECT EXPOSED SURFACES OF TILE AGAINST ADHERENCE OF MORTAR AND GROUT. COMPATIBLE WITH TILE, MORTAR, AND GROUT PRODUCTS, AND EASILY REMOVABLE AFTER GROUTING IS COMPLETED WITHOUT DAMAGING GROUT OR TILE. C. GROUT RELEASE: IN FORM OF MANUFACTURERS STANDARD PROPRIETARY LIQUID COATING THAT IS SPECIALLY FORMULATED AND RECOMMENDED FOR USE AS TEMPORARY PROTECTIVE COATING FOR TILE. TILE CLEANER: A NEUTRAL CLEANER CAPABLE OF REMOVING SOIL AND RESIDUE WITHOUT HARMING TILE AND GROUT SURFACES. SPECIFICALLY APPROVED FOR MATERIALS AND INSTALLATIONS INDICATED BY TILE AND GROUT MANUFACTURERS. GROUT SEALER: MANUFACTURER'S STANDARD SILICONE PRODUCT FOR SEALING GROUT JOINTS THAT DOES NOT CHANGE COLOR OR APPEARANCE OF GROUT. 1. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. PROVIDE ONE OF THE FOLLOWING: MAPEI CORPORATION, VERDI ON KERASOL PENETRATING SEALER FOR UNGLAZED TILE, GROUT AND TILE SUMMITVILLE TILES, INC., SL-15, INVISIBLE SEAL, PENETRATING GROUT AND TILE SEALER, TEC-A SUBSIDIARY OF H. B. FULLER COMPANY, 19-26 PENETRATING SILICONE GROUT SEALER. D. MIXING MORTARS AND GROUT: MIX MORTARS AND GROUTS TO COMPLY WITH REFERENCED STANDARDS AND MORTAR/ TILE AND GROUT MANUFACTURERS' WRITTEN INSTRUCTIONS. 20. EXAMINATION A. EXAMINE SUBSTRATES, AREAS, AND CONDITIONS WHERE TILE WILL BE INSTALLED. WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TO EXISTENCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF INSTALLED TILE. B. VERIFY THAT SUBSTRATES FOR SETTING TILE ARE FIRM, DRY, CLEAN, FREE OF COATINGS THAT ARE INCOMPATIBLE WITH TILE- SETTING MATERIALS INCLUDING CURING COMPOUNDS AND OTHER SUBSTANCES THAT CONTAIN SOAP, WAX, OIL, OR SILICONE, AND COMPLY WITH FLATNESS TOLERANCES REQUIRED BY ANSI A108.01 FOR INSTALLATIONS INDICATED. C. VERIFY THAT CONCRETE SUBSTRATES FOR TILE FLOORS: INSTALLED WITH THIN-SET MORTAR COMPLY WITH SURFACE FINISH REQUIREMENTS IN ANSI A108.01 FOR INSTALLATIONS INDICATED. VERIFY THAT SURFACES THAT RECEIVED A STEEL TROWEL FINISH HAVE BEEN MECHANICALLY SCORFED. VERIFY THAT PROTRUSIONS, BUMPS, AND RIDGES HAVE BEEN REMOVED BY SANDING OR GRINDING. VERIFY THAT INSTALLATION OF GROUNDS, ANCHORS, RECESSED FRAMES, ELECTRICAL, AND MECHANICAL UNITS OF WORK, AND SIMILAR ITEMS LOCATED IN OR BEHIND TILE HAS BEEN COMPLETED. VERIFY THAT JOINTS AND CRACKS IN TILE SUBSTRATES ARE COORDINATED WITH TILE JOINT LOCATIONS. IF NOT COORDINATED, ADJUST JOINT LOCATIONS IN CONSULTATION WITH ARCHITECT. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. 21. PREPARATION D. REMOVE COATINGS, INCLUDING CURING COMPOUNDS AND OTHER SUBSTANCES THAT CONTAIN SOAP, WAX, OIL, OR SILICONE, THAT ARE INCOMPATIBLE WITH TILE-SETTING MATERIALS. E. PROVIDE CONCRETE SUBSTRATES FOR TILE FLOORS INSTALLED WITH THIN-SET MORTAR THAT COMPLY WITH FLATNESS TOLERANCES SPECIFIED IN REFERENCED ANSI A108 SERIES OF TILE INSTALLATION STANDARDS. F. FILL CRACKS, HOLES, AND DEPRESSIONS WITH TROWELABLE LEVELING AND PATCHING COMPOUND ACCORDING TO TILE-SETTING MATERIAL MANUFACTURERS' WRITTEN INSTRUCTIONS. USE PRODUCT SPECIFICALLY RECOMMENDED BY TILE-SETTING MATERIAL MANUFACTURER. G. BLENDING: FOR TILE EXHIBITING COLOR VARIATIONS WITHIN RANGES SPECIFIED DURING SAMPLE SUBMITTALS, VERIFY THAT TILE HAS BEEN FACTORY BLENDED AND PACKAGED SO THAT TILES TAKEN FROM ONE PACKAGE SHOW SAME RANGE OF COLORS AS THOSE TAKEN FROM OTHER PACKAGES AND MATCH APPROVED SAMPLES. IF NOT FACTORY BLENDED, EITHER RETURN TO MANUFACTURER OR BLEND TILES AT PROJECT SITE BEFORE INSTALLING. H. FIELD-APPLIED TEMPORARY PROTECTIVE COATING: WHERE INDICATED UNDER TILE TYPE OR REQUIRED TO PREVENT GROUT FROM STAINING OR ADHERING TO EXPOSED TILE SURFACES, PRECOAT THEM WITH CONTINUOUS FILM OF TEMPORARY PROTECTIVE COATING, TAKING CARE NOT TO COAT UNEXPOSED TILE SURFACES. 22. INSTALLATION: A. COMPLY WITH TONA'S HANDBOOK FOR CERAMIC, GLASS, AND STONE: TILE INSTALLATION FOR TONA INSTALLATION METHODS SPECIFIED IN TILE INSTALLATION SCHEDULES. COMPLY WITH PARTS OF THE ANSI A108 SERIES "SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE" THAT ARE REFERENCED IN TONA INSTALLATION METHODS, SPECIFIED IN TILE INSTALLATION SCHEDULES, AND APPLY TO TYPES OF SETTING AND GROUTING MATERIALS USED. J. FOR INSTALLATIONS INDICATED BELOW, FOLLOW PROCEDURES IN ANSI A108 SERIES TILE INSTALLATION STANDARDS FOR PROVIDING 95 PERCENT MORTAR COVERAGE: 1. TILE FLOORS IN WET AREAS. 2. TILE FLOORS COMPOSED OF TILES 8 BY 8 INCHES OR LARGER. TILE FLOORS COMPOSED OF 12 BY 12 INCHES OR LARGER TILES. A. EXTEND TILE JOINTS UNDER RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES TO FORM COMPLETE COVERING WITHOUT INTERRUPTIONS, UNLESS OTHERWISE INDICATED. IF TERMINATE JOINT NEARLY AT OBSTRUCTIONS, EDGES, AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS. B. ACCURATELY FORM INTERSECTIONS AND RETURN TO FORM CUTTING AND DRILLING OF TILE WITHOUT MARKING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH, OR BUILT-IN ITEMS TO STRAIGHT, ALIGNED JOINTS. FIT TILE TIGHTLY TO ELECTRICAL, OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS. NO PLATES, COLLARS, OR COVERS OVER LAP TILE. C. PROVIDE MANUFACTURER'S STANDARD TRIM SHAPES WHERE NECESSARY TO ELIMINATE EXPOSED TILE EDGES. D. JOINTING PATTERN: LAY TILE IN GRID PATTERN, UNLESS OTHERWISE INDICATED. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE SAME SIZE. LAY OUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA, ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS, UNLESS OTHERWISE INDICATED. 1. FOR TILE MOUNTED IN SHEETS, MAKE JOINTS BETWEEN TILE SHEETS SAME WIDTH AS JOINTS WITHIN TILE SHEETS SO JOINTS BETWEEN SHEETS ARE NOT APPARENT IN FINISHED WORK. 2. WHERE ADJOINING TILES ON FLOOR, BASE, WALLS, OR TRIM ARE SPECIFIED OR INDICATED TO BE SAME SIZE, ALIGN JOINTS. 23. JOINT WIDTHS: UNLESS OTHERWISE INDICATED, INSTALL TILE WITH THE FOLLOWING JOINT WIDTHS: O. CERAMIC/MOSAIC TILE: 1/8 INCH. P. PORCELAIN TILE: 1/4 INCH. Q. GLAZED WALL TILE: 1/16 INCH. 24. LAY OUT TILE WAINSCOTS TO DIMENSIONS INDICATED OR TO NEXT FULL TILE BEYOND DIMENSIONS INDICATED. 25. EXPANSION JOINTS: LOCATE EXPANSION JOINTS AND OTHER SEALANT-FILLED JOINTS, INCLUDING CONTROL, CONTRACTION, AND ISOLATION JOINTS, WHERE INDICATED DURING INSTALLATION OF SETTING MATERIALS, MORTAR BEDS, AND TILE. DO NOT SAW-CUT JOINTS AFTER INSTALLING TILES. R. WHERE JOINTS OCCUR IN CONCRETE SUBSTRATES, LOCATE JOINTS IN TILE SURFACES DIRECTLY ABOVE THEM. S. PREPARE JOINTS AND APPLY SEALANTS TO COMPLY WITH REQUIREMENTS IN DIVISION 07 SECTIONS "JOINTS SEALANTS." 26. METAL EDGE STRIPS: INSTALL WHERE EXPOSED EDGE OF FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH OR BELOW TOP OF TILE AND NO THRESHOLD IS INDICATED. 27. GROUT: TILE TO COMPLY WITH REQUIREMENTS OF THE FOLLOWING TILE INSTALLATION STANDARDS: FOR CERAMIC TILE GROUTS (SAND, PORTLAND CEMENT, DRY-SET, COMMERCIAL PORTLAND CEMENT, AND LATEX-PORTLAND CEMENT GROUTS), COMPLY WITH ANSI A108.10. 28. CRACK-SUPPRESSION MEMBRANE INSTALLATION 1. INSTALL CRACK ISOLATION MEMBRANE TO COMPLY WITH ANSI A108.17 AND MANUFACTURERS' WRITTEN INSTRUCTIONS TO PRODUCE MEMBRANE OF UNIFORM THICKNESS AND BONDED SECURELY TO SUBSTRATE. U. BRIDGE SUBSTRATE CONTROL, CONSTRUCTION, AND ISOLATION JOINTS WITH A SHEET THREE TILES IN WIDTH. INSTALLED WITH ONE TILE WIDTH OVER JOINTS, PLUS ONE TILE WIDTH ADJACENT TO CRACK. V. DO NOT INSTALL TILE OR SETTING MATERIALS OVER CRACK ISOLATION MEMBRANE UNTIL MEMBRANE HAS CURED.	29. FLOOR TILE INSTALLATION W. GENERAL: INSTALL TILE TO COMPLY WITH REQUIREMENTS IN THE FLOOR TILE INSTALLATION SCHEDULES, INCLUDING THOSE REFERENCING TONA INSTALLATION METHODS AND ANSI A108 SERIES OF TILE INSTALLATION STANDARDS. X. INSTALL WALL BASE COVE WITH TILE FLUSH WITH FLOOR TILE (SANITARY COVE), NOT TOP SET. (APPENDIX NO. 1) Y. METAL EDGE STRIPS: INSTALL AT LOCATIONS INDICATED OR WHERE EXPOSED EDGES OF TILE FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH TOP OF TILE. Z. GROUT SEALER: APPLY GROUT SEALER TO CEMENTITIOUS GROUT JOINTS ACCORDING TO GROUT SEALER MANUFACTURERS' WRITTEN INSTRUCTIONS, AS SOON AS GROUT SEALER HAS PENETRATED GROUT JOINTS. REMOVE EXCESS SEALER AND SEALER THAT HAS GOTTEN ON TILE FACES BY WIPING WITH SOFT CLOTH. 30. WALL TILE INSTALLATION: INSTALL TYPES OF TILE DESIGNATED FOR WALL INSTALLATIONS TO COMPLY WITH REQUIREMENTS IN THE WALL TILE INSTALLATION SCHEDULE, INCLUDING THOSE REFERENCING TONA INSTALLATION METHODS AND ANSI SETTING-BED STANDARDS. 31. CLEANING AND PROTECTING AA. CLEANINGS: ON COMPLETION OF PLACEMENT AND GROUTING. CLEAN CERAMIC TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER. BB. REMOVE LATEX-PORTLAND CEMENT GROUT RESIDUE FROM TILE AS SOON AS POSSIBLE. CC. CLEAN GROUT SMEARS AND HAZE FROM TILE ACCORDING TO TILE AND GROUT MANUFACTURERS' WRITTEN INSTRUCTIONS, BUT NO SOONER THAN 10 DAYS AFTER INSTALLATION. USE ONLY CLEANERS RECOMMENDED BY TILE AND GROUT MANUFACTURERS AND ONLY AFTER DETERMINING THAT CLEANERS ARE SAFE TO USE BY TESTING ON SAMPLES OF TILE AND OTHER SURFACES TO BE CLEANED. DD. REMOVE TEMPORARY PROTECTIVE COATING BY METHOD RECOMMENDED BY COATING MANUFACTURER AND THAT IS ACCEPTABLE TO TILE AND GROUT MANUFACTURER. TRAP AND REMOVE COATING TO PREVENT DRAIN CLOGGING. EE. PROTECT INSTALLED TILE WORK WITH KRAFT PAPER OR OTHER HEAVY COVERING SECURED WITH NON-TACKY BLUE TAPE. DURING CONSTRUCTION PERIOD TO PREVENT STAINING, DAMAGE, AND WEAR, IF RECOMMENDED BY TILE MANUFACTURER, APPLY COAT OF NEUTRAL PROTECTIVE CLEANER TO COMPLETED TILE WALLS AND FLOORS. FF. IN AREAS AFFECTED BY ROLLING TRAFFIC, MOVING OBJECTS, OR STORED MATERIALS, INCLUDE HARDBOARD-PANEL PROTECTION. G. PROHIBIT FOOT AND WHEEL TRAFFIC FROM TILED FLOORS FOR AT LEAST SEVEN DAYS AFTER GROUTING IS COMPLETED. HH. BEFORE FINAL INSPECTION, REMOVE PROTECTIVE COVERINGS AND RINSE NEUTRAL CLEANER FROM TILE SURFACES. 32. FLOOR TILE INSTALLATION SCHEDULE LL. TILE INSTALLATION: INTERIOR FLOOR INSTALLATION ON CONCRETE: THIN-SET MORTAR, TONA F115 AND ANSI A108.6. 1. TILE TYPE: UNGLAZED CERAMIC MOSAIC AND UNGLAZED PAVER TILE. 2. GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT. 3. PROVIDE CRACK SUPPRESSION MEMBRANE OVER JOINTS IN CONCRETE FLOOR SLAB. A. TILE INSTALLATION: INTERIOR FLOOR INSTALLATION ON CEMENTITIOUS UNDERLAYMENT ON CONCRETE, THIN-SET MORTAR, TONA F206 AND F205A, AS APPROPRIATE. 1. TILE TYPE: UNGLAZED CERAMIC MOSAIC AND UNGLAZED PAVER TILE. 2. PROVIDE CRACK SUPPRESSION MEMBRANE OVER ENTIRE CONCRETE FLOOR SLAB. 3. PROVIDE WATERPROOF MEMBRANE OVER CEMENTITIOUS UNDERLAYMENT IN SHOWERS, AND WHERE INDICATED ON DRAWINGS. 4. PROVIDE MORTAR: IMPROVED LATEX-PORTLAND CEMENT MORTAR (ANSI A118.15). 5. GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT. 33. WALL TILE INSTALLATION SCHEDULE KK. TILE INSTALLATION: INTERIOR WALL INSTALLATION OVER THIN-SET GYPSUM: WATER-RESISTANT GYPSUM BACKER BOARD, COATED MORTAR, TONA W24S AND ANSI A108.5. LL. TILE TYPE: UNGLAZED CERAMIC MOSAIC TILE, OR GLAZED WALL TILE. MM. THIN-SET MORTAR: LATEX-PORTLAND CEMENT MORTAR. NN. THIN-SET MORTAR FOR TILE WITH ANY DIMENSION 15 INCHES OR LARGER: IMPROVED LATEX-PORTLAND CEMENT MORTAR (ANSI A118.15). OO. GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT.	1. EXTENT OF CARPETING IS INDICATED ON DRAWINGS AND IN SCHEDULES. 2. WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: A. INSTALLATION B. ATTACHMENT ACCESSORIES 3. CONTRACTOR SHALL PROVIDE CARPET MATERIAL AND ADHESIVES. X. INSTALL WALL BASE COVE WITH TILE FLUSH WITH FLOOR TILE (SANITARY COVE), NOT TOP SET. (APPENDIX NO. 1) Y. METAL EDGE STRIPS: INSTALL AT LOCATIONS INDICATED OR WHERE EXPOSED EDGES OF TILE FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH TOP OF TILE. Z. GROUT SEALER: APPLY GROUT SEALER TO CEMENTITIOUS GROUT JOINTS ACCORDING TO GROUT SEALER MANUFACTURERS' WRITTEN INSTRUCTIONS, AS SOON AS GROUT SEALER HAS PENETRATED GROUT JOINTS. REMOVE EXCESS SEALER AND SEALER THAT HAS GOTTEN ON TILE FACES BY WIPING WITH SOFT CLOTH. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF MATERIALS AND ACCESSORIES AS REQUIRED BY THE DRAWINGS, INCLUDING SCHLUTER ALUMINUM TRANSITION STRIPS AT CARPET/TILE, ETC., TRANSITIONS. 5. CARPET INSTALLATION SHALL BE FIRST QUALITY, FREE OF IRREGULARITIES IN WEAVE AND MATTERS. 6. SHOP DRAWINGS: WITHIN FOUR (4) WEEKS AFTER NOTIFICATION TO PROCEED, SUBMIT TO THE ARCHITECT, DETAILED SHOP DRAWINGS, INCLUDING A COPY OF EACH OF REPRODUCIBLE PRINT(PLOT) FOR AREAS TO BE CARPETED SHOWING ALL JOINTS OF DIFFERING CARPET TYPES, PIECE DIRECTION, DETAILS OF SEAMING AND INSTALLATION OF CARPETING ACCESSORIES, AND PROVISIONS FOR WORK OF OTHER TRADES. VERIFY YARDAGES WITH ACTUAL MEASUREMENTS AFTER THE AREAS ARE COMPLETED AND READY TO RECEIVE CARPET. 7. SAMPLES: SUBMIT REDUCER/TRANSITION STRIPS OR BINDER BARS AS REQUIRED AS SOON AS POSSIBLE. 8. MAINTENANCE DATA: SUBMIT MAINTENANCE AND CARE INSTRUCTIONS FOR ALL MATERIALS INCORPORATED INTO PROJECT. 9. CARPETING AND ACCESSORIES WILL BE INSPECTED TO DETERMINE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS WITH RESPECT TO WORKMANSHIP, MATERIALS, COLORS, AND INSTALLATION. INSPECTION MAY BE MADE AT THE FACTORY, AND LOCATION OF EDGE, TRANSITION, AND OTHER ACCESSORY STRIPS, AND TRANSITION DETAILS TO OTHER FLOORING MATERIALS. 10. DELIVER CARPET AND ACCESSORIES COMPLETELY IDENTIFIED FOR INSTALLATION PROCEDURES. USE CARE IN HANDLING AND STORING TO PREVENT DAMAGE AND SOILING. SCHEDULE CARPET DELIVERIES SO THAT MATERIAL IS NOT ALLOWED TO STACK UP ON THE OWNERS PROPERTY BUT IS INSTALLED WITHOUT DELAY. ALL CARPET SHALL HAVE REGISTERED NUMBER TAGS ATTACHED AND INTACT WHEN DELIVERY TO THE JOBSITE IS MADE. 11. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR RECEIVING, HANDLING, STORAGE, AND PLACING OF CARPETING, RUGS, OR OTHER MATERIALS, INCLUDING THE CARPET SUPPLIER'S WORKROOM AND INSTALLATION PROCEDURES. 12. ATTC STOCK SHALL BE PROPERLY TAGGED AND DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER. 13. PRIOR TO CARPETING BEING SHIPPED TO PROJECT SITE, MEET AT THE PROJECT SITE WITH INSTALLER, GENERAL CONTRACTOR, OWNERS REPRESENTATIVE, AND ARCHITECT. REVIEW PROJECT REQUIREMENTS, STAGING AREAS, INSTALLATION SCHEDULE, INSTALLATION PROCEDURES AND COORDINATION WITH OTHER TRADES. THE CARPET SUPPLIER'S WORKROOM AND INSTALLATION PROCEDURES AND INSTRUCTIONS FOR THE CARPET TYPES SPECIFIED SHALL BE AVAILABLE AT THIS MEETING. 14. PROVIDE CARPETING ACCORDING TO THE MANUFACTURERS' PRODUCTS, PATTERNS, AND COLORS, INDICATED ON DRAWINGS. 15. INSTALL CARPETING ACCORDING TO THE APPROVED CARPETING SCHEDULE, AND COMPLYING WITH CR1 104. 16. CONTRACTOR SHALL EXAMINE AREAS AND CONDITIONS UNDER WHICH CARPETING IS TO BE INSTALLED AND SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONDITION DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE ARCHITECT. 17. CONCRETE SUBFLOORS: VERIFY THAT CONCRETE SLABS COMPLY WITH ASTM F710, CR1 104 SECTION 7.3, AND MANUFACTURERS' INSTRUCTIONS. 18. CONFIRM THAT JUNCTION WHERE CONCRETE AND OTHER FLOOR MATERIALS MEET IS SMOOTH AND LEVEL. 19. SUBSTRATES SHALL BE FREE OF FOREIGN MATTER, GREASE, OIL, PAINT, WAX, DIRT, OLD ADHESIVES, ETC. 20. SWEEP OR VACUUM SUBSTRATES USING A SWEEPING COMPOUND WITHOUT AN OIL OR WAX BASE. 21. ONCE CONTRACTOR COMMENCES INSTALLATION OF WORK UNDER THIS CONTRACT, IT SHALL BE ASSUMED THAT THE CONDITION OF THE SUBSTRATE HAS BEEN ACCEPTED AND ANY REPAIRS OR CORRECTIVE ACTIONS IN THE SUBFLOOR SURFACE SHALL BECOME CONTRACTOR'S RESPONSIBILITY. 22. WHERE RAMPING, FILLING, AND SHIMMING ARE NECESSARY, LATEX UNDERLAYMENT SHALL BE APPLIED. 23. BEFORE ORDERING MATERIALS OR FABRICATING WORK, FIELD VERIFY MEASUREMENTS AND CONDITIONS AT THE SITE FOR WORK WHICH MUST BE ACCURATELY FITTED TO THE CONSTRUCTION, INCLUDING WALL-TO-WALL, OFFSET, DOOR, AND OTHER DIMENSIONS CONTROL BY OTHER TRADES. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN THE ACTUAL MEASUREMENTS AND DIMENSIONS OF THE DRAWINGS. 24. THOROUGHLY INVESTIGATE AND RESOLVE ACCESS INSTALLATION CONSIDERATIONS, INCLUDING ELEVATOR CAR SIZE AND LOAD CAPACITY, WITHOUT AFFECTING THE CARPET WIDTH OR LENGTH TO THE DETRIMENT OF THE INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER. 25. THE INSTALLATION SHALL BE DONE BY EXPERIENCED MECHANICS AND SHALL INCLUDE ALL LABOR, TOOLS, AND MATERIALS NECESSARY TO COMPLETE THE WORK ACCORDING TO THE SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR THE BEST ACCEPTED INSTALLATION PRACTICES. SPECIAL CARE SHALL BE TAKEN OF ADJACENT WALL SURFACES. 26. WHERE CARPET MEETS PAD, RAISED TILE, OR OTHER HARD SURFACES, SPECIAL CARE SHALL BE REQUIRED TO PROTECT THE HARD SURFACES. RAW CARPET EDGES SHALL BE SECURELY "TUCKED UNDER" AND HELD IN PLACE WITH CONCEALED HEAVY-DUTY GRIPPER EDGE. 27. CARPET, UNLESS OTHERWISE APPROVED BY ARCHITECT, SHALL RUN ACCORDING TO APPROVED SEAMING DIAGRAM LAY WITH MINIMUM NUMBER OF SEAMS AS PER SEAMING DIAGRAM. MAINTAIN TILE LAY AND WEAVE IN SAME DIRECTION. CARPET IN ALL SPACES INDICATED SHALL BE SO INSTALLED THAT MINIMUM NUMBER OF CARPET SECTIONS ARE USED EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE. CARPETING DUE TO LENGTH OF ROLLS RECEIVE, SHALL BE PLACED IN THE CUTTING TO AVOID OCCURRENCE AT CONSPICUOUS LOCATIONS (NEAR DOORS OR AT PIVOT POINTS) AND SHALL BE APPROXIMATELY 1/8" WIDER THAN THE CARPETING SPECIFIED SHALL BE VERIFIED FOR REPEAT PATTERNS. CONTRACTOR SHALL VERIFY QUANTITIES REQUIRED TO ENSURE A SIDE AND END MATCH AND INSTALL ACCORDINGLY. 28. IF MANUFACTURER HAS SPECIAL INSTRUCTIONS REGARDING SEAMING OF THIS PARTICULAR QUALITY OR CARPET, CONTRACTOR SHALL ADVISE THEM. CARPET SHALL BE STRETCHED DRUM TIGHT IN LENGTH AND BREADTH DIRECTION BY USE OF KNEE-KICKERS AND POWER STRETCHERS, ELIMINATING WRINKLES AND BUBBLES. 29. IF FILE OF CARPET HAS BEEN COMPRESSED WHILE LAYING IN STORAGE, SO THAT THERE APPEARS TO BE A DIFFERENCE IN COLOR IN ADJACENT WIDTHS OF MATERIAL, NEUTRALIZE FILE WITH A STEAM MACHINE AND OBTAIN A UNIFORM PILE DIRECTION THROUGHOUT BY BRUSHING CARPET WHILE IT IS STILL DAMP. AT NO ADDITIONAL COST TO OWNER. 30. AS CARPET IS LAID, REMOVE TRIMMINGS, EXCESS PIECES OF CARPET, AND LAYING MATERIALS FROM EACH AREA AS IT IS COMPLETED. 31. RESTRETCH CARPET AND REPAIR SEAMS, JOINTS AND EDGES ONCE AFTER ORIGINAL INSTALLATION IS COMPLETED. TIME OF RESTRETCHING SHALL BE AS DIRECTED BY OWNER. NO WORK SHALL BE COMPLETED UNTIL COMPLETION OF INITIAL INSTALLATION AND AT NO ADDITIONAL COST TO OWNER. 32. DAMAGE TO PAINT, WALLS, WOODWORK, DOORS, AND OTHER FINISHED SURFACES SHALL BE CORRECTED BY CONTRACTOR. WORKMANSHIP SHALL BE IN KEEPING WITH HIGHEST STANDARD OF CARPET INSTALLATIONS. 33. PROTECT CARPETING AGAINST DAMAGE OF EVERY KIND. COVER WITH 6MIL THICK POLYETHYLENE COVERING DURING CONSTRUCTION PERIOD, WHEREVER PROTECTION IS REQUIRED SO THAT INSTALLATION WILL BE WITHOUT ANY INDICATION OF DETERIORATION, WEAR, OR DAMAGE AT TIME OF ACCEPTANCE BY OWNER. DAMAGED MATERIAL WILL BE REJECTED. 34. PROTECTION SHALL BE MAINTAINED ON EACH FLOOR OR AREA UNTIL ACCEPTED BY OWNER, WITHOUT WAITING UNTIL ENTIRE PROJECT IS COMPLETE. PROTECTION WILL BE REQUIRED ONLY IN THOSE ZONES WHERE TRAFFIC OF ANY CONSEQUENCE CAN REASONABLY BE EXPECTED TO OCCUR. 35. REMOVE AND REPLACE REJECTED MATERIAL WITH NEW MATERIAL AT COMPLETION OF WORK AND WHEN DIRECTED BY OWNER. REMOVE COVERING, VACUUM CLEAN CARPETING, AND RUGS, AND REMOVE SOIL AND STAINS TO SATISFACTION OF OWNER. 36. RECLEANING WILL NOT BE REQUIRED AFTER WORK HAS BEEN INSPECTED AND APPROVED UNLESS LATER OPERATION MAKE RECLEANING OF CERTAIN PORTIONS NECESSARY. 37. THE SERVICES OF COMPETENT MAINTENANCE PERSONNEL SHALL BE PROVIDED TO ADEQUATELY TRAIN OWNER'S EMPLOYEES IN PROPER MAINTENANCE OF CARPETING. 38. SUBMIT PROPOSED SCOPE OF MATERIAL AND INSTRUCTION SCHEDULE TO THE ARCHITECT FOR REVIEW APPROXIMATELY 30 DAYS BEFORE SCHEDULED OCCUPANCY. 39. MUTUALLY AGREEABLE DATES FOR CONDUCTING TRAINING SHALL BE ARRANGED WITH OWNER.	1. THE EXTENT OF CARPET TILE IS INDICATED ON THE DRAWINGS. 2. RELATED REQUIREMENTS: DIVISION 03 CONCRETE, DIVISION 09 SECTIONS "RESILIENT BASE AND ACCESSORIES" AND "FLOORING UNDERLAYMENT." 3. WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: A. MODULAR TUFFED CARPET TILE AND INSTALLATION. B. INSTALLATION ACCESSORIES, INCLUDING ADHESIVES. 4. PROVIDE CARPET MATERIAL AND DELIVERY TO CONTRACTOR'S WAREHOUSE. VERIFY REQUIRED ATTC STOCK. CONTRACTOR SHALL MOVE, INSTALL, AND WARRANTY INSTALLATION. 5. PROVIDE INSTALLATION MATERIALS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION, INCLUDING ALUMINUM TRANSITION STRIPS AT TRANSITIONS BETWEEN CARPET, AND TILE OR RESILIENT FLOORING, ETC. 6. ACTION SUBMITTALS: C. PRODUCT DATA FOR EACH PRODUCT INDICATED, FOR INSTALLATION ADHESIVES, MAINTENANCE AND CARE INSTRUCTIONS, AND CARE WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS. D. PRODUCT SCHEDULE: FOR CARPET TILE, USE SAME DESIGNATIONS INDICATED ON DRAWINGS. E. SHOP DRAWINGS: WITHIN FOUR WEEKS AFTER NOTIFICATION TO PROCEED, SUBMIT TO THE ARCHITECT, DETAILED SHOP DRAWINGS INCLUDING SCALED ELECTRONIC COPY OF EACH AREA TO BE CARPETED, SHOWING JOINTS OF DIFFERING CARPET TYPES, COLUMNS, DOORWAYS, ENCLOSING WALLS OR PARTITIONS, BUILT-IN CABINETS, AND LOCATIONS WHERE CUTOFFS ARE REQUIRED. CARPET TILES, INCLUDING CARPET TILE TYPE, COLOR, AND DIE LOT, TYPE OF SUBFLOOR, TYPE OF INSTALLATION, PATTERN OF INSTALLATION, PATTERN TYPE, LOCATION, AND DIRECTION, TYPE, COLOR, AND LOCATION OF INSETS AND BORDERS, TYPE, COLOR, AND LOCATION OF EDGE, TRANSITION, AND OTHER ACCESSORY STRIPS, AND TRANSITION DETAILS TO OTHER FLOORING MATERIALS. F. SAMPLES: FOR EACH CARPET TILE INDICATED, AND FOR REDUCER/TRANSITION STRIPS REQUIRED TO COMPLETE INSTALLATION. 7. INFORMATIONAL SUBMITTALS: G. QUALIFICATION DATA: FOR INSTALLER. H. SAMPLE WARRANTY: FOR SPECIAL WARRANTY. 8. CLOSEOUT SUBMITTALS: FOR TILE CARPETING, INCLUDING THE FOLLOWING MAINTENANCE DATA: I. METHODS FOR MAINTAINING TILE CARPETING, INCLUDING CLEANING AND WAREHOUSING AS MAXIMUM MAINTENANCE AND MANUFACTURERS' RECOMMENDED MAINTENANCE SCHEDULE. J. PRECAUTIONS FOR CLEANING MATERIALS AND METHODS THAT COULD BE DETRIMENTAL TO TILE CARPETING. 9. MAINTENANCE MATERIAL SUBMITTALS: K. FURNISH EXTRA MATERIALS, FROM THE SAME PRODUCT RUN, THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. 10. QUALITY ASSURANCE: L. INSTALLER QUALIFICATIONS: AN EXPERIENCED INSTALLER WHO IS CERTIFIED BY THE INTERNATIONAL CERTIFIED FLOORCOVERING INSTALLERS ASSOCIATION AT THE COMMERCIAL I CERTIFICATION LEVEL. M. MOCKUPS: BUILD MOCKUPS TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARD NEW PERMANENT AND INSTALLATION. N. BUILD MOCKUPS AT LOCATIONS SELECTED BY ARCHITECT, NOT LESS THAN 100 SQ FT. SUBJECT TO COMPLIANCE WITH REQUIREMENTS. APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION. 11. DELIVERY, STORAGE, AND HANDLING: ASSUME RESPONSIBILITY FOR RECEIVING, HANDLING, STORAGE, AND PLACING OF CARPETING, RUGS, OR OTHER MATERIALS, INCLUDING WAREHOUSING AS MAY BE NECESSARY UNTIL START OF INSTALLATION. 12. ATTC STOCK SHALL BE PROPERLY TAGGED AND DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER. 13. FIELD CONDITIONS: COMPLY WITH CARPET TILE MANUFACTURERS' RECOMMENDATION AND/OR REQUIREMENTS FOR TEMPERATURE, HUMIDITY, AND VENTILATION LIMITATIONS. O. ENVIRONMENTAL LIMITATIONS: DO NOT DELIVER OR INSTALL CARPET TILES UNTIL SPACES ARE ENCLOSED AND WEATHERTIGHT, WET WORK IN SPACES IS COMPLETE AND DRY, AND AMBIENT TEMPERATURE AND HUMIDITY CONDITIONS ARE MAINTAINED AT OCCUPANCY LEVELS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD. P. DO NOT INSTALL TILE CARPETING OVER CONCRETE SLABS UNTIL SLABS HAVE CURED AND ARE SUFFICIENTLY DRY TO BOND WITH ADHESIVE AND CONCRETE SLABS HAVE PH RANGE RECOMMENDED BY TILE CARPETING MANUFACTURER. Q. WHERE DEMOUNTABLE PARTITIONS OR OTHER ITEMS EXIST OR ARE INDICATED FOR INSTALLATION ON TOP OF TILE CARPETING, INSTALL TILE CARPETING BEFORE RE-INSTALLING/INSTALLING THESE ITEMS. 14. WARRANTY: SPECIAL WARRANTY FOR CARPET TILES: MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF CARPET TILE INSTALLATION THAT FALL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD. R. WARRANTY DOES NOT INCLUDE DETERIORATION OR FAILURE OF TILE CARPETING DUE TO UNUSUAL TRAFFIC, FAILURE OF SUBSTRATE, VANDALISM, OR ABUSE. S. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, MORE THAN 10 PERCENT LOSS OF FACE FIBER, EDGE RAVELING, SNAGS, RUNS, DIMENSIONAL STABILITY EXCESS, STATIC DISCHARGE, AND DELAMINATION. WARRANTY PERIOD: 15 YEARS FROM DATE OF SUBSTANTIAL COMPLETION. 15. PRODUCTS: REFER TO FINISH SCHEDULE ON DRAWINGS. 16. INSTALLATION ACCESSORIES T. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED BY OR RECOMMENDED BY TILE CARPETING MANUFACTURER. U. ADHESIVES: WATER-RESISTANT, MILDEW-RESISTANT, NONSTAINING, PRESSURE-SENSITIVE TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS. INDICATED, THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET TILE AND IS RECOMMENDED BY CARPET TILE MANUFACTURER FOR RELEASABLE INSTALLATION. V. ADHESIVES SHALL COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS. 17. INSTALL CARPETING TO COMPLY WITH CRIS "CRI CARPET INSTALLATION STANDARD," SECTION 18 "RESILIENT CARPET" AND WITH CARPET TILE MANUFACTURERS' WRITTEN INSTRUCTIONS. 18. INSTALLATION METHOD: GLUE DOWN, INSTALL EVERY TILE WITH FULL-SPREAD, RELEASABLE, PRESSURE-SENSITIVE ADHESIVE. 19. MAINTAIN DYE LOT INTEGRITY: DO NOT MIX DYE LOTS IN SAME AREA. MAINTAIN PILE DIRECTION PATTERNS INDICATED. CUT AND FIT TILE CARPETING TO BUTT TIGHTLY TO VERTICAL SURFACES. EXTEND CARPET INTO JOE SPACES, DOORS, REVEALS, CLOSETS, AND SIMILAR OPENINGS. MAINTAIN PATTERN PARALLEL TO WALLS AND BORDERS, UNLESS INDICATED OTHERWISE, WHEN TILE CARPETING IS INSTALLED ON BOTH SIDES OF GLASS WALLS, ALIGN CARPET JOINTS ON BOTH SIDES OF GLASS WALL. 20. CLEANING AND PROTECTION: REMOVE EXCESS GLUE, SEAM SEALER, AND OTHER SURFACE BLENDISHES USING CLEANER RECOMMENDED BY TILE CARPETING MANUFACTURER. REMOVE YARNS THAT PROTRUDE FROM TILE CARPETING SURFACE. VACUUM TILE CARPETING USING COMMERCIAL MACHINE WITH FACE-BEATER ELEMENT. PROTECT INSTALLED TILE CARPETING TO COMPLY WITH CRIS "CARPET INSTALLATION STANDARD," SECTION 20, "PROTECTING INDOOR INSTALLATIONS." 21. TRIM SELVAGES AS REQUIRED TO ASSURE UNIFORM COLOR AND PATTERN MATCH. OVERLAP SEAMS AND DOUBLE-CUT FOR TIGHT CLOSURE, UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER. 22. REPLACE WALL PLATES AND FIXTURES REMOVED TO PERMIT WALLCOVERING INSTALLATION. VERIFY CUT EDGES OF WALLCOVERING ARE COMPLETELY CONCEALED.	1. PROVIDE PAINTING AND RELATED WORK AS INDICATED ON THE DRAWINGS. 2. INTERIOR PAINTING: APPLY TWO FINISH COATS OF ARCHITECT'S-APPROVED PAINT OVER THE PRIME COAT, UNLESS INDICATED OTHERWISE. PAINT PRODUCTS SHALL BE HIGH-PERFORMANCE ARCHITECTURAL ACRYL SYSTEM, MPI EXT 5.10. FINISH-COAT GLOSS SHALL BE AS INDICATED. FINISH COAT SHALL BE AS NOTED OTHERWISE. 3. DOOR/DOOR FRAMES: SEMI GLOSS FINISH 4. WALLS: EGGSHELL FINISH 5. WALLS: EGGSHELL FINISH 6. WALLS: EGGSHELL FINISH 7. WALLS: EGGSHELL FINISH 8. WALLS: EGGSHELL FINISH 9. WALLS: EGGSHELL FINISH 10. WALLS: EGGSHELL FINISH 11. WALLS: EGGSHELL FINISH 12. WALLS: EGGSHELL FINISH 13. WALLS: EGGSHELL FINISH 14. WALLS: EGGSHELL FINISH 15. 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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

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UTILITY LOCATE

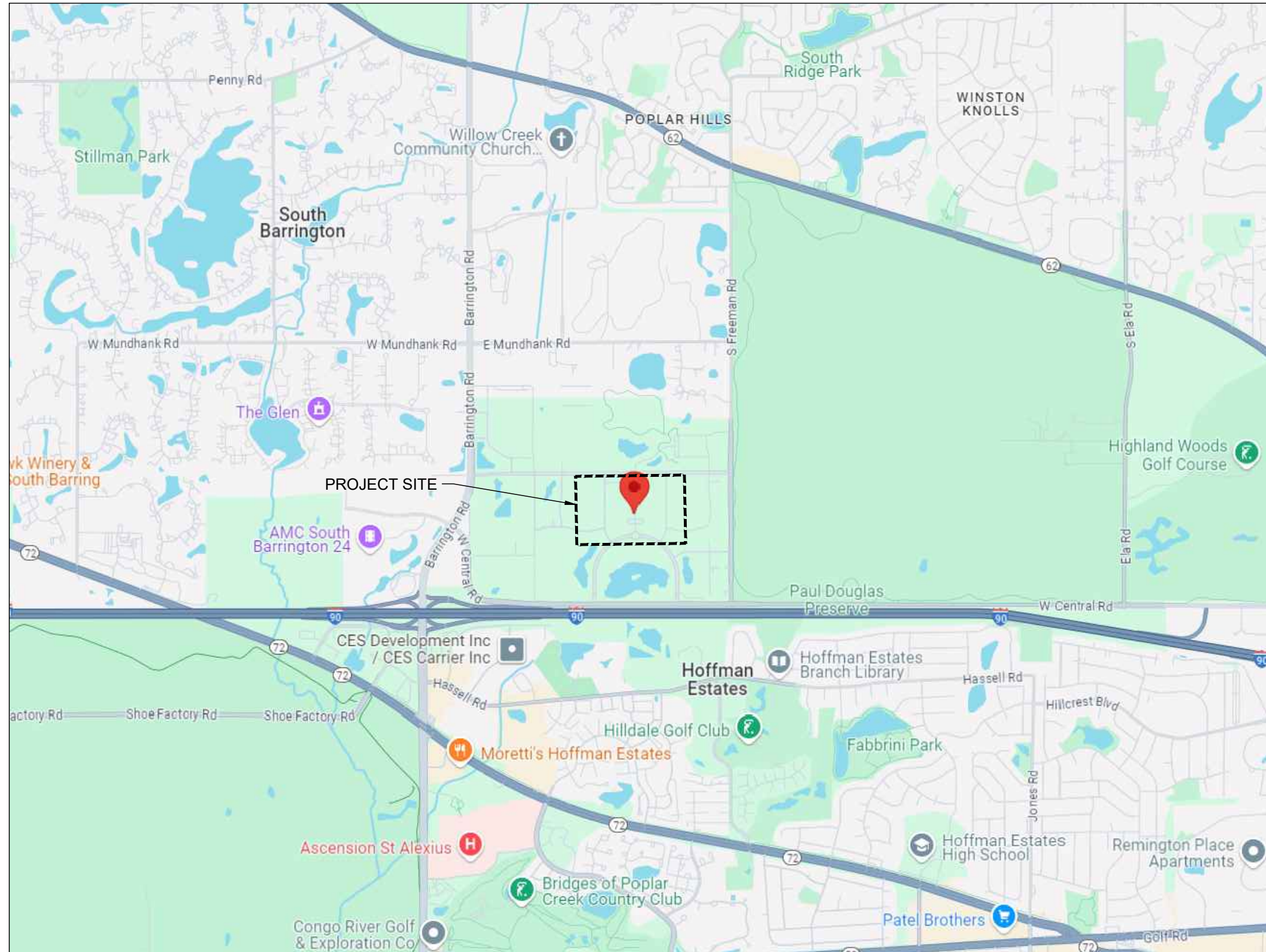
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JULIE SUBURBS & DIGG CHICAGO

- YELLOW ——— GAS
- RED ——— ELECTRICAL
- ORANGE ——— PHONE / TV COMMUNICATION
- BLUE ——— WATER
- GREEN ——— SEWERS
- WHITE ——— SAFE TO DIG

LOCATION MAP

Section 36 / Township 42N / Range 9E



BENCHMARKS

SITE BENCHMARK 1 – SQUARE CUT AT BASE OF
LIGHT POLE NW OF INTERSECTION OF LAKEWOOD
BOULEVARD AND WEST DRIVE

ELEVATION = 822.47 (NAVD 88)

SITE BENCHMARK 2 – ARROW BOLT ON FIRE
HYDRANT ON E SIDE OF WEST DRIVE APPX. 100' N
OF BRIDGE

ELEVATION = 822.40 (NAVD 88)

INDEX OF DRAWINGS

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C0.01	CIVIL GENERAL NOTES
C0.02	CIVIL SPECIFICATIONS
C1.00	OVERALL EXISTING CONDITIONS PLAN
C1.01-C1.04	DEMOLITION PLANS
C2.00	OVERALL SITE PLAN
C2.01-C2.07	SITE PLANS
C3.00-C3.07	GRADING AND DRAINAGE PLANS
C3.08	EROSION CONTROL DETAILS
C4.00-4.03	CIVIL DETAILS

LANDSCAPE

L1.00-L1.03	LANDSCAPE PLANS
L2.00-L2.01	LANDSCAPE DETAILS AND SPECIFICATIONS



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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

COVER SHEET

Project Number:
240164
Drawn By:
VL
Sheet:

C0.00

GENERAL

1. EXISTING SITE TOPOGRAPHY, UTILITIES, AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE FIELD MEASURED BY DL2 INDUSTRIAL SURVEYING, INC. DATED 10/11/2023. UNDERGROUND UTILITY LOCATIONS ARE BASED ON BEST AVAILABLE INFORMATION. TRADE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS, INVERTS, RIMS, PIPE SIZE, MATERIAL TYPE, ETC. PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
2. ELEVATIONS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM NAVD 88 DATUM.
3. THE TRADE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL ABIDE BY THE REQUIREMENTS OF ALL APPLICABLE PERMITS.
4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT ARE HEREIN INCORPORATED BY REFERENCE.
5. NO BURNING OR INCINERATION OF RUBBISH IS PERMITTED ON THE SITE.
6. STREET AND DRIVEWAY PAVEMENT SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE SHALL BE REPAIRED PER THE VILLAGE OF HOFFMAN ESTATES REQUIREMENTS. MATERIALS AND WORKMANSHIP OF REPAIRS SHALL CONFORM TO THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS (LATEST EDITION), THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS (LATEST EDITION), HEREIN AFTER REFERRED TO AS "STANDARD SPECIFICATIONS" AND THE VILLAGE OF HOFFMAN ESTATES REQUIREMENTS.
7. THE "DEVELOPMENT REGULATIONS", LATEST EDITION, AS ADOPTED BY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS, HEREIN AFTER REFERRED TO AS THE "DEVELOPMENT REGULATIONS", INCLUDING ALL VILLAGE STANDARD DETAILS AND SPECIFICATIONS, THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS (LATEST EDITION)" PREPARED BY ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT), HEREIN AFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS", AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ILLINOIS URBAN MANUAL, LATEST EDITION, AND "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", HEREIN AFTER REFERRED TO AS "ISPE STANDARDS" SHALL GOVERN THE CONSTRUCTION OF THESE IMPROVEMENTS EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS.
8. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, HEREIN AFTER REFERRED TO AS ISPE STANDARDS.
9. ALL FACILITIES OR LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION BY THE RESPONSIBLE TRADE CONTRACTOR.
10. PROPOSED ELEVATIONS INDICATE FINISHED GRADES. FOR SUBGRADE ELEVATIONS, ALLOW FOR THICKNESS OF PROPOSED PAVING OR TOPSOIL THICKNESS.
11. THE TRADE CONTRACTOR SHALL NOTIFY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS 48 HOURS BEFORE THE COMMENCEMENT OF CONSTRUCTION.
12. SHOULD THE TRADE CONTRACTOR ENCOUNTER FIELD DRAINAGE TILE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER AND THE VILLAGE OF HOFFMAN ESTATES FOR INSTRUCTIONS. SHOULD THE ENGINEER OR VILLAGE OF HOFFMAN ESTATES INDICATE THAT DAMAGED FIELD TILES BE RESTORED TO THEIR ORIGINAL CONDITION, THAT REPAIR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE LOCATION OF FOUND DRAINAGE TILE SHALL BE INDICATED ON THE RECORD DRAWINGS.
13. ALL TRENCHES SHOULD FOLLOW THE VILLAGE OF HOFFMAN ESTATES STANDARD DETAILS INCLUDED IN THE CIVIL DETAILS. TRENCHES ARE TO BE BACKFILLED WITH TRENCH BACKFILL AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY, AS REQUIRED BY THE VILLAGE OF HOFFMAN ESTATES AND THE ISPE STANDARDS.
14. TRADE CONTRACTOR IS RESPONSIBLE FOR CALLING J.U.I.E. AT 1-800-892-0123 OR 811 AND NOTIFYING THE CONSTRUCTION MANAGER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING UTILITY MARKINGS THROUGHOUT CONSTRUCTION.
15. ALL DIMENSIONS, CURB RADI AND ELEVATIONS REFER TO THE BACK OF CURB WHERE CURB IS SHOWN. COORDINATES ARE TO BACK OF CURB, CENTER OF STRUCTURES OR AS SHOWN.
16. WHERE PAVEMENT, CURB OR SIDEWALK REMOVAL IS REQUIRED, THE TRADE CONTRACTOR SHALL SAW CUT THE BOUNDARIES OF THE AREA TO BE REMOVED PRIOR TO DEMOLITION.
17. TRADE CONTRACTOR IS RESPONSIBLE FOR LAYOUT, LINE AND GRADE FOR ITEMS INCLUDED IN THE CONTRACT SCOPE OF WORK. CONTRACTOR TO USE CAD FILES AS PROVIDED BY THE ENGINEER FOR GEOMETRIC LAYOUT.
18. TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PUBLIC STREET CLEAN OF DEBRIS.
19. "BAND SEAL" JOINTS WITH STAINLESS STEEL STRAPS AND BOLTS SHALL BE USED WHEN CONNECTING DISSIMILAR MATERIALS.
20. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR ADJUSTING RINGS SHALL BE ALLOWED.
21. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION AND/OR ELEVATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER SO THAT THE CONFLICT MAY BE RESOLVED.
22. THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS. ALL AS-BUILT SURVEYS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR AND BE SIGNED AND SEALED. THE CONTRACTOR SHALL SUBMIT TWO SETS OF THE AS-BUILT SURVEYS (RECORD DRAWINGS (I.E. RECORD DRAWINGS) AND STORMWATER MANAGEMENT CALCULATIONS UPON COMPLETION OF IMPROVEMENTS AND INCLUDE ELECTRONIC CAD FILES. THE RECORD DRAWINGS SHOULD AT LEAST INCLUDE THE FOLLOWING INFORMATION: AS-BUILT DETENTION CONTIGUOUS DETENTION BASIN TOP OF BERM AND OVERFLOW WEIR GRADES) AND VOLUME (VERIFIED, SIGNED, & SEALED BY A PROFESSIONAL ENGINEER (PE) OR PROFESSIONAL LAND SURVEYOR (PLS)); ELEVATION, AND LOCATION (TIES TO TWO POINTS) OF ALL NEW STRUCTURES INCLUDING FIRE HYDRANTS, VALVE BOXES AND VAULTS, LINEDROP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSTREAM MANHOLE). ALL STORM SANITARY STORM STRUCTURES (INCLUDING INVERTS AND PIPE SIZES). ALL PIPES (LOCATIONS, SLOPES, LENGTHS, ETC.). OUTLET CONTROL STRUCTURES (INCLUDING RESTRICTOR SIZES AND ELEVATIONS PLUS TOP OF WALL) AND ABANDONED WATER OR SANITARY SERVICE LINES. DETAILED TOPOGRAPHIC SURVEY OF ALL HIGH POINTS, LOW POINTS, INCLUDING SLOPE INCLUDING CUT OF GRADES OR PAVED GRADES, PAVEMENT GRADES, SIDEWALK GRADES, RAMP GRADES, ETC. TO VERIFY POSITIVE DRAINAGE. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK LOT LINES, BACK OF CURB, OR PROPERTY CORNERS. WITHIN DETENTION/RMP AREAS, FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TOPO SURVEY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.
23. EMERGENCY VEHICLE ACCESS IS TO BE MAINTAINED THROUGHOUT DURATION OF PROJECT. VEHICLE ACCESS IS TO BE CLEARLY MARKED. ANY ALTERATION OF EMERGENCY VEHICLE ROUTE OR ACCESS IS TO BE APPROVED BY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS.

VILLAGE CONTACT INFORMATION:
VILLAGE OF HOFFMAN ESTATES
1900 HASSSELL ROAD,
HOFFMAN ESTATES, IL 60169
CONTACT: ALAN WENDERSKI, VILLAGE ENGINEER

HOT MIX ASPHALT PAVING

1. SUBGRADE PREPARATION, BASE COURSE PLACEMENT, AND HMA PAVEMENT SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. DEPRESSIONS OF FINAL HMA SURFACES SHALL NOT EXCEED 1/4 INCH FROM PROPOSED CORRECTIONS TO NON-COMPLIANT AREAS ORDERED BY THE CONSTRUCTION MANAGER SHALL BE MADE AT NO ADDITIONAL CHARGE.
3. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

STORM SEWER

1. CONTRACTOR TO FOLLOW ALL VILLAGE OF HOFFMAN ESTATES REQUIREMENTS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76, SHALL BE A MINIMUM OF CLASS III AND JOINTS SHALL CONFORM TO ASTM C-443.
3. POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034 (4"-15") AND ASTM F-676 (16" TO 36") AND JOINTS CONFORMING TO ASTM D-3212 (4"-15") AND ASTM F-477. THE PIPE SHALL BE MADE OF PVC PLASTIC HAVING A MINIMUM CELL CLASSIFICATION OF 12454-C OR 12364-C, AS DEFINED IN ASTM D-1784. THE PVC STANDARD DIMENSION RATIO (SDR) SHALL BE MINIMUM 26.
4. ALL STORM STRUCTURES AND SEWERS ARE TO BE CLEANED PRIOR TO FINAL ACCEPTANCE. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING SEDIMENT FROM THE STORM SEWER STRUCTURES AND PIPES DURING CONSTRUCTION AND UNTIL 90% OF VEGETATION IS ESTABLISHED.
5. MANHOLES, CATCH BASINS, INLETS, BEDDING AND TRENCH BACKFILL SHALL CONFORM TO THE CONSTRUCTION DETAILS, STANDARD SPECIFICATIONS AND ISPE SPECIFICATIONS.

EARTHWORK

1. ALL AREAS SHALL BE CLEARED AND TILLED IN PREPARATION TO RECEIVE SEED. REFER TO SPECIFICATIONS FOR REQUIREMENTS.
2. THE TRADE CONTRACTOR SHALL APPLY FERTILIZER AND SEED TO ALL DISTURBED AREAS. AS NOTED ON THE CONSTRUCTION DRAWINGS, TRADE CONTRACTOR SHALL APPLY FERTILIZER AND SEED USING THE HYDROSEED METHOD. FERTILIZER AND SEED QUANTITIES AND SEEDING PROCEDURES SHALL CONFORM TO THE SPECIFICATIONS.
3. THE TRADE CONTRACTOR WILL INSPECT THE SEEDED AREAS AFTER SEEDING. TO RECEIVE FINAL ACCEPTANCE, SEEDED AREAS MUST SUPPORT DENSE, THRIVING GRASSES SUFFICIENT TO PROTECT THE SOIL FROM EROSION IN A MODERATE RAINFALL AREAS THAT, IN THE OPINION OF THE OWNER & ENGINEER, DO NOT MEET THIS REQUIREMENT, MUST BE IMMEDIATELY RESEDED. REFER TO SPECIFICATIONS FOR ALL REQUIREMENTS.
4. TOPSOIL FOR RESTORATION AREAS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS. TOPSOIL MAY BE SALVAGED FROM THE SITE AND STOCKPILED FOR REUSE WHEN ALL WORK IS COMPLETED. ADDITIONAL TOPSOIL REQUIRED TO COMPLETE THE JOB SHALL BE OBTAINED FROM OFF-SITE SOURCES AT THE TRADE CONTRACTOR'S EXPENSE. SALVAGED TOPSOIL SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL AND WILL BE REJECTED IF NOT CLEAN, UNCONTAMINATED MATERIAL.
5. THE CROWNS AND ROOT OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.
6. POROUS GRANULAR EMBANKMENT, SUBGRADE

THIS WORK CONSISTS OF FURNISHING, PLACING, AND COMPACTING POROUS GRANULAR MATERIAL AS DIRECTED BY THE ENGINEER. POROUS GRANULAR EMBANKMENT SHALL CONSIST OF CA-1 AGGREGATE CAPPED WITH A 3 INCHES NOMINAL THICKNESS TOP LIFT OF CA-6 CAPPING AGGREGATE. THE MATERIAL SHALL BE USED AS A BRIDGING LAYER OVER SOFT, PUMPY, AND LOOSE SOIL AND SHALL CONFORM.

THE POROUS GRANULAR MATERIAL SHALL BE PLACED IN ONE LIFT WHEN THE TOTAL THICKNESS TO BE PLACED IS 2 FEET OR LESS OR AS DIRECTED BY THE ENGINEER. EACH LIFT OF THE POROUS GRANULAR MATERIAL SHALL BE ROLLED WITH A VIBRATING ROLLER MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS TO OBTAIN THE DESIRED KEYING OR INTERLOCK AND COMPACTION. THE ENGINEER SHALL VERIFY THAT ADEQUATE KEYING HAS BEEN OBTAINED.

CONSTRUCTION EQUIPMENT NOT NECESSARY FOR THE COMPLETION OF THE REPLACEMENT MATERIAL WILL NOT BE ALLOWED ON THE UNDERCUT AREAS UNTIL COMPLETION OF THE RECOMMENDED THICKNESS OF THE POROUS GRANULAR EMBANKMENT SUBGRADE.

FULL DEPTH SUBGRADE UNDERCUT SHOULD OCCUR AT LIMITS DETERMINED BY THE ENGINEER. A TRANSITION SLOPE TO THE FULL DEPTH OF UNDERCUT SHALL BE MADE OUTSIDE OF THE UNDERCUT LIMITS AT A TAPER OF 1 FOOT LONGITUDINAL PER 1 INCH DEPTH BELOW THE PROPOSED SUBGRADE OR BOTTOM OF THE PROPOSED AGGREGATE SUBGRADE WHEN INCLUDED IN THE CONTRACT.

THIS WORK WILL BE MEASURED FOR PAYMENT IN ACCORDANCE THE STANDARD SPECIFICATIONS. WHEN SPECIFIED ON THE CONTRACT, THE THEORETICAL ELEVATION OF THE BOTTOM OF THE AGGREGATE SUBGRADE SHALL BE USED TO DETERMINE THE UPPER LIMIT OF POROUS GRANULAR EMBANKMENT, SUBGRADE. THE VOLUME WILL BE COMPUTED BY THE METHOD OF AVERAGE END AREAS.

THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR POROUS GRANULAR EMBANKMENT, SUBGRADE WHICH PRICE SHALL INCLUDE THE CAPPING AGGREGATE, WHEN REQUIRED.

THE POROUS GRANULAR EMBANKMENT, SUBGRADE SHALL BE USED AS FIELD CONDITIONS WARRANT AT THE TIME OF CONSTRUCTION.

7. SPECIAL EXCAVATION WORK UNDER THIS ITEM SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

SPECIAL EXCAVATION SHALL INCLUDE THE SATISFACTORY REMOVAL AND OFF-SITE DISPOSAL OF ALL UNSUITABLE MATERIAL BELOW THE SUBGRADE ELEVATION.

AFTER EXCAVATING TO THE REQUIRED SUBGRADE LEVEL, THE ENGINEER & GEOTECH ENGINEER SHALL INSPECT THE SUBGRADE PRIOR TO PLACING ANY PAVEMENT SECTION MATERIAL. THE EXCAVATION LEVEL OR SUBGRADE LEVEL SHALL BE COMPACTED AND, WHERE POSSIBLE, PROOF ROLLED WITH A 40,000 LB TANDEM AXLE TRUCK BY MAKING AT LEAST 4 PASSES. THE COMPACTING AND PROOF ROLLING WILL DETECT SOFT OR UNSTABLE POCKETS OF MATERIAL WHICH SHALL BE REMOVED AND REPLACED AS HEREIN SPECIFIED. THE COMPACTING AND PROOF ROLLING SHALL BE INCIDENTAL TO THE WORK AND NO ADDITIONAL COMPENSATION WILL BE PAID.

IF THE EXISTING SUBGRADE SOIL IS NOT SUITABLE FOR PROVIDING AN IBR SOIL SUPPORT VALUE OF 2, THE TRADE CONTRACTOR SHALL REMOVE THE UNSUITABLE SUBGRADE SOIL BELOW THE PROPOSED SUBGRADE LEVEL TO A DEPTH AS DIRECTED BY THE ENGINEER, COMPACT AND PROOF ROLL THE EXCAVATED AREA. IF UPON PROOF ROLLING THE SUBGRADE IS STILL UNSUITABLE, ADDITIONAL EXCAVATION MAY BE REQUIRED. NO ADDITIONAL COMPENSATION WILL BE MADE REGARDLESS OF THE NUMBER OF TIMES THE AREA IS COMPACTED AND PROOF ROLLED.

CA-1 SHALL BE USED TO BRING THE SUBGRADE TO THE PROPOSED ELEVATION AS INDICATED UNDER THE ITEM POROUS GRANULAR EMBANKMENT, SUBGRADE. POROUS GRANULAR EMBANKMENT, SUBGRADE IS NOT CONSIDERED PART OF THIS ITEM.

THOSE AREAS OF SUBGRADE WHICH ARE NOT OVER EXCAVATED SHALL ALSO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

SPECIAL EXCAVATION AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER WILL BE MEASURED FOR PAYMENT IN PLACE AND THE VOLUME IN CUBIC YARDS COMPUTED BY THE METHOD OF AVERAGE END AREAS. EXCAVATION IN EXCESS OF THAT AUTHORIZED SHALL NOT BE MEASURED FOR PAYMENT.

THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT CUBIC YARD FOR SPECIAL EXCAVATION, WHICH PRICE SHALL INCLUDE ALL COSTS ASSOCIATED WITH UNSUITABLE MATERIAL REMOVAL AND LEGAL DISPOSAL, GRADING, COMPACTING AND PROOF ROLLING OF SUBGRADE.

8. THE OWNER IS REQUIRED TO HAVE A GEOTECHNICAL ENGINEER ON-SITE TO MONITOR EARTHWORK, AND THE GRADING ACTIVITY, IN ORDER TO IDENTIFY UNSUITABLE SOILS FOR REMOVAL FROM THE SITE. CONTRACTOR TO ENSURE REQUIREMENTS ARE MET.

ABBREVIATIONS

A	ARC LENGTH	MH	MANHOLE
B/C	BACK OF CURB	N.D.L	NO DISTURB LINE
B-B	BACK-TO-BACK OF CURB	N.I.C.	NOT IN CONTRACT
BIT	BITUMINOUS PAVEMENT	N.W.E.	NORMAL WATER ELEVATION
B.L.	BUILDING LINE	P.I.	POINT OF INTERSECTION
B.M.	BENCH MARK	P.R.C.	POINT OF REVERSE CURVATURE
BRW	BOTTOM OF RETAINING WALL	PVC	POLYVINYL CHLORIDE
B/W	BACK OF SIDEWALK	P.T.	POINT OF TANGENCY
CHDPE	CORRUGATED HIGH DENSITY POLYETHYLENE PIPE	P.L.	PROPERTY LINE
CO	CLEAN OUT	P.C.	POINT OF CURVATURE
C & G	CURB AND GUTTER	PVI	POINT OF VERTICAL INTERSECTION
C.B.	CATCH BASIN	P.G.	PROFILE GRADE
CP	CONTROL POINT	R	RADIUS
DWG.	DRAWING	RCP	REINFORCED CONCRETE PIPE
D.I.P.	DUCTILE IRON PIPE	RT	RIGHT
DIA.	DIAMETER	R.O.W.	RIGHT-OF-WAY
D.	DISTANCE	SHT	SHEET
DC	DEPRESSED CURB	S	SLOPE
D.E.	DRAINAGE EASEMENT	STA	STATION
D.V.	DETENTION VOLUME	STMH	STORM MANHOLE
DS	DOWNSPOUT	SAN	SANITARY
ELEV./ EL	ELEVATION	SMH	SANITARY MANHOLE
E/P	EDGE OF PAVEMENT	T.E.	TOP ELEVATION
E.J.	EXPANSION JOINT	T/C	TOP OF CURB
EX.	EXISTING	T.O.P.	TOP OF PIPE
F.G.	FINISH GRADE	T	TELEPHONE
F-F	FACE-TO-FACE OF CURB OR STALL	TRW	TOP OF RETAINING WALL
F/L	FLOW LINE	TYP	TYPICAL
F.H.	FIRE HYDRANT	U.E.	UTILITY EASEMENT
F.E.S.	FLARED END SECTION	V.C.	VERTICAL CURVE
FIP	FOUND IRON PIPE	V.I.F.	VERIFY IN FIELD
F/P	FINISHED FLOOR	V.B.	VALVE BOX
GA	GAS	V.V.	VALVE VAULT
GF	GRADE AT FOUNDATION	V.C.P.	VITRIFIED CLAY PIPE
G.L.	GUTTER LINE	VER.	VERTICAL
GR	GRADE ELEVATION	W	WATER
GV/VV	GATE VALVE IN VALVE VAULT	W/	WITH
GV/VB	GATE VALVE IN VALVE BOX	WM	WATER MAIN
HDW	HEADWALL		
HOR.	HORIZONTAL		
H.W.E.	HIGH WATER ELEVATION		
I.E. / INV.	INVERT ELEVATION		
INL	INLET		
IRR.	IRRIGATION		
L.	LENGTH		
L.P.	LIGHT POLE		
L.T.	LEFT		
(M)	MEASURED BEARING OR DISTANCE		
M/E	MATCH EXISTING		
M.O.	MID ORDINATE		

LEGEND

EXISTING			
	STORM SEWER		FIRE HYDRANT
	SANITARY SEWER		WATER VALVE VAULT
	WATER MAIN		WATER VALVE BOX
	TELEPHONE		WATER BUFFALO BOX
	ELECTRICAL		WATER METER
	GAS MAIN		ELECTRIC METER
	GUARD RAIL		GAS METER
	EXISTING FENCE		GAS VALVE
	STORM MANHOLE		CLEANOUT
	CATCH BASIN		CITY ELEC. MH
	INLET		COMED ELEC. MH
	FLARED END SECTION		TELEPHONE MH
	SANITARY MANHOLE		SOIL BORING
	DECIDUOUS TREE		LIGHT POLE
	EVERGREEN TREE		POWER POLE
	SIGN		TELEPHONE POLE
PROPOSED			
	COMBINED SEWER		FIBER OPTIC CONDUIT
	STORM SEWER		ELECTRIC LIGHT
	SANITARY SEWER		CLEANOUT ACCESS
	WATER MAIN		FIRE HYDRANT
	TELEPHONE		WATER VALVE VAULT
	ELECTRICAL		WATER VALVE BOX
	GAS MAIN		ELECTRIC MANHOLE
	GUARD RAIL		TELEPHONE PEDESTAL
	STORM MANHOLE		GAS METER
	CATCH BASIN		DOWNSPOUT
	SANITARY MANHOLE		
	DECIDUOUS TREE		
	SIGN		
	TELEVISION		
	ELECTRIC GENERATOR		
	ELECTRIC TRANSFORMER		
	ELECTRIC METER BOX		
	SILT FENCE		
	FENCE/GATE		



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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

CIVIL GENERAL NOTES

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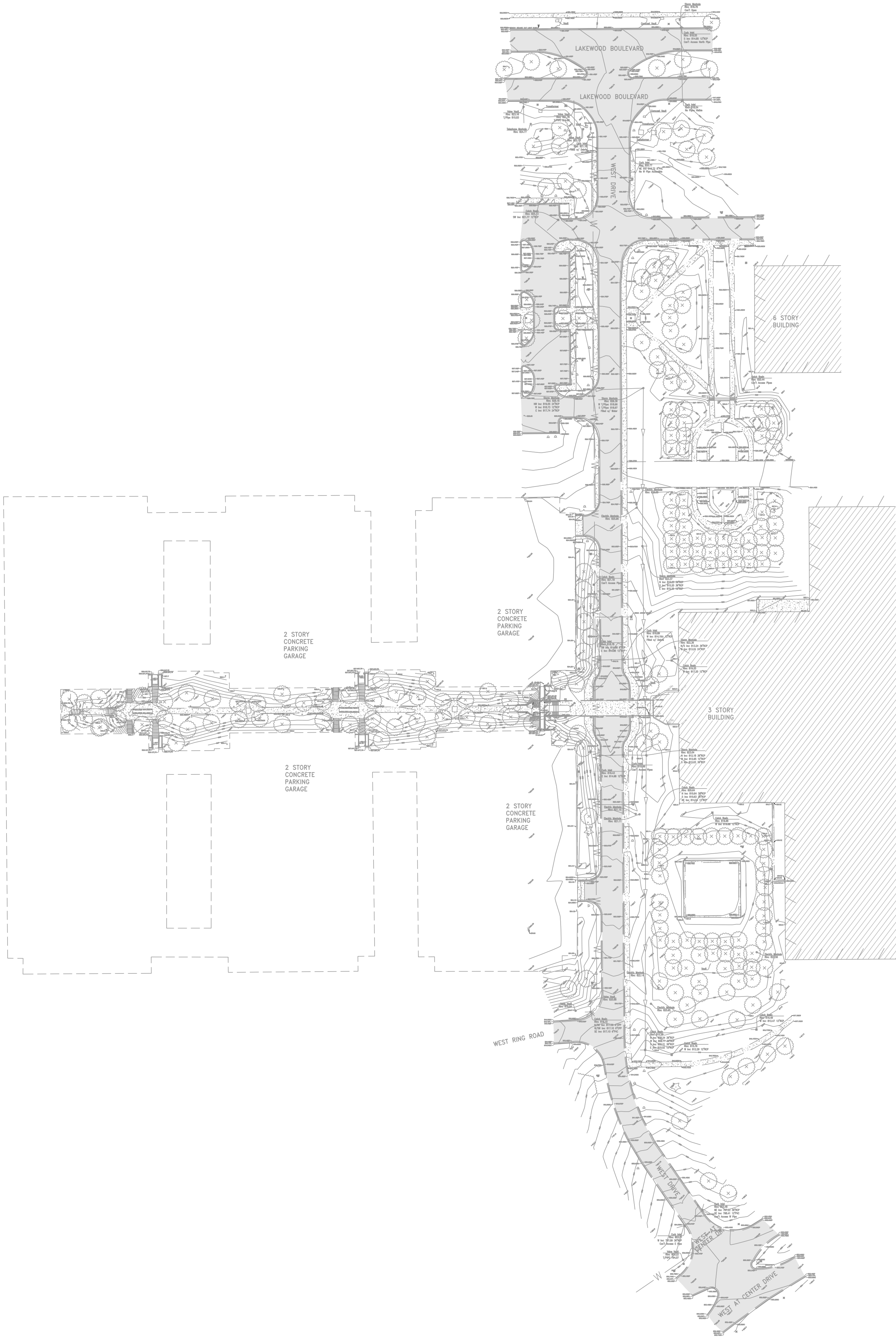
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BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

OVERALL EXISTING
CONDITIONS PLAN

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Drawn By: VL
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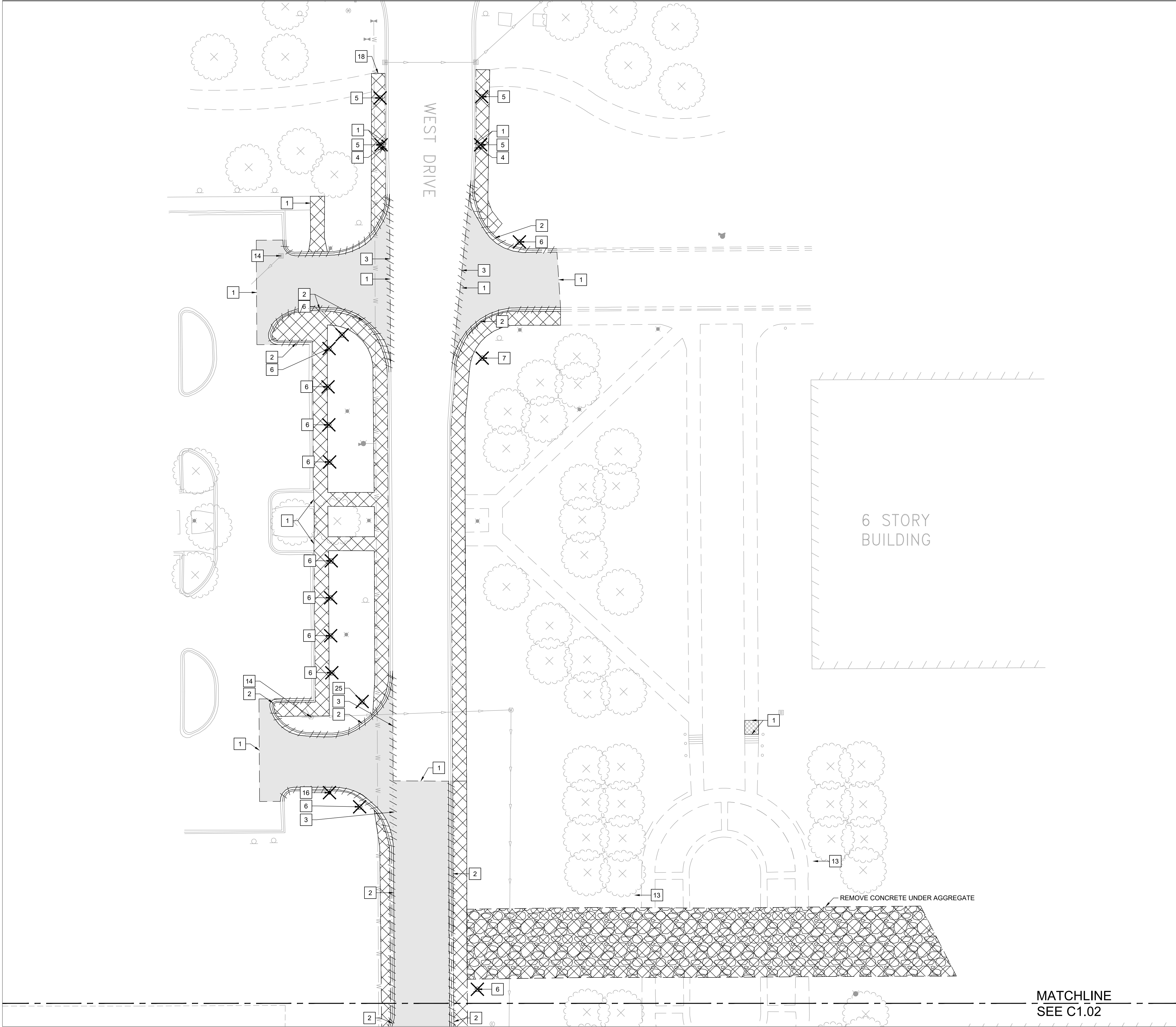
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ITEM REMOVAL

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LINEAR ITEM REMOVAL

HMA PAVEMENT REMOVAL; STONE BASE TO REMAIN

CONCRETE PAVING AND STONE BASE REMOVAL

LANDSCAPE REMOVAL / SITE CLEARING

REMOVE GRASS PAVER AND SETTING BED

REMOVE EXISTING TEMPORARY GRAVEL PATH; RESTORE PER LANDSCAPE SPECIFICATIONS

DEMO KEY NOTES

1

SAWCUT PAVEMENT

2

REMOVE EXISTING CURB AND GUTTER

3

REMOVE EXISTING DEPRESSED CURB AND GUTTER

4

REMOVE EXISTING CURB CUT OUT

5

REMOVE EXISTING GATE, POST AND FOUNDATION

6

REMOVE EXISTING SIGN, POST AND FOUNDATION

7

REMOVE EXISTING MONUMENT SIGN AND BASE; RESTORE AREA WITH SEED AND BLANKET PER LANDSCAPE SPECIFICATIONS

8

REMOVE AND REPLACE EXISTING LANDSCAPE EDGINGS

9

REMOVE EXISTING TREE, STUMPS ARE TO BE GROUND TO 18" BELOW FINISH GRADE.

10

REMOVE BOLLARD LIGHT

11

REMOVE STAIRS AND FOUNDATIONS

12

REMOVE IN GRADE LANDSCAPE LIGHT

13

ALL DEAD LANDSCAPING TO BE REMOVED FROM RESTORED AREA; CLEAR/TRIM/PULLBACK ALL LANDSCAPING FROM HARDSCAPE AREAS

14

ITEMS TO BE PROTECTED

15

EXISTING TREE TO BE PRESERVED (TYP.)

16

REMOVE EXISTING LIGHT POLE

17

REMOVE EXISTING FIRE HYDRANT

18

CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION OF EXISTING WATER MAIN WITHIN PROJECT LIMITS PRIOR TO BEGINNING OF CONSTRUCTION

19

REMOVE EXISTING BUILDING AND WALLS; SEE ARCH. PLANS

20

REMOVE EXISTING BRIDGE AND COLUMNS; SEE ARCH. PLAN; CONTRACTOR TO BACKFILL WITH SATISFACTORY SOIL

21

REMOVE 8 LF OF RETAINING WALL; 8 LF OF EXISTING WALL TO REMAIN; CUT OFF SLOPED UPPER PORTION OF RETAINING WALL TO CREATE FLAT TOP OF WALL ELEVATION

22

REMOVE EXISTING CALL BOX AND ALL CONDUIT TO BE REMOVED BACK TO SOURCE

23

CONTRACTOR TO LOCATE IN FIELD AND REMOVE EXISTING IRRIGATION SYSTEM; NEW IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS

24

REMOVE "WS" GARAGE SIGN AND FOUNDATION; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS AND FOUNDATION

25

REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION



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WEST VESTIBULE

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DEMOLITION PLAN

Project Number:
240164
Drawn By:
VL
Sheet:

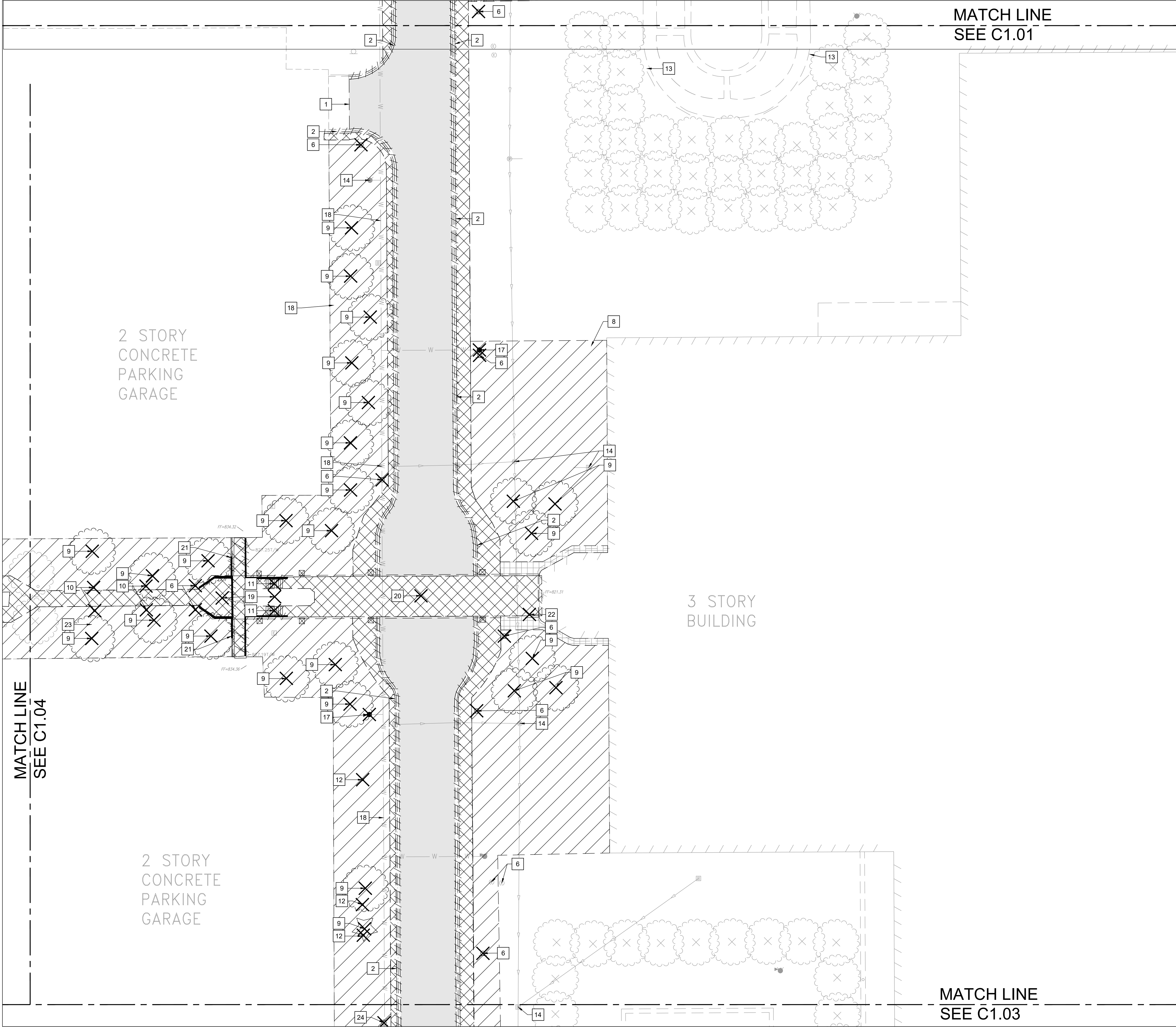
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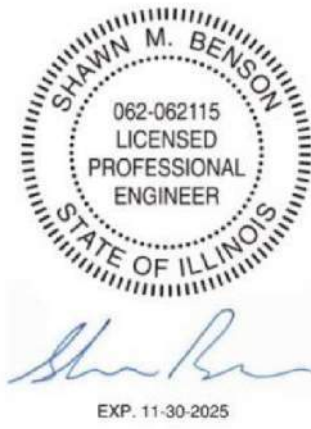
LEGEND	
	ITEM REMOVAL
	LINEAR ITEM REMOVAL
	HMA PAVEMENT REMOVAL; STONE BASE TO REMAIN
	CONCRETE PAVING AND STONE BASE REMOVAL
	LANDSCAPE REMOVAL / SITE CLEARING
	REMOVE GRASS PAVER AND SETTING BED
	REMOVE EXISTING TEMPORARY GRAVEL PATH; RESTORE PER LANDSCAPE SPECIFICATIONS
DEMO KEY NOTES	
1	SAWCUT PAVEMENT
2	REMOVE EXISTING CURB AND GUTTER
3	REMOVE EXISTING DEPRESSED CURB AND GUTTER
4	REMOVE EXISTING CURB CUT OUT
5	REMOVE EXISTING GATE, POST AND FOUNDATION
6	REMOVE EXISTING SIGN, POST AND FOUNDATION
7	REMOVE EXISTING MONUMENT SIGN AND BASE; RESTORE AREA WITH SEED AND BLANKET PER LANDSCAPE SPECIFICATIONS
8	REMOVE AND REPLACE EXISTING LANDSCAPE EDGINGS
9	REMOVE EXISTING TREE, STUMPS ARE TO BE GROUND TO 18" BELOW FINISH GRADE.
10	REMOVE BOLLARD LIGHT
11	REMOVE STAIRS AND FOUNDATIONS
12	REMOVE IN GRADE LANDSCAPE LIGHT
13	ALL DEAD LANDSCAPING TO BE REMOVED FROM RESTORED AREA; CLEAR/TRIM/PULLBACK ALL LANDSCAPING FROM HARDSCAPE AREAS
14	ITEMS TO BE PROTECTED
15	EXISTING TREE TO BE PRESERVED (TYP.)
16	REMOVE EXISTING LIGHT POLE
17	REMOVE EXISTING FIRE HYDRANT
18	CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION OF EXISTING WATER MAIN WITHIN PROJECT LIMITS PRIOR TO BEGINNING OF CONSTRUCTION
19	REMOVE EXISTING BUILDING AND WALLS; SEE ARCH. PLANS
20	REMOVE EXISTING BRIDGE AND COLUMNS; SEE ARCH. PLAN; CONTRACTOR TO BACKFILL WITH SATISFACTORY SOIL
21	REMOVE 8 LF OF RETAINING WALL; 8 LF OF EXISTING WALL TO REMAIN; CUT OFF SLOPED UPPER PORTION OF RETAINING WALL TO CREATE FLAT TOP OF WALL ELEVATION
22	REMOVE EXISTING CALL BOX AND ALL CONDUIT TO BE REMOVED BACK TO SOURCE
23	CONTRACTOR TO LOCATE IN FIELD AND REMOVE EXISTING IRRIGATION SYSTEM; NEW IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS
24	REMOVE "W5" GARAGE SIGN AND FOUNDATION; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS AND FOUNDATION
25	REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION



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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number:
240164
Drawn By:
VL
Sheet:

Scale:
0' 10' 20' 40'

1" = 20'

C1.02

S:\Dorien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C1.01 DEMOLITION PLANS.dwg zmatix Oct 06, 2025 2:15:02 pm

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MATCH LINE
SEE C1.02

LEGEND

- ITEM REMOVAL
- LINEAR ITEM REMOVAL
- HMA PAVEMENT REMOVAL; STONE BASE TO REMAIN
- CONCRETE PAVING AND STONE BASE REMOVAL
- LANDSCAPE REMOVAL / SITE CLEARING
- REMOVE GRASS PAVER AND SETTING BED
- REMOVE EXISTING TEMPORARY GRAVEL PATH; RESTORE PER LANDSCAPE SPECIFICATIONS

DEMO KEY NOTES

- SAWCUT PAVEMENT
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- ALL DEAD LANDSCAPING TO BE REMOVED FROM RESTORED AREA; CLEAR/TRIM/PULLBACK ALL LANDSCAPING FROM HARDSCAPE AREAS
- ITEMS TO BE PROTECTED
- EXISTING TREE TO BE PRESERVED (TYP.)
- REMOVE EXISTING LIGHT POLE
- REMOVE EXISTING FIRE HYDRANT
- CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION OF EXISTING WATER MAIN WITHIN PROJECT LIMITS PRIOR TO BEGINNING OF CONSTRUCTION
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- REMOVE "WS" GARAGE SIGN AND FOUNDATION; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS AND FOUNDATION
- REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION



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REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number:
240164
Drawn By:
VL
Sheet:

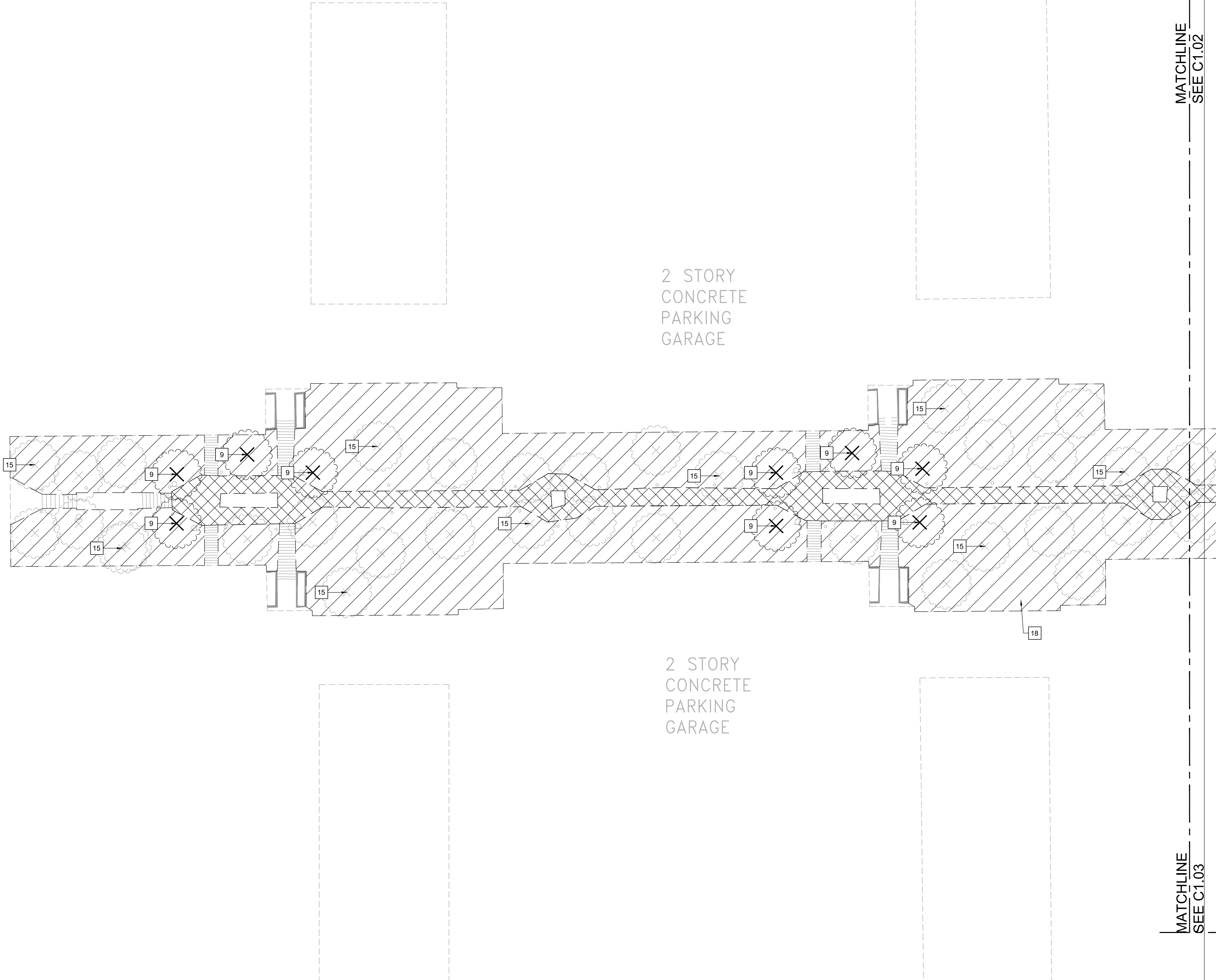
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1" = 20'
0' 10' 20' 40'

NORTH

C1.03

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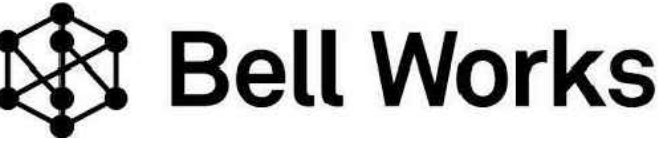


LEGEND

- ITEM REMOVAL
- LINEAR ITEM REMOVAL
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- CONCRETE PAVING AND STONE BASE REMOVAL
- LANDSCAPE REMOVAL / SITE CLEARING
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- REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION



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REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

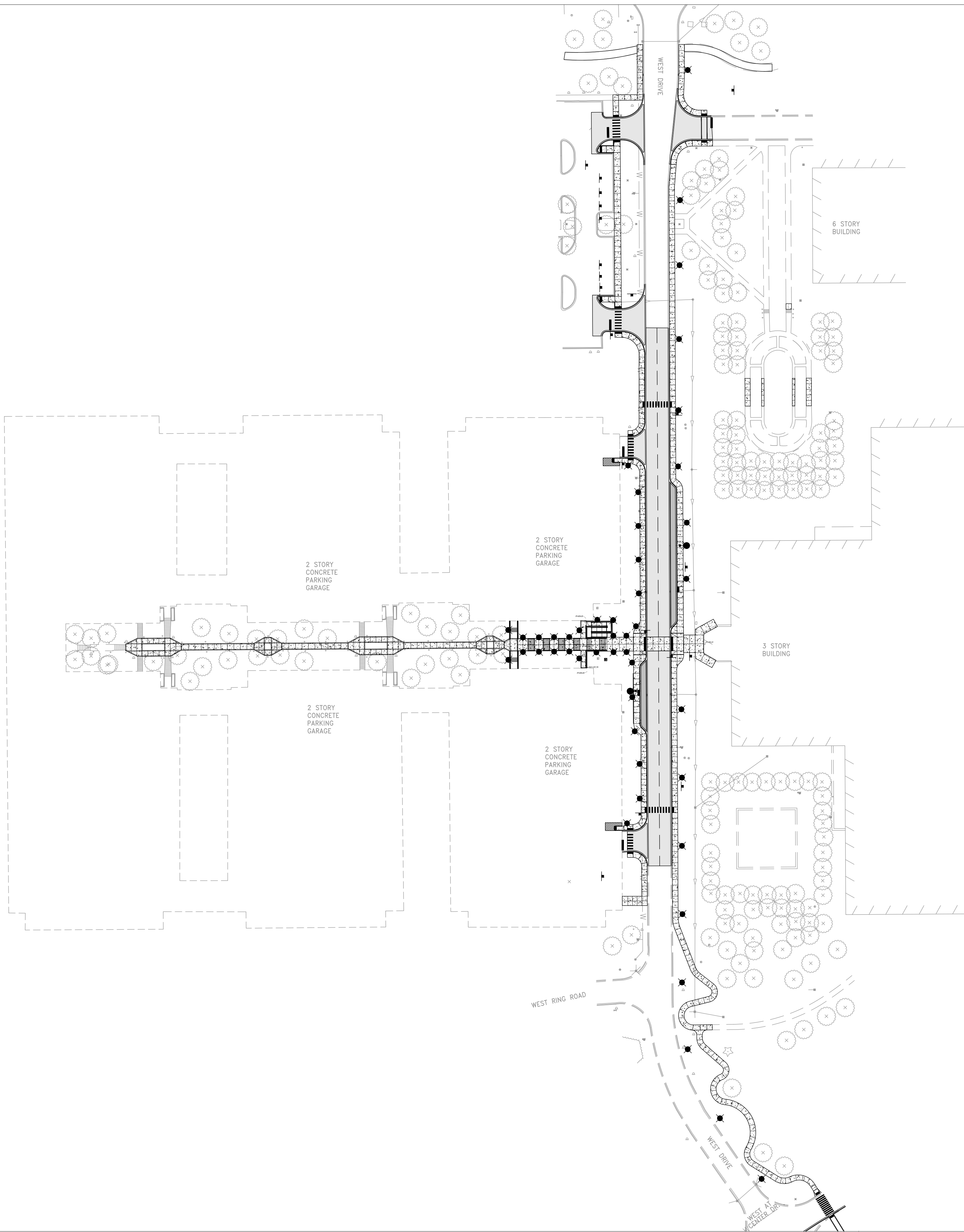
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number: 240164
Drawn By: VL
Sheet: C1.04
Scale: 1" = 20'
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S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164_C2.00 OVERALL SITE PLAN.dwg zmatix Oct 06, 2025 2:15:24 pm

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LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- NEW MAT FOUNDATION FOOTING/OUTLINE
- LIGHT POLE. REFER TO ELECTRICAL PLANS
- CONCRETE WALL

SITE KEY NOTES

- 1 B6.12 CURB AND GUTTER
- 2 DEPRESSED CURB AND GUTTER
- 3 FROST STOOP
- 4 ADA DETECTABLE WARNING
- 5 ADA COMPLIANT CONCRETE RAMP
- 6 EXPANSION JOINT
- 7 4" DASHED LANE LINE; TRAFFIC YELLOW PAINT; MATCH EXISTING PAINT PATTERN
- 8 24" STOP BAR, TRAFFIC WHITE PAINT
- 9 4" YELLOW DASH, MATCH EXISTING PAINT
- 10 CROSSWALK MARKING SCHOOL STANDARD, 12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
- 11 RESTRICTED AREA STRIPING, 4" STRIPES @ 45 DEGREES O.C.; TRAFFIC YELLOW PAINT
- 12 LIGHT POLE, TYP.; REFER TO ELEC. FOR QUANTITY, EXACT LOCATIONS, DIMENSIONS AND POWER REQUIREMENTS
- 13 EXISTING PEDESTAL TO REMAIN IN PLACE; ADD NEW PUSH PLATE ADA ACUATOR WITH CARD ACCESS; SEE ARCH. PLANS
- 14 PAINTED METAL HANDRAIL, TYP.; REFER TO ARCH. PLANS
- 15 SET OF STAIRS; 3 RISERS @ 6" HEIGHT
- 16 SET OF STAIRS; 5 RISERS @ 7" HEIGHT
- 17 THICKENED EDGE CONCRETE WALK.; SEE DETAIL
- 18 EXISTING 8 LF OF RETAINING WALL; FLATTENED TOP OF WALL
- 19 PROPOSED RETAINING WALL STRUCTURE; SEE DETAILS AND GRADING PLAN
- 20 NEW FIRE HYDRANT LOCATION; EXTEND FEED FROM EXISTING HYDRANT LOCATION
- 21 8" HEIGHT BARRIER CURB
- 22 BASEMENT WALL OUTLINE
- 23 RELOCATED "WEST PARKING LOT ENTRANCE" SIGN WITH NEW FOUNDATION
- 24 MUTCO SIGN (W11-2 & W16-7P)
- 25 STOP SIGN
- 26 "STOP SIGN AHEAD" SIGN ON GARAGE COLUMN
- 27 NO PARKING, FIRE LANE SIGN
- 28 "NO TRESPASSING, NO CELL PHONE SERVICE" SIGN
- 29 RELOCATED "W5" GARAGE SIGN WITH NEW FOUNDATION
- 30 CONTRACTOR TO REPLACE CONCRETE PAVEMENT TO ORIGINAL CONDITION
- 31 CROSSWALK MARKING TRANSVERSE CROSSWALK, 12" STRIPING, TRAFFIC WHITE PAINT
- 32 ADA PARKING SIGN

SITE PLAN NOTES

- 1. INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH AGENCY REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE AGENCY REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
- 2. ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
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- 5. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
- 6. CONTRACTOR TO COORDINATE WITH VILLAGE OF HOFFMAN ESTATES ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

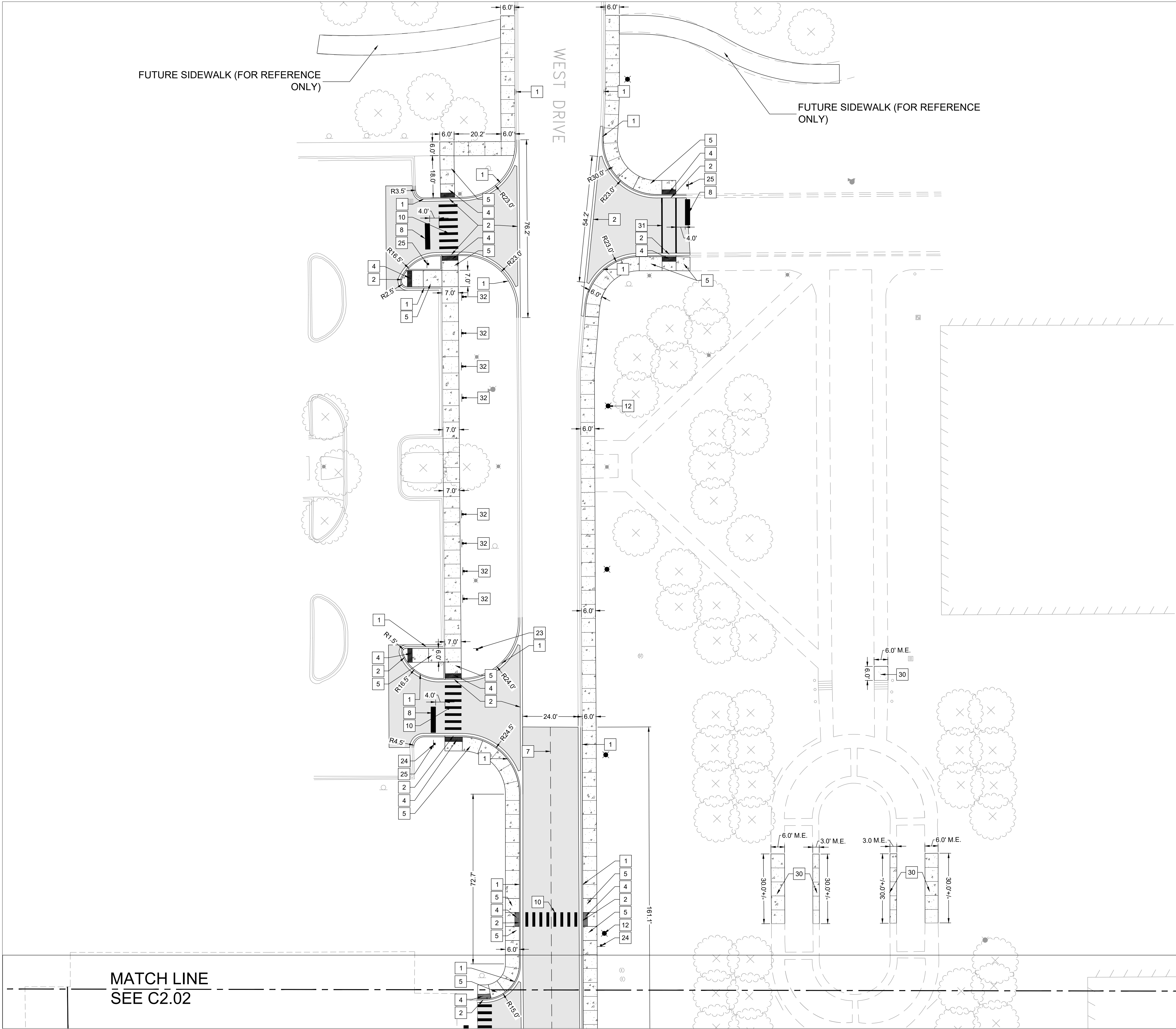
OVERALL SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet:

Scale:
1" = 60'

C2.00

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164_C2.00 SITE PLAN.dwg zmatnix Oct 06, 2025 2:15:36 pm
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LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- NEW MAT FOUNDATION FOOTING/OUTLINE
- LIGHT POLE. REFER TO ELECTRICAL PLANS
- CONCRETE WALL

SITE KEY NOTES

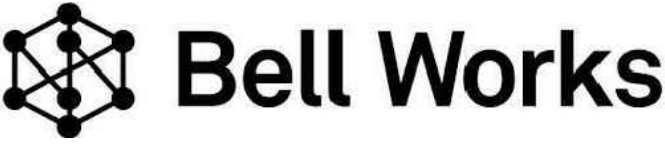
- B6.12 CURB AND GUTTER
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- EXISTING 8 LF OF RETAINING WALL; FLATTENED TOP OF WALL
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- NEW FIRE HYDRANT LOCATION; EXTEND FEED FROM EXISTING HYDRANT LOCATION
- 8" HEIGHT BARRIER CURB
- BASEMENT WALL OUTLINE
- RELOCATED "WEST PARKING LOT ENTRANCE" SIGN WITH NEW FOUNDATION
- MUTCO SIGN (W11-2 & W16-7P)
- STOP SIGN
- "STOP SIGN AHEAD" SIGN ON GARAGE COLUMN
- NO PARKING, FIRE LANE SIGN
- "NO TRESPASSING, NO CELL PHONE SERVICE" SIGN
- RELOCATED "W5" GARAGE SIGN WITH NEW FOUNDATION
- CONTRACTOR TO REPLACE CONCRETE PAVEMENT TO ORIGINAL CONDITION
- CROSSWALK MARKING TRANSVERSE CROSSWALK, 12" STRIPING, TRAFFIC WHITE PAINT
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SITE PLAN NOTES

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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

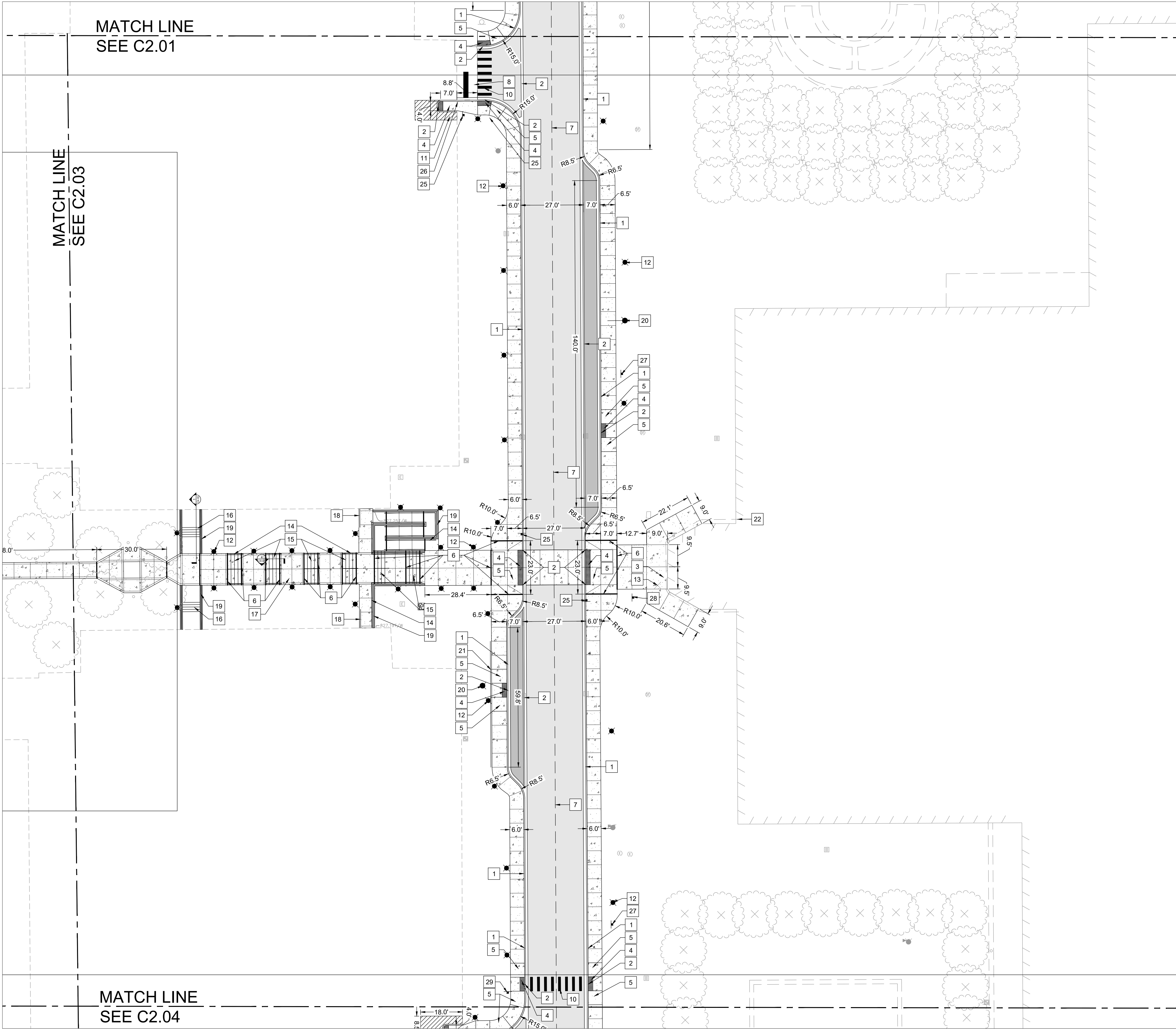
SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet: NORTH

Scale: 1" = 20'
0' 10' 20' 40'

C2.01

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164_C2.00 SITE PLAN.dwg zmatnix Oct 06, 2025 2:15:45 pm
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LEGEND

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- HMA PAVEMENT AND STONE BASE
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SITE KEY NOTES

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Bell Works

Wight

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-2025

3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

**BELL WORKS
CHICAGO
WEST VESTIBULE**

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

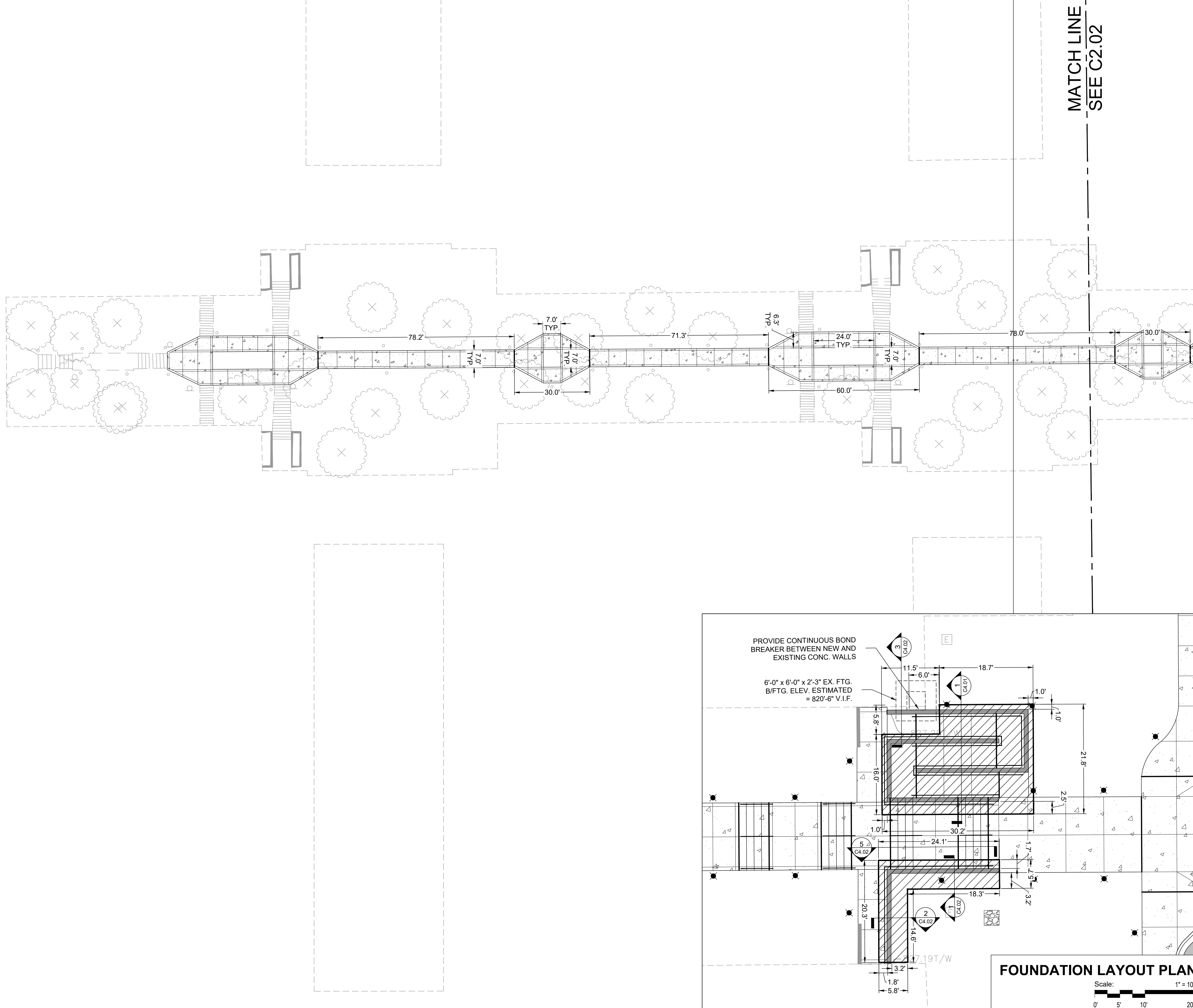
Project Number: 240164
Drawn By: VL
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'

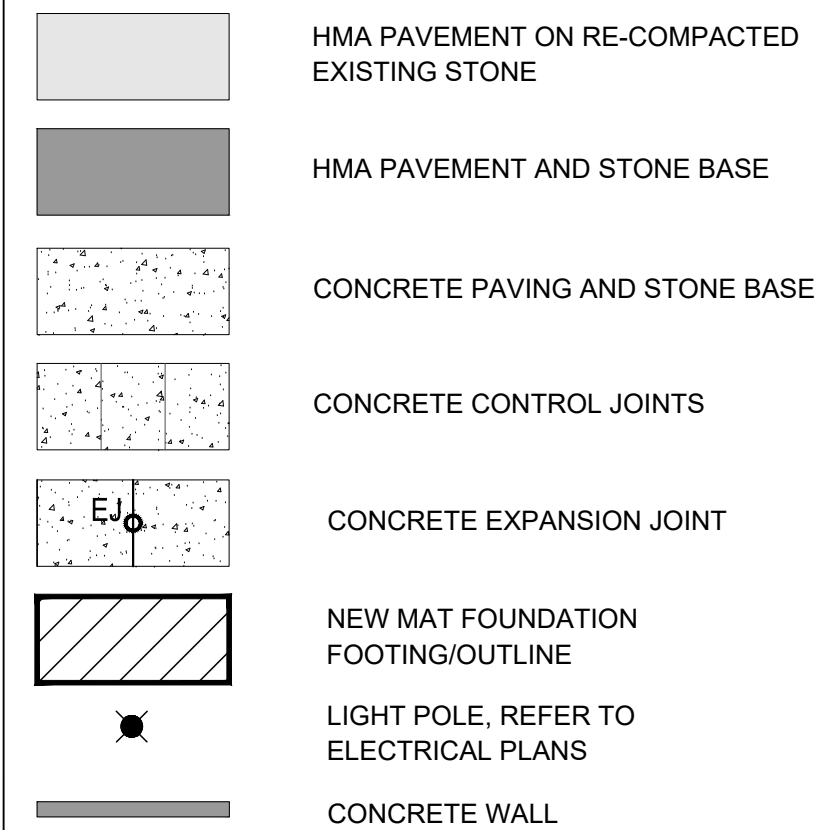
NORTH

C2.02

Page 158 of 228



LEGEND



SITE KEY NOTES

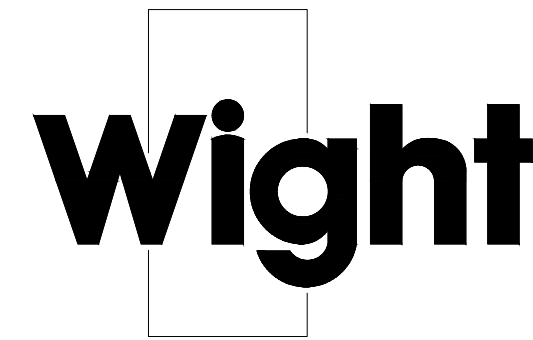
- | | |
|----|---|
| 1 | B6.12 CURB AND GUTTER |
| 2 | DEPRESSED CURB AND GUTTER |
| 3 | FROST STOOP |
| 4 | ADA DETECTABLE WARNING |
| 5 | ADA COMPLIANT CONCRETE RAMP |
| 6 | EXPANSION JOINT |
| 7 | 4" DASHED LANE LINE; TRAFFIC YELLOW PAINT; MATCH EXISTING PAINT PATTERN |
| 8 | 24" STOP BAR, TRAFFIC WHITE PAINT |
| 9 | 4" YELLOW DASH, MATCH EXISTING PAINT |
| 10 | CROSSWALK MARKING SCHOOL STANDARD, 12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT |
| 11 | RESTRICTED AREA STRIPING, 4" STRIPES @ 45 DEGREES O.C.; TRAFFIC YELLOW PAINT |
| 12 | LIGHT POLE, TYP.; REFER TO ELEC. FOR QUANTITY, EXACT LOCATIONS, DIMENSIONS AND POWER REQUIREMENTS |
| 13 | EXISTING PEDESTAL TO REMAIN IN PLACE; ADD NEW PUSH PLATE ADA ACQUATOR WITH CARD ACCESS; SEE ARCH. PLANS |
| 14 | PAINTED METAL HANDRAIL, TYP.; REFER TO ARCH. PLANS |
| 15 | SET OF STAIRS; 3 RISERS @ 6" HEIGHT |
| 16 | SET OF STAIRS, 5 RISERS @ 7" HEIGHT |
| 17 | THICKENED EDGE CONCRETE WALK.; SEE DETAIL |
| 18 | EXISTING 8 LF OF RETAINING WALL; FLATTENED TOP OF WALL |
| 19 | PROPOSED RETAINING WALL STRUCTURE; SEE DETAILS AND GRADING PLAN |
| 20 | NEW FIRE HYDRANT LOCATION; EXTEND FEED FROM EXISTING HYDRANT LOCATION |
| 21 | 8" HEIGHT BARRIER CURB |
| 22 | BASEMENT WALL OUTLINE |
| 23 | RELOCATED "WEST PARKING LOT ENTRANCE" SIGN WITH NEW FOUNDATION |
| 24 | MUTCO SIGN (W11-2 & W16-7P) |
| 25 | STOP SIGN |
| 26 | "STOP SIGN AHEAD" SIGN ON GARAGE COLUMN |
| 27 | NO PARKING, FIRE LANE SIGN |
| 28 | "NO TRESPASSING, NO CELL PHONE SERVICE" SIGN |
| 29 | RELOCATED "WS" GARAGE SIGN WITH NEW FOUNDATION |
| 30 | CONTRACTOR TO REPLACE CONCRETE PAVEMENT TO ORIGINAL CONDITION |
| 31 | CROSSWALK MARKING TRANSVERSE CROSSWALK, 12" STRIPING, TRAFFIC WHITE PAINT |
| 32 | ADA PARKING SIGN |

SITE PLAN NOTES

1. INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH AGENCY REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE AGENCY REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL PREVAIL.
2. ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
3. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADI DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
4. ALL EXISTING ASPHALT DRIVEWAYS IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
5. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO LOCATE AND COORDINATE WITH VILLAGE OF HOFFMAN UTILITIES TO IDENTIFY ALL UTILITIES AND RECORD UTILITIES ON ESTATES ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

1. ALL LAYOUT FOR SITE IMPROVEMENTS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR HIRED BY THE CONTRACTOR. LAYOUT SHALL BE COMPLETED USING THE ELECTRONIC CAD FILES PROVIDED BY THE ENGINEER.



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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

**BELL WORKS
CHICAGO
WEST VESTIBULE**

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number:
240164

Scale: 1" = 20'

Drawn By:
VL

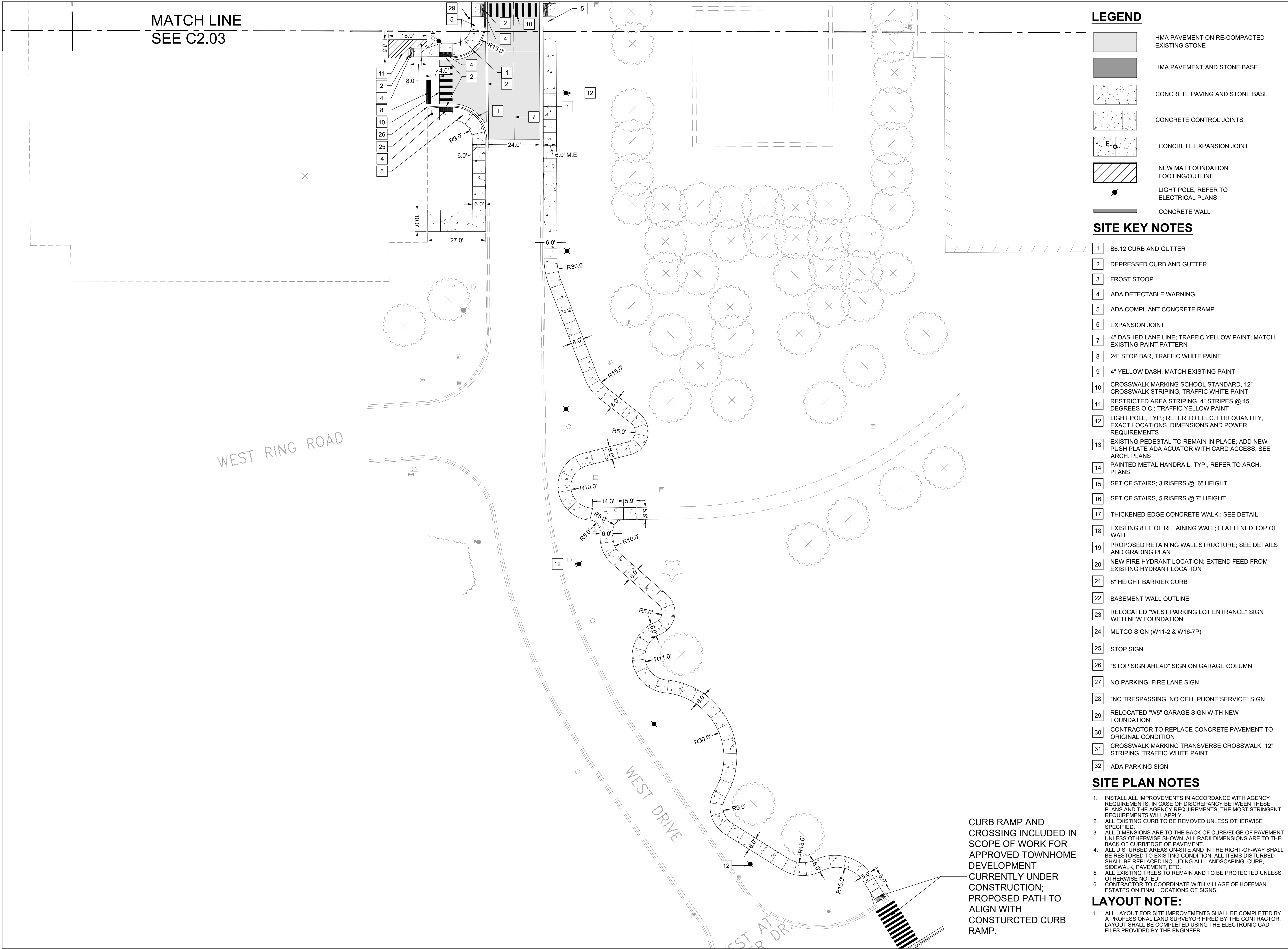
Sheet:

 NORTH

C2.03

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164_C2.00 SITE PLAN.dwg zmatnix Oct 06, 2025 2:16:00 pm

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CURB RAMP AND
CROSSING INCLUDED IN
SCOPE OF WORK FOR
APPROVED TOWNHOME
DEVELOPMENT
CURRENTLY UNDER
CONSTRUCTION;
PROPOSED PATH TO
ALIGN WITH
CONSTRUCED CURB
RAMP.

LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- NEW MAT FOUNDATION FOOTING/OUTLINE
- LIGHT POLE, REFER TO ELECTRICAL PLANS
- CONCRETE WALL

SITE KEY NOTES

- B6.12 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- FROST STOOP
- ADA DETECTABLE WARNING
- ADA COMPLIANT CONCRETE RAMP
- EXPANSION JOINT
- 4" DASHED LANE LINE; TRAFFIC YELLOW PAINT; MATCH EXISTING PAINT PATTERN
- 24" STOP BAR, TRAFFIC WHITE PAINT
- 4" YELLOW DASH, MATCH EXISTING PAINT
- CROSSWALK MARKING SCHOOL STANDARD, 12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
- RESTRICTED AREA STRIPING, 4" STRIPES @ 45 DEGREES O.C.; TRAFFIC YELLOW PAINT
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- EXISTING PEDESTAL TO REMAIN IN PLACE; ADD NEW PUSH PLATE ADA ACUATOR WITH CARD ACCESS; SEE ARCH. PLANS
- PAINTED METAL HANDRAIL, TYP.; REFER TO ARCH. PLANS
- SET OF STAIRS; 3 RISERS @ 6" HEIGHT
- SET OF STAIRS; 5 RISERS @ 7" HEIGHT
- THICKENED EDGE CONCRETE WALK.; SEE DETAIL
- EXISTING 8 LF OF RETAINING WALL; FLATTENED TOP OF WALL
- PROPOSED RETAINING WALL STRUCTURE; SEE DETAILS AND GRADING PLAN
- NEW FIRE HYDRANT LOCATION; EXTEND FEED FROM EXISTING HYDRANT LOCATION
- 8" HEIGHT BARRIER CURB
- BASEMENT WALL OUTLINE
- RELOCATED "WEST PARKING LOT ENTRANCE" SIGN WITH NEW FOUNDATION
- MUTCO SIGN (W11-2 & W16-7P)
- STOP SIGN
- "STOP SIGN AHEAD" SIGN ON GARAGE COLUMN
- NO PARKING, FIRE LANE SIGN
- "NO TRESPASSING, NO CELL PHONE SERVICE" SIGN
- RELOCATED "W5" GARAGE SIGN WITH NEW FOUNDATION
- CONTRACTOR TO REPLACE CONCRETE PAVEMENT TO ORIGINAL CONDITION
- CROSSWALK MARKING TRANSVERSE CROSSWALK, 12" STRIPING, TRAFFIC WHITE PAINT
- ADA PARKING SIGN

SITE PLAN NOTES

- INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH AGENCY REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE AGENCY REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
- ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADI DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
- ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
- ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE WITH VILLAGE OF HOFFMAN ESTATES ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

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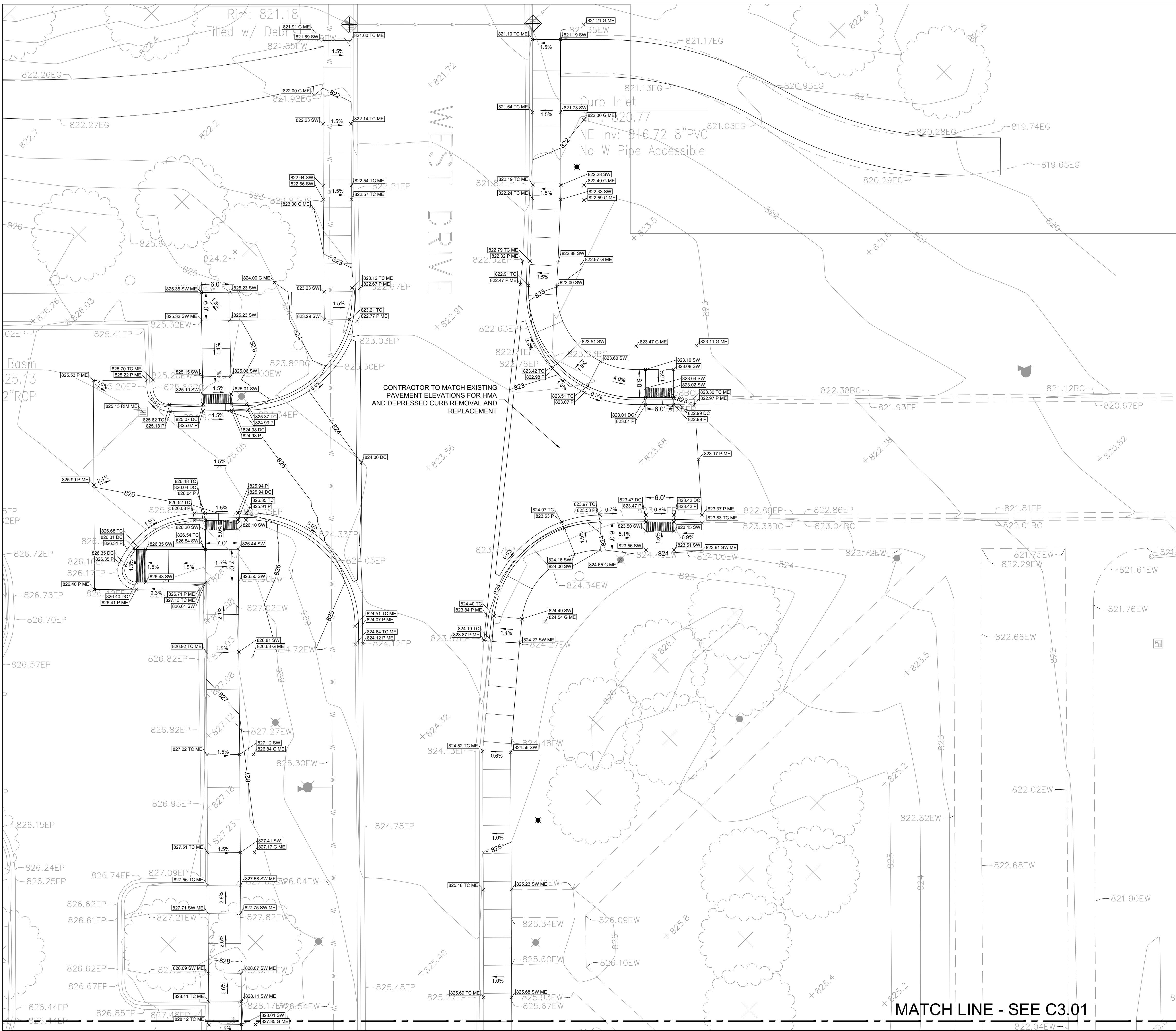
BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet: 1
Scale: 1" = 20'
North Arrow

C2.04



LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
	TOP OF PAVEMENT ELEVATION
	GROUND ELEVATION
	TOP OF SIDEWALK ELEVATION
	RIM ELEVATION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SLOPE/FLOW DIRECTION
	SILT FENCE
	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
2. CONTRACTOR TO CONFINEDATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
3. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4" SNOW FENCE INSTALLED ALONG THE DRILL LINE OF TREES.
4. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED OR NECESSARY TO FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR OR REQUIRED BY THE UTILITY OWNER ARE INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
5. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
6. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
7. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
8. SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

EARTHWORK NOTES:

CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT EARTHWORK REQUIREMENTS (CUT, FILL, HAUL IN/OFF, ETC.) TO BRING SITE TO FINISHED GRADE. ANY ON-SITE RE-USE OF ON-SITE DEMOLITION DEBRIS/MATERIALS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

AS-BUILT NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS. ALL AS-BUILT SURVEYS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR AND BE SIGNED AND SEALED. THE CONTRACTOR SHALL SUBMIT TWO SETS OF THE "AS-BUILT" MAP, INCLUDING BUT NOT LIMITED TO, ELEVATION RECORD DRAWINGS) AND STORMWATER MANAGEMENT CALCULATIONS. UPON COMPLETION OF IMPROVEMENTS AND INCLUDE ELECTRONIC CAD FILES. THE RECORD DRAWINGS SHOULD AT LEAST INCLUDE THE FOLLOWING INFORMATION: AS-BUILT ELEVATION, LOCATION, AND VOLUME OF ELEVATION DATA FOR BASIN TOP OF BERM AND OVERFLOW WEIR (GRADES) AND VOLUME (VERIFIED, SIGNED, & SEALED BY A PROFESSIONAL ENGINEER (PE) OR PROFESSIONAL LAND SURVEYOR (PLS)); ELEVATION; AND LOCATION (TIES TO TWO POINTS OF ALL NEW STRUCTURES INCLUDING BUT NOT LIMITED TO, CURB RAMP, AND VAULT). LINEPOST SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSTREAM MANHOLE) ALL STORMWATER SEWER STRUCTURES (INCLUDING BUT NOT LIMITED TO, PIPE, AND VAULT) (LISTING SIZES AND LENGTHS, ETC.), OUTLET (CONTROL) STRUCTURES (INCLUDING RESTRICTOR SIZES AND ELEVATIONS PLUS TOP OF WALL) AND ABANDONED WATER OR SANITARY SERVICE LINES. DETAILED TOPOGRAPHIC SURVEY OF ALL HIGH POINTS, LOW POINTS, CHANGE OF SLOPE INDICATOR, AND OTHER GRADES. TOP OF CURB RAMP, PAVEMENT GRADES, SIDEWALK GRADES, CURB RAMP GRADES, ETC. TO VERIFY POSITIVE DRAINAGE. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB OR PROPERTY CORNER. WITHIN DETENTION/BMP AREAS, FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A COPY OF THE SUBMITTAL OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.



Bell Works

Wight

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3	REISSUE FOR PERMIT	10/07/2025
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**BELL WORKS
CHICAGO
WEST VESTIBULE**

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN FAR NORTH

Project Number:
240164

Drawn By:
VL

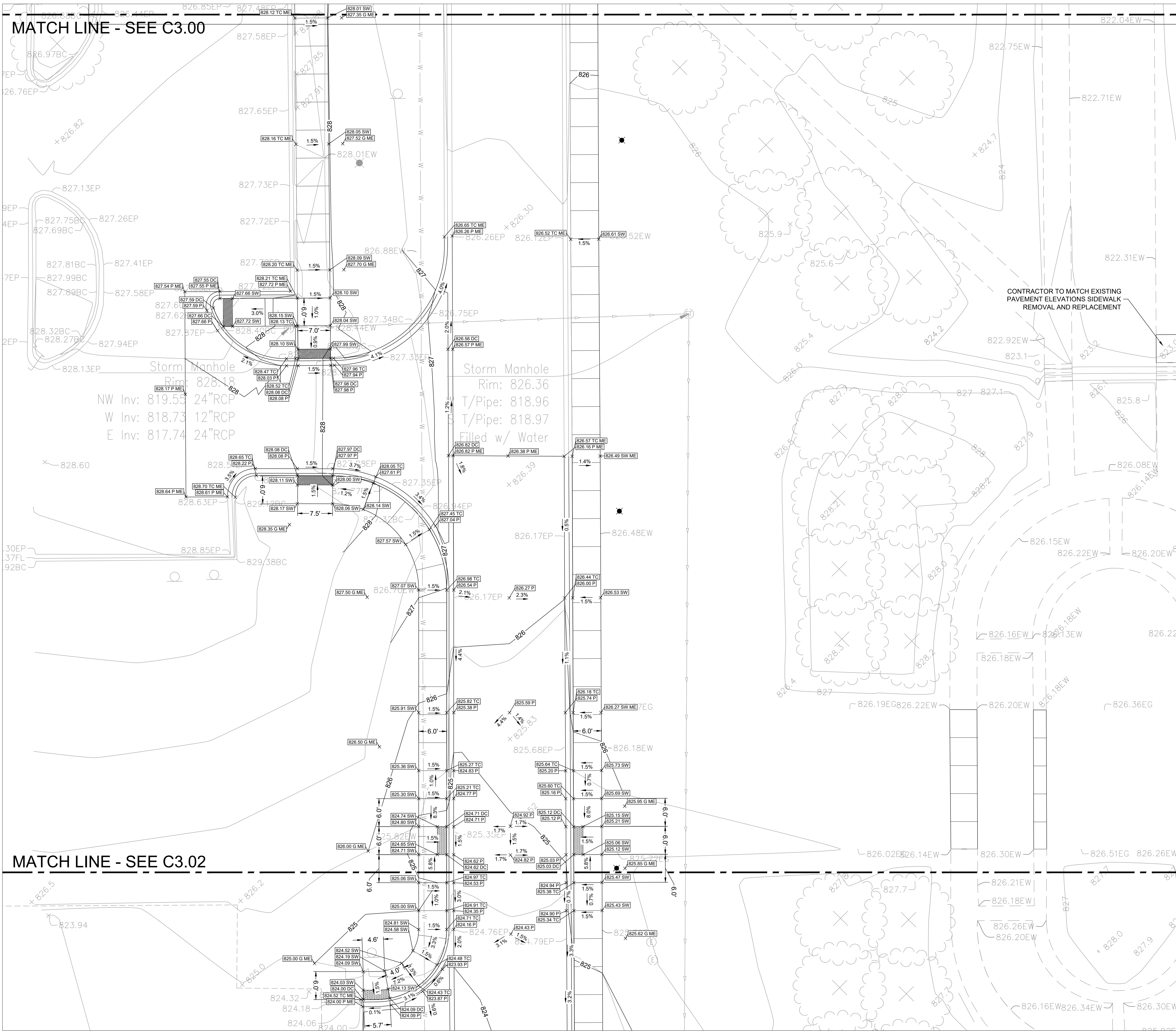
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Scale: 1" = 10'

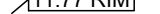
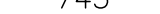
0' 5' 10' 20'

 NORTH

C3.00



LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
	TOP OF PAVEMENT ELEVATION
	GROUND ELEVATION
	TOP OF SIDEWALK ELEVATION
	RIM ELEVATION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SLOPE/FLOW DIRECTION
	
	SILT FENCE
	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/ DISCREPANCIES.
2. CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
3. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4" SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
4. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALL FOR OR OF FINISH GRADE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
5. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
6. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
7. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
9. SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

EARTHWORK NOTES:

CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT EARTHWORK REQUIREMENTS (CUT, FILL, HAUL IN/OFF, ETC.) TO BRING SITE TO FINISHED GRADE. ANY ON-SITE RE-USE OF ON-SITE DEMOLITION DEBRIS/MATERIALS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

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WITHIN DETENTION/BMP AREAS: FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TRUE COPY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.



Bell Works



3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

**BELL WORKS
CHICAGO
WEST VESTIBULE**

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN NORTH

Project Number:
240164

Scale: 1" = 10'

0' 5' 10' 20'

Drawn By:
VL

Sheet:

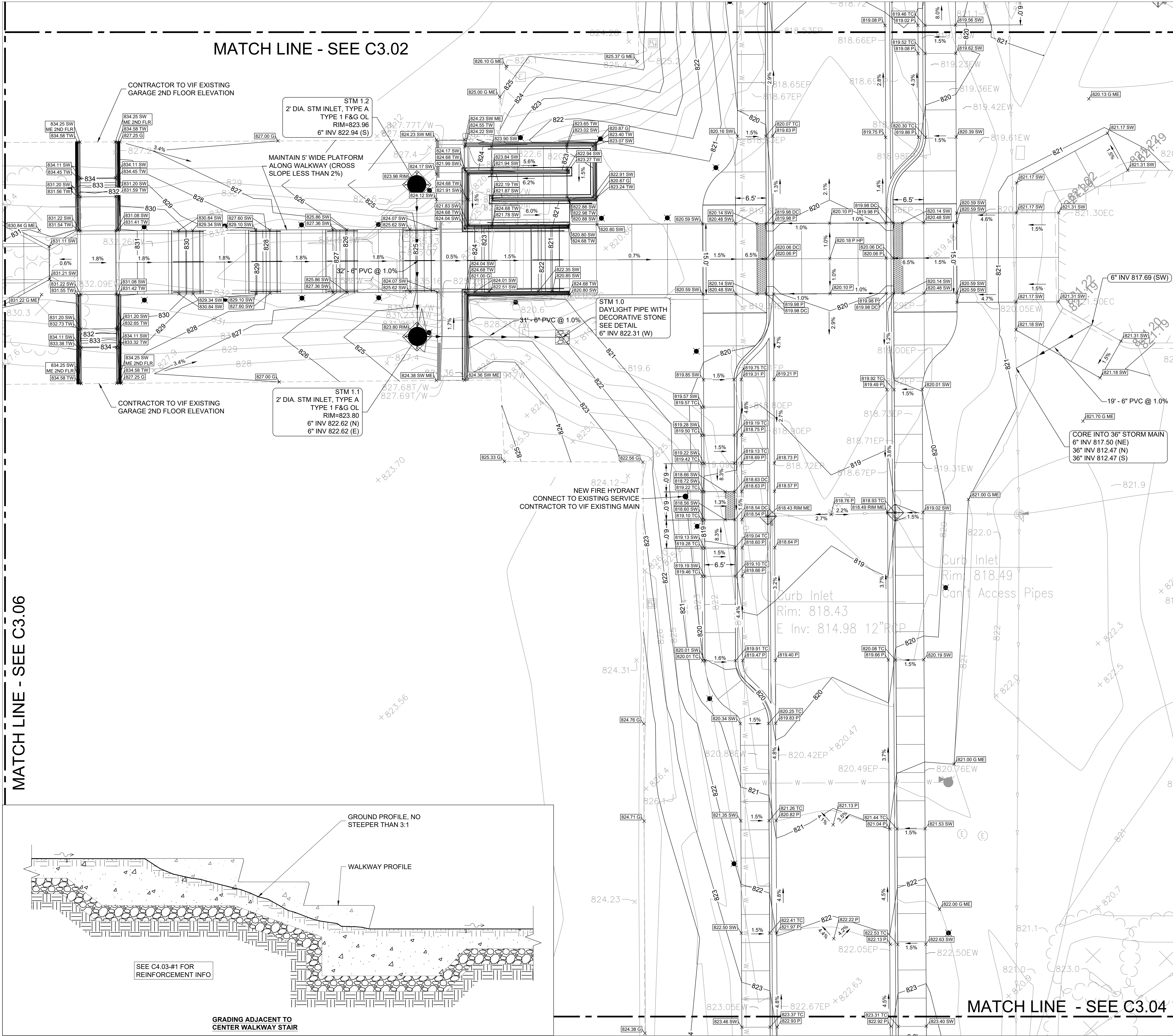
 NORTH

C3.01

S:\Dorien Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C3.00 GRADING AND DRAINAGE PLAN.dwg zmatx Oct 06, 2025 2:16:46 pm

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MATCH LINE - SEE C3.06



LEGEND

- ME MATCH EXISTING ELEVATION
- HP HIGH POINT
- 11.77 P TOP OF PAVEMENT ELEVATION
- 11.77 G GROUND ELEVATION
- 11.77 SW TOP OF SIDEWALK ELEVATION
- 11.77 RIM RIM ELEVATION
- 745 EXISTING CONTOUR LINE
- 745 PROPOSED CONTOUR LINE
- 2.0% SLOPE/FLOW DIRECTION
- SF SILT FENCE
- TPF TREE PROTECTION FENCE
- INLET PROTECTION

NOTES:

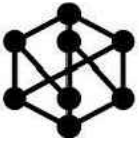
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Bell Works

Wight

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BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND
DRAINAGE PLAN
CENTRAL

Project Number: 240164
Drawn By: MK
Sheet:

Scale: 1" = 10'
0' 5' 10' 20'

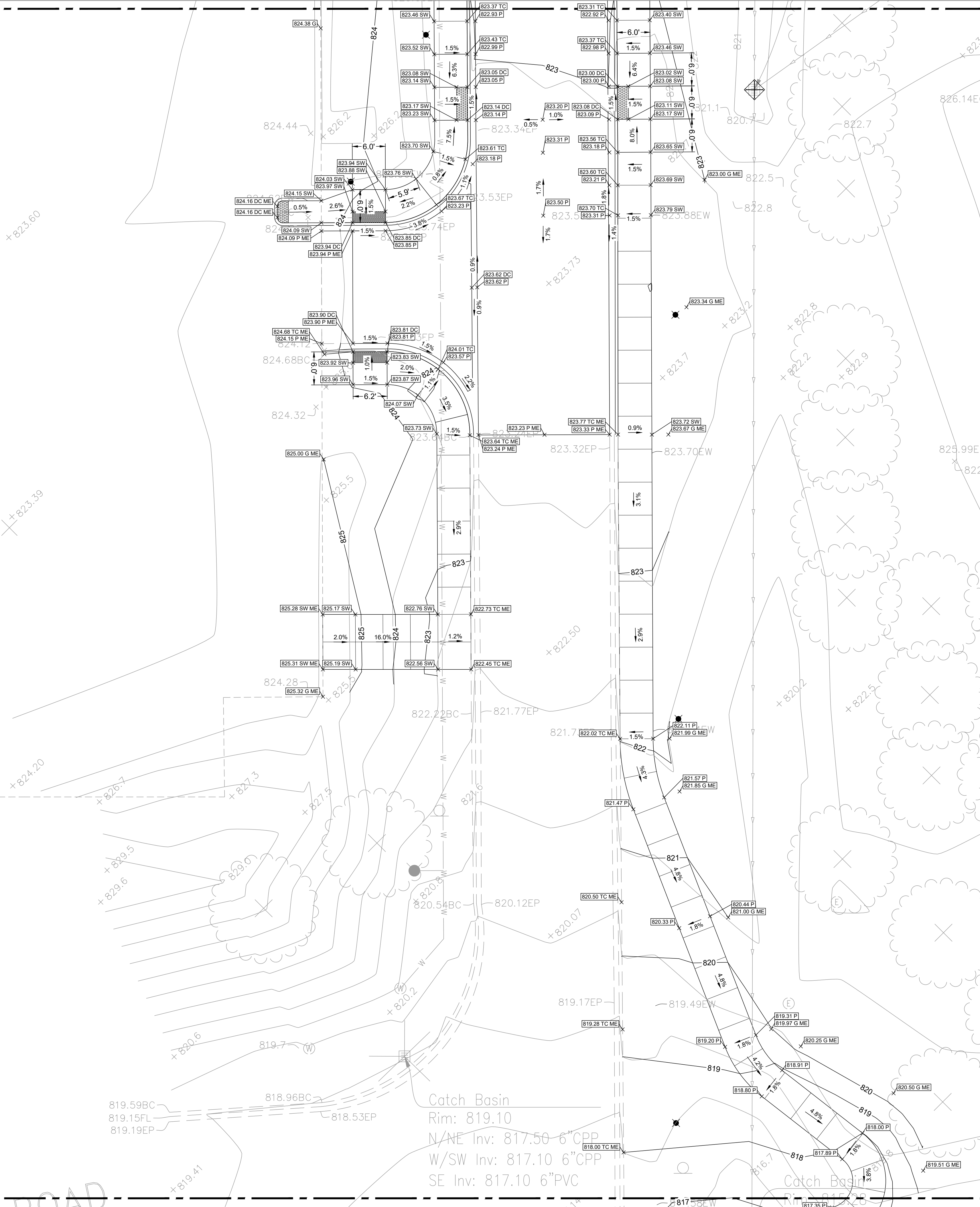


C3.03

S:\Dorien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02_CD\240164_C3.00 GRADING AND DRAINAGE PLAN.dwg zmatnix Oct 06, 2025 2:16:52 pm
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MATCH LINE - SEE C3.03

MATCH LINE - SEE C3.05



LEGEND

- ME MATCH EXISTING ELEVATION
- HP HIGH POINT
- 11.77 P TOP OF PAVEMENT ELEVATION
- 11.77 G GROUND ELEVATION
- 11.77 SW TOP OF SIDEWALK ELEVATION
- 11.77 RIM RIM ELEVATION
- 745 EXISTING CONTOUR LINE
- 745 PROPOSED CONTOUR LINE
- 2.0% SLOPE/FLOW DIRECTION
- SF SILT FENCE
- TPF TREE PROTECTION FENCE
- INLET PROTECTION

NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
- CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
- THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
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- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
- RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
- MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

EARTHWORK NOTES:

CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT EARTHWORK REQUIREMENTS (CUT, FILL, HAUL IN/OFF, ETC.) TO BRING SITE TO FINISHED GRADE. ANY ON-SITE RE-USE OF ON-SITE DEMOLITION DEBRIS/MATERIALS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND
DRAINAGE PLAN
SOUTH CENTRAL

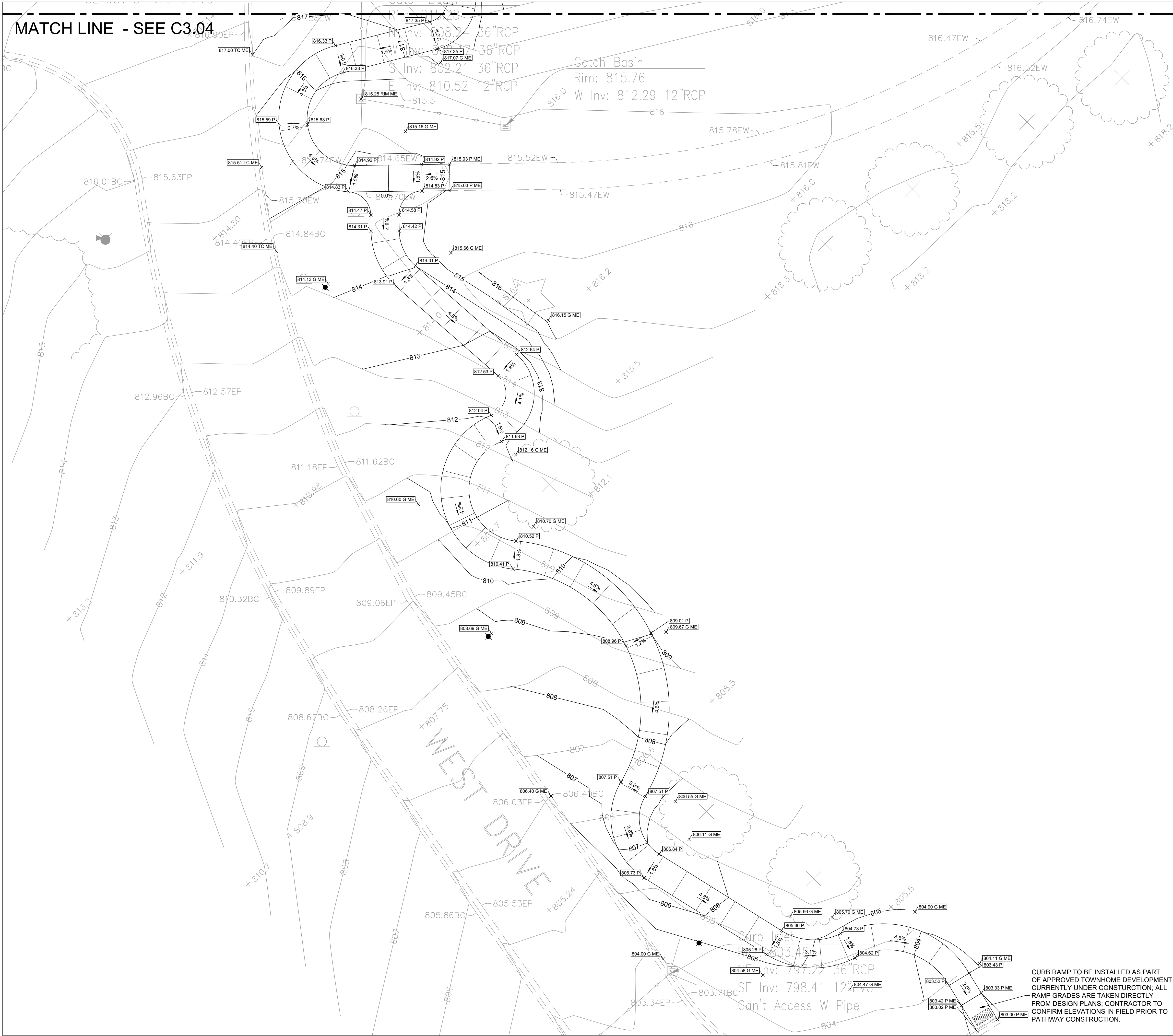
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Drawn By: MK
Sheet:

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0' 5' 10' 20'



C3.04

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NOTES:

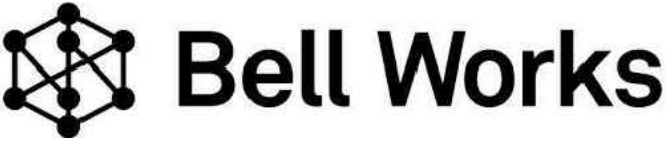
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REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND
DRAINAGE PLAN
SOUTH

Project Number: 240164
Drawn By: MK
Sheet:

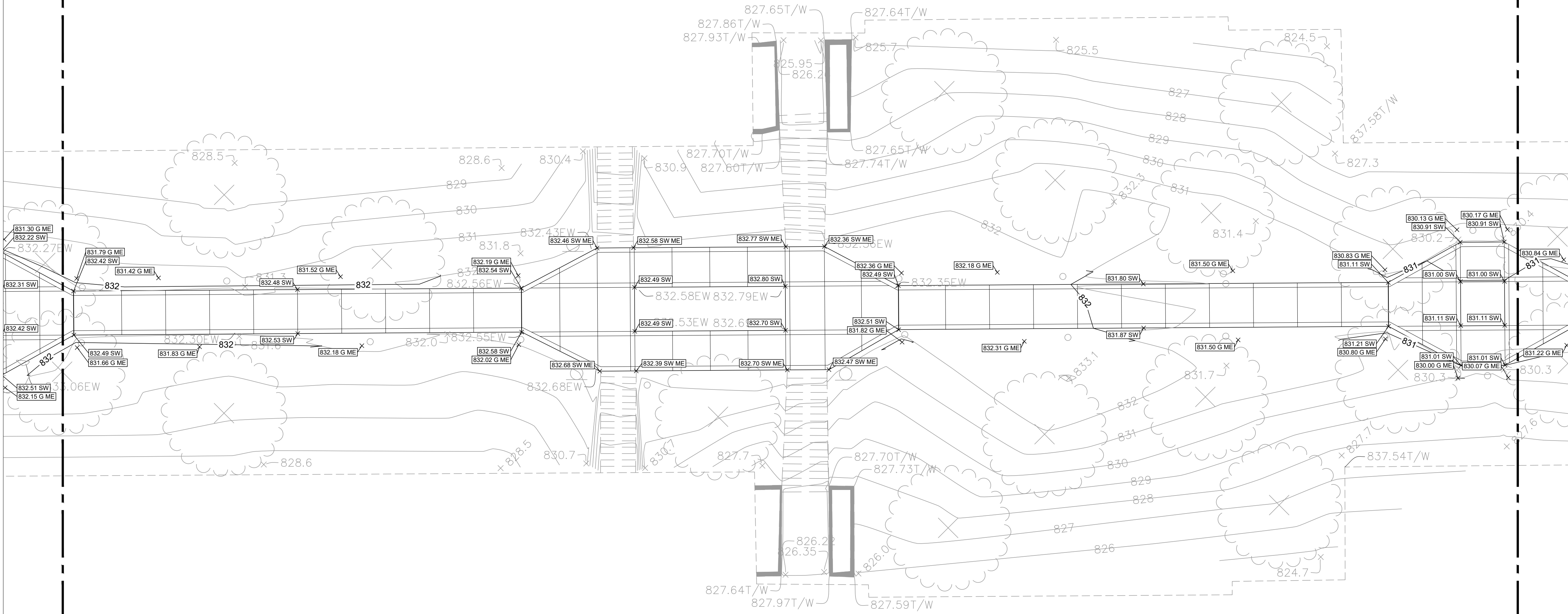
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0' 5' 10' 20'



C3.05

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MATCH LINE - SEE C3.07



MATCH LINE - SEE C3.03

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
	TOP OF PAVEMENT ELEVATION
	GROUND ELEVATION
	TOP OF SIDEWALK ELEVATION
	RIM ELEVATION
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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

**BELL WORKS
CHICAGO
WEST VESTIBULE**

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN WEST CENTRAL

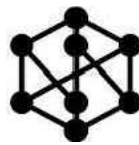
Project Number: 240164
 Drawn By: MK
 Sheet:

Scale: 1" = 10'

A horizontal scale bar with four segments. The first segment is labeled '0'', the second '5'', the third '10'', and the fourth '20''. Above the bar, the text 'Scale: 1" = 10'' is written.



C3.06



Bell Works

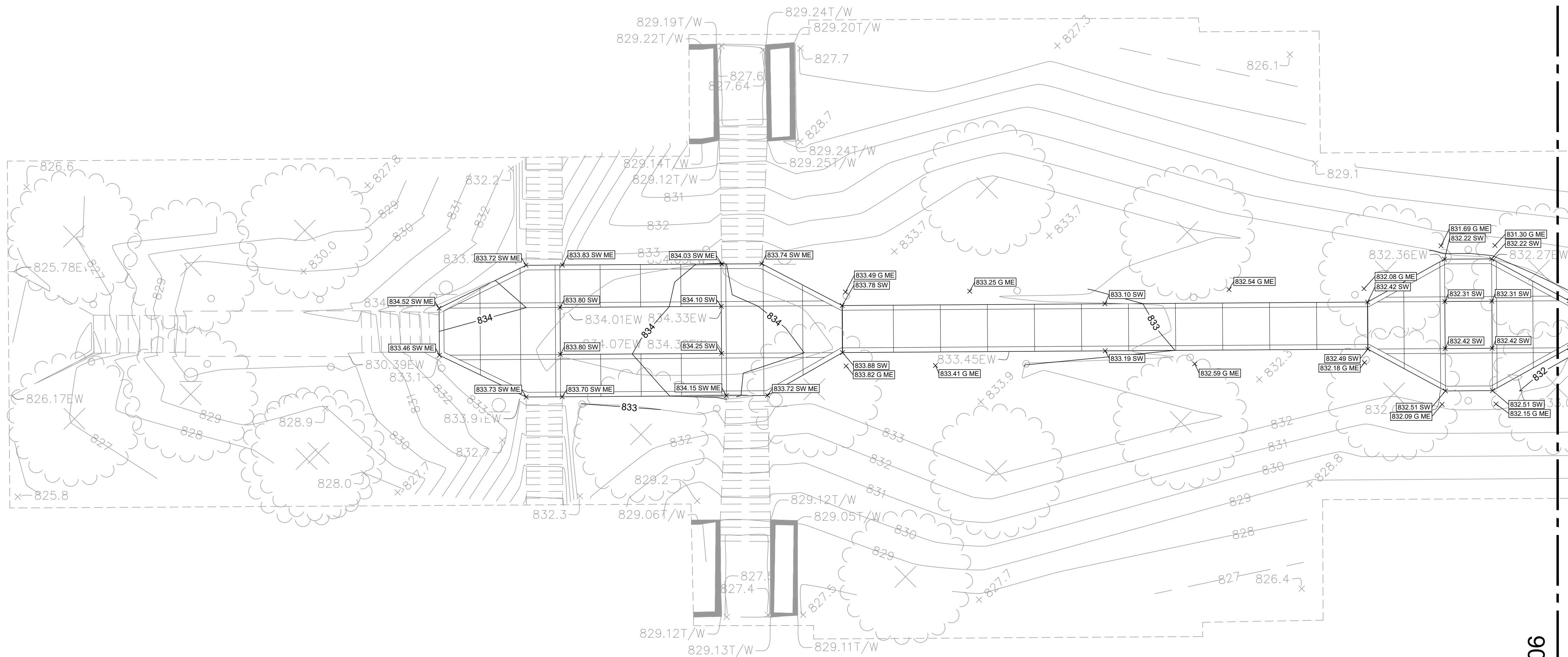


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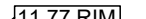
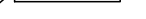
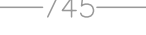
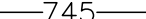
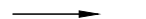
P 630.969.7000
F 630.969.7979





MATCH LINE - SEE C3.06

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
	TOP OF PAVEMENT ELEVATION
	GROUND ELEVATION
	TOP OF SIDEWALK ELEVATION
	RIM ELEVATION
	EXISTING CONTOUR LINE
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3	REISSUE FOR PERMIT	10/07/2025
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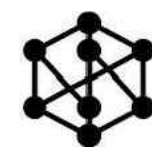
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C3.07



Bell Works



Wight

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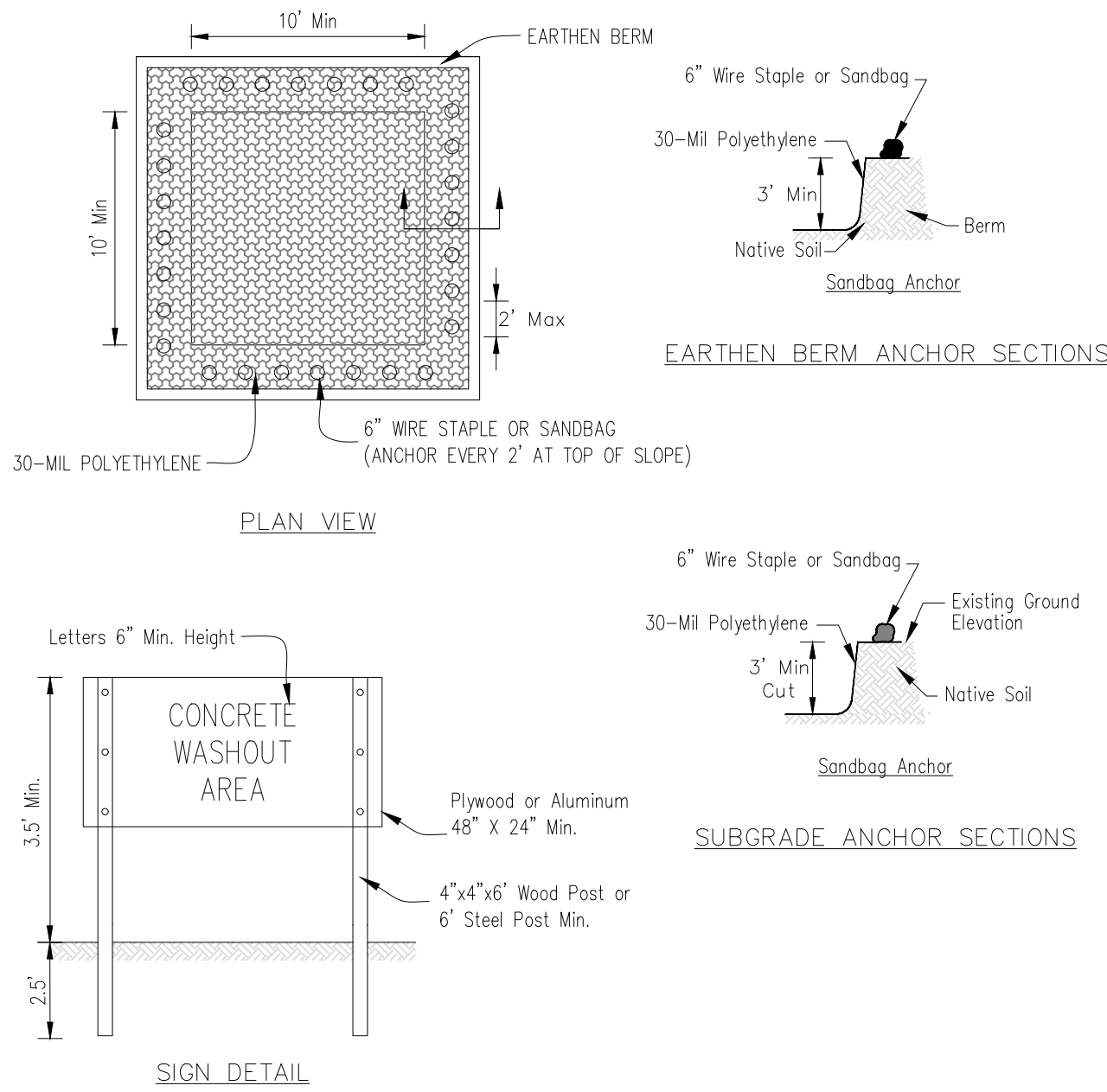
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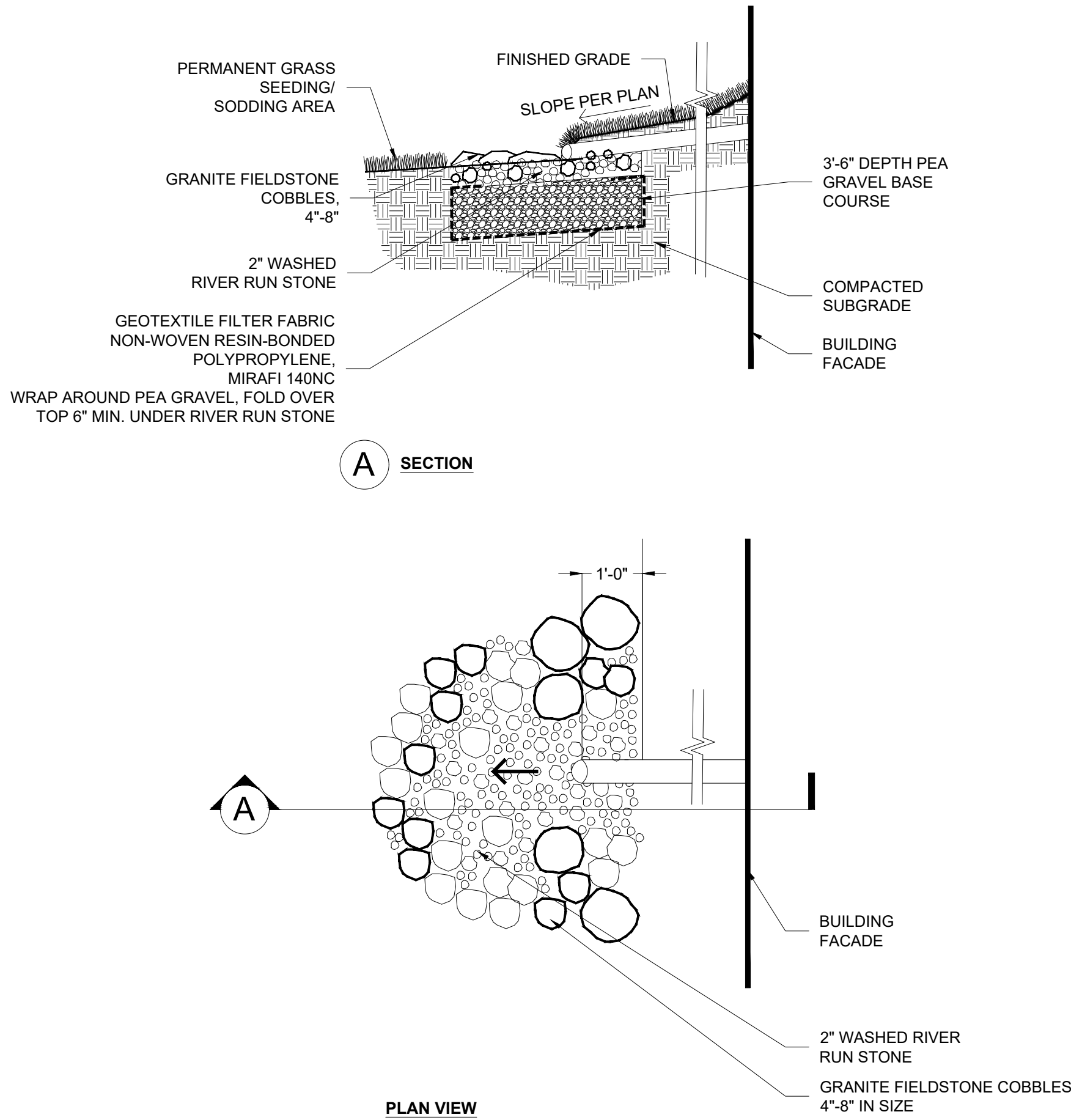
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1
TEMPORARY CONCRETE WASHOUT FACILITY -
EARTHEN TYPE
SCALE: NTS

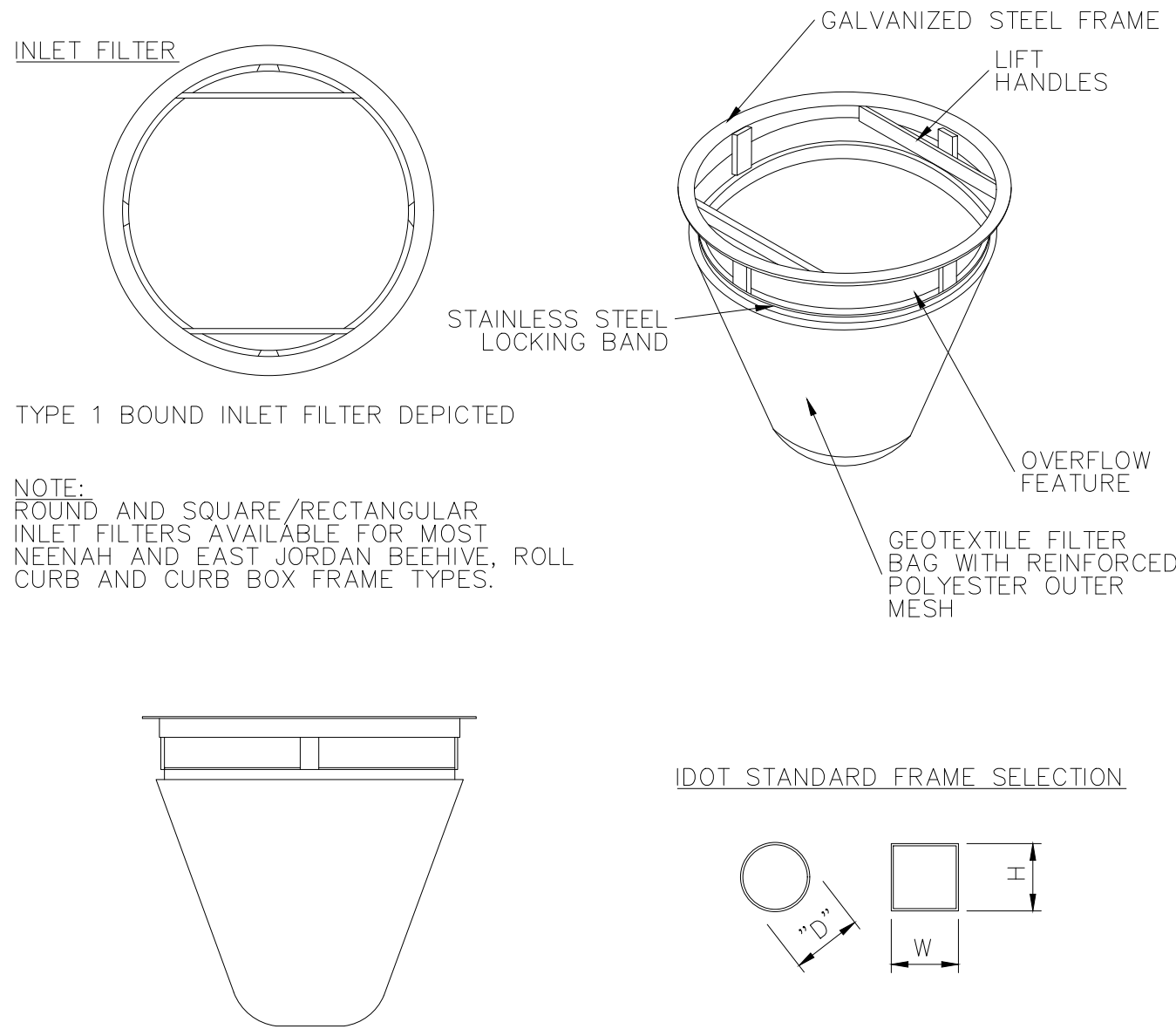


- NOTES:
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

3
DECORATIVE STONE
SCALE: NTS



2
DROP INLET PROTECTION FOR STRUCTURES
SCALE: NTS



NOTE:
ROUND AND SQUARE/RECTANGULAR
INLET FILTERS AVAILABLE FOR MOST
NEENAH AND EAST JORDAN BEEHIVE, ROLL
CURB AND CURB BOX FRAME TYPES.

**CERTIFICATION: All IPP INLET FILTERS
CONFORM TO IDOT SPECIFICATIONS AS OUTLINED
IN ARTICLE 1081.15 OF IDOT'S STANDARDS
SPECIFICATIONS GUIDE

IDOT Std	Grate Size	Opening	Filter P/N	Aprox Dims	Notes
Type 1, 5	22.75 dia	21	2200-1	D=22	Round
Type 9	33 dia	23 (mhole)	2600-8	D=26.5	Round
Type 3, 3V	22 x 16.9	20 x 15	2116-3CB	W=21, H=16	Curb box, flap
Type 11, 11V	28.75 x 11.38	27 x 9.875	2811-11CB	W=28, H=11	Curb box, flap
Type 6	22 x 22.75	20.25 x 23+	2122-6	W=21, H=22	Rollod curb
Type 12	28.75 x 17.25	27 x 16.5+	2817-12	W=28, H=16	Rollod curb
Type 4	21.75 x 14.75	20 x 13	2114-4	W=21, H=14	Rect flat
Type 20, 21, 22	22.5 x 22.5	20 x 20	2222-20	W=22, H=22	Square flat
Type 23	24 x 16.25	22 x 14.5	2316-23	W=23, H=15	Rect flat
Type 24	24 x 22.5	22 x 20.5	2322-24	W=23, H=22	Rect flat

EROSION AND SEDIMENT CONTROL

- TRADE CONTRACTOR SHALL ABIDE BY EROSION CONTROL MEASURES OUTLINED IN THE "ILLINOIS URBAN MANUAL, LATEST EDITION" BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA).
- SILT FENCING AND OTHER EROSION CONTROL DEVICES SHALL BE INSTALLED BY THE TRADE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES TO THE LIMITS DELINEATED ON THE PLANS. NO DISTURBANCE OF LAND IS ALLOWED OUTSIDE THE SILT FENCE AND PROJECT LIMITS AS INDICATED ON THE PLANS.
- ALL REQUIRED EROSION CONTROL MEASURES INCLUDING DETENTION BASIN CONSTRUCTION SHALL BE IN PLACE PRIOR TO ANY OTHER SITE DISTURBANCE.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE INSPECTED WEEKLY AND MAINTAINED. INSPECTIONS SHALL ALSO BE MADE AFTER A RAINFALL EVENT OF 1/2 INCH OR GREATER OR EQUIVALENT SNOW FALL EVENT. IF NECESSARY, REPAIR OR REPLACEMENT MUST BE PERFORMED IMMEDIATELY TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTIONS.
- IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS, BASINS, SEDIMENT FILTER BAGS OR EQUIVALENT MEASURES.
- STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OR PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
- MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
- THE TRADE CONTRACTOR SHALL STABILIZE THE SIDE SLOPES GREATER THAN 10:1 OR WHERE SHOWN ON THE PLANS WITHIN 5 DAYS AFTER FINAL GRADE IS ACHIEVED AND FOLLOWING SEEDING WITH THE TEMPORARY SEED MATRIX. THE EROSION CONTROL BLANKET SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
- TEMPORARY STOCKPILES SHALL HAVE A SILT FENCE ERECTED AROUND THE PERIMETER OF THE PILE. IF A PILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT SHALL BE TEMPORARY SEED.
- SOIL STOCKPILE LOCATIONS MAY BE LOCATED BY THE CONTRACTOR AS NECESSARY ONSITE AND DO NOT NEED TO MATCH EXACT LOCATION AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. PROVIDE SILT FENCE AROUND ALL STOCKPILE LOCATIONS. NO STOCKPILES SHALL BE PLACED IN THE PROPOSED DETENTION POND OR BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
- ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEM BY THE USE OF STRAW WATTLES, ROCK CHECK DAMS OR OTHER APPROVED METHODS. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM ALL SEWERS AND DRAINAGE STRUCTURES (NO FLUSHING DOWNSTREAM) UNTIL 90% OF VEGETATION IS ESTABLISHED.
- TEMPORARY SEDIMENT BARRIERS, STRAW WATTLE PROTECTION, FOR STORM SEWER GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS WITHIN THE PLANS AND THE ILLINOIS URBAN MANUAL.
- THE TRADE CONTRACTOR SHALL PRESCRIBE THE METHODS OUTLINED IN THE ILLINOIS URBAN MANUAL TO CONTROL DUST. ACCEPTABLE MEASURES INCLUDE VEGETATIVE COVER (TEMPORARY SEEDING), MULCH, IRRIGATION, STONE, AND PERMANENT VEGETATION (PERMANENT SEEDING). TEMPORARY DUST CONTROL MEASURES (BY MEANS ACCEPTABLE TO LOCAL AUTHORITIES) SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.
- IF AN EXISTING ON-SITE ASPHALT ACCESS IS NOT PRESENT THEN, THE TRADE CONTRACTOR SHALL PROVIDE A CONSTRUCTION ACCESS ROAD CONSTRUCTED OF IDOT CA-1 FOR 100 FEET IN LENGTH. THE TRADE CONTRACTOR SHALL MAINTAIN THE ADJACENT ROADS FREE OF MUD AND SEDIMENT AT ALL TIMES. REFER TO THE ILLINOIS URBAN MANUAL STANDARD DRAWING IL-630.
- ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
- TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING PUBLIC STREETS CLEAR OF DIRT, DUST, DEBRIS AND MUD ON A DAILY BASIS FOR THE ENTIRE CONSTRUCTION PERIOD BY A MEANS ACCEPTABLE TO LOCAL AUTHORITIES.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
- CONTRACTOR IS TO SUBMIT ALL REPORTS, CORRESPONDENCE AND DOCUMENTATION REQUIRED BY THE SWPPP AND IEPA PERMIT TO THE CIVIL ENGINEER FOR REVIEW AND RECORD.



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REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

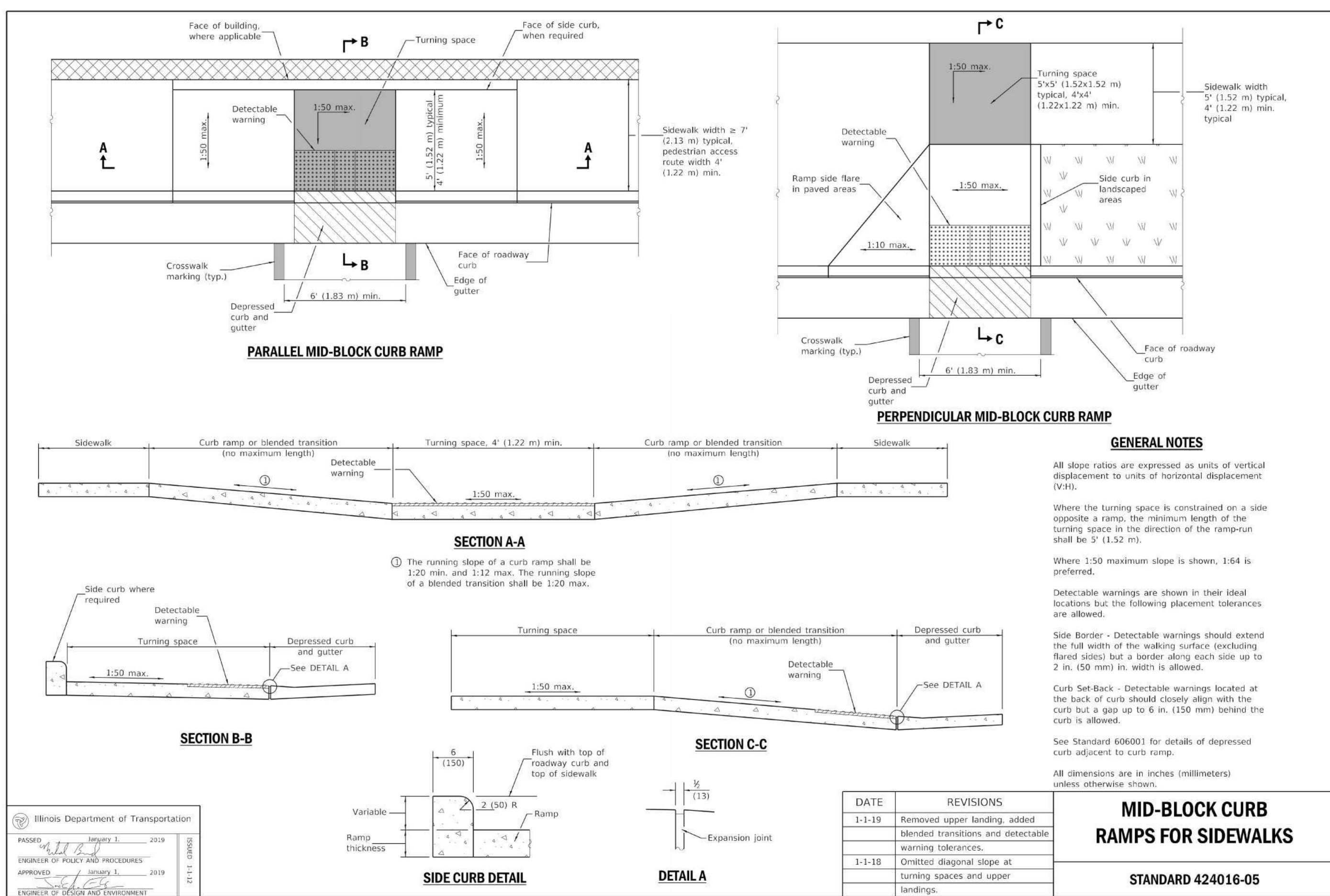
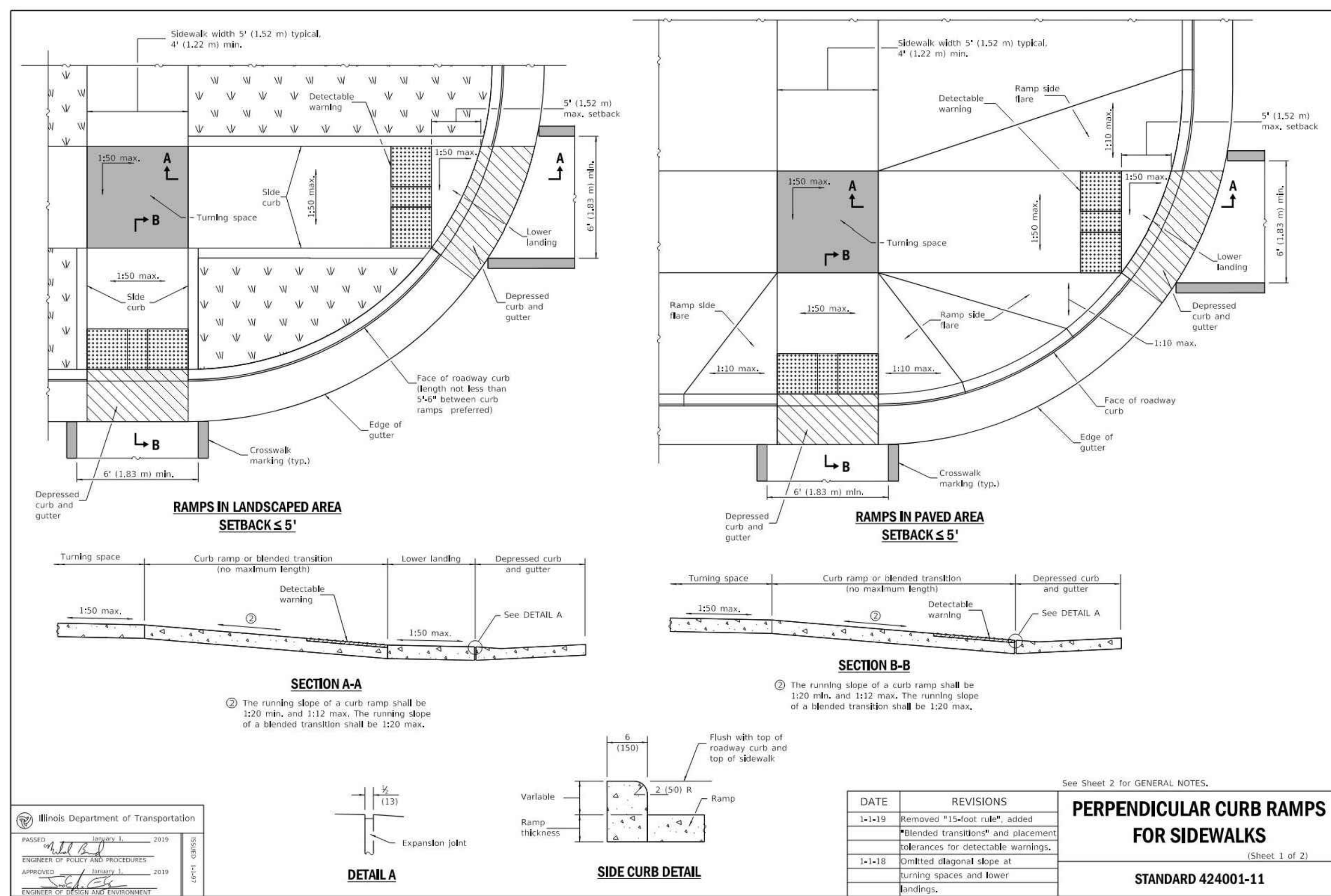
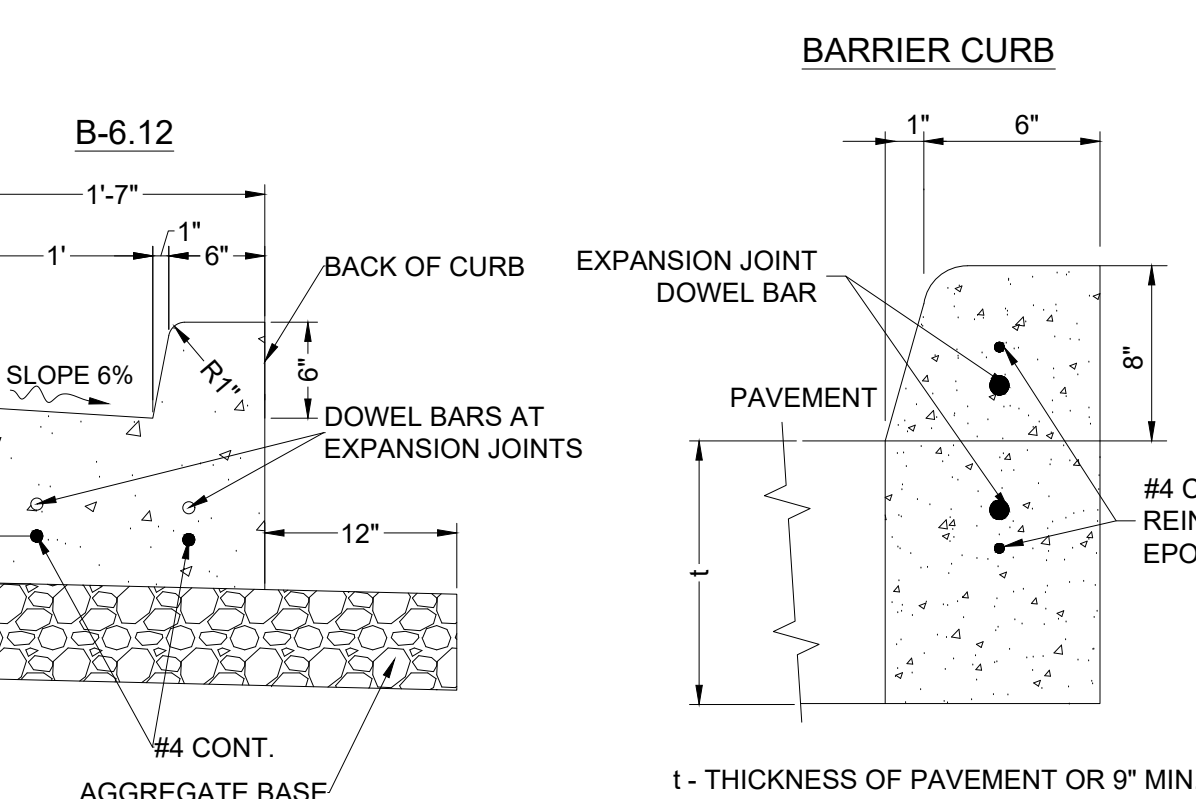
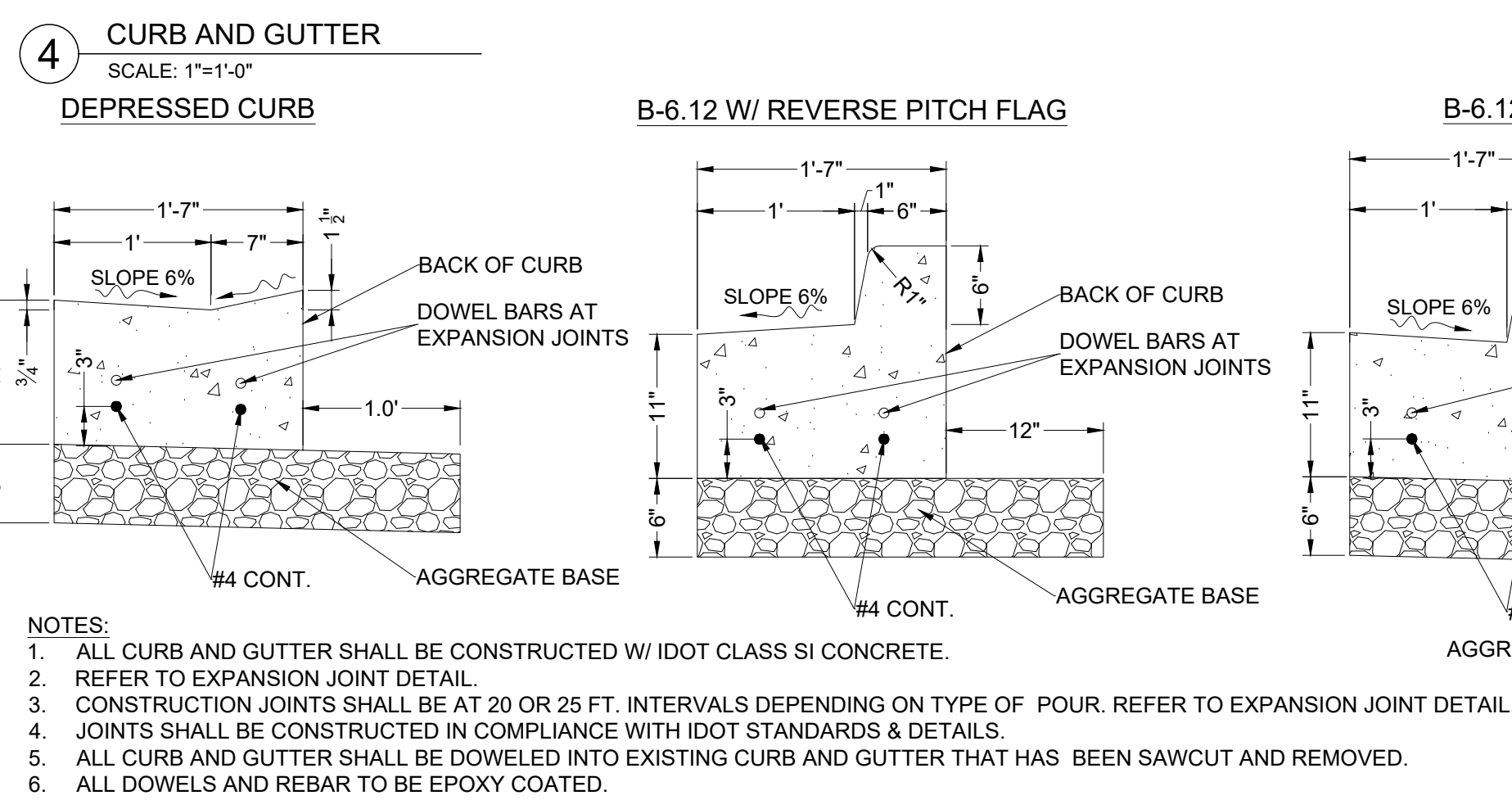
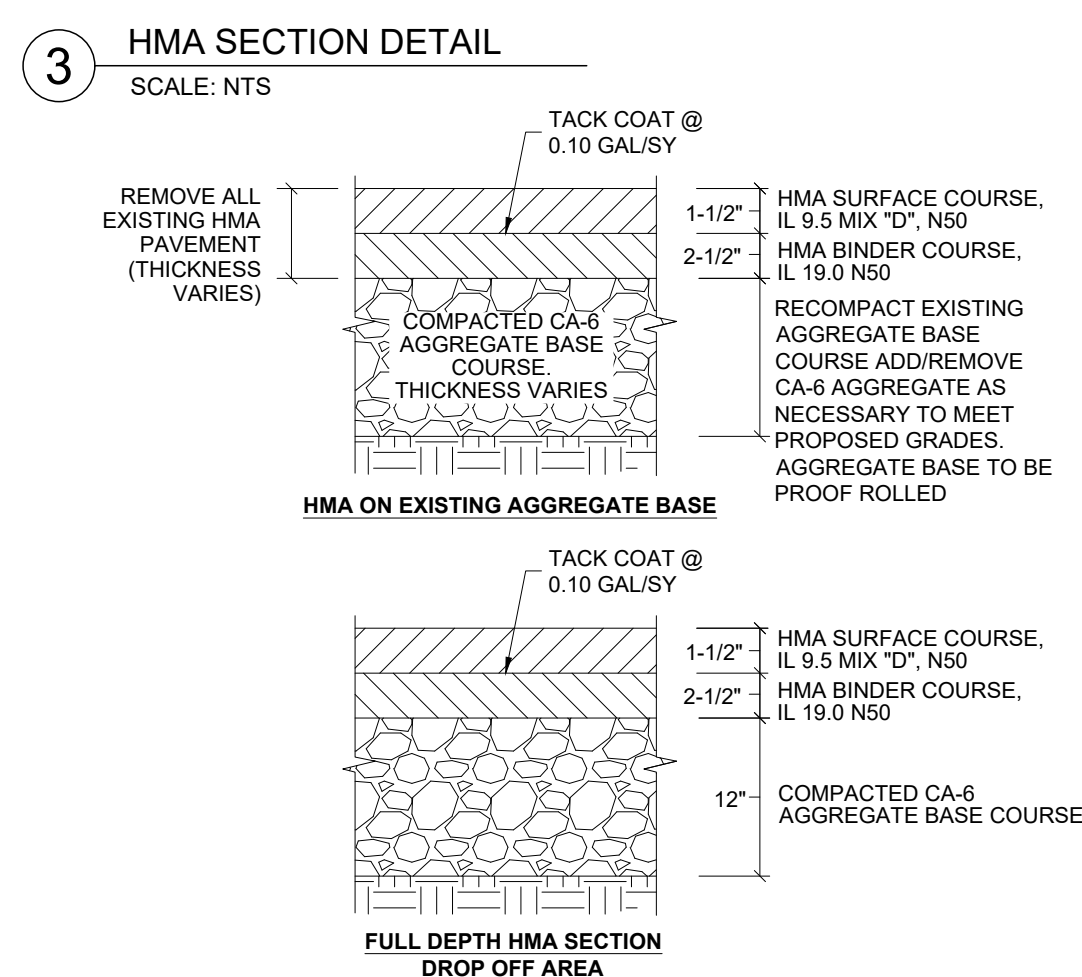
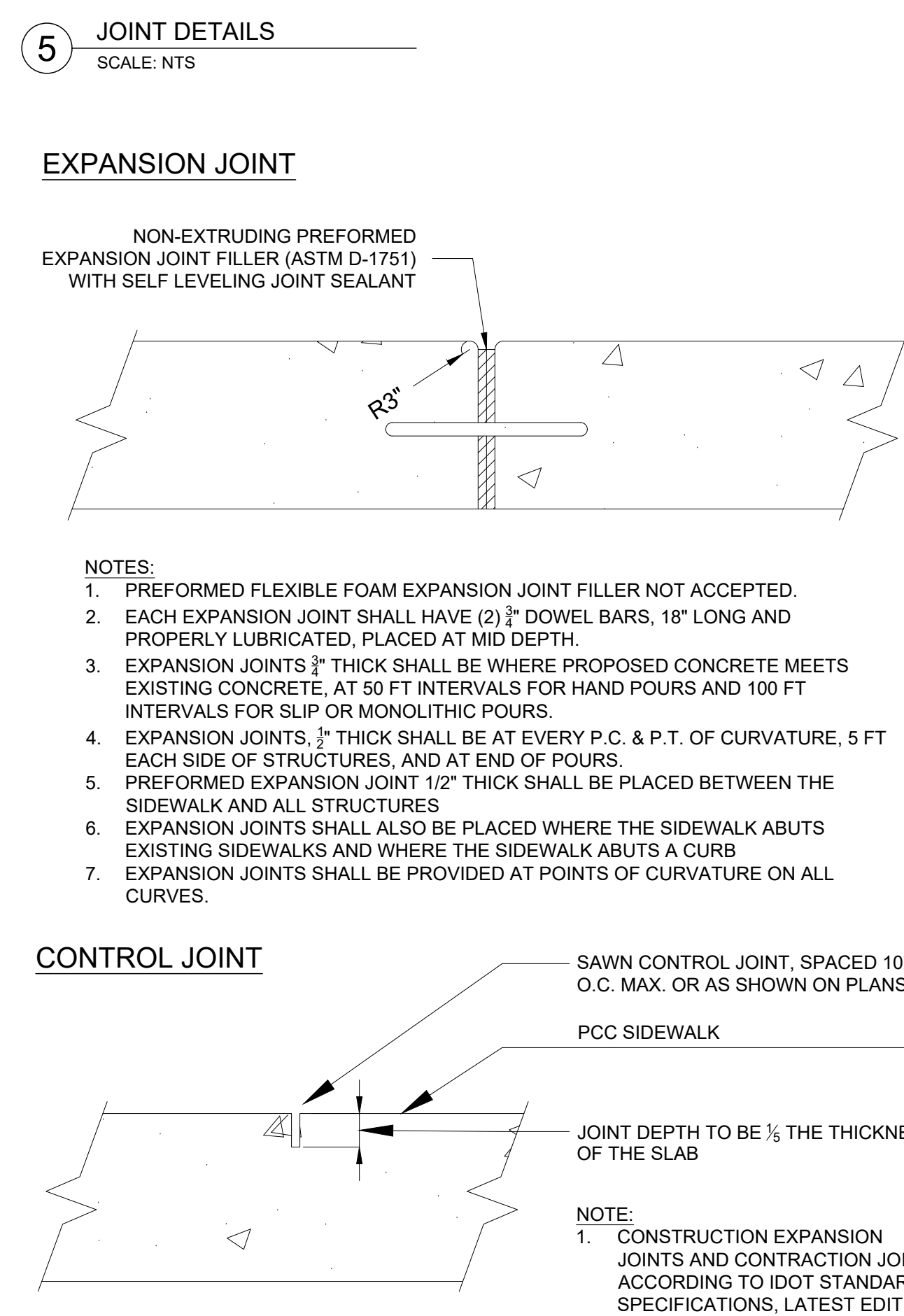
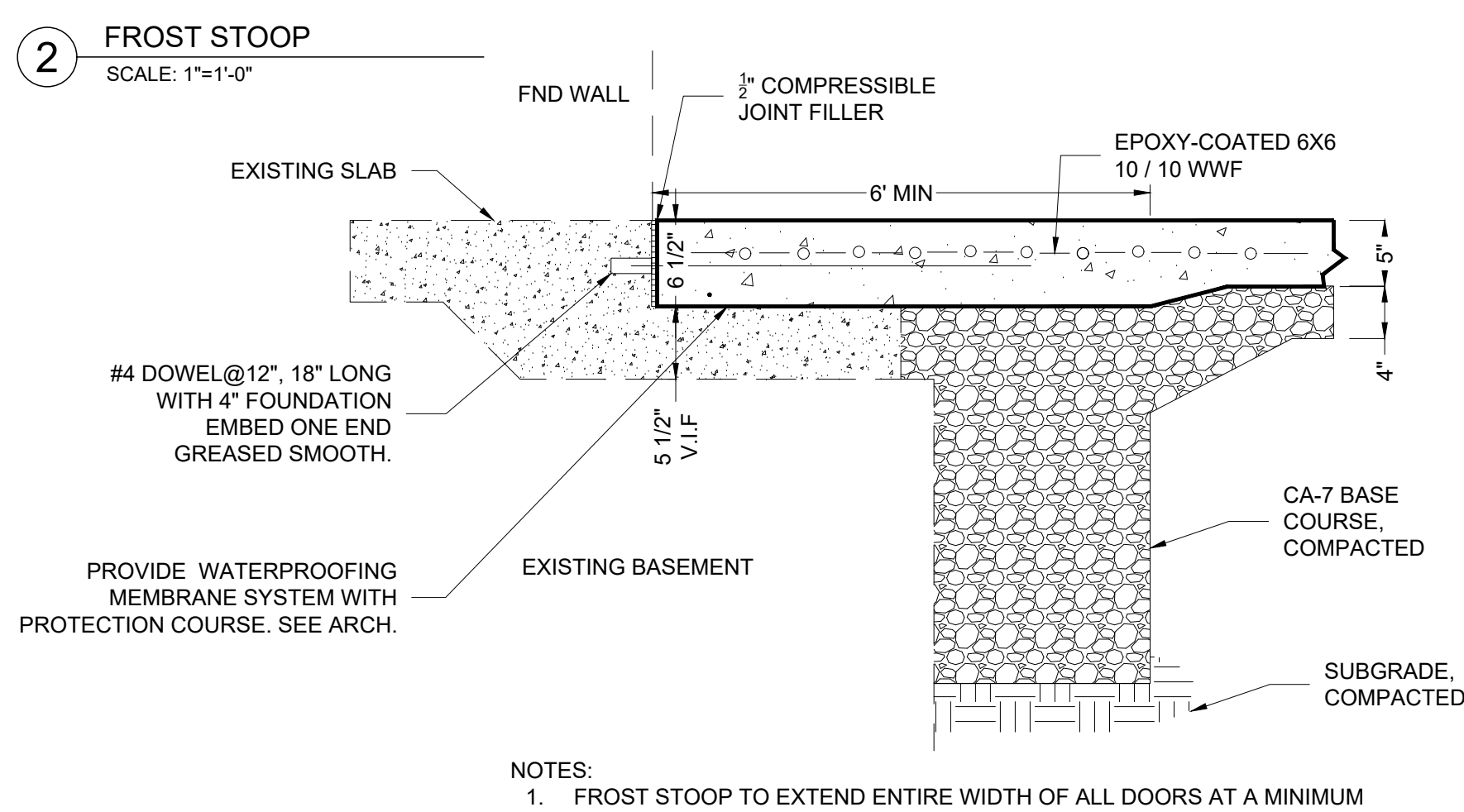
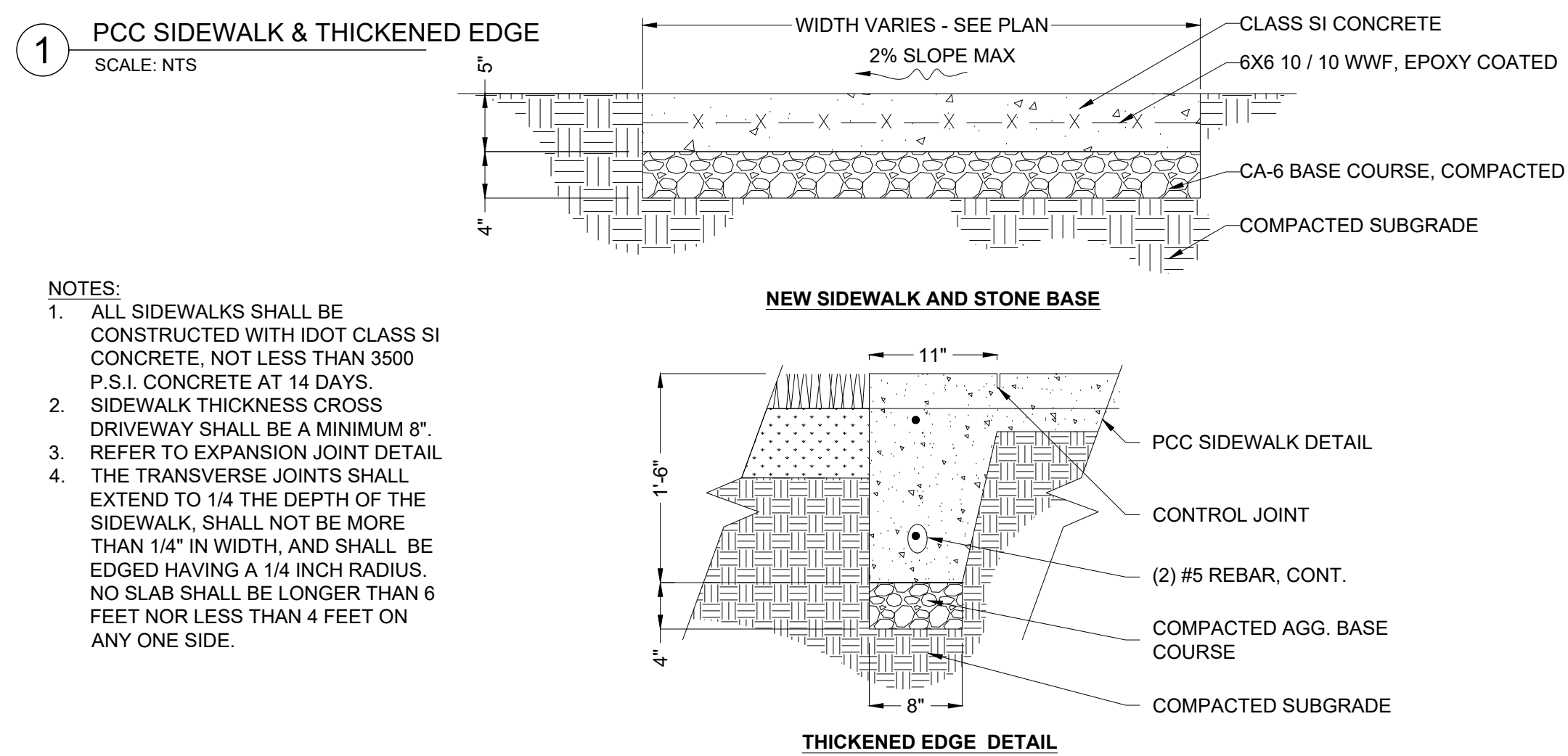
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

EROSION CONTROL DETAILS

Project Number: 240164
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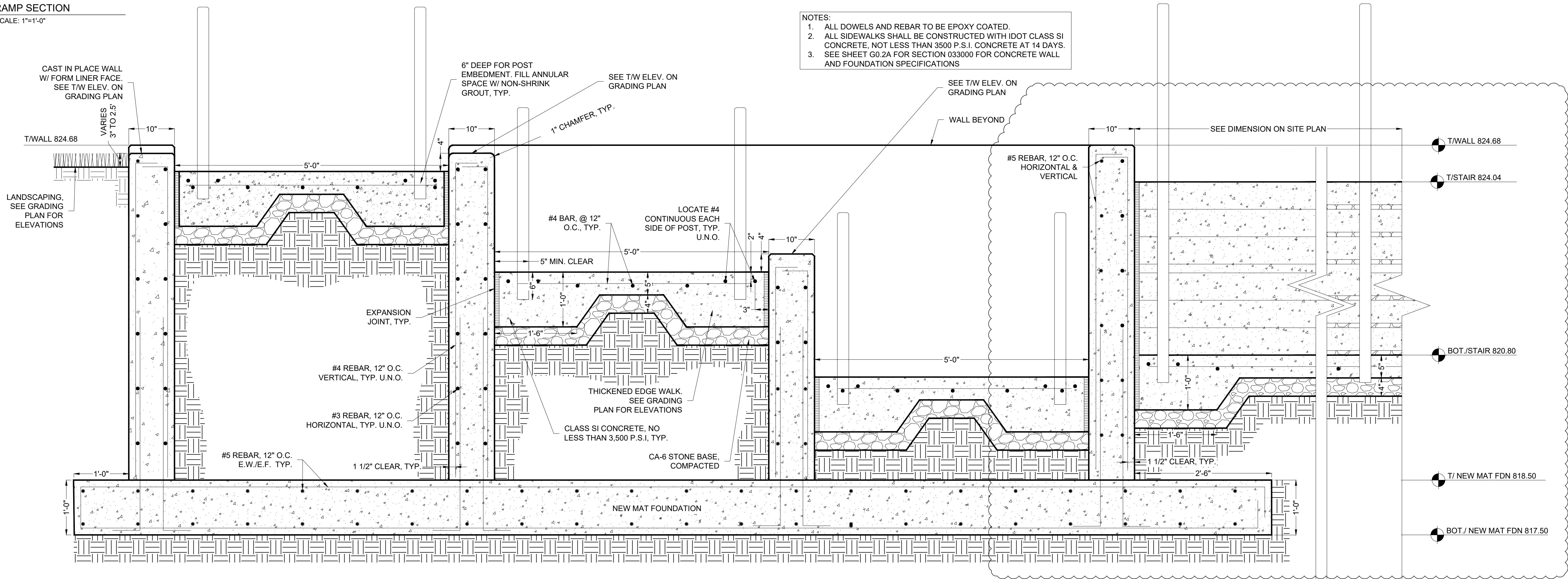
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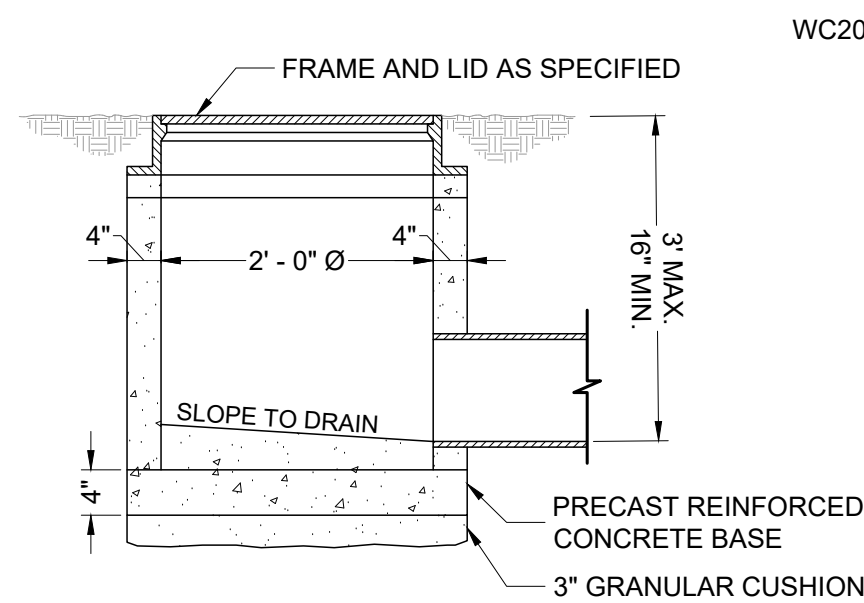
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1 RAMP SECTION
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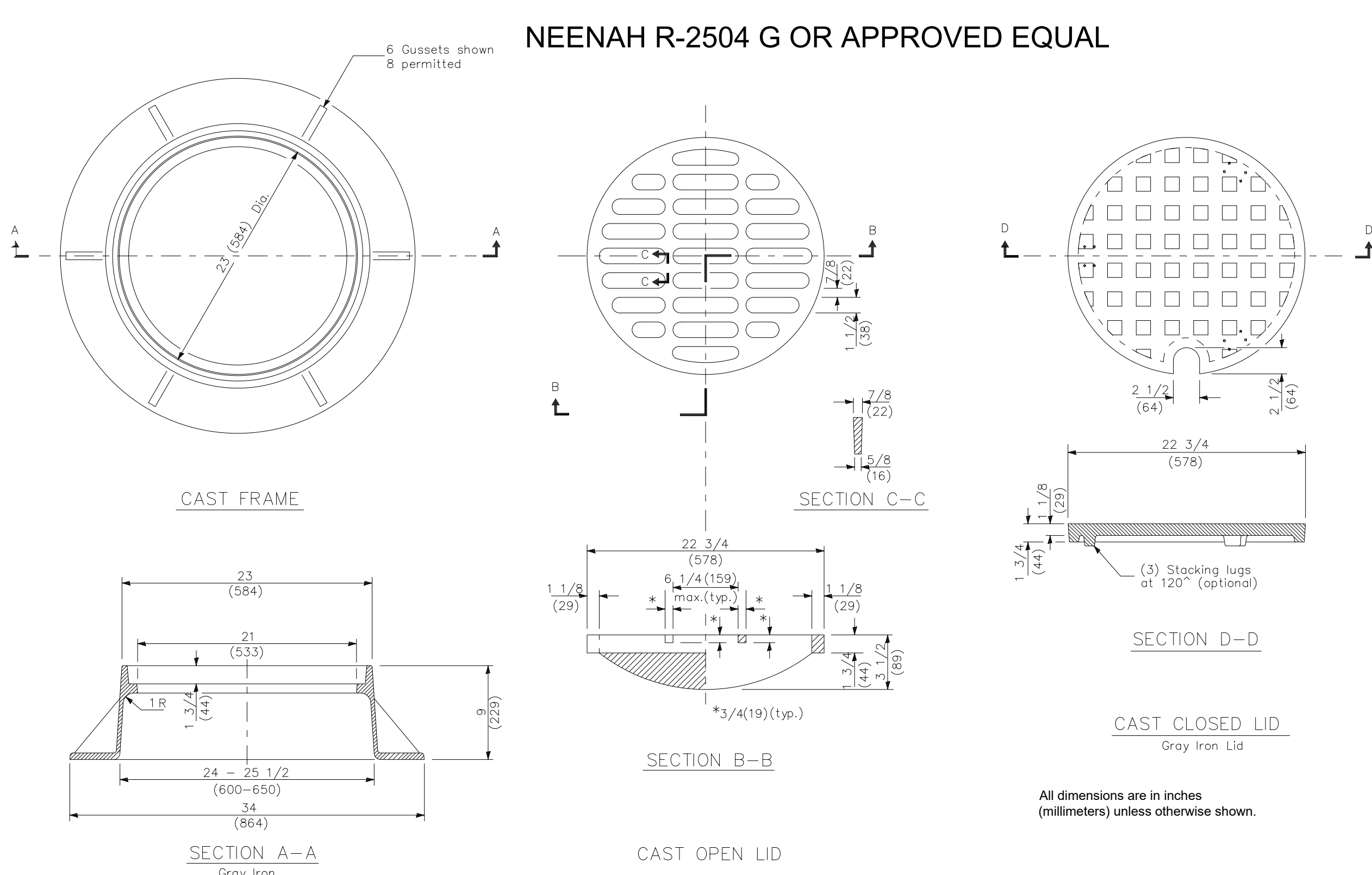
- NOTES:
1. ALL DOWELS AND REBAR TO BE EPOXY COATED.
 2. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE, NOT LESS THAN 3500 P.S.I. CONCRETE AT 14 DAYS.
 3. SEE SHEET G0.2A FOR SECTION 033000 FOR CONCRETE WALL AND FOUNDATION SPECIFICATIONS

2 INLET, TYPE A
SCALE: NTS



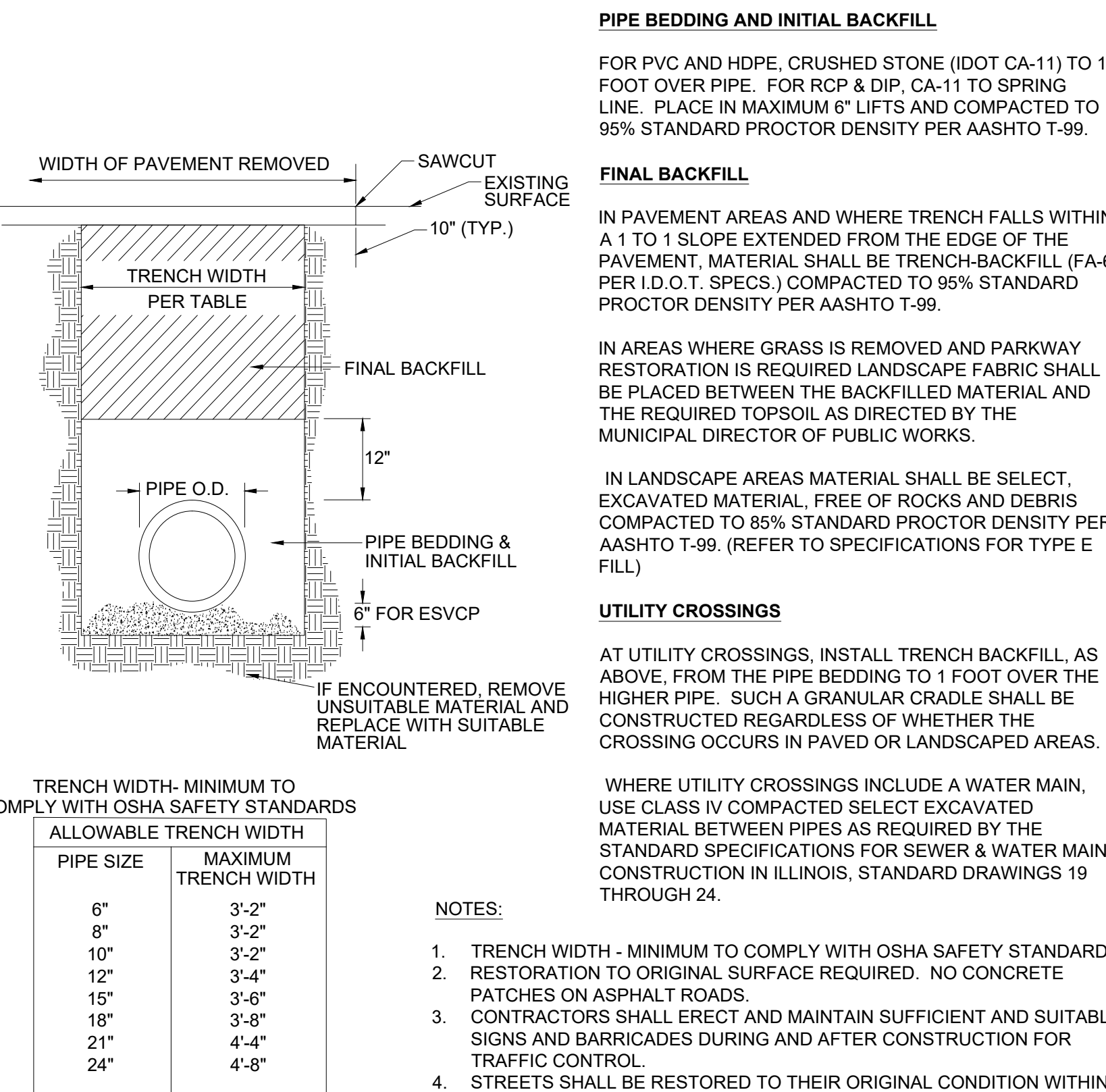
- NOTES:
1. INLETS SHALL BE OF PRECAST REINFORCED CONCRETE SECTIONS.
 2. PIPE OPENINGS, AS INDICATED ON THE PLANS, SHALL BE CAST INTO THE WALL SECTIONS.
 3. ALL INLETS SHALL BE CONSTRUCTED WITH A PRECAST REINFORCED CONCRETE BASE.
 4. ALL JOINTS BETWEEN PRECAST RISER, TOP SLAB SECTIONS, ADJUSTMENT RINGS AND CASTINGS SHALL BE SEALED WITH A BITUMASTIC MATERIAL.
 5. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS.
 6. STEPS SHALL BE IMBEDDED INTO THE WALL A MINIMUM OF 4" AND SHALL NOT BE EXTENDED ON THE OUTSIDE.
 7. FRAME AND LID CASTING SHALL BE AS SPECIFIED ON THE PLANS.
 8. THE CONTRACT UNIT PRICE FOR INLETS SHALL INCLUDE THE FRAME AND LID, STEPS AND THE GRANULAR CUSHION.
 9. WHERE A FLAT TOP IS REQUIRED, IT SHALL BE PRECAST AND CONFORM TO IDOT STANDARDS.

3 FRAME AND LIDS TYPE 1
SCALE: NTS



NEENAH R-2504 G OR APPROVED EQUAL

4 UTILITY TRENCH
SCALE: NTS



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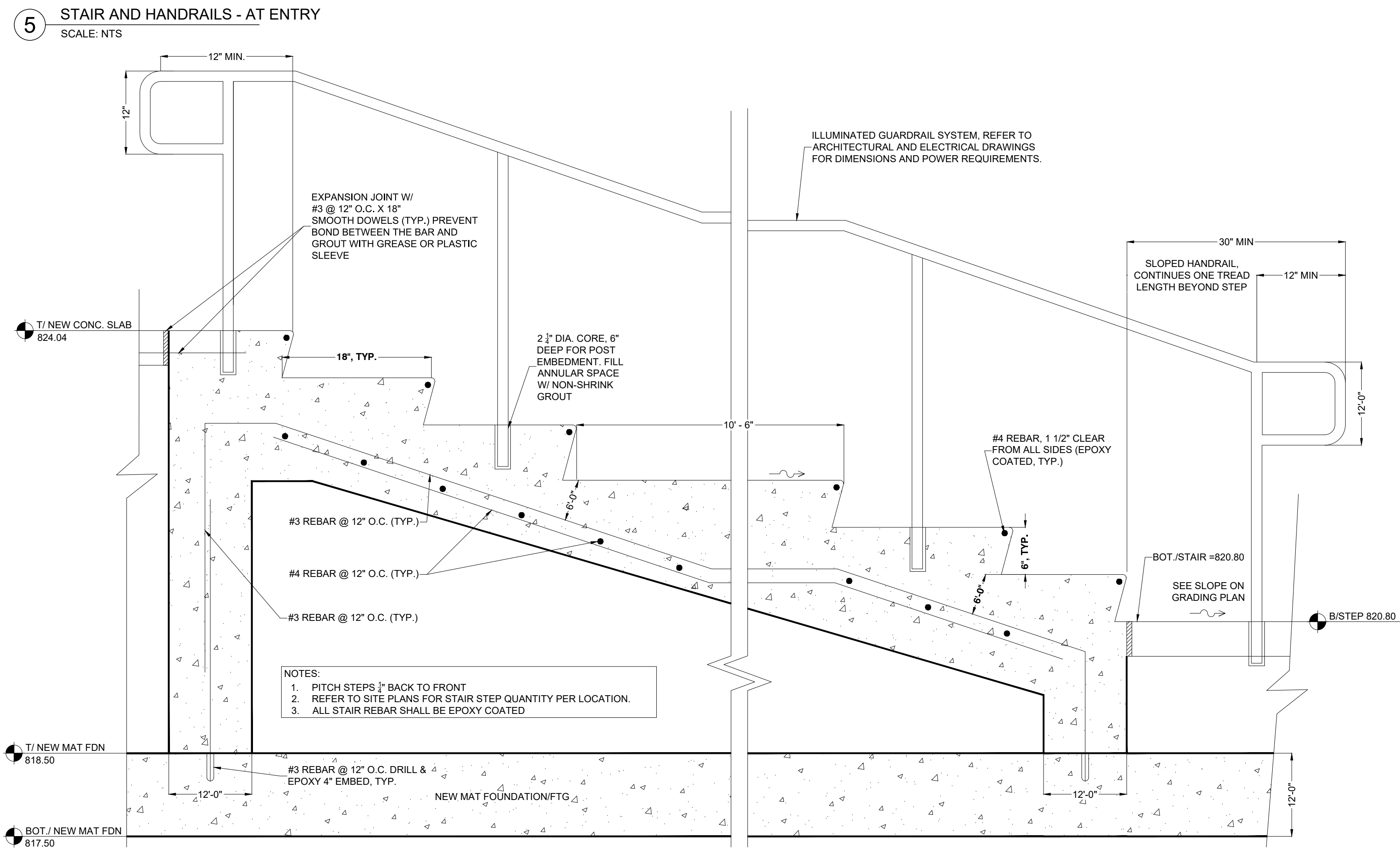
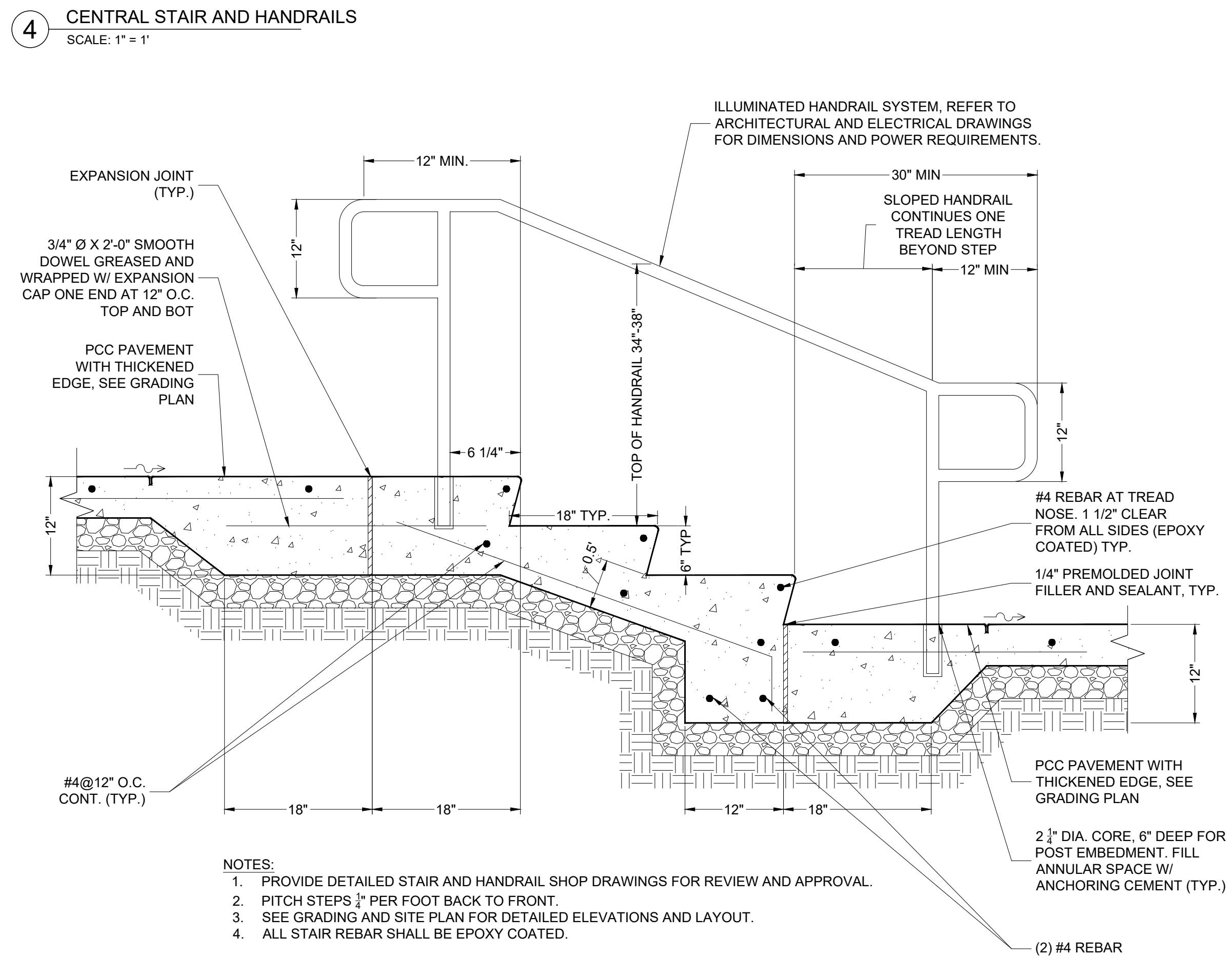
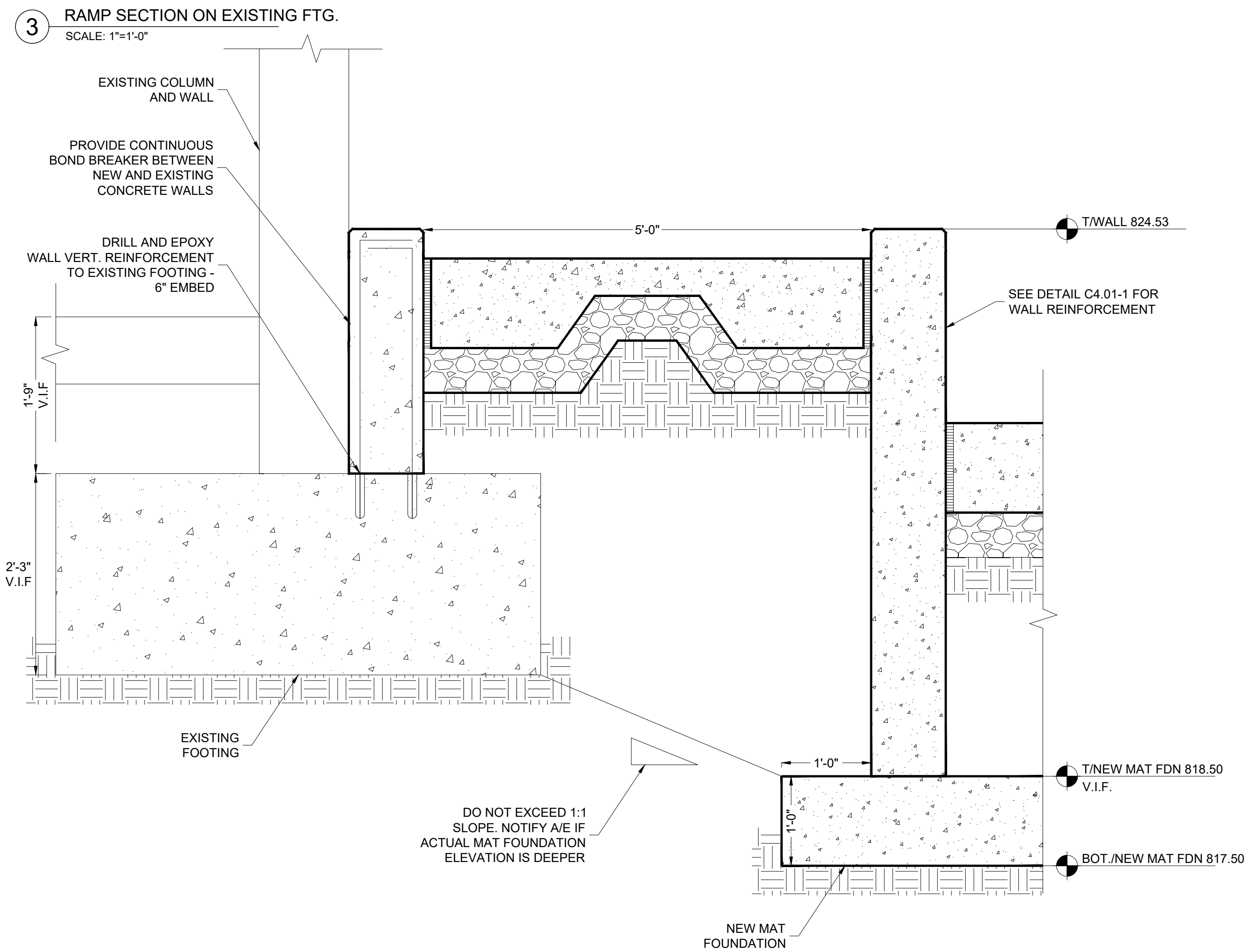
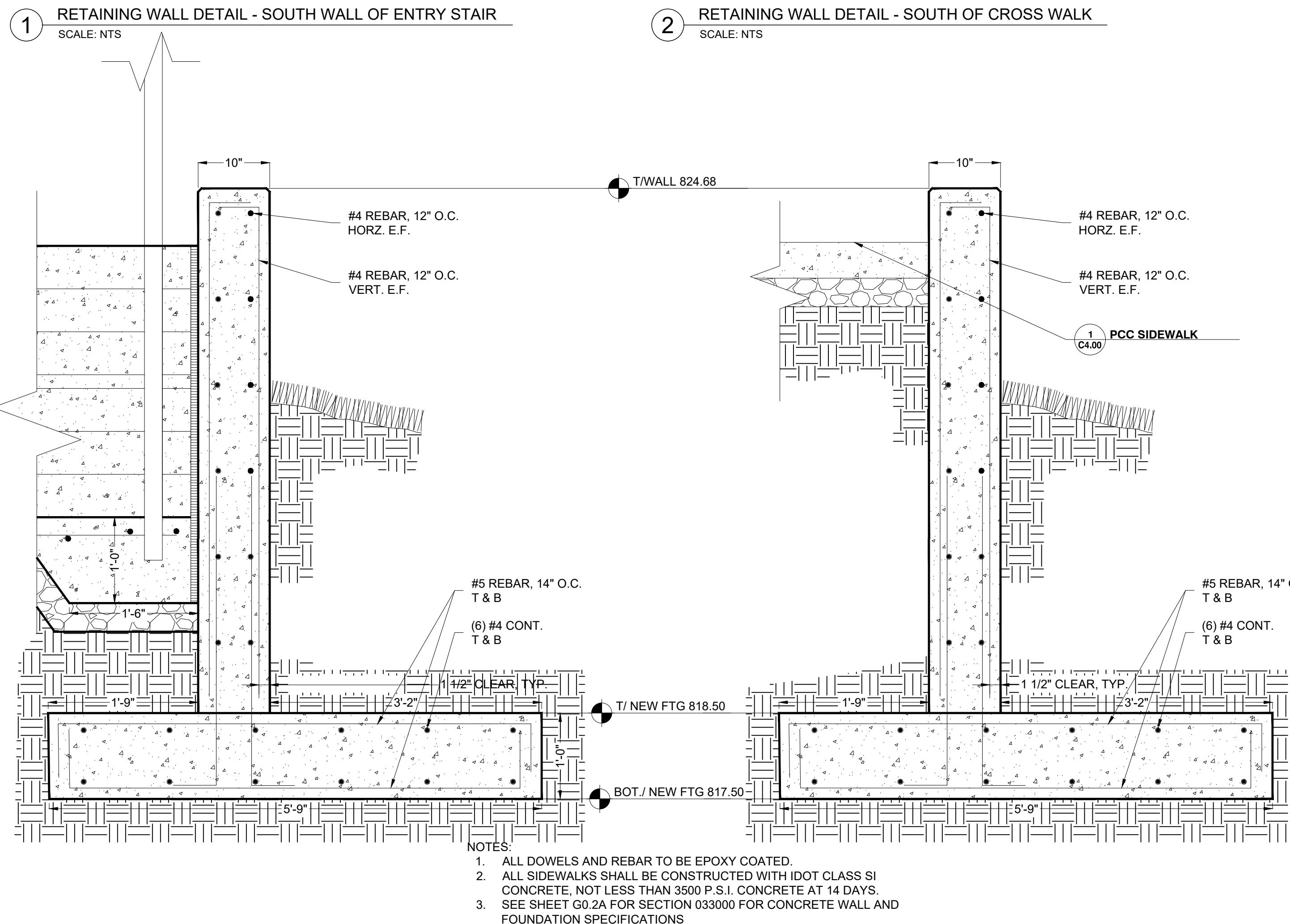
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WEST VESTIBULE

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CIVIL DETAILS

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WEST VESTIBULE**

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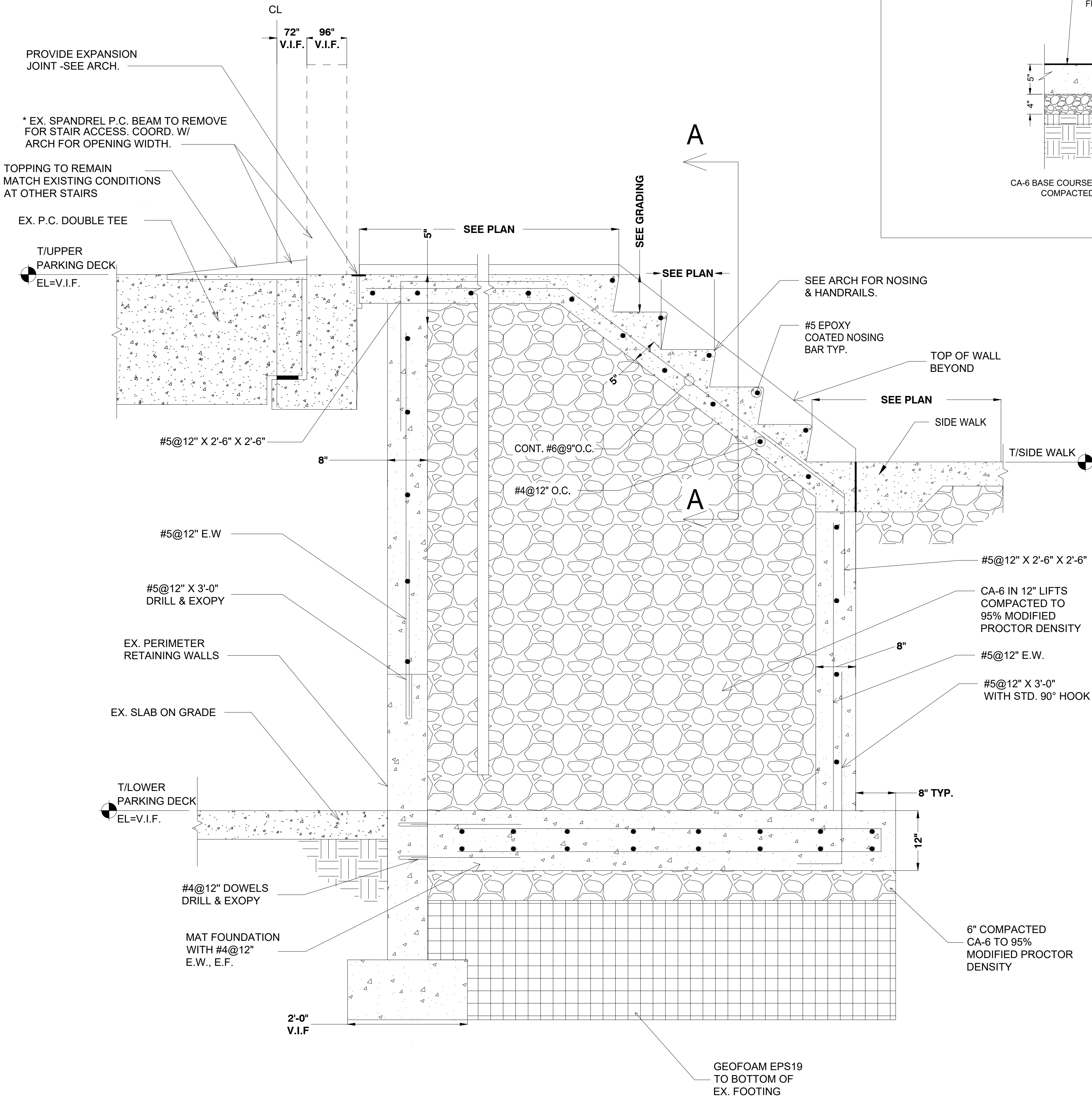
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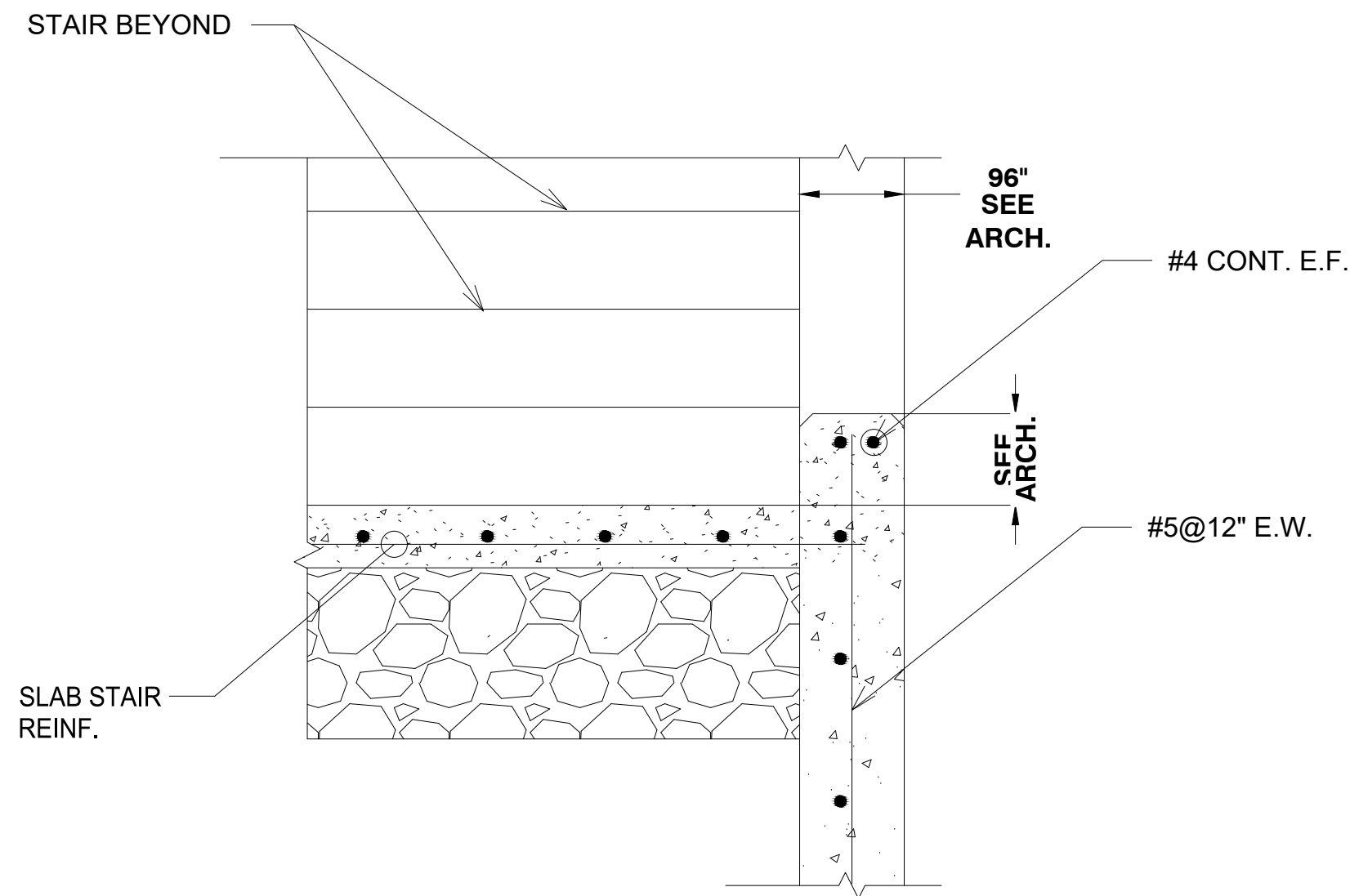
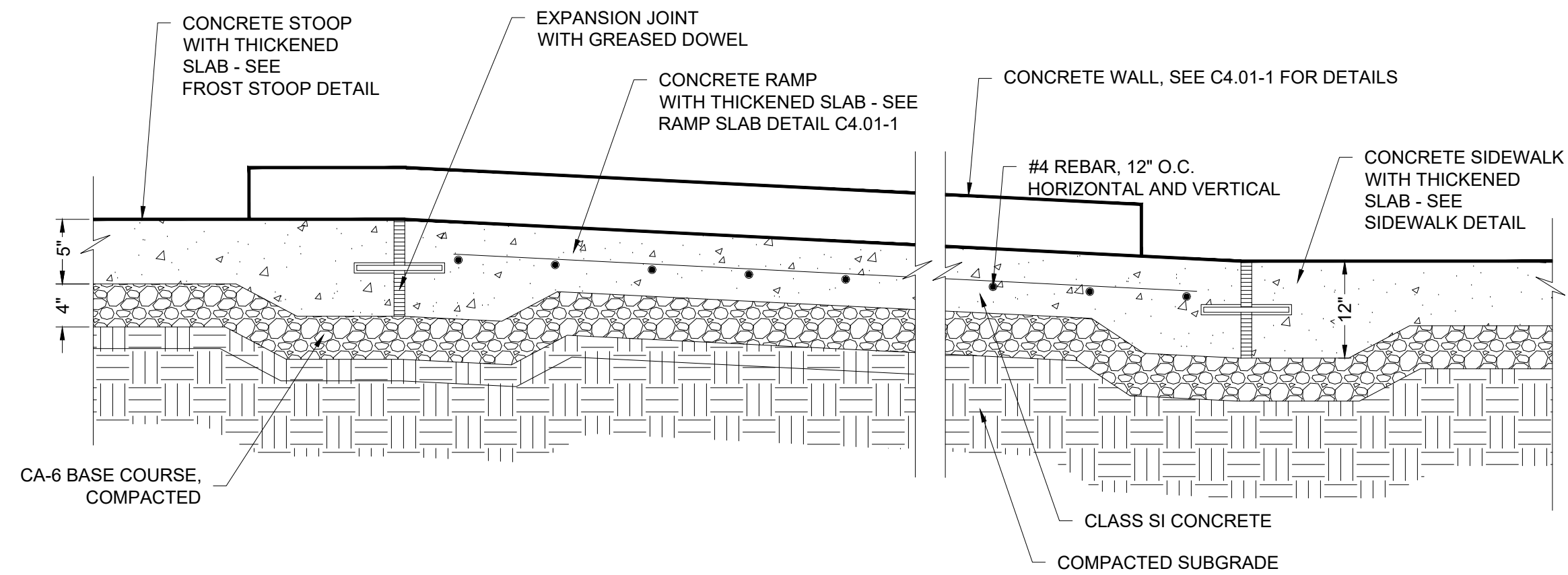
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1 STAIR WITH CONCRETE SIDE WALLS
SCALE: NTS

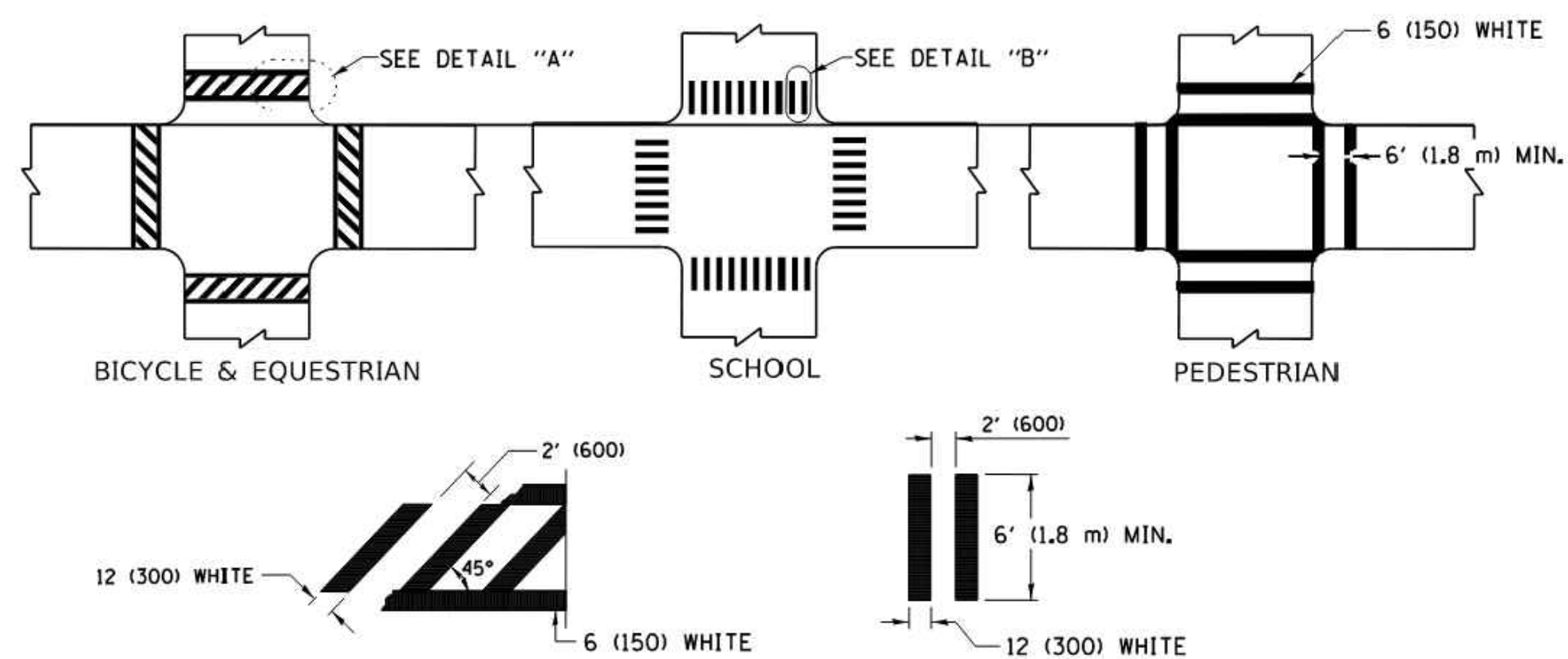


2 RAMP W/ CONCRETE WALL- EAST SIDE
SCALE: NTS



SECTION A-A

TYPICAL LANE AND EDGE LINE MARKING

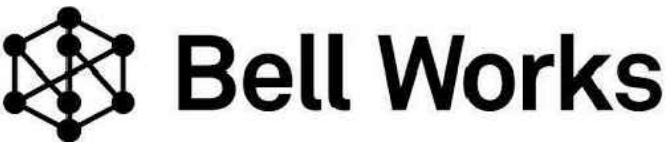


DETAIL "A"

DETAIL "B"

TYPICAL CROSSWALK MARKING

* MARKINGS SHALL BE INSTALLED PARALLEL TO THE CENTERLINE OF THE ROAD WHICH IT CROSSES



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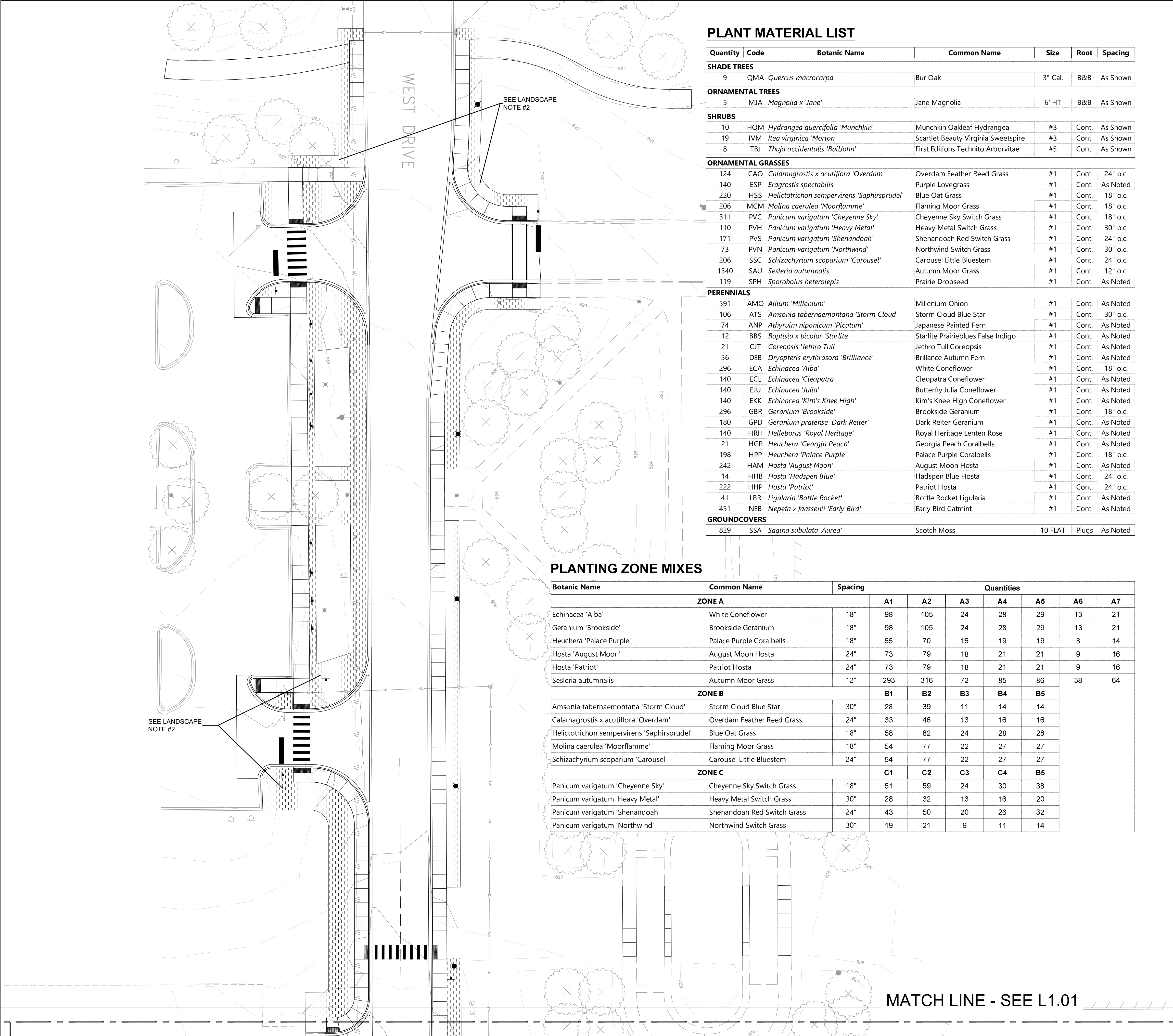
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LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
- PLANT ZONE C

LANDSCAPE NOTES

- SOD LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), FERTILIZER, OR SOD AS SHOWN.
- CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
- ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
- THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
- ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
- TREES PLACED IN TURF AREAS WILL HAVE 6" DIA. MULCH RING WITH 3" DEEP SPADE CUT EDGE.
- ALL BEDLINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 3". CURVED BEDLINES TO BE SMOOTH AND NOT SEGMENTED.
- EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
- ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL. THOROUGHLY TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
- TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
- TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
- TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
- ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
- THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.

PLANTING ZONE NOTES:

- EACH PLANTING ZONE IS IDENTIFIED BY A LETTER (A-C) AND A NUMBER (1-7).
- EACH LETTER REFERS TO THE LIST OF PLANTS IDENTIFIED ON THIS SHEET. EACH ZONE HAS A SPECIFIC GROUP OF SPECIES INCLUDED.
- THE NUMBER IDENTIFIES THE QUANTITY IN THE TABLE THAT SHOULD BE PLANTED IN EACH AREA.
- ALL PLANTS SHALL BE INSTALLED IN ODD NUMBERED GROUPS OF 3, 5, 7, 9.
- IN EACH ZONE THE DESIGN INTENT IS TO HAVE A RANDOM APPEARANCE OF ALL PLANT MATERIAL. DO NOT PLANT THE GROUPS IN A STRAIGHT ROW. DO NOT PLANT THE GROUPS IN ALTERNATING ROWS OR COLUMNS. THE GROUPS SHOULD MEANDER THROUGH THE PLANTING ZONE AREA.
- LANDSCAPER CONTRACTOR TO LAY OUT THE PLANT MATERIAL AND RECEIVE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS. A MOCK UP AREA CAN BE DONE FIRST, THEN ONCE APPROVAL IS GIVEN, THE LANDSCAPE CONTRACTOR MAY CONTINUE TO PLANT BASED ON THE MOCK UP AREA.
- MOCK UP AREA TO BE AT THE CENTER STAIRS TO THE PARKING GARAGE, ON THE NORTH SIDE. LANDSCAPE CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT ON THE DAY AND TIME OF PLANTING.



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LANDSCAPE PLAN
NORTH

Project Number: 240164
Drawn By: GB
Sheet: NORTH

Scale: 1" = 20'
0' 10' 20' 40'

L1.00

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MATCH LINE - SEE L1.02

MATCH LINE - SEE L1.00

LANDSCAPE ENLARGEMENT
- SEE SHEET L2.00

MATCH LINE - SEE L1.03

PLANTING ZONE C1
PLANTING ZONE B1
PLANTING ZONE A1
PLANTING ZONE C4
PLANTING ZONE B4
PLANTING ZONE A4

PLANTING ZONE A6

PLANTING ZONE A7

PLANTING ZONE A2
PLANTING ZONE B2
PLANTING ZONE C2

PLANTING ZONE MIXES

Botanic Name	Common Name	Spacing	Quantities						
ZONE A			A1	A2	A3	A4	A5	A6	A7
Echinacea 'Alba'	White Coneflower	18"	98	105	24	28	29	13	21
Geranium 'Brookside'	Brookside Geranium	18"	98	105	24	28	29	13	21
Heuchera 'Palace Purple'	Palace Purple Coralbells	18"	65	70	16	19	19	8	14
Hosta 'August Moon'	August Moon Hosta	24"	73	79	18	21	21	9	16
Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			B1	B2	B3	B4	B5		
Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Blue Star	30"	28	39	11	14	14		
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	18"	58	82	24	28	28		
Molina caerulea 'Moorflamme'	Flaming Moor Grass	18"	54	77	22	27	27		
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
ZONE C			C1	C2	C3	C4	C5		
Panicum varigatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
Panicum varigatum 'Heavy Metal'	Heavy Metal Switch Grass	30"	28	32	13	16	20		
Panicum varigatum 'Shenandoah'	Shenandoah Red Switch Grass	24"	43	50	20	26	32		
Panicum varigatum 'Northwind'	Northwind Switch Grass	30"	19	21	9	11	14		

LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
- PLANT ZONE C

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- THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
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- ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
- TREES PLACED IN TURF AREAS WILL HAVE 6" DIA. MULCH RING WITH 3" DEEP SPADE CUT EDGE.
- ALL BED LINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 3". CURVED BED LINES TO BE SMOOTH AND NOT SEGMENTED.
- EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
- ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL. THOROUGHLY TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
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- ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
- THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI Z100 CODE.

PLANTING ZONE NOTES:

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3	REISSUE FOR PERMIT	10/07/2025
REV	DESCRIPTION	DATE

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN
CENTRAL

Project Number: 240164
Drawn By: GB
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'



L1.01

PLANTING ZONE MIXES

Botanic Name	Common Name	Spacing	Quantities						
ZONE A			A1	A2	A3	A4	A5	A6	A7
Echinacea 'Alba'	White Coneflower	18"	98	105	24	28	29	13	21
Geranium 'Brookside'	Brookside Geranium	18"	98	105	24	28	29	13	21
Heuchera 'Palace Purple'	Palace Purple Coralbells	18"	65	70	16	19	19	8	14
Hosta 'August Moon'	August Moon Hosta	24"	73	79	18	21	21	9	16
Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			B1	B2	B3	B4	B5		
Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Blue Star	30"	28	39	11	14	14		
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	18"	58	82	24	28	28		
Molina caerulea 'Moorflamme'	Flaming Moor Grass	18"	54	77	22	27	27		
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
ZONE C			C1	C2	C3	C4	B5		
Panicum variegatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
Panicum variegatum 'Heavy Metal'	Heavy Metal Switch Grass	30"	28	32	13	16	20		
Panicum variegatum 'Shenandoah'	Shenandoah Red Switch Grass	24"	43	50	20	26	32		
Panicum variegatum 'Northwind'	Northwind Switch Grass	30"	19	21	9	11	14		

PLANTER MATERIAL LIST

Code	Quantity	Botanic Name	Common Name	Size	Root	Spacing
SHADE TREES						
QMA	9	Quercus macrocarpa	Bur Oak	4" CAL	B&B	As Shown
PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS						
AMI	44	Allium 'Millennium'	Millennium Ornamental Onion	#1	Cont.	18" O.C.
AVW	48	Astilbe chinensis 'Visions in White'	Visions in White Astilbe	#1	Cont.	18" O.C.
ANP	52	Athyrium niponicum 'Picatum'	Japanese Painted Fern	#1	Cont.	18" O.C.
BPL	10	Baptisia 'Pink Lemonade'	Decadence Deluxe Pink Lemonade False Indigo	#1	Cont.	36" O.C.
CKF	34	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1	Cont.	18" O.C.
HMA	24	Hakonechloa macra 'Aureola'	Variegated Japanese Forest Grass	#1	Cont.	18" O.C.
HEG	24	Hosta 'Etched Glass'	Shadowland Etched Glass Hosta	#1	Cont.	24" O.C.
NEB	16	Nepeta x faassenii 'Early Bird'	Early Bird Catmint	#1	Cont.	18" O.C.
SGH	80	Sesleria 'Greenlee Hybrid'	Greenlee's Moor Grass	10 flat	Plugs	12" O.C.

LEGEND

	PROPERTY LINE
	SOD
	BUFFALO GRASS TURF SEED & BLANKET
	PLANT ZONE A
	PLANT ZONE B
	PLANT ZONE C

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BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN
WEST

Project Number: 240164
Drawn By: GB
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'



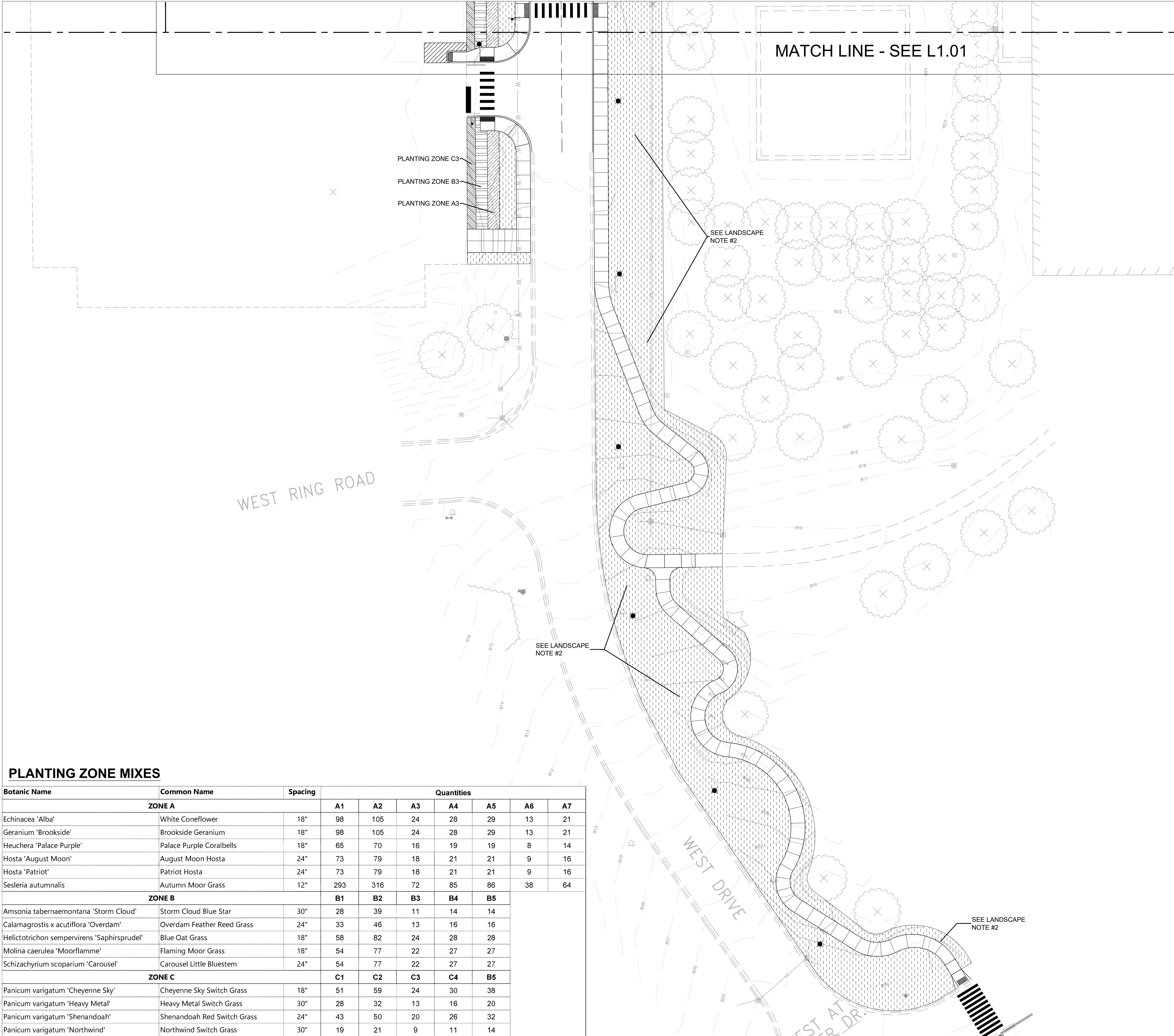
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LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
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BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
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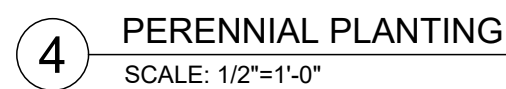
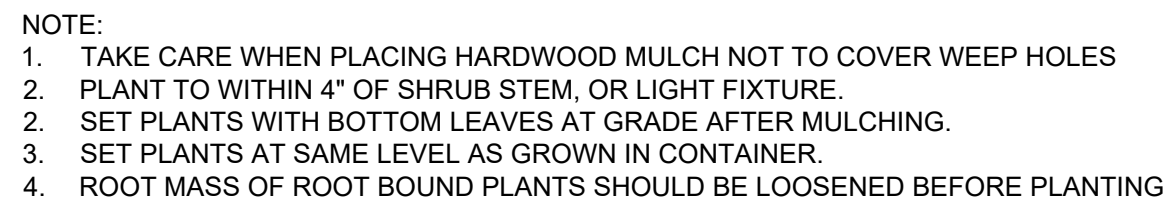
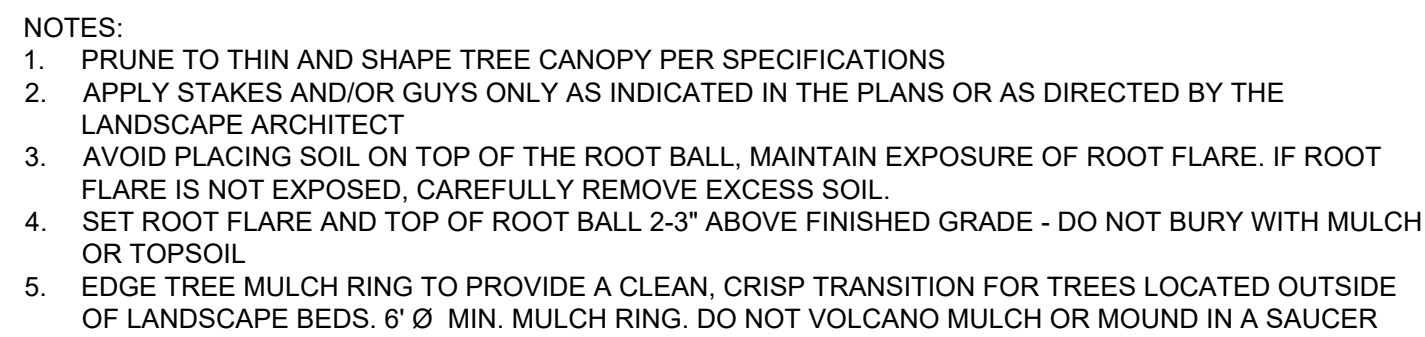
LANDSCAPE PLAN
SOUTH

Project Number: 240164
Drawn By: GB
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'



L1.03



	PROPERTY LINE
	SOD
	BUFFALO GRASS BLANKET
	PLANT ZONE A
	PLANT ZONE B
	PLANT ZONE C

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**BELL WORKS
CHICAGO
WEST VESTIBULE**

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE DETAILS

Project Number:
240164

Scale:


Drawn By:
GB/VO

Sheet:


NORTH

L2.00

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SECTION 329200 - LAWNS AND GRASSES 1.1 SUMMARY A. Section Includes: 1. Sodding 2. Fertilizer 3. Maintenance 1.2 RELATED DOCUMENTS A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, including, but not limited to: 1. Section 311000 Site Clearing 2. Section 312000 Earth Moving 3. Section 329100 Soil and Landscape Bed Preparation, Landscape Excavation and Backfill 4. Section 329300 Woody and Herbaceous Plant Installation 1.3 REFERENCES A. Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" (Standard Specifications) most recent edition. 1.4 DEFINITIONS A. Finish Grade: Elevation of finished surface of planting soil. B. Manufactured Soil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil. C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments. D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil. E. Subsoil: All soil beneath the topsoil layer to be soil profile and typified by the lack of organic matter and soil organisms. F. Weeds: Vegetative species other than specified species to be established in given area. 1.5 SUBMITTALS A. Product Data: For seed mix, fertilizer, mulch and other accessories as indicated. B. Certification of each seed mixture for turfgrass sod. C. Planting Schedule: Indicating anticipated planting dates for each type of planting. D. Operation and Maintenance Data: Include maintenance instructions, cutting method and maximum grass height; types, application frequency, and recommended coverage of fertilizer. 1.6 INSPECTION A. Become familiar with project requirements, site and existing conditions impact on scope of work. B. Inspect existing conditions to verify all previous grading conforms with the drawings and specifications prior to commencing any work under this Section; report any discrepancies to Landscape Architect. C. Failure to report discrepancies to Landscape Architect implies acceptance of existing conditions. Any necessary corrections will be at no cost to the Owner. 1.7 QUALITY ASSURANCE A. Installer's Field Supervision: Provide at least one person thoroughly trained and experienced in the skills required completely familiar with the design and application of the work described in this Section, and who shall be present at all times during progress of the work under this Section and shall direct all work required and performed under this Section. B. Perform Work in accordance with Standard Specifications. C. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory. 1. Report suitability of topsoil for lawn growth. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil. 1.8 QUALIFICATIONS A. Installer: Company specializing in performing work of this section with minimum five years documented experience. 1.9 WORKMANSHIP A. Repair or restore to original condition any damaged areas caused by the landscape contractor. 1.10 DELIVERY, STORAGE, AND HANDLING A. Sod: Harvest, deliver, store, and handle sod according to requirements in TP1's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying. B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. C. Deliver all items to the site in their original containers with all labels intact and legible at time of Owners representative inspection. D. Use all means necessary to protect all items before, during and after installation and to protect the installed work and materials of all trades E. Replacements: 1. Repair all damaged or rejected materials immediately 2. Make all repairs and replacements necessary to the approval of the Owners Representative at no additional cost to the owner. 1.12 GUARANTEE A. Guarantee this portion of the project through the maintenance period and until final acceptance (See Part 3, Acceptance of this section). B. Within the guarantee period, replace all lawn areas which have failed to flourish and produce a stand of turf acceptable to the Owner due to defective materials or workmanship, or unfavorable weather conditions. C. The decision of the Owner for replacement Work shall be conclusive and binding upon the Contractor. D. The Contractor is responsible for all damage to persons or property caused by defective materials or workmanship or by the re-working of areas not acceptable. 1.13 MAINTENANCE SERVICE A. Initial Lawn Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. 1. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established. Minimally, maintenance activities shall occur from initial planting through 30-days after substantial completion. 2. When initial maintenance period has not elapsed before end of planting season, or if lawn is not fully established, continue maintenance during next planting season. 1.14 TURFGRASS SOD A. Turfgrass Sod: Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with TP1's "Specifications for Turfgrass Sod Materials" in its "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted. 1. HGT sod from Bu Solutions, available from: a. Payne Sod Farm / Manteno, IL 60950 / 815.468.6400 / www.paynesodfarm.com b. Central Sod Farm / Plainfield, IL 60585 / 800.310.0402 / www.centralodsil.com 2. Turfgrass Species: Kentucky Bluegrass. B. Harvesting of Sod: 1. Mowing: Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower, with the final mowing not more than seven days before the sod is cut. 2. Cutting: The sod shall be carefully cut into uniform strips one inch thick, and 36-inches long. All strips shall be of the same width, which may be from 12-inches to 18-inches. Strips less than 12-inches or more than 18-inches in width will not be accepted. Each strip shall be rolled as compactly as is possible without breaking the turf. 3. Sod cut for more than 24 hours shall not be used without the approval of the engineer. C. Inspection of Sod: 1. All sod shall be fresh and green when placed. Any sod that is dried out, burred, inferior in quality, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premise and supply suitable material in its place. 1.15 BUFFALO GRASS SEED MIX A. Permanent Grass Seed 1. Buffalo Grass Seed shall be reclaimed seed of feed crop and the year stipulated in the project specification. All seed shall meet the requirements established by the State and Federal Seed and Weed Control Laws, covering law on "Agricultural Seed." 2. Packing and Marking: All seed shall be delivered in sacks unmixek. Seeds shall be packed for delivery in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the State of Illinois. The vendor's name shall show on or be attached to each bag, together with a statement signed by the vendor, showing: a. The kind of seed contained; b. The percentage of purity and germination; c. The percentage of hard seed, if any; d. A statement conforming to the laws of the State of Illinois as hereinbefore mentioned, showing percentage of weed seeds if any. 1.16 TOPSOIL A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content, free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth. 1. Topsoil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. a. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient. 2. Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. a. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources. 1.17 FERTILIZER A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, phosphorous, and potassium. Provide both fertilizers at the specified rates, total target of 1 LB/1000 SF of nitrogen. 1. Pro Step Professional Turf Fertilizer 12-25-12 with 25% Duration start fertilizer, available from Nation Seed, or equal:	2. a. N-Nitrogen 13% 1) 0.75% Ammoniacal Nitrogen 2) 3.25% Urea Nitrogen b. P-Phosphoric Acid 25% c. K-Potash 12% d. Application rate: 1 LB/1000 SF = N 0.52 LB, P 1.0 LB and K 0.48 LB 1) 50-pound bag will cover 12,500 SF 2. End/Rotex 3-3-4 with mycorrhizae, available from Nation Seed, or equal: a. N-Nitrogen 3% b. P-Phosphate 3% c. K-Soluble Potash 4% d. Application Rate: 16.6 LB/1000 SF = N 0.5 LB, P 0.5 LB, K 0.7 LB 1) 50-pound bag will cover 3,000 SF 2.5 EROSION CONTROL BLANKET - Use only if no product is specified by Civil Engineer. A. Available Products: 1. Curlex or Curlex NetFree, manufactured by American Excavator Company / 800.777.7645 / www.curlex.com 2. EroNet Photodegradable ECB Model: DS75 or #150BN, manufactured by Tensar North American Green / 800.836.7271 / www.tensarcorp.com B. Biodegradable anchor staples: 1. GreenStake by Vivagreen, or approved equal 2. Complies with ASTM Biodegradability Standards ASTM D6400. 3. Length: 4-inch minimum 2.6 MULCHES A. Straw Mulch: Provide alndry, clean, mildew- and seed-free, salt hay or threshed straw of wheat, rye, oats, or barley. B. Peat Mulch: Finely divided or granular texture, with a pH range of 6 to 7.5, containing partially decomposed moss peat, native peat, or reed-seege peat and having a water-absorbing capacity of 1100 to 2000 percent.	2. B. Certificate of Substantial Completion: Certificate of substantial completion will be issued for acceptable work at sole discretion of the Landscape Architect. If punch list items are issued with the certificate, they must be corrected within five (5) working days. If items are not corrected within five (5) working days then the certificate of substantial completion will be revoked and resubmitted when the punch list items are corrected. C. Final Acceptance: After the 30-day maintenance period following the date of substantial completion the Landscape Architect and the Owner will review the work for final acceptance. Upon satisfactory completion of repairs and / or replacements the Landscape Architect will certify, in writing, final acceptance of the work, which will serve as evidence that Contractor's obligations have been met. END OF SECTION 329200 SECTION 329300 - PLANTS 1.1 SUMMARY A. Section Includes: 1. Trees. 2. Shrubs. 3. Ground cover. 4. Plants. 1.2 DEFINITIONS A. Backfill: The earth used to replace or to the act of replacing earth in an excavation. B. Finish Grade: Elevation of finished surface of planting soil. C. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil. D. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments. E. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil. F. Subsoil: All soil beneath the topsoil layer to be soil profile and typified by the lack of organic matter and soil organisms. 1.3 SUBMITTALS A. Product Data and/or certificates: For each type of product indicated in Part 2. B. Planting Schedule: Upon authorization to proceed with the work, a schedule indicating the dates of each of the following items will be prepared by the Contractor and submitted to the Landscape Architect: 1. Tagging of plant material in nurseries. 2. Staking of plant locations on the site. 3. Digging and preparation of plant pits and beds. 4. Delivery of plant material to the site. 5. Planting schedule. 6. Substantial completion of the work. C. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of exterior plants during a calendar year. 1.4 QUALITY ASSURANCE A. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress. B. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory. 1. Report suitability of topsoil for plant growth. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil. C. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in the following references: 1. ANSI Z60.1, "American Standard for Nursery Stock." 2. Horstius Third, Cornell University, 1976. D. Preinstallation Conference: Conduct conference at Project site. E. Plant Material Selected by Contractor 1. Contractor shall locate all plant material to be supplied for the project and inform the Landscape Architect and Owner in writing of plant location(s) at least thirty (30) days prior to scheduled installation date. 2. In the event plant material is found to be unacceptable after review by the Landscape Architect, the Contractor shall pursue other sources until acceptable plant material is found, at no additional cost to the Owner and Landscape Architect. 3. Selection or reject of selection at the plant source does not impair the right of the Landscape Architect to review and reject material at the time of shipment, during installation of the work, or after the installation of the work. F. Substitutions 1. If specified landscape material is not obtainable, notify the Landscape Architect, who will identify alternate sources or substitutes. If substitutions are smaller in size than the specified material, credits to be specified material will be made based on comparable cost differentials customary for materials and sizes involved. G. Plant materials shall be subject to final approval by the Landscape Architect at the site. The Landscape Architect reserves the right to reject any plant material that does not meet project specifications at the time of planting. 1.5 DELIVERY, STORAGE, AND HANDLING A. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tee roots or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery and handling. B. Handle planting stock by root ball. C. Notify the Landscape Architect and the Owner forty-eight hours in advance of all delivery times for plant material. D. Deliver exterior plants after preparations for planting have been completed and installed immediately. If planting is delayed more than six hours after delivery, set exterior plants and trees in shade, protect from weather and mechanical damage, and keep roots moist. E. Seeding shall be done by workers experienced in this type of work. 6. No seeding shall be done on an area compacted by rain until the soil is brought back to a friable condition. 1.6 EROSION CONTROL A. Seeding 1. The Contractor shall install erosion control blanket as specified in the plans for all seeded areas. 2. Within 24 hours of seed placement, blanket shall be placed on the areas specified. Prior to placing the blanket, the areas to be covered shall be relatively free of rocks or clods over 1 1/2 inches in diameter, and sticks or other foreign material which will prevent the close contact of the blanket with the seed bed. 3. If, as a result of rain, the prepared seed bed becomes crusted or eroded, or if eroded places, ruts, or depressions exist for any reason, the Contractor shall rework the soil until it is smooth and reseed such areas which are reworked. After the area has been properly shaped, fertilized, and seeded, the blanket shall be laid out flat, evenly, and smoothly, without stretching the material. The erosion control blanket shall be placed so that the netting is on the top and the fibers are in contact with the soil. 4. For placement in ditches, the erosion control blanket shall be applied parallel to the centerline of the ditch so that there are no longitudinal seams within 2 feet of the bottom centerline of the ditch. The blanket shall be tied in on the upslope edge and shingled or overlapped with the flow. 5. On slopes, the blanket shall be applied either horizontally or vertically B. Maintenance During Seed Establishment 1. Maintenance including watering of grass shall continue until all seeding work under this contract has been completed and accepted by the Owner. 2. Watering a. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes. 1.7 MAINTENANCE A. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations, until work under this contract has been completed and accepted by the Owner. 1. Watering a. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes.	2.5 FERTILIZER A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, phosphorous, and potassium. Provide the following fertilizer at the specified rate of 0.75 LB/100 SF: a. N-Nitrogen 3% b. P-Phosphate 4% c. K-Soluble Potash 3% d. Application Rate: 25 LB/1000 SF = N 0.75 LB, P 1.0 LB, K 0.75 LB 1) 50-pound bag will cover 2,000 SF 2.5 MULCHES A. Organic Mulch: Hardwood bark mulch shall be shredded or double-grund, composted hardwood, not to exceed two (2) inches in its largest dimension, free of foreign matter, sticks, stones, roots, soil and/or other unacceptable material. 1. Proportion of fines (material passing sieve size #60) shall not exceed 10% as determined by weight. 2. Contractor shall provide a mulch sample in a 1-qt ziplock bag to the Landscape Architect project manager for review and approval, before starting work. 2.8 WEED PREVENTERS A. Preen Garden Weed Preventer: Apply to mulched planting beds after installation of plant material at the recommended rates. 2.9 PLANTING SOIL MIX A. Planting Soil Mix: Mix topsoil with the following soil amendments and fertilizers in the following quantities: 1. Ratio of Loose Soil Conditioner to Topsoil by Volume: 1:4. 2. Weight of Fertilizer per 1000 Sq Ft: 25 pounds. 2.10 ANTI-TRANSPARENT A. Anti-transparent shall be a protective film emulsion providing protective film over evergreen plant surfaces only, permeable to permit transpiration, as manufactured by Will Pruf Products, Inc. or approved equal. Mix and apply in accordance with manufacturer's instructions. 2.11 HERBICIDE A. Herbicides shall be products with rates of application that conforms to registered uses and is applied by a licensed professional applicator. 1. For woody materials ten (10)' feet or further from a water body: Garlon 4 herbicide as manufactured by DowElanco or approved equal. 2. For woody and/or herbaceous material ten (10)' feet or further from a water body: Roundup Pro herbicide as manufactured by DowElanco or approved equal. 3. For woody and herbaceous materials within ten (10)' feet of a water body: Rodeo herbicide as supplied by DowElanco or approved equal. 2.12 PESTICIDES, INSECTICIDES, FUNGICIDES, ETC. A. If plant material becomes infected with any pests or insects, the most practical and environmentally benign methods should be utilized to control the problem. All products should comply with government regulations and be applied by a licensed applicator. The Landscape Architect reserves the right to ask for certification. 2.13 WATER A. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes. 2.14 GUYING AND STAKING MATERIALS A. Guying and staking shall only be performed as noted on the plans or as directed by the Landscape Architect. 1. Stakes for tree support shall be hardwood free from knots or rot, cross grain or other defects that would impair strength. Stakes shall be a minimum of 2" by 2" in diameter by 8'-0" long and pointed on one end. 2. Ground anchors for guying shall be 2" x 2" x 3'-0" long wood stake, pointed on one end. 3. Guying wire shall be 12 gauge annealed galvanized steel. 4. Guying cable shall be a minimum of five strands, making a 3/16" diameter steel cable. 5. Hose chafing guards shall be new or used 2-ply, one half inch reinforced rubber or plastic hose and shall be the same color for the project. Length shall be one and one-half times the circumference of the plant at its base. 6. Survey flags to be fastened to guy wires shall be white plastic surveyor's tape, 6" in length. 7. Turnbuckles shall be galvanized or cadmium-plated steel and have a 3" minimum lengthwise opening fitted with screw eyes. 2.15 ACCEPTANCE A. Completion of the Work: Upon completion of work, the Contractor shall notify the Landscape Architect and the Owner at least ten (10) days prior to requested date of substantial completion of all or portions of the work. Landscape Architect will review all of the work and prepare a punch list of work not installed or not installed in conformance with the contract documents. All work in the punch list must be completed within five (5) working days from date of issue. Where work does not comply with requirements, replace rejected work and continue specified protection and maintenance until reviewed by Landscape Architect and found to be acceptable. B. Certificate of Substantial Completion: Certificate of substantial completion will be issued for acceptable work at sole discretion of the Landscape Architect. If punch list items are issued with the certificate, they must be corrected within five (5) working days. If items are not corrected within five (5) working days then the certificate of substantial completion will be revoked and resubmitted when the punch list items are corrected. C. Warranty: 1. Warranty for a period of one (1) year, following the certificate of Final Acceptance, all work, against any defects (including death and unsatisfactory growth) as determined by the Landscape Architect. Defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the Contractor's control are exceptions. Should questions arise concerning the responsibility of replacement, the Landscape Architect shall be the sole judge of the need for replacement. 2. Remove and replace all work found to be dead or in unhealthly condition during warranty period as determined by Landscape Architect or Owner. 3. Replacements shall match adjacent specimens of same species. Replacements are subject to all requirements stated in the contract documents and are subject to review by the Landscape Architect at the project site and should be installed during appropriate planting seasons. 4. Repair grades, paving and any other damage resulting from replacement planting operations, at no additional cost to the Owner. 5. Replacements made during the warranty period will not carry any warranty. END OF SECTION 329300
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EXP: 11/30/2025

3	REISSUE FOR PERMIT	10/07/2025
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REV	DESCRIPTION	DATE
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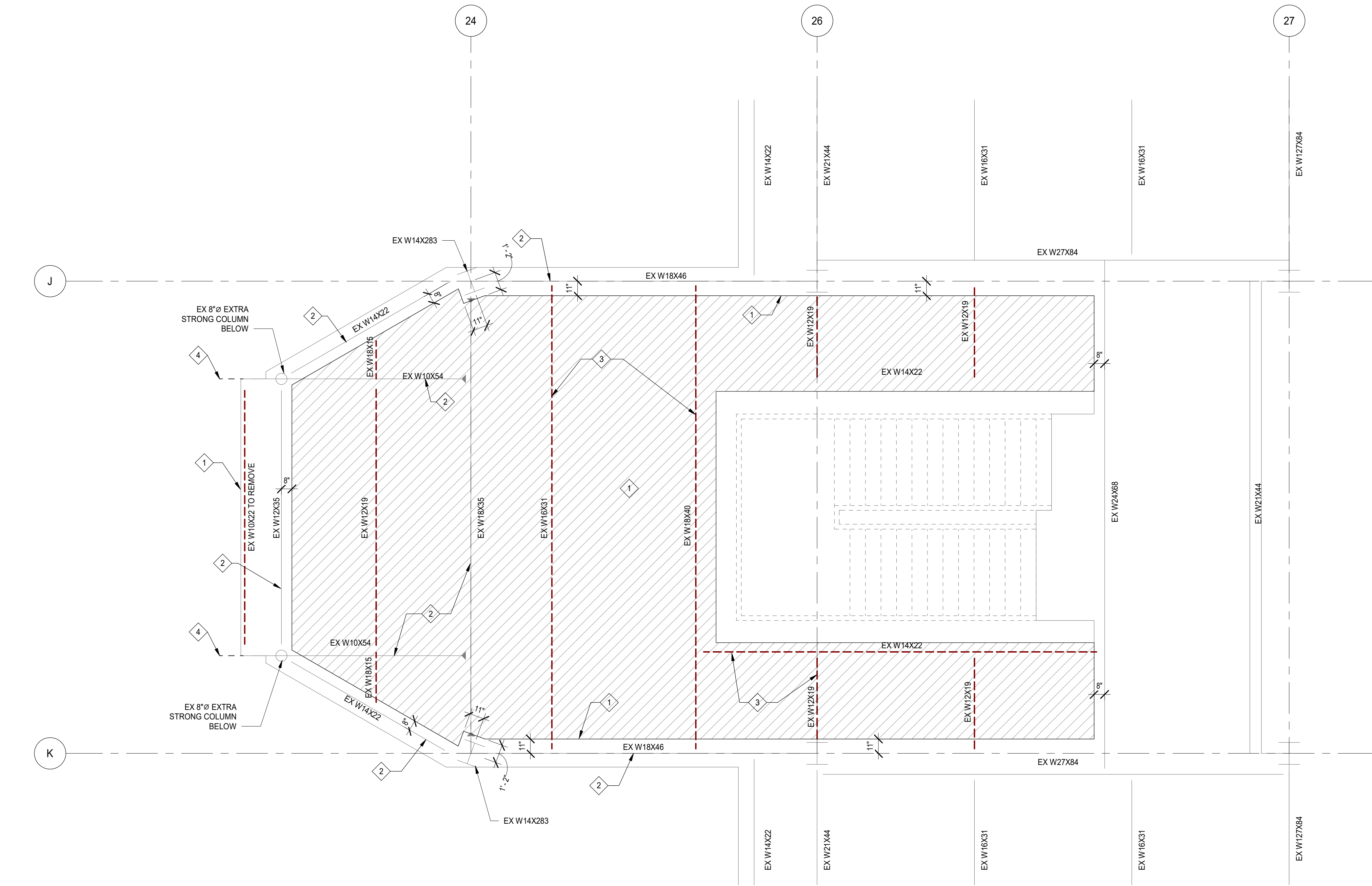
BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE DETAILS

Project Number:	Scale:	as noted
240164		
Drawn By:	GB/VO	
Sheet:	S8	

L2.01



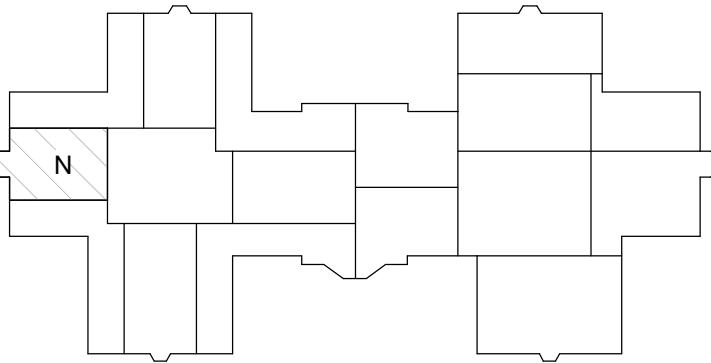
1 WEST VESTIBULE DEMO FRAMING PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"

KEY NOTES
1 REMOVE STEEL DECK SLAB TO INDICATED DIMENSIONS FROM GRID LINES/STEEL BEAM CENTERLINES.
2 STEEL BEAMS TO REMAIN, INDICATED BY SOLID LINE.
3 STEEL BEAMS TO BE REMOVED, INDICATED BY DASHED LINE.
4 CUT BACK END OF STEEL BEAM TO INDICATED DIMENSION.



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REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVISION	10/07/2025
2	ISSUED FOR PERMIT REVISION	09/16/2025
3	ISSUED FOR PERMIT REVISION	08/05/2025
4	ISSUED FOR PERMIT	02/05/2025

**BELL WORKS
CHICAGO - WEST
VESTIBULE**

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

**ENLARGED THIRD FLOOR
STRUCTURAL DEMO
PLAN - WEST VESTIBULE**

Project Number:
200072
Drawn By:
L.B.
Sheet:

SD2.1-WV



02/05/2025
Exp. 11-30-2026

GENERAL NOTES

1. GENERAL BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
2. DESIGN LIVE LOADS:
- A. OFFICE BUILDINGS:
- OFFICES 50 PSF OR 2000 LBS. CONCENTRATED LOAD PLUS PLUS 20 PSF PARTITION LIVE LOAD
 - LOBBIES AND 1ST FLOOR CORRIDORS 100 PSF OR 2000 LBS. CONCENTRATED LOAD
 - CORRIDORS ABOVE 1ST FLOOR 100 PSF OR 2000 LBS. CONCENTRATED LOAD
- B. ROOFS:
- ORDINARY 20 PSF OR 300 LBS. CONCENTRATED LOAD
 - AWNINGS AND CANOPIES 20 PSF
- STAIRS & EXITS 100 PSF
- MECHANICAL ROOMS 100 PSF OR ACTUAL EQUIPMENT WEIGHT
- WALKWAYS/ELEVATED PLATFORMS 100 PSF

SEE PLANS FOR SPECIAL LIVE LOAD AREAS.

DESIGN LIVE LOADS HAVE BEEN REDUCED ACCORDING TO INDICATED GENERAL BUILDING CODE.

3. WIND DESIGN DATA:
- A. BASIC WIND SPEED (3-SECOND GUST): 115 MPH
- B. IMPORTANCE FACTOR (Iw): 1.0
- C. OCCUPANCY CATEGORY: II
- D. WIND EXPOSURE: 15
4. SNOW DESIGN DATA:
- A. GROUND SNOW LOAD (Pg): 25 PSF
- B. FLAT ROOF SNOW LOAD (P_f): 30 PSF
5. REFERENCES TO STANDARDS ARE TO EDITIONS INDICATED IN SPECIFICATIONS AND APPLICABLE BUILDING CODE.
6. CONSTRUCTION MANAGER SHALL SUBMIT ANTICIPATED LOCATIONS OF CONSTRUCTION JOINTS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
7. PRINCIPAL OPENINGS ARE INDICATED ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, CURBS AND INSERTS.
8. THE STRUCTURAL DRAWINGS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE CONSTRUCTION MEANS AND METHODS, SEQUENCES, PROCEDURES, TEMPORARY CONDITIONS, OR TEMPORARY SHORING AND BRACING.
9. SUBMIT SHOP DRAWINGS AND SUPPORTING CALCULATIONS, PERFORMED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS, FOR PRE-FABRICATED OR PRE-ENGINEERED ELEMENTS INCLUDING BUT NOT LIMITED TO PRECAST CONCRETE FRAMING, STRUCTURAL STEEL CONNECTIONS, STEEL STAIRS, LIGHT GAUGE STEEL FRAMING, EXTERIOR STEEL STUD BACKUP, ETC.

EXISTING CONSTRUCTION NOTES

1. EXISTING CONSTRUCTION INDICATED ON DRAWINGS IS FOR REFERENCE ONLY. VERIFY HORIZONTAL AND VERTICAL DIMENSIONS OF EXISTING CONSTRUCTION BEFORE WORK IS BEGUN. REPORT ANY VARIATION BETWEEN INDICATED DIMENSIONS AND MEASURED DIMENSIONS TO ARCHITECT/ENGINEER.
2. EXISTING CONSTRUCTION HAS NOT BEEN VERIFIED FOR CONFORMANCE WITH REQUIREMENTS OF APPLICABLE BUILDING CODE EXCEPT FOR AREAS DIRECTLY AFFECTED BY MODIFICATIONS INDICATED ON STRUCTURAL DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCES AND SHALL PROVIDE ADEQUATE SHORING AND TEMPORARY BRACING FOR EXISTING CONSTRUCTION INDICATED ON STRUCTURAL DRAWINGS.
4. DRILLING INTO EXISTING CONCRETE SHALL BE PERFORMED IN A MANNER THAT AVOIDS DAMAGE TO EXISTING REINFORCEMENT. UTILIZE BAR DETECTION METHODS TO LOCATE REINFORCEMENT PRIOR TO DRILLING.
5. THOROUGHLY CLEAN THE FACE OF CONCRETE SURFACES CUT FROM EXISTING CONCRETE. ALLOW SURFACE TO COMPLETELY DRY. COAT WITH AN APPROVED BONDING AGENT AND FINISH WITH AN APPROVED PATCHING COMPOUND. CUT OFF EXPOSED REINFORCEMENT AND GROUND FLUSH TO THE NEW CONCRETE SURFACE AND FINISH WITH AN EPOXY PAINT.
6. WHERE EXISTING CONCRETE REINFORCEMENT IS TO BE REUSED IN PLACE, REMOVE CONCRETE IN A MANNER THAT MINIMIZES DAMAGE TO THE REINFORCEMENT. REPLACE DAMAGED REINFORCEMENT IN A MANNER APPROVED BY THE ARCHITECT/ENGINEER.
7. EXISTING STRUCTURAL FRAMING AND LAYOUT IS BASED UPON EXISTING DRAWINGS PREPARED BY CHRIS P. STEFANOS ASSOCIATES DATED 01/6/89.
8. EXISTING STRUCTURE MATERIAL PROPERTY SUMMARY:
- | | |
|---|----------|
| STEEL BEAM YIELD STRENGTH (F _y): | 36 KSI |
| STEEL COLUMN YIELD STRENGTH (F _y): | 36 KSI |
| CONCRETE SLAB AND BEAM COMP. STRENGTH (F _c): | 3000 PSI |
| CONCRETE WALL COMPRESSIVE STRENGTH (F _c): | 4000 PSI |
| CONCRETE FOUNDATION COMPRESSIVE STRENGTH (F _c): | 4000 PSI |
| STEEL REINFORCEMENT YIELD STRENGTH (F _y): | 60 KSI |

CONCRETE CORING NOTES

1. CORING OF CONCRETE STRUCTURAL ELEMENTS IS NOT PERMITTED UNLESS INDICATED ON THE STRUCTURAL DRAWINGS, APPROVED BY THE ARCHITECT/ENGINEER IN WRITING OR CORING MEETS THE CRITERIA LISTED BELOW.
2. CORING THROUGH COLUMNS, BEAMS, GIRDERS OR JOISTS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
3. CORING OF ONE-WAY SLABS IS PERMITTED PROVIDED THE LONGITUDINAL TOP AND BOTTOM REINFORCEMENT IS LOCATED AND AVOIDED UTILIZING NON-DESTRUCTIVE TESTING METHODS. SUBMIT REQUEST IN WRITING TO ARCHITECT/ENGINEER WHEN CUTTING OF LONGITUDINAL REINFORCEMENT IS REQUIRED. CUTTING OF TEMPERATURE REINFORCEMENT IS PERMITTED. SAW CUTTING OF ONE-WAY SLABS IS PERMITTED WHEN APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
4. CORING OF FROST WALLS/FOUNDATION WALLS SUPPORTED BY CONTINUOUS FOOTING FOUNDATIONS IS PERMITTED. CORING OF CONTINUOUS FOOTING FOUNDATIONS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
5. CORING OF BASEMENT WALLS IS PERMITTED PROVIDED THE WALL REINFORCEMENT IS LOCATED AND AVOIDED UTILIZING NON-DESTRUCTIVE TESTING METHODS. SUBMIT REQUEST IN WRITING TO ARCHITECT/ENGINEER WHEN CUTTING OF WALL REINFORCEMENT IS REQUIRED. SAW CUTTING OF BASEMENT WALLS IS PERMITTED WHEN APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

STEEL DECK NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) / STEEL DECK INSTITUTE (SDI) STANDARDS.
2. FLOOR STEEL DECK SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI.
3. WHERE INDICATED ON DRAWINGS, PROVIDE 1 1/2" DEEP x 20 GAGE, NON-COMPOSITE STEEL FORM DECK WITH A GALVANIZED FINISH AND WELDS WITH SUPPORT FASTENERS OF 5/8" PUDDLE WELDS IN A 360 PATTERN AND SIDELAP FASTENERS OF 3/10" TEK SCREWS PER SPAN. DO NOT EXCEED 36" OR ONE-HALF OF DECK SPAN FOR SIDELAP FASTENER SPACING.

POST INSTALLED MECHANICAL ANCHOR NOTES

1. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, MECHANICAL ANCHORS IN NORMAL OR LIGHTWEIGHT CONCRETE SHALL UTILIZE CARBON STEEL HILTI KWIK BOLT T2 EXPANSION ANCHORS. THE STAINLESS STEEL ANCHOR BODY, NUT, WASHER AND EXPANSION SLEEVE SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS.
3. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER AND EMBEDMENT DEPTH WITHIN ANSI TOLERANCES.
4. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.
5. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ANCHOR INSTALLATION.
6. INSTALL ANCHORS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS.

CONCRETE NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS.
2. PROVIDE NORMAL WEIGHT CONCRETE WITH SAND AND GRAVEL OR CRUSHED STONE AGGREGATES AND A COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
3. PROVIDE CONCRETE PROTECTION FOR DEFORMED BAR REINFORCEMENT AS INDICATED BELOW (UNLESS NOTED OTHERWISE ON THE DRAWINGS). THE INDICATED COVER APPLIES TO FIRE-RESISTANCE RATINGS OF 2 HOURS OR LESS (UNLESS INDICATED AS A 3 OR 4 HOUR RATING). SEE ACI 318 AND THE GENERAL BUILDING CODE FOR CONDITIONS NOT INDICATED.
- A. CONCRETE CAST AGAINST EARTH 3"
- B. CONCRETE EXPOSED TO EARTH OR WEATHER:
- a. GRADE BEAMS (SIDES FORMED) 2" SIDES AND TOP
- b. BASEMENT WALLS AND WALLS (FORMED) 1 1/2" EXTERIOR FACE
- #6 BARS AND SMALLER 2" EXTERIOR FACE
 - #6 BARS AND GREATER
- c. COLUMNS AND PILASTERS 1 5/8"
- #3 TIES OR SPIRALS 1 1/2"
 - #4 OR #5 TIES / SPIRALS
- d. SLABS #5 BARS AND SMALLER 1 1/2"
- #6 BARS AND GREATER 2"
- C. CONCRETE EXPOSED TO CORROSIVE ENVIRONMENTS AND DEICING SALTS (UNLESS PROTECTION TO REINFORCEMENT IS SPECIFIED):
- a. SLABS 1 1/2"
- b. WALLS 2"
- D. CONCRETE NOT EXPOSED TO EARTH, WEATHER OR CORROSIVE ENVIRONMENTS:
- a. WALLS 3/4"
- b. SLABS 1 1/2"
- 3/4" OTHERWISE

4. REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- A. DEFORMED BAR REINFORCEMENT, #3 BARS THROUGH # 18 BARS, PER ASTM A615 - GRADE 60.
- B. WELDABLE DEFORMED BAR REINFORCEMENT PER ASTM A706. WELDING PER AWS D1.4.
- C. WELDED PLAIN WIRE REINFORCEMENT (WWR) OF COLD-DRAWN WIRE (70,000 PSI YIELD) PER ASTM A185.
5. STRUCTURAL FIBERS SHALL CONFORM TO MACRO SYNTHETIC, MONOFILAMENT, "COARSE FIBERS" MADE FROM VIRGIN POLYOLEFIN THAT HAVE AN EQUIVALENT DIAMETER OF AT LEAST 0.016-INCHES (0.4 MM) BUT NOT GREATER THAN 0.025-INCHES (1.25 MM) WITH A MINIMUM ASPECT RATIO OF LENGTH/EQUIVALENT DIAMETER OF AT LEAST 50 PER ASTM C1599 AND ASTM C1609.
6. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI 315.
7. SPLICE REINFORCING BARS ONLY AS INDICATED ON DRAWINGS EXCEPT LAP SPLICE REINFORCING BARS DESIGNATED AS "CONTINUOUS" OR "CONT." WITH CLASS B LAP SPLICES. LAP SPLICE CONTINUOUS REINFORCING BARS AT SUPPORTS FOR BOTTOM BARS AND AT MIDSPAN FOR TOP AND SIDE BARS.
8. HOOK UNSCHEDULED TOP AND SIDE REINFORCING BARS AT DISCONTINUOUS ENDS.
9. LOCATE JOINTS NOT INDICATED TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE.
- A. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED.
- B. LOCATE VERTICAL JOINTS IN MIDDLE THIRD OF SPANS OF NON POST-TENSIONED SLABS, BEAMS OR GIRDERS, UNLESS A BEAM INTERSECTS A GIRDER AT MIDDLE LOCATION, IN WHICH CASE OFFSET JOINTS IN GIRDERS TWICE WIDTH OF BEAM.
14. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS TO EXPOSE AGGREGATE UNIFORMLY, LEAVING NO LAITANCE, LOOSEENED PARTICLES OR DAMAGED CONCRETE.
15. FOR SLABS-ON-GRADE REINFORCED WITH WELDED WIRE REINFORCEMENT (WWR) OR DEFORMED BAR CONCRETE REINFORCEMENT, 12 FEET IS MAXIMUM SPACING FOR CONTROL JOINTS.
16. PROVIDE CHAMFERS, DRIP LEDGES, SCUPPERS AND WASHES AS DETAILED ON ARCHITECTURAL DRAWINGS.
17. CONCRETE ELEMENTS EXPOSED TO WEATHER ARE NOT WATER TIGHT AND WILL DEVELOP CRACKS. CONFIRM REQUIREMENTS FOR SEALING AND/OR TREATING OF CONCRETE WITH ARCHITECTURAL DRAWINGS.
18. DO NOT PLACE SLEEVES OR OPENINGS THROUGH GRADE BEAMS, FLOOR BEAMS, COLUMNS OR JOISTS UNLESS INDICATED ON THE STRUCTURAL DRAWINGS OR ACCEPTED IN WRITING BY ARCHITECT/ENGINEER. SLEEVES OR OPENINGS 12-INCH SQUARE OR SMALLER MAY BE PLACED IN WALLS AND ONE-WAY SLABS.
19. REMOVAL OF FORMWORK:
- A. EXCEPT AS HEREIN SPECIFIED, REMOVE FORMWORK AND RESHORE ACCORDING TO ACI 301 AND RECOMMENDATIONS OF ACI 347 TO ENSURE COMPLETE SAFETY OF FORMWORK AND STRUCTURE.
- B. FORMWORK FOR COLUMNS, WALLS, SIDES OF BEAMS AND OTHER PARTS NOT SUPPORTING WEIGHT OF CONCRETE MAY BE REMOVED AFTER CONCRETE HAS HARDENED SUFFICIENTLY TO RESIST DAMAGE FROM FORMWORK REMOVAL OPERATIONS.
20. EPOXY-COATED REINFORCEMENT:
- A. EPOXY-COATING OF REINFORCEMENT SHALL CONFORM TO ASTM A 775.
- B. REPAIR DAMAGED EPOXY-COATING WITH PATCHING MATERIAL CONFORMING TO ASTM A 775.
- C. REPAIR ACCORDING TO PATCHING MATERIAL, MANUFACTURER'S RECOMMENDATIONS.
- D. FASTEN EPOXY-COATED REINFORCEMENT WITH NYLON-, EPOXY-, OR PLASTIC-COATED WIRE OR EQUIVALENT.
- E. SUPPORT EPOXY-COATED REINFORCEMENT FROM FORMWORK ON COATED WIRE BAR SUPPORTS OR ON BAR SUPPORTS MADE OF DIELECTRIC MATERIAL OR EQUIVALENT.
- F. DO NOT WELD EPOXY-COATED REINFORCEMENT.
- G. DO NOT FIELD BEND EPOXY-COATED REINFORCEMENT.
- H. COAT ENDS OF EPOXY-COATED REINFORCEMENT CUT IN FIELD WITH SAME MATERIAL USED FOR REPAIR OF COATING DAMAGE.
- I. FADING OF COLOR OF COATING SHALL NOT BE CAUSE FOR REJECTION.
- J. REMOVE MUD, OIL, OR OTHER MATERIALS THAT MAY ADVERSELY AFFECT OR REDUCE BOND. DO NOT CLEAN REINFORCEMENT WITH A MATERIAL OR BY A METHOD THAT WILL DEGRADATE EPOXY-COATING.
- K. INCREASE TENSION DEVELOPMENT AND LAP SPLICE LENGTHS BY 1.5 FOR BARS WITH COVER LESS THAN 3 BAR DIAMETERS AND BY 1.2 FOR OTHER BARS.

STRUCTURAL STEEL NOTES

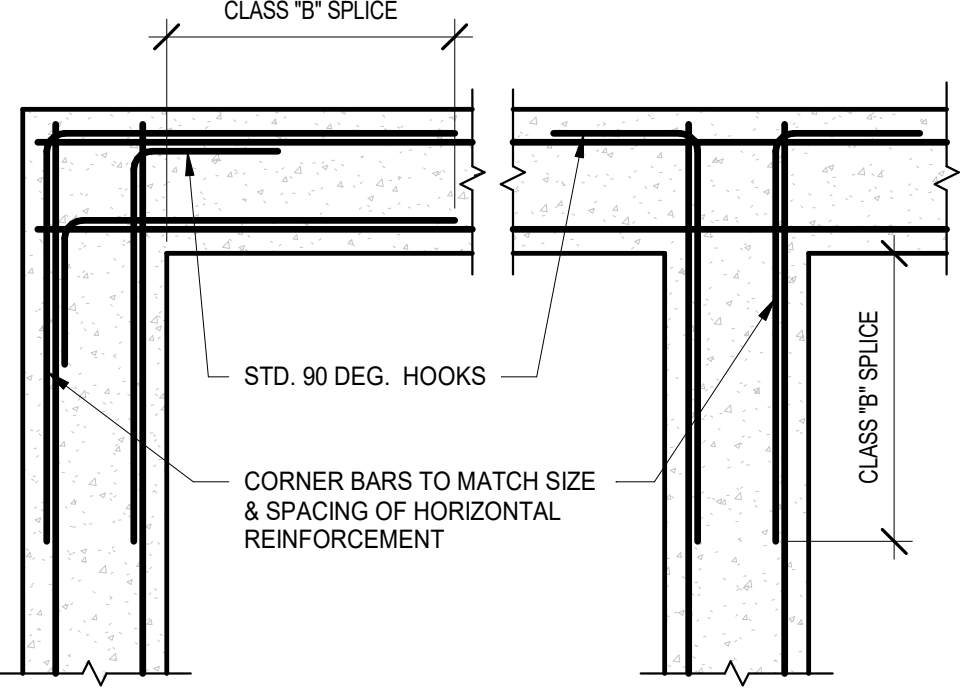
1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STANDARDS.
2. STRUCTURAL STEEL MATERIAL REQUIREMENTS:
- A. WIDE FLANGED AND TEE SHAPES SHALL CONFORM TO ASTM A992.
- B. PLATES, ANGLES AND CHANNELS SHALL CONFORM TO ASTM A36.
- C. ROUND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE C (F_y = 46 KSI).
- D. SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE C (F_y = 50 KSI).
- E. ANCHOR RODS SHALL CONFORM TO ASTM F1554 - GRADE 55 UNLESS NOTED OTHERWISE ON THE DRAWINGS.
3. STRUCTURAL STEEL CONNECTION REQUIREMENTS:
- A. STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF THE AISC.
- B. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT INDICATED IS PROHIBITED.
- C. SELECT CONNECTIONS NOT INDICATED ON DRAWINGS FROM APPROPRIATE TABLES OF THE AISC MANUAL.
- D. DESIGN BEAM-TO-BEAM AND BEAM-TO-COLUMN SHEAR CONNECTIONS FOR 40% OF SHEAR CAPACITY OF WEB, OR REACTION INDICATED ON DRAWINGS, WHICHEVER IS GREATER.
- E. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.
- F. PROVIDE CONTINUOUS FILLET WELDS MEETING THE MINIMUM REQUIREMENTS OF AISC WITH A MINIMUM SIZE OF 3/16" UNLESS NOTED OTHERWISE.
- G. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL CONFORM TO ASTM A325 OR A490, UNLESS NOTED OTHERWISE.
- H. SUBMIT DESIGN CALCULATIONS FOR STRUCTURAL STEEL CONNECTIONS UNLESS DESIGN IS SPECIFICALLY INDICATED ON THE DRAWINGS. DESIGN CALCULATIONS SHALL BE BASED UPON LOADING CRITERIA INDICATED ON THE DRAWINGS AND SHALL BE PERFORMED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS.
4. PAINT STRUCTURAL STEEL NOT RECEIVING FIREPROOFING ACCORDING TO SPECIFICATIONS, UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS.
5. TOUCH UP FIELD WELDS AND CONNECTIONS OF PAINTED STRUCTURAL STEEL WITH SAME PAINT AS USED IN SHOP.
6. UNLESS NOTED OTHERWISE, GALVANIZE STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO ELEMENTS AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123. SEAL WELD CONNECTIONS PRIOR TO GALVANIZING. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.
7. ERECT STEEL BEAMS WITH CAMBER AS INDICATED ON DRAWINGS. BEAMS WITH SPECIFIED CAMBER OF 1/2" OR GREATER SHALL BE PHYSICALLY CAMBERED. IF CAMBER IS NOT INDICATED ON THE DRAWINGS, BEAMS ARE TO BE FABRICATED AND ERECTED WITH "INCIDENTAL" CAMBER UP.
8. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS.

POST INSTALLED ADHESIVE (CHEMICAL) ANCHOR NOTES

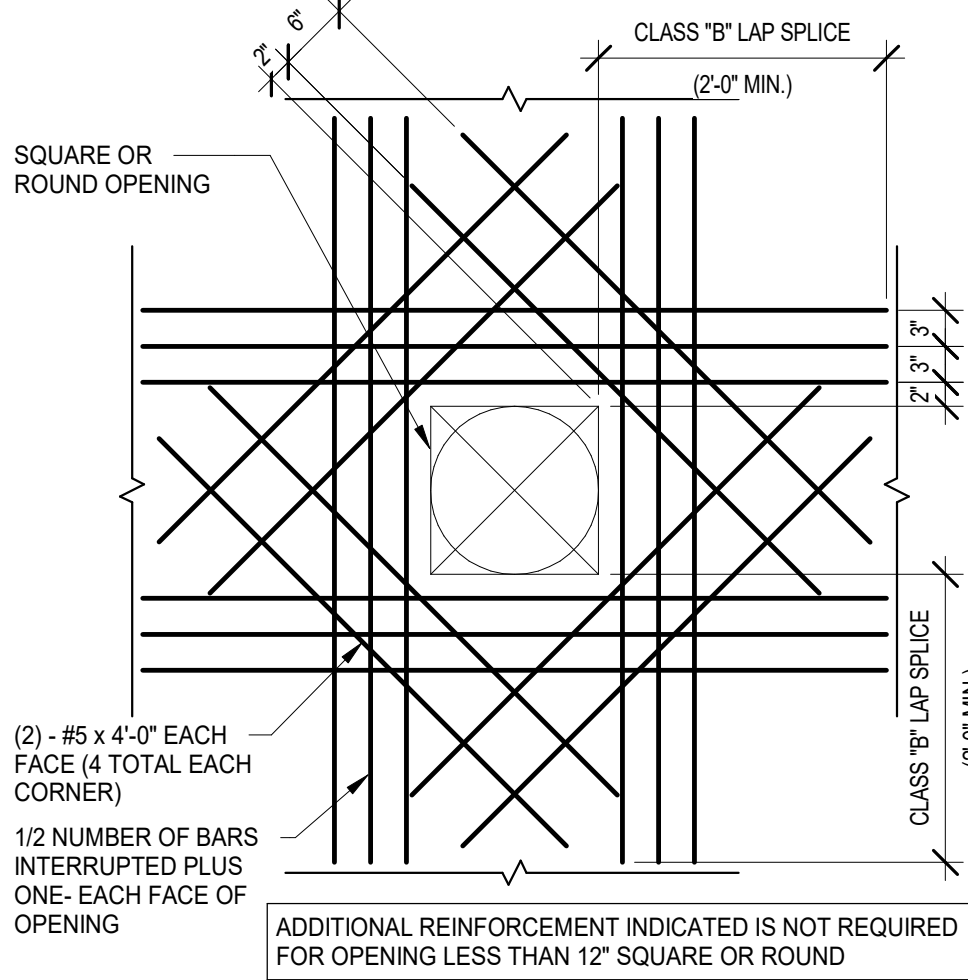
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2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN NORMAL WEIGHT CONCRETE SHALL UTILIZE HILTI HIT-HY 200 SAFE SET INJECTABLE ADHESIVE SYSTEM WITH HILTI HIT-Z CARBON STEEL ANCHOR RODS. THE STAINLESS STEEL ANCHOR RODS SHALL BE HILTI HIT-Z-R AND SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS. (NOTE: IF BASE MATERIAL TEMPERATURE IS LESS THAN 41 DEGREE FAHREHEIT AT THE TIME OF INSTALLATION, THEN CLEANING OF THE DRILLED HOLE IS REQUIRED).
3. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN SOLID GROUTED CONCRETE MASONRY UNITS SHALL UTILIZE HILTI HIT-HY 70 INJECTABLE MASONRY ADHESIVE WITH HILTI HAS-E CARBON STEEL CONTINUOUSLY THREADED ANCHOR RODS. THE STAINLESS STEEL CONTINUOUSLY THREADED ANCHOR RODS SHALL BE HILTI HAS-R 304 AND SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS.
4. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN HOLLOW CONCRETE MASONRY UNITS SHALL UTILIZE HILTI HIT-HY 70 INJECTABLE MASONRY ADHESIVE WITH HILTI HAS-E THREADED RODS AND SCREEN TUBES. WHEN INDICATED ON THE DRAWINGS, STAINLESS STEEL RODS SHALL CONFORM TO AISI 304 OR 316.
5. HEX NUTS SHALL CONFORM TO ASTM A 563 GRADE DH FOR CARBON STEEL ANCHOR RODS AND ASTM F 594 FOR STAINLESS STEEL ANCHOR RODS.
6. WASHERS SHALL CONFORM TO ASTM F 436 FOR CARBON STEEL ANCHOR RODS AND ASTM A 240 FOR STAINLESS STEEL ANCHOR RODS.
7. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER AND EMBEDMENT DEPTH IN DRY CONCRETE/MASONRY WITHIN ANSI TOLERANCES.
8. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.
9. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ADHESIVE INJECTION.
10. INJECT ADHESIVE ONLY WHEN BASE MATERIAL TEMPERATURES ARE WITH MANUFACTURER'S DESIGNATED RANGE.
11. INSTALL ANCHORS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT DISTURB OR LOAD ANCHOR RODS UNTIL DESIGNATED ADHESIVE CURE TIME HAS ELAPSED OR UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.
12. POST INSTALLED ADHESIVE (CHEMICAL) ANCHORS ARE NOT PERMITTED FOR OVERHEAD USE.

DRILLED REINFORCING BAR DOWEL NOTES

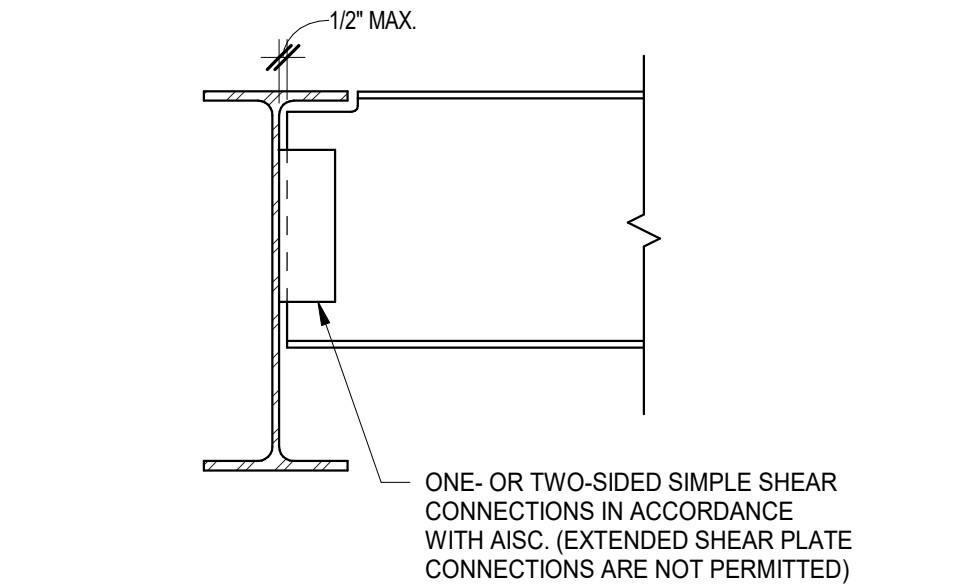
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2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, DEFORMED REINFORCING BAR DOWELS DRILLED AND PLACED IN NORMAL WEIGHT CONCRETE SHALL UTILIZE HILTI HIT-HY 200 INJECTABLE ADHESIVE.
3. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER IN DRY CONCRETE WITHIN ANSI TOLERANCES. PROVIDE EMBEDMENT DEPTHS AS INDICATED ON THE DRAWINGS BUT NOT LESS THAN TEN (10) BAR DIAMETERS.
4. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.
5. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ADHESIVE INJECTION.
6. INJECT ADHESIVE ONLY WHEN BASE MATERIAL TEMPERATURES ARE WITH MANUFACTURER'S DESIGNATED RANGE.
7. INSTALL REINFORCING BARS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT DISTURB OR LOAD REINFORCING BARS UNTIL DESIGNATED ADHESIVE CURE TIME HAS ELAPSED OR UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.



1 TYPICAL CONCRETE WALL CORNER BAR DETAIL
SCALE: 3/4" = 1'-0"



2 TYPICAL CONCRETE WALL OPENING DETAIL
SCALE: 3/4" = 1'-0"

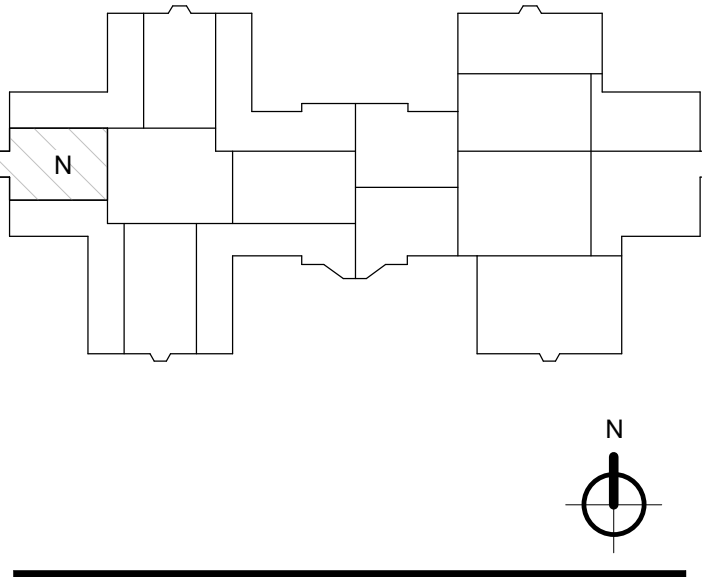


3 TYPICAL BEAM-TO-GIRDER CONNECTION DETAIL
SCALE: 1" = 1'-0"



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REV	DESCRIPTION	DATE

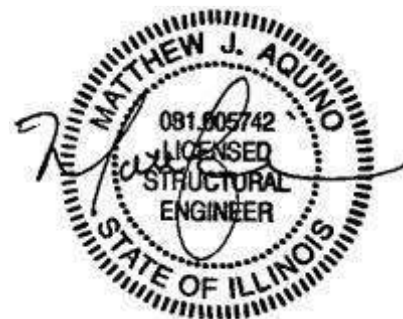
BELL WORKS
CHICAGO - WEST
VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

GENERAL NOTES

Project Number:
200072
Drawn By:
L.B.
Sheet:

S0.1-WV



02/05/2025
Exp. 11-30-2026

ABBREVIATION SCHEDULE									
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	F-F	FACE TO FACE	OC	ON CENTER				
ALT & APPROX	ALTERNATE AND APPROXIMATE	F.F.	FAR FACE	OD	OUTSIDE DIAMETER				
ARCH ASSN	ARCHITECTURAL ASSOCIATION	FG	FIGURE	OPNG	OPENING				
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	FIN	FINISH	OPP	OPPOSITE				
		FIN DM	FINISH DIMENSION	OPPH	OPPOSITE HAND				
		FIN GR	FINISH GRADE						
		FUFLR	FLOOR	PART.	PARTITION				
		FLNG	FLANGE	%	PERCENT				
		FT	FEET	PERP	PERPENDICULAR				
				R	PLATE				
B/	BOTTOM OF	>	GREATER THAN	PROJ.	PROJECTION				
BLDG	BUILDING	GA	GAUGE	PT	POINT				
BM	BEAM	GALV	GALVANIZED						
B/S	BOTTOM OF STEEL	GEN	GENERAL	RAD	RADIUS				
B.S.	BOTH SIDES	GR	GRADE	RC	REINFORCED CONCRETE				
B.W.	BOTH WAYS	GRND	GROUND	REF	REFERENCE				
				REQD	REQUIRED				
C	CHANNEL	HGR	HANGER	REV	REVISED, REVISION				
CC	CENTER TO CENTER	HTHGT	HEIGHT	RH	RIGHT HAND				
C-F	CENTER TO FACE	HOR. H.	HORIZONTAL						
C/R	CIRCULAR	HP	HIGH POINT						
C	CENTERLINE	HSS	HOLLOW STRUCTURAL SECTION	SC	STUB COLUMN				
CLG	CILING			SCHD	SCHEDULE				
CLR	CLEAR			SECT	SECTION				
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	SHT	SHEET				
COL	COLUMN	IN	INCHES	SOL	SUPERIMPOSED DEAD LOAD				
COMP	COMPOSITE			SPEC	SPECIFICATIONS				
CONC	CONCRETE	INSUL	INSULATION	SO	SQUARE				
CONST	CONSTRUCTION	INT	INTERIOR	STD	STANDARD				
C.J.	CONSTRUCTION JOINT	ISO	ISOMETRIC	STL	STEEL				
CONT	CONTINUOUS	JT	JOINT	SS	STAINLESS STEEL				
CRS	CENTERS			STL PL	STEEL PLATE				
CU	CUBIC			STRUC	STRUCTURE				
CYL	CYLINDER	K	KIPS	SIM	SIMILAR				
				SYS	SYSTEM				
DBL	DOUBLE	<	LESS THAN	T/	TOP OF				
DEG	DEGREE	L	LENGTH	T/S	TOP OF STEEL				
DET	DETAIL	LL	LIVE LOAD	T&B	TOP AND BOTTOM				
DIAM	DIAMETER	LLB	LONG LEG BACK TO BACK	TEMP	TEMPERATURE				
DIAG	DIAGONAL	LLH	LONG LEG HORIZONTAL	THK	THICK				
DIMS	DIMENSIONS	LLV	LONG LEG VERTICAL	TR	COLUMN TRANSFER				
DIST	DISTANCE	LP	LOW POINT	TS	STRUCTURE TUBE				
DL	DEAD LOAD	LT	LIGHT	TYP	TYPICAL				
DN	DOWN	LTWT	LIGHTWEIGHT	UNO	UNLESS NOTED OTHERWISE				
DO	DITTO								
DWGS	DRAWINGS	MAT	MATERIAL	VERT. V.	VERTICAL				
DWL	DOWEL	MAX	MAXIMUM	VIF	VERIFY IN FIELD				
		MECH	MECHANICAL						
EA	EACH	MEZZ	MEZZANINE						
E.F.	EACH FACE	MIN	MINIMUM	W/	WITH				
EL	ELEVATION	MISC	MISCELLANEOUS	W	WIDE FLANGE BEAM				
ENG	ENGINEERING			WT	WIDE FLANGE TEE				
EQ	EQUAL			W.P.	WORK POINT				
EOS	EDGE OF SLAB	N/A	NOT APPLICABLE	WL	WIND LOAD				
E-W	EAST-WEST	NC	NOT IN CONTRACT	WWR	WELDED WIRE REINF				
E.W.	EACH WAY	NWT	NORMAL WEIGHT	WWM	WELDED WIRE MESH				
EXTG/EXIST	EXISTING	NO	NOMINAL						
EXP	EXPANSION	NOM	NOMINAL						
E.J.	EXPANSION JOINT	N-S	NORTH-SOUTH						
EXT	EXTERIOR	NTS	NOT TO SCALE						

SYMBOL SCHEDULE

LINES

COLUMN LINE SYMBOL

SECTION REFERENCE SYMBOL

DETAIL REFERENCE SYMBOLS

GENERAL ELEVATION SYMBOLS

ELEVATION VIEW SYMBOL

NORTH ARROW SYMBOL

STEEL FRAMING SYMBOLS

COLUMN MARKS

HANGER MARKS

COMPOSITE BEAM MARKS

BEAM CONNECTIONS

BEAM PENETRATION MARKS

MISCELLANEOUS SYMBOLS

MEMBER NOTATION

ANGLE SECTIONS

BACK TO BACK ANGLES FOR EQUAL LEG ANGLES

BACK TO BACK TEES

STEEL FRAMING SYMBOLS

ROUND HOLLOW STRUCTURAL SECTIONS

RECTANGULAR HOLLOW STRUCTURAL SECTIONS

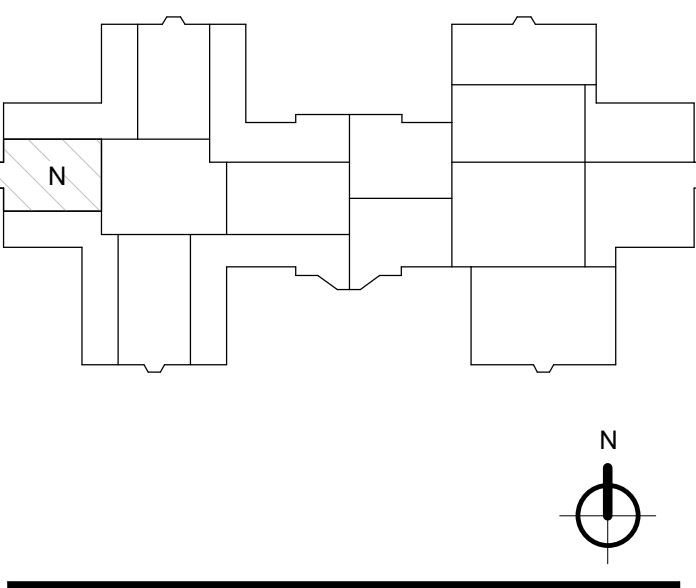
BUILT-UP GIRDERS, BEAMS, AND COLUMNS

STEEL DECK MARKS



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ABBREVIATIONS AND
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Sheet:

S0.2-WV



02/05/2025
Exp. 11-30-2026

SPECIAL INSPECTION AND STRUCTURAL OBSERVATIONS

1. PROVIDE SPECIAL INSPECTION BY AN APPROVED TESTING AGENCY ACCORDING TO THE PROJECT SPECIFICATIONS AND THE GENERAL BUILDING CODE. PROVIDE SPECIAL INSPECTION FOR MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS FOR COMPLIANCE WITH THE PROJECT DOCUMENTS AND REFERENCED STANDARDS.
2. THE OWNER OR OWNER'S REPRESENTATIVE SHALL HIRE THE APPROVED TESTING AGENCY TO PERFORM THE SPECIAL INSPECTION. TESTING AGENCY SHALL BE INDEPENDENT FROM THE CONSTRUCTION MANAGER.
3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON, EMPLOYED BY THE INDEPENDENT TESTING AGENCY AND SHALL DEMONSTRATE COMPETENCE FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION TO THE SATISFACTION OF THE BUILDING OFFICIAL AND REGISTERED DESIGN PROFESSIONAL.
4. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL INDICATING THEIR COMPETENCE, RELEVANT EXPERIENCE AND TRAINING.
5. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR COORDINATING TESTING AND INSPECTION AS WELL AS NOTIFYING THE REGISTERED DESIGN PROFESSIONAL AND SPECIAL INSPECTORS OF WORK READY FOR INSPECTION. THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS TO AND MEANS FOR PROPER INSPECTION OF SUCH WORK.
6. SPECIAL INSPECTORS ARE RESPONSIBLE FOR VERIFYING THAT THE DESIGNATED WORK HAS BEEN PERFORMED IN COMPLIANCE WITH THE PROJECT DOCUMENTS AND WITH THE REQUIREMENTS AND STANDARDS OF THE GENERAL BUILDING CODE. THE INSPECTOR MAY NOT ALTER, MODIFY OR WAIVE ANY OF THE REQUIREMENTS OF THE PROJECT DOCUMENTS.
7. PERFORM SPECIAL INSPECTION OF FABRICATORS ACCORDING TO THE PROJECT DOCUMENTS AND GENERAL BUILDING CODE UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTION.
8. THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE OWNER, THE BUILDING OFFICIAL, THE REGISTERED DESIGN PROFESSIONAL, AND THE CONSTRUCTION MANAGER STATING THAT THE WORK WAS PERFORMED ACCORDING TO THE PROJECT DOCUMENTS.
9. SPECIAL INSPECTORS SHALL BRING NONCOMPLIANT ITEMS TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER AND THE REGISTERED DESIGN PROFESSIONAL.
10. SPECIAL INSPECTORS SHALL SUBMIT A WEEKLY FIELD REPORT ADDRESSING OUTSTANDING DISCREPANCIES TO THE OWNER, THE BUILDING OFFICIAL, THE CONSTRUCTION MANAGER AND THE REGISTERED DESIGN PROFESSIONAL UNTIL CORRECTIONS HAVE BEEN COMPLETED.
11. EACH SPECIAL INSPECTOR IS RESPONSIBLE TO PREPARE, SIGN, AND SUBMIT TO THE OWNER, THE BUILDING OFFICIAL, THE CONSTRUCTION MANAGER AND REGISTERED DESIGN PROFESSIONAL A REPORT STATING THAT THE CONSTRUCTION WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND THE PROVISIONS OF THE GENERAL BUILDING CODE.
12. WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF OTHER SPECIFIED TESTING, THE MORE STRINGENT OF THE TWO IS REQUIRED.
13. PROVIDE SPECIAL INSPECTION AND TESTING FOR THE FOLLOWING:

A. TYPES OF WORK	CODE SECTION	QUALIFICATIONS AND FREQUENCY
a. FOOTING BEARING	1704.7	SEE PROJECT SPECIFICATIONS
b. CONCRETE CONSTRUCTION	1704.4	SEE PROJECT SPECIFICATIONS
c. STRUCTURAL STEEL	1704.3	SEE PROJECT SPECIFICATIONS
d. INSPECTION OF FABRICATORS	1704.2	SEE PROJECT SPECIFICATIONS
e. MASONRY CONSTRUCTION	1704.5 / 1708.1	SEE PROJECT SPECIFICATION
14. STRUCTURAL OBSERVATION FOR SEISMIC RESISTANCE OR WIND REQUIREMENTS, AS DEFINED BY CHAPTER 17 OF THE BUILDING CODE, IS NOT REQUIRED.
15. STRUCTURAL OBSERVATION IS A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A REGISTERED DESIGN PROFESSIONAL FOR THE SOLE PURPOSE OF DETERMINING IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS NOT INTENDED TO BE A COMPREHENSIVE REVIEW OF THE QUALITY AND/OR QUANTITY OF WORK.

SCHEDULE OF INSPECTION AND TESTING AGENCIES

THIS STATEMENT OF SPECIAL INSPECTIONS/QUALITY ASSURANCE INCLUDES THE FOLLOWING BUILDING SYSTEMS

- ☒ SOILS AND FOUNDATIONS
☒ CAST-IN-PLACE CONCRETE
☐ PRECAST CONCRETE
☐ MASONRY
☒ STRUCTURAL STEEL
☐ COLD-FORMED STEEL FRAMING
☐ SPRAY-APPLIED FIRE RESISTANT MATERIALS
☐ SPECIAL CASES

SPECIAL INSPECTION AGENCIES	FIRM	ADDRESS, TELEPHONE, E-MAIL
SPECIAL INSPECTION COORDINATOR	---	---
INSPECTOR	---	---
INSPECTOR	---	---
TESTING AGENCY	---	---
TESTING AGENCY	---	---
OTHER	---	---

NOTE: THE INSPECTORS AND TESTING AGENCIES SHALL BE ENGAGED BY THE OWNER OR THE OWNER'S AGENT, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL, PRIOR TO COMMENCING WORK.

QUALIFICATIONS OF INSPECTORS AND TESTING TECHNICIANS

QUALITY ASSURANCE FOR SEISMIC RESISTANCE

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION AND TESTING ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED IF REQUESTED.

KEY FOR MINIMUM QUALIFICATIONS OF INSPECTION AGENTS:

WHEN THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE DEEMS IT APPROPRIATE THAT THE INDIVIDUAL PERFORMING A STIPULATED TEST OR INSPECTION HAVE A SPECIFIC CERTIFICATION OR LICENSE AS INDICATED BELOW, SUCH DESIGNATION SHALL APPEAR BELOW THE AGENCY NUMBER ON THE SCHEDULE.

PE/SE STRUCTURAL ENGINEER – A LICENSED SE OR PE SPECIALIZING IN THE DESIGN OF BUILDING STRUCTURES

PE/GE GEOTECHNICAL ENGINEER – A LICENSED PE SPECIALIZING IN SOIL MECHANICS AND FOUNDATIONS

EIT ENGINEER-IN-TRAINING – A GRADUATE ENGINEER WHO HAS PASSED THE FUNDAMENTALS OF ENGINEERING EXAMINATION

AMERICAN CONCRETE INSTITUTE (ACI) CERTIFICATION

ACI-CFTT CONCRETE FIELD TESTING TECHNICIAN – GRADE 1
ACI-CCI CONCRETE CONSTRUCTION INSPECTOR
ACI-LTT LABORATORY TESTING TECHNICIAN – GRADE 1&2
ACI-STT STRENGTH TESTING TECHNICIAN

AMERICAN WELDING SOCIETY (AWS) CERTIFICATION

AWS-CWI CERTIFIED WELDING INSPECTOR
AWS/AISC-SSI CERTIFIED STRUCTURAL STEEL INSPECTOR

AMERICAN SOCIETY OF NON-DESTRUCTIVE TESTING (ASNT) CERTIFICATION

ASNT NON-DESTRUCTIVE TESTING TECHNICIAN – LEVEL II OR III

INTERNATIONAL CODE COUNCIL (ICC) CERTIFICATION

ICC-SMSI STRUCTURAL MASONRY SPECIAL INSPECTOR
ICC-SWSI STRUCTURAL STEEL AND WELDING SPECIAL INSPECTOR
ICC-SSBI STRUCTURAL STEEL BOLTING INSPECTOR
ICC-SFSI SPRAY-APPLIED FIREPROOFING SPECIAL INSPECTOR
ICC-PCSI PRESTRESSED CONCRETE SPECIAL INSPECTOR
ICC-RCSI REINFORCED CONCRETE SPECIAL INSPECTOR
ICC-SSI SOILS SPECIAL INSPECTOR

POST TENSIONING INSTITUTE

PTI TECHNICIAN POST TENSION TECHNICIAN – LEVELS I & II

OTHER

CAST-IN-PLACE CONCRETE

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. MIX DESIGN	ACI-CCI or ICC-RCSI	REVIEW CONCRETE BATCH TICKETS AND VERIFY COMPLIANCE WITH APPROVED MIX DESIGN. VERIFY THAT WATER ADDED AT THE SITE DOES NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.	PERIODIC
2. MATERIAL CERTIFICATION	ACI-CCI or ICC-RCSI	REVIEW OF MATERIALS.	PERIODIC
3. MATERIAL CERTIFICATION	ACI-CCI or ICC-RCSI	INSPECT SIZE, SPACING, COVER, POSITIONING AND GRADE OF REINFORCING STEEL. VERIFY THAT REINFORCING BARS ARE FREE OF FORM OIL OR OTHER DELETERIOUS MATERIALS. INSPECT BAR LAPS AND MECHANICAL SPLICES. VERIFY THAT BARS ARE ADEQUATELY TIED AND SUPPORTED ON CHAIRS OR BOLSTERS.	CONTINUOUS
4. POST-TENSIONING OPERATIONS	PTI LEVEL II or ICC-RCSI or ICC-PCSI	INSPECT PLACEMENT, STRESSING, GROUTING AND PROTECTION OF POST-TENSIONING TENDONS. VERIFY THAT TENDONS ARE CORRECTLY POSITIONED, SUPPORTED, TIED AND WRAPPED. RECORD TENSION ELONGATIONS.	CONTINUOUS
5. WELDING OF REINFORCEMENT	ICC-SWSI or AWS-CWI	VISUALLY INSPECT ALL REINFORCING STEEL WELDS. VERIFY WELDABILITY OF REINFORCING STEEL. INSPECT PREHEATING OF STEEL WHEN REQUIRED.	PERIODIC
6. ANCHOR RODS	ACI-CCI or ICC-RCSI	INSPECT SIZE, POSITIONING AND EMBEDMENT OF ANCHOR RODS. INSPECT CONCRETE PLACEMENT AND CONSOLIDATION AROUND ANCHORS. VERIFY CORRECT SPECIFICATION/GRADE OF ANCHOR RODS PLACED.	PERIODIC
7. CONCRETE PLACEMENT	ACI-CCI or ICC-RCSI	INSPECT PLACEMENT OF CONCRETE. VERIFY THAT CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION. VERIFY THAT CONCRETE IS PROPERLY CONSOLIDATED.	CONTINUOUS
8. SAMPLING AND TESTING OF FRESH CONCRETE	ICC-RCSI or ACI-CFTT	FABRICATE TEST SPECIMENS FOR CONCRETE: COMPRESSIVE STRENGTH TESTING (ASTM C31), SLUMP (ASTM C143), AIR-CONTENT (ASTM C231 OR C173) AND TEMPERATURE (ASTM C1064).	CONTINUOUS
9. CURING AND PROTECTION	ACI-CCI or ICC-RCSI	INSPECT CURING, COLD WEATHER PROTECTION AND HOT WEATHER PROTECTION PROCEDURES.	PERIODIC
10. LABORATORY COMPRESSIVE STRENGTH TESTING OF CONCRETE SPECIMENS	ACI-LTT or ACI-STT	CONCRETE SPECIMEN COMPRESSIVE STRENGTH TESTING (ASTM C39).	CONTINUOUS
11. DRILLED-IN DOWELS	ACI-CCI or ICC-RCSI	INSPECT SIZE, LOCATION, SPACING AND EMBEDMENT OF DOWELS. TEST 10% OF DOWELS FOR 100% OF DESIGNED PULL-OUT STRENGTH.	CONTINUOUS
12. POST-INSTALLED ANCHORS	ACI-CCI or ICC-RCSI	INSPECT SIZE, LOCATION, SPACING AND EMBEDMENT OF ANCHORS IN NEW AND EXISTING CONCRETE. TEST 10% OF ANCHORS FOR 100% OF DESIGNED PULL-OUT STRENGTH.	CONTINUOUS

STRUCTURAL STEEL

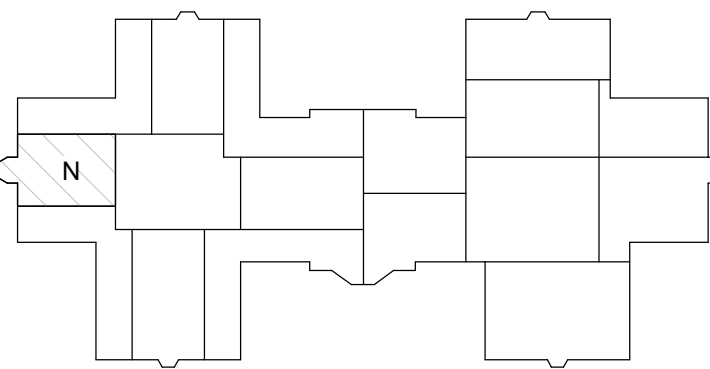
ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. FABRICATOR CERTIFICATION / QUALITY CONTROL PROCEDURES	AWS-CWI OR ICC-SWSI AND ICC-SSBI	REVIEW SHOP FABRICATION AND QUALITY CONTROL PROCEDURES.	PERIODIC
2. MATERIAL CERTIFICATION	AWS-CWI OR ICC-SWSI AND ICC-SSBI	REVIEW CERTIFIED MILL TEST REPORTS AND IDENTIFICATION MARKINGS ON WIDE-FLANGE SHAPES, HIGH-STRENGTH BOLTS, NUTS AND WELDING ELECTRODES.	PERIODIC
3. OPEN WEB STEEL JOISTS	AWS-CWI OR ICC-SWSI AND ICC-SSBI	INSPECT INSTALLATION, FIELD WELDING AND BRIDGING OF JOISTS.	PERIODIC
4. BOLTING	ICC-SSBI	INSPECT INSTALLATION AND TIGHTENING OF HIGH-STRENGTH BOLTS. VERIFY THAT SPLINES HAVE SEPARATED FROM TENSION CONTROL BOLTS. VERIFY PROPER TIGHTENING SEQUENCE. CONTINUOUS INSPECTION OF BOLTS IN SLIP-CRITICAL CONNECTIONS.	PERIODIC U.N.O.
5. WELDING	AWS-CWI OR ICC-SWSI	VISUALLY INSPECT ALL WELDS. INSPECT PRE-HEAT, POST-HEAT AND SURFACE PREPARATION BETWEEN PASSES. VERIFY SIZE AND LENGTH OF FILLET WELDS.	CONTINUOUS
6. SHEAR CONNECTORS	AWS-CWI OR ICC-SWSI	INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. INSPECT SUDS FOR FULL 360 DEGREE FLASH. RING TEST ALL SHEAR CONNECTORS WITH A 3 LB HAMMER. BEND TEST ALL QUESTIONABLE STUDS TO 15 DEGREES.	CONTINUOUS
7. STRUCTURAL DETAILS	AWS-CWI OR ICC-SWSI AND ICC-SSBI	INSPECT STEEL FRAME FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING BRACING, MEMBER CONFIGURATION AND CONNECTION DETAILS. INSPECT STEEL BEAMS FOR PROPER CAMBER CONFIGURATION, WITH SPECIFIED CAMBER AND NATURAL CAMBER FACING UPWARD.	CONTINUOUS
8. METAL DECK	AWS-CWI OR ICC-SWSI	INSPECT WELDING AND SIDE-LAP FASTENING OF METAL ROOF AND FLOOR DECK.	PERIODIC
9. NON-DESTRUCTIVE TESTING	ASNT LEVEL II OR LEVEL III	NON-DESTRUCTIVE TESTING OF WELDS (ULTRASONIC, MAGNETIC PARTICLE, DYE PENETRANT OR RADIOGRAPHIC)	CONTINUOUS
10. SLIDING BEARING CONNECTIONS		INSPECT THE SLIDING BEARING CONNECTIONS FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING PLATE SIZES AND THICKNESSES, NUT WELDED WASHER SIZE AND THICKNESS, OVERSIZED HOLE SIZES, INITIAL ALIGNMENT OF ALL THE PLATES AND PROPER GAP BETWEEN THE TOP PLATE AND THE NUT WELDED WASHER. INSPECT SLIDING BEARING CONNECTION FOR DEBRIS AND LAFTANCE AND NOTIFY EOR IF THE SLIDING BEARING CONNECTION/CONNECTION POCKET IS NOT CLEAN OF DEBRIS AND LAFTANCE.	PERIODIC

SOILS AND FOUNDATIONS:

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. SHALLOW FOUNDATIONS	ICC-SSI	INSPECT SOILS BELOW FOOTINGS FOR ADEQUATE BEARING CAPACITY AND CONSISTENCY WITH GEOTECHNICAL REPORT. INSPECT REMOVAL OF UNSUITABLE MATERIAL AND PREPARATION OF SUBGRADE PRIOR TO PLACEMENT OF CONTROLLED FILL.	CONTINUOUS
2. CONTROLLED STRUCTURAL FILL	ICC-SSI	PERFORM SIEVE TESTS (ASTM D442 & D1140) AND MODIFIED PROCTOR TESTS (ASTM D1557) OF EACH SOURCE OF FILL MATERIAL. INSPECT PLACEMENT, LIFT THICKNESS AND COMPACTION OF CONTROLLED FILL. TEST DENSITY OF EACH LIFT OF FILL BY NUCLEAR METHODS (ASTM D2922).	CONTINUOUS
3. DEEP FOUNDATIONS	ICC-SSI	INSPECT AND LOG PILE DRIVING OPERATIONS. RECORD PILE DRIVING RESISTANCE AND VERIFY COMPLIANCE WITH DRIVING CRITERIA. INSPECT PILES FOR DAMAGE FROM DRIVING AND PLUMBNESS. VERIFY PILE SIZE, LENGTH AND ACCESSORIES. INSPECT INSTALLATION OF DRILLED PIER FOUNDATIONS.	CONTINUOUS
4. LOAD TESTING OF PILES/DEEP FOUNDATIONS	ICC-SSI	VERIFY SETUP AND TESTING PROCEDURE PERFORMED BY CONTRACTOR AND WITNESS TEST RESULTS. VERIFY RESULTS WITH THOSE OF TEST REQUIREMENTS.	PERIODIC
5. OTHER	---	---	---



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ISSUED FOR PERMIT REVISION	10/07/2025
ISSUED FOR PERMIT REVISION	09/16/2025
ISSUED FOR PERMIT REVISION	08/05/2025
ISSUED FOR PERMIT	02/05/2025

REV	DESCRIPTION	DATE
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BELL WORKS
CHICAGO - WEST
VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

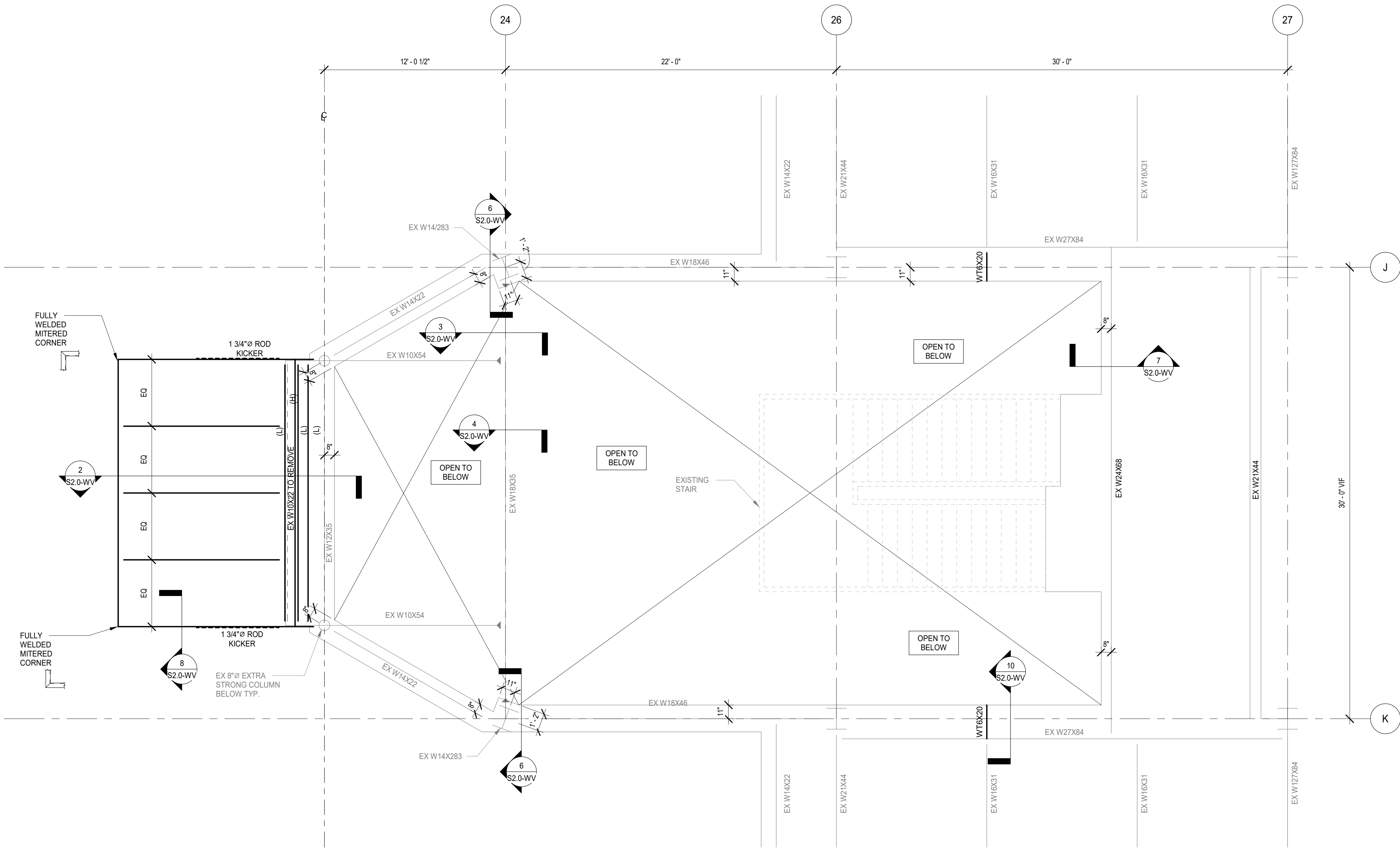
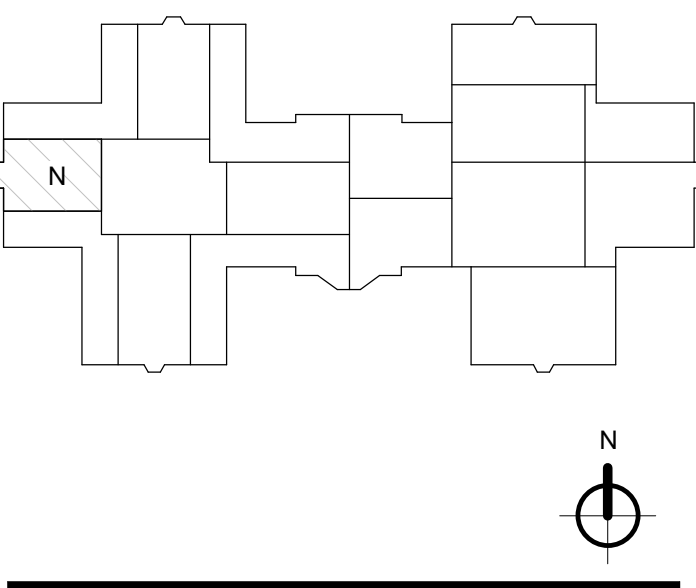
STATEMENT OF SPECIAL
INSPECTIONS

Project Number:
200072
Drawn By:
L.B.
Sheet:

S0.3-WV

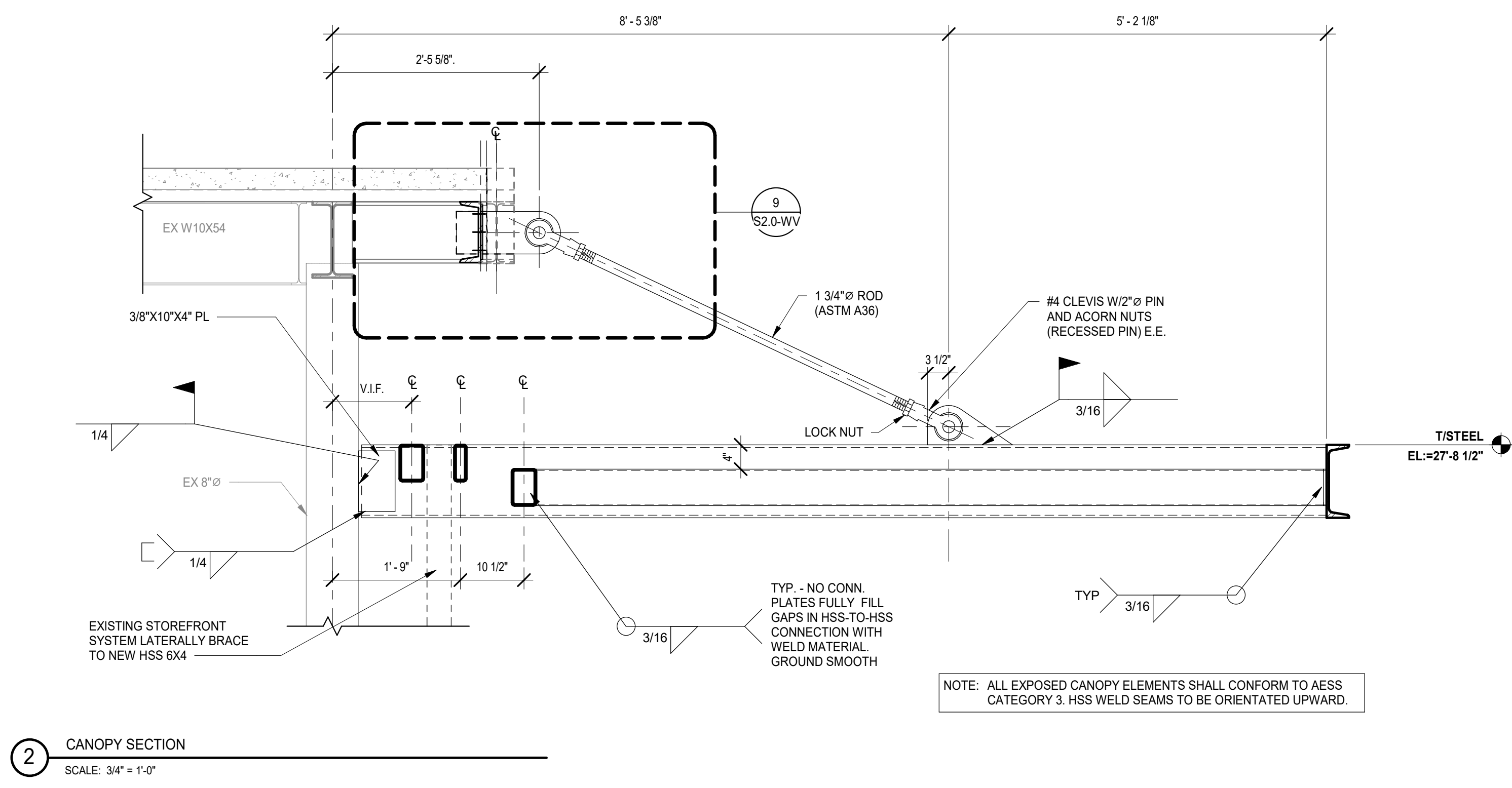


02/05/2025
Exp. 11-30-2026

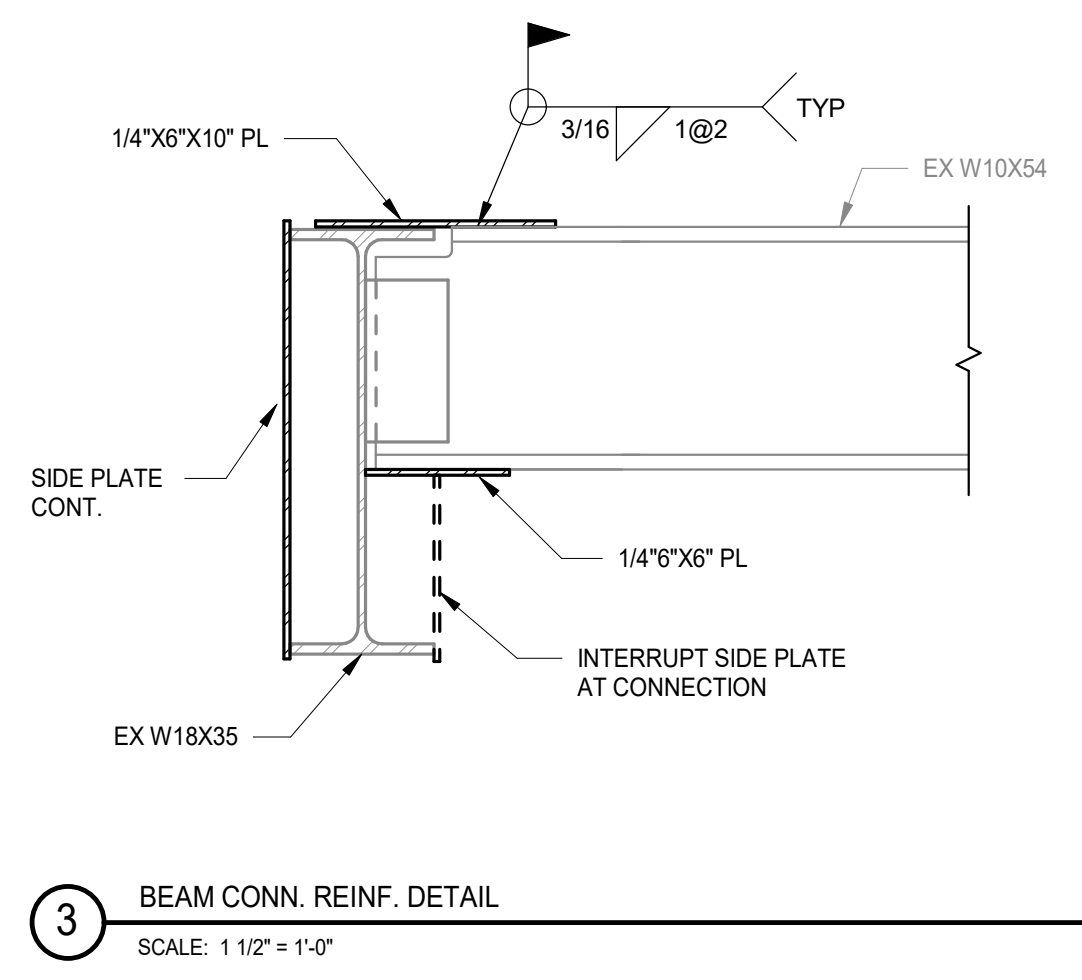


NOTE: ALL EXPOSED CANOPY ELEMENTS SHALL CONFORM TO AESS CATEGORY 3. HSS WELD SEAMS TO BE ORIENTATED UPWARD.

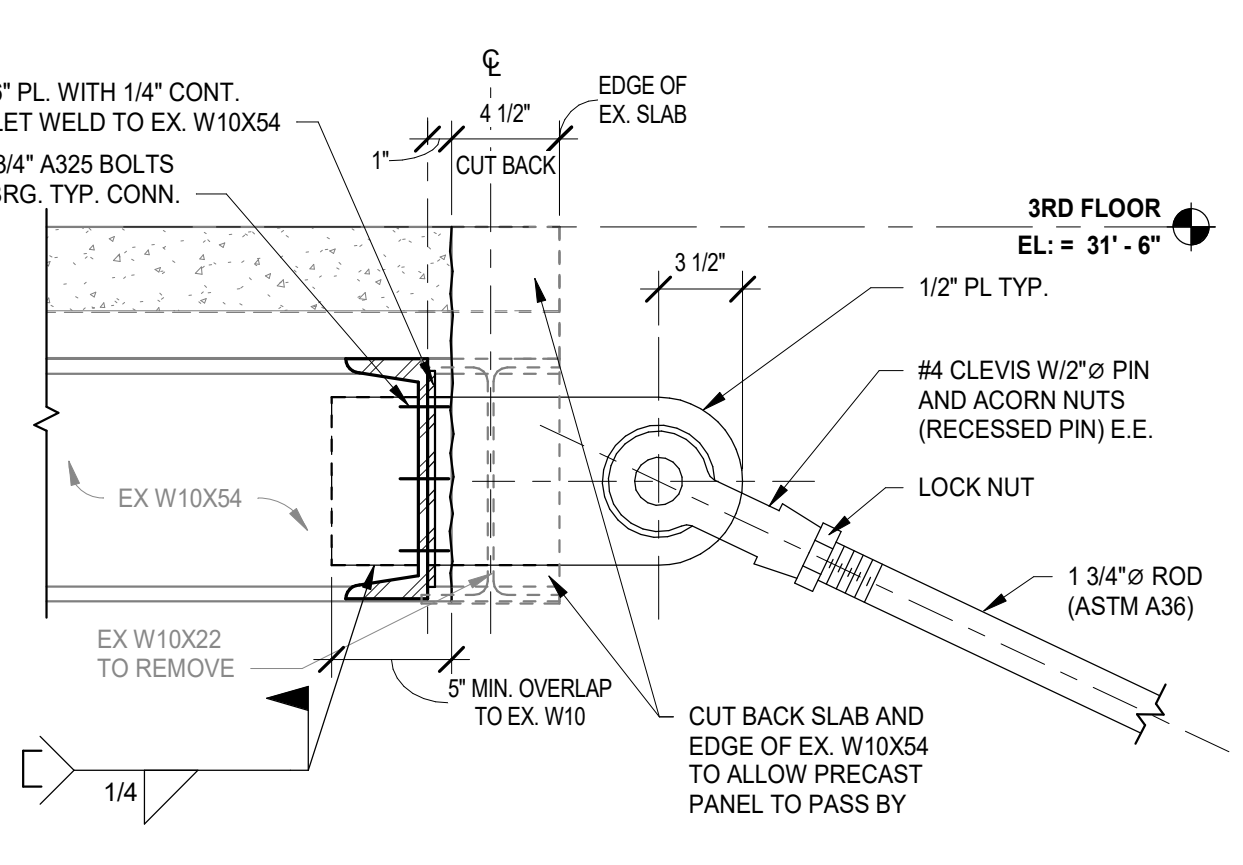
1 WEST VESTIBULE FRAMING PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"



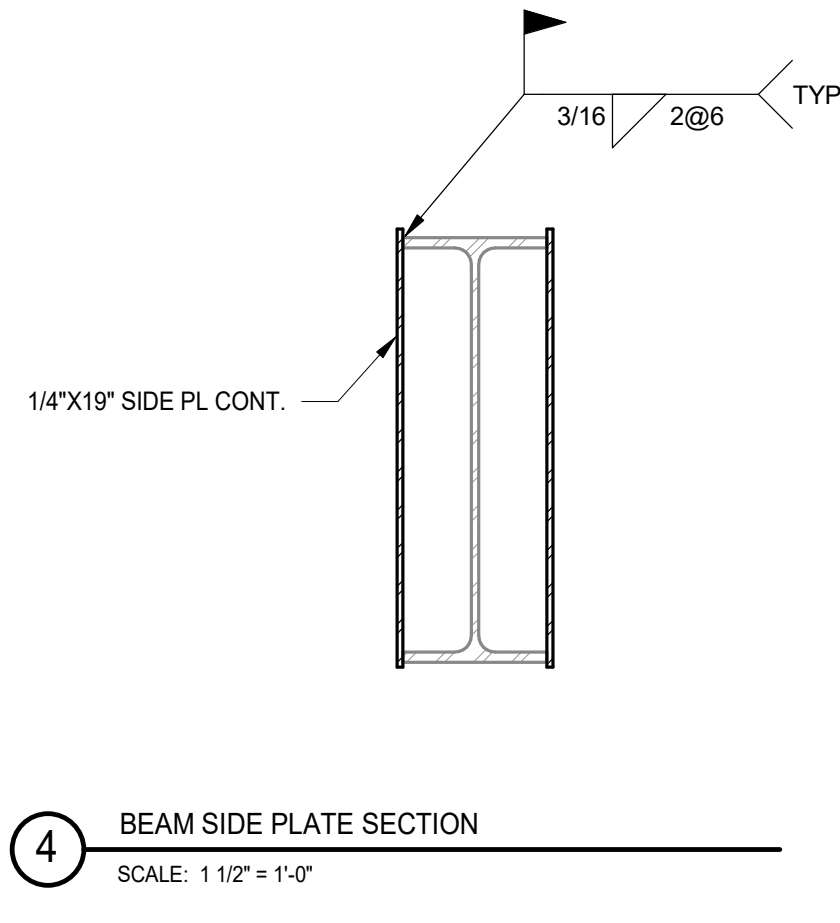
2 CANOPY SECTION
SCALE: 3/4" = 1'-0"



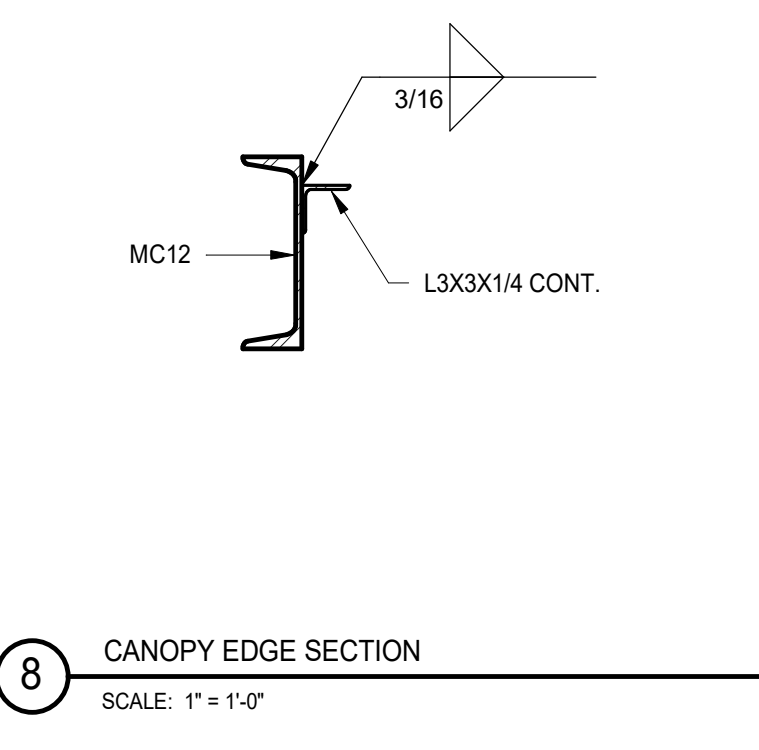
3 BEAM CONN. REINF. DETAIL
SCALE: 1 1/2" = 1'-0"



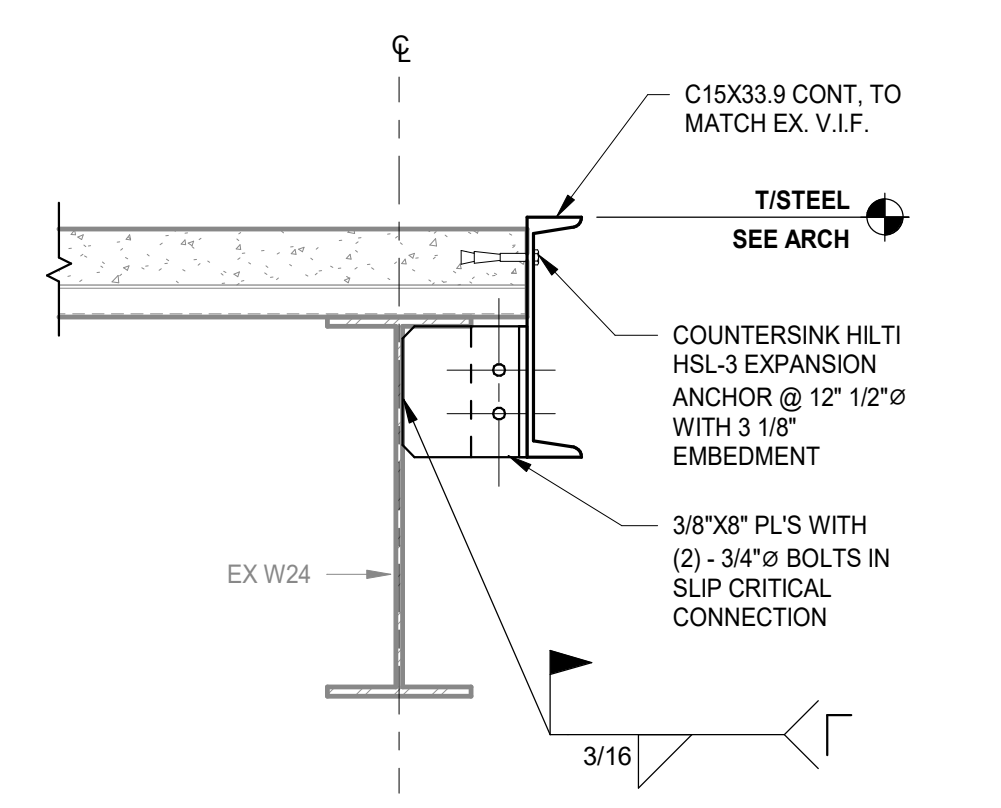
9 CANOPY DETAIL
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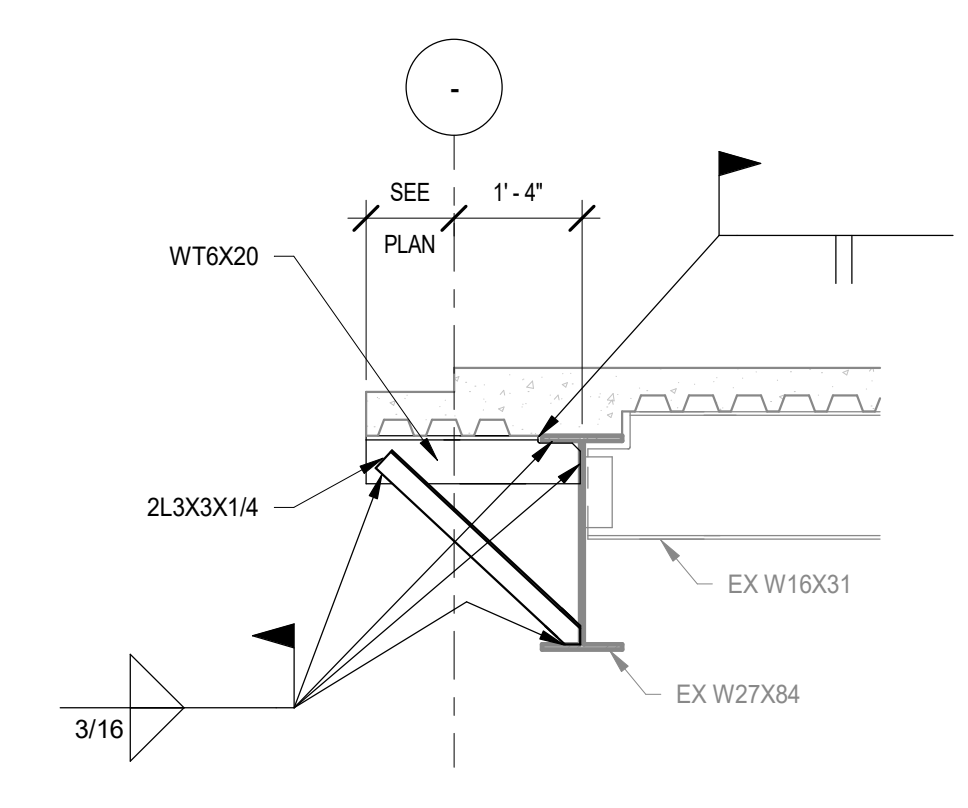
4 BEAM SIDE PLATE SECTION
SCALE: 1 1/2" = 1'-0"



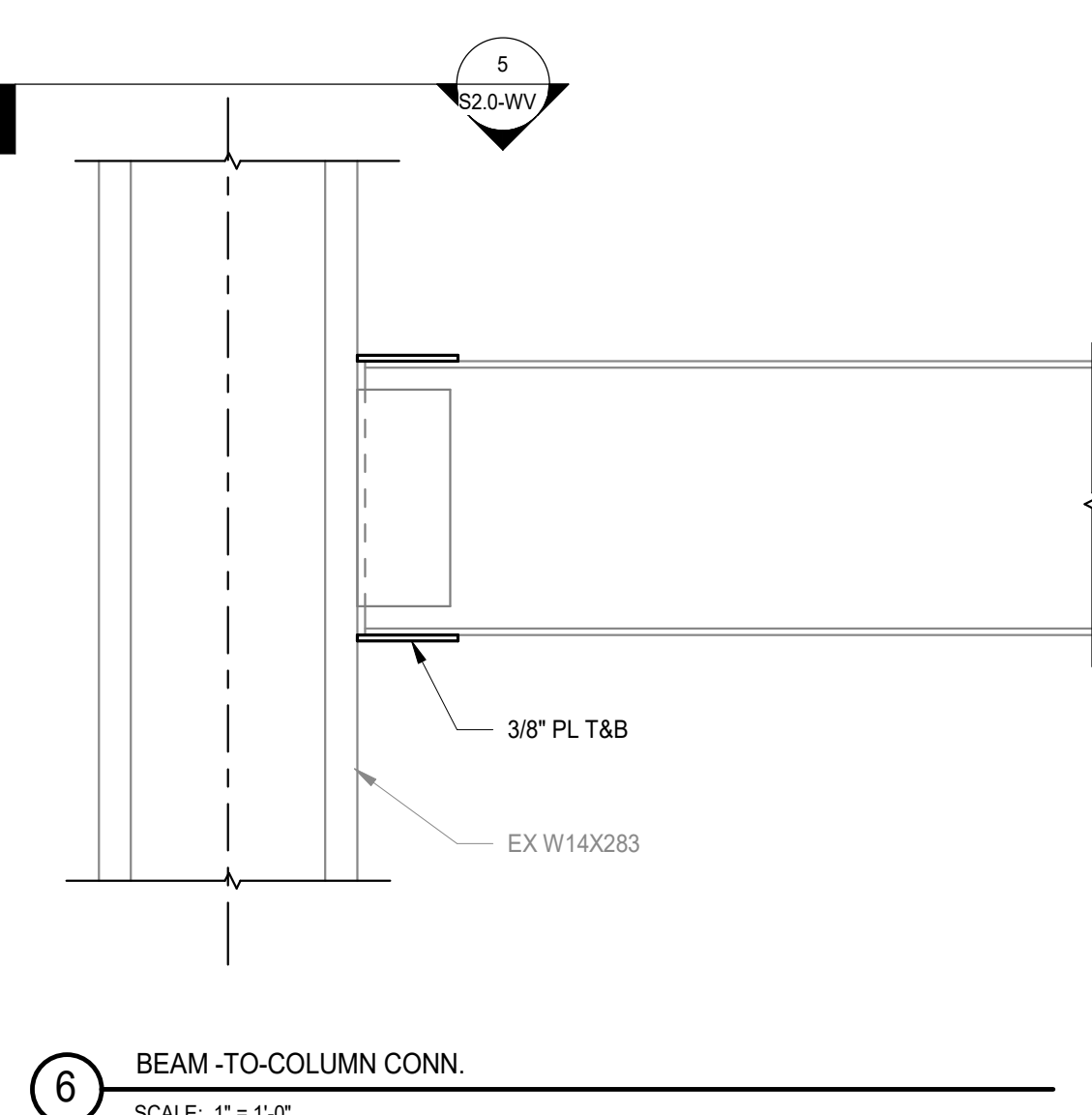
8 CANOPY EDGE SECTION
SCALE: 1" = 1'-0"



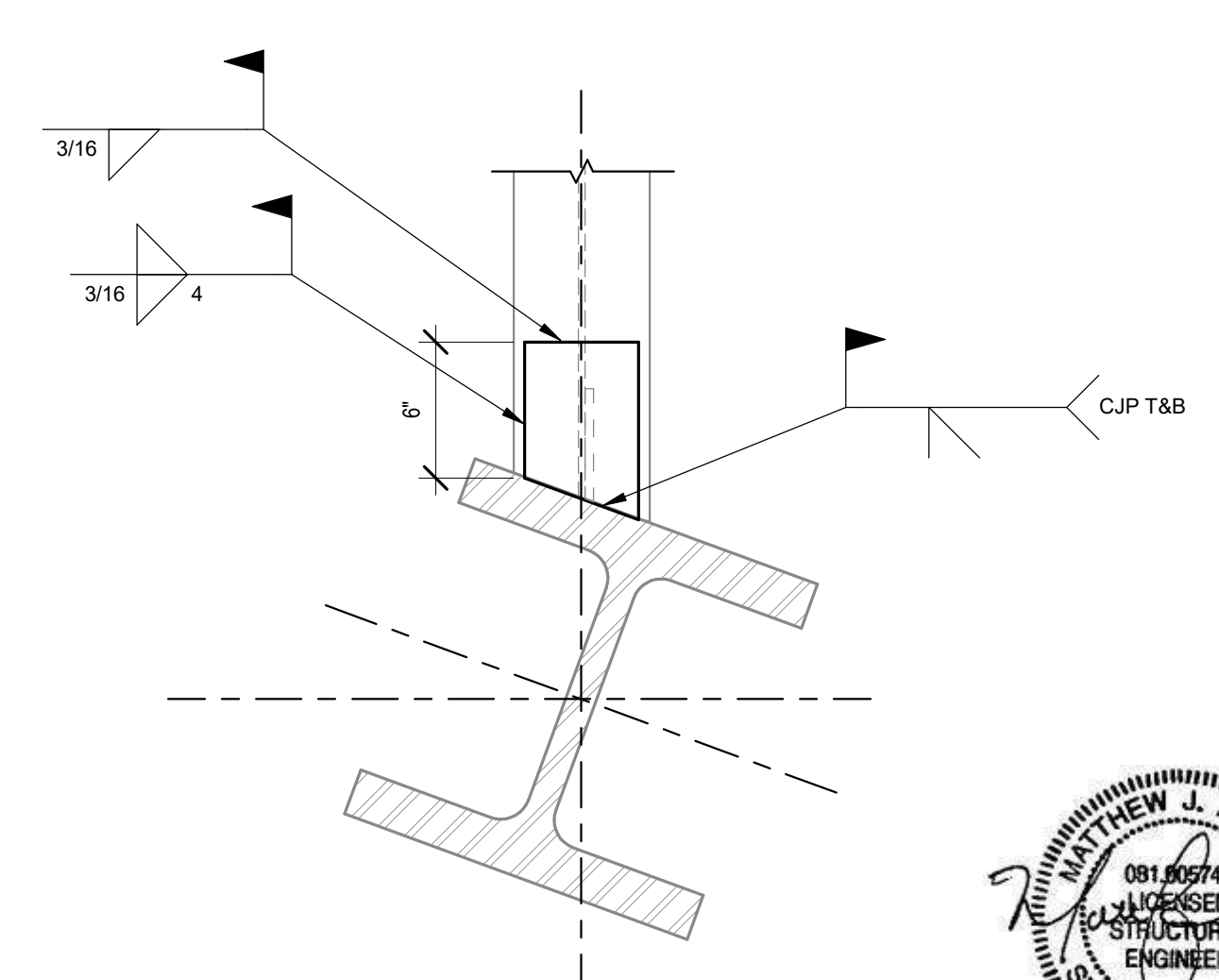
7 SLAB EDGE SECTION
SCALE: 1" = 1'-0"



10 SLAB SUPPORT SECTION
SCALE: 1/2" = 1'-0"



6 BEAM-TO-COLUMN CONN.
SCALE: 1" = 1'-0"



5 BEAM-TO-COLUMN DETAIL (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVISION	10/07/2025
2	ISSUED FOR PERMIT REVISION	09/16/2025
3	ISSUED FOR PERMIT REVISION	08/05/2025
4	ISSUED FOR PERMIT	02/05/2025

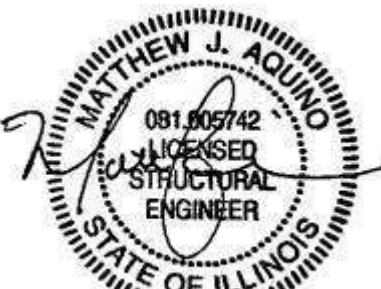
BELL WORKS
CHICAGO - WEST
VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

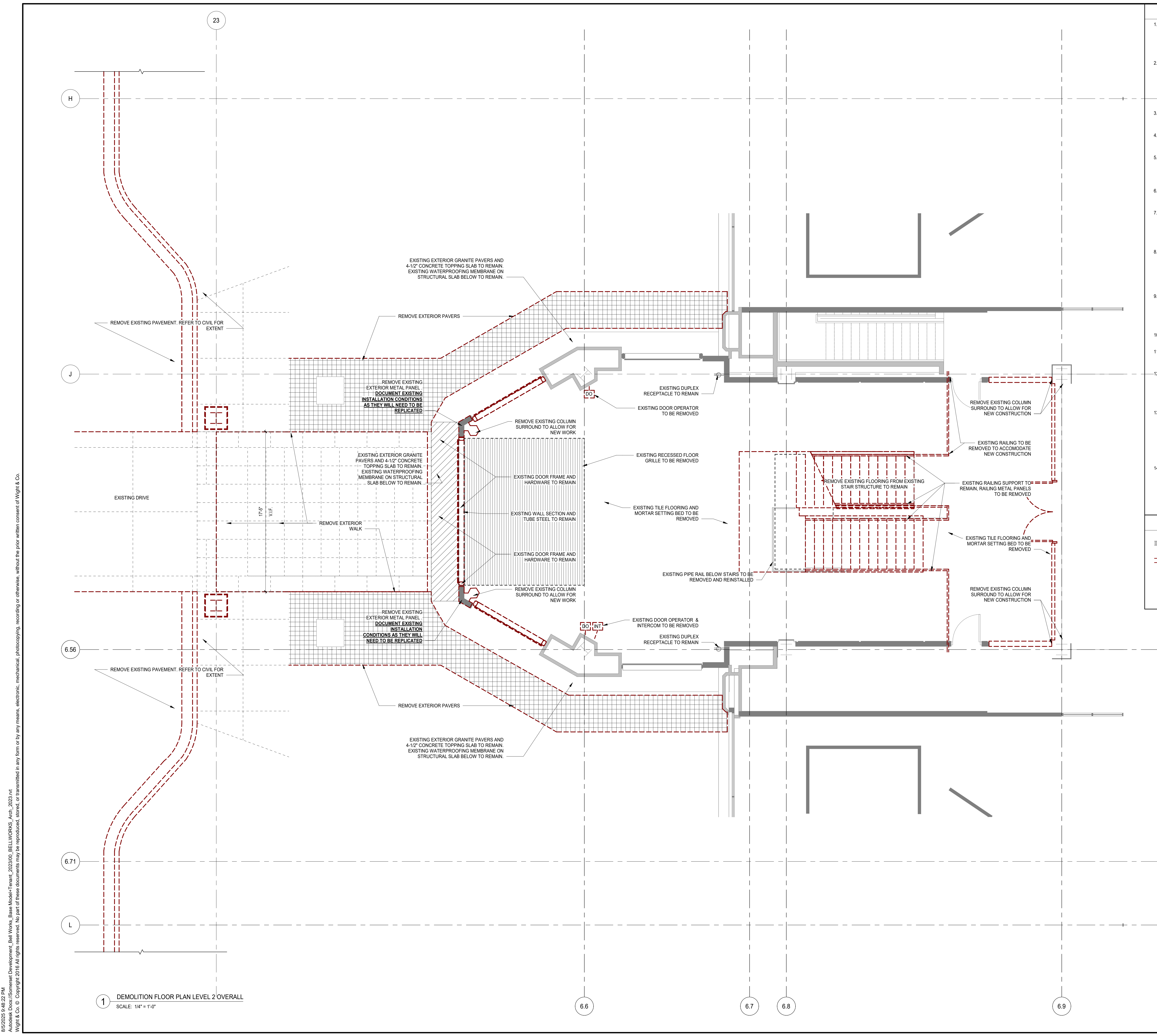
ENLARGED THIRD FLOOR
STRUCTURAL FLOOR
PLAN - WEST VESTIBULE

Project Number:
200072
Drawn By:
L.B.
Sheet:

S2.0-WV



02/05/2025
Exp. 11-30-2026



DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.

2. DURING REMOVAL OF ITEMS INDICATED TO BE SALVAGED, PROTECTION AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE OWNER. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR ARCHITECT/DESIGNER SHALL BE DISPOSED BY THE GENERAL CONTRACTOR.

3. PROVIDE ALL DEMOLITION REQUIRED FOR REMOVAL OF SYSTEMS, MATERIALS AND EQUIPMENT MADE OBSOLETE BY THIS PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS.

4. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH DEMOLITION.

5. THE GENERAL CONTRACTOR SHALL PROVIDE AS REQUIRED THE MEANS AND METHODS AS REQUIRED TO MAINTAIN APPROPRIATE VENTILATION, LIGHTING, AND SAFETY, ETC. THROUGHOUT THE DEMOLITION PROCESS. GENERAL CONTRACTOR TO VERIFY COORDINATE WITH BUILDING MANAGEMENT ALL MEANS AND METHODS, TYPICAL.

6. ANY DEMOLITION OR REMOVAL INDICATED IS SHOWN IN GENERAL TO PROVIDE THE EXTENT OF DEMOLITION AND IS NOT TO BE CONSIDERED A RECORD DRAWINGS OF EXISTING CONDITIONS.

7. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS OF DEMOLITION FOR THE OWNER'S REVIEW FOR ALL DEMOLITION AND REMOVAL WORK. INCLUDE IN THE SCHEDULE THE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT, ALL TRADES FOR SHUTOFF, CAPPING OR REROUTING OF UTILITIES, THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES, AND PROTECTIVE MEASURES.

8. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF THE PROPOSED METHODS AND SEQUENCES OF OPERATIONS, THE GENERAL CONTRACTOR SHALL: A) SCHEDULE SITE WALK-THRU WITH OWNER/TENANT AND ARCHITECT/DESIGNER TO REVIEW EXTENT OF DEMOLITION SCOPE, TERMINATION. B) BE RESPONSIBLE TO OBTAIN FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND TO CONDUCT ANY APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.

9. THE GENERAL CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL M.E.P. SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED, BACK TO SOURCE, UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING EXISTING CONDUIT TO REMAIN FOR REUSE AS NOTED ON DRAWINGS. ALL UNUSED OR ABANDONED MEP SYSTEMS MUST BE TAKEN BACK TO THEIR MAIN SOURCE.

10. ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELLED TO MATCH EXISTING ADJACENT SURFACE VERIFY IN FIELD.

11. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.

12. CONTRACTOR SHALL REVIEW ALL EXISTING CONDUIT, WIRING, ELECTRICAL AND LIFE SAFETY DEVICES WITH THE LANDLORD/OWNER AND CLIENT REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK FOR THIS PROJECT. ALL EXISTING ITEMS TO REMAIN SHALL BE PROPERLY MARKED AT THE PROJECT SITE IN ACCORDANCE WITH THE LANDLORD/OWNER'S REQUIREMENTS.

13. PRIOR TO DEMOLITION ALL TRADES ARE RESPONSIBLE FOR INSPECTING THE ABOVE CEILING CONDITIONS TO IDENTIFY AND CLEARLY MARK WHAT SHOULD/SHOULDN'T BE DEMOLISHED. THIS INCLUDES BUT IS NOT LIMITED TO HVAC CONTROLS, POLY TUBING, CONTROL WIRING, ETC. EACH SUBCONTRACTOR WILL BE INSTRUCTED TO SIGN OFF THAT THEIR RESPECTIVE INSPECTION HAS BEEN COMPLETED AND THAT THEY WILL BE RESPONSIBLE FOR RETURNING ANY SYSTEMS INADVERTENTLY REMOVED BACK AN OPERATIONAL CONDITION WHETHER IT WAS IN THEIR SCOPE OF WORK OR NOT.

14. ALL UNUSED /ABANDONED FLOOR CORES MUST BE PLUGGED AND PATCHED WITH CONCRETE.

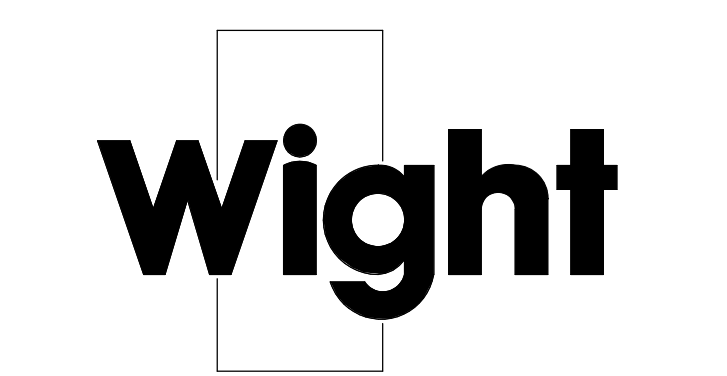
FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN.

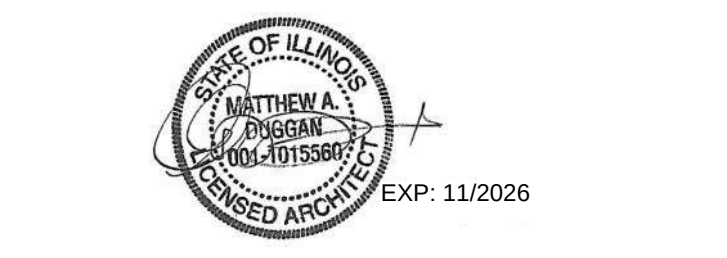
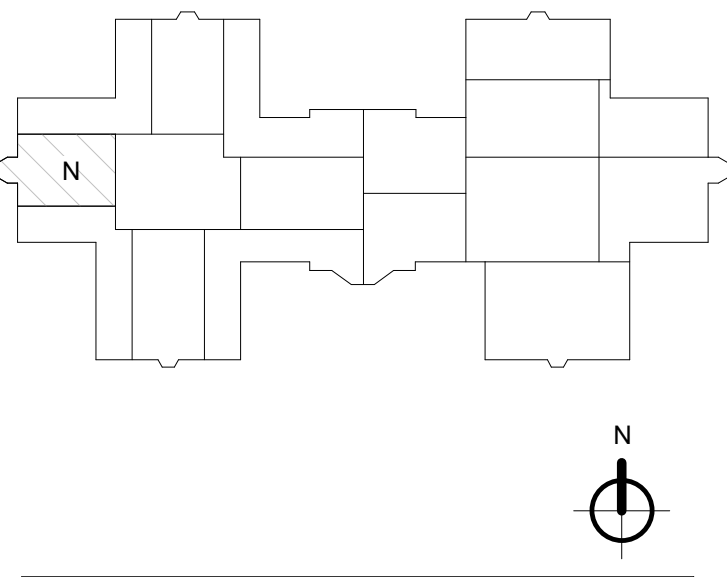
EXISTING CONSTRUCTION TO BE DEMOLISHED.

EXISTING DOOR TO REMAIN.

EXISTING DOOR TO BE DEMOLISHED.



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REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVISION	10/07/2025
2	ISSUED FOR PERMIT REVISION	09/16/2025
3	ISSUED FOR PERMIT REVISION	08/05/2025
4	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

BELL WORKS
CHICAGO - WEST
VESTIBULE

2000 AT&T Center Dr, Hoffman
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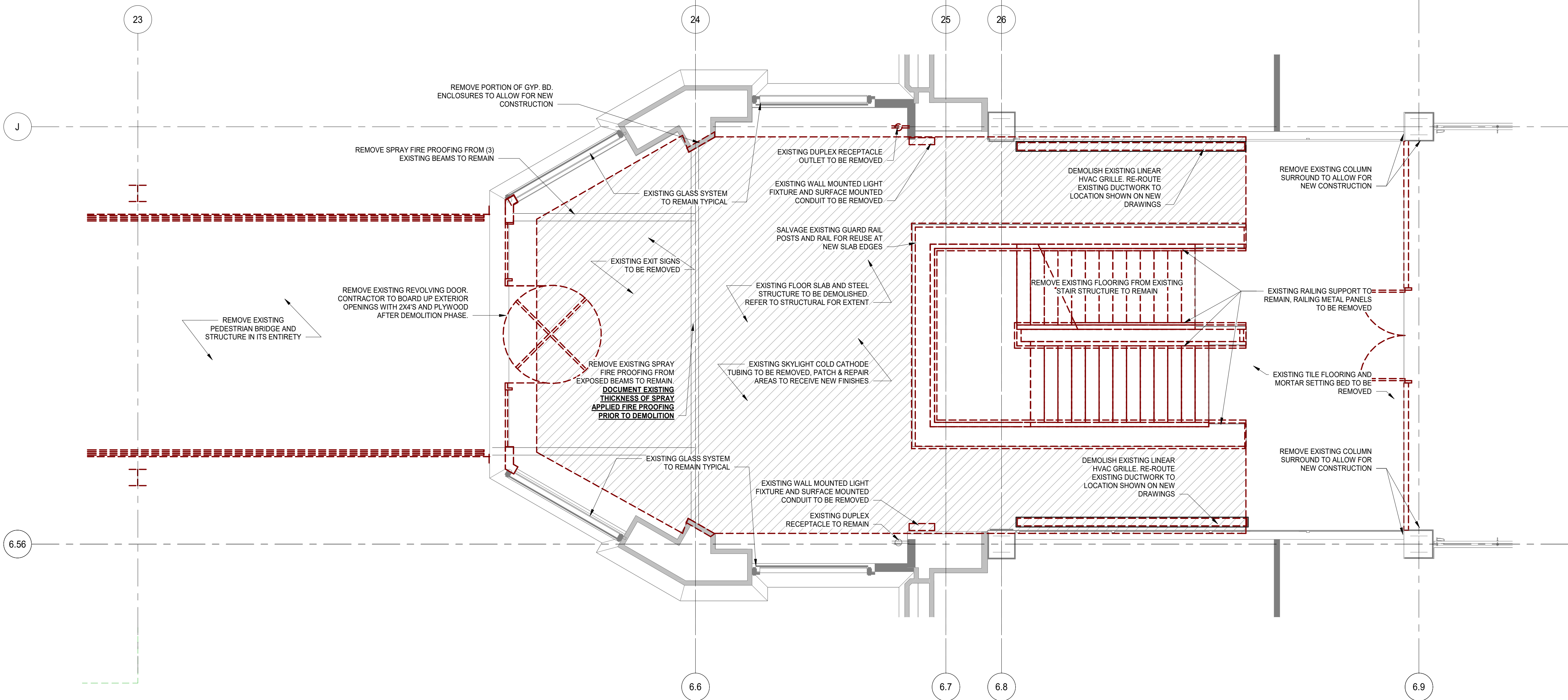
ENLARGED SECOND
FLOOR DEMO PLAN -
WEST VESTIBULE

Project Number:
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Drawn By:
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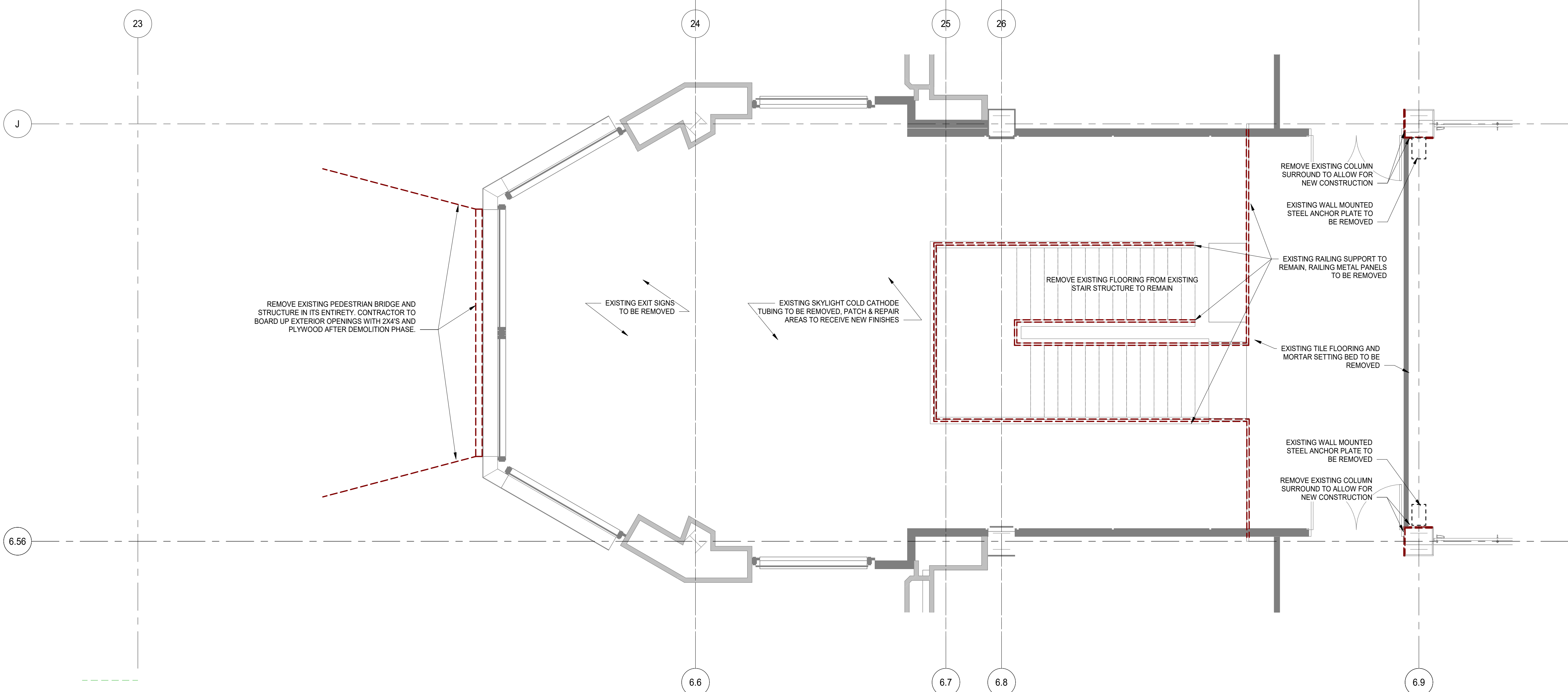
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1 ENLARGED THIRD FLOOR DEMO PLAN - WEST VESTIBULE
SCALE: 1/4" = 1'-0"



2 ENLARGED FOURTH FLOOR DEMO PLAN - WEST VESTIBULE
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
2. DURING REMOVAL OF ITEMS INDICATED TO BE SALVAGED, PROTECTION AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE OWNER. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR ARCHITECT/DESIGNER SHALL BE DISPOSED BY THE GENERAL CONTRACTOR.
3. PROVIDE ALL DEMOLITION REQUIRED FOR REMOVAL OF SYSTEMS, MATERIALS AND EQUIPMENT MADE OBSOLETE BY THIS PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH DEMOLITION.
5. THE GENERAL CONTRACTOR SHALL PROVIDE AS REQUIRED THE MEANS AND METHODS AS REQUIRED TO MAINTAIN APPROPRIATE VENTILATION, LIGHTING, AND SAFETY, ETC. THROUGHOUT THE DEMOLITION PROCESS. GENERAL CONTRACTOR TO VERIFY/COORDINATE WITH BUILDING MANAGEMENT ALL MEANS AND METHODS, TYPICAL.
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8. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF THE PROPOSED METHODS AND SEQUENCES OF OPERATIONS, THE GENERAL CONTRACTOR SHALL: A) SCHEDULE SITE WALK-THRU WITH OWNER/TENANT AND ARCHITECT/DESIGNER TO REVIEW EXTENT OF DEMOLITION SCOPE, TERMINATION, B) BE RESPONSIBLE TO OBTAIN FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND TO CONDUCT ANY APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
9. THE GENERAL CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL M.E.P. SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED, BACK TO SOURCE, UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING EXISTING CONDUIT TO REMAIN FOR REUSE AS NOTED ON DRAWINGS. ALL UNUSED OR ABANDONED MEP SYSTEMS MUST BE TAKEN BACK TO THEIR MAIN SOURCE.
10. ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELED TO MATCH EXISTING ADJACENT SURFACE VERIFY IN FIELD.
11. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
12. CONTRACTOR SHALL REVIEW ALL EXISTING CONDUIT, WIRING, ELECTRICAL AND LIFE SAFETY DEVICES WITH THE LANDLORD/OWNER AND CLIENT REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK FOR THIS PROJECT. ALL EXISTING ITEMS TO REMAIN SHALL BE PROPERLY MARKED AT THE PROJECT SITE IN ACCORDANCE WITH THE LANDLORD/OWNER'S REQUIREMENTS.
13. PRIOR TO DEMOLITION ALL TRADES ARE RESPONSIBLE FOR INSPECTING THE ABOVE CEILING CONDITIONS TO IDENTIFY AND CLEARLY MARK WHAT SHOULD/SHOULDN'T BE DEMOLISHED. THIS INCLUDES BUT IS NOT LIMITED TO HVAC CONTROLS, POLY TUBING, CONTROL WIRING, ETC. EACH SUBCONTRACTOR WILL BE INSTRUCTED TO SIGN OFF THAT THEIR RESPECTIVE INSPECTION HAS BEEN COMPLETED AND THAT THEY WILL BE RESPONSIBLE FOR RETURNING ANY SYSTEMS INADVERTENTLY REMOVED BACK AN OPERATIONAL CONDITION WHETHER IT WAS IN THEIR SCOPE OF WORK OR NOT.
14. ALL UNUSED /ABANDONED FLOOR CORES MUST BE PLUGGED AND PATCHED WITH CONCRETE.

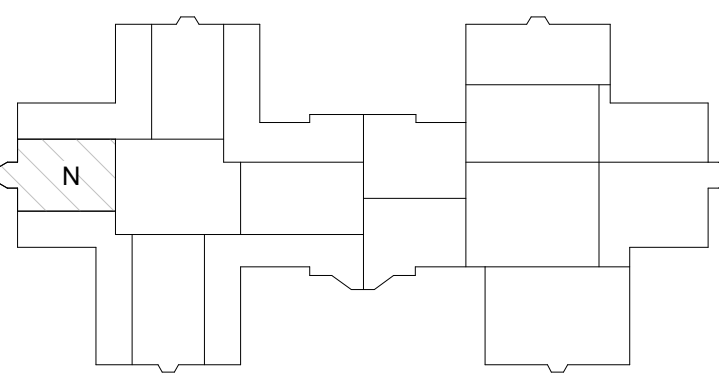
FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.



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BELL WORKS CHICAGO - WEST VESTIBULE

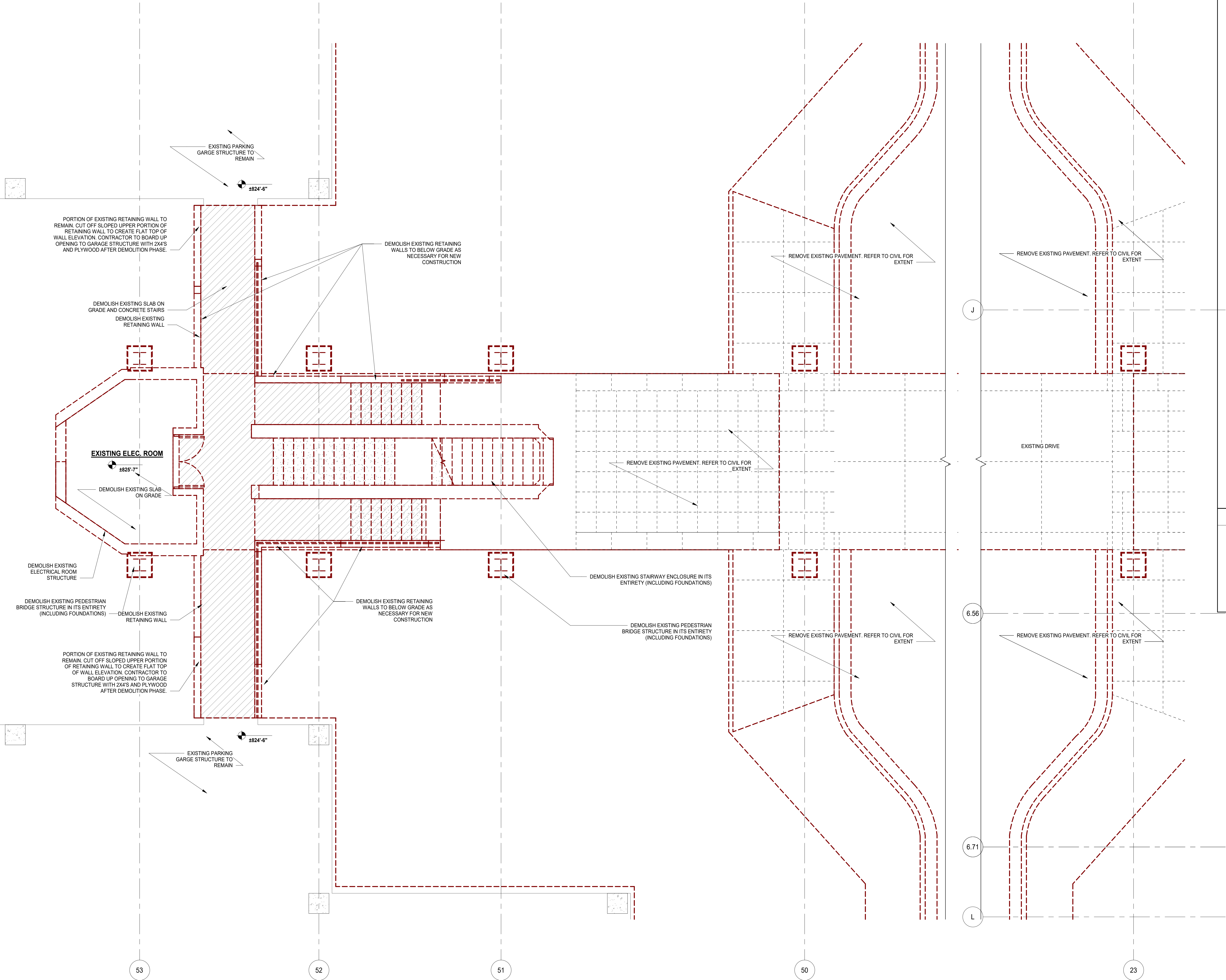
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ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST VESTIBULE

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1 DEMOLITION FLOOR PLAN LEVEL 2 OVERALL
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

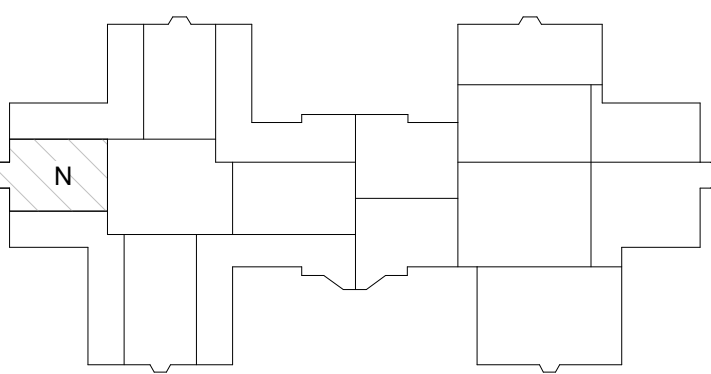
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- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.



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BELL WORKS
CHICAGO - WEST
VESTIBULE

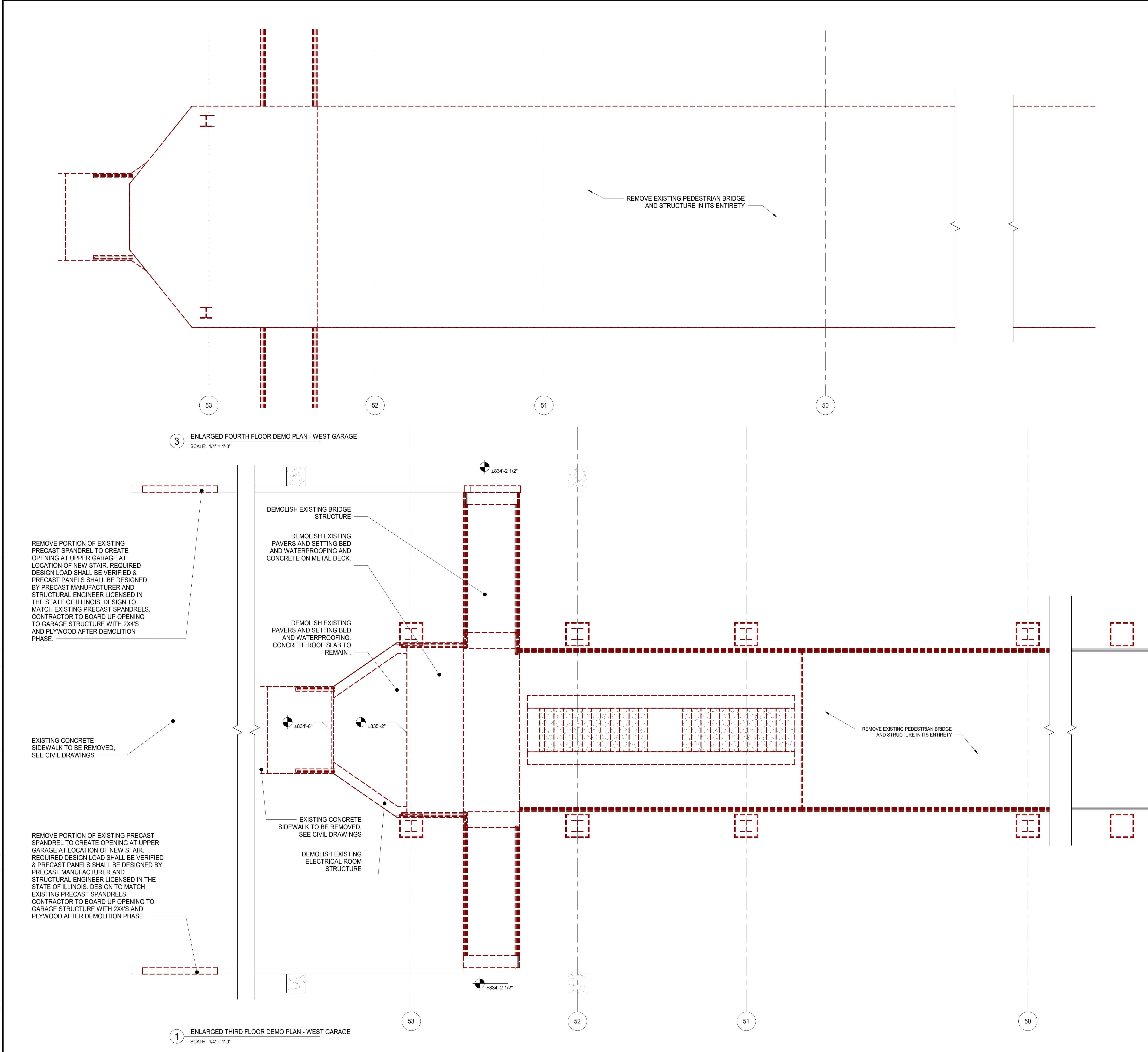
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ENLARGED SECOND
FLOOR DEMO PLAN -
WEST GARAGE

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FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN.

EXISTING CONSTRUCTION TO BE DEMOLISHED.

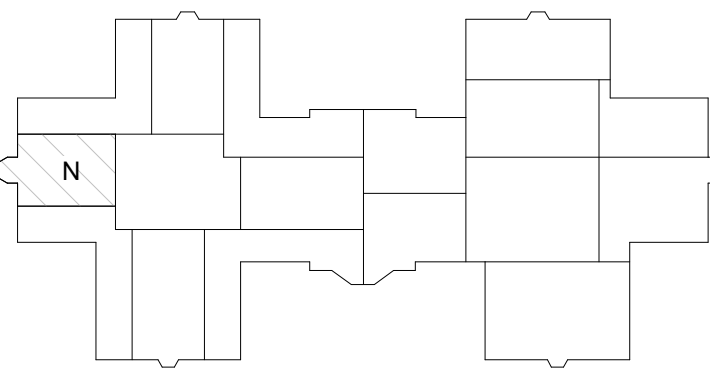
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BELL WORKS
CHICAGO - WEST
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ENLARGED THIRD &
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PLAN - WEST GARAGE

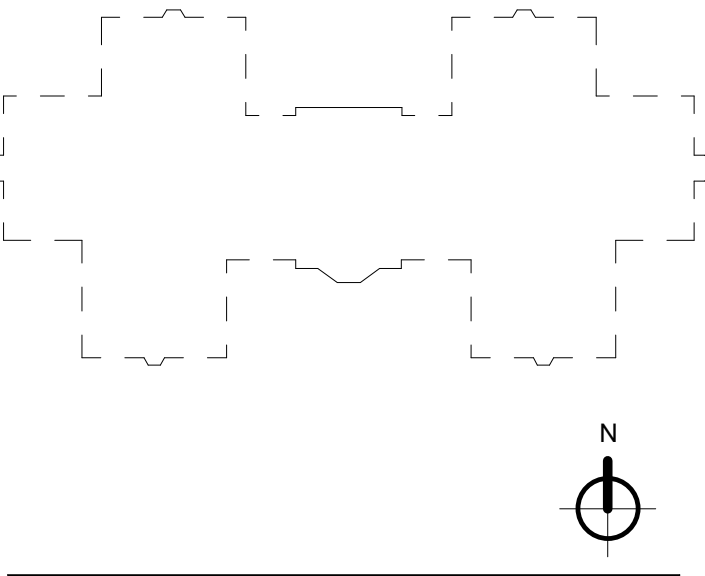
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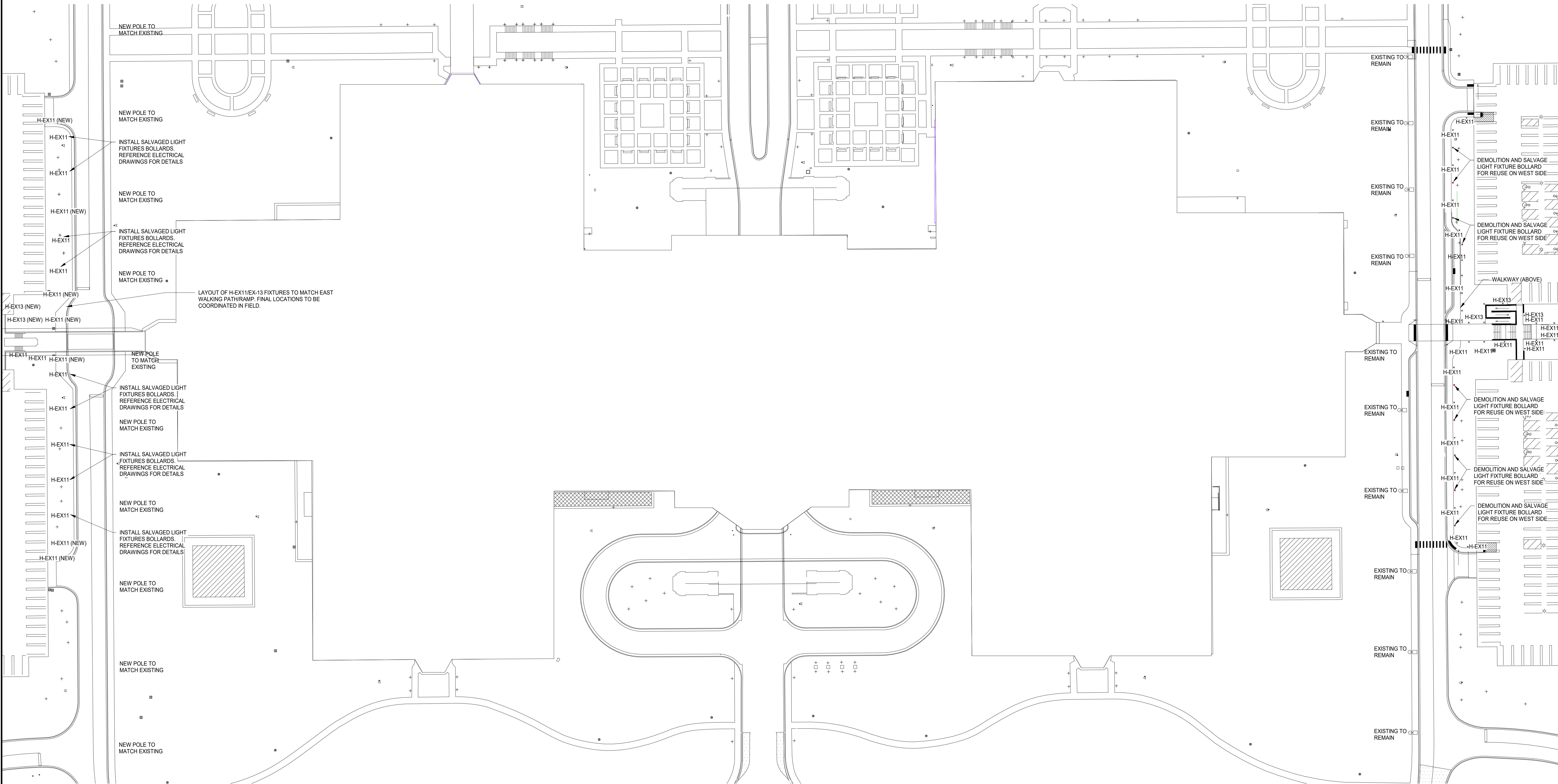
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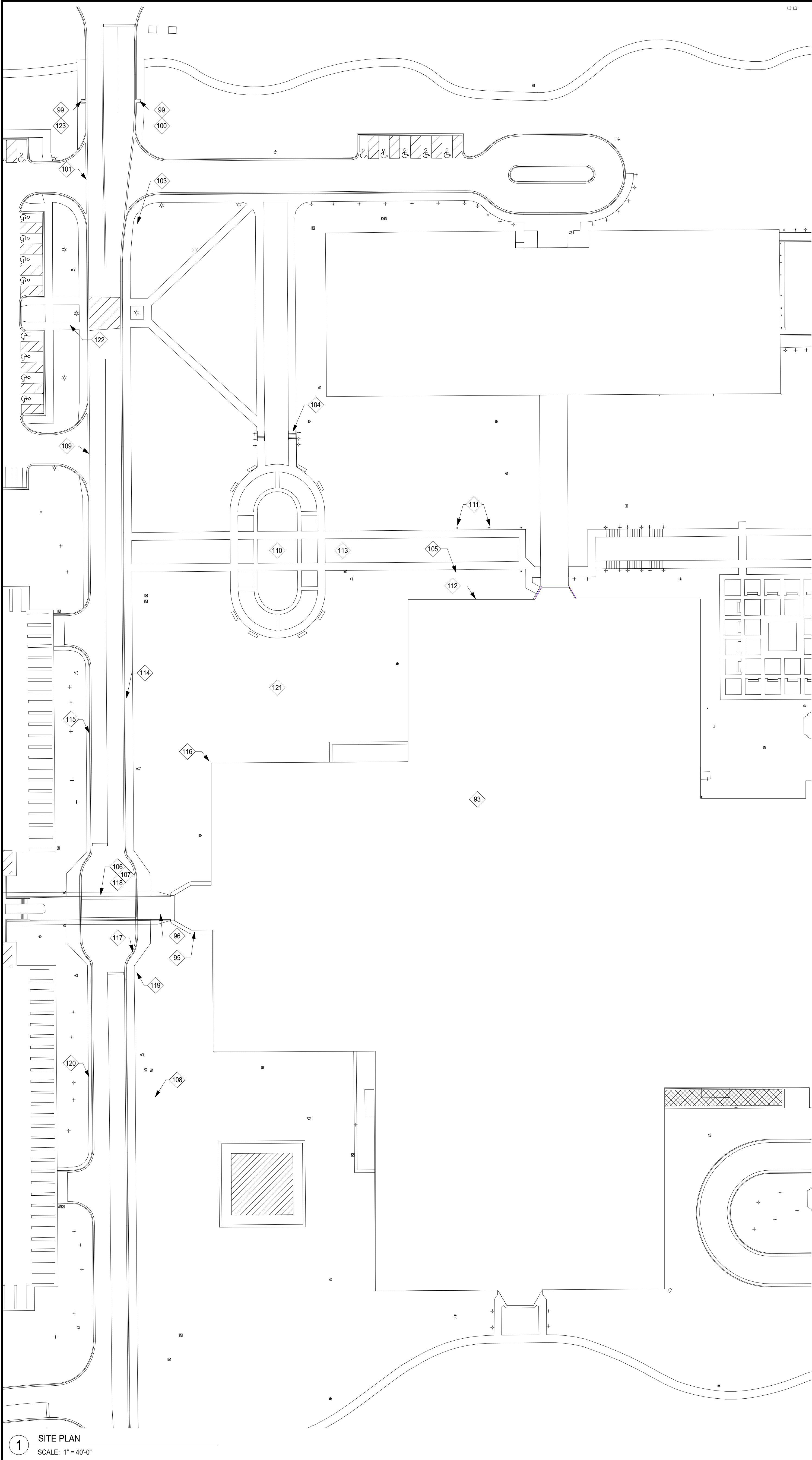
SITE PLAN

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1 SITE PLAN
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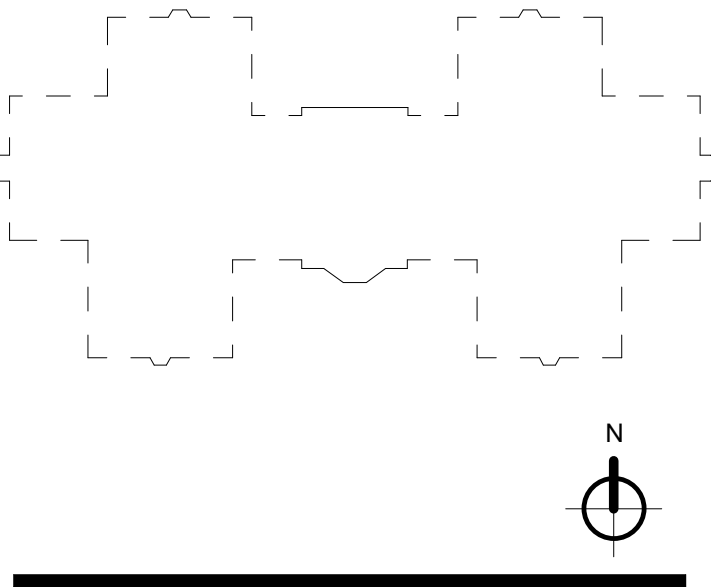


PROPERTY MAINTENANCE REPORT	
93	CONTRACTOR TO SECURE CONDUIT IF STILL IN USE. IF NO LONGER IN USE, REMOVE CONDUIT.
95	CONTRACTOR TO REMOVE EXPOSED CONDUIT AND WIRING AT WEST ENTRY. REFER TO CIVIL DRAWINGS FOR SCOPE OF PAVER DEMOLITION.
96	CONTRACTOR TO REMOVE EXISTING CALL BOX AND ALL ASSOCIATED CONDUIT BACK TO THE SOURCE.
99	CONTRACTOR TO REMOVE EXISTING GATE. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
100	REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
101	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
103	CONTRACTOR TO REMOVE ALL OBSOLETE SIGN BASES IN ACCORDANCE WITH THE MASTER SIGN PLAN. CONTRACTOR TO INFILL LANDSCAPING AT REMOVED BASES.
104	CONTRACTOR TO RESTORE SIDEWALK AND STAIR TO ORIGINAL CONDITION. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
105	CONTRACTOR TO REPAIR AND/OR REPLACE DAMAGED PEDESTAL LIGHTING, TYP.
106	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT REPAIR.
107	GRANITE PAVERS TO BE REMOVED. REFER TO CIVIL DRAWINGS FOR SCOPE OF DEMOLITION.
108	CONTRACTOR TO REMOVE AND REPLACE ALL FADED ROADWAY SIGNAGE.
109	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
110	CONTRACTOR TO RESTORE SIDEWALKS AND LANDSCAPING TO ORIGINAL CONDITION.
111	CONTRACTOR TO REPAIR AND/OR REPLACE DAMAGED PEDESTAL LIGHTING, TYP.
112	CONTRACTOR TO REMOVE DEBRIS FROM NORTH SIDE OF BUILDING.
113	CONTRACTOR TO CLEAN AND/OR TRIM LANDSCAPE AND RESTORE LANDSCAPING TO ORIGINAL CONDITION.
114	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
115	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
116	CONTRACTOR TO REPLACE OR REMOVE LANDSCAPE EDGINGS.
117	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
118	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
119	CONTRACTOR TO REMOVE AND REPLACE ALL FADED ROADWAY SIGNAGE.
120	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
121	CONTRACTOR TO REMOVE DEBRIS FROM LANDSCAPED AREA.
122	REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
123	CONTRACTOR TO REMOVE EXISTING GATE. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.

NOTE: THE ABOVE NUMBERS REFERENCE THE WEST DRIVE AND ENTRANCE PROPERTY MAINTENANCE REPORT ISSUED BY THE VILLAGE OF HOFFMAN ESTATES ON 06/05/2025.



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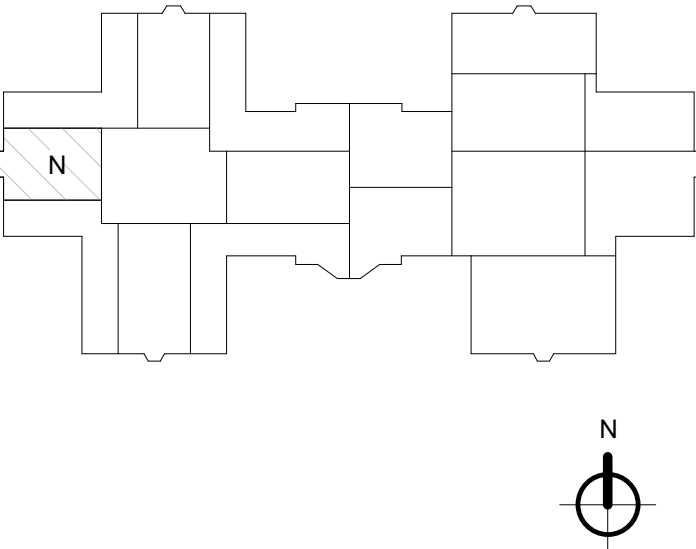
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SITE PLAN - PROPERTY MAINTENANCE REPORT

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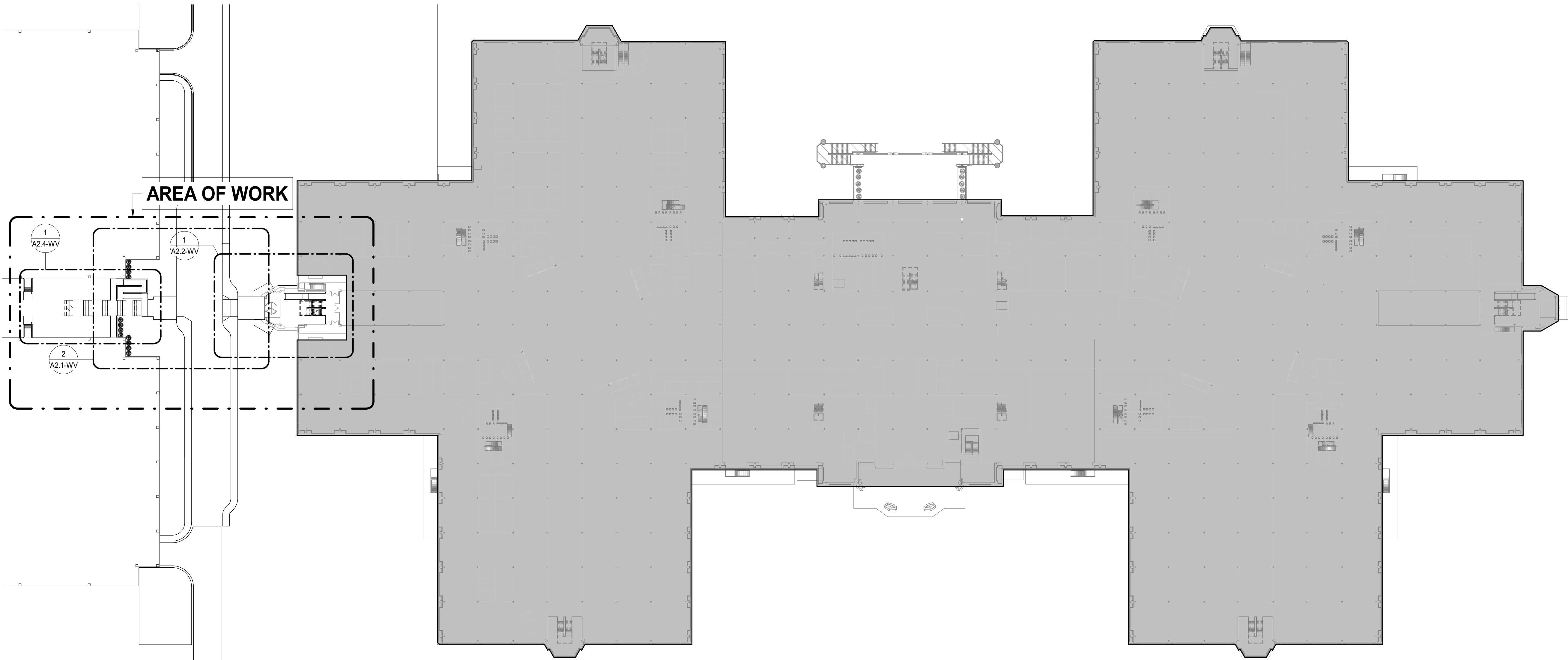
BELL WORKS
CHICAGO - WEST
VESTIBULE

2000 AT&T Center Dr, Hoffman
Estates, IL 60192

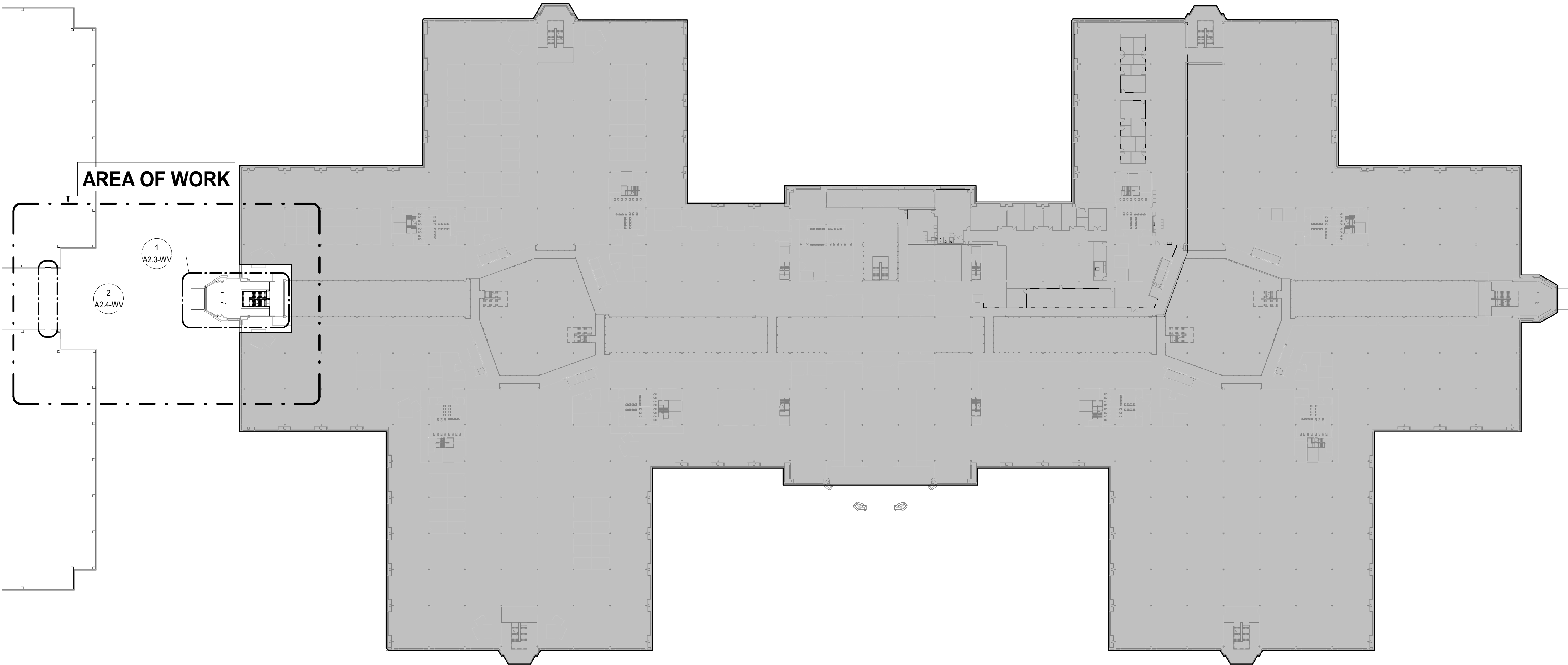
OVERALL FLOOR KEY
PLANS - WEST VESTIBULE

Project Number:
190128
Drawn By:
WCO
Sheet:

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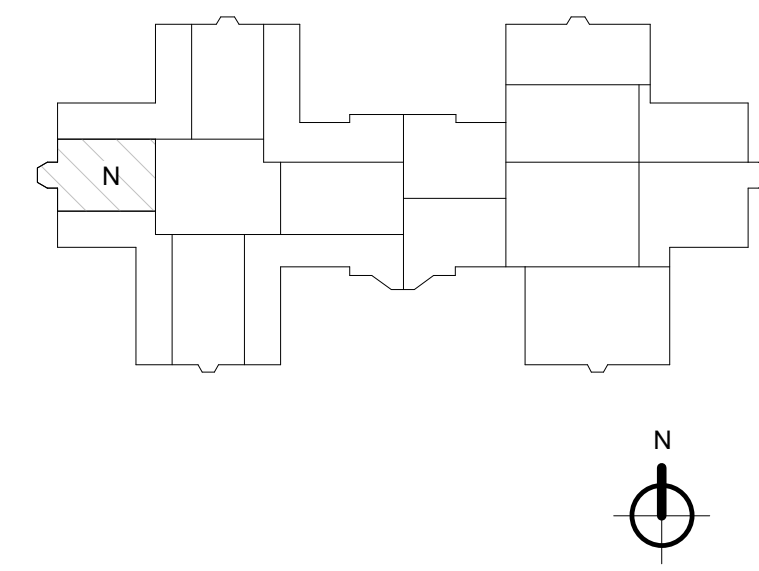


1 OVERALL SECOND FLOOR PLAN
SCALE: 1" = 50'-0"



2 OVERALL THIRD FLOOR PLAN
SCALE: 1" = 50'-0"

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.....
211 North Clinton Street
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.....
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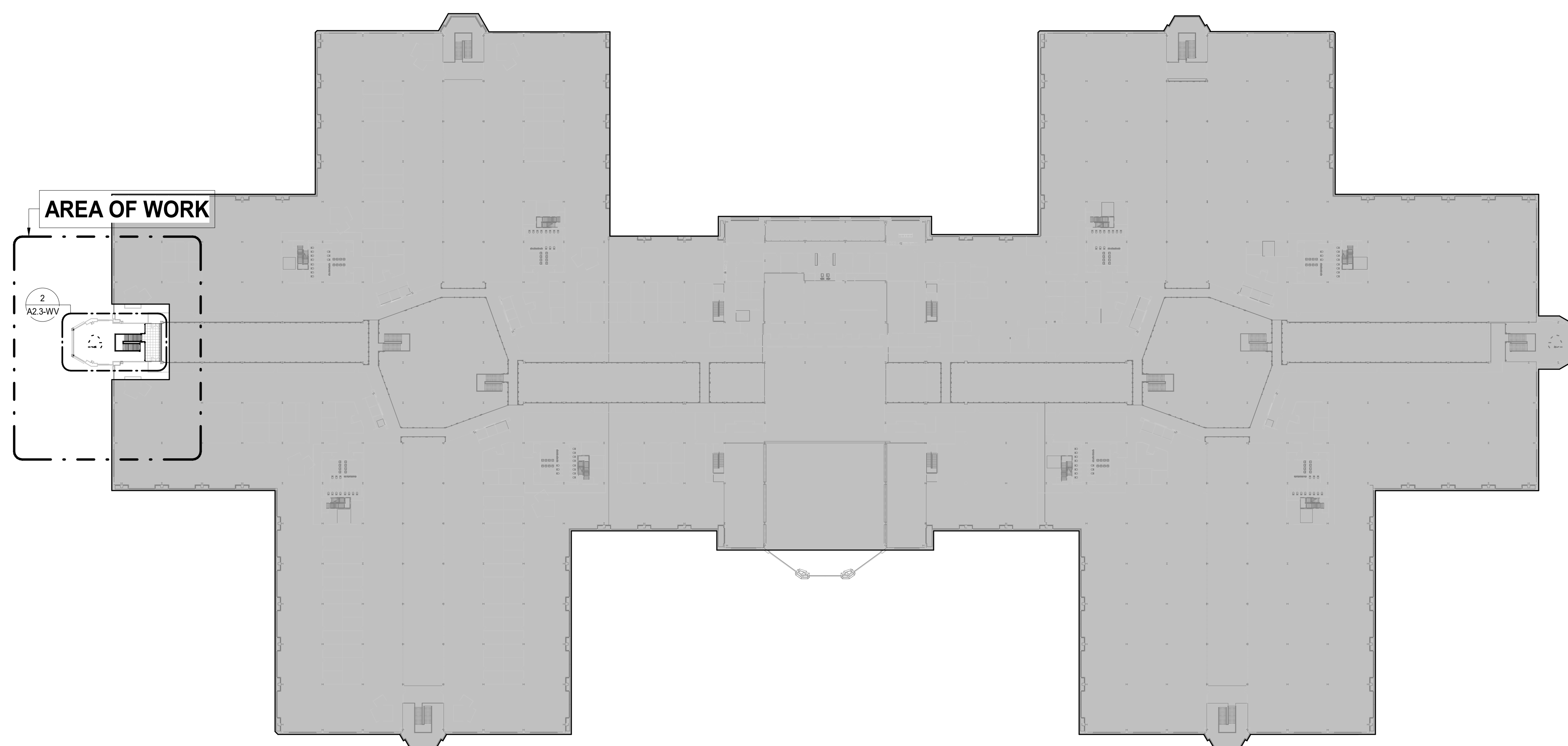
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	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025
REV	DESCRIPTION	DATE

**BELL WORKS
CHICAGO - WEST
VESTIBULE**

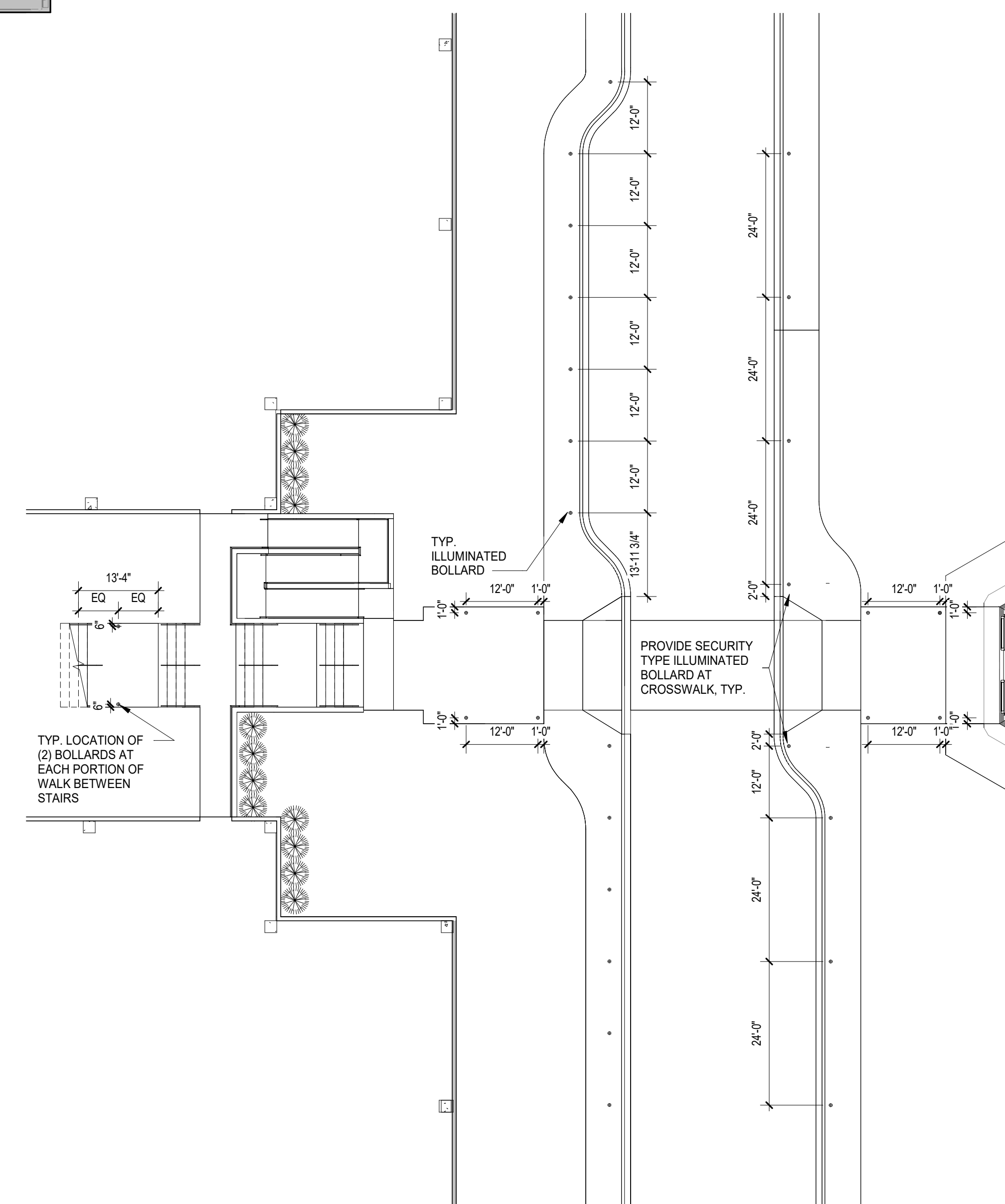
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**OVERALL FLOOR KEY
PLANS - WEST VESTIBULE**

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190128
Drawn By:
WCO
Sheet:

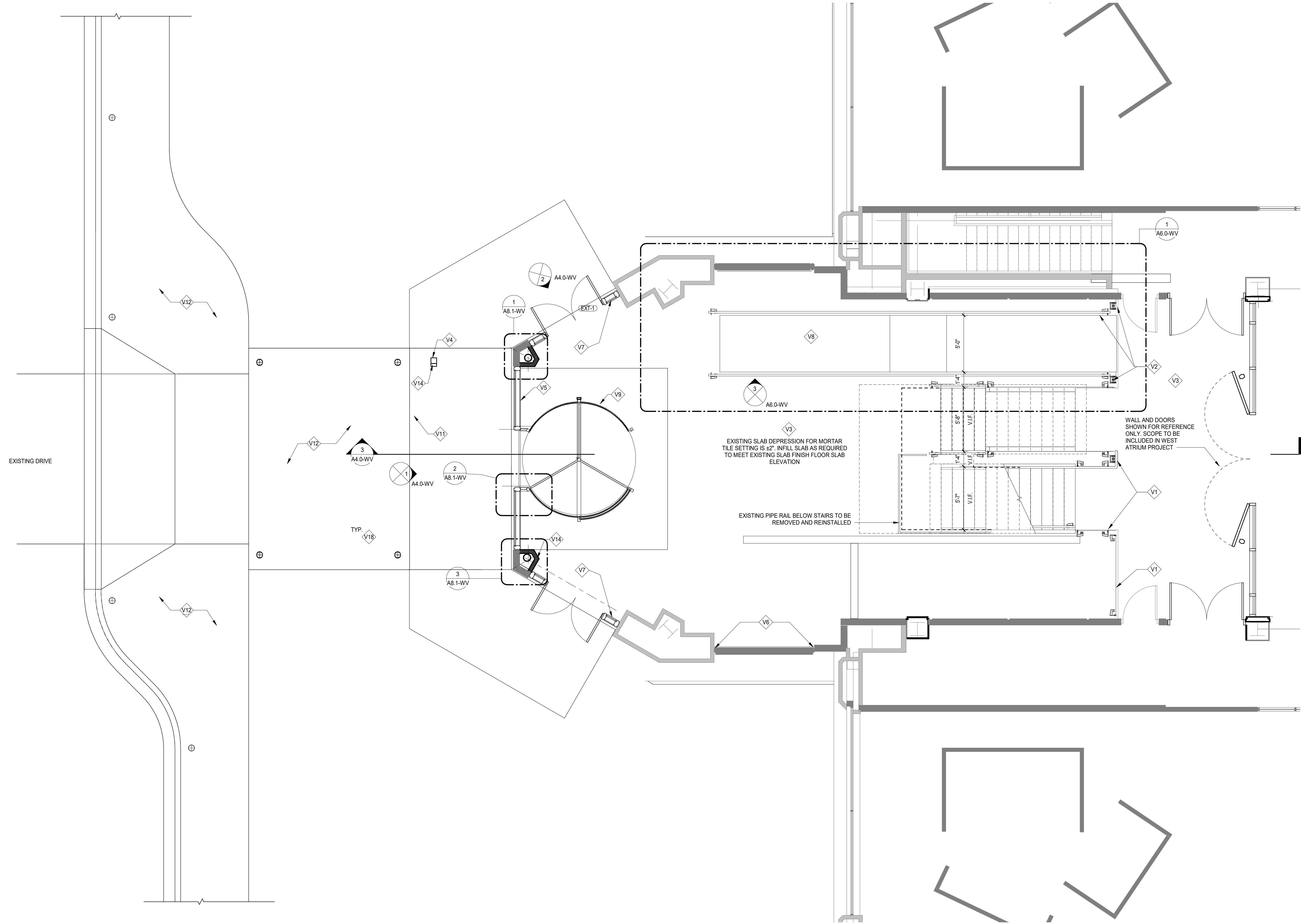


1 OVERALL FOURTH FLOOR PLAN
SCALE: 1" = 50'-0"



2 SECOND FLOOR PLAN - WEST VESETIBULE BOLLARD PLAN
SCALE: 1/16" = 1'-0"

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1 SECOND FLOOR ENLARGED PLAN - WEST VESTIBULE
SCALE: 1/4" = 1'-0"

GENERAL NOTES

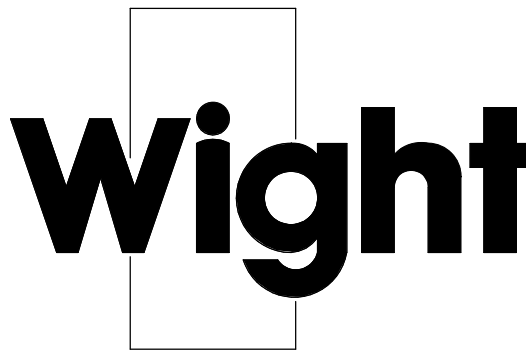
- ALL ITEMS THAT ARE TO BE REMOVED AND REINSTALLED OR SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE OWNER FOR LOCATION).
- ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELED TO MATCH EXISTING ADJACENT SURFACE.
- THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONSTRUCTION CONTRACT AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
- ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE, AT NO ADDITIONAL COST TO THE OWNER.
- WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
- NEW SLEEVES AND OPENINGS IN THE EXISTING FLOOR, WALL & CEILING CONSTRUCTION ARE TO BE SEALED WITH FIRE SAFING MATERIAL.
- REFER TO MEP-FP DRAWINGS FOR DEMOLITION / REMOVAL / RELOCATION AND INSTALLATION OF FIXTURES AND DEVICES.
- REFER TO SHEET 00.1 FOR TYPICAL FIXTURE MOUNTING HEIGHTS AND ADA COMPLAINT PLANS, ELEVATIONS, AND DETAILS.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF WALL MATERIAL UNLESS NOTED OTHERWISE.
- REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF CONSTRUCTION WORK.
- CONSTRUCTION WORK REFERENCED IN THIS DOCUMENT IS GENERAL IN SCOPE, REFER TO THE ENGINEERING DOCUMENTS FOR SCOPE OF ENGINEERING WORK.
- THE GENERAL CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK AND DETERMINE THE NATURE AND EXTENT OF CONSTRUCTION WORK PRIOR TO THE ONSET OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WALL, AS REQUIRED TO ENCLOSE AND BARRICADE FOR SAFETY AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY CONSTRUCTION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREAS OF THE BUILDING.
- PROTECTION SHALL BE PROVIDED FOR BASE BUILDING AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT, BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS AND FINISHES.
- THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE PROTECTION ACCESS AS REQUIRED FOR THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS.
- PATCH & REPAIR ALL SURFACES AFFECTED BY DEMOLITION, AS REQUIRED AND RECOMMENDED BY MANUFACTURER TO RECEIVE NEW FINISHES. ALL FLOORS AFFECTED BY DEMOLITION TO BE FLASH PATCHED LEVEL.
- DURING THE CONSTRUCTION PROCESS, THE PROJECT SITE SHALL BE LEFT CLEAN AND ORDERLY ON A DAILY BASIS.
- ALL NEW PARTITIONS TO BE CENTERED ON BASE BUILDING COLUMN LINES, MULLION CENTER LINES, OR ALIGNED WITH THE EDGE OF EXISTING COLUMNS OR WALLS UNLESS NOTED OTHERWISE.
- ALL ITEMS NOTED AS "BY OTHERS" OR "BY OWNER" ARE TO BE COORDINATED WITH NEW CONSTRUCTION BY THE GENERAL CONTRACTOR.
- PATCH ALL EXISTING GYPSUM BOARD PARTITIONS, COLUMN ENCLOSURES, ETC., THAT ARE SCHEDULED TO REMAIN TO A CONDITION READY TO RECEIVE SCHEDULED FINISH.
- PROVIDE FIRE RATED BLOCKING AT ALL LOCATIONS DESIGNATED FOR WALL MOUNTED EQUIPMENT OR MILLWORK.
- CONTRACTOR TO PREPARE WALL, FLOOR AND CEILING SURFACES AS REQUIRED AND RECOMMENDED BY MANUFACTURER TO RECEIVE NEW FINISHES AS INDICATED ON FINISH PLANS. ALL SUB FLOORS TO BE LEVEL BEFORE RECEIVING NEW FLOOR FINISHES.
- DO NOT SCALE THESE DRAWINGS.
- REFER TO ELEVATIONS AND DETAILS FOR DIMENSIONS NOT INDICATED ON PLAN DRAWINGS.
- GENERAL CONTRACTOR TO NOTIFY ARCHITECT, IN ADVANCE, WHEN CHALK PARTITION LAYOUT CAN BE REVIEWED & APPROVED PRIOR TO PLACEMENT OF METAL STUDS.
- WHEN EXISTING PARTITIONS DO NOT HAVE REQUIRED ACOUSTICAL BATT INSULATION AS INDICATED IN NEW PARTITIONS FOR SIMILAR SPACES, CONTRACTOR IS TO VERIFY WITH ARCHITECT/OWNER IF INSULATION SHOULD BE ADDED TO THE EXISTING PARTITION.

FLOOR PLAN LEGEND

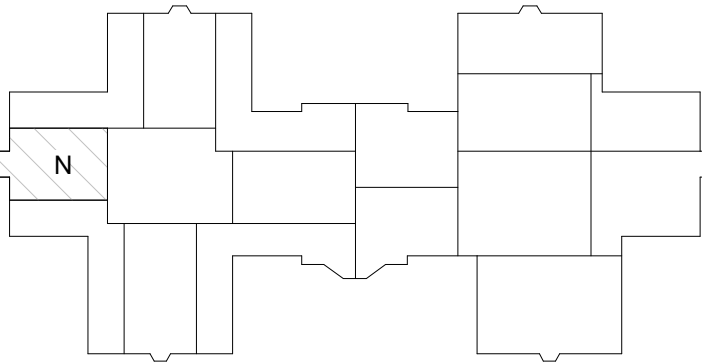
- EXISTING WALL
- NEW WALL
- NEW DOOR, REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN, REFER TO SHEET A8.03 FOR DOOR SCHEDULE FOR REQUIRED MODIFICATIONS.
- METAL LOCKER- 5% OF TOTAL PROVIDED QUANTITY SHALL BE ACCESSIBLE. COORDINATE ADA COMPLAINT LOCKER LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION
- PARTITION TYPE, REFER TO SHEET A8.0 & A8.01
- ALUMINUM STOREFRONT/WINDOW TYPE, REFER TO SHEET A8.2
- DOOR TAG, REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- FIRE EXTINGUISHER CABINET (FEC)
- FIRE HOSE/VALVE CABINET (FHVC)
- (DIMENSION) HOLD → DIMENSION IS CRITICAL. HOLD DIMENSION FACE TO FACE OF WALL.
- ± (DIMENSION) → DIMENSION IS NOT CRITICAL. WALL PLACED AT REMAINDER OF DIMENSION STRING.
- (DIMENSION) CL → DIMENSION TO STRUCTURAL COLUMN CENTERLINE
- ALIGN → ALIGN FACES OF WALL

KEYNOTES

- V1 RE-USE EXISTING STEEL RAILING SUPPORTS. INSTALL NEW 1/2" THICK CLEAR, TEMPERED AND LAMINATED GLASS PANELS WITH POLISHED EDGES. INSTALL NEW STAINLESS STEEL RAILINGS AS REQUIRED WITH FINISH TO MATCH EXISTING. STEEL RAILING SUPPORTS TO BE PAINTED PT20 REFER TO FINISH PLANS.
- V2 NEW/EXISTING ORNAMENTAL HANDRAIL SYSTEM WITH NEW 1/2" THICK CLEAR LAMINATED/TEMPERED GLASS WITH POLISHED EDGES HANDRAIL SUPPORT TO BE BOLTED TO STEEL PLATES DIMENSIONS AND SPACING TO MATCH EXISTING INSTALL.
- V3 NEW FLOORING, PREP EXISTING SLAB TO RECEIVE NEW FINISH
- V4 EXISTING PEDESTAL TO REMAIN IN PLACE
- V5 NEW EXTERIOR ALUMINUM CURTAIN WALL SYSTEM, PAINTED FINISH TO MATCH EXISTING
- V6 EXISTING GLASS STOREFRONT SYSTEM TO REMAIN IN PLACE
- V7 NEW EXTERIOR STOREFRONT AND DOUBLE DOOR SYSTEM. NORTHERN DOOR EX-1 SHALL HAVE AUTOMATIC OPERATOR INSTALLED WITH PUSH PLATE ADA ACTUATORS AS INDICATED.
- V8 NEW CONCRETE ADA RAMP AND LANDING ON GEOFOAM
- V9 NEW AUTOMATIC REVOLVING DOOR, 10'-0" DIAMETER CANOPY, STAINLESS STEEL, TO MATCH EXISTING. REFER TO SPECIFICATIONS.
- V11 NEW CONCRETE LANDING, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- V12 NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- V14 PUSH PLATE ADA ACTUATOR WITH CARD ACCESS, WALL MOUNTED AT INTERIOR & PEDESTAL MOUNTED AT EXTERIOR
- V18 ILLUMINATED BOLLARD, REFER TO 2A2.1-1V FOR ALL BOLLARD LOCATIONS & TYPES. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO SEPARATE DESIGN/BUILD ELECTRICAL DESIGN FOR CIRCUITING AND WIRE SIZES.



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	ISSUED FOR PERMIT REVISION	08/06/2025
	ISSUED FOR PERMIT	02/05/2025

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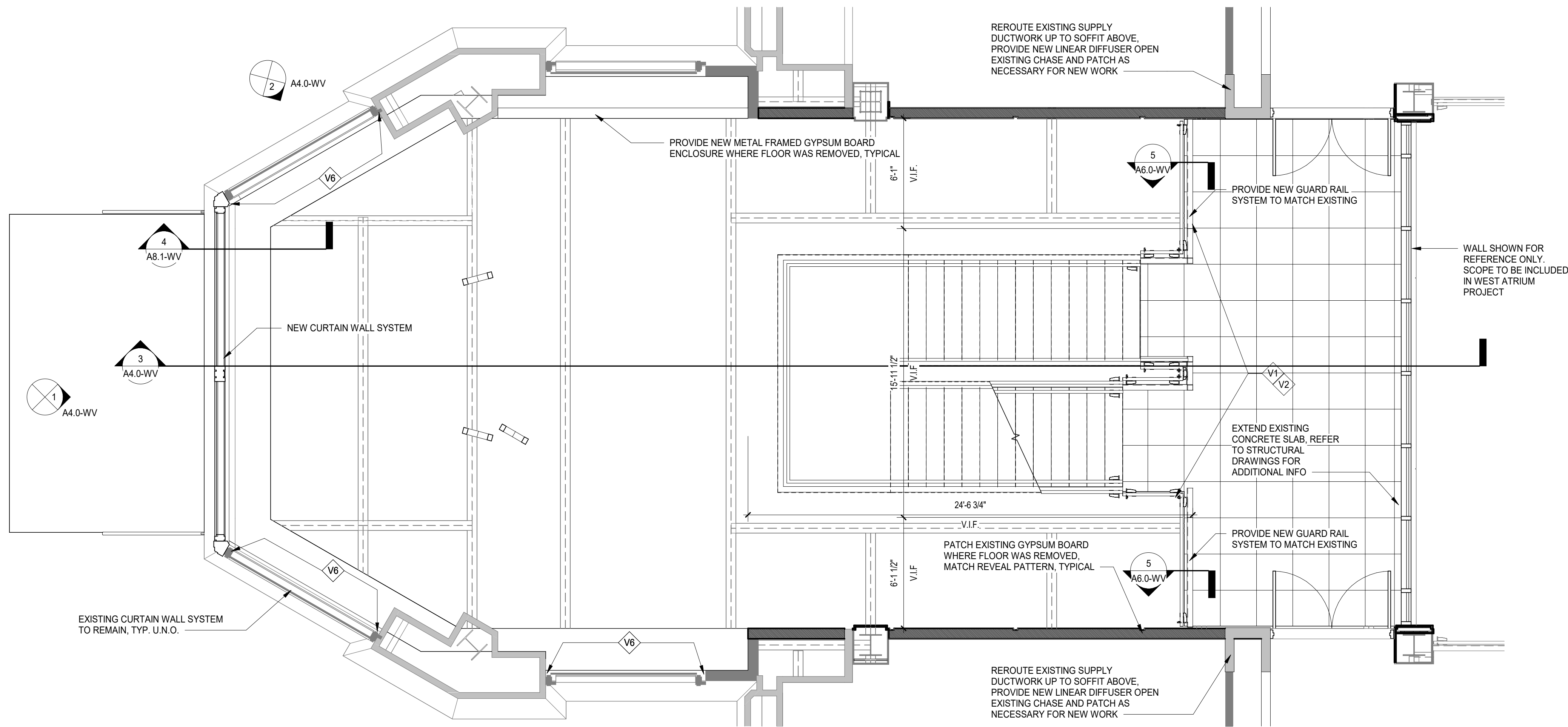
ENLARGED SECOND FLOOR PLAN - WEST VESTIBULE

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Drawn By:
WCO
Sheet:

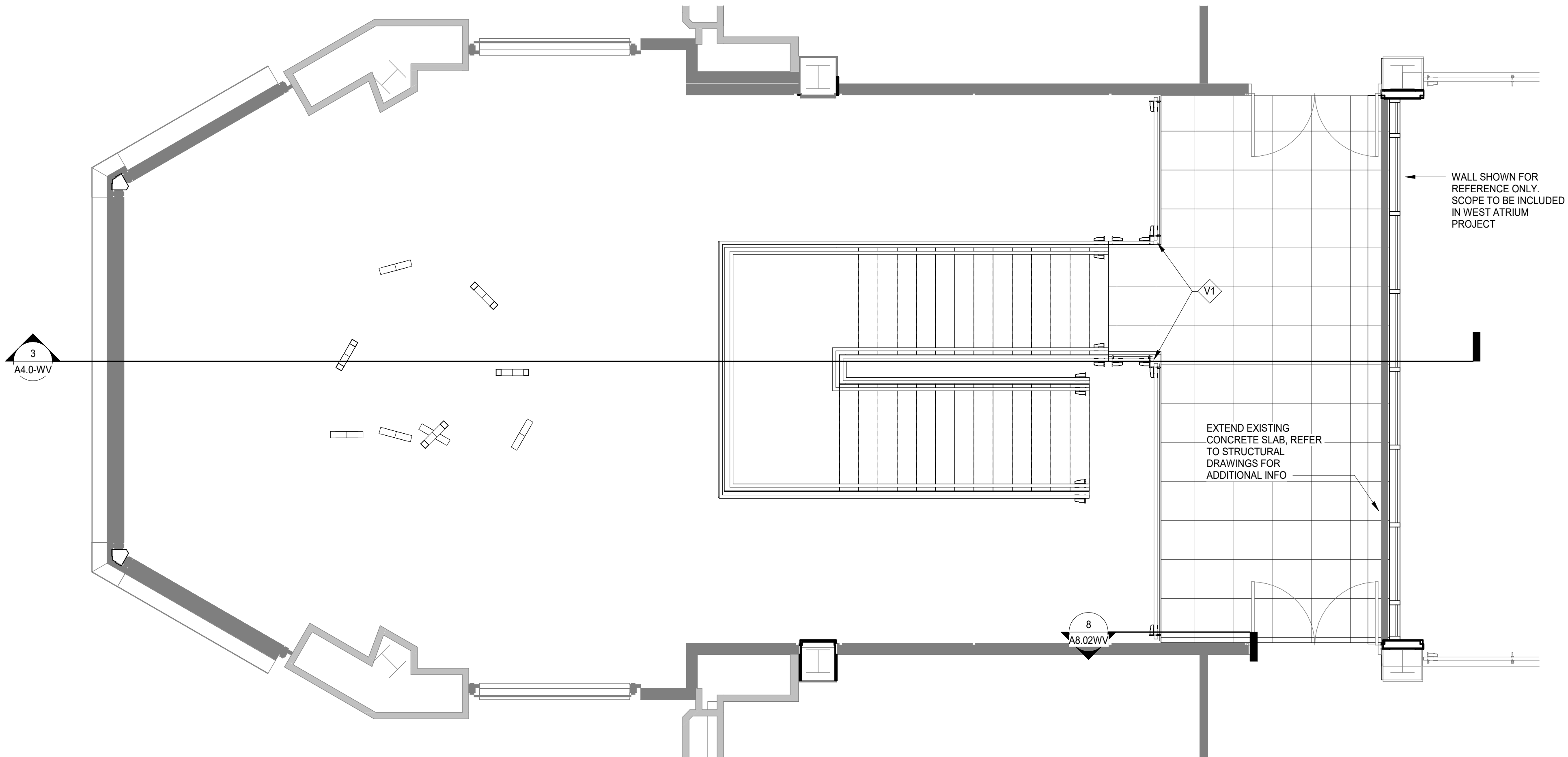
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1 THIRD FLOOR - ENLARGED PLAN WEST VESTIBULE
SCALE: 1/4" = 1'-0"



2 FOURTH FLOOR - ENLARGED PLAN WEST VESTIBULE
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- ALL ITEMS THAT ARE TO BE REMOVED AND REINSTALLED OR SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE OWNER FOR LOCATION).
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FLOOR PLAN LEGEND

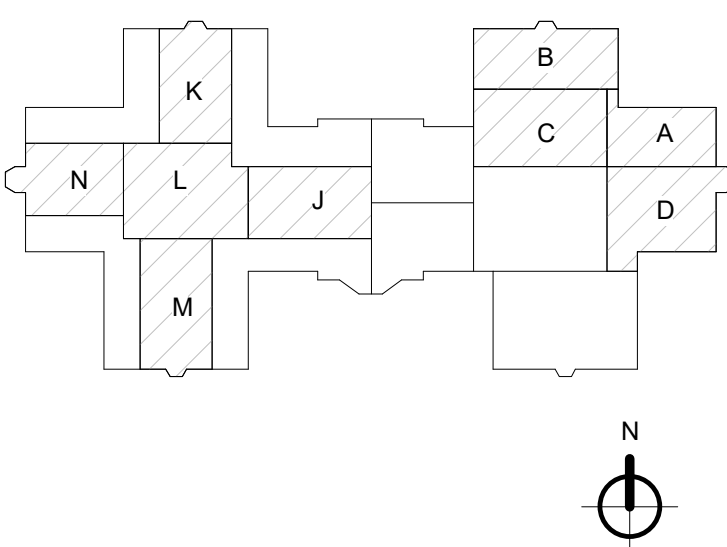
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	EXISTING DOOR TO REMAIN, REFER TO SHEET A8.03 FOR DOOR SCHEDULE FOR REQUIRED MODIFICATIONS.
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	ALUMINUM STOREFRONT/WINDOW TYPE, REFER TO SHEET A8.2
	DOOR TAG, REFER TO SHEET A8.03 FOR DOOR SCHEDULE
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KEYNOTES

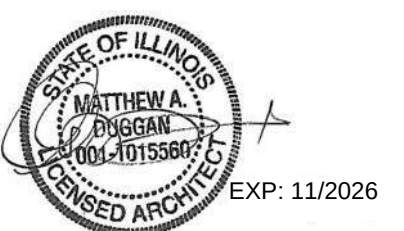
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- V6 EXISTING GLASS STOREFRONT SYSTEM TO REMAIN IN PLACE



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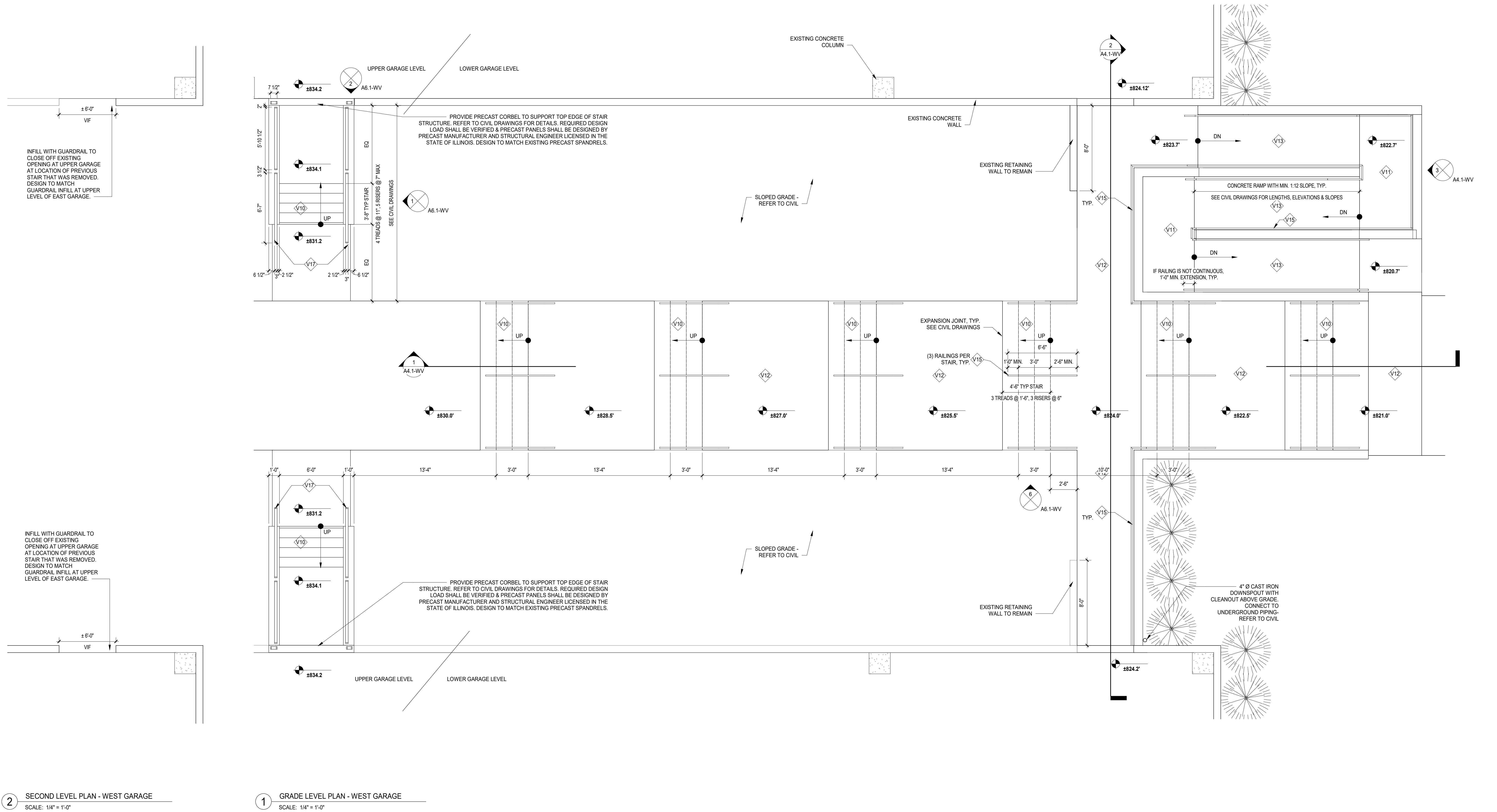
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ENLARGED THIRD &
FOURTH FLOOR PLANS -
WEST VESTIBULE

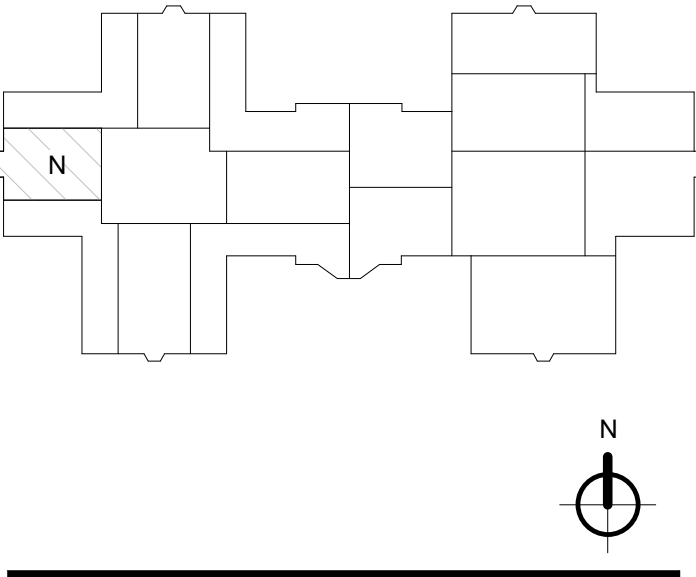
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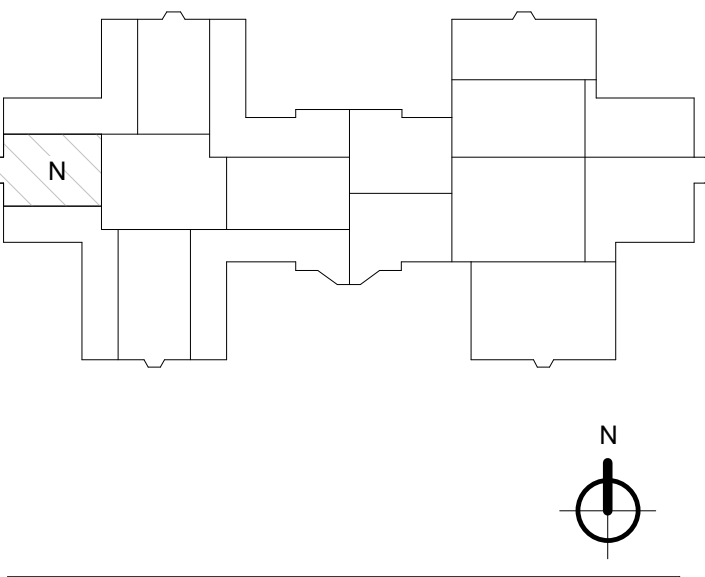
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ENLARGED FIRST & SECOND FLOOR PLAN - WEST GARAGE

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Chicago, IL 60661
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LIGHT FIXTURE SCHEDULE					
SYMBOL	TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	SOURCE INFORMATION
	F33B	LED DOWNLIGHT	USAI LIGHTING	B4RDF-090135K5S0-5-BL-NCM-UNV-DIE- (XX)	CONTACT: SHARON OLSEN, KSA LIGHTING & CONTROLS (630) 292-7632
	F35	FIXED MOUNT LINEAR LED LIGHT	INSIGHT LIGHTING MEDLEY EXTERIOR	ME-L0-35K-6060-FM-TBD-UNV-LD3A-TB-ILH-CRF	
	F36	LED PENDANT LIGHT (CUSTOM)	TBD	TBD	

NOTE: SOURCE ALL NEW LED BULBS LISTED ABOVE FROM SINGLE MANUFACTURER

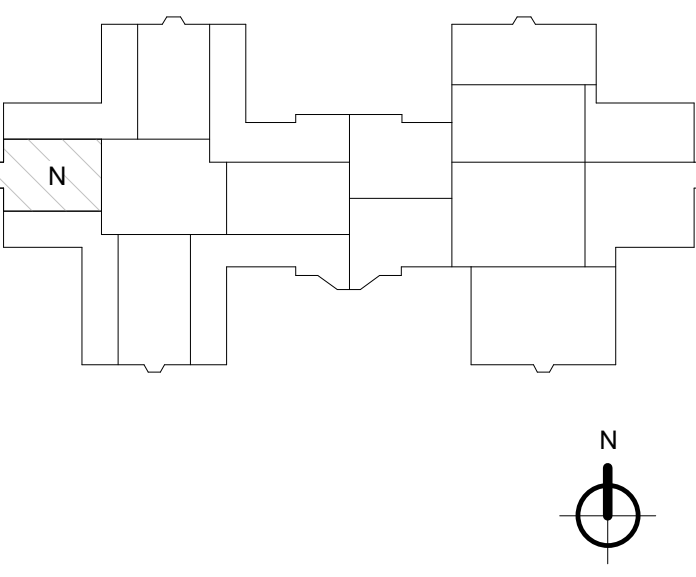
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	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025
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**BELL WORKS
CHICAGO - WEST
VESTIBULE**

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ENLARGED RCP - WEST VESTIBULE & WEST GARAGE

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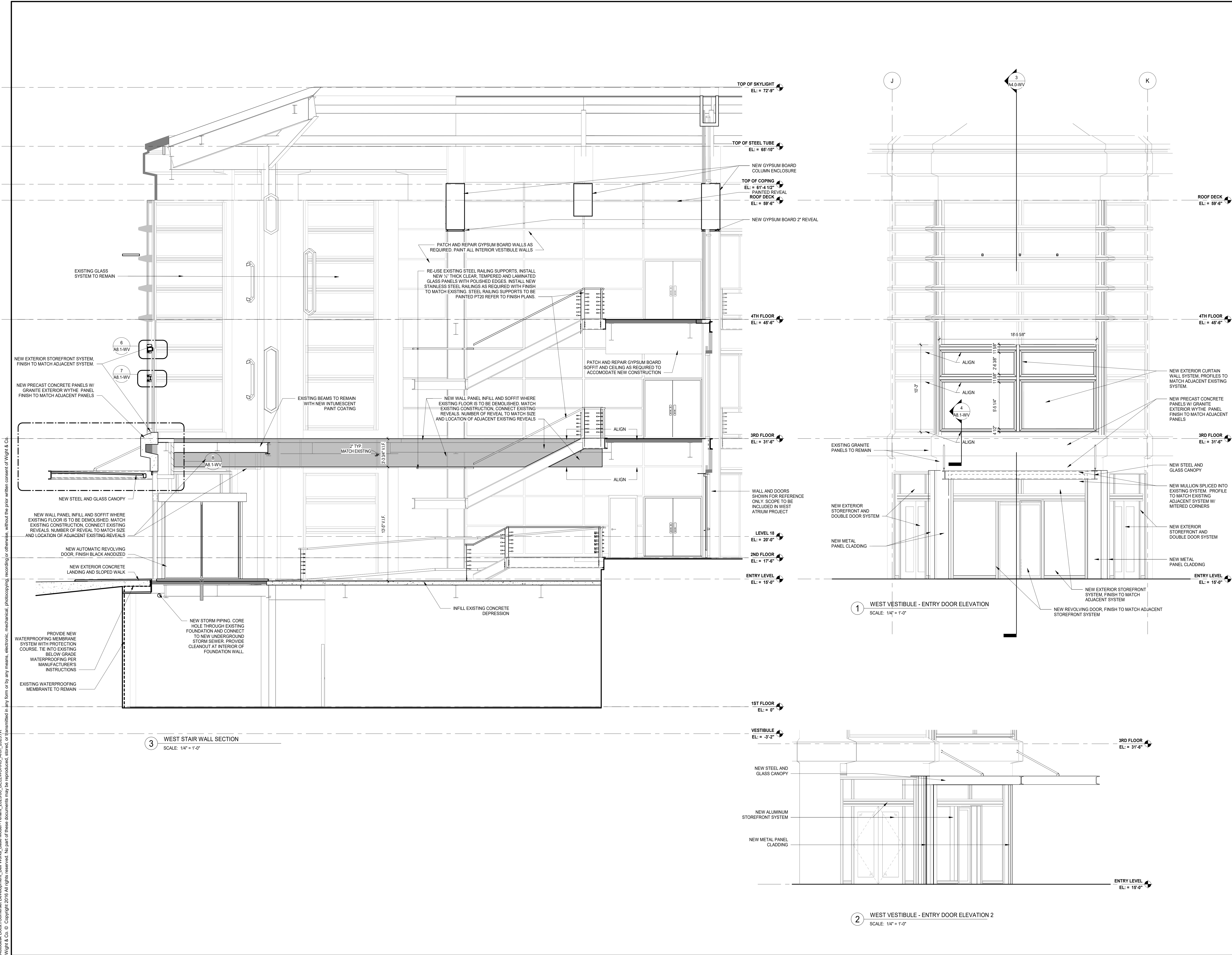
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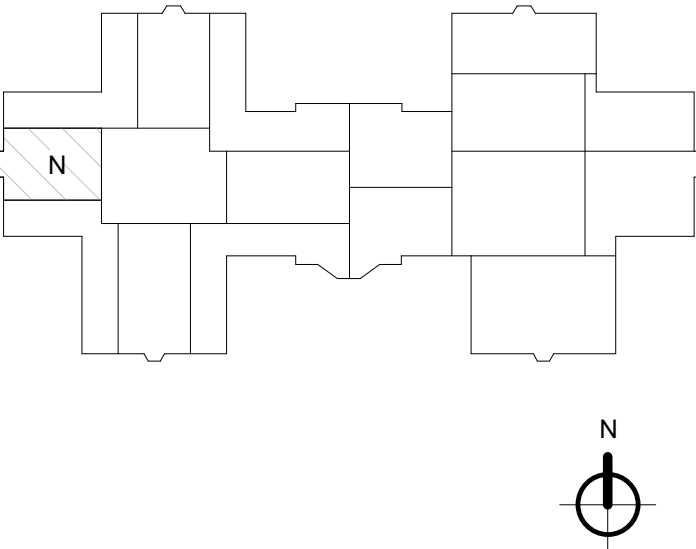
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ELEVATION & SECTION -
WEST VESTIBULE

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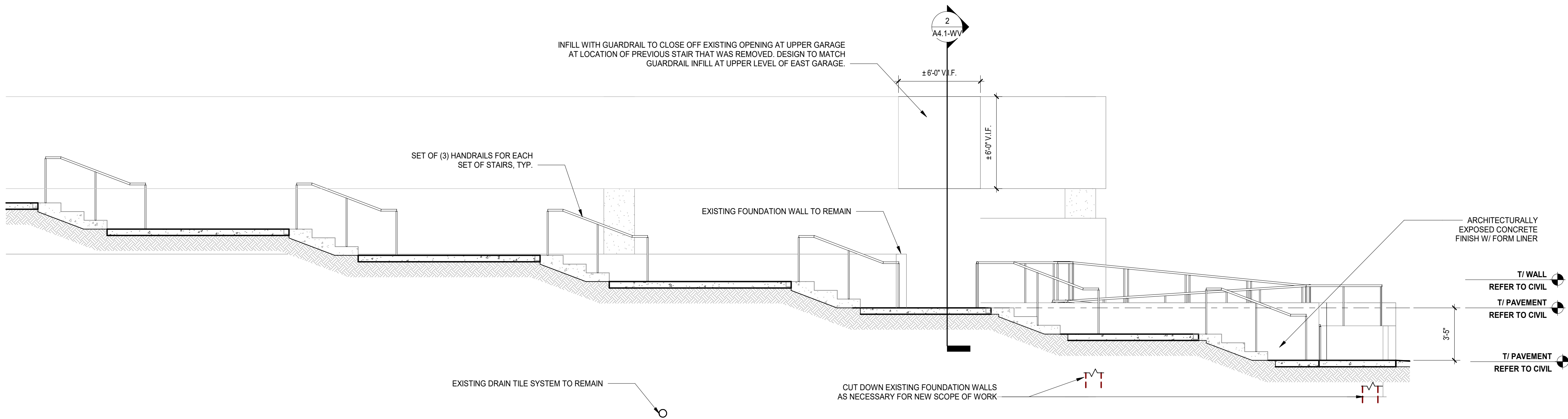
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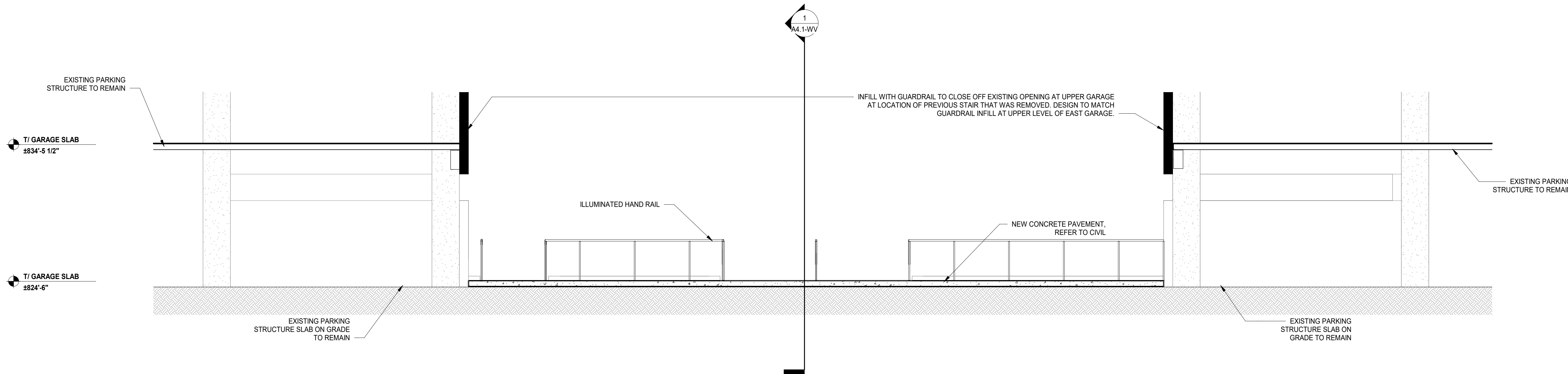
GARAGE SECTIONS

Project Number:
190128
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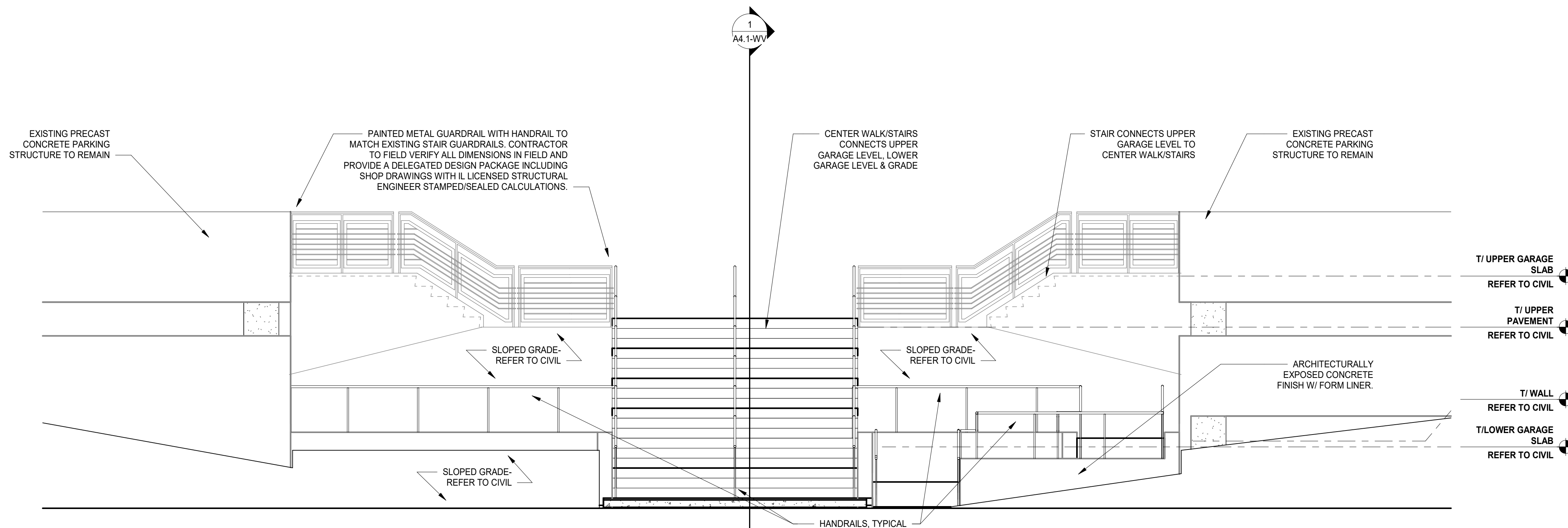
A4.1-WV



1 GARAGE LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

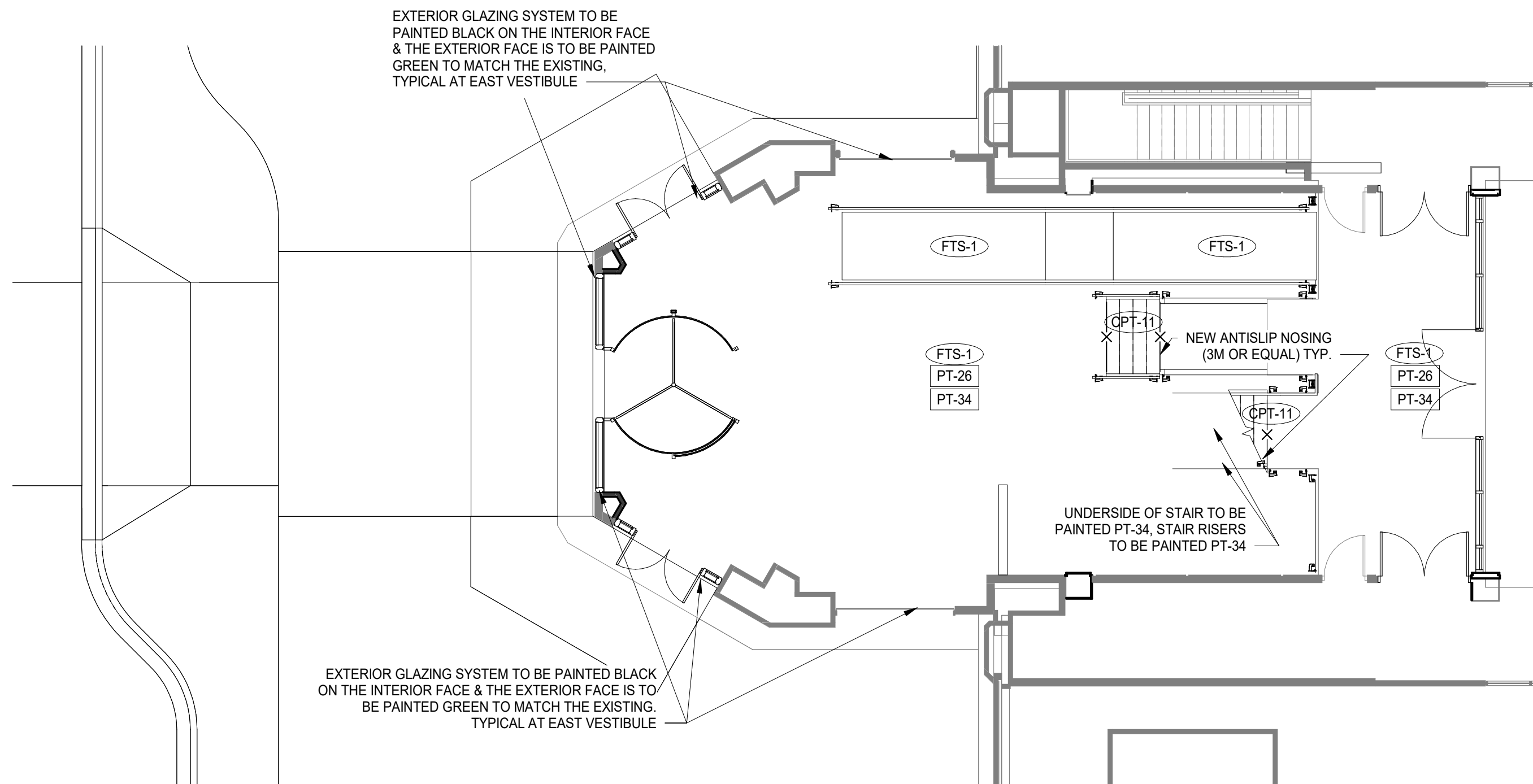


2 GARAGE - CROSS SECTION
SCALE: 1/4" = 1'-0"

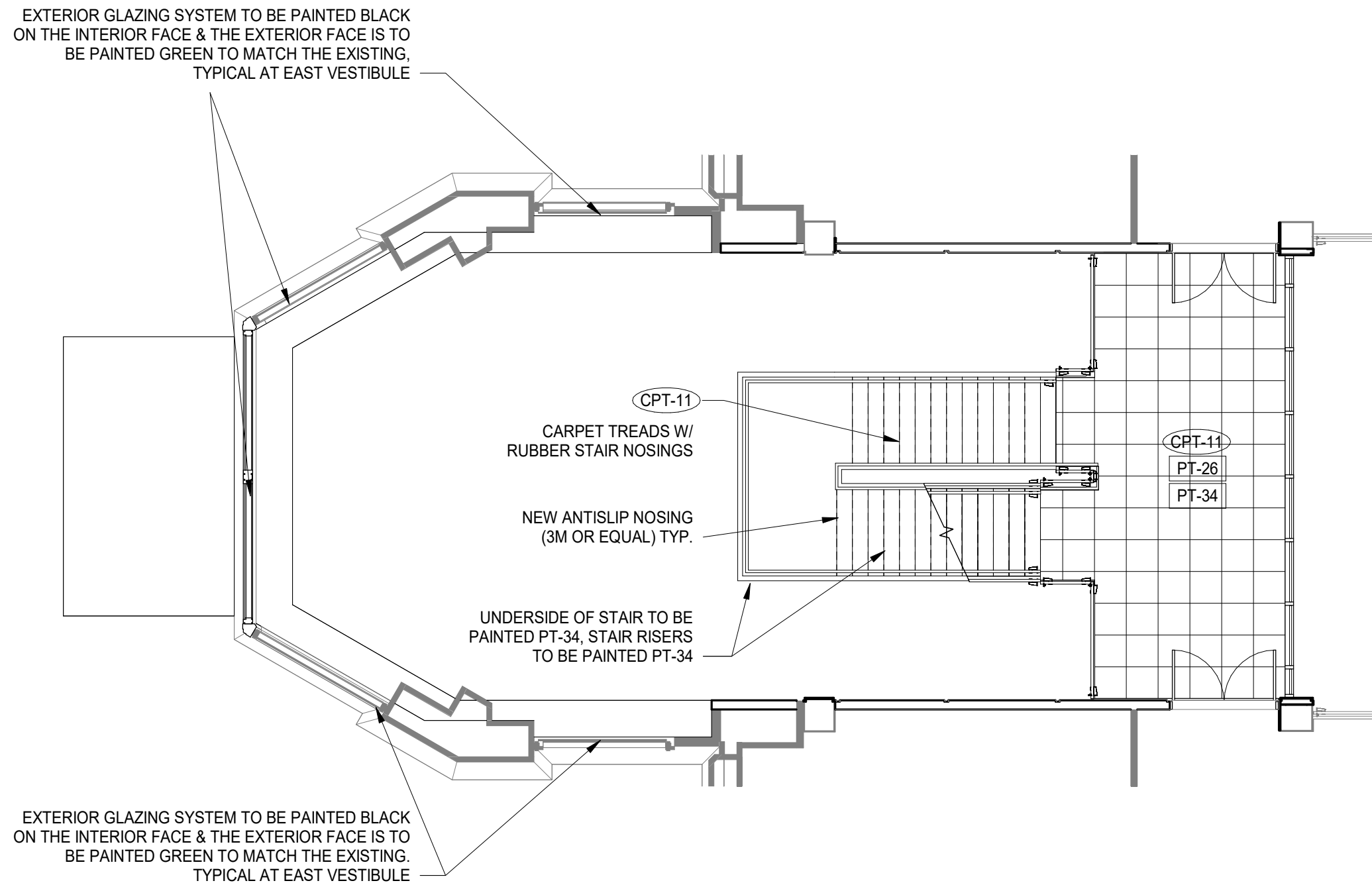


3 GARAGE WEST ELEVATION (LOOKING WEST)
SCALE: 1/4" = 1'-0"

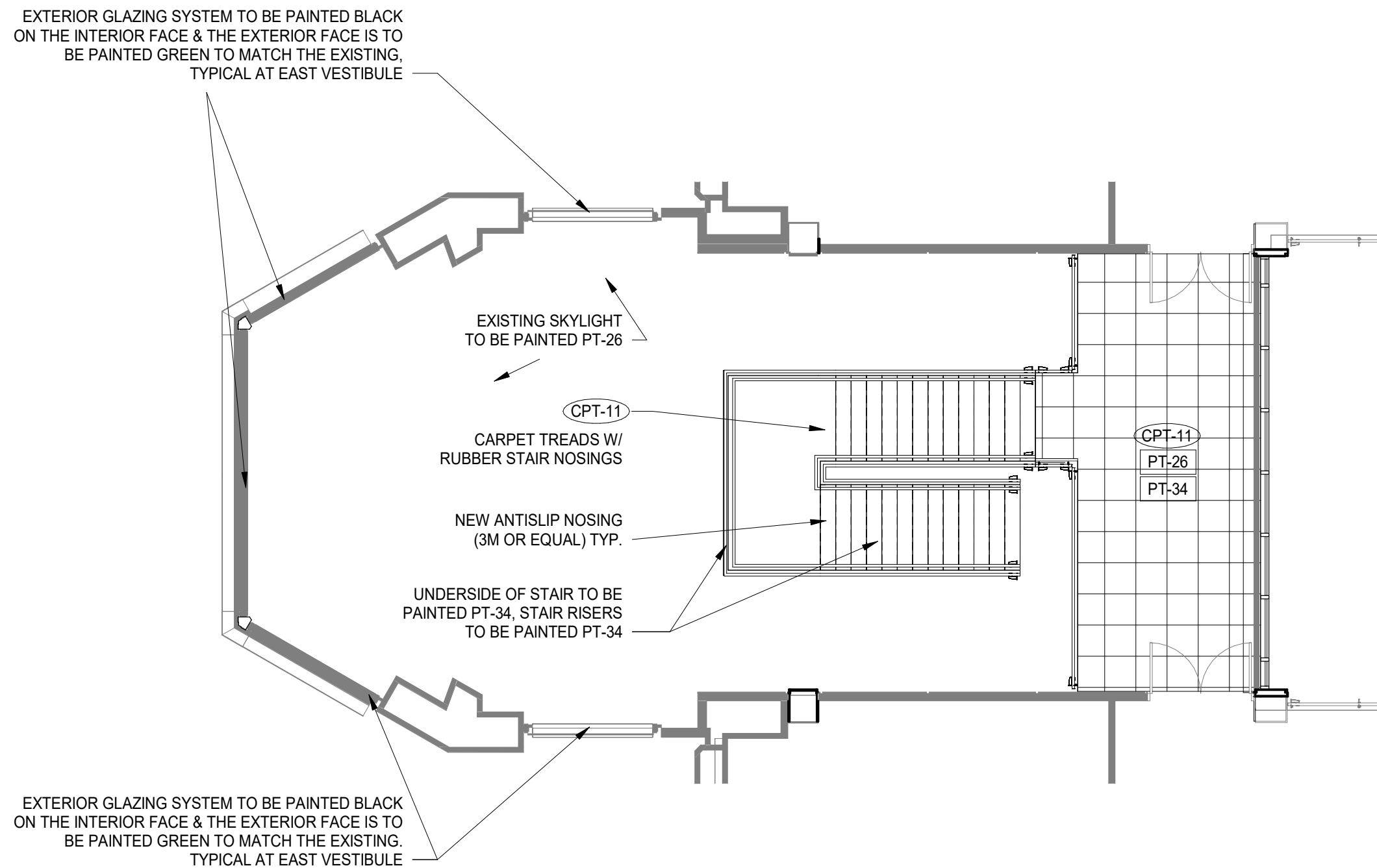
ELEVATIONS NOTED ARE SIMPLIFIED TO CLARIFY STAIR HEIGHTS AND ARE NOT EXACTLY CORRELATED TO THE NEW GRADE ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. VERIFY ELEVATIONS OF EXISTING & NEW ELEMENTS TO REMAIN DO NOT CONFLICT WITH NEW WORK SHOWN ON CIVIL.



1 SECOND FLOOR - ENLARGED FINISH PLAN WEST VESTIBULE
SCALE: 1/8" = 1'-0"



2 THIRD FLOOR - ENLARGED PLAN WEST VESTIBULE Copy 1
SCALE: 1/8" = 1'-0"



3 FOURTH FLOOR - ENLARGED PLAN WEST VESTIBULE Copy 1
SCALE: 1/8" = 1'-0"

FINISH LEGEND GENERAL NOTES

1. REFER TO SHEET 00.1 FOR SYMBOLS LIST & TYPICAL MOUNTING HEIGHTS
2. REFER TO SHEET A6.00 FOR DETAILS
3. REFER TO SHEET A4.00 FOR ELEVATIONS
4. REFER TO SHEET A6.00-WV FOR DOOR SCHEDULE
5. REFER TO 'D' SERIES SHEETS AND ENGINEERING DOCUMENTS FOR SCOPE OF DEMOLITION WORK
6. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF CONSTRUCTION WORK
7. ABOVE ALL RETURN AIR GRILLS PAINT ALL VISIBLE ELEMENTS MATTE BLACK
8. ALL HOLLOW METAL FRAMES TO BE PAINTED TO MATCH ADJACENT WALLS UNLESS NOTED OTHERWISE. ALL DOORS THAT ARE TO REMAIN ARE TO BE REMOVED, PROPERLY PREPARED AND REFINISHED TO MATCH EXISTING. FINISH IS TO BE SPRAY APPLIED. DOORS ARE NOT TO BE ROLLED OR BRUSHED. HOLLOW METAL FRAMES TO BE FINISHED IN SEMI-GLOSS PAINT.
9. ALL GYPSUM BOARD SOFFITS TO BE PAINTED CEILING COLOR U.N.O. CEILING COLOR TO BE SUBMITTED AND APPROVED BY ARCHITECT
10. ALL GYPSUM BOARD PARTITIONS TO RECEIVE PAINTED WOOD BASE WDB-1 TO MATCH ADJACENT WALL PAINT. U.N.O. ALL OTHER FLOOR MATERIALS. HEIGHT AND COLOR BY ARCHITECT
11. THE GENERAL CONTRACTOR SHALL EXAMINE ALL WALL SURFACES AND PROVIDE ANY TOUCH-UP PAINTING AND PATCHING UPON COMPLETION OF WORK OF ALL TRADES
12. ALL AREAS TO BE PAINTED TO BE PROPERLY PREPARED AND PRIME PAINTED PRIOR TO FINISH PAINTING
13. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR THE PARTICULAR SURFACE
14. GENERAL CONTRACTOR TO PROVIDE FLOORING MATERIALS AND ADHESIVES. GENERAL CONTRACTOR TO INSTALL AND WARRANTY. INSTALLATION: SEAMING DIAGRAM SUBMITTAL TO BE PROVIDED BY GENERAL CONTRACTOR FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION. FLOORING INSTALLER IS RESPONSIBLE FOR PROVIDING YARDAGE TAKE-OFFS PRIOR TO SUBMITTING BID. IT SHALL BE THE INSTALLERS' RESPONSIBILITY TO CHECK ANY RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES INCLUDING DATES AND TIMES OF DELIVERIES
15. GENERAL CONTRACTOR IS TO COORDINATE THE AMOUNT AND STORED LOCATION OF ATTIC STOCK FLOORING WITH THE OWNER
16. RESILIENT FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH RESILIENT FLOORING MANUFACTURERS RECOMMENDATIONS
17. FLASH PATCH FLOOR WHERE NOT LEVEL PRIOR TO FINISH INSTALLATION
18. WHERE LUXURY VINYL TILE MEETS RESILIENT FLOORING PROVIDE APPROPRIATE SCHLUTER TRANSITION STRIP AT CENTERLINE OF DOOR/OPENING. PROVIDE SAMPLE FOR ARCHITECTS REVIEW
19. LATEX AS REQUIRED AT ALL TRANSITION POINTS BETWEEN CARPET CARPET/RESILIENT FLOORING, DOORS, ALCOVES OR AT ANY OTHER TRANSITION POINTS. TRANSITION POINTS SHALL BE 1/8 OF AN INCH PER LINEAR FOOT.
20. ALL DEBRIS SHALL BE REMOVED AND FLOORING VACUUMED/CLEANED UPON COMPLETION OF JOB
21. NO SCHLUTER STRIP OR SIMILAR TO BE USED BETWEEN CARPET AND LVT, TYP.

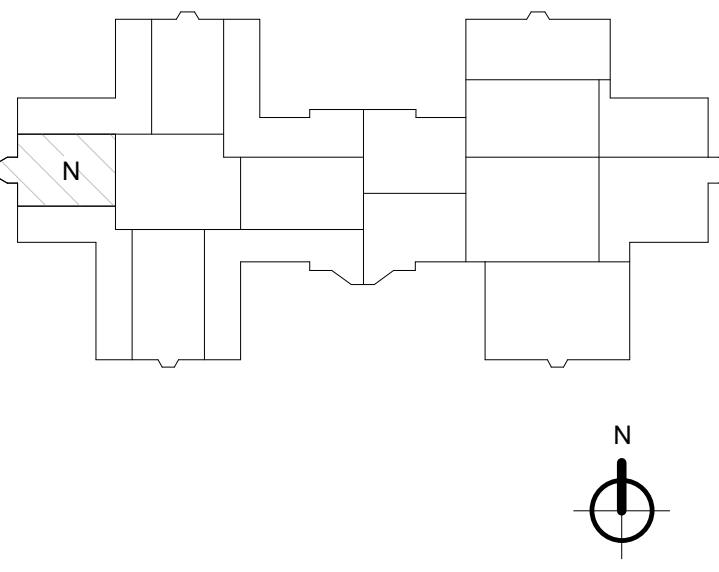
FINISH LEGEND

- FTS-1** FINISHED TOPPING SLAB
1/2" HIGH PERFORMANCE SELF LEVELING
ARCHITECTURAL TOPPING
MFR: RAPID SET TBU PC
COLOR: GREY, CUSTOM
- CPT-11** CARPET TILE
MFR: BENTLEY MILLS
COLLECTION: PARIS TWEED
STYLE: PARIS TWEED (4PW18)
COLOR: GRAND PRIX (40266)
INSTALL METHOD: QUARTER TURN
SIZE: 24"x24"
- CPT-12** WALK-OFF MAT FLOOR SYSTEM
MFR: CONSTRUCTION SPECIALTIES
COLLECTION: PEDIMAT, M1 W/NO FRAME
TYPE: BLACK WITH STANDARD CARPET INSERTS
COLOR: CARPET COLOR TBD
- ST-1** GRANITE FLOOR TILE
MFR: TBD
COLOR: TBD
- PT-26** PAINT
MFR: BENJAMIN MOORE
STYLE: BM OC-65
COLOR: CHANTILLY LACE
INSTALL METHOD: WALLS & SOFFITS
- PT-34** PAINT
MFR: BENJAMIN MOORE
STYLE: BM 2128-10
COLOR: BLACK BEAUTY
INSTALL METHOD: RAILINGS & EXPOSED STEEL BEAMS

- X— FLOOR TRANSITION
- > MATERIAL DIRECTION



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	ISSUED FOR PERMIT	02/05/2025

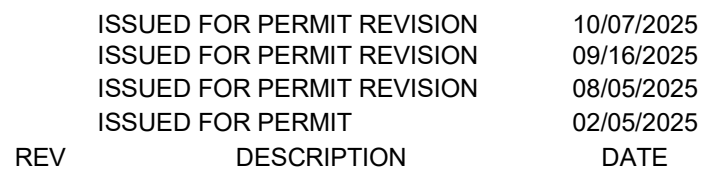
BELL WORKS CHICAGO - WEST VESTIBULE

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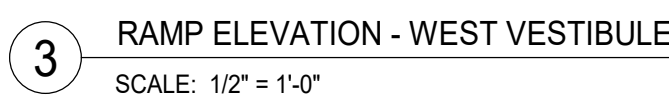
FINISH PLANS - WEST VESTIBULE

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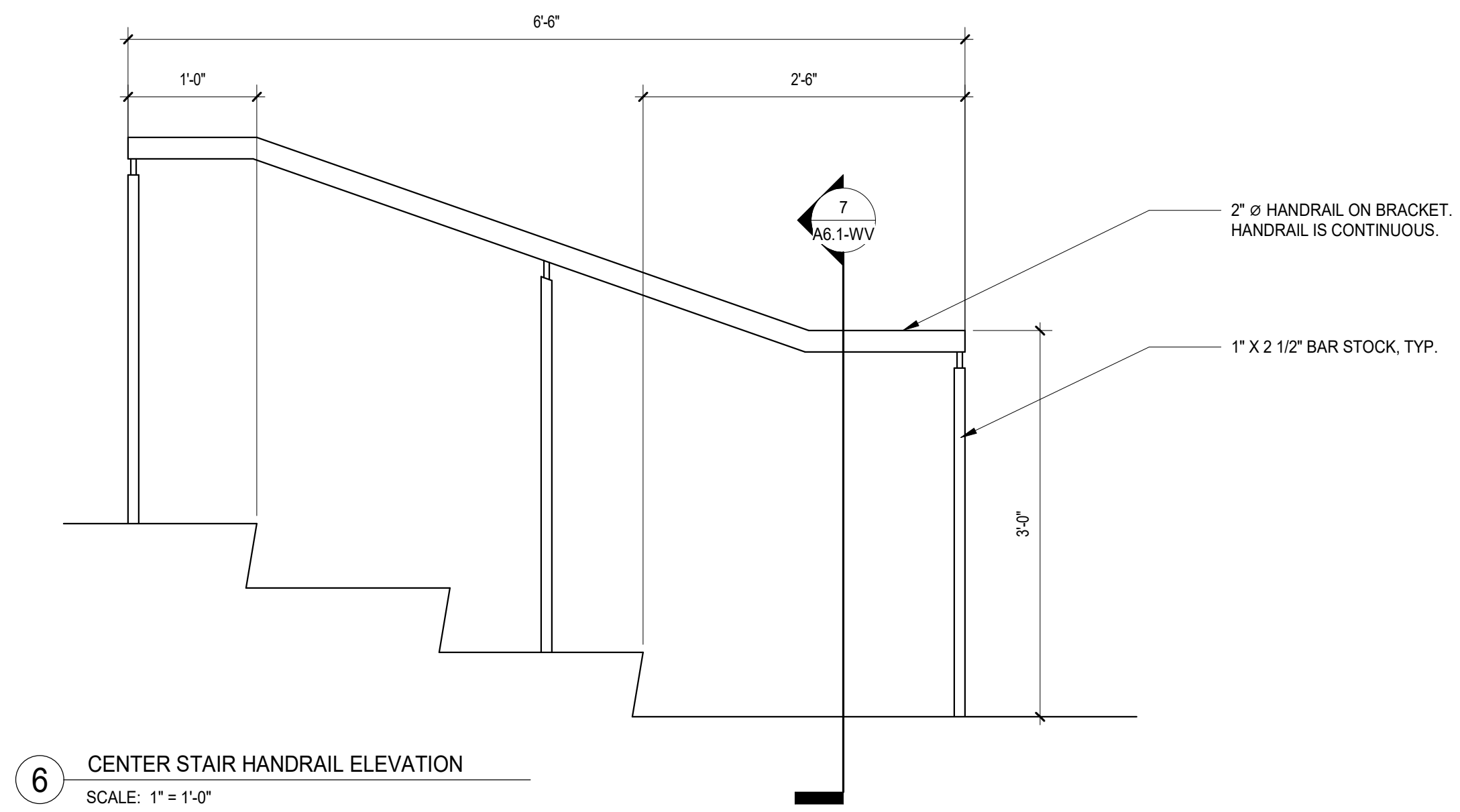
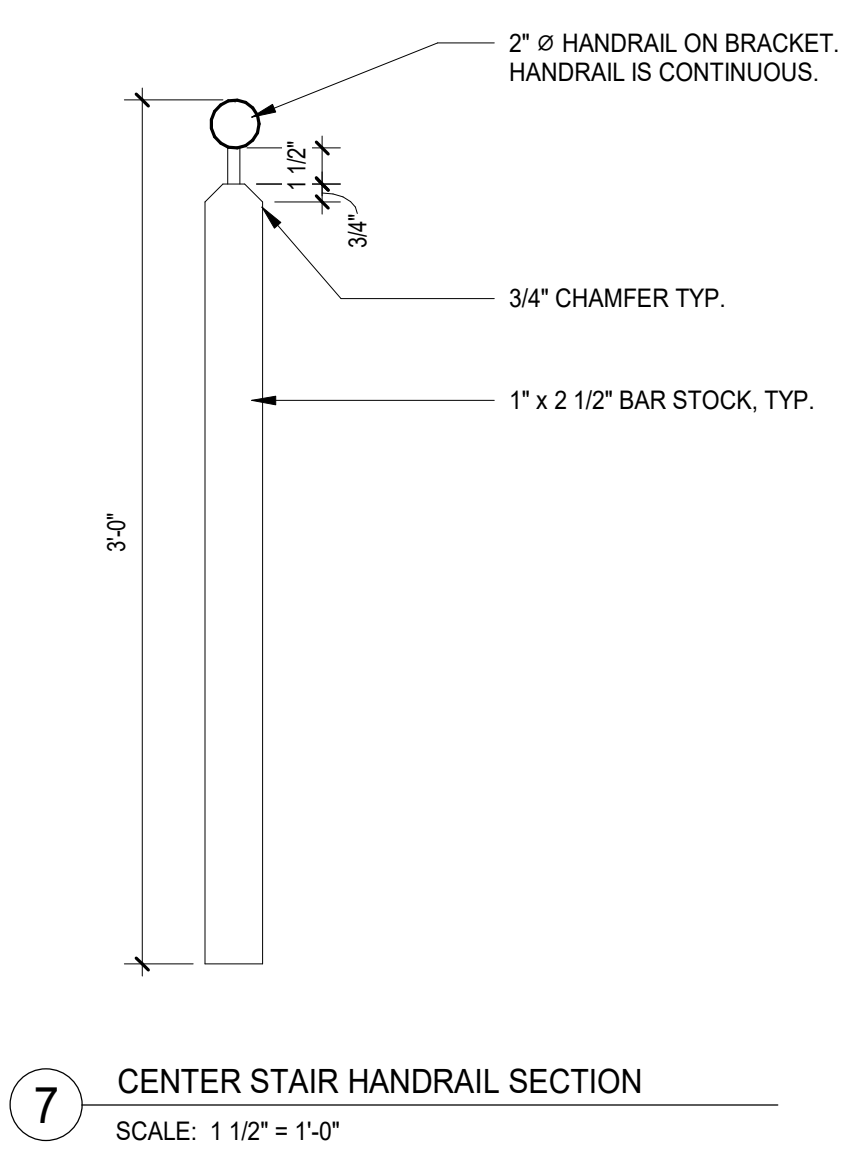
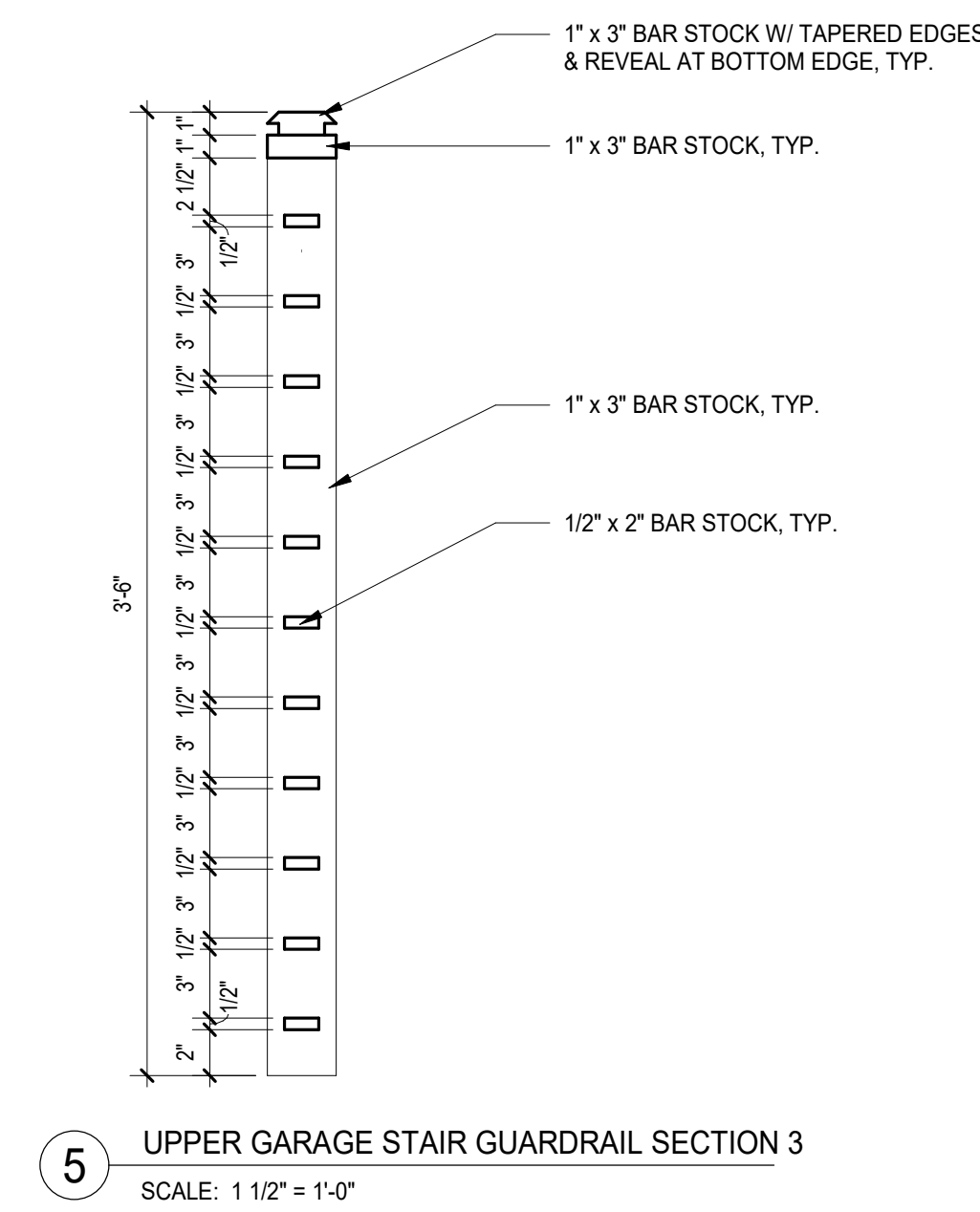
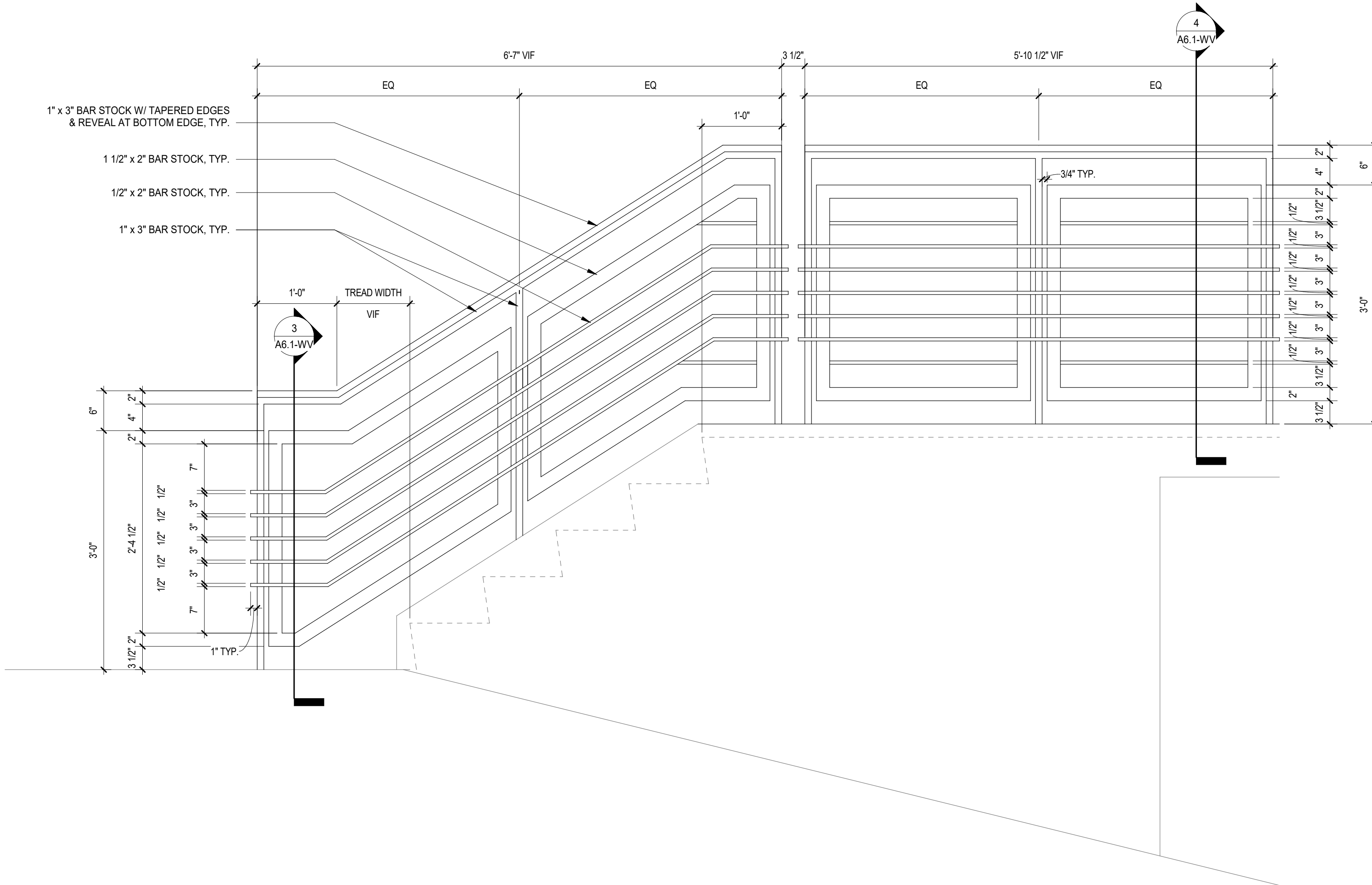
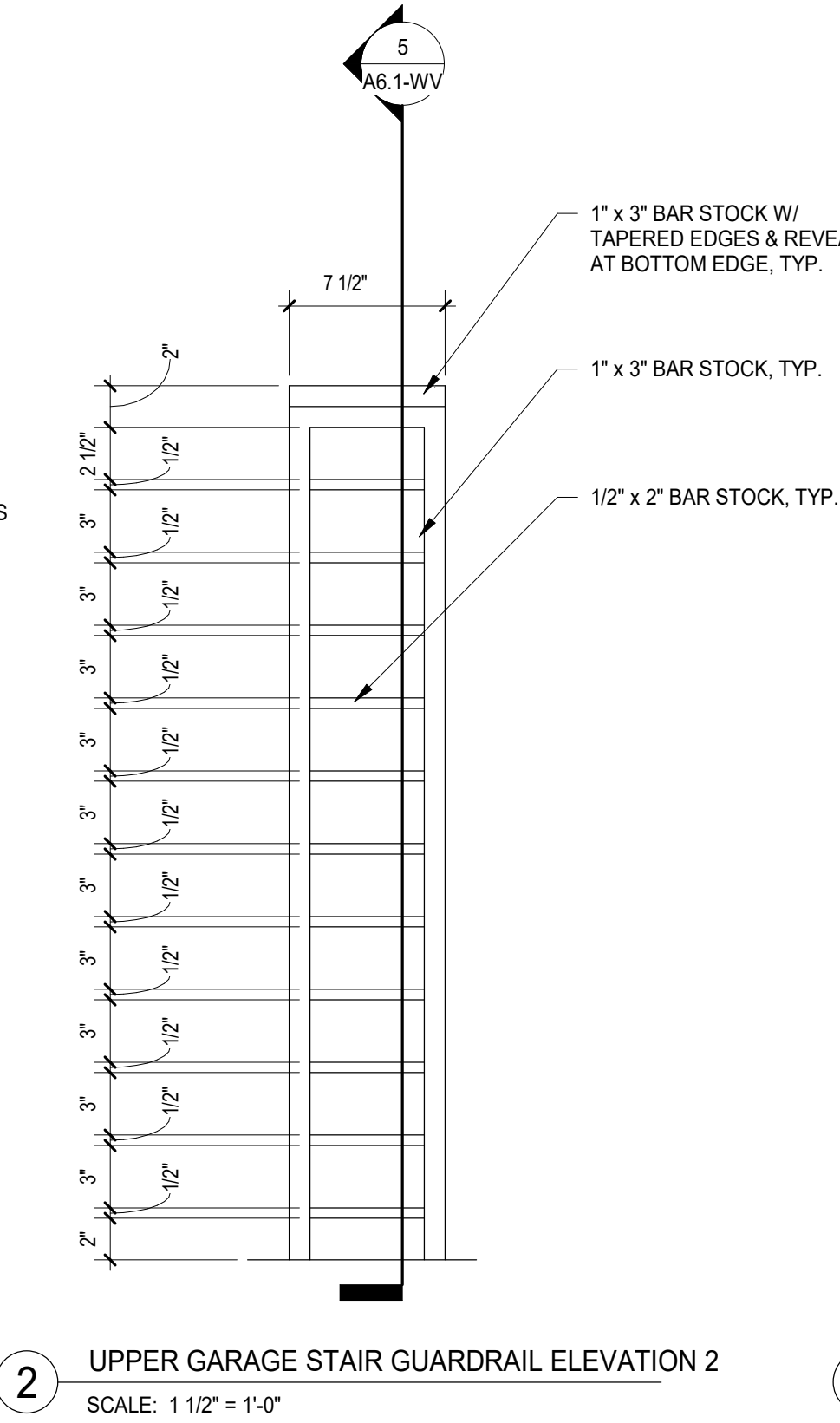
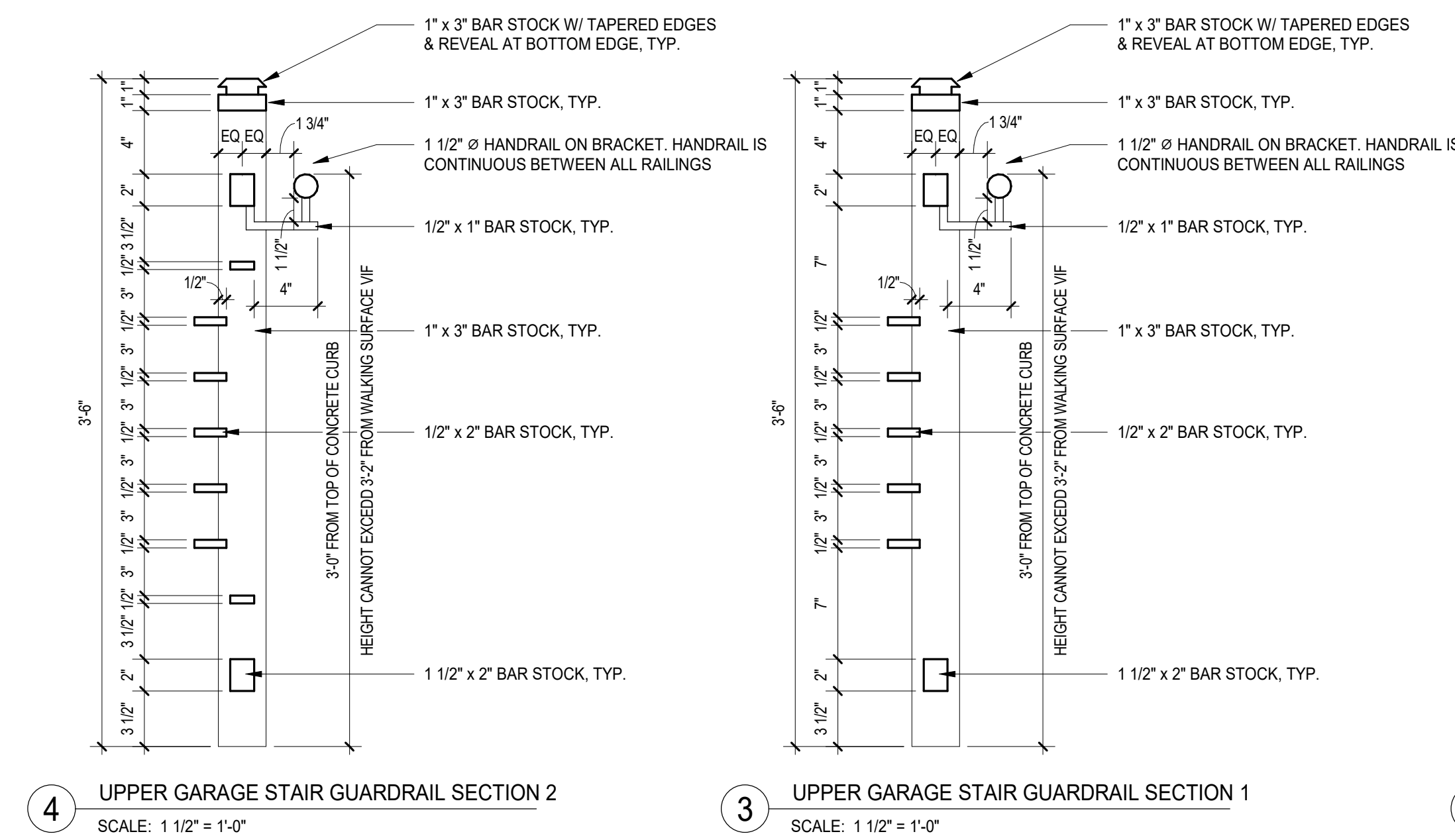
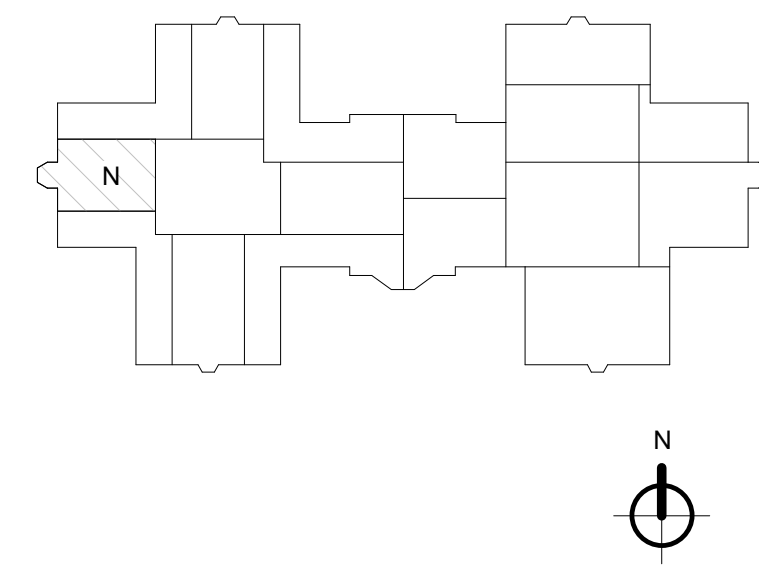


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**BELL WORKS
CHICAGO - WEST
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WEST GARAGE RAILING DETAILS

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DOOR SCHEDULE FW													
DOOR NUMBER	DOOR TYPE	DOOR			DETAIL		FRAME		DETAIL			FIRE RATING	HARDWARE SET
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL		
EXT-1	D	MATCH EXISTING	MATCH EXISTING	1-3/4"	ALUMINUM	BLACK	EXISTING	EXISTING					1
EXT-2	D	MATCH EXISTING	MATCH EXISTING	1-3/4"	ALUMINUM	BLACK	EXISTING	EXISTING					2
EXT-3	E	10' - 0"	10' - 0"		ALUM & GLASS	ANODIZED	ALUM	ANODIZED					

SEE SCHEDULE

NEW ALUMINUM AND GLASS DOOR - TEMPERED INSULATING GLASS UNITS, BLACK ANODIZED ALUMINUM FINISH

D

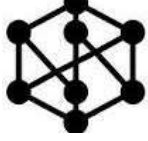
NEW ALUMINUM FRAMED ALUMINUM AND GLASS DOOR, BLACK ANODIZED ALUMINUM FINISH

E

AUTOMATIC REVOLVING DOOR, BLACK ANODIZED FINISH

DOOR TYPES - WV

HARDWARE SCHEDULE						
HDW...	QUANTITY	DESCRIPTION	MANUFACTURER	MODEL	FINISH	REMARKS
1 - EXTERIOR ALUMINUM AND GLASS DOORS						
	2	EXIT DEVICE W/ EXTERIOR PULL	CRL-BLUMCRAFT	H-100-F	MATTE BLACK	
	1	AUTO OPERATOR	NORTON	6310/6330		
	1	ELECTRIC STRIKE	FOLGER ADAMS	310-1		3/2" STRAIGHT LATCH BOLT KEEPER
	1	THRESHOLD	PEMKO	252x3AFG		
	1	RAIN GUARD	PEMKO	346C		
	1	WEATHERSTRIPPING				
	2	SWEEP W/ DRIP CAP	PEMKO	345DNB		
	2	ELECTROLYNX HARNESS	MCKINNEY	QC-C1500 (as required)		
	2	ELECTROLYNX HARNESS	MCKINNEY	QC-CXXXX (as required)		
	1	WIRING DIAGRAM	BY SECURITY CONTRACTOR			
	2	DOOR SWITCH	NORTON	505		
	1	POSITION SWITCH	SECURITRON	DPS		
	1	POWER SUPPLY	SECURITRON	BPS SERIES		
	1	CARD READER	BY SECURITY CONTRACTOR			
		CYLINDERSKEYING				COORDINATE WITH OWNER
Notes: 1. Operation: Electrically controlled door opening. Door(s) normally open and unlocked during day via dogging down exit devices. Door(s) normally closed and locked at night. Egress allowed at all times. Entry by mechanical key or by presenting valid card to card swipe reader which will momentarily actuate the electric strike. Auto entry by pushing door switch which will momentarily actuate the electric strike allowing the auto operator to open the door when the operator is enabled. 2. Hardware finish is to be US19, Matte Black, unless noted otherwise						
2 - EXTERIOR ALUMINUM AND GLASS DOORS						
	2	EXIT DEVICE W/ EXTERIOR PULL	CRL-BLUMCRAFT	H-100-F	MATTE BLACK	
	1	THRESHOLD	PEMKO	252x3AFG		
	1	RAIN GUARD	PEMKO	346C		
	1	WEATHERSTRIPPING				
	2	SWEEP W/ DRIP CAP	PEMKO	345DNB		
		CYLINDERSKEYING				
Notes: 1. Operation: Door(s) normally open and unlocked during day via dogging down exit devices. Door(s) normally closed and locked at night. Egress allowed at all times. Entry by mechanical key. 2. Hardware finish is to be US19, Matte Black, unless noted otherwise						

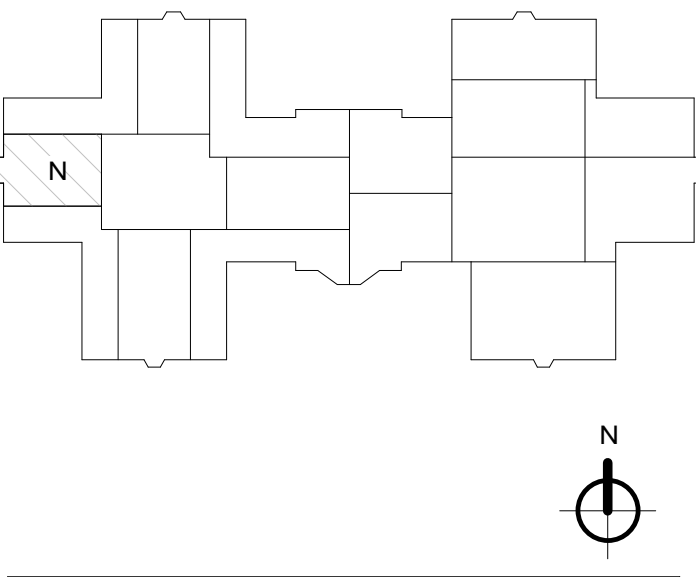


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CHICAGO - WEST
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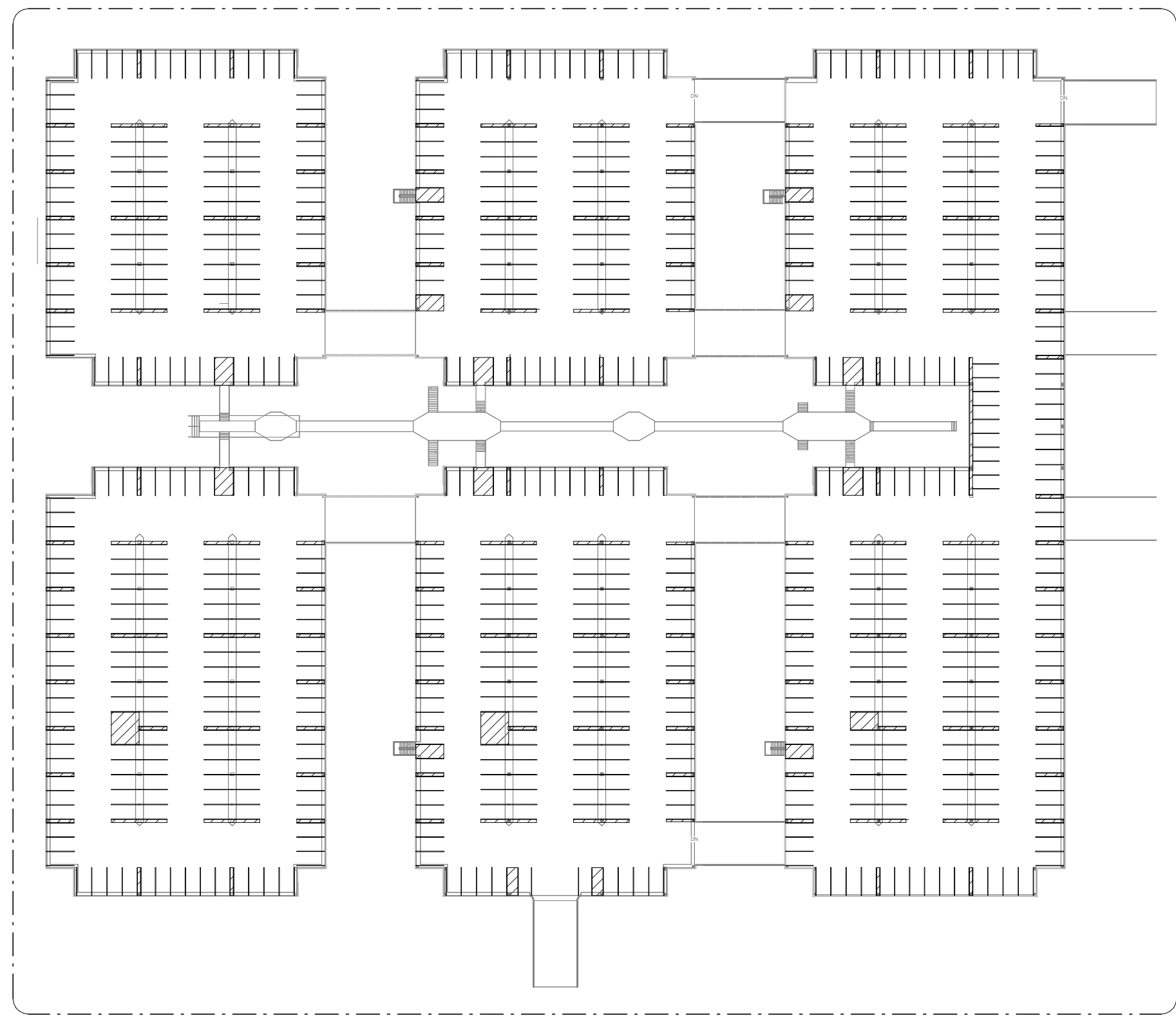
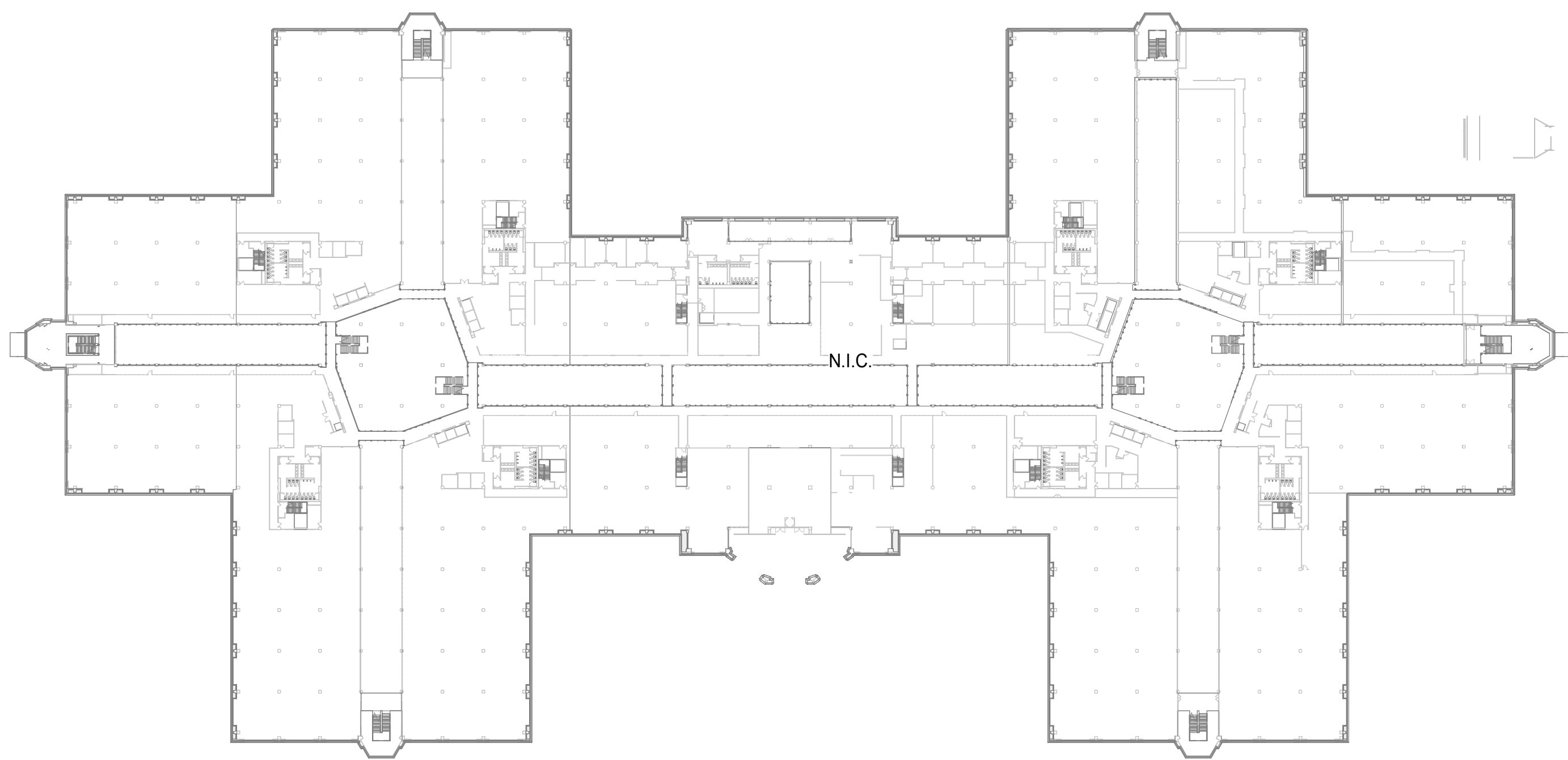
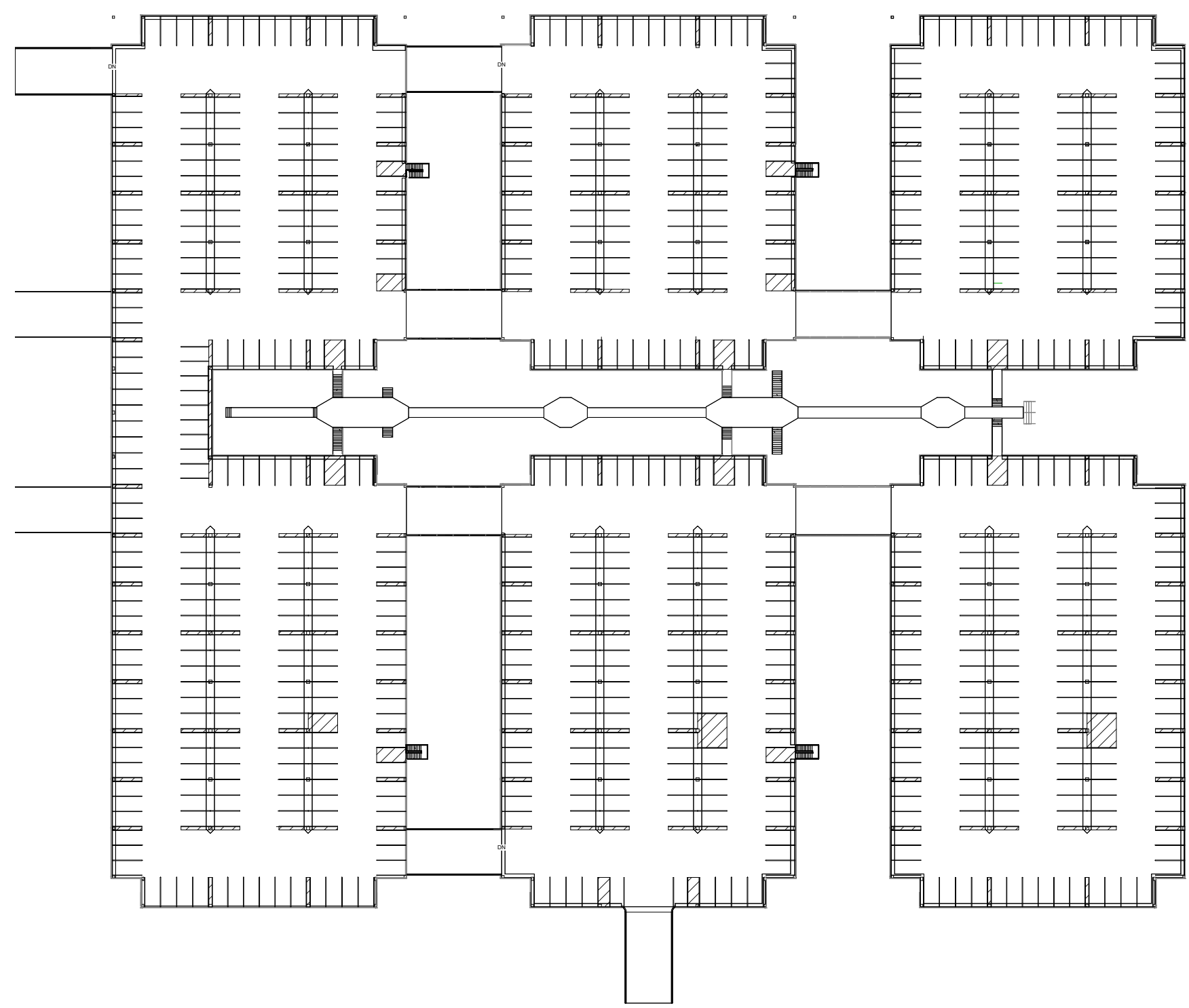
**WEST VESTIBULE - DOOR
SCHEDULE, HARDWARE
AND DETAILS**

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SEE PREVIOUSLY COMPLETED
EAST PARKING DRAWINGS

1 PARKING GARAGES - KEY PLAN
SCALE: 1" = 87'-0"

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**BELL WORKS
CHICAGO - WEST
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**PARKING GARAGES -
KEY PLAN**

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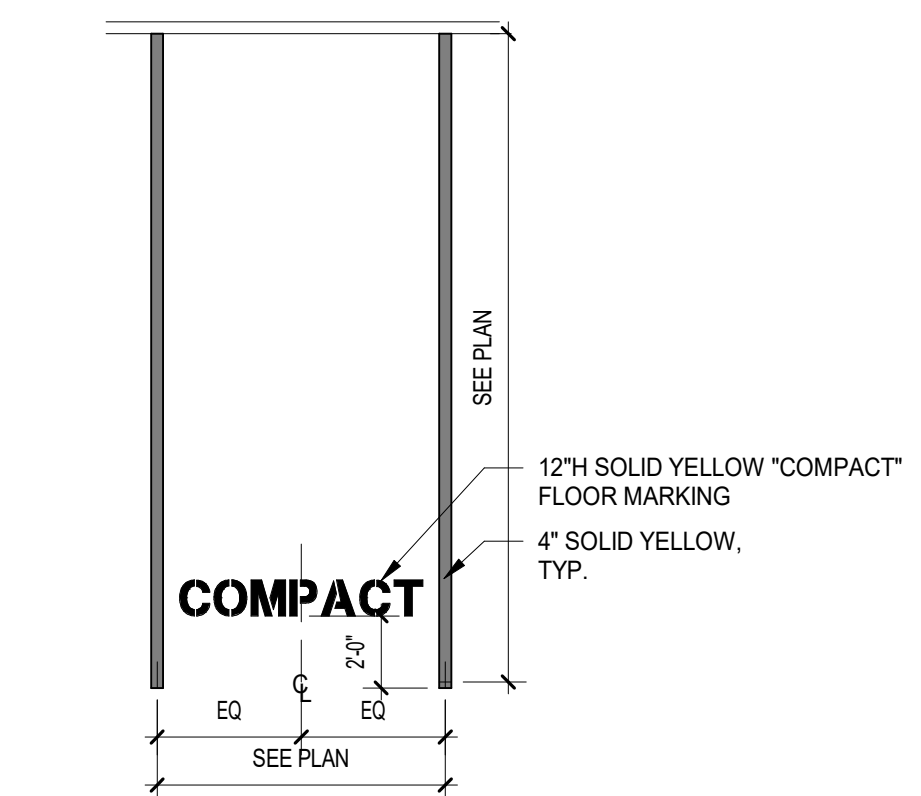
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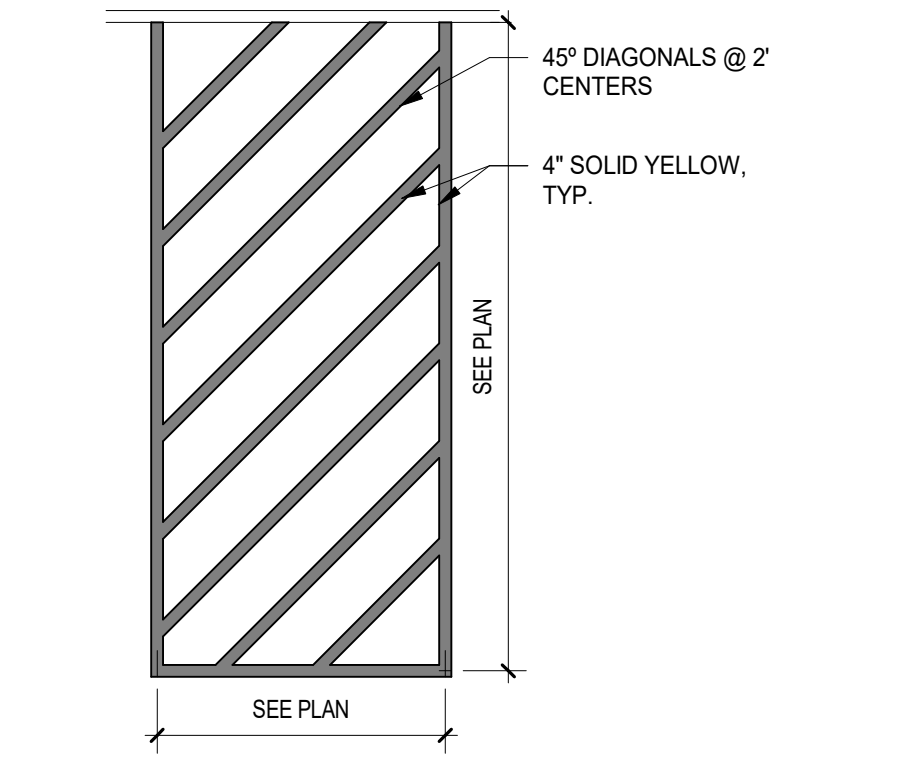


1 WEST PARKING GARAGE - LOWER DECK
SCALE: 1" = 20'-0"

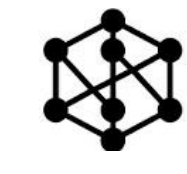
- GENERAL NOTES
1. CLEARLY MARK ALL SPACES AND FIRE LANES AT AND ADJACENT TO FDC LOCATIONS.
 2. PROVIDE INTERNAL REFLECTIVE MARKINGS FOR ALL VALVE CONNECTIONS.

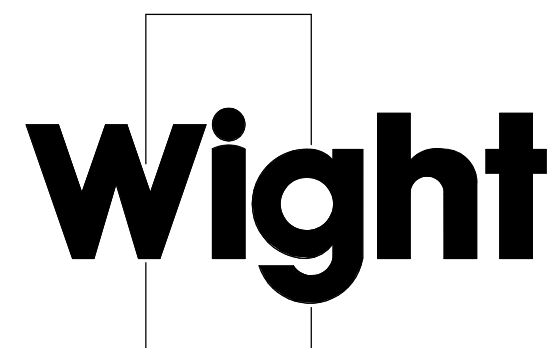


3 PAVEMENT MARKING - COMPACT
SCALE: 3/16" = 1'-0"



2 PAVEMENT MARKING - TYPICAL
SCALE: 3/16" = 1'-0"

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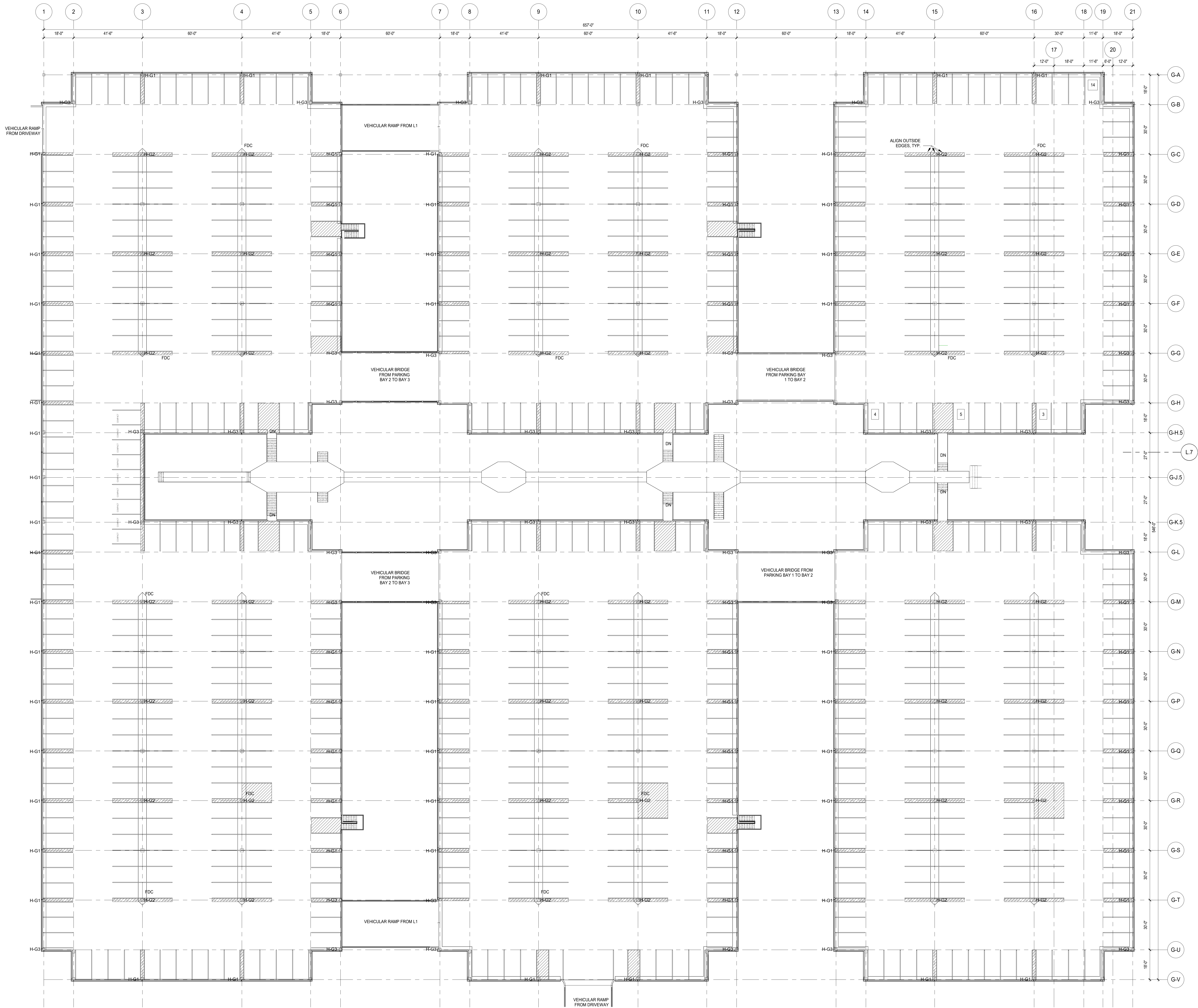
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**WEST PARKING GARAGE
- LOWER DECK**

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1 WEST PARKING GARAGE - UPPER DECK
SCALE: 1" = 20'-0"

GENERAL NOTES

1. CLEARLY MARK ALL SPACES AND FIRE LANES AT AND ADJACENT TO FDC LOCATIONS.
2. PROVIDE INTERNAL REFLECTIVE MARKINGS FOR ALL VALVE CONNECTIONS.



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**WEST PARKING GARAGE
- UPPER DECK**

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ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)	FA	FIRE ALARM	OH	OVERHEAD
A	AMPERE	FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL	OP	OVERLAP
AC	ABOVE COUNTER OR AIR	FACP	FIRE ALARM CONTROL PANEL	PA	PUBLIC ADDRESS
ACD	CONDITIONER	FCU	FAN COIL UNIT	PB	PULL BOX OR PUSHBUTTON
ACLG	ABOVE CEILING	FXT	FIXTURE	PE	PNEUMATIC ELECTRIC
ADG	AUTOMATIC DOOR OPENER	FLR	FLOOR	PEDESTAL	PEDESTAL
AF	ISOLATED GROUND	FLUR	FLOOR DRUSENENT	PF	POWER FACTOR
AFB	ABOVE FINISHED FLOOR	FU	FUSE	PV	POST INDICATING VALVE
AFG	ABOVE FINISHED GRADE	FJDS	FUSED SAFETY DISCONNECT SWITCH	PNL	PANEL
ARI	AIR HANDLING UNIT INTERRUPTER	GA	GALVANIZED	PNR	POWER POLE
AHU	AIR HANDLING UNIT	GALV	GALVANIZED	PR	PAIR
AL	ALUMINUM	GC	GENERAL CONTRACTOR	PR1	PRIMARY
ALT	ALTERNATE	GEN	GENERATOR	PROJ	PROJECTION
AMP	AMPERE	GFI	GROUND FAULT CIRCUIT INTERRUPTER	PRV	POWER ROOF VENTILATOR
AMPL	AMPLIFIER	GFP	GROUND FAULT PROTECTOR	PT	POTENTIAL TRANSFORMER
ANUN	ANNUNCIATOR	GND	GROUND	POLYV	POLYVINYL CHLORIDE (CONDUIT)
APPROX	APPROXIMATELY	GRS	GALVANIZED RIGID STEEL (CONDUIT)	PWR	POWER
AQ-STAG	AQUASTAT	GYSB	GYSUM BOARD	QUAN	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	HOA	HANDS-OFF-AUTOMATIC SWITCH	R	RECEPTACLE
AS	AMP SWITCH	HORIZ	HORIZONTAL	RCD	RIGID STEEL CONDUIT
ATS	AUTOMATIC TRANSFER SWITCH	HP	HIGH POWER FACTOR	RTU	ROOF TOP UNIT
AUTO	AUTOMATIC	HT	HEIGHT	SC	SURFACE CONDUIT
AUX	AUXILIARY	HTG	HEATING	SEC	SECONDARY
AWG	AMERICAN WIRE GAUGE	HTR	HEATER	SHT	SHEET
BATT	BATTERY	HVAC	HIGH VOLTAGE HEATING, VENTILATING AND AIR CONDITIONING	SIM	SIMILAR
BD	BOARD	HWP	HYDRONIC WATER PUMP	SN	SOLID NEUTRAL
BLOG	BUILDING	IC	INTER interrupting CAPACITY	SPKR	SPEAKER
BMS	BUILDING MANAGEMENT SYSTEM	IMC	INTERMEDIATE METAL CONDUIT	SR	SURFACE RACEWAY
C	CONDUIT	INCAND	INCANDESCENT	SS	STAINLESS STEEL
CAB	CABINET	INFRARED	INFRARED	SEL	SELECTOR SWITCH
CAT	CATALOG	IW	INTERLOCK WITH	SES	STOP-START PUSHBUTTONS
CATV	CABLE TELEVISION	J-BOX	JUNCTION BOX	SV	STATION
CB	CIRCUIT BREAKER	KV	KILOVOLT	STD	STANDARD
CCTV	CLOSE CIRCUIT TELEVISION	KVA	KILOVOLT-AMPERE	SUF	SURFACE MOUNTED
CKT	CIRCUIT	KVAR	KILOVOLT-AMPERE REACTIVE	SW	SWITCH
CLG	CEILING	KW	KILOWATT	SWBD	SYMMETRICAL
COMB	COMBINATION	LOC	LOCATE OR LOCATION	SYM	SYMMETRICAL
CMPR	COMPRESSOR	L	LIGHT	SYS	SYSTEM
CONN	CONNECTION	LGT	LIGHTING	TEL	TELEPHONE
CONST	CONSTRUCTION	LTNG	LIGHTNING	TEL/DATA	TELEPHONE/DATA
CONT	CONTINUATION OR CONTINUOUS	LV	LOW VOLTAGE	TERM	TERMINAL
CONTR	CONTRACTOR	MAX	MAXIMUM	TL	TAMPER RESISTANT
CONV	CONVECTOR	MAG.S	MAGNETIC STARTER	T-STAT	THERMOSTAT
CP	CIRCULATING PUMP	MCR	MECHANICAL CONTRACTOR	TE	TELEPHONE TERMINAL CABINET
CRT	CATHODE-RAY TUBE	MDC	MAIN DISTRIBUTION CENTER	TV	TELEVISION
CTR	CURRENT TRANSFORMER	MDF	MAIN DISTRIBUTION PANEL	TVTC	TELEVISION TERMINAL CABINET
CUP	COPPER	MFR	MANUFACTURER	TY	TYPICAL
DCP	DOMESTIC WATER CIRCULATING PUMP	MFS	MAIN FUSED DISCONNECT SWITCH	UC	UNDER COUNTER
DEPT	DEPARTMENT	MH	MANHOLE	UE	UNDERGROUND ELECTRICAL
DET	DETAIL	MIN	MINIMUM	UH	UNIT HEATER
DI	DIAMETER	MISC	MISCELLANEOUS	UN	UNDERGROUND TELEPHONE
DISC	DISCONNECT	MSD	MANUAL MOTOR STARTER	UTL	UTILITY
DIST	DISTRIBUTION	MOA	MULTIOUTLET ASSEMBLY	UV	UNIT VENTILATOR OR ULTRAVIOLET
DN	DOWN	MSP	MOTOR STARTER PANELBOARD	V	VOLT
DPR	DAMPER	MSBD	MAIN SWITCHBOARD	VA	VOLT-AMPERES
DS	DOUBLE THROW	MT	MOUNT	VDO	VIDEO DISPLAY TERMINAL
DWG	DRAWING	MTC	MANUAL TRANSFER SWITCH	VER	VERTICAL
ELEC	ELECTRICAL CONTRACTOR	MTR	MOTOR, MOTORIZED	VFD	VARIABLE FREQUENCY DRIVE
ELEV	ELEVATOR	N	NORMALLY CLOSED	VOL	VOLUME
EM	EMERGENCY	NEC	NATIONAL ELECTRICAL CODE	W	WITH
EMS	ENERGY MANAGEMENT SYSTEM	NEMA	NATIONAL ELECTRICAL MANUFACTURERS' ASSOC.	WG	WIRE GUARD
EMT	ELECTRICAL METALLIC TUBING	NFPA	NORMALLY OPEN	WO	WITHOUT
EP	ELECTRIC PNEUMATIC	NPS	NORMAL POWER FACTOR	WP	WEATHERPROOF
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	XFR	TRANSFORMER
EW	ELECTRIC WATER COOLER				
EXIST	EXISTING				
EXP	EXPLOSION PROOF				

ELECTRICAL GENERAL NOTES

- DRAWINGS ARE GENERALLY DIAGRAMMATIC. ROUTING OF CONDUITS, RACEWAYS, ETC., AS SHOWN ON DRAWINGS, DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING, NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK. EACH CONTRACTOR SHALL MAKE ANY REQUIRED CHANGES FROM THE GENERAL ROUTING SHOWN ON THESE DRAWINGS, SUCH AS OFFSETS, BENDS, OR CHANGES IN ELEVATION DUE TO COORDINATION WITH OTHER TRADES AND BUILDING CONSTRUCTION. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY IN COMPLETION DATE OF THE PROJECT.
- IT IS INTENDED THAT EQUIPMENT SHALL BE LOCATED SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS OF THE BUILDING, NOTWITHSTANDING THE FACT THAT LOCATIONS INDICATED BY THESE DRAWINGS MAY BE DISTURBED BY OTHER TRADES.
- CONTRACTOR SHALL CHECK DRAWINGS OF OTHER TRADES TO VERIFY THAT SPACES IN WHICH THEIR WORK WILL BE INSTALLED ARE CLEAR OF OBSTRUCTIONS. WORK SHALL BE INSTALLED TO MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS IN THE BUILDING. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE INSTALLATION OF THEIR WORK.
- CONTRACTOR SHALL FURNISH OTHER TRADES ADVANCE INFORMATION AND/OR SHOP DRAWINGS ON LOCATIONS AND SIZES OF PIPING, DUCTWORK, CONDUIT, RACEWAYS, EQUIPMENT, FRAMES, BOXES, SLEEVES, AND OPENINGS, ETC. NEEDED FOR THEIR WORK TO PERMIT OTHER TRADES AFFECTED TO INSTALL THEIR WORK PROPERLY AND WITHOUT DELAY.
- WHERE THERE IS EVIDENCE THAT WORK OF ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, ALL TRADES SHALL MEET ON JOB SITE TO WORK OUT SPACE CONDITIONS AND MAKE SATISFACTORY ADJUSTMENTS TO INSTALLATION OF THE NEW WORK. CONTRACTORS SHALL VERIFY EXACT LOCATIONS OF ALL DEVICES AND EQUIPMENT WITH FIELD CONDITIONS, SHOP DRAWINGS, AND WORK OF OTHER TRADES PRIOR TO ROUGH-IN. EACH CONTRACTOR SHALL BE RESPONSIBLE, AT THEIR OWN EXPENSE, FOR THE REMOVAL AND REINSTALLATION OF ANY PART OF THEIR WORK IF SAME WAS INSTALLED WITHOUT CONSULTING WITH OTHER TRADES BEFORE INSTALLING THEIR WORK.
- CONTRACTOR SHALL PROVIDE SLEEVES IN BEAMS, FLOORS, COLUMNS, AND WALLS AS SHOWN ON THE DRAWINGS AS REQUIRED BY JOB SITE CONDITIONS, AND/OR AS SPECIFIED WHEN INSTALLING THEIR WORK. ALL BEAMS AND COLUMNS WHICH ARE REQUIRED TO BE SLEEVED SHALL BE CUT AND REINFORCED AS REQUIRED BY FIELD CONDITIONS, AND LOCATIONS AND SIZES SHALL BE CHECKED AND APPROVED BY ARCHITECT BEFORE CONTRACTOR CUTS AND STRUCTURAL BUILDING MEMBER.
- THE SEQUENCE FOR THE INSTALLATION OF ALL WORK SHALL BE COORDINATED BETWEEN ALL CONTRACTORS ON THE PROJECT AND IN STRICT ACCORDANCE WITH ARCHITECT/ENGINEER AND OWNERS STIPULATION AS DIRECTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL CONTRACT DRAWINGS (BEFORE SUBMITTING THEIR BIDS) TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF THE GENERAL CONTRACTORS WORK, CEILING HEIGHTS AND CLEARANCE FOR INSTALLING THEIR WORK.
- CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR ALL CORING, CUTTING, PATCHING, REPAIRING, AND REMOVAL/REPLACEMENT OF NEW BUILDING CONSTRUCTION REQUIRED TO ACCOMMODATE THE INSTALLATION, OR REMOVAL OF THEIR WORK, ALL PATCHING, REPAIRING, AND REFINISHING WORK SHALL BE PERFORMED BY THOSE REGULARLY INVOLVED IN THAT TRADE, AND SHALL MATCH THE ADJACENT CONSTRUCTION AS CLOSELY AS POSSIBLE. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE ANY EXISTING BUILDING CONSTRUCTION OR ITEMS THAT ARE TO REMAIN. ANY EXISTING FINISHES THAT ARE DAMAGED DURING THE INSTALLATION OF NEW WORK, OR REMOVAL OF EXISTING WORK, SHALL BE REPAIRED, REPLACED, AND PAID FOR BY THE INSTALLING CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT AND OWNER. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING BUILDING CONSTRUCTION THAT IS TO REMAIN AND, THEREFORE, SUBJECT TO PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT.
- CONTRACTOR SHALL INSTALL ALL AUXILIARY SUPPORTING STEEL AS REQUIRED FOR THE SUPPORTING OF THEIR CONDUIT, EQUIPMENT, ETC. ALL SUPPORTING STEEL FOR ITEMS ABOVE A SUSPENDED CEILING SHALL BE FROM BUILDING STRUCTURAL MEMBERS ONLY.
- UNLESS INDICATED OTHERWISE, THE ARCHITECT/ENGINEER MAKES NO REPRESENTATION AS TO WHETHER OR NOT ANY HAZARDOUS OR CONTAMINATED MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS, PCBs, CONTAMINATED SOILS, ETC.) ARE PRESENT WITHIN THE EXISTING BUILDING OR ON THE SITE. WORK SHOWN ON THE DRAWINGS AND/OR INDICATED IN THE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CALL FOR CONTACT WITH ANY OF THESE MATERIALS. IF THESE MATERIALS ARE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL NOT DISTURB THEM AND SHALL CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL STORE ALL MATERIALS AND EQUIPMENT SHIPPED TO THE SITE IN A PROTECTED AREA. IF MATERIAL IS STORED OUTSIDE OF THE BUILDING, IT MUST BE STORED OFF THE GROUND A MINIMUM OF SIX INCHES (6") SET ON SIX PLANKS AND/OR WOOD PALLETS. ALL MATERIAL AND EQUIPMENT MUST BE COMPLETELY COVERED WITH WATERPROOF TARPS OR VISQUIN. ALL CONDUIT WILL HAVE THE ENDS CLOSED TO KEEP OUT DIRT AND OTHER DEBRIS. NO EQUIPMENT WILL BE ALLOWED TO BE STORED ON THE SITE UNLESS IT IS SITTING ON WOOD PLANKS AND COMPLETELY PROTECTED WITH WEATHERPROOF COVERS.
- THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS HAVE BEEN PREPARED USING ONE MANUFACTURER FOR EACH PIECE OF EQUIPMENT AS THE BASIS FOR DIMENSIONAL DESIGN. IF THE CONTRACTOR PURCHASES EQUIPMENT FROM A SPECIFIED ACCEPTABLE MANUFACTURER, BUT NOT THE SCHEDULED MANUFACTURER USED FOR THE BASE DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL THE DIMENSIONS OF THE EQUIPMENT TO VERIFY THAT IT WILL FIT IN THE SPACE SHOWN ON THE DRAWINGS. MINOR DEVIATIONS IN DIMENSIONS WILL BE PERMITTED, PROVIDED THE RATINGS MEET THOSE SHOWN ON THE DRAWINGS AND EQUIPMENT WILL PHYSICALLY FIT INTO THE SPACE ALLOCATED WITH THE SUITABLE ACCESS AROUND EQUIPMENT FOR OPERATION AND MAINTENANCE OF THE EQUIPMENT. WHEN EQUIPMENT SUBMITTED FOR REVIEW DOES NOT MEET THE PHYSICAL SIZE OR ARRANGEMENT OF THAT SCHEDULED AND SPECIFIED, CONTRACTOR SHALL PAY FOR ALL ALTERATIONS REQUIRED TO ACCOMMODATE SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR WILL ALSO PAY ALL COSTS FOR ADDITIONAL WORK REQUIRED BY OTHER CONTRACTORS, OWNER, ARCHITECT, OR ENGINEER TO MAKE CHANGES WHICH WOULD ALLOW THE EQUIPMENT TO FIT IN THE SPACE AND FUNCTION AS INTENDED.
- CONTRACTOR AND/OR MANUFACTURER SHALL VERIFY THAT THE CHARACTERISTICS OF THE EQUIPMENT HE SUBMITS FOR REVIEW MEET THE CAPACITY AND DUTY SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THEIR ASSOCIATED FEES.
- CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP PROVIDED BY HIM FOR 1 (ONE) YEAR FOR SUBSTANTIAL COMPLETION OF WORK INVOLVED.

ELECTRICAL FIXTURES

- 20A, 20, 3 WIRE, GROUNDING TYPE, "DECORA STYLE" DUPLEX RECEPTACLE NEMA 5-20R, INSTALLED +18" AFF. OC, UNO, WHITE, BLACK IN SCIENCE ROOM ON BACK SPLASH.
- GF1 - GROUND FAULT INTERRUPTER RECEPTACLE
IS - RECEPTACLE WITH INTEGRATED (2) USB PORTS
IS - ISOLATED GROUND
XX" - ABOVE FINISH FLOOR HEIGHT
WP - WEATHER PROOF. PROVIDE WEATHERPROOF DIE-CAST ALUMINUM LIFT LID & GFI TYPE RECEPTACLE. SEAL PENETRATION USING APPROVED MATERIALS AND METHODS TO MAINTAIN THE WEATHER TIGHT INTEGRITY.
- (2) DUPLEX RECEPTACLE - SAME SPECS AS DUPLEX RECEPTACLE
(1) DUPLEX RECEPTACLE - 6" ABOVE COUNTER VIF - SAME SPECS AS DUPLEX RECEPTACLE
(2) DUPLEX RECEPTACLE - 6" ABOVE COUNTER VIF - SAME SPECS AS DUPLEX RECEPTACLE
- (1) DUPLEX RECEPTACLE - CEILING MOUNTED - SAME SPECS AS DUPLEX RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE AT +18" AFF. VOLTAGE/ NUMBER OF POLES AS SHOWN IN PLANS, NEMA-TYPE TO BE DETERMINED PER EQUIPMENT.
- SPECIAL PURPOSE RECEPTACLE, FLOOR BOX MOUNTED
- SPECIAL PURPOSE RECEPTACLE, CEILING MOUNTED
- MULTI-SERVICE CAST IRON RECESSED FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD, EVOLUTION SERIES-4-OR EQUAL, UNO
- (1) 1/4" CONDUIT FOR VOICE / DATA CABLEING. ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. SAW CUT AND PATCH FLOOR AS REQUIRED.
- MULTI-SERVICE CAST IRON RECESSED FLOOR BOX WITH GFI TYPE (2) DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD, EVOLUTION SERIES-4-OR EQUAL, UNO
- (1) 3/4" CONDUIT FOR POWER
(1) 1/4" CONDUIT FOR VOICE / DATA CABLEING. ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. SAW CUT AND PATCH FLOOR AS REQUIRED.
- MULTI-SERVICE CAST IRON POKE-THRU FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD, EVOLUTION SERIES-4-OR EQUAL, UNO
- ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. CORE AND PATCH FLOOR AS REQUIRED.
- POKE-THRU FLOOR BOX, (1) DUPLEX RECEPTACLE ONLY. SAME SPECS AS ABOVE
- MULTI-SERVICE CAST IRON POKE-THRU FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD, EVOLUTION SERIES-4-OR EQUAL, UNO
- ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. CORE AND PATCH FLOOR AS REQUIRED.
- POKE-THRU FLOOR BOX, (2) DUPLEX RECEPTACLE, SAME SPECS AS ABOVE
- CORD REEL BY HUBBELL (OR EQUAL) #HBL4123GF220WM1, GFCI MODULE #GFH20, PLATE #HBLPBF5, RECEPTACLE #HBL535GY. SEE DETAIL FOR MORE INFO
- WALL MOUNTED JUNCTION BOX, "H" DENOTES HEIGHT ABOVE FINISHED FLOOR
- JUNCTION BOX FLOOR
- JUNCTION BOX WITH FLEXIBLE CONDUIT AND FINAL CONNECTION TO EQUIPMENT. "CLNG" REPRESENT CEILING MOUNT
- CEILING JUNCTION BOX "CLNG"
- PROVIDE _A_ 3 POLE _V_ NON-FUSIBLE SAFETY SWITCH. NEMA _ENCLOSURE_
- PROVIDE _A_ 3 POLE _V_ FUSIBLE SAFETY SWITCH WITH DUAL ELEMENT FUSES SIZED PER EQUIPMENT MANUFACTURERS RECOMMENDATION. NEMA _ENCLOSURE_
- PROVIDE _V_ COMBINATION MOTOR STARTER / FUSIBLE SAFETY SWITCH. NEMA SIZE AS INDICATED. FVNR WITH DUAL ELEMENT FUSES SIZE PER EQUIPMENT MANUFACTURERS RECOMMENDATION. PROVIDE WITH HAND-OFF-AUTO SWITCH. PILOT LIGHTS, CONTROL TRANSFORMER AND (1) N.O. (1) N.C. CONTROL CONTACTS NEMA 1 ENCLOSURE.
- PROVIDE MANUAL MOTOR STARTER THERMAL OVERLOAD SWITCH (VERIFY CONTROL VOLTAGE WITH BAS CONTRACTOR)
- MANUAL MOTOR STARTER, THERMAL OVERLOAD TOGGLE SWITCH
- VARIABLE FREQUENCY DRIVE. SEE "ME" SHEET SCHEDULE FOR MORE INFO
- EMERGENCY GAS SHUT OFF. SEE DETAILS FOR MORE INFO. PROVIDE 120V POWER FOR GAS SELONOID VALVE. VIF. PROVIDE POLYCARBONATE COVER.
- EMERGENCY POWER SHUT OFF, RESETTABLE BUTTON. PROVIDE REMOTE RESETTABLE CONTACTOR(S) FOR RECEPTACLES OR UTILIZE MAIN DISCONNECT WITH SHUNT TRIP AT PANEL. PROVIDE POLYCARBONATE COVER.
- PULL BOX WHERE REQUIRED VIF

ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NEC, 2018 BEC AND ALL LOCAL CODES.
- PROVIDE ALL PERMITS AND INSPECTION FEES.
- ALL MATERIAL AND LABOR SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE ENGINEER.
- THIS CONTRACTOR SHALL PROVIDE ALL HIS OWN RIGGING, SCAFFOLDING, RUBBISH REMOVAL, AND LEAVE SPACE BROOM CLEAN.
- MINIMUM SIZE CONDUIT SHALL BE 3/4" E.M.T.
- MINIMUM SIZE WIRE SHALL BE #12 THHN, WITH #14 USED FOR CONTROL WIRING.
- WIRE #14 THROUGH #10 SHALL BE COPPER THHN, #6 THROUGH 500 MCM SHALL BE STRANDED COPPER THHN. ALUMINUM WIRE NOT ACCEPTABLE. WIRE SHALL BE COLOR CODED.
- THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY CUTTING AND PATCHING INCLUDING SLEEVES AND INSERTS.
- ALL NEW CIRCUIT BREAKERS SHALL BE "COP-BOLT-ON BREAKERS (10,000 A.I.C.) OR EQUAL BY G.E. OR I.T.E. PROVIDE NEW CIRCUIT BREAKERS COMPATIBLE WITH NEW PANELBOARD, PROVIDE TYPEWRITTEN DIRECTORIES IN ALL PANELS.
- BEFORE SUBMITTING HIS BID, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO ASCERTAIN ALL WORK INVOLVED IN THE PROJECT.
- THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON THE PROJECT.
- THIS CONTRACTOR SHALL MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL ELECTRICAL ITEMS AND EQUIPMENT AS MAY BE REQUIRED BY THIS WORK.
- EQUIPMENT GROUNDING SHALL BE USED TO CONNECT THE GROUNDING TERMINAL OF RECEPTACLES TO THE GROUNDED METALLIC BOX.

ELECTRICAL FIXTURES

- HAND DRYER - PROVIDE 120V 20A/1P DEDICATED CIRCUIT. FURNISHED BY OTHERS, INSTALLED BY THIS CONTRACTOR. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- WALL POWER/DATA/AV STATION. SEE PLANDETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.
- FLOOR POWER/DATA/AV STATION. SEE PLANDETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.
- WALL PROJECTOR OR TV POWER/DATA/AV STATION. SEE PLANDETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.
- CEILING PROJECTOR OR TV POWER/DATA/AV STATION. SEE PLANDETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.
- CHARGING STATION: (1) DUPLEX RECEPTACLE (2) 4-PORT USB DEVICE OUTLET, LEVITON USB4P (OR EQUAL). SEE PLANDETAIL FOR POWER, DATA AND AV REQUIREMENTS. HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.
- COMMUNICATION DEVICES
- INTERCOM SYSTEM CALL SWITCH, PROVIDE 3/4"C ROUGH UP TO ABOVE CEILING.
- FLUSH CEILING MOUNTED INTERCOM SYSTEM TWO-WAY SPEAKER. "WG" DENOTES WIRE GUARD
- WALL MOUNTED INTERCOM SYSTEM TWO-WAY SPEAKER. "WG" DENOTES WIRE GUARD. "WP" DENOTES WEATHER PROOF
- (1) 3/4" CONDUIT FOR POWER
(1) 1/4" CONDUIT FOR VOICE / DATA CABLEING. ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. SAW CUT AND PATCH FLOOR AS REQUIRED.
- LOCAL VOLUME CONTROL
- SURFACE MOUNTED BATTERY OPERATED CLOCK, CORRIDOR AND COMMON SPACES SHALL BE DOUBLE-ENDED. "WG" DENOTES WIRE GUARD
- ELECTRICAL EQUIPMENT
- SWITCHGEAR / MAIN DISCONNECT / METER SECTION, SEE PLANS AND RISER DIAGRAM FOR MORE INFO. PROVIDE MIN. 4" HEIGHT HOUSE KEEPING CONCEALED PAD
- DISTRIBUTION PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO
- RECESSED BRANCH CIRCUIT PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO
- SURFACE MOUNTED BRANCH CIRCUIT PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO
- DRY TYPE TRANSFORMER, SEE PLANS AND RISER DIAGRAM FOR MORE INFO. PROVIDE MIN. 4" HEIGHT HOUSE KEEPING CONCRETE PAD
- TELEPHONE TERMINAL BOARD (SIZE AS NOTED IN THE PLAN) (3/4" PLYWOOD BACKBOARD COATED WITH FIRE RETARDANT PAINT)
- CONDUIT WALL SLEEVE FOR ROUTING OF LOW VOLTAGE CABLEING. PROVIDE FOR EACH SHOWN, A MINIMUM OF (2) 2" CONDUIT(S) STUBBED INTO CEILING SPACES, UNLESS SPECIFICALLY NOTED OTHERWISE. PROVIDE THREADED, SCREWED INSULATED BUSHINGS AT EACH END.
- CONDUIT ROUTED CONCEALED IN WALLS AND CEILING. HASH MARKS DENOTE QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED
- CONDUIT ROUTED EXPOSED. INSTALL PARALLEL TO WALLS AND CEILINGS. HASH MARKS DENOTE QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED
- CONDUIT INSTALLED BELOW GRADE. HASH MARK DENOTES QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED
- DENOTES CONDUIT HOMERUN, 3/4" MINIMUM, PANEL DESTINATION AND CIRCUIT NUMBER(S) AS INDICATED
- SHORT TICK MARK DENOTES LINE (HOT) OR SWITCH LEG CONDUCTOR, #12 AWG MIN.
- LONG TICK MARK DENOTES NEUTRAL CONDUCTOR, #10 AWG MIN.
- DENOTES INSULATED GROUND WIRE, #12 AWG MINIMUM
- VERTICAL - (2) COMPARTMENT, STEEL RACEWAY, WIREMOLD V4000 SERIES COLOR BY ARCHITECT, WITH RECEPTACLES AND DATA OUTLETS INDICATED
- HORIZONTAL - (2) COMPARTMENT, STEEL RACEWAY, WIREMOLD V4000 SERIES COLOR BY ARCHITECT, WITH RECEPTACLES AND DATA OUTLETS INDICATED

ACOUSTICALLY SENSITIVE SPACES NOTE

ACOUSTICALLY SENSITIVE SPACES SUCH AS THEATER, STAGE AND MUSIC ROOMS WHICH ARE TO BE CONSIDERED ACOUSTICALLY STRUCTURALLY SEPARATE AND WHICH REQUIRE ACOUSTIC AND VIBRATION ISOLATION - REFER TO ARCHITECTURAL SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

BIDDING NOTE

SEE DRAWING ME1.0 FOR GENERAL NOTES, HVAC/PLUMBING/ELECTRICAL COORDINATION SCHEDULE, AND ADDITIONAL DETAILS APPLICABLE TO THIS TRADE'S WORK.

THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL RACEWAYS, POWER BACKBOXES AND SUB-UPS PER DETAILS AND DRAWINGS FROM ARCHITECTURE AND LANDSCAPE TRADES.

FIRE ALARM DEVICES

- MAIN FIRE ALARM CONTROL PANEL. PROVIDE 120V DEDICATED EM POWER AND SMOKE DETECTOR ABOVE PANEL. WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS
- FIRE ALARM VOICE EVACUATION PANEL. PROVIDE 120V DEDICATED EM POWER. WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS
- FIRE ALARM ANNUNCIATOR PANEL. PROVIDE 120V DEDICATED EM POWER. WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS
- FIRE ALARM SYSTEM PULL STATION INSTALLED +48" AFF
- FIRE ALARM SPEAKER AND STROBE CEILING
- FIRE ALARM SPEAKER AND STROBE WALL
- FIRE ALARM SPEAKER (ONLY) CEILING
- FIRE ALARM SPEAKER (ONLY) WALL
- FIRE ALARM SPEAKER AND HORN WALL
- FIRE ALARM STROBE (ONLY) CEILING
- FIRE ALARM SYSTEM STROBE (ONLY) INSTALLED +80" AFF
- FIRE ALARM SYSTEM AUDIO/VISUAL HORN CEILING MOUNTED
- FIRE ALARM SYSTEM AUDIO/VISUAL HORN INSTALLED +80" AFF
- FIRE ALARM SYSTEM CEILING SMOKE DETECTOR
- FIRE ALARM SYSTEM CEILING HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- FIRE ALARM SYSTEM CEILING FIX TEMP HEAT DETECTOR, 212F
- DUCT SMOKE DETECTOR, MOUNTED IN CONDITION SPACE IN BUILDING VIF
- FIRE ALARM SMOKE DAMPER
- DUCT SMOKE DETECTOR REMOTE INDICATING LIGHT WITH KEY OPERATED TEST SWITCH
- DUCT SMOKE DETECTOR CEILING TEST SWITCH
- FIRE ALARM BELL (ONLY) EXTERIOR WALL MOUNTED +80" AFF
- FIRE ALARM SYSTEM BELL/VISUAL EXTERIOR MOUNTED +80" AFF
- KNOX BOX - RECESSED WHERE NOTED. COORDINATE LOCATION WITH LOCAL FIRE MARSHAL PRIOR TO INSTALL
- FIRE ALARM FIRE FIGHTER PHONE
- MAGNETIC DOOR HOLDER, WALL MOUNTED OR DOOR CLOSER MOUNTED. SEE ARCHITECTURAL DOOR SCHEDULE FOR MORE INFO
- FIRE ALARM REMOTE STATION
- VALVE SUPERVISORY SWITCH, VERIFY QUANTITY WITH FIRE SPRINKLER DESIGN
- TAMPER SWITCH, VERIFY QUANTITY WITH FIRE SPRINKLER DESIGN
- WATER FLOW SWITCH, VERIFY QUANTITY WITH FIRE SPRINKLER DESIGN
- AREA OF RESCUE - FIRE FIGHTER MAIN STATION, 120V DEDICATED EM POWER, WIRING BETWEEN DEVICES SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS - SEE DETAILS FOR MORE INFO
- AREA OF RESCUE STATION - WIRING BETWEEN DEVICES SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS - SEE DETAILS FOR MORE INFO
- LIGHTING DEVICES
- SINGLE POLE, 20 AMP 120-277 VOLT TOGGLE SWITCH INSTALLED 48" AFF
- THREE WAY, 20 AMP 120-277 VOLT TOGGLE SWITCH INSTALLED 48" AFF
- DIMMER SWITCH, 20 AMP 120-277 VOLT TOGGLE SWITCH INSTALLED 48" AFF
- SINGLE POLE, 20 AMP 120-277 VOLT KEY OPERATED TOGGLE SWITCH INSTALLED 48" AFF
- SINGLE POLE, 20 AMP 120-277 VOLT PILOT LIGHT SWITCH INSTALLED 48" AFF
- WALL MOUNTED OCCUPANCY SENSOR WITH OVERRIDE SWITCH
- SINGLE POLE 20 AMP 120-277 VOLT OCCUPANCY SENSOR WITH OVERRIDE DIMMER SWITCH INSTALLED 48" A.F.F.
- CEILING MOUNTED OCCUPANCY SENSOR - SEE SCHEDULE FOR MORE DETAIL
- OCCUPANCY SENSOR WALL
- PHOTOCELL SENSOR
- LIGHTING CONTROL PAD
- TOUCH SCREEN PANEL

MOUNTING HEIGHT NOTE

REFER TO ARCHITECTURAL FLOOR PLANS FOR ADDITIONAL INFORMATION REGARDING MOUNTING HEIGHTS AND LOCATIONS OF ELECTRICAL DEVICES BEFORE ROUGH-IN. ALL HEIGHT INFORMATION GIVEN IN ELECTRICAL DRAWINGS ARE CENTER OF THE DEVICE, UNLESS NOTED OTHERWISE

ROOM NUMBER AND EQUIPMENT/DEVICE TAGGING NOTE

ALL ROOM NUMBERS AS SHOWN ON CONSTRUCTION DRAWINGS ARE SUBJECT TO REVISION DURING CONSTRUCTION. FINAL ROOM NUMBERS WILL BE PROVIDED PRIOR TO SUBSTANTIAL COMPLETION. ALL PROJECT RECORD DOCUMENTS SHALL UTILIZE FINAL ROOM NUMBERS AND ALL EQUIPMENT/DEVICE TAGGING, REQUIRED TO BE ASSOCIATED WITH ROOM NUMBERS, SHALL REFERENCE FINAL ROOM NUMBERS. THIS SHALL INCLUDE WAY BOXES, FAN POWERED BOXES, BAS SYSTEM, ELECTRICAL PANELS, PANEL SCHEDULES, FIRE ALARM SYSTEM, AND ANY OTHER EQUIPMENT/DEVICES AS REQUIRED BY OWNER.

SECURITY DEVICES

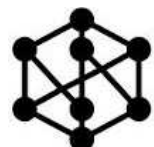
- 360 DEGREE CEILING CAMERA. "WP" DENOTES WEATHER PROOF. "WG" DENOTES WIRE GUARD.
- FIXED CEILING CAMERA. "WP" DENOTES WEATHER PROOF. "WG" DENOTES WIRE GUARD
- WALL MOUNTED CARD READER. PROVIDE RECESSED JUNCTION BOX AND CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE FOR FUTURE CABLEING. SEE SECURE DOOR DETAIL FOR MORE INFO
- MAGNETIC DOOR CONTACT. CONNECT TO SECURITY PANEL. REQUIRES DRILL TO DOOR FRAME, VERIFY. PROVIDE CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE. SEE SECURE DOOR DETAIL FOR MORE INFO
- ELECTRONIC DOOR (LOCK) STRIKE. PROVIDE 120V POWER AS REQUIRED ABOVE CEILING. SEE SECURE DOOR DETAIL FOR MORE INFO
- MAGNETIC LOCK WALL. PROVIDE 120V POWER AS REQUIRED ABOVE CEILING.
- BALANCE MAGNETIC SWITCH
- MAIN INTERCOM SYSTEM AT RECEPTION DESK
- WALL INTERCOM - EXTERIOR MOUNTED
- PUSH BUTTON - DOOR RELEASE
- PUSH BUTTON SINGLE. SEE PLAN KEY NOTES FOR USE AND TYPE
- DOORBELL CHIME WALL
- DOOR BELL WALL
- DOOR CHIME WALL
- DOOR BUZZER WALL
- GLASS BREAK DETECTOR CEILING
- MOTION DETECTOR WALL
- MOTION DETECTOR CEILING
- SECURITY DEVICE KEY PAD
- CCTV WALL OUTLET
- COMBINATION LOCK WALL
- DURESS ALERT STROBE LIGHT
- DURESS ALERT PUSH BUTTON
- SECURITY NOTIFICATION APPLIANCE
- SIREN WALL
- OCCUPANCY DOME LIGHT
- HIGH INTENSITY SECURITY STROBE LIGHT. SEE SPECIFICATION FOR SCOPE OF WORK
- POWER ASSISTED DOOR ACTUATOR, PROVIDE 120V POWER FOR OPERATOR. SEE ARCHITECTURAL DOOR SCHEDULE FOR MORE INFO

TELEPHONE DEVICES

- PREWIRED ADMINISTRATIVE TELEPHONE JACK WALL MOUNTED + 16", "W" DENOTES WALL MOUNTED AT +48" A.F.F. SINGLE VOICE JACK. PROVIDE JUNCTION BOX AND BLANK FACEPLATE AND CONDUIT STUB. PROVIDE THREADED/SCREWED INSULATED BUSHING.
- LOCAL PA CALL SWITCH. PROVIDE JUNCTION BOX AND BLANK FACEPLATE AND CONDUIT STUB. PROVIDE THREADED/SCREWED INSULATED BUSHING.

DATA DEVICES

- DATA WALL. "X" DENOTES QUANTITY OF DATA PORTS. "H" DENOTES HEIGHT ABOVE FINISHED FLOOR
- DATA CEILING. "X" DENOTES QUANTITY OF DATA PORTS
- DATA FLOOR. "X" DENOTES QUANTITY OF DATA PORTS
- WIRELESS ACCESS POINT CEILING. "WP" DENOTES WEATHER PROOF. "WG" DENOTES WIRE GUARD
- WIRELESS ACCESS POINT WALL. "WP" DENOTES WEATHER PROOF. "WG" DENOTES WIRE GUARD



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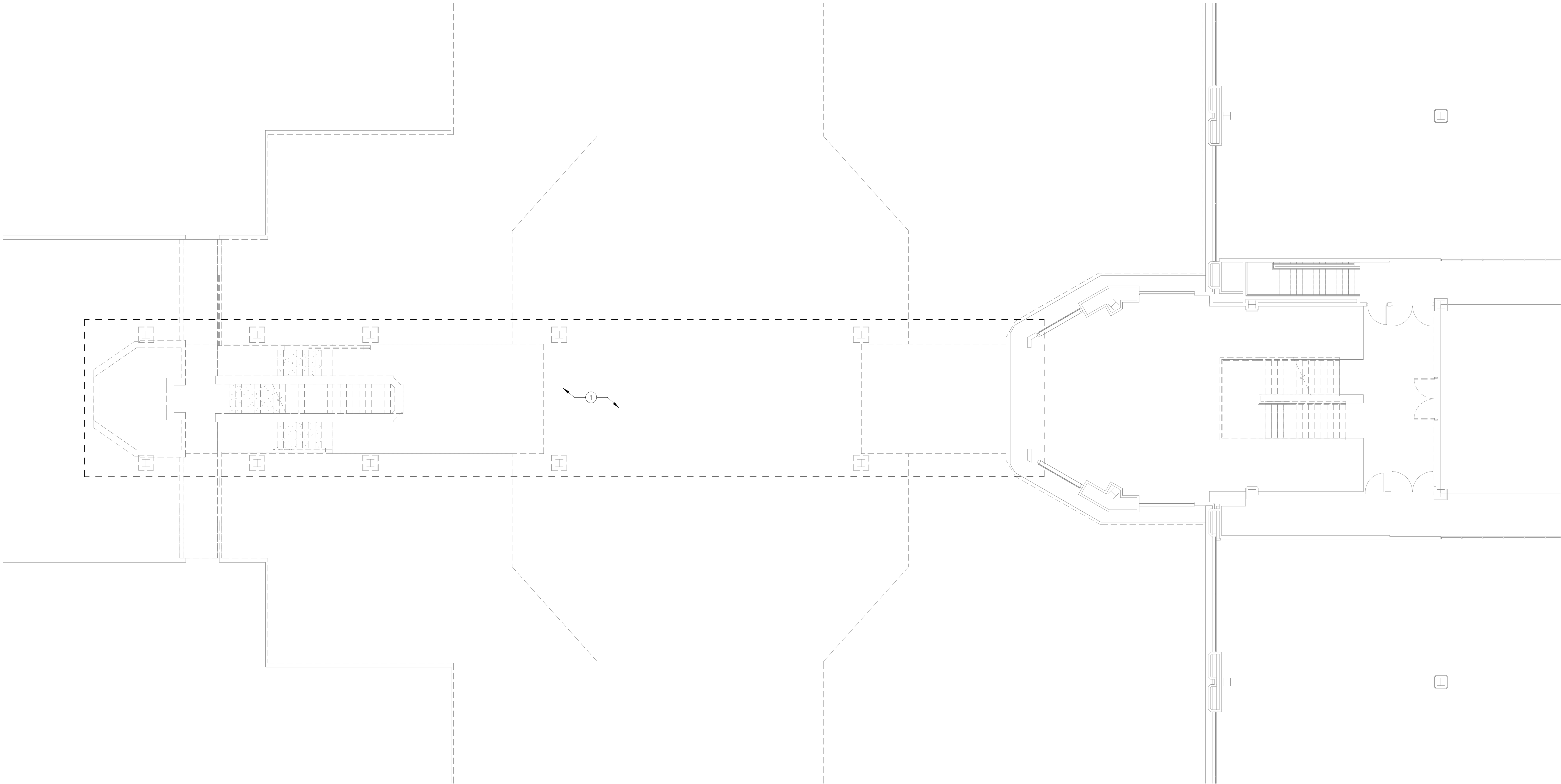
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NOTES AND SYMBOLS

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1 LEVEL 2 ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL DEMOLITION PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL DEMOLITION PLANS

2. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONSTRUCTION

3. ALL INDICATED ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND RELATED CONDUIT AND WIRING TO BE REMOVED UNLESS NOTED OTHERWISE

4. DEMOLITION OF THE ELECTRICAL SYSTEM AS NOTED ON THE DEMOLITION DRAWINGS, SHALL BE COORDINATE WITH THE RENOVATION REQUIREMENTS TO DETERMINE THIS CONTRACTOR'S WORK

5. IT IS THE INTENT OF THE ELECTRICAL DEMOLITION DRAWING(S) TO INDICATE AREAS IN WHICH ELECTRICAL EQUIPMENT, CONDUIT, LIGHTING FIXTURES, DEVICES, ETC. NEED TO BE REMOVED, RELOCATED, OR MODIFIED BY THIS CONTRACTOR TO ALLOW FOR THE RENOVATION PHASE OF CONSTRUCTION. THE ELECTRICAL DEMOLITION PLAN IS FOR REFERENCE PURPOSES ONLY AND IT IS NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS

6. THIS CONTRACTOR SHALL VISIT THE BUILDING, BEFORE SUBMITTING HIS BID, TO VERIFY THE EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK

7. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL DEMOLITION REQUIRED TO ACCOMMODATE THE RENOVATION. REMOVE AS REQUIRED ALL LIGHTING FIXTURES, RECEPTACLES, EQUIPMENT, DEVICES, ETC. PULL OUT ALL UNUSED CONDUCTORS AND CABLES AND REMOVE ALL ABANDONED CONDUIT. ELECTRICALLY DISCONNECT AIR HANDLING UNITS, ELECTRIC WATER HEATERS, AND OTHER SUCH EQUIPMENT FOR REMOVAL BY OTHERS

8. REFER TO MECHANICAL AND PLUMBING DEMOLITION DRAWINGS FOR ALL MECHANICAL EQUIPMENT THAT IS TO BE ELECTRICALLY DISCONNECTED OR REMOVED

9. WHERE EXISTING CEILINGS TO BE REPLACED IN AREAS, EXISTING LIGHTING TO BE REMOVED, OTHER CEILING MOUNTED ELECTRICAL DEVICES TO BE REMOVED AND REINSTALLED IN NEW CEILING WHERE AFFECTED BY NEW WORK

10. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. WALLS TO BE DEMOLISHED ARE SHOWN DASHED. DISCONNECT AND REMOVE ASSOCIATED CONDUIT AND WIRE BACK TO LAST REMAINING DEVICE. FURNISH AND INSTALL CONDUIT AND WIRE AS NECESSARY FOR CONTINUITY OF CIRCUIT(S) TO ANY EXISTING DEVICES TO REMAIN. COORDINATE AND VERIFY REQUIREMENTS WITH NEW WORK IN AREA

11. FURNISH AND INSTALL CONDUIT AND/OR COMMUNICATIONS/ DATA WIRING AS NECESSARY FOR CONTINUITY OF ANY WIRING ORIGINATING OUTSIDE THE DEMOLITION AREA THAT SERVES ANY COMMUNICATIONS/ DATA EQUIPMENT OR DEVICES TO REMAIN AFTER DEMOLITION. MODIFY OR REPLACE AS REQUIRED.

12. DISCONNECT AND REMOVE LIGHT SWITCHES IN DEMOLITION AREAS AS NECESSARY TO ACCOMMODATE NEW DOOR CONFIGURATIONS

13. DISCONNECT AND REMOVE ANY EXISTING ELECTRICAL DEVICES AND BACK BOXES AS NECESSARY WHERE NEW WALL CONSTRUCTION WILL INTERSECT AN EXISTING WALL. FURNISH AND INSTALL CONDUIT AND WIRE AS REQUIRED FOR CONTINUITY OF CIRCUIT(S)

14. FURNISH AND INSTALL BLANK COVER PLATES OVER ALL EXISTING UNUSED OPENINGS

15. THE OWNER SHALL HAVE FULL SALVAGE RIGHTS OVER ANY ELECTRICAL DEVICES THAT ARE SCHEDULED TO BE DEMOLISHED. COORDINATE WITH OWNER REPRESENTATIVE SELECTIVE SALVAGEABLE MATERIALS (SUCH AS GENERATOR, HEADEND EQUIPMENT, LIGHT FIXTURES, ETC.) SHALL BE TURNED OVER TO OWNER. DISPOSABLE AND AMONG OTHER GARBAGE MATERIALS SHALL BE REMOVED FROM SITE

16. ALL EXISTING SECURITY EQUIPMENT SHOWN TO BE REMOVED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND TURNED OVER TO THE OWNER.

17. DEMOLITION CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF DEMOLITION WORK, HOWEVER, INCIDENTAL ASSOCIATED WORK MAY NOT BE SHOWN BUT MAY BE REQUIRED TO COMPLETE NEW WORK. CONTRACTOR IS TO INCLUDE ALL DEMOLITION WORK NECESSARY TO INSTALL THE SCOPE OF THE NEW WORK.

#

KEYNOTES

1 DISCONNECT AND REMOVE EXISTING LIGHT FIXTURES ON THE BRIDGE GETTING DEMOL. PULL THE LIGHTING CIRCUITS ALONG WITH JUNCTION BOXES, CABLES AND CONDUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.

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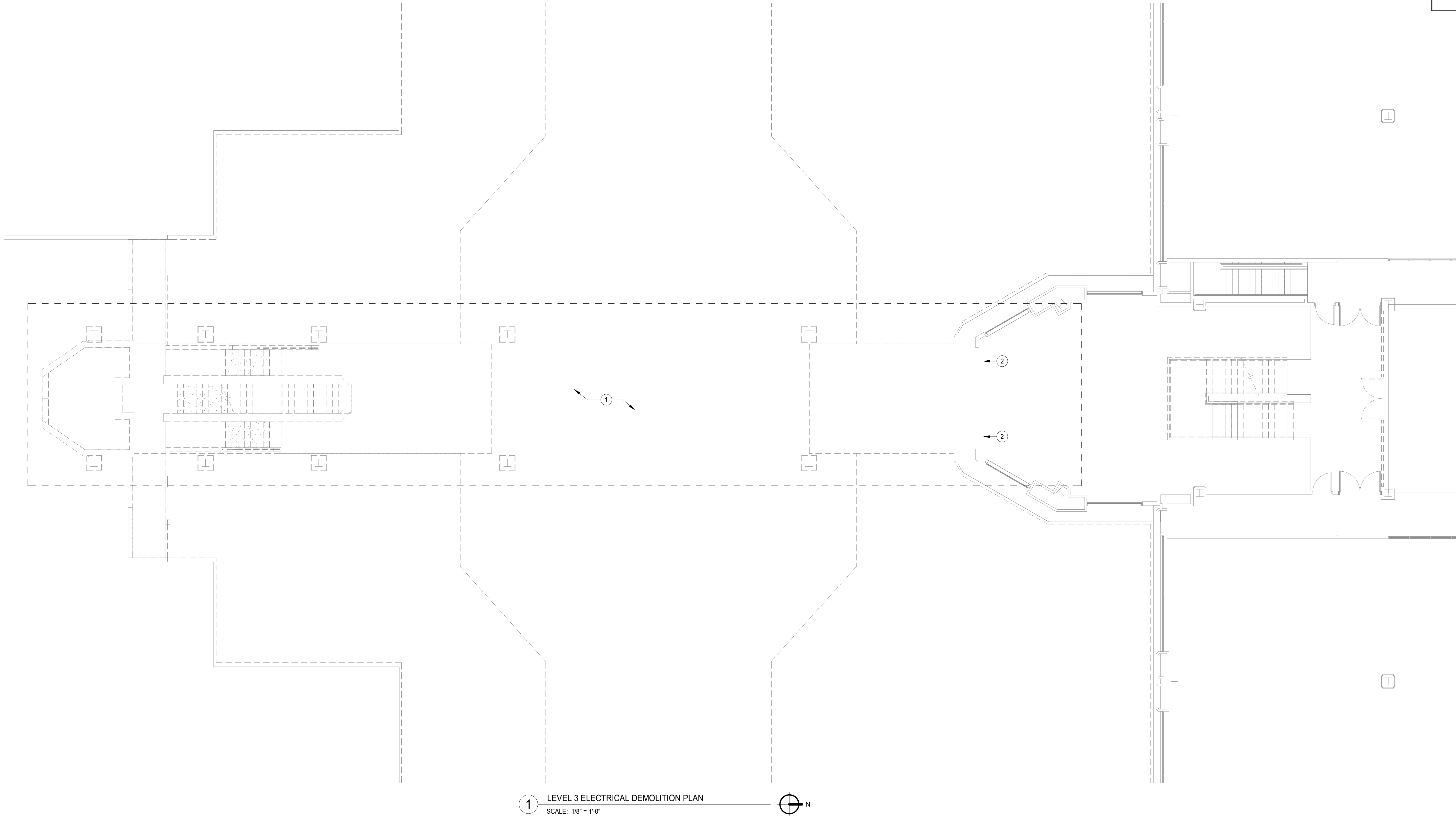
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LEVEL 2 ELECTRICAL
DEMOLITION PLAN

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Author
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ELECTRICAL DEMOLITION PLAN GENERAL NOTES	
1.	THESE NOTES APPLICABLE TO ALL DEMOLITION PLANS
2.	SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONSTRUCTION.
3.	ALL INDICATED ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND RELATED CONDUIT AND WIRING TO BE REMOVED UNLESS NOTED OTHERWISE.
4.	DEMOLITION OF THE ELECTRICAL SYSTEM AS NOTED ON THE DEMOLITION DRAWINGS, SHALL BE COORDINATE WITH THE RENOVATION REQUIREMENTS TO DETERMINE THIS CONTRACTOR'S WORK.
5.	IT IS THE INTENT OF THE ELECTRICAL DEMOLITION DRAWING(S) TO INDICATE AREAS IN WHICH ELECTRICAL EQUIPMENT, CONDUIT, LIGHTING FIXTURES, DEVICES, ETC. NEED TO BE REMOVED, RELOCATED, OR MODIFIED BY THIS CONTRACTOR TO ALLOW FOR THE RENOVATION PHASE OF CONSTRUCTION. THE ELECTRICAL DEMOLITION PLAN IS FOR REFERENCE PURPOSES ONLY AND IT IS NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS.
6.	THIS CONTRACTOR SHALL VISIT THE BUILDING, BEFORE SUBMITTING HIS BID, TO VERIFY THE EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK.
7.	THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL DEMOLITION REQUIRED TO ACCOMMODATE THE RENOVATION. REMOVE AS REQUIRED ALL LIGHTING FIXTURES, RECEPTACLES, EQUIPMENT, DEVICES, ETC. PULL OUT ALL UNUSED CONDUCTORS AND CABLES AND REMOVE ALL ABANDONED CONDUIT. ELECTRICALLY DISCONNECT AIR HANDLING UNITS, ELECTRIC WATER HEATERS, AND OTHER SUCH EQUIPMENT FOR REMOVAL BY OTHERS.
8.	REFER TO MECHANICAL AND PLUMBING DEMOLITION DRAWINGS FOR ALL MECHANICAL EQUIPMENT THAT IS TO BE ELECTRICALLY DISCONNECTED OR REMOVED.
9.	WHERE EXISTING CEILINGS TO BE REPLACED IN AREAS, EXISTING LIGHTING TO BE REMOVED, OTHER CEILING MOUNTED ELECTRICAL DEVICES TO BE REMOVED AND REINSTALLED IN NEW CEILING WHERE AFFECTED BY NEW WORK.
10.	DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. WALLS TO BE DEMOLISHED ARE SHOWN DASHED. DISCONNECT AND REMOVE ASSOCIATED CONDUIT AND WIRE BACK TO LAST REMAINING DEVICE. FURNISH AND INSTALL CONDUIT AND WIRE AS NECESSARY FOR CONTINUITY OF CIRCUIT(S) TO ANY EXISTING DEVICES TO REMAIN. COORDINATE AND VERIFY REQUIREMENTS WITH NEW WORK IN AREA.
11.	FURNISH AND INSTALL CONDUIT AND/OR COMMUNICATIONS/ DATA WIRING AS NECESSARY FOR CONTINUITY OF ANY WIRING ORIGINATING OUTSIDE THE DEMOLITION AREA THAT SERVES ANY COMMUNICATIONS/ DATA EQUIPMENT OR DEVICES TO REMAIN AFTER DEMOLITION. MODIFY OR REPLACE AS REQUIRED.
12.	DISCONNECT AND REMOVE LIGHT SWITCHES IN DEMOLITION AREAS AS NECESSARY TO ACCOMMODATE NEW DOOR CONFIGURATIONS.
13.	DISCONNECT AND REMOVE ANY EXISTING ELECTRICAL DEVICES AND BACK BOXES AS NECESSARY WHERE NEW WALL CONSTRUCTION WILL INTERSECT AN EXISTING WALL. FURNISH AND INSTALL CONDUIT AND WIRE AS REQUIRED FOR CONTINUITY OF CIRCUIT(S).
14.	FURNISH AND INSTALL BLANK COVER PLATES OVER ALL EXISTING UNUSED OPENINGS.
15.	THE OWNER SHALL HAVE FULL SALVAGE RIGHTS OVER ANY ELECTRICAL DEVICES THAT ARE SCHEDULED TO BE DEMOLISHED. COORDINATE WITH OWNER REPRESENTATIVE SELECTIVE SALVAGEABLE MATERIALS (SUCH AS GENERATOR, HEADEND EQUIPMENT, LIGHT FIXTURES, ETC.) SHALL BE TURNED OVER TO OWNER, DISPOSABLE AND AMONG OTHER GARBAGE MATERIALS SHALL BE REMOVED FROM SITE.
16.	ALL EXISTING SECURITY EQUIPMENT SHOWN TO BE REMOVED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND TURNED OVER TO THE OWNER.
17.	DEMOLITION CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF DEMOLITION WORK, HOWEVER, INCIDENTAL ASSOCIATED WORK MAY NOT BE SHOWN BUT MAY BE REQUIRED TO COMPLETE NEW WORK. CONTRACTOR IS TO INCLUDE ALL DEMOLITION WORK NECESSARY TO INSTALL THE SCOPE OF THE NEW WORK.
#	KEYNOTES
1	DISCONNECT AND REMOVE EXISTING LIGHT FIXTURES ON THE BRIDGE. GETTING DEMOED. PULL THE LIGHTING CIRCUITS ALONG WITH JUNCTION BOXES, CABLES AND CONDUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.
2	DISCONNECT AND REMOVE SURFACE MOUNTED EXIT SIGNS AS THE DOOR IS GETTING DEMOED. PULL CIRCUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.



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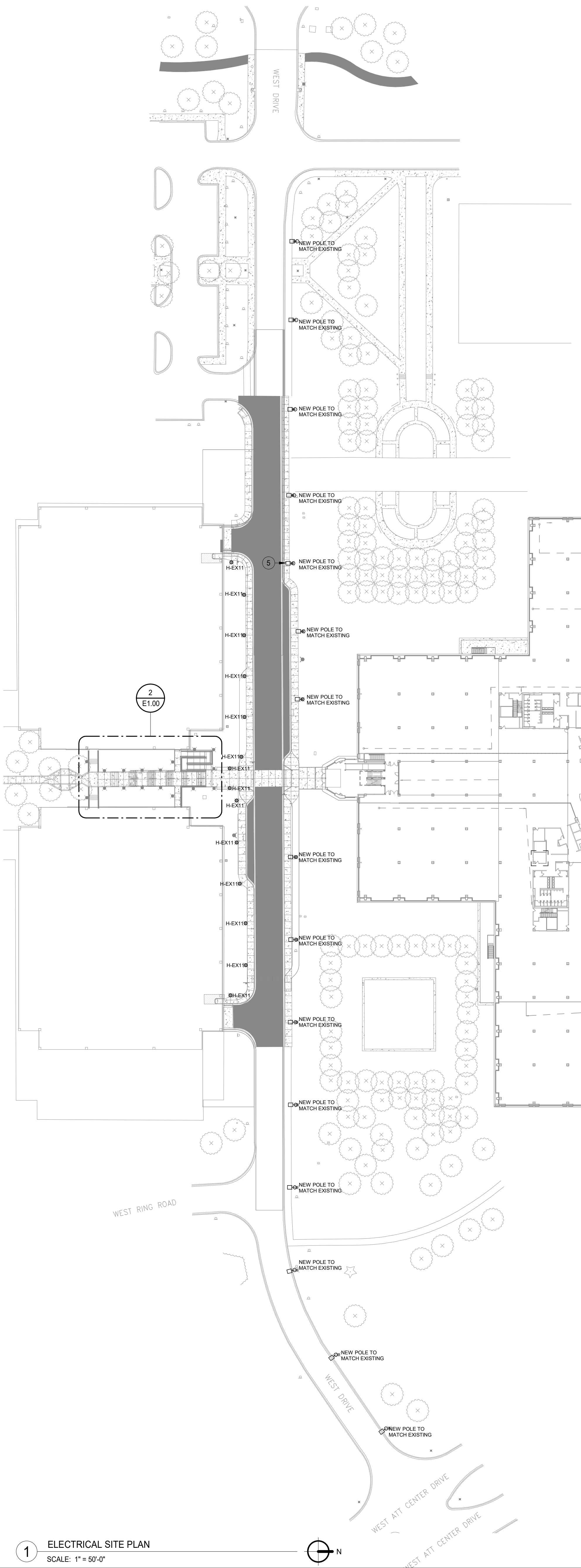
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**LEVEL 3 ELECTRICAL
DEMOLITION PLAN**

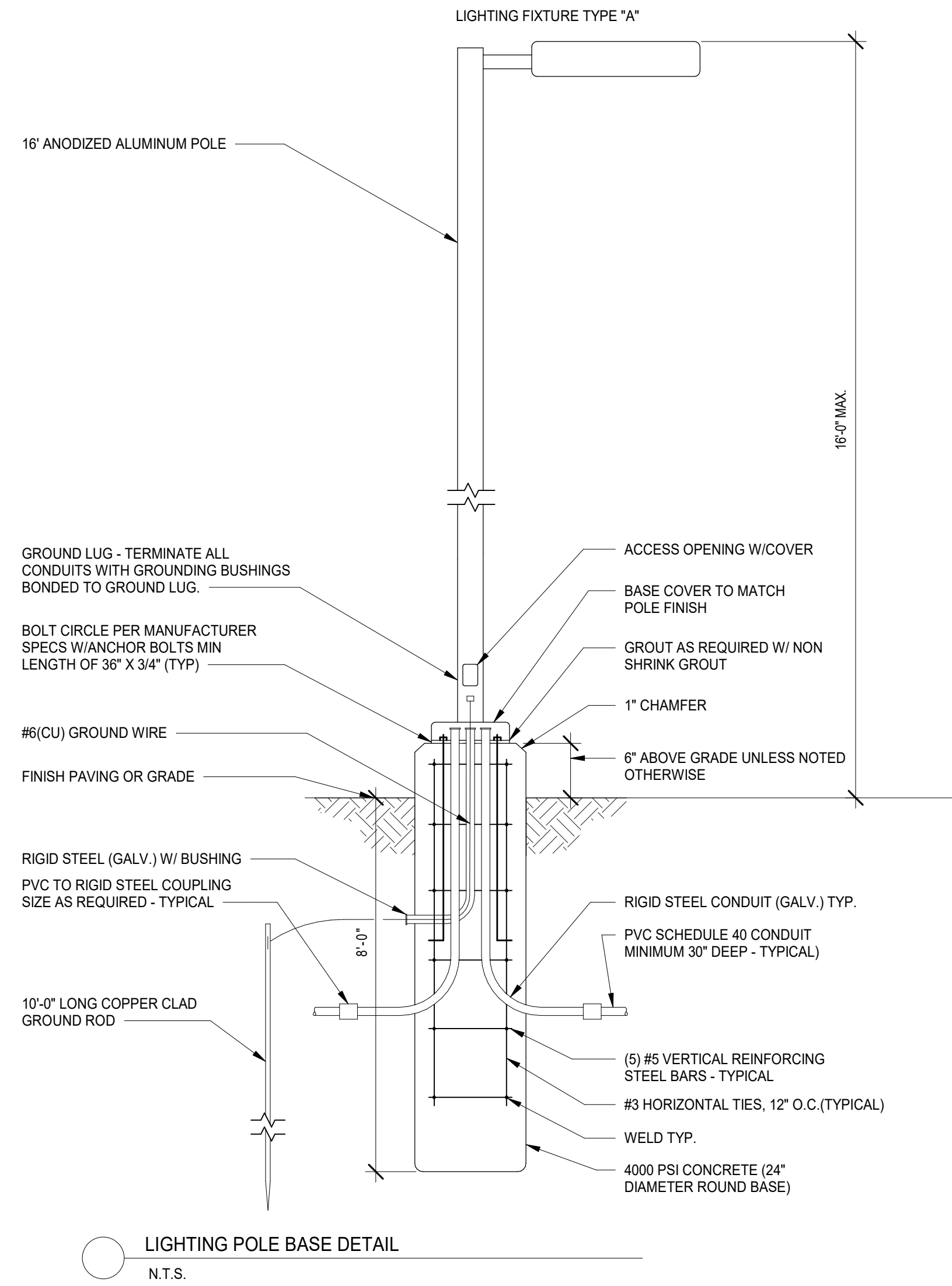
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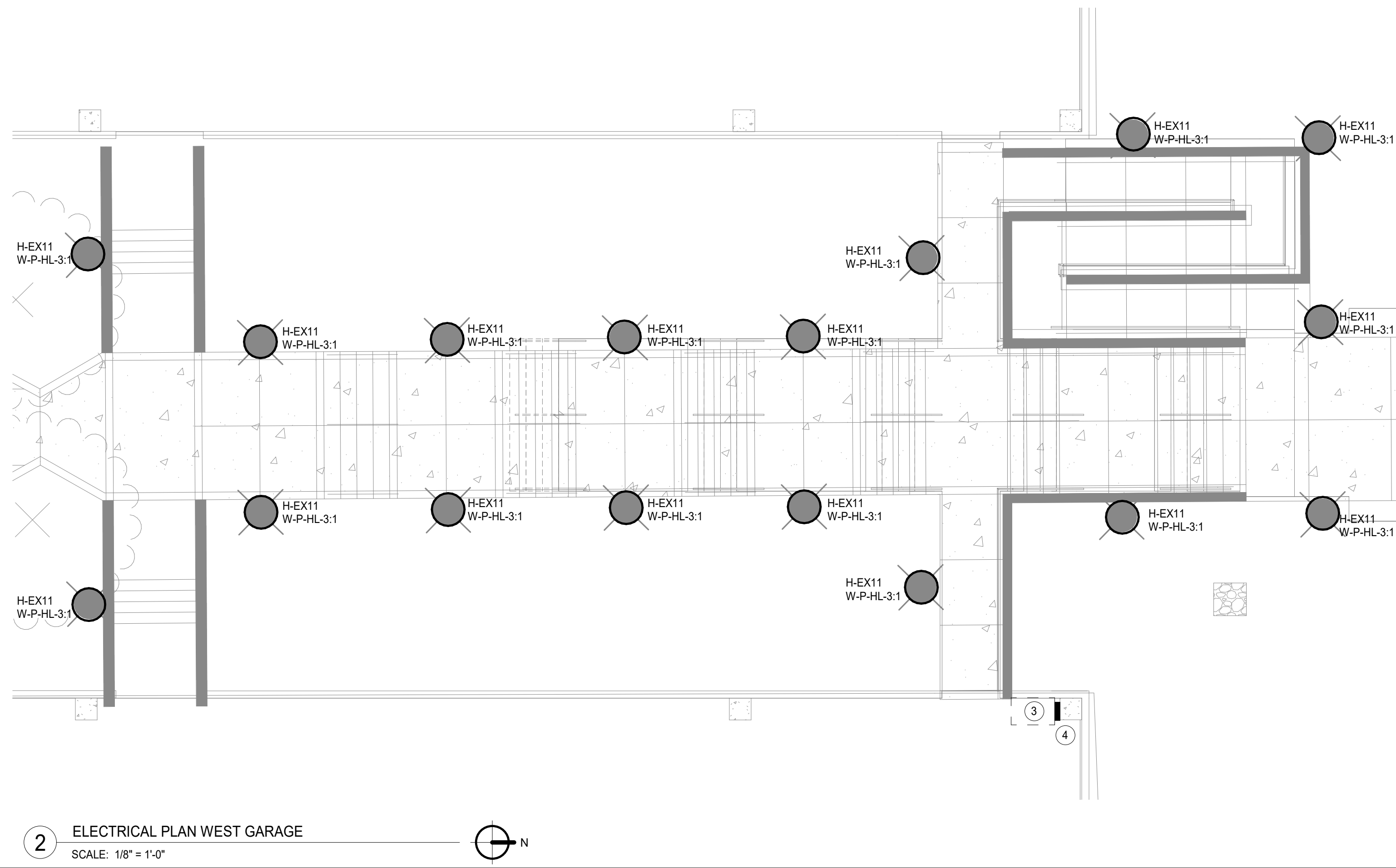
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1 ELECTRICAL SITE PLAN
SCALE: 1" = 50'-0"



2 LIGHTING POLE BASE DETAIL
N.T.S.



2 ELECTRICAL PLAN WEST GARAGE
SCALE: 1/8" = 1'-0"

ELECTRICAL LIGHTING PLAN GENERAL NOTES	ELECTRICAL POWER PLAN GENERAL NOTES
1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS 2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4". 3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE. 4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS. 5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS. 6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED NON-SWITCHED CIRCUIT DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL. 7. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS. 8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE. 9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER. 10. PROVIDE PULL BOXES BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.26 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS. 11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS. 12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.	1. THESE NOTES APPLICABLE TO ALL POWER PLANS 2. THE MINIMUM WIRE SIZE SHALL BE #12 AWG EXCEPT FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS AND BRANCH FEEDS TO POWER OUTLETS SHALL BE 3/4". 1/2" CONDUIT IS ACCEPTABLE FOR BRANCH WIRING TO END OF THE LINE RECEPTACLES ONLY. 3. ALL POWER BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE. 4. THE CONTRACTOR SHALL PROVIDE ALL PENETRATIONS, SLEEVES, AND SEALANT AS REQUIRED THROUGH PARTITIONS TO ACCOMMODATE THE FIRE ALARM, PAGING, SECURITY, AUDIOVISUAL, VOICE, AND DATA CABLEING. ANY PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE PROPERLY SEALED AND TREATED TO MAINTAIN THE FIRE STOPPING RATING OF THE WALLS, FLOORS, AND CEILINGS. 5. BACKBOXES ARE TO BE MOUNTED OFFSET, NOT BACK TO BACK. 6. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS. 7. UNLESS INDICATED OTHERWISE, ALL MATERIALS REQUIRED TO PROVIDE BRANCH CIRCUITS AND FEEDERS ARE TO BE NEW. 8. REFER TO MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL EQUIPMENT INFORMATION. 9. ANY ELECTRICAL DEVICES ON NEW WALLS SHALL BE FLUSH MOUNTED. NO WIREMOLDS ARE ACCEPTABLE ON NEW WALLS UNLESS NOTED OTHERWISE. 10. VERIFY RECEPTACLE LOCATIONS WITH ARCHITECTURAL FURNITURE LAYOUT TO ENSURE PROPER ACCESSIBILITY. 11. LOW VOLTAGE WIRING SHALL NOT LIE ON TOP OF CEILING GRID SYSTEM. WIRING SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 5 FEET BY UTILIZING J-HOOKS SUPPORTED BY STRUCTURAL MEMBERS. WIRING SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO STRUCTURAL MEMBERS. 12. PROVIDE PULL BOXES BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.26 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS. 13. SPECIAL ATTENTION SHALL BE PAID TO ALL CONDUIT ROUTING IN OPEN CEILING SPACE FOR AESTHETIC PURPOSES. ALL EXPOSED CONDUITS SHALL BE ROUTED PERPENDICULAR AND PARALLEL TO BUILDING LINES AND TIGHT TO CEILING/STRUCTURAL CORNERS. WHERE THIS IS NOT FEASIBLE, SUBMIT CONDUIT ROUTING PLAN TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. 14. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.
# KEYNOTES 3 APPROXIMATE LOCATION OF EXISTING LIGHTING PANEL. VERIFY EXACT LOCATION IN FIELD. 4 PROVIDE NEW 7 DAY PROGRAMMABLE ASTRONOMICAL TIME CLOCK WITH PHOTOCELL FOR AUTOMATIC CONTROL. ON/OFF OPERATION OF ALL NEW EXTERIOR LIGHTING. PROVIDE POWER CIRCUIT FROM NEAREST PANEL. 5 PROVIDE NEW POLE BASE FOR NEW F3 FIXTURES. RECONNECT TO EXISTING CIRCUIT SERVING STREET LIGHTING IN THE AREA. TIE IN TO NEW TIME CLOCK CONTROL. TYPICAL FOR F3 FIXTURES.	



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ELECTRICAL OVERALL
PLAN

Project Number:
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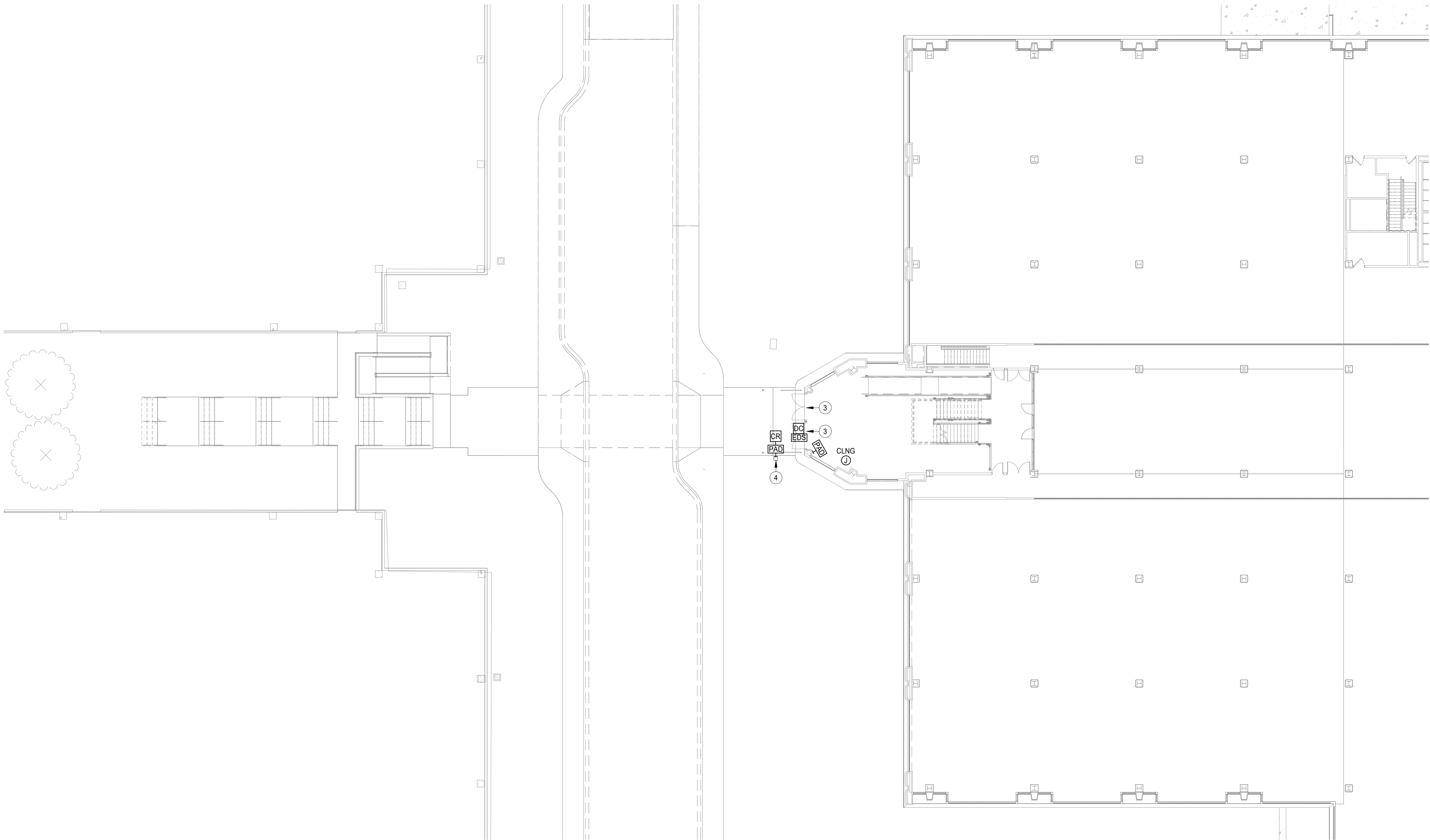
NOTE: REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF THE BOLLARDS PRIOR TO ROUGH IN.

ELECTRICAL LIGHTING PLAN GENERAL NOTES

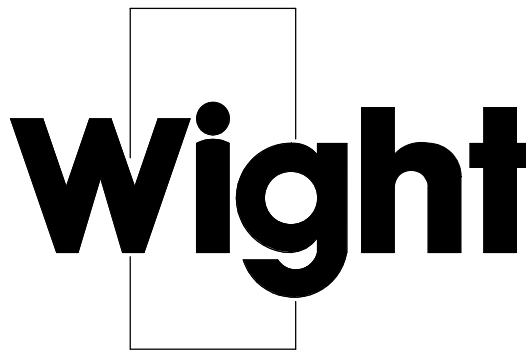
1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS
2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #16 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4".
3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE.
4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS.
6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL.
7. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS.
8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE.
9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER.
10. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.28 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS.
11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS.
12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATINGS OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.

KEYNOTES

- 1 NOT USED.
- 3 REUSE EXISTING ACCESS CONTROL FOR EXISTING DOOR.VERIFY EXACT IN THE FIELD.
- 4 ADA PUSH BUTTON AND CARD ACCESS FOR DOOR ON NEW PEDESTAL.



2 LEVEL 2 ELECTRICAL PLAN
SCALE: 1/16" = 1'-0"



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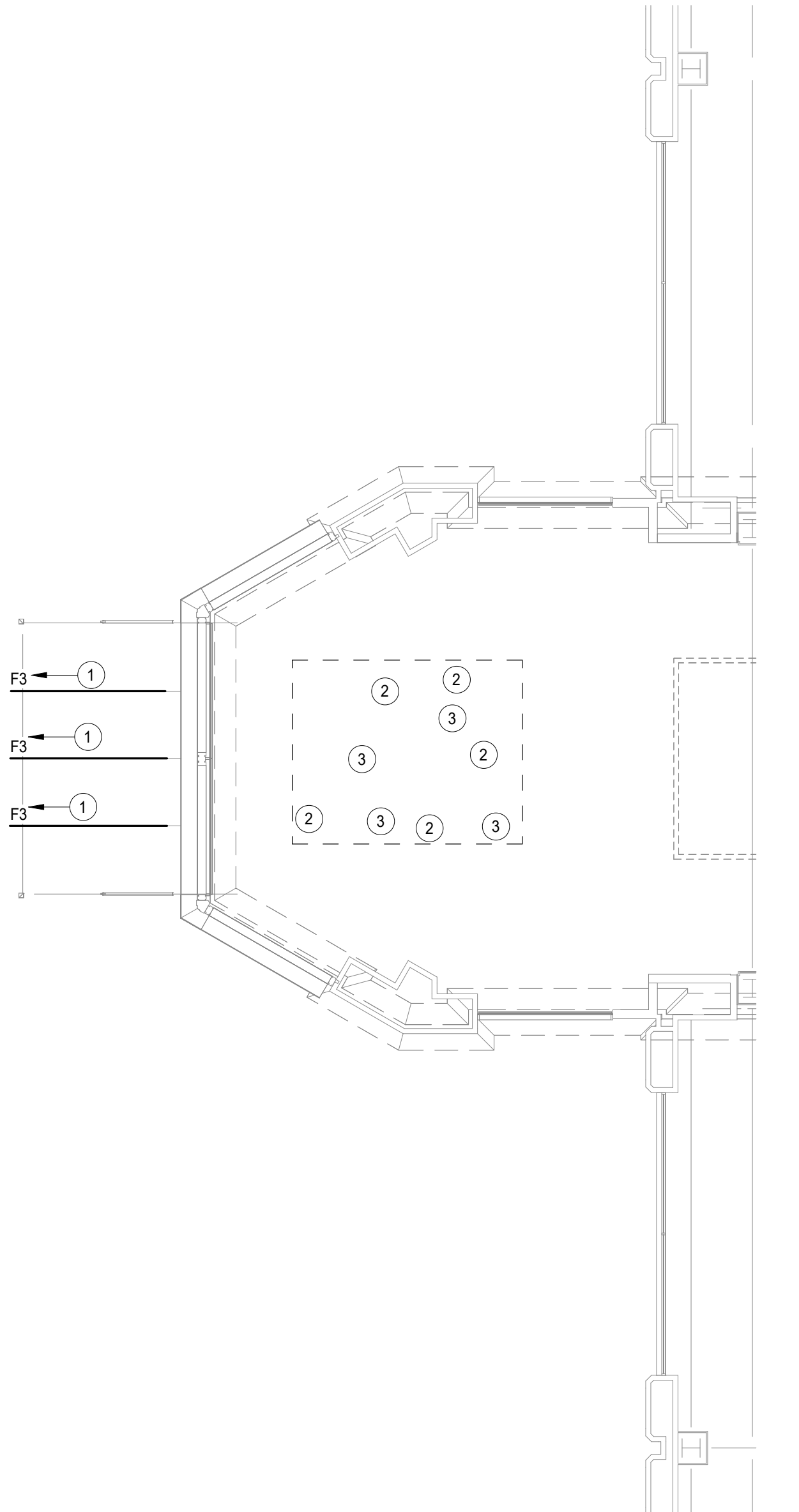
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CHICAGO-BWC EAST
DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

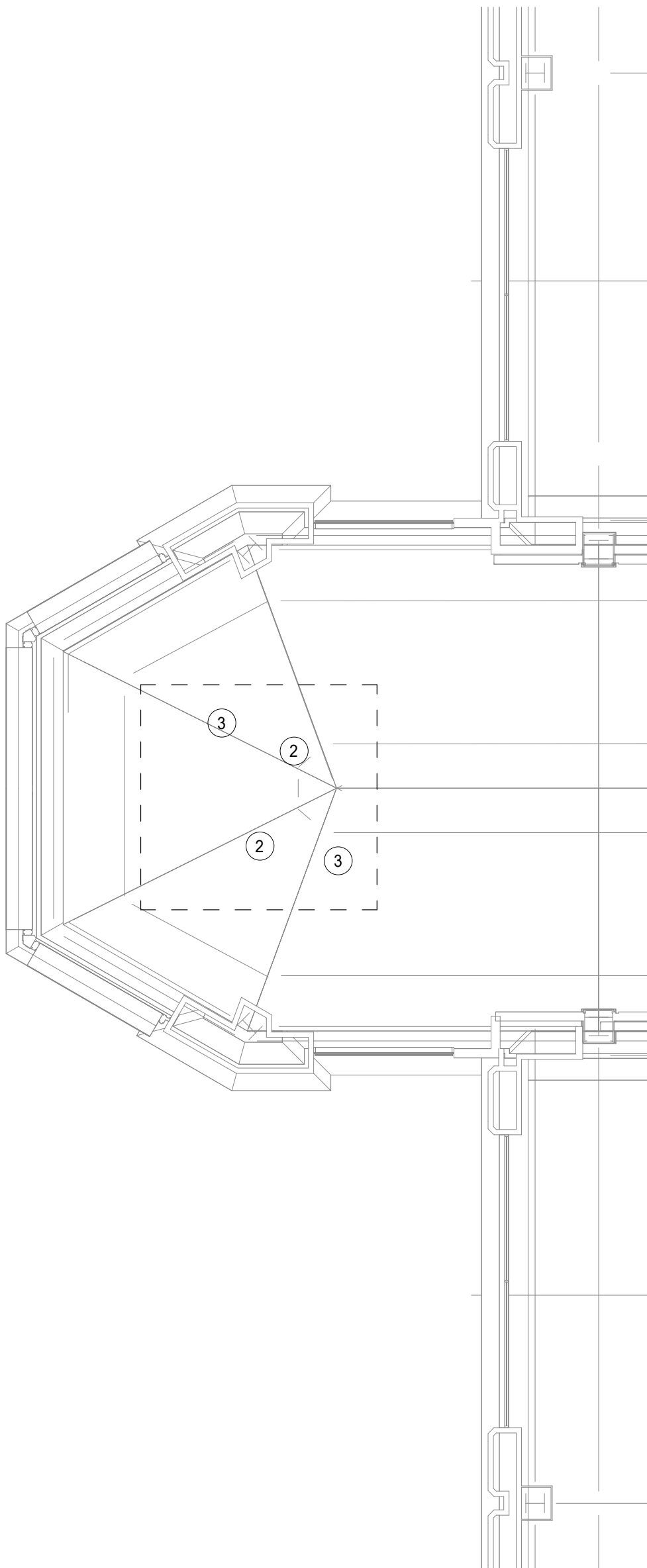
LEVEL 2 ELECTRICAL
PLAN WEST VESTIBULE

Project Number:
200072
Drawn By:
Author
Sheet:

E3.02A



1 LP-LEVEL 3 ENLARGED PLAN EAST VESTIBULE
SCALE: 1/8" = 1'-0"



2 LP-LEVEL 4 ENLARGED PLAN EAST VESTIBULE
SCALE: 1/8" = 1'-0"

ELECTRICAL LIGHTING PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS

2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4"

3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANEL BOARD INDICATED UNLESS NOTED OTHERWISE

4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS

5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS

6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS

8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE

9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER

10. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.28 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS

11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS

12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(D). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR

#

KEYNOTES

1

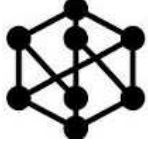
VERIFY EXACT LOCATION OF THE FIXTURE WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH INS.

2

CONNECT THE DECORATIVE LIGHTS TO NORMAL 277V LIGHTING CIRCUIT FROM THE NEAREST LIGHTING PANEL SERVING THE AREA. PROVIDE NEW CIRCUIT BREAKER. VERIFY EXACT LOCATION OF THE PANEL IN THE FIELD. LIGHTS IN THE STAIRWAYS TO REMAIN ON AT ALL TIME. LIGHTS SPECIFIED BY OTHERS.

3

CONNECT THE DECORATIVE LIGHTS TO EMERGENCY 277V LIGHTING CIRCUIT FROM THE NEAREST EMERGENCY LIGHTING PANEL SERVING THE AREA. PROVIDE NEW CIRCUIT BREAKER. VERIFY EXACT LOCATION OF THE PANEL IN THE FIELD. LIGHTS IN THE STAIRWAYS TO REMAIN ON AT ALL TIME. LIGHTS SPECIFIED BY OTHERS.



Bell Works



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ISSUED FOR PERMIT REVISION	09/16/2025
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REV	DESCRIPTION	DATE
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BELL WORKS
CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

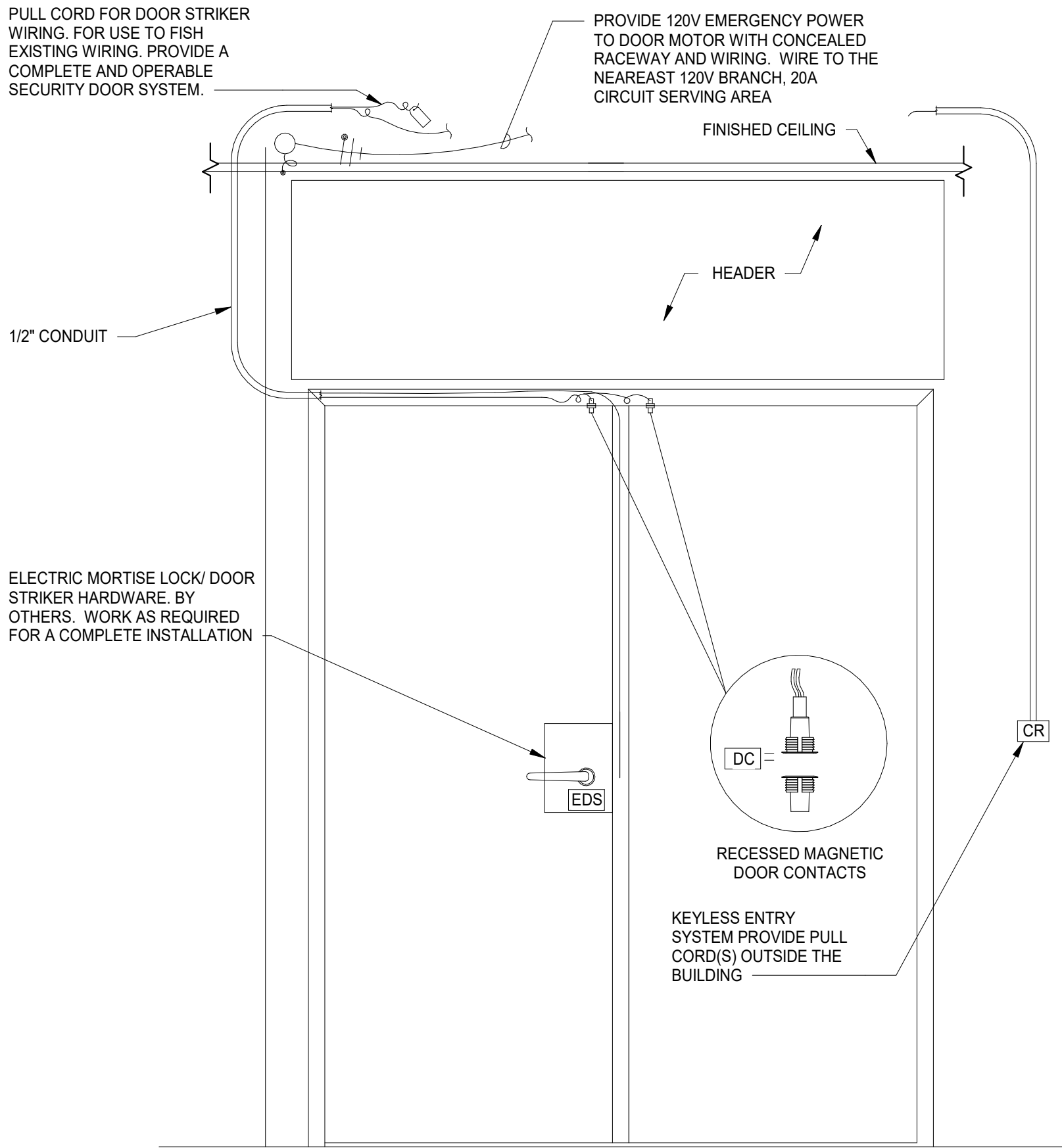
LEVEL 3 AND 4
ELECTRICAL PLAN WEST VESTIBULE

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PANELBOARD: W-P-HL-3											
LOCATION:				VOLTAGE: 480/277 Wye V, 3 ø 4 W.							
MOUNTING: SURFACE NEMA 1				A.I.C. RATING: 14,000 AMPS SYMMETRICAL							
MAIN DEVICE: 100 A MLO				SPECIAL: EXISTING PANEL							
BUS AMPS: 100 AMPS											
LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA	PHASE B kVA	PHASE C kVA	CKT	P	BKR	LOAD DESCRIPTION	
BOLLARDS (N)	20 A	1	W-P-HL-3-1	0.5	0.4		W-P-HL-3-2	1	20 A	BOLLARDS (N)	
GARAGE RAIL (N)	20 A	1	W-P-HL-3-3		0.7	0.7	W-P-HL-3-4	1	20 A	GARAGE RAIL (N)	
CANOPY LIGHTS(N)	20 A	1	W-P-HL-3-5			0.2	0.0	W-P-HL-3-6	1	20 A	CANOPY LIGHTS (N)
Spare	20 A	1	W-P-HL-3-7	0.0	0.0		W-P-HL-3-8	1	20 A	TIME CLOCK (N)	
Spare	20 A	1	W-P-HL-3-9		0.0	0.0	W-P-HL-3-10	1	20 A	Spare	
Spare	20 A	1	W-P-HL-3-11			0.0	0.0	W-P-HL-3-12	1	20 A	Spare
EXISTING LOAD	20 A	1	W-P-HL-3-13	1.0	1.0		W-P-HL-3-14	1	20 A	EXISTING LOAD	
EXISTING LOAD	20 A	1	W-P-HL-3-15		1.0	1.0	W-P-HL-3-16	1	20 A	EXISTING LOAD	
EXISTING LOAD	20 A	1	W-P-HL-3-17			1.0	1.0	W-P-HL-3-18	1	20 A	EXISTING LOAD
			W-P-HL-3-19				W-P-HL-3-20				
			W-P-HL-3-21				W-P-HL-3-22				
			W-P-HL-3-23				W-P-HL-3-24				
EXISTING LOAD	50 A	3	W-P-HL-3-25	7.0	8.3		W-P-HL-3-26	3	60 A	EXISTING LOAD	
--	--	--	W-P-HL-3-27		7.0	8.3	W-P-HL-3-28	--	--	--	--
--	--	--	W-P-HL-3-29			7.0	8.3	W-P-HL-3-30	--	--	--
TOTAL LOAD:				18 kVA	19 kVA	18 kVA					
TOTAL AMPS:				66 A	68 A	63 A					
LOAD CLASSIFICATION	CONNECTED			DEMAND			ESTIMATED			PANEL TOTALS	
Lighting	222 VA			100.00%			222 VA			CONNECTED LOAD: 54422 VA	
										ESTIMATED DEMAND: 54422 VA	
										CONNECTED CURRENT: 65 A	
										EST. DEMAND CURRENT: 65 A	
NOTES: (N) NEW LOAD ON NEW CIRCUIT BREAKER.											



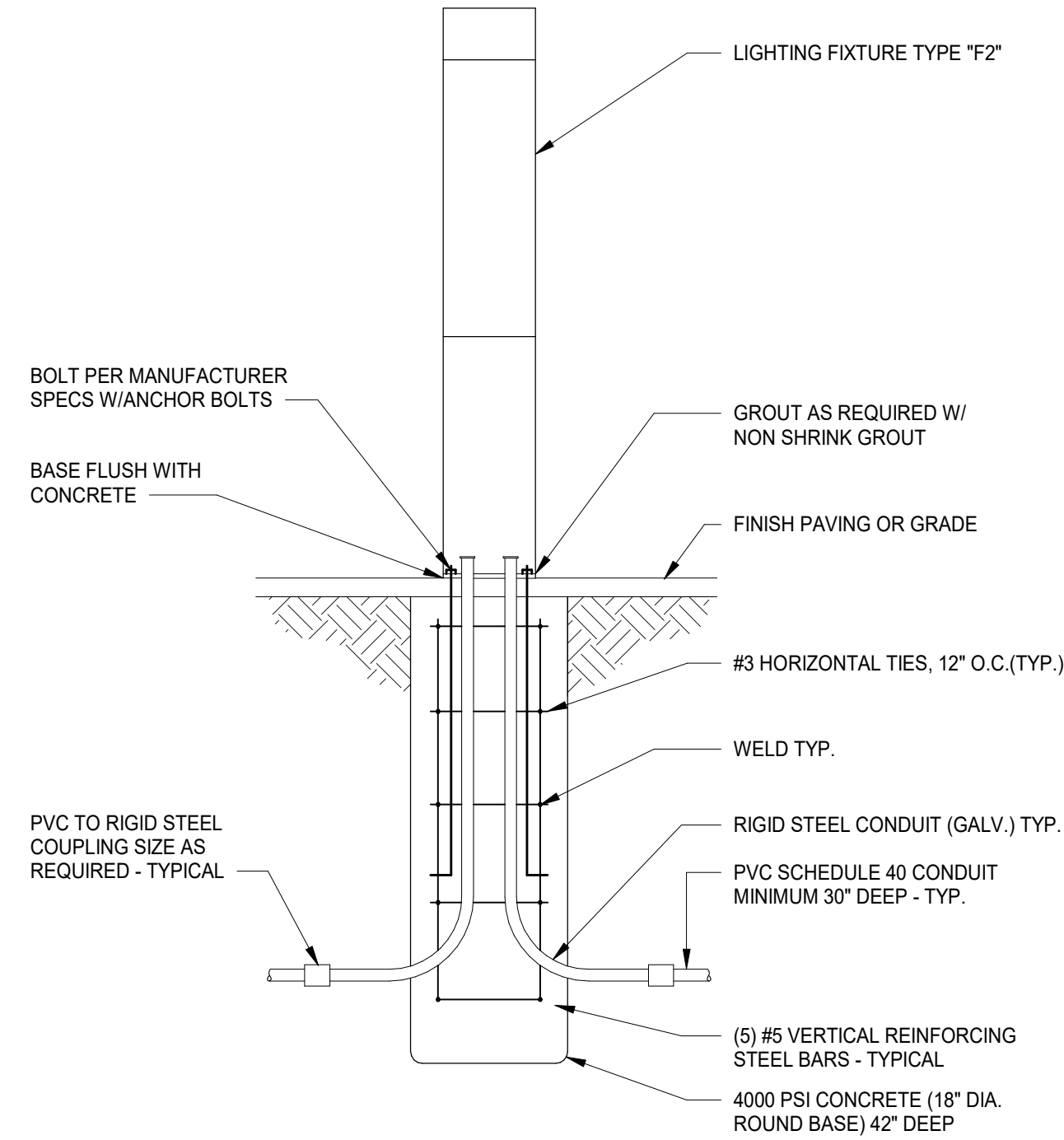
CR = CARD READER

NOTES:

- ELECTRIC STRIKES, DOOR RELEASE, AND DOOR CONTACTS BY OTHERS.
- E.C. TO PROVIDE JUNCTION BOXES, CONDUIT AND 120V POWER AND COMPLETE CONNECTION.

TYPICAL MAGNETIC DOOR CONTACT DETAIL

N.T.S.



NOTE:

INSTALL FIXTURES FLUSH WITH SITEWORK CURB. REINFORCEMENT AND FULL DEPTH PIERS TO OCCUR AT BOLLARD LOCATIONS. WHERE (4) BOLLARDS ARE INSTALLED ON PAVERS, THE CONCRETE BASE SHALL BE REDUCED AT THE TOP AS REQUIRED TO ALLOW FIXTURE TO CONCEAL BASE AND PAVERS TO BE INSTALLED UP TO FIXTURES.

BOLLARD LIGHTING PILE BASE DETAIL

N.T.S.

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	H-EX11		81	HEPER	LB6048.910-US-T3-350-830	- LED 8 - 8W - 350mA - 3000K CRI 80	1	708.5082	0.9	9.5
	H-EX13		3	HEPER	LP4034.861-US-T4-350-830	- AreaFlex 16 - 15 W - 350 mA - 3000 K CRI 80	1	1980.486	0.9	17
	GARDCO		16	GARDCO	P26-196L-2100-WW-G3-3-UNV	PureForm LED area medium comfort P26, 196 LED's, 3000K CCT, TYPE 3 OPTIC, Comfort Light Engine, 80CRI	1	9907.312	0.9	94.7

NOTES:

- MAXIMUM LOADING OF THE DRIVER TO 80% WATTAGE CAPACITY. VERIFY QUANTITY OF DRIVERS AND POINTS OF POWER CONNECTION PER LENGTH IN THE FIELD.
- VERIFY EXACT LENGTH OF THE ILLUMINATED HANDRAIL PER ARCHITECTS DRAWINGS AND DETAILS.
- REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT LENGTH, QUANTITY AND MOUNTING OF THE LIGHTING FIXTURES.
- FIXTURES LISTED IN THE DRAWINGS ARE BASIS OF DESIGN. ANY SUBSTITUTION SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER.
- CONTRACTOR SHALL SEE ARCHITECTURAL DRAWINGS FOR HEIGHT, LOCATION, AND QUANTITIES. IF ANY CONFLICT, THE CONTRACTOR SHALL PROVIDE AND INSTALL PER ARCHITECTS DRAWINGS AND USE ELECTRICAL DRAWINGS FOR CIRCUITING AND CONTROL.
- CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS FOR CEILING TYPES. FIXTURES SHALL BE ORDERED WITH PROPER TRIM MATCHING THE CEILING TYPES.
- LIGHTING CONTROLS DETAILS AND DEVICES ARE FOR GRAPHICAL PURPOSE ONLY. CONTRACTOR SHALL FOLLOW MANUFACTURER REQUIREMENTS. ADJUST SENSOR/ PHOTOCELL AS REQUIRED.
- CONTINUOUS LINEAR FIXTURES SHALL HAVE CONTINUOUS LENS. CONTRACTOR SHALL PROVIDE FACTORY SHOP DRAWINGS FOR EACH TYPE PRIOR TO ORDER.
- EXTERIOR LIGHTS TO BE CONTROLLED BY TIMECLOCK OR PHOTOCELL PER DETAIL AND DRAWINGS.

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BELL WORKS
CHICAGO-BWC EAST
DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DETAILS AND
SCHEDULES

Project Number:
200072
Drawn By:

Sheet:
E6.01

ELECTRICAL SPECIFICATIONS			GENERAL NOTES
I. SCOPE	CONDUCTORS OF DIFFERENT VOLTAGES (*LOW VOLTAGE vs. 120/208 VOLT) SHALL NOT OCCUPY THE SAME WIRING ENCLOSURE, CABLE OR RACEWAY.	XVIII. FIRE STOPPING	1. DRAWINGS ARE GENERALLY DIAGRAMMATIC. ROUTING OF CONDUITS, RACEWAYS, ETC., AS SHOWN ON DRAWINGS, DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK. EACH CONTRACTOR SHALL MAKE ANY REQUIRED CHANGES FROM THE GENERAL ROUTING SHOWN ON THESE DRAWINGS, SUCH AS OFFSETS, BENDS OR CHANGES IN ELEVATION DUE TO COORDINATION WITH THE WORK OF OTHER TRADES AND BUILDING CONSTRUCTION. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY IN COMPLETION DATE OF THE PROJECT.
THE WORK COVERED BY THIS SPECIFICATION INCLUDES THE COMPLETE ELECTRICAL SYSTEM.	XI. SPLICING	CONTRACTOR SHALL FIRE STOP ALL PENETRATIONS THRU FIRE RATED WALLS, PARTITIONS, ROOFS AND/OR FLOORS SO THAT THE INTEGRITY OF THE FIRE RATING IS NOT COMPROMISED BY THE CONTRACTOR'S INSTALLATION OF ANY BOX, CABLE TRAY, RACEWAY AND/OR CONDUIT. FIRE STOPPING METHODS AND MATERIALS SHALL CONFORM TO LOCAL CODE AUTHORITY REQUIREMENTS. AS A MINIMUM, CONTRACTOR SHALL GROUT AROUND ALL BOXES, CABLE TRAYS, RACEWAYS, CONDUITS, ETC., IN PENETRATION RATED PARTITION/FLOOR CONSTRUCTION WITH NON-SHRINK GROUT SO THAT ALL OPEN SPACES ARE FILLED IN SOLIDLY.	2. IT IS INTENDED THAT EQUIPMENT SHALL BE LOCATED SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS OF THE BUILDING, NOTWITHSTANDING THE FACT THAT LOCATIONS INDICATED BY THESE DRAWINGS MAY BE DISTORTED FOR CLARNESS OF PRESENTATION.
THE WORK TO BE PERFORMED UNDER THE ELECTRICAL SPECIFICATIONS AND DRAWINGS CONSISTS OF FURNISHING ALL LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF ELECTRICAL SYSTEMS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:	SPlicing WIRES SHALL BE DONE ONLY IN ACCESSIBLE OUTLET JUNCTION OR PULL BOXES. SPLICES SHALL BE MADE STRICTLY IN ACCORDANCE WITH THE INSTRUCTIONS OF THE CABLE MANUFACTURER USING THE METHODS AND MATERIALS RECOMMENDED BY HIM.	THIS CONTRACTOR SHALL PROVIDE SUITABLY RATED LIGHTING FIXTURES OR UTILIZE APPROVED MATERIALS AND METHODS TO MAINTAIN THE INTEGRITY OF THE FIRE RATED CEILING. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF ALL FIRE RATED CEILINGS, PARTITIONS AND WALLS.	3. CONTRACTOR SHALL CHECK DRAWINGS OF OTHER TRADES TO VERIFY THAT SPACES IN WHICH THEIR WORK WILL BE INSTALLED ARE CLEAR OF OBSTRUCTIONS. WORK SHALL BE INSTALLED TO MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS IN THE BUILDING, WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE INSTALLATION OF THEIR WORK.
A. CONDUIT AND WIRING. B. PANELBOARDS. C. ELECTRICAL EQUIPMENT AND WIRING. D. LIGHTING FIXTURES E. TELEPHONE AND DATA RACEWAY SYSTEM	FOR #10 AND #12 WIRE, SPLICES SHALL BE MADE WITH SCOTCH-LOK CONNECTORS.	XIX. BALANCING	4. CONTRACTOR SHALL FURNISH OTHER TRADES ADVANCE INFORMATION AND/OR SHOP DRAWINGS ON LOCATIONS AND SIZES OF PIPING, DUCTWORK, CONDUIT, RACEWAYS, EQUIPMENT, FRAMES, BOXES, SLEEVES AND OPENINGS, ETC. NEEDED FOR THEIR WORK TO PERMIT OTHER TRADES AFFECTED TO INSTALL THEIR WORK PROPERLY AND WITHOUT DELAY.
II. GENERAL	WIRE #8 AND LARGER SHALL BE CONNECTED WITH BURNDY OR EQUAL SOLDER LESS MECHANICAL LUG AND PAINTED WITH INSULATING VARNISH.	THE SYSTEM OF FEEDERS AND BRANCH CIRCUITS FOR POWER AND LIGHTING SHALL BE CONNECTED IN SUCH A MANNER THAT THE CONNECTED LOADS ARE BALANCED ELECTRICALLY ON THE THREE PHASES AS CLOSELY AS POSSIBLE (WITHIN 10 PERCENT) SHOULD THE POWER COMPANY FIND AN UNFAVORABLE OPERATING CONDITION, REACTING ON THE SERVICE, THE ELECTRICAL CONTRACTOR SHALL MAKE SUCH CHANGES REQUIRED TO BALANCE THE LOAD WITHOUT ADDITIONAL COST THE OWNER.	5. WHERE THERE IS EVIDENCE THAT WORK OF ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, ALL TRADES SHALL MEET ON JOB SITE TO WORK OUT SPACE CONDITIONS AND MAKE SATISFACTORY ADJUSTMENTS TO INSTALLATION OF THE NEW WORK. CONTRACTORS SHALL VERIFY EXACT LOCATIONS OF ALL DEVICES AND EQUIPMENT WITH FIELD CONDITIONS, SHOP DRAWINGS, AND WORK OF OTHER TRADES PRIOR TO ROUGH-IN. EACH CONTRACTOR SHALL BE RESPONSIBLE, AT THEIR OWN EXPENSE, FOR THE REMOVAL AND REINSTALLATION OF ANY PART OF THEIR WORK IF SAME WAS INSTALLED WITHOUT CONSULTING WITH OTHER TRADES BEFORE INSTALLING THEIR WORK.
THIS SPECIFICATION IS INCLUSIVE FOR EACH ITEM REQUIRING ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PROPERLY INSTALL, ALTER, ADJUST AND PUT IN OPERATION, THE COMPLETE ELECTRICAL SYSTEM.	ALL CONNECTIONS SHALL BE PROPERLY TAPED WITH SCOTCH ELECTRICAL TAPE #22, #33 OR APPROVED EQUAL.	UPON COMPLETION OF THIS WORK, THE PROJECT SHALL BE FREE FROM SHORT CIRCUITS AND GROUNDS AND A THOROUGH TEST SHALL BE MADE. ALL OVERLOAD DEVICES, INCLUDING THOSE FURNISHED UNDER OTHER CONTRACTS SHALL BE ADJUSTED TO SUIT LOAD CONDITIONS BY THIS CONTRACTOR. ALL SYSTEMS SHALL BE TESTED AND THEIR OPERATION DEMONSTRATED.	6. CONTRACTOR SHALL PROVIDE SLEEVES IN BEAMS, FLOORS, COLUMNS AND WALLS AS SHOWN ON THE DRAWINGS, AS REQUIRED BY JOB SITE CONDITIONS, AND/OR AS SPECIFIED, WHEN INSTALLING THEIR WORK. ALL BEAMS AND COLUMNS WHICH ARE REQUIRED TO BE SLEEVED SHALL BE CUT AND REINFORCED AS REQUIRED BY FIELD CONDITIONS AND LOCATIONS AND SIZES SHALL BE CHECKED AND APPROVED BY ARCHITECT BEFORE CONTRACTOR CUTS ANY STRUCTURAL BUILDING MEMBER.
THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER LAYOUT AND CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.	XII. JUNCTION AND PULL BOXES	LIGHTING EQUIPMENT SHALL BE ADJUSTED TO THE SATISFACTION OF THE OWNER.	7. THE SEQUENCE FOR THE INSTALLATION OF ALL WORK SHALL BE COORDINATED BETWEEN ALL CONTRACTORS ON THE PROJECT AND IN STRICT ACCORDANCE WITH ARCHITECT/ENGINEER AND OWNERS STIPULATION AS DIRECTED.
THE DRAWINGS AND SPECIFICATIONS SHALL BE UNDERSTOOD TO COVER, ACCORDING TO THEIR INTENT AND MEANING, COMPLETE SYSTEMS AS DESCRIBED HEREIN.	JUNCTION BOXES, PULL BOXES AND TERMINAL BOXES SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS AND AT OTHER LOCATIONS AS REQUIRED TO FACILITATE THE PULLING OF CABLES. THEY SHALL BE CODE SIZED AND SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED SHEET STEEL. EACH BOX SHALL BE PROVIDED WITH A SCREW-ON REMOVABLE COVER. PROVIDE FLANGED COVERS ON FLUSH BOXES. BOXES SHALL BE SMOOTH, SQUARE AND SET PARALLEL WITH WALLS AND CEILING.	XX. TESTING AND ADJUSTMENTS	8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL CONTRACT DRAWINGS (BEFORE SUBMITTING THEIR BIDS) TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF THE GENERAL CONTRACTORS WORK, CEILING HEIGHTS AND CLEARANCE FOR INSTALLING THEIR WORK.
MINOR ITEMS, ACCESSORIES AND DEVICES REASONABLY INFERABLE AS NECESSARY FOR THE COMPLETE AND PROPER OPERATION OF ANY SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR FOR SUCH SYSTEM(S) WHETHER THEY ARE SPECIFICALLY CALLED FOR BY THE DRAWINGS AND/OR SPECIFICATIONS OR NOT.	XIII. CONDUIT AND ELECTRIC METALLIC TUBING	ALL WORK SHALL BE TESTED BY THIS CONTRACTOR. ALL MATERIAL, LABOR AND EQUIPMENT SHALL BE FURNISHED BY HIM TO ACCOMPLISH SUCH TESTS AS ARE REQUIRED BY THE ARCHITECT/ENGINEER.	9. CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR ALL CORING, CUTTING, PATCHING, REPAIRING, REFINISHING AND REMOVAL/REPLACEMENT OF NEW BUILDING CONSTRUCTION REQUIRED TO ACCOMMODATE THE INSTALLATION OR REMOVAL OF THEIR WORK. ALL PATCHING, REPAIRING AND REFINISHING WORK SHALL BE PERFORMED BY THOSE REGULARLY INVOLVED IN THAT TRADE AND SHALL MATCH THE ADJACENT CONSTRUCTION AS CLOSELY AS POSSIBLE. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE ANY EXISTING BUILDING CONSTRUCTION OR ITEMS THAT ARE TO REMAIN. ANY EXISTING FINISHES THAT ARE DAMAGED DURING THE INSTALLATION OF NEW WORK OR REMOVAL OF EXISTING WORK SHALL BE REPAIRED, REPLACED AND PAID FOR BY THE INSTALLING CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT AND OWNER. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING BUILDING CONSTRUCTION THAT IS TO REMAIN AND, THEREFORE, SUBJECT TO PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT.
III. VISIT TO SITE	CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE IN ACCORDANCE WITH ARTICLES 344 AND 358 OF THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE.	UPON COMPLETION OF THIS WORK, THE PROJECT SHALL BE FREE FROM SHORT CIRCUITS AND GROUNDS AND A THOROUGH TEST SHALL BE MADE. ALL OVERLOAD DEVICES, INCLUDING THOSE FURNISHED UNDER OTHER CONTRACTS SHALL BE ADJUSTED TO SUIT LOAD CONDITIONS BY THIS CONTRACTOR. ALL SYSTEMS SHALL BE TESTED AND THEIR OPERATION DEMONSTRATED.	10. CONTRACTOR SHALL INSTALL ALL AUXILIARY SUPPORTING STEEL AS REQUIRED FOR THE SUPPORTING OF THEIR CONDUIT, EQUIPMENT, ETC. ALL SUPPORTING STEEL FOR ITEMS ABOVE A SUSPENDED CEILING SHALL BE FROM BUILDING STRUCTURAL MEMBERS ONLY.
ATTENTION IS DIRECTED TO THE NECESSITY FOR CONTRACTOR TO VISIT THE SITE AND EXAMINE ALL CONDITIONS AFFECTING THE PROPER EXECUTION OF THIS CONTRACT. SUBMISSION OF PROPOSALS SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS VISITED AND EXAMINED THE SITE.	CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE GALVANIZED STEEL.	XXI. LIGHTING FIXTURES	11. UNLESS INDICATED OTHERWISE, THE ARCHITECT/ENGINEER MAKES NO REPRESENTATION AS TO WHETHER OR NOT ANY HAZARDOUS OR CONTAMINATED MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS, PCB'S, CONTAMINATED SOILS, ETC.) ARE PRESENT WITHIN THE EXISTING BUILDING OR ON THE SITE. WORK SHOWN ON THE DRAWINGS AND/OR INDICATED IN THE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CALL FOR CONTACT WITH ANY OF THESE MATERIALS. IF THESE MATERIALS ARE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL NOT DISTURB THEM AND SHALL CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY.
NO EXTRA PAYMENT WILL BE ALLOWED THE CONTRACTOR FOR EXTRA WORK CAUSED BY FAILURE TO VISIT, EXAMINE AND CLARIFY.	THE CONDUIT SHALL BE INSTALLED PERPENDICULAR AND PARALLEL TO THE BUILDING LINES.	LIGHT FIXTURES SHALL BE PROVIDED AS SPECIFIED ON DRAWINGS. ALL FIXTURES SHALL BE HUNG AND MOUNTED IN PLACE, PROPERLY WIRED, TESTED AND LEFT READY FOR OPERATION BY THE ELECTRICAL CONTRACTOR.	12. CONTRACTOR SHALL STORE ALL MATERIALS AND EQUIPMENT SHIPPED TO THE SITE IN A PROTECTED AREA. IF MATERIAL IS STORED OUTSIDE OF THE BUILDING, IT MUST BE STORED OFF THE GROUND A MINIMUM OF SIX INCHES (6") SET ON X 6 PLANKS AND/OR WOOD PALLETS. ALL MATERIAL AND EQUIPMENT MUST BE COMPLETELY COVERED WITH WATERPROOF TARPS OR VISQUIN. ALL CONDUIT WILL HAVE THE ENDS CLOSED TO KEEP OUT DIRT AND OTHER DEBRIS. NO EQUIPMENT WILL BE ALLOWED TO BE STORED ON THE SITE UNLESS IT IS SITTING ON WOOD PLANKS AND COMPLETELY PROTECTED WITH WEATHERPROOF COVERS.
IV. LAWS, ORDINANCES AND REGULATIONS	ALL CONDUIT INSTALLED OVERHEAD SHALL BE RIGIDLY SUPPORTED FROM THE STRUCTURE ABOVE AND NOT FROM ANY PART OF THE ROOFING SYSTEM OR CEILING SYSTEM. CEILING SYSTEM TO INCLUDE T-BAR GRID, SUPPORT WIRES, ETC.	HANGING DEVICES, BRACKETS, ENCLOSURES AND OTHER ACCESSORIES SHALL BE PROVIDED FOR A COMPLETE INSTALLATION AND SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. ALL FIXTURES SHALL BE HUNG PLUMB AND SET SQUARE AGAINST THE WALL OR CEILING OR SUSPENDED AS DESIGNATED.	13. THE DRAWINGS, SCHEDULES AND SPECIFICATIONS HAVE BEEN PREPARED USING ONE MANUFACTURER FOR EACH PIECE OF EQUIPMENT AS THE BASIS FOR DIMENSIONAL DESIGN. IF THE CONTRACTOR PURCHASES EQUIPMENT FROM A SPECIFIED ACCEPTABLE MANUFACTURER, BUT NOT THE SCHEDULED MANUFACTURER USED FOR THE BASE DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL THE DIMENSIONS OF THE EQUIPMENT TO VERIFY THAT IT WILL FIT IN THE SPACE SHOWN ON THE DRAWINGS. MINOR DEVIATIONS IN DIMENSIONS WILL BE PERMITTED, PROVIDED THE RATINGS MEET THOSE SHOWN ON THE DRAWINGS AND EQUIPMENT WILL PHYSICALLY FIT INTO THE SPACE ALLOCATED WITH SUITABLE ACCESS AROUND EQUIPMENT FOR OPERATION AND MAINTENANCE OF THE EQUIPMENT. WHEN EQUIPMENT SUBMITTED FOR REVIEW DOES NOT MEET THE PHYSICAL SIZE OR ARRANGEMENT OF THAT SCHEDULED AND SPECIFIED, CONTRACTOR SHALL PAY FOR ALL ALTERATIONS REQUIRED TO ACCOMMODATE SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR WILL ALSO PAY ALL COSTS FOR ADDITIONAL WORK REQUIRED BY OTHER CONTRACTORS, OWNER, ARCHITECT OR ENGINEER TO MAKE CHANGES WHICH WOULD ALLOW THE EQUIPMENT TO FIT IN THE SPACE AND FUNCTION AS INTENDED.
WHERE APPLICABLE, ALL NEW MATERIAL SHALL BEAR THE UNDERWRITER'S SEAL OF APPROVAL, AS WELL AS THOSE SEALS OF ALL MUNICIPALITIES HAVING JURISDICTION CERTIFICATES TO THIS AFFECT TO BE FURNISHED TO ARCHITECT UPON REQUEST.	XIV. OUTLET BOXES	MOUNTING HEIGHT OF ALL FIXTURES SHALL BE CONFIRMED BEFORE INSTALLATION.	14. CONTRACTOR AND/OR MANUFACTURER SHALL VERIFY THAT THE CHARACTERISTICS OF THE EQUIPMENT HE SUBMITS FOR REVIEW MEET THE CAPACITY AND DUTY SPECIFIED.
THE ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL LICENSES REQUIRED BY THE GOVERNING BODIES TO OPERATE AS AN ELECTRICAL CONTRACTOR FOR THIS PROJECT.	GENERALLY, OUTLET BOXES OF PROPER TYPE AND NOT LESS THAN 4 INCHES SQUARE OR OCTAGONAL, AS REQUIRED BY BUILDING CONDITIONS, SHALL BE PLACE AT ALL LIGHT, RECEPTACLE AND SWITCH OUTLETS. OUTLET BOXES SHALL BE FIRMLY SECURED IN PLACE AND SHALL BE SET TRUE, SQUARE AND FLUSH WITH THE FINISHED SURFACES. CONTRACTOR SHALL MOVE ANY OUTLET BOX 5 FEET IN ANY DIRECTION WITHOUT COST, IF RELOCATED PRIOR TO INSTALLATION.	FIXTURES SHALL BE COMPLETE WITH BASE, GLASSWARE, REFLECTORS, LAMPS, HOLDERS AND ACCESSORIES. FIXTURES SHALL BE COMPLETELY WIRED ACCORDING TO CODE. MINIMUM WIRE SIZE PERMITTED IN FIXTURE WHIPS IS #14 AWG. FLUORESCENT FEATURES SHALL BE COMPLETE WITH NOISE FREE, HIGH POWER FACTOR, ENERGY SAVING RAPID START BALLASTS WITH INTERNAL PROTECTION AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE. ALL FIXTURES SHALL CARRY THE UL LABEL.	15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THEIR ASSOCIATED FEES.
V. WORKMANSHIP	XV. WIRING DEVICES	WHERE LOCATED BENEATH DUCTWORK, THE CONTRACTOR IS PROHIBITED FROM PUNCTURING THE DUCTWORK OR MOUNTING FIXTURES DIRECTLY TO THE DUCTWORK. THE CONTRACTOR MAY MOUNT THE LIGHTING FIXTURES TO THE DUCTWORK SUPPORT MEMBERS.	16. CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP PROVIDED BY HIM FOR 1 (ONE) YEAR FROM SUBSTANTIAL COMPLETION OF WORK INVOLVED.
ALL WORK TO BE PERFORMED SHALL BE DONE BY QUALIFIED MECHANICS IN THE EMPLOY OF THIS CONTRACTOR ON THIS PROJECT SHALL BE SKILLED IN THE PHASES OF THE WORK TO WHICH THEY ARE USED.	ACCEPTABLE MANUFACTURERS:	CONTRACTOR TO SUBMIT SHOP DRAWINGS ON THIS ITEM.	
THE COMPLETE SYSTEM SHALL MEET THE REQUIREMENTS OF THE NATIONAL CURRENT EDITION OF THE ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE.	1. ARROW HART 2. BRYANT 3. HUBBELL	XXII. INFORMATION SYSTEM	
VI. MATERIALS AND EQUIPMENT	SWITCHES SHALL BE OF THE AC HEAVY DUTY, 120/277 VOLT, FLUSH TOGGLE TYPE RATED AT 20 AMPERES AND UL APPROVED. ALL SWITCHES SHALL HAVE POLES AS REQUIRED AND SHALL BE SIMILAR TO HUBBELL 1221. DEVICES TO BE IVORY ONLY. RECEPTACLES SHALL BE POLARIZED, GROUNDED, DUPLEX, RATED 20 AMPERES AND UL APPROVED. ALL GENERAL PURPOSE RECEPTACLES SHALL BE SIMILAR TO HUBBELL NO. 5362-1 ALL ISOLATED GROUND RECEPTACLES SHALL BE SIMILAR TO HUBBELL IG5362, UNLESS NOTED OTHERWISE. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES SHALL BE SIMILAR TO HUBBELL GF-5362-1.	THIS CONTRACTOR SHALL FURNISH AND INSTALL BACKBOXES WITH BLANK COVER PLATES AND 3/4" CONDUIT WITH PULLWIRE STUBBED INTO ACCESSIBLE CEILING SPACE FOR TELEPHONE AND DATA WIRING BY OTHERS.	
ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM TO THE GRADE, QUALITY AND STANDARD SPECIFIED HEREIN.	XVI. PLATES	XXIII. ELECTRICAL SERVICE ENTRANCE	
ALL EQUIPMENT OFFERED UNDER THESE SPECIFICATIONS SHALL BE LIMITED TO PRODUCTS REGULARLY PRODUCED AND RECOMMENDED FOR SERVICE, IN ACCORDANCE WITH ENGINEERING DATA, RATINGS OR OTHER COMPREHENSIVE LITERATURE MADE AVAILABLE TO THE PUBLIC AND IN EFFECT AT THE TIME OF OPENING BIDS.	SWITCH AND RECEPTACLE PLATES IN FINISHED AREAS SHALL BE IVORY WRINKLE FINISHED METAL. ALL PLATES IN SHOP AREA SHALL BE FORMED STEEL (GARVIN COVERS).	THIS CONTRACTOR SHALL PROVIDE TRANSFORMER PAD, SECONDARY FEEDERS, METERING TRANSFORMER CABINET, METER SOCKET, MAIN SWITCH AND ALL CUTTING, PATCHING, TRENCHING AND RESTORATION REQUIRED TO PROVIDE NEW ELECTRICAL SERVICE.	
EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR TYPE AND CAPACITY OF EACH PIECE OF EQUIPMENT USED.	XVII. PANELBOARDS	COORDINATE ALL WORK IN ADVANCE WITH COMMONWEALTH EDISON COMPANY.	
VII. COORDINATION WITH OTHER TRADES	1. CULTER-HAMMER 2. SIEMENS 3. SQUARE D COMPANY	XXIV. GUARANTEE	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT WORK OF THE OTHER TRADES. CONTRACTOR IS COMPLETELY RESPONSIBLE IF FAILURE ON HIS PART TO COORDINATE EFFORTS RESULTS IN EXTRA WORK HAVING TO BE DONE TO COMPLETE A TASK AS SUCH, HIS FAILURE SHALL NOT BE THE BASIS FOR ANY EXTRA CHARGE AGAINST THE OWNER.	THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL PANELBOARDS AND CABINETS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.	THIS CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE IN WRITING ALL MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROVIDE FREE SERVICE FOR ALL EQUIPMENT INVOLVED IN HIS CONTRACT DURING THIS GUARANTEE PERIOD.	
VIII. GROUNDING	FUSIBLE SWITCHES SHALL BE 3 POLE, SEPARATELY COMPARTMENT WITH CLASS RK1 FUSE CLIPS.	THE GUARANTEE SHALL INCLUDE RESTORATION TO ITS ORIGINAL CONDITION OF ALL ADJACENT WORK THAT MUST BE DISTURBED IN FULFILLING THIS GUARANTEE.	
PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE, THE NATIONAL SAFETY CODE AND ALL AGENCIES/AUTHORITIES NOTED ABOVE.	CIRCUIT BREAKERS SHALL BE QUICK-MADE, QUICK-BREAK, SWITCHING DUTY RATED FOR 20A BREAKERS, TRIP INDICATING AND AMBIENT COMPENSATED, WITH COMMON TRIP ON MULTI-POLE BREAKERS. CIRCUIT BREAKERS SHALL BE BOLT-ON CONNECTED TO THE PANELBOARD, MINIMUM INTERRUPTING CAPACITY SHALL BE 10,000 AIC FOR 120/208 VOLT CIRCUIT BREAKERS. (PLUG-IN BREAKERS ARE NOT APPROVED.)	ALL SUCH REPAIRS AND/OR REPLACEMENTS SHALL BE MADE WITHOUT DELAY AND AT THE CONVENIENCE OF THE OWNER.	
IX. WIRING - MANNER OF INSTALLATION	BREAKERS USED FOR EXIT SIGNS, EMERGENCY LIGHTING AND NIGHT LIGHTING CIRCUITS TO BE LOCKED IN THE ON POSITION.	XXV. SUBSTITUTIONS	
ALL WIRES SHALL BE INSTALLED IN METALLIC CONDUIT. PROVIDE THIN WALL CONDUIT (EMT) IN ALL LOCATIONS EXCEPT WHERE PROHIBITED BY CODE, EXPOSED TO WEATHER, EXPOSED TO MECHANICAL INJURY OR WHERE BURIED IN OR BELOW SLABS ON GRADE. IN THOSE LOCATIONS PROVIDE RIGID STEEL CONDUIT.	PANELBOARDS BOXES SHALL BE CODE GAUGE, GALVANIZED SHEET STEEL WITH 4 INCH MINIMUM SIDE GUTTERS AND 5 INCH MINIMUM END GUTTERS. SHALL NOT EXCEED 78 INCHES ABOVE FINISHED FLOOR.	APPROVALS OF SUBSTITUTIONS, FOR "APPROVED EQUAL", MUST BE MADE IN WRITING AND SUBSTITUTIONS MUST BE APPROVED BEFORE INSTALLATION. INSTALLATION WITHOUT PRIOR APPROVAL MAY RESULT IN CONTRACTOR REMOVING SUBSTITUTION AND REPLACING IT WITH SPECIFIED ITEM AT HIS EXPENSE.	
THE ENTIRE CONDUIT SYSTEM SHALL BE INSTALLED BOTH ELECTRICALLY AND MECHANICALLY CONTINUOUS. CONDUIT FITTINGS SHALL BE SUITABLE FOR THE PURPOSE AND SHALL BE SET SCREW OR COMPRESSION TYPE ONLY. INDENTER TYPE FITTINGS ARE STRICTLY PROHIBITED.	EACH BRANCH CIRCUIT SHALL BE DISTINCTLY NUMBERED. PANELBOARD WIRING SHALL BE TAGGED AT EACH BREAKER WITH PROPER CIRCUIT NUMBER. WRAP AROUND TAPES (BRADY TAGS) WILL BE ACCEPTABLE.	APPROVAL MAY BE GIVEN BY ARCHITECT OR ENGINEER.	
THE COMPLETE INSTALLATION SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.	PANELBOARDS SHALL CONFORM TO LATEST REQUIREMENT OF THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE, UNDERWRITER'S LABORATORIES AND NEMA AND SHALL DISPLAY A SERVICE ENTRANCE LABEL WHERE APPLICABLE. EACH PANELBOARD SHALL BE LEFT WITH A TYPEWRITTEN DIRECTORY, IDENTIFYING EACH LOAD, AFFIXED TO THE INSIDE COVER OF THE PANELBOARD.	GENERAL NOTES - ELECTRICAL	
X. WIRE AND CABLE	PROVIDE PERMANENT IDENTIFICATION NAMEPLATE ON ALL PANELBOARDS AND DISTRIBUTION PANELS. AT FUSIBLE DISTRIBUTION PANELS PROVIDE NAMEPLATE AT EACH PIECE OF EQUIPMENT.	1. CONTRACTOR SHALL FURNISH MATERIALS AND USE INSTALLATION METHODS SUITABLE FOR THE ENVIRONMENTAL CONDITIONS OF THE AREA IN WHICH EQUIPMENT, FIXTURES, AND DEVICES ARE INSTALLED.	
WIRE AND CABLE FOR BRANCH CIRCUITS AND SECONDARY FEEDERS WITHIN THE BUILDING SHALL BE OF COPPER, THERMOPLASTIC INSULATED, TYPE THWN OR THHN, 600VOLT. TYPE THW MAY BE USED IN LIEU OF TYPE THWN OR THHN IN SIZES OF #12 AND #10 AWG IN DRY LOCATIONS AT THE CONTRACTOR'S OPTION. WIRE BENEATH OR IN THE GROUND FLOOR AND OTHER WET LOCATIONS SHALL BE TYPE THWN. ALL WIRE SHALL BE STRANDED.		2. ALL CONNECTIONS TO EQUIPMENT WHICH ARE SUBJECT TO VIBRATION OR MOVEMENT SHALL BE MADE WITH FLEXIBLE CONDUIT.	
NO WIRE SMALLER THAN #12 AWG SHALL BE USED ON THIS PROJECT UNLESS INDICATED. LOW VOLTAGE CONTROL AND SIGNAL CIRCUITS MAY BE #18 AWG.		3. THE LOCATIONS SHOWN FOR ALL LIGHTING FIXTURES AND CEILING MOUNTED ELECTRICAL EQUIPMENT ARE DIAGRAMMATIC. EXACT LOCATION SHALL BE DETERMINED FROM THE REFLECTED CEILING PLANS AND/OR ON THE JOB SITE BY THE ARCHITECT/ENGINEER. REPRESENTATIVES, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN CODE REQUIRED SPACINGS FOR ITEMS SUCH AS FIRE ALARM DEVICES.	
		4. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE FIRE RATED INTEGRITY OF FLOORS CEILINGS AND/OR WALL PARTITIONS. ALL PENETRATIONS THROUGH FIRE RATED BUILDING ELEMENTS SHALL BE EFFECTIVELY SEALED USING APPROVED MATERIALS AND METHODS. ALL LIGHTING FIXTURES MOUNTED IN FIRE RATED CEILINGS SHALL BE INSTALLED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED CEILING USING APPROVED MATERIALS AND METHODS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT CONSTRUCTION TYPES AND RATINGS.	



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EXPIRATION: 11/30/2025

ISSUED FOR PERMIT REVISION	10/07/2025
ISSUED FOR PERMIT REVISION	09/16/2025
ISSUED FOR PERMIT REVISION	08/05/2025

REV	DESCRIPTION	DATE
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BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

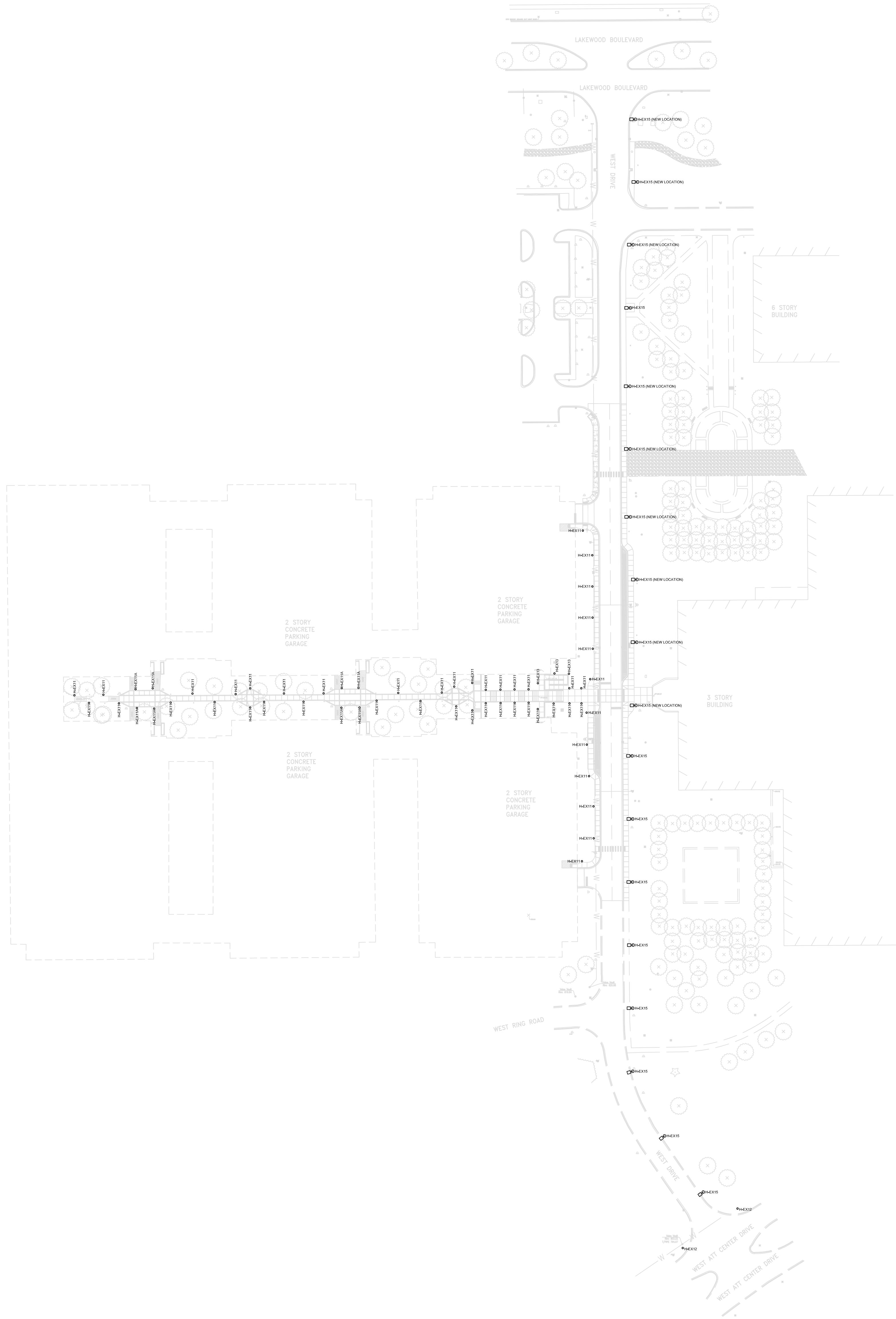
ELECTRICAL SPECIFICATIONS

Project Number:
200072
Drawn By:

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Hugh
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t: 708.445.0995
e: admin@hughlightingdesign.com

LIGHTING FIXTURE SCHEDULE

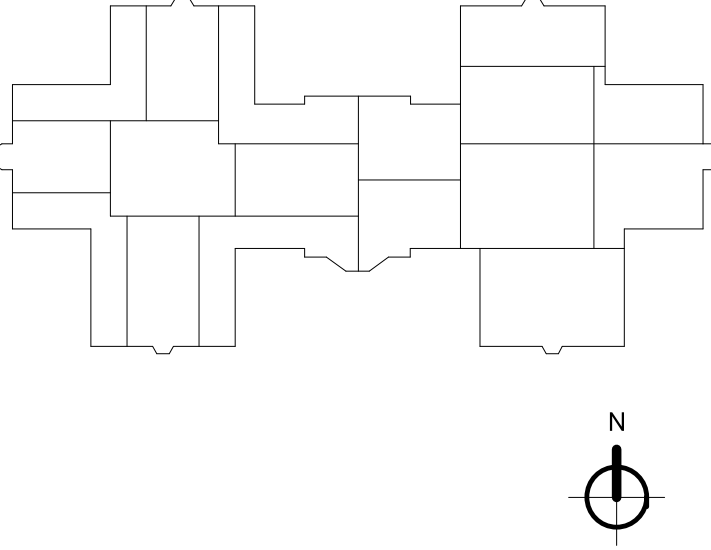
Project Name:	BELLWORKS CIRCLE DRIVE
Location:	HOFFMAN ESTATES, IL
Date:	ORINIGAL
Revision Date:	8/13/2024

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE	POWER SUPPLY	MOUNTING	FINISH	COMMENTS
H-EX11	NEW BOLLARD	HEPER LIGHTING	LB6047.871-US-T3-700-830-0-10V-HM1-HC(4'-0'')*90AJ001	18 WATT 3000K LED	0-10V DIMMING	SURFACE	BLACK, CONFIRM FINISH WITH OWNER AND ARCHITECT	REMOVE EXISTING BOLLARDS AND REPLACE WITH NEW BOLLARD
H-EX11A	TWIN HEAD NEW BOLLARD	HEPER LIGHTING	LB6047.872-US-T3-700-830-0-10V-HM1-HC(4'-0'')*90AJ001	36 WATT 3000K LED	0-10V DIMMING	SURFACE	BLACK, CONFIRM FINISH WITH OWNER AND ARCHITECT	REMOVE EXISTING BOLLARDS AND REPLACE WITH NEW BOLLARD
H-EX12	REPLACEMENT POST HEAD	HEPER LIGHTING	LP4024.539-US-700-830-0-10V-HM1+PAFC.D114 HM1	52 WATT 3000K LED	0-10V DIMMING	13'-0" POLE	BLACK, CONFIRM FINISH WITH OWNER AND ARCHITECT.	REMOVE EXISTING POST HEAD AND REPLACE WITH NEW
H-EX13	POST LIGHT	HEPER LIGHTING	LP4034.861-US-T4-350-830-0-10V-HM1-HC10'-0"	18 WATT 3000K LED	0-10V DIMMING	10'-0" POLE	BLACK, CONFIRM FINISH WITH OWNER AND ARCHITECT	
H-EX15	ROADWAY LIGHT	GARDCO	P26-196L-2100-WW-G2-AR-3-UNV-DD-XX	195 WATT 3000K	0-10V DIMMING		CONFIRM TO MATCH EXISTING POLES.	REMOVE EXISTING FIXTURE AND REPLACE WITH NEW. CONTRACTOR TO CONFIRM DRILLING MOUNT PRIOR TO ORDERING.

- GENERAL LIGHTING NOTES**
- Electrical Engineer Shall Confirm Exact Voltage Required For All Fixture Types
 - Contractor to provide remote transformer for all low voltage fixture types unless provided with an integral transformer
 - Contractor shall confirm exact lengths required for all linear fixture types either by field measurement or template
 - Contractor to provide all necessary parts and accessories to ensure proper installation as shown on plans
 - Substitution of any fixture to a type or manufacturer other than that specified by the Lighting Designer shall be subject to review of a production sample by the Lighting Designer.
The proposed substitution shall be provided with I.T.L photometrics dated no older than five years. Lighting Designer withholds the right to request a full scale mock up of two (2) proposed substitution fixtures alongside two (2) specified fixtures for review. All mock up costs, including Lighting Designer's time and expenses, and Architect/Client's time and expenses shall be at the expense of the submitting contractor and/or manufacturer. Contractor shall also provide line item pricing for specified fixture along with addendum for submitted fixture. Submitting Contractor/Manufacturer shall guarantee in writing that the proposed substitution shall meet all performance and quality parameters as stated with the specified fixture. In the event that the substitution fails to perform as guaranteed, all costs associated to remove the fixture and replace them with the specified fixture shall be at the Contractor/Manufacturer's expense.
 - Architect to confirm fixture finishes.
 - Architect to confirm exact celling condition for appropriate fixture mounting.



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ISSUED FOR PERMIT REVISION 10/07/2025
ISSUED FOR PERMIT REVISION 09/16/2025
ISSUED FOR PERMIT REVISION 08/05/2025
ISSUE FOR SITE PERMIT APPLICATION 04/07/2025
ISSUE FOR PERMIT 02/05/2025

REV	DESCRIPTION	DATE
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BELL WORKS
CHICAGO - WEST
DRIVE

2000 At&T Center Dr
Hoffman Estates, IL 60192

LIGHTING PLAN AND
LIGHTING FIXTURE
SCHEDULE

Project Number:
190128
Drawn By:
HLD
Sheet:

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DOMINI AFIX MIDI 1 Module

L80647 P1 L25

Configurations

Cable distribution

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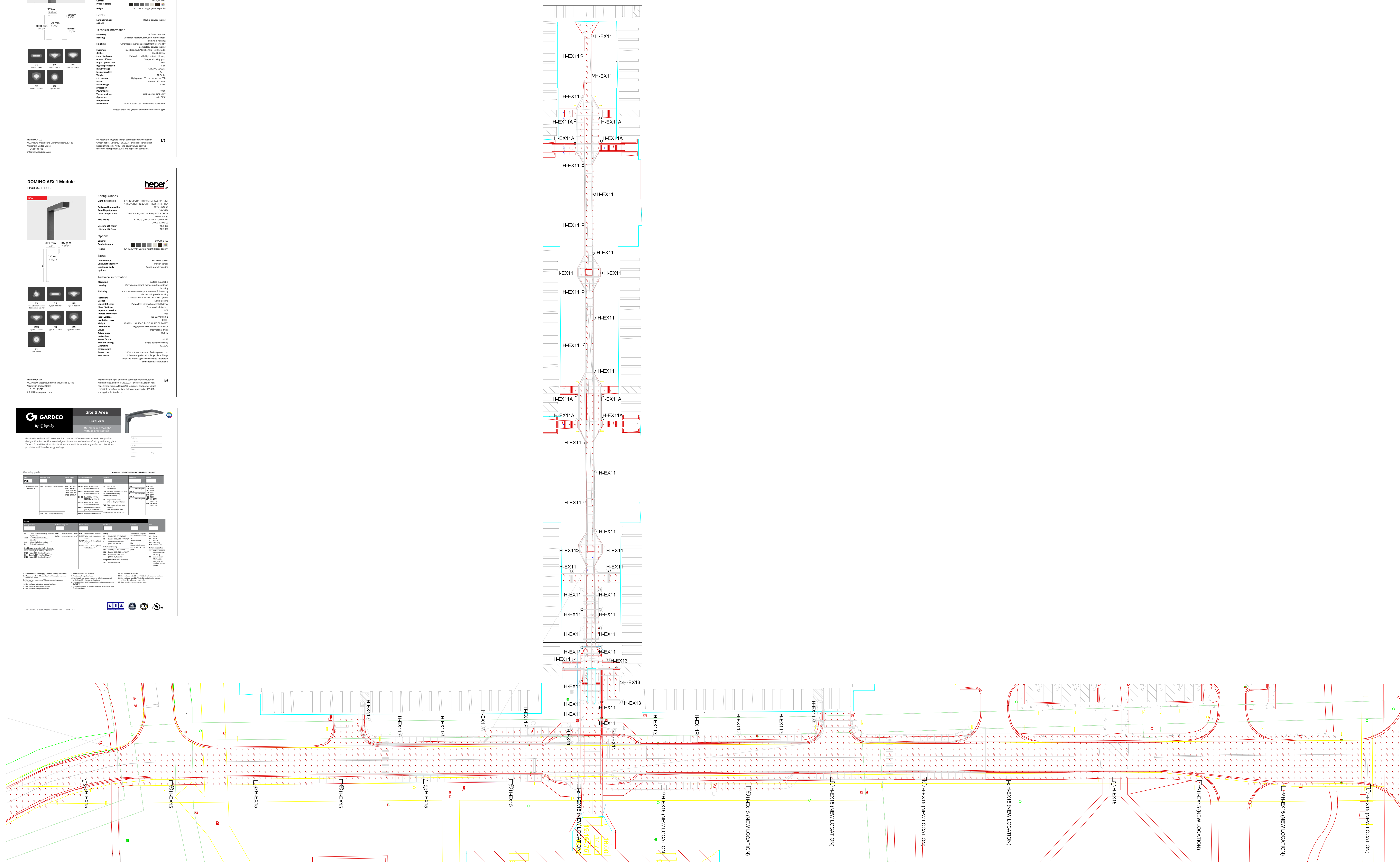
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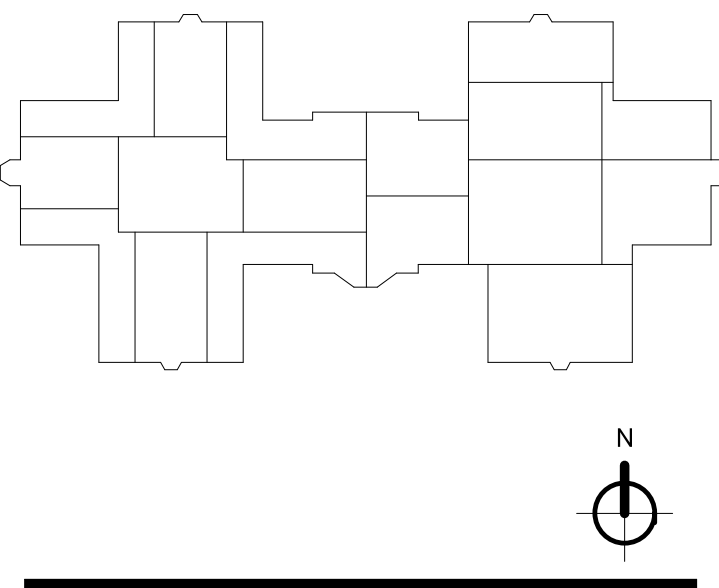
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Schedule								
Symbol	Label	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	H-EX11	HEPER	180646-910-US-T35-830-830	LED 8 - 8W - 3500mA CRI 80	1	706.5062	0.9	9.5
	H-EX13	HEPER	180434-861-US-T35-350-830	AeroLED 16 - 15W - 3500mA - 3000 K CRI 80	1	1590.486	0.9	17
	H-EX15	GARDCO	20616-2100-11W-GV3-3-0V1	Pureform LED aac medium comfort F26, 196 LVD, 1000 CCT, Type 3 0101C, Corflite Light Engine, ROCE	1	9907.312	0.9	94.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
WEST DRIVE	+	1.7 fc	13.0 fc	0.1 fc	130.0:1	17.0:1
WEST WALKWAY	+	2.9 fc	21.6 fc	0.1 fc	216.0:1	29.0:1



ISSUED FOR PERMIT REVISION	10/07/2025
ISSUED FOR PERMIT REVISION	09/16/2025
ISSUED FOR PERMIT REVISION	08/05/2025
ISSUE FOR SITE PERMIT APPLICATION	04/07/2025
ISSUE FOR PERMIT	02/05/2025
REV	DESCRIPTION
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**BELL WORKS
CHICAGO - WEST
DRIVE**

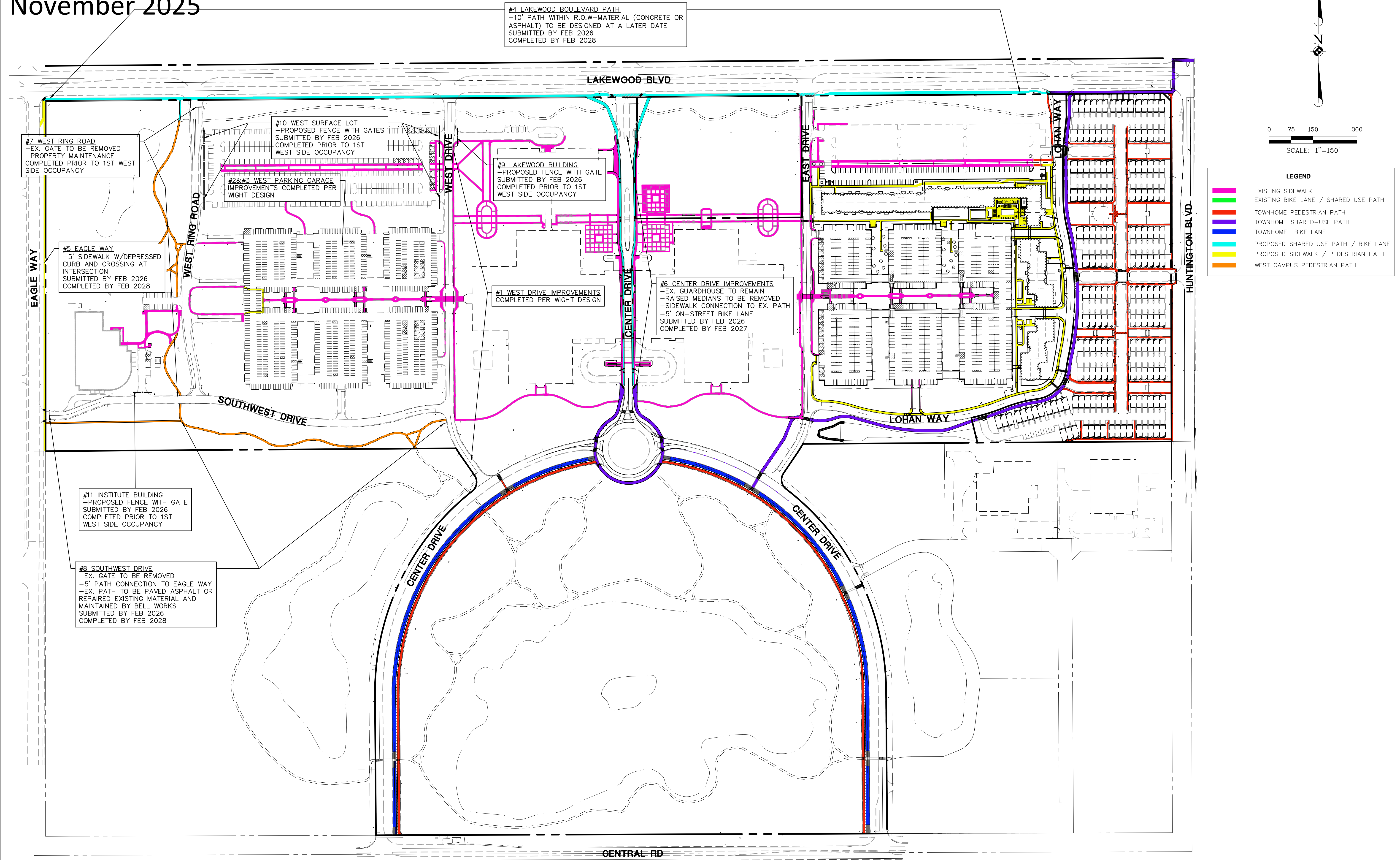
2000 At&T Center Dr
Hoffman Estates, IL 60192

WEST DRIVE LIGHTING
PHOTOMETRICS

Project Number:
190128
Drawn By:
HLD
Sheet:

Bell Works Exterior Improvements Plan

November 2025



1	1-18-25	REVISED PER VILLAGE AND OWNER COORDINATION	JAK
2	10-14-23	REVISED PER VILLAGE AND OWNER COORDINATION	JAK
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BELL WORKS - MULTIFAMILY
VILLAGE OF HOFFMAN ESTATES, ILLINOIS
OVERALL CONCEPT PLAN

ROJ. MGR.:	KRK
ROJ. ASSOC.:	KRK
DRAWN BY:	JAK
DATE:	08-07-25
SCALE:	1"=150'

SHEET

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SD.HEIL01



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
December 8, 2025
ITEM 4D

REQUEST: Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses

FROM: Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

The Village is implementing a new enterprise resource planning (ERP) system, BS&A, scheduled to go live in late January 2026. As part of this implementation, staff has identified necessary interim changes to the Residential Rental Property License program.

Current Residential Rental Property Licenses expire on December 31, 2025. To take advantage of the streamlined process in BS&A and avoid unnecessary duplication of work across two systems, staff proposes extending existing licenses and initiating the renewal period within BS&A in early 2026. Following this transition, Residential Rental Licenses will operate on an April 1 – March 31 term instead of the current calendar year term.

The attached Ordinance amending Chapter 8 of the Municipal Code includes the following modifications:

- Extend current licenses expiring December 31, 2025 to March 31, 2026
- Licenses issued in 2026 will expire on March 31, 2027
- Thereafter, the license term will be April 1 – March 31

Additional business and rental license process changes are expected to be finalized over the next several months of BS&A implementation. Related code modifications will be presented as a subsequent Ordinance for Village Board consideration in early 2026.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses.

ATTACHMENTS

1. Ordinance - Amending Chapter 8, Licenses Extension

VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE AMENDING CHAPTER 8, LICENSES,
OF THE HOFFMAN ESTATES MUNICIPAL CODE
(RESIDENTIAL RENTAL PROPERTY LICENSES)

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: That Section 8-1-10, Termination of licenses, of Chapter 8, LICENSES, of the Hoffman Estates Municipal Code, is hereby amended to read as follows:

Section 8-1-10. Termination of licenses.
All annual business licenses shall begin on May 1 and terminate on April 30 of the following year. General Business Premises licenses issued between September 1, 2025 and April 30, 2026 shall terminate on April 30, 2026. Thereafter, all General Business Premises licenses shall begin on May 1 and terminate on April 30 of the following year.

Residential Rental Property licenses issued between January 1, 2025 and December 31, 2025 shall terminate on March 31, 2026. Residential Rental Property license issued between January 1, 2026 and March 31, 2026 shall terminate on March 31, 2027. Thereafter, all Residential Rental Property licenses shall begin on April 1 and terminate on March 31 of the following year.

Section 2: That Section 8-13-2F of Chapter 8, LICENSES, of the Hoffman Estates Municipal Code, is hereby amended to read as follows:

F. A separate Residential Rental Property license shall be required and issued for each Residential Rental Property.

Section 3: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk
Published in pamphlet form this _____ day of _____, 2025



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES **PLANNING DIVISION MONTHLY REPORT**

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation

December 2025

Hello, Hoffman!

Hello, Hoffman is the Village's new **Comprehensive & Strategic Plan**—a guide for how Hoffman Estates will grow and thrive in the years ahead. This plan is all about shaping the future of our neighborhoods, roads, public spaces, businesses, and services. It will be shaped by input from those who live here, work here, play here, and know this community best.

Together, we're answering three big questions throughout the project:

- **#1: Where are we now?** *Let's take a good look at where we stand today. What's working, and where can we improve? What makes our community shine?*
- **#2: Where do we want to go?** *Let's boldly envision the next 20 years for our community. What are our values and priorities as we say hello to a bigger, brighter future?*
- **#3: How do we get there?** *Let's make plans! What policies, decisions, and actions do we need to take together to reach our community's goals?*



Project Updates

- ◆ Public engagement continues with over 1500 individual contacts across the Summer Hang, various pop-up events, and the online survey.
- ◆ The team met over 200 people at the Public Works Open House.
- ◆ Discovery Discussions are tentatively set for December 18th.
- ◆ Project website is live at www.hellohoffman.com. The first survey for *where are we now?* is live and has received 205 responses to date.

Hoffman In Motion, Multimodal Transportation Plan

- ◆ The Hoffman in Motion Plan was adopted by the Village board at the 10/20/2025 Village Board meeting.
- ◆ Please visit www.hoffmaninmotion.com to view the final plan and interactive Story Map.
- ◆ Implementation steps are underway.
- ◆ Establishment of the Active Transportation Advisory Committee is will be considered by the Transportation and Road Improvement Committee on December 8, 2025.

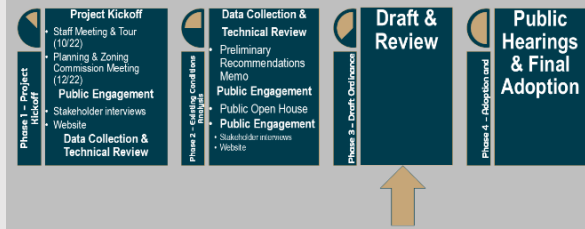


Unified Development Code Update (Zoning and Subdivision Code)

- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the update of the Zoning Code. The new code will be a Unified Development Code.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- ◆ A first draft of the complete code has been reviewed by Corporation Counsel. Staff are actively redrafting ahead of an anticipated early 2026 adoption process.



Zoning Code Update Timeline



ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Grand Reserve Apartments – Barrington Square Town Center (Synergy)	2300 W HIGGINS RD	APPROVED	11/19/2025	12/1/2025
Casey's Pub – Site Plan Amendment	2069 W HIGGINS RD	PUBLIC MEETING	12/8/2025	12/15/2025
Bell Works – West Side Site Plan	2000 CENTER DR	PUBLIC MEETING	12/8/2025	12/15/2025
Casey's Gas Station Special Use Ownership Change	1700 W ALGONQUIN RD	PUBLIC MEETING	12/17/2025	1/5/2026
Higgins Crossing Townhomes	125 - 155 W HIGGINS RD	UNDER REVIEW	January (tentative)	
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Apartments	1730 LOHAN WAY	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		
Fire Station 22 Pre-Development Review	2170 – 2190 W HIGGINS RD	UNDER REVIEW		
Medcoa Buildings – SU and Parking Lot Improvements	990 - 1000 GRAND CANYON PKWY	UNDER REVIEW		
635 Lakeview Lane Plat of Subdivision	635 LAKEVIEW LN	UNDER REVIEW		
Prairie Stone Apartments	5555 PRAIRIE STONE PKWY	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	November	2025 YTD
Pre-Development		5
Agreement		1
Annexation		
Courtesy Review		1
Easement		2
Master Sign Plan		3
Plat of Subdivision	1	4
Other Plat		3
RPD Amendment		
Site Plan Review	1	18
Special Use	2	6
Text Amendment		1
Rezoning		
Variation		6
Total		50
FOIA Processed	3	42
Zoning Verification Letters	1	8
Building Permits Reviewed by Planning	40	705

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	November		2025 YTD	
Number of administrative/staff review site plan cases completed	0	0%	10	67%
Number of PZC site plan cases processed	1		5	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	November		2025 YTD	
Number of cases processed within 105 days	1	100%	15	100%
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES

BUILDING & CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Sanyokta Kapur, Director of Building & Code Enforcement

December 2025

GENERAL ACTIVITIES

- On November 3, 2025, Gigi Gonzalez completed an ICC online training for Exceptional Customer Service.
- On November 4, 2025, Kathleen Kuffer attended an online Sonya Shearer Workshop & Training on Project Leadership: Navigating the 10 P's of Successful Management.
- On November 6, 2025, David Dodge presided over the NWBOCA Fall School Training on B&F Day on the Ins and Outs of Wall Bracing & How to use the International Existing Building Code. Marc Shulga, Mike McAvoy & Tony Knuth were in attendance.
- On November 6, 2025, Jeff Miller, John Staschke, Marc Shulga & Michael McAvoy attended an online Sonya Shearer Workshop & Training on Inspections with Impact.
- On November 5-6, 2025, David Banaszynski & Kathleen Kuffer attended the 2025 IEHA Annual Education Conference at Starved Rock State Park in Utica.
- On November 9, 2025, David Banaszynski inspected the Makers Market.
- On November 13, 2025, David Dodge presided over the NOBOCA Fall School Training on FSCI Day Introduction to High pile Combustible Storage and Racking Systems and Wet Chemical Extinguishing Systems.
- On November 13, 2025, David Banaszynski investigated a baby food recall instigated by the FDA.
- On November 14, 2025, David Banaszynski attended IMERT's annual in-person training.
- On November 18, 2025, David Dodge & Sanyokta Kapur attended an online Sonya Shearer Workshop & Training on Legal Aspects for Code Professionals.
- On November 20, 2025, David Dodge presided over the NWBOCA Fall School Training on IBEW Local 134 Day on Generator Codes and Standards & Residential EV. John Staschke & Tony Knuth were in attendance.
- Site development is ongoing for **Kensington Townhomes by Pulte** on 1950 Hassell Rd. Model Building 1 is open as a showcase and sales office. Construction for Building 2 in underway.
- Site Development permit at 3333 Beverly Rd, for existing site demolition, mass grading and Land Development permit of the **Compass Data Centers** has been issued. Compass Data Center, Building 2, has completed foundations and the blast walls around exterior equipment are being installed. Building 1 has completed foundation installation.
- **Hi-Rise Dispensary** off N. Barrington Rd has received temporary certificate of occupancy.
- **Dar-UI-Ilm** Foundation interior buildout for religious center at Lakewood Blvd is underway.
- **Belle Tire** on Higgins Rd has received occupancy and is open for business.
- **Fire Station 21** off Flagstaff Lane has made significant progress and is expected to be occupied by early December.
- **ComEd** is almost complete with construction on Pembroke Ave. substation expansion.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.
- **Pebble Beach** fireplaces were found to be potentially not in compliance with minimum code requirements and might pose a life safety hazard. The village staff has been working with the homeowner's association, contractor and residents to remedy the situation by early 2026. So far 98 permits have been issued for work to remedy the potential life safety hazard. Of the permits issued 61 have been finalized and 37 are still active.

Bell Works Construction Update:

- Staff is working with Bell Works on several tenant build-outs and parking garage repairs throughout the east side. Land Development permit for Bell Works **Townhomes** has been issued and work is underway. **West side parking garage** repairs and interior demolition of **West and Central building** is under progress.

2025 Code Enforcement Freedom of Information Act Requests Processed

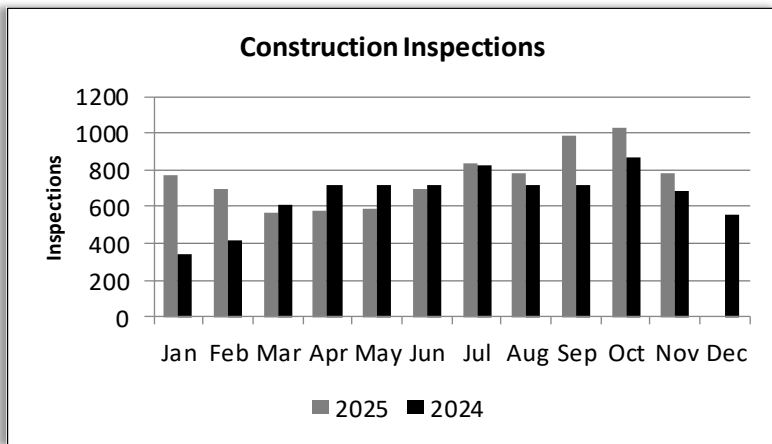
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
24	24	53	36	45	48	49	50	48	56	33		466

2025 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
4	16	17	18	35	27	32	19	17	19	10		214

Construction Inspections

Year	2025	2024
Jan	775	346
Feb	693	415
Mar	563	607
Apr	576	715
May	589	718
Jun	698	717
Jul	837	827
Aug	788	720
Sep	986	716
Oct	1032	865
Nov	783	689
Dec		552
Total	8320	7887

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are currently 1,870 rental properties registered. This includes 1,221 single family and townhome units (65%) and 649 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 14, 2024, to all rental properties. The deadline to submit payment and update registration information was February 1, 2025.
- As of December 1st, 1,847 properties have renewed.

2025 Rental Inspections

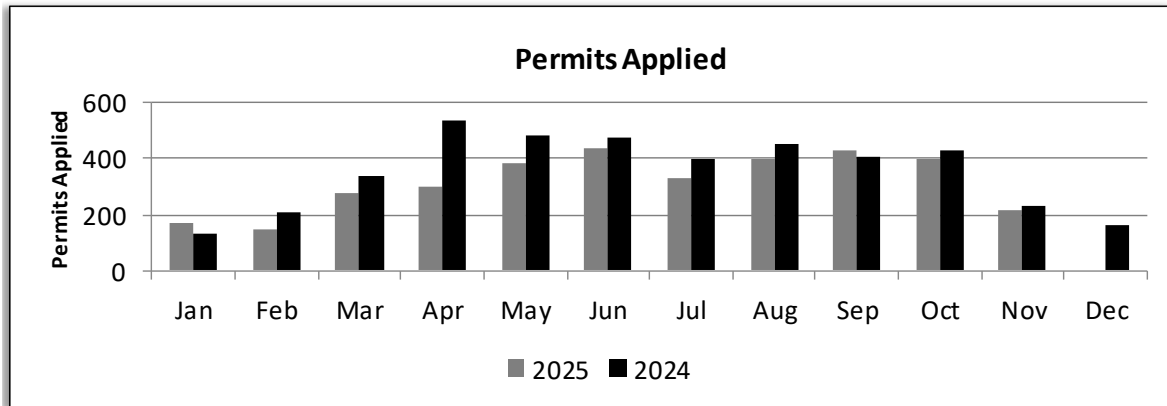
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	258	128	125	195	152	87	86	49	122	194	107		1503
Reinspections	183	177	135	130	112	138	89	74	83	76	94		1291
Total	441	305	260	325	264	225	175	123	205	270	201	0	2794

2025 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Commercial New	0	0	2	0	0	0	1	0	1	2	0		6	8
Single Family New	0	0	0	0	2	1	1	0	1	0	0		5	5
Land Development	2	0	3	0	0	0	0	0	0	1	0		6	6
Fire	16	11	7	10	11	9	3	11	12	12	10		112	134
All Other Permits	129	116	179	202	215	329	275	288	312	355	225		2625	3079
2025 Total	147	127	191	212	228	339	280	299	326	370	235	0	2754	

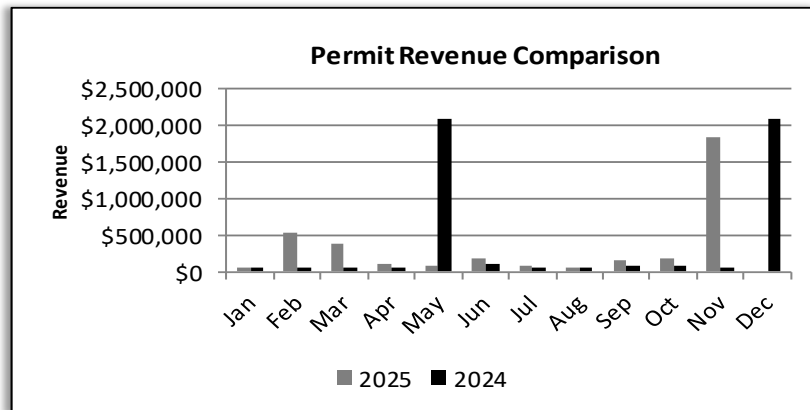
2025 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	168	145	273	302	383	434	326	398	429	396	214		3468
2024	134	205	340	535	479	470	395	447	409	427	233	166	4240



Permit Revenue

Year	2025	2024
Jan	\$57,516	\$54,595
Feb	\$532,367	\$55,383
Mar	\$381,031	\$61,118
Apr	\$102,949	\$63,268
May	\$77,219	\$2,080,130
Jun	\$188,961	\$100,777
Jul	\$85,321	\$67,251
Aug	\$67,944	\$70,712
Sep	\$161,153	\$86,798
Oct	\$196,400	\$88,794
Nov	\$1,847,077	\$57,749
Dec		\$2,096,911
Total	\$3,697,937	\$4,883,486

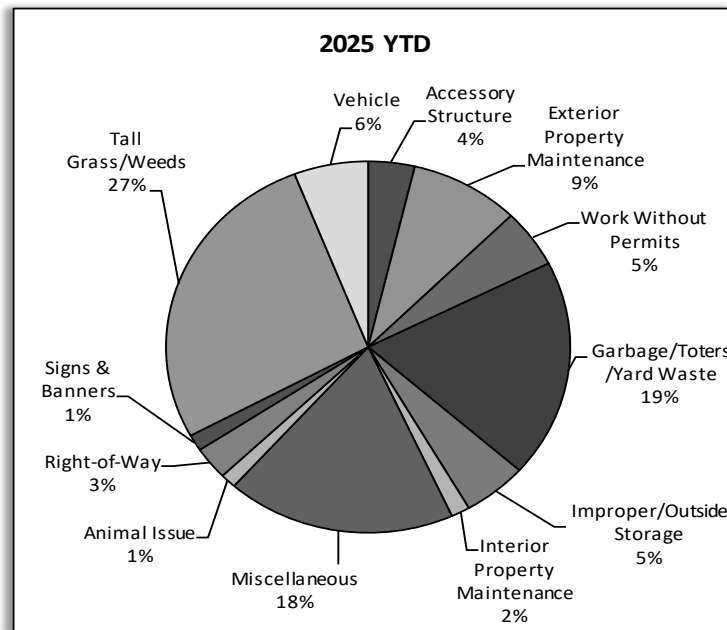


2025 Budget: \$6,625,000.

Total Revenue includes building permits, fire permits and Temporary & Full Certificates of Occupancy.

2025 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Accessory Structure	0	1	7	7	3	12	5	3	5	3	1		47	55
Exterior Property Maintenance	0	26	27	12	6	11	9	8	6	5	1		111	105
Work Without Permits	0	1	7	7	5	13	9	8	3	4	7		64	72
Garbage/Toters/Yard Waste	38	28	20	19	7	33	12	10	28	13	32		240	597
Improper/Outside Storage	2	4	6	6	8	3	9	12	7	4	4		65	110
Interior Property Maintenance	1	1	1	0	1	3	0	5	1	2	4		19	9
Miscellaneous	6	9	16	18	12	11	17	61	31	26	25		232	160
Animal Issue	0	2	0	2	0	0	0	4	2	5	1		16	43
Right-of-Way	0	8	0	2	4	0	2	4	7	8	1		36	32
Signs & Banners	0	4	1	1	2	1	1	3	1	1	3		18	21
Tall Grass/Weeds	0	0	0	1	114	109	50	48	12	5	2		341	494
Vehicle	13	3	14	16	4	6	7	6	1	2	3		75	60
2025 Total	60	87	99	91	166	202	121	172	104	78	84	0	1264	
2024 Total	61	109	87	164	311	174	184	201	186	139	88	54		1758



2025 Citations Issued

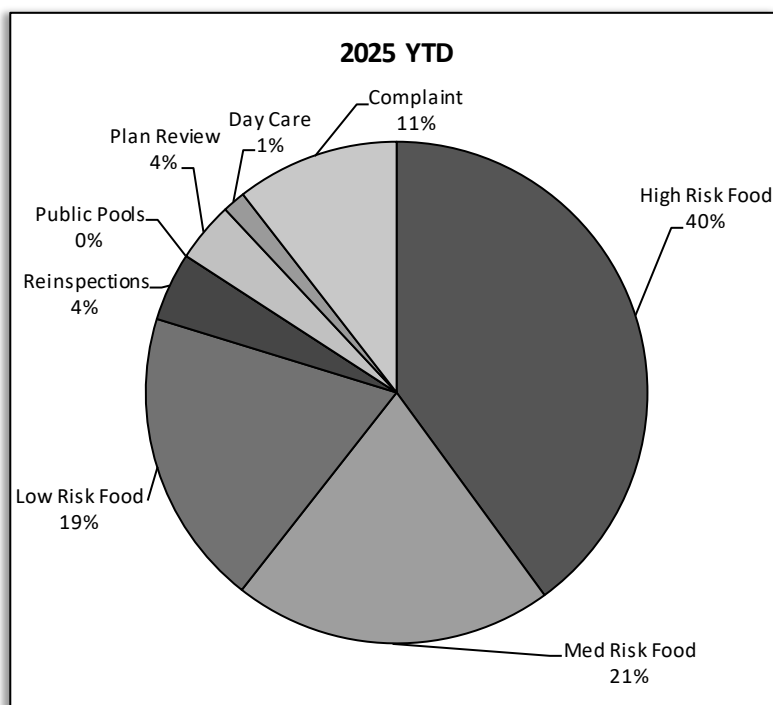
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	25	13	0	0	56	0	36	12	0	69	17		228
Code	47	55	34	34	67	64	47	65	60	67	48		588
Rental	102	80	25	35	90	63	62	45	19	70	79		670
Total	174	148	59	69	213	127	145	122	79	206	144	0	1486

2025 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code	70	64	70	61	70	73	85	69	59	71	76		768
Rental/Bus Lic	75	73	78	61	76	57	60	93	43	140	81		837
Total	145	137	148	122	146	130	145	162	102	211	157	0	1605

2025 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32	40	1	0	40	33	2	0	31	37	1		217
Med Risk Food	5	4	24	51	1	0	0	0	0	2	25		112
Low Risk Food	0	2	2	0	1	1	42	53	1	1	1		104
Reinspections	1	4	2	3	1	2	1	5	3	1	1		24
Public Pools	0	0	0	0	0	0	0	0	0	0	0		0
Plan Review	3	1	3	1	1	1	0	4	4	3	0		21
Day Care	0	0	2	4	0	0	0	0	0	0	2		8
Complaint	6	3	2	0	3	2	3	9	14	9	6		57
Total	47	54	36	59	47	39	48	71	53	53	36	0	543



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high-risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 550 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

AROUND THE 'BURBS THIS MONTH



Staff attended the Bisnow State of the Industrial Market conference in Libertyville on November 20th.



ECONOMIC DEVELOPMENT

- Staff met with several potential developers for properties around the Village. Staff also met with several property owners to strategize about the most likely development possibilities. Staff continues to seek out a development partner for properties with TIF Districts while searching for retailers and developers for other vacant property throughout the Village.
- Worked with Legal to finalize two new agreements to projects within the Higgins Hassell TIF (Barrington Square).
- Staff began planning for the February 5, 2026 Hoffman Estates CRE Event at the Now Arena during a Windy City Bulls game.
- Worked with Legal and Planning to finalize an amended and restated redevelopment agreement for the Bell Works Chicagoland project. With the available office space 97% occupied, the west side is under remodel and there are several potential tenants touring the space.
- Officially kicked off the Small Business Assistance Program, replacing the now-dissolved NLNW, by finalizing an engagement letter with IA Business Advisors and starting the introduction process with two Hoffman Estates-based small businesses. The program will offer the same pro-bono, professional coaching assistance to Village companies.

TOURISM

EVENTS

- Volleyball Nations League (VNL) - July 2026 - NOW Arena: Staff reviewed the economic impact of this first-time event. The Village was awarded a grant from DCEO for \$50K to market the event to areas beyond 50 miles of the Arena. Thanks to research into locations where fans of the competing nations would reside, the Arena sold an additional 18,000 tickets and increased occupancy. More than 3,000 room nights were generated by competing teams, coaching staff, referees, event officials, technical crews, press and fans. Additionally, using the economic impact calculator developed by Choose Chicago and modified to reflect regional market factors, the estimated direct business sales impact for the region from this event was nearly \$1.2 million! Village staff is working with Arena staff on bidding to bring the event back in 2026.
- Both Economic Development and Tourism divisions are working on goal setting for 2026.



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention