



AGENDA
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

January 7, 2026	Council Chambers	6:30 PM
1.	CALL TO ORDER/ROLL CALL	
2.	PLEDGE OF ALLEGIANCE TO THE FLAG	
3.	APPROVAL OF MINUTES	
	A. Plan Commission 12-17-2025	
4.	CHAIRPERSON'S REPORT	
5.	NEW BUSINESS	
	A. Public Hearings	
	1. Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road	
6.	STAFF DISCUSSION	
7.	PUBLIC COMMENT	
8.	ADJOURNMENT	

The next regular Plan Commission meeting is scheduled for **Wednesday, January 21, 2026 at 6:30 p.m.**

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.



MINUTES
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

December 17, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Chhatwani called the meeting to order at 06:30 PM.

Commissioners Present: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, John Wise

Commissioners Absent: Unexcused: Daniel Lee

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Planner II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 11-19-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the November 19, 2025, regular meeting minutes. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the Special Use for a Planned Development for Grand Reserve of Hoffman Estates located at 2300 W. Higgins Road was approved by the Village Board on December 1, 2025.

Chairperson Chhatwani wished the Commissioners and Staff a Happy Holidays and a Happy New Year.

5. NEW BUSINESS

A. Public Hearings

1. Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Binoy Poothurail (1700 Algonquin Inc.)

Binoy Poothurail presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Milford asked the petitioner if this was their first business. Mr. Poothurail stated this was not their first business, they have another location.

Commissioner Alexander had no questions.

Commissioner Trieb commented that the station is useful, convenient, and well maintained.

Commissioner Harner asked the petitioner if the business would still be selling gas. Mr. Poothurail answered that yes, they will still be selling gas.

Commissioner Henderson had no questions.

Chairperson Chhatwani had no questions.

Vice Chairperson Bauske asked the petitioner if they agreed with the conditions of approval in the staff report. Mr. Poothurail stated yes.

Chairperson Chhatwani asked if there were any members of the audience that wished to comment on the request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Special Use as outlined in Exhibit B of the December 17, 2025, staff report.

Roll call vote:

Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Daniel Lee

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Special Use to 1700 Algonquin Inc. for an automotive service station for the property at 1700 W Algonquin Road subject to the conditions as noted in the December 17, 2025, staff report.

Roll call vote:

Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Daniel Lee

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, January 5, 2026, at 7:00 PM.

6. STAFF DISCUSSION

Kevin Anderson stated the special use from this evening will be presented at the Village Board meeting on January 5, 2026. The next regular Plan Commission meeting is currently scheduled to occur on January 7, 2026. Notice for the upcoming meeting is not due until this Friday, December 19, and therefore the meeting is pending until confirmed by the end of the week.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:39 AM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



PLAN COMMISSION STAFF REPORT

Meeting Date: 1/7/2026

From: Kevin Anderson, Planner II

PLN25-0041

Public Hearing

Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road

REQUEST SUMMARY

D.R. Horton is seeking approval of a Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for a 72-lot townhome development, called Higgins Crossing, at 125 and 155 W. Higgins Road.

Location:	125 & 155 W. Higgins Road
Property Owner / Applicant:	EFN Hoffman Estates Properties LLC / D. R. Horton Inc.
Property Size:	6.18 acres
Zoning / Land Use:	B-2 Community Business, two unoccupied commercial buildings
Adjacent Properties:	North: Higgins Road ROW, B-2 Community Business West: A-1 Apartment District, Village Park & Town and Country Apartments South: R-8 Two-Family Residential, Hampton Knoll Townhomes East: B-2 Community Business, Valli Produce Center

BACKGROUND / ANALYSIS

The subject property is a 6.1 acre site located at the southeast corner of Evanston and Higgins Roads. The property is zoned B-2 Community Business and is improved with two unoccupied car dealership structures and surface parking lots. The site has been vacant for nearly 10 years and marketed for sale for the last several years without much commercial interest. D.R. Horton, contract purchaser, is seeking approval to redevelop the site as a townhome community.

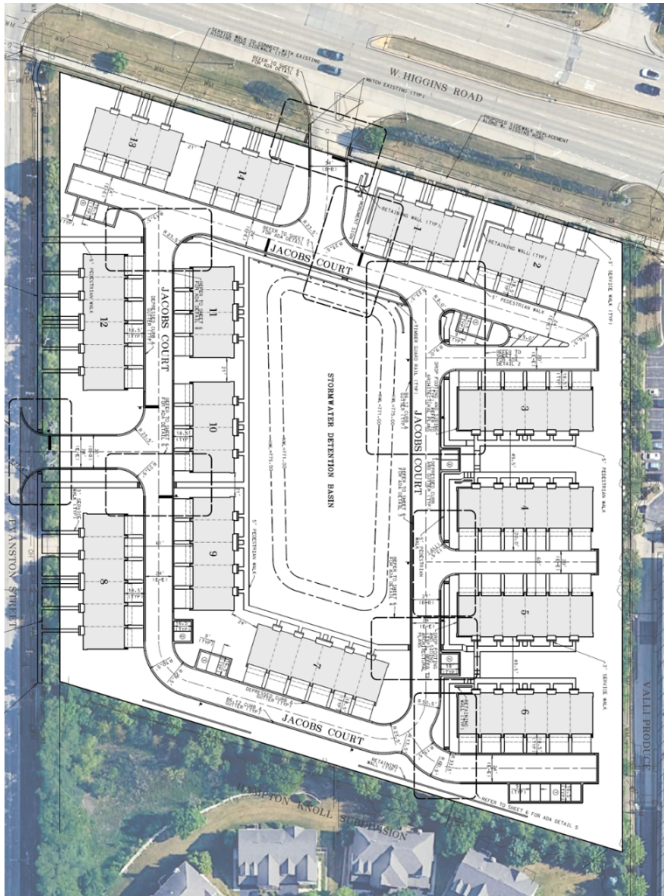
PLANNED DEVELOPMENT PROCESS

Planned Developments for multi-family dwellings are permitted as a Special Use in the B-2 zoning district in conformance with Section 9-1-18A of the Municipal Code. The process is similar to the Village's Special Use/Site Plan review process in that a Petitioner submits plans (as required per Section 9-1-18A) which are reviewed by staff and then brought forth to the Plan Commission and Village Board for consideration. Pending favorable approval, the applicant may submit for building permits.

PROJECT SUMMARY AND SITE PLAN

Except as noted, the development plans are consistent with all site design and build requirements as outlined in Section 9-1-18A-N of the Municipal Code, including building height, floor area ratio, land improvements, utilities, landscaping, parking, and signage. The project proposes 72 new attached residential units within 14 buildings. The new units would be oriented around a new private interior drive aisle. The drive aisle provides direct access to Higgins Road and Evanston Street. The building envelopes would maintain a 20' setback from the exterior lot lines. The architectural plans show a front stoop which would be setback a minimum 15.5' from the exterior lot lines. The units have rear load garages which would all have driveway access from the new private street. Units would be setback 18.5 feet from the private street to allow room for vehicles within the driveway. Each building would include 4 to 6 units and would be 3-stories in height. The facade includes Hardie Board siding and stone veneer. The units would all have 2 or 3 bedrooms.





Landscaping

Landscaping would be provided throughout the development and would include a mix of trees and shrubs in compliance with the code. Foundation plantings are provided around each building. A dense row of evergreen trees are proposed along the south and east lot lines. Parkway trees would be planted along Evanston Street with the proper species and spacing. Parkway trees are not proposed along the Higgins Road right-of-way due to underground utility conflicts. The bottom of the detention basin would be seeded with emergent and wet meadow grasses.

Traffic and Parking

The Higgins Road access would be maintained from the existing curb cut and would be right-in/right-out only. Higgins Road is an IDOT controlled right-of-way and they have jurisdiction to approve permits for the drive aisle connections and the sidewalk replacement. The access to Evanston Street would be relocated approximately 50 north of the current curb cut. The new location will align with the drive aisle for Village Park Apartments to the west to reduce traffic conflicts. The existing curb cut would be closed with barrier curb, and the previous drive aisle would be removed and landscaped. The drive aisle identified as Jacobs Court would remain private, and maintenance responsibilities would fall to the homeowner's association. The private drive meets the minimum requirements for a two-way drive aisle.

The Petitioner has submitted an Autoturn exhibit to verify there is adequate access for emergency vehicles and trash collection. Each unit includes a 2-car attached garage with parking for 2 additional vehicles in each driveway. There are an additional 23 guest

parking spaces provided throughout the project. The parking ratio would be 4.3 spaces per unit. The Petitioner submitted a traffic and parking study for this project completed by KLOA. The traffic study indicates the overall traffic generated by this use would be less than the previous commercial uses of the site generated. The study analyzed the level of service (LOS) for all surrounding roadways and determined the proposal can be accommodated by the existing road system with minimal delays in the existing conditions.

Public sidewalks would be reinstalled along Evanston Street. The multi-use path along Higgins Rd would be reconstructed and would include ADA upgrades. Pedestrian access into the site would be provided from sidewalk legs to the adjacent rights-of-way. An internal sidewalk system provides pedestrian access through the development.

Engineering

The site drains from south to north under the natural conditions. Stormwater would be collected on site and directed to a new dry bottom detention basin proposed in the center of the development. The basin would ultimately discharge at a restricted rate into an existing storm sewer in the Higgins Road right of way. New water mains would be extended around and through the project by connecting to existing adjacent mains. Services to each unit would be extended from the new internal mains. The plan would abandon an aging water main in the Higgins Road right-of-way and re-route the new main through the subject property along Higgins Road frontage. Sanitary mains would be extended from existing mains to provide service. IEPA and MWRD permits are required for this project.

Subdivision and Marketing Signage

The plans identify building 13 at the northwest corner of the site as a model building. The Petitioner has submitted plans for marketing signs which would exceed the typical code restrictions. These include:

- 3 - 32 sf. double sided marketing billboards
- 1 - 24 sf. marketing billboard
- 3 'sailboat' or feather flags up to 21' in height
- 1 - 40 sf. model banner

The plans indicate one subdivision identification sign along Higgins Road. This sign would be approximately 6' tall and 20 square feet. All temporary marketing and permanent signage must obtain building permits.

PLAT OF SUBDIVISION

The property would be formally re-subdivided, as outlined in the attached Plat of Subdivision. Each unit would be on its own lot. All property which is not improved with a unit would be placed within a common area lot, including all streets, sidewalks, storm water detention and utilities. A homeowner's association would be established for the maintenance of the common areas, including the private access drive, signage and stormwater detention improvements. The entire area common lot is within a blanket easement for utilities and access. The site will be subject to the establishment of a dormant Special Service Area (SSA) for future maintenance of common area ponds and drives should the HOA no longer be able to maintain these items. Final Declarations will be required to be recorded as a condition of final approval as well.

MOTIONS

The Plan Commission shall make the following motions (a total of 3 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in Exhibit B - Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use for a Planned Development for Higgins Crossings located at 125 and 155 W. Higgins Road, subject to the conditions A-P noted in Exhibit B - Findings & Recommendations Summary.
3. Recommend to the Village Board approval of a Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road.

ATTACHMENTS

1. PC Findings and Recommendations Summary - Higgins Crossing
2. Location Map - HIGGINS CROSSINGS
3. Supporting Documents



**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 1/7/2026
Prepared By: Kevin Anderson, Planner
PLN25-0041

**Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for
Higgins Crossing located at 125 and 155 W. Higgins Road**

Findings of Fact – Special Use *(as may be amended by the Plan Commission)*

Sec. 9-1-18-1: Standards. No special use shall be recommended by the Plan Commission unless said Plan Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
FINDING: Neither the Development nor its tenants will impose a threat to or endanger the public health, safety, morals, comfort or general welfare of the Village, its citizens, business and rule of law.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
FINDING: The proposal will improve two vacant parcels which have been unoccupied for many years. The proposal also addresses the unknown potential commercial redevelopment of the site. Property values in the neighborhood will not be diminished by this proposal.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
FINDING: The proposal is designed to integrate into the existing street system and will install or improve existing utilities in the area. This project will have no impact on the development options for surrounding property. The special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
FINDING: Adequate utilities, access roads, drainage, and necessary facilities exist or are being provided.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.
FINDING: Existing traffic patterns within the site have been planned so as to not negatively impact the surrounding public street system. The relocation of the Evanston curb cut will remove a traffic conflict point. The traffic study commissioned for the project determined the proposal will minimize congestion on adjacent streets.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Plan Commission.

FINDING: The development conforms to applicable site design and bulk regulations as required by the Municipal Code.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

FINDING: The development will improve two properties which have been vacant for many years.

Recommendations

The Plan Commission shall make the following motions (total of 3 motions are required):

1. Adopt the Findings of Fact for a Special Use as in this Exhibit B – Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use for a Planned Development for Higgins Crossings, located at 125 and 155 W. Higgins Rd, subject to the following conditions:
 - A. The following documents and plans, all on file with the Village, are hereby approved and constitute Planned Development approval for the Development:
 - i. Preliminary Civil Engineering Plans updated through 12/3/25.
 - ii. Final Landscape Plans updated through 12/5/25.
 - iii. Elevations updated through 12/9/25.
 - iv. Traffic Study updated 12/8/25.
 - v. Signage Plan updated 12/9/25
 - vi. Application and Narrative as submitted by the applicant.
 - B. The development shall substantially conform to the Petitioner's applications, plans, and supporting documents attached hereto and submitted as part of this application.
 - C. Demolition permits for the existing structures shall be obtained within six (6) months of the Village Board action on this request.
 - D. The first building permit shall be obtained within twelve (12) months of the Village Board action on this request.
 - E. A performance guarantee in compliance with the Municipal Code, based on an Engineer's Estimate of Cost as approved by the Village Engineer, shall be submitted to the Village prior to issuance of the site development permit for the project.
 - F. The submittal for a site development permit for the project shall address all staff review comments noted in the staff comments dated 12/22/25.
 - G. The applicant shall submit master sets of townhome plans for review and approval by the Village staff prior to the submittal of any individual building permits.

- H. A permit from the Metropolitan Water Reclamation District (MWRD), Illinois Environmental Protection Agency (IEPA), and Illinois Department of Transportation shall be obtained prior to site construction commencing.
 - I. At the time of subdivision acceptance, the subdivision improvements shall be accepted as a single unit. Acceptance shall be done in accordance with the Municipal Code.
 - J. A dormant Special Service Area (SSA) must be established prior to the issuance of the first building permit for the townhomes (excluding demolition and site development permits).
 - K. Cash contribution in lieu of school and park land donation must be submitted prior to the issuance of any building permit as provided for in 10-9-2 G. of the Municipal Code at a rate of \$165,000 per acre of required land dedication (Elementary School District 54 - \$67,617, High School District 211 - \$15,420, Hoffman Estates Park District - \$156,293).
 - L. Amendments to the Planned Development plans shall be subject to the requirements of the process in effect at the time of the requested amendment.
 - M. Signage approved as part of this Planned Development approval shall require building permits.
 - N. A Statement of Awareness, provided by the Village, shall be recorded for each townhome unit. The statement shall be required to be signed by all prospective purchasers prior to the closing. Copies of the signed Statement of Awareness must be provided to the Village prior to the issuance of a building permit. If no purchaser has been identified at the time of the building permit issuance, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.
 - O. Final Homeowner's Declarations for the development shall be recorded prior to release of the first townhome building permit.
 - P. The following conditions relate to the site construction:
 - i. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - ii. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - iii. In accordance with the Municipal 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.
3. Recommend to the Village Board of Trustees approval of a Preliminary and Final Plat of Subdivision, subject to the following condition:
- A. The Plat of Subdivision shall be updated in conformance with Village Corporation Counsel review prior to Village Board consideration of this request.

125 & 155 W HIGGINS ROAD

PIN: 07-15-102-024-0000 & 07-15-102-023-0000

N



Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0041
Project Name:	Higgins Crossing Townhomes (72 Units)
Project Application Date:	10/3/2025
Project Manager:	James Donahue

PROJECT TYPE

Master Sign Plan - New; Special Use; Plat - Residential Final; Site Plan Review - Final;

SITE INFORMATION

Property Address:	125 W HIGGINS RD
All Included PINs:	07-15-102-023-0000; 07-15-102-024-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	DR Horton Inc	1750 E Golf Rd Schaumburg, IL 60173
AUTHORIZED AGENT	Eric Prechtel	445 Jackson Ave., Suite 200 Naperville, IL 60540
OTHER	Matt Krummick	1750 E. Golf Rd., Suite 925 Schaumburg, IL 60173
OWNER	EFN HOFFMAN ESTATES PROPERTIES LLC	ONE OAKBROOK TERRACE OAKBROOK TERRACE, IL 60181



Village of Hoffman Estates
**PLANNED DEVELOPMENT
WRITTEN STATEMENT**

PROJECT NAME: Higgins Crossing

WRITTEN STATEMENT FOR PLANNED DEVELOPMENTS

Zoning Code Section 9-1-18A-J-D2.e requires the submittal of a written statement addressing the following matters.

Applicants must complete the following form **or** submit a separate written statement document covering items 1-10 listed below.

1. A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.

See Petition included with the submittal material.

2. How the proposed Planned Development is to be designed, arranged, and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this title.

See Petition included with the submittal material.

3. A summary of existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed Planned Development on such resources and features, including proposals to preserve or protect such resources and features.

See INDR Consultation Letter (EcoCAT), IHPA Consultation Letter, NCSWCD Preliminary Review Letter, Stormwater Management Report, Geotechnical Exploration Analysis, and Tree Inventory & Replacement Memorandum included with the submitted material.

4. Applicant's intent with respect to the ownership, sale and leasing of the various completed units, structures, spaces and areas within the proposed Planned Development.

See draft CCRs included with the submittal material.

5. A development schedule for each and every stage of construction stating the approximate beginning and completion date, proportion of total public or common open space to be provided for each use and with each development stage. The project is being development in a single phase. See "Key Dates" exhibit and development plans included with the submittal material.
6. A summary of density of residential uses, including the number of dwelling units by type, the number of buildings by type and the number of bedrooms in each building and dwelling unit type.
See development plans, elevations, and floor plans included with the submittal material.
7. Information on the type and amount of primary and accessory uses, including the amount of open space.
See development plans included with the submittal material.
8. A detailed summary of existing bicycle, pedestrian, and transit improvements serving the site and what improvements will be made to enhance or maintain connectivity within the Planned Development and surrounding network.
See Petition included with the submittal material.
9. Economic impact summary addressing the economic impacts of the Planned Development on the community including sales tax, equalized assessed property values, transit ridership, employer housing and workforce, etc.
See the Fiscal Impact & Marketing Study included with the submittal material.
10. A summary of areas proposed to be conveyed, dedicated or reserved for public uses including parks, playgrounds and open spaces.
N/A.

STATE OF ILLINOIS)
)
COUNTY OF COOK)
)
VILLAGE OF HOFFMAN ESTATES)

PETITION TO THE VILLAGE OF HOFFMAN ESTATES FOR LAND USE
ENTITLEMENTS

THE UNDERSIGNED Petitioner, D.R. Horton, Inc. – Midwest (“**Petitioner**”), respectfully petitions the Village of Hoffman Estates (“**Village**”) for i) approval of a Final Plat of Subdivision (“**Final Plat**”); ii) approval of a Special Use Permit for a Planned Development (“**Special Use**”); iii) approval of a Planned Development and associated deviations (“**Planned Development**”); iv) approval of a Master Sign Plan; and v) approval of such other relief from the Village Code as may be deemed necessary and appropriate to develop the Subject Property pursuant to the provisions of the Village of Hoffman Estate’s Municipal Code (“**Village Code**”) for the property legally described on Exhibit “A” (“**Subject Property**”) and depicted on the development plans submitted herewith.

BACKGROUND INFORMATION

In support of this petition, the Petitioner represents to the Village as follows:

1. The owner of the Subject Property is EFN Hoffman Estates Properties, LLC, an Illinois limited liability company having an address at 1 Oakbrook Terrace, Suite 600, Oakbrook Terrace, IL 60181 (“**Owner**”).
2. Petitioner is D.R. Horton, Inc. – Midwest, a California Corporation having an address at 1750 E. Golf Rd., Suite 925, Schaumburg, IL 60173.
3. Petitioner is a wholly owned subsidiary of D.R. Horton, Inc., a Delaware corporation and publicly traded company having an address at 1341 Horton Circle, Arlington, TX

76011.

4. Petitioner is the contract purchaser of the Subject Property.

5. The Subject Property consists of approximately 6.2 acres of real property located at the southeast corner of Higgins Road and Evanston Street and has a common address of 125 & 155 W. Higgins Road, Hoffman Estates, IL 60169.

6. The Subject Property is currently improved with two vacant buildings previously utilized as car dealerships.

7. The Subject Property has remained unoccupied and underutilized in its current configuration for much of the last decade despite multiple changes in ownership, including the Rohrman Auto Group, the Purdue University Research Foundation, and most recently, an affiliate of the Napleton Automotive Group.

8. Petitioner seeks to demolish the existing buildings to reposition and redevelop the Subject Property with seventy-two (72) owner occupied townhomes to be known as Higgins Crossing (“**Higgins Crossing**”).

9. The Subject Property is currently zoned “B-2” Community Business District.

10. Section 9-1-18A(E)(1) of Village Code authorizes special uses for planned developments in the “B-2” Community Business District.

11. The existing zoning districts and land uses surrounding the Subject Property are as follows:

- a. North: “B-2” Community Business District consisting of various commercial uses on the north side of Higgins Road.
- b. East: “B-2” Community Business District consisting of Valli Produce and assorted commercial uses.

- c. South: “R-8” Two-Family Residential District consisting of duplexes in the Hampton Knoll Subdivision.
- d. West: “A-1” Apartment District consisting of the Village Park apartment complex.

12. The proposed entitlements meet all requirements for the redevelopment of the Subject Property and will facilitate the beneficial use of the Subject Property as stated below.

SUMMARY OF DEVELOPMENT

The Petitioner and builder is D.R. Horton, Inc. – Midwest. Petitioner is a multi-brand homebuilding company capable of serving homeowners during all phases of life. Petitioner has been building homes since being founded in 1978 and has grown to be the largest homebuilder both nationally and in the Chicago region – building over 93,000 homes nationwide and 1,000 homes in the Chicago area in 2024. Bringing decades of construction and development experience to each project, Petitioner has found success building communities that offer quality housing options designed to serve the diverse needs of the local community. Petitioner serves multiple buyer segments across a variety of price points, and Petitioner looks forward to providing a new housing option for the Village’s existing residents as well as those that would like to live in a well-respected municipality with excellent schools and park facilities.

The Subject Property is located at the southeast corner of Higgins Road and Evanston Street. Historically, the Subject Property has been zoned “B-2” Community Business District and utilized for operation of car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses in the area have gravitated north to Golf Road, rendering commercial use of the Subject Property no longer viable. As a result, the Subject Property has remained unoccupied

and underutilized for the last 5+ years despite multiple changes in ownership, including the Rohrman Auto Group, the Purdue University Research Foundation, and most recently, an affiliate of the Napleton Automotive Group. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of multiple building code violations and complaints. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with a seventy-two (72) unit owner occupied townhome community to be known as Higgins Crossing.

The proposed townhome development is consistent with the planning documents and reports adopted by the Village. The Village’s most current Comprehensive Plan was adopted August 6, 2007 (“**Comprehensive Plan**”). The Comprehensive Plan designates the future use of the Subject Property as “Commercial,” which designation was consistent with the Subject Property’s use at the time of the Comprehensive Plan’s adoption in 2007. However, given the age of the Comprehensive Plan, it did not anticipate the subsequent 2008 market crash nor the changing trends in development for the Subject Property and the surrounding area, which changes effectively rendered use of the Subject Property for commercial/retail purposes obsolete. Still, the proposed development is consistent with the broader vision for the Village set forth in the Comprehensive Plan. As the Comprehensive Plan notes, “as the Village looks to the future, there will be a greater demand for a variety of housing types and price points to meet the market demand of the current demographic trends.”

This sentiment is echoed in the Village’s more recent Economic Development Strategic Plan adopted November 21, 2022 (“**Economic Development Strategic Plan**”) and Residential Market Analysis Report prepared January 26, 2023 (“**Residential Market Analysis**”). As the Economic Development Strategic Plan notes, development within the Village from the 1990’s

through the 2010's largely consisted of traditional suburban subdivisions with varying price points, such that "it's time to encourage new products with new amenities that appeal to a new generation of residents."

Most relevant to the proposed development is the Village's 2023 Residential Market Analysis, which was prepared at the direction of the Village for the specific purpose of evaluating the potential for multifamily for rent and attached for sale housing opportunities. The Residential Market Analysis concludes that the state of the new construction home market represents a significant opportunity for the development of attached for sale housing units in the Village, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that the Village has yet to capture its share of this residential market, stating "moderate- to larger-scale townhome developments are generating strong sales volumes at multiple locations throughout the market, yet Hoffman Estates is currently void of such development activity." As of the date of the Residential Market Analysis, there were 1,740 apartments and less than 350 attached for sale housing units approved or under construction in the Village, and the report found that "while other projects are at concept stage or in early discussion, the total number of units in planning is still 40% lower than market capacity through 2028 – not including upside potentials."

Higgins Crossing will assist in fulfilling the needs and gaps in the market identified in the Comprehensive Plan, the Economic Development Strategic Plan, and the Residential Market Analysis. This will be accomplished via the conversion of otherwise underutilized property to a vibrant townhome community targeting a variety of homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters.

Unlike the historical use of the Subject Property, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the proposed carriage walks and sidewalks planned for the development and the existing sidewalk networks along Higgins Road, Golf Road, and Roselle Road. Valli Produce is located immediately adjacent to the east, providing an additional convenience for future residents. The future residents will also benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 3-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, and recreational amenities. Nearby employment corridors offer future residents the additional feature of conveniently located employment opportunities.

Higgins Crossing will be easily accessible via separate access points from Higgins Road and Evanston Street. The existing access point from Evanston Road will be moved north to align with the entrance across the street to the Village Park apartment complex consistent with best

planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions. The private, circular roadway internal to the development has been designed to circulate traffic efficiently and safely. The private roadways will be owned and maintained by the homeowners' association to be formed for the community (“**HOA**”). On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and I-290 interchange, offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be owned and maintained by the HOA to ensure its proper function and sustained aesthetic appeal.

Landscape treatments will be utilized throughout Higgins Crossing to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. In addition to foundation plantings around each building, extra care has been taken to strategically incorporate significant landscaping along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

Architecturally, the proposed development is consistent with current market trends. The architectural style can be categorized as “timeless craftsman,” blending a variety of design features to create an attractive facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature a mix of two and a half and three-story streetscapes consistent with market trends in the area and consumer demand. All units will be rear-loaded so no garages are visible to the public eye from Higgins Road and

Evanston Street. The homes will feature 3 floor plans with no less than 2 elevations each. The standard base unit will be comprised of 2 bedrooms, 2.5-3.5 bathrooms, and a 2-car garage, with a 3rd bedroom and den option available. Square footages will range from approximately 1,650 square feet to 1,800 square feet. Architectural enhancements will include masonry, architectural shingle roofs, multiple roof peaks for added interest, a variety of window sizes, bump outs to break up the vertical plane, and a variety of siding types, including hardy board lap siding, board & batten, and shaker shingle.

The development will provide sufficient parking for both its residents and their guests. Each of the 72 townhomes will feature 2 garage spaces and 2 driveway spaces for 288 parking spaces. In addition, 23 guest parking spaces have been incorporated throughout the community, for a total of 311 parking spaces for the development, or 4.3 parking spaces per townhomes, which exceeds the amount of parking required by Village Code.

Construction of the development will be completed in a single phase, with demolition and site development work to be completed in the first half of 2026, home construction to begin in June of 2026, and home sales commencing in December of 2026.

ZONING REQUESTS AND STANDARDS

1. Approval of a Final Plat of Subdivision.

Petitioner has submitted herewith a Final Plat of Subdivision for the Property. As the proposed Plat of Subdivision is compliant with Village Code, Petitioner requests the Plat of Subdivision be approved.

2. Approval of Special Use for Planned Development.

Pursuant to Village Code Section 9-1-18-I, the Planning and Zoning Commission shall, in

making its determination, find that adequate evidence is provided to meet the standards of a Special Use:

- a. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

The proposed development is not detrimental to the health, safety, morals or general welfare and has been designed to avoid or mitigate possible adverse impacts. Historically, the Subject Property has been utilized for the operation of car dealerships. Over the course of the past decade, car dealerships and commercial uses in the area have gravitated north to Golf Road, rendering commercial use of the Subject Property no longer viable. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of multiple building code complaints and violations. Petitioner’s proposed development will facilitate demolition of the existing buildings on the Subject Property for its redevelopment, converting otherwise underperforming property to its highest and best use.

The proposed development also aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential,

hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the existing sidewalk network in the community. In addition to supporting the nearby commercial uses, the proposed development will enhance the Village's revenue streams through new property, utility, and sales taxes.

b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood.

The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. As previously noted, the Higgins Crossing development is a logical transitional use between the commercial uses to the north and east, the duplexes/townhomes to the south, and the apartment buildings to the west. The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle which are only a short walk away and easily accessible to future residents.

In addition to the development's support of the local commercial/retail uses, Petitioner has taken extra care to strategically incorporate significant landscaping treatments along the Subject Property's south and east property lines to screen the development from the adjacent residential uses and minimize any impact on neighbors. To enhance the visual appeal of the community, additional landscaping will be incorporated throughout Higgins Crossing, including a mix of parkway trees, shade trees and shrubs.

Petitioner also retained Kenig, Lindgren, O'Hara, Aboona, Inc. to conduct a Traffic Impact Study dated August 21, 2025 (“**Traffic Study**”) to ensure Higgins Crossing would not have a negative impact on the existing traffic patterns of the area. Importantly, the Traffic Study concluded that: 1) the traffic generated by the proposed development will be less than the previous use on the site; 2) the traffic can be accommodated by the existing area roadway system; and 3) the access provided off Evanston Street and Higgins Road will ensure efficient and flexible access to the site. This is in part a result of Petitioner’s strategic design of the community to move the existing access point from Evanston Street to the north to align it with the entrance to the Village Park apartment complex consistent with best planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions.

In addition to traffic, the development will provide sufficient parking for both its residents and their guests to minimize on-street parking and congestion within the area. Each of the 72 townhomes will feature 2 garage spaces and 2 driveway spaces for 288 parking spaces. 23 guest parking spaces have been incorporated throughout the community, for a total of 311 parking spaces in the development, or 4.3 parking spaces per unit, which exceeds the amount of parking required by Village Code.

For the above reasons, the proposed development will not be injurious to or diminish or impair property values within the neighborhood. To the contrary, the proposed development will eliminate an otherwise unattractive property use located along an important Village corridor and will facilitate redevelopment the Subject Property for its highest and best use, simultaneously enhancing the Village’s revenue streams through new property, utility, and sales taxes.

- c. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed development of Higgins Crossing will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Historically, the Subject Property has been zoned “B-2” Community Business District and utilized for operation of car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses have gravitated north to Golf Road, rendering commercial use of the Subject Property obsolete. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years despite multiple changes in ownership, including the Rohrman Auto Group, the Purdue University Research Foundation, and most recently, an affiliate of the Napleton Automotive Group.

Unlike the historical use of the Subject Property, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the existing sidewalk network in the area.

- d. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*

Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. All improvements and utilities will be installed consistent with best engineering, water quality, and management practices. Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be owned and maintained by the HOA to ensure its proper function and sustained aesthetic appeal.

With regards to access, Higgins Crossing will be easily accessible via separate access points from Higgins Road and Evanston Street. The existing access point from Evanston Road will be moved north to align with the entrance across the street to the Village Park apartment complex consistent with best planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions. The private, circular roadway internal to the development has been designed to circulate traffic efficiently and safely. The private roadway will be owned and maintained by the HOA to be formed for the community. Separately, trash and recycling receptacles will be collected by the Village's current service provider.

- e. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.*

Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. As noted, Higgins Crossing will be easily accessible via separate access points from Higgins Road and Evanston Street. The existing access point from Evanston Road will be moved north to align with the entrance across the street to the

Village Park apartment complex consistent with best planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions. The private, circular roadway internal to the development has been designed to circulate traffic efficiently and safely. The private roadways will be owned and maintained by the HOA to be formed for the community.

As part of the Higgins Crossing development, carriage walks and sidewalks will be located throughout the development to provide residents with easy access to the existing sidewalk network along Higgins Road and Roselle Road for interconnectivity to the greater area.

Petitioner also retained Kenig, Lindgren, O'Hara, Aboona, Inc. to conduct a Traffic Study to ensure Higgins Crossing would not have a negative impact on the existing traffic patterns in the area. Importantly, the Traffic Study concluded that: 1) the traffic generated by the proposed development will be less than the previous use on the site; 2) the traffic can be accommodated by the existing area roadway system; and 3) the access provided off Evanston Street and Higgins Road will ensure efficient and flexible access to the site.

In addition to traffic, the development will provide sufficient parking for both its residents and their guests to minimize on-street parking and congestion within the area. Each of the 72 units will feature 2 garage spaces and 2 driveway spaces for 288 parking spaces. 23 guest parking spaces have been incorporated throughout the community, for a total of 311 parking spaces for the development, or 4.3 parking spaces per unit, which exceeds the amount of parking required by Village Code.

f. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

Except as otherwise depicted on the development plans submitted with the application

material, the development will conform to the applicable regulations of the district in which it is to be located.

- g. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.*

The special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans. The Village's Comprehensive Plan is nearly 20 years old. The Comprehensive Plan designates the future use of the Subject Property as "Commercial," which designation was consistent with the Subject Property's use at the time of the Comprehensive Plan's adoption in 2007. However, given the age of the Comprehensive Plan, it could not anticipate the subsequent 2008 market crash nor the changing trends in development for the Subject Property and the surrounding area, which changes effectively rendered use of the Subject Property for commercial/retail purposes obsolete. Still, the proposed development is consistent with the broader vision for the Village set forth in the Comprehensive Plan. As the Comprehensive Plan notes, "as the Village looks to the future, there will be a greater demand for a variety of housing types and price points to meet the market demand of the current demographic trends."

This sentiment is echoed in the Village's Economic Development Strategic Plan and Residential Market Analysis. As the Economic Development Strategic Plan notes, development within the Village from the 1990's through the 2010's largely consisted of traditional suburban subdivisions with varying price points, such that "it's time to encourage new products with new amenities that appeal to a new generation of residents."

Most relevant to the proposed development is the 2023 Residential Market Analysis, which

was prepared at the direction of the Village for the specific purpose of evaluating the potential for multifamily for rent and attached for sale housing opportunities. The Residential Market Analysis concludes that the state of the new construction home market represents a significant opportunity for the development of attached for sale housing units in the Village, labeling the potential for this housing type as “significant.” Importantly, the Residential Market Analysis finds that the Village has yet to capture its share of this residential market, stating “moderate- to larger-scale townhome developments are generating strong sales volumes at multiple locations throughout the market, yet Hoffman Estates is currently void of such development activity.” As of the date of the Residential Market Analysis, there were 1,740 apartments and less than 350 attached for sale housing units approved or under construction in the Village, and the report found that “while other projects are at concept stage or in early discussion, the total number of units in planning is still 40% lower than market capacity through 2028 – not including upside potentials.”

Higgins Crossing will assist in fulfilling the needs and gaps in the market identified in the Comprehensive Plan, the Economic Development Strategic Plan, and the Residential Market Analysis. This will be accomplished via the conversion of otherwise underutilized property to a vibrant townhome community that targets a variety of homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters.

3. Approval of a Planned Development.

Pursuant to Village Code Section 9-1-18A-D, Planned Developments shall meet the following objectives:

- a. Creation of a more desirable environment than would be possible through strict*

application of other Village land use regulations.

The Subject Property is currently zoned “B-2” Community Business District consistent with its historical use for car dealerships. Section 9-1-18A(E)(1) authorizes special uses for planned developments in the “B-2” Community Business District. The proposed development will promote the creation of a more desirable environment than would be possible through strict application of other Village land use regulations. Given the location, historical use, and site constraints of the Subject Property, approval of the development as a planned development is necessary to promote a creative, cohesive, and well thought out community. This includes development features such as an attractive stormwater basin central to the development, significant landscaping treatments along the east and south property lines to provide a buffer between the development and the adjacent uses, adequate room for additional on-site guest parking, and optimal configuration of the proposed townhomes such that they are all rear-loaded with the fronts of the buildings facing Evanston Street and Higgins Road.

b. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.

The proposed Planned Development will promote a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. As noted, the historical use of the Subject Property has been for car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses have gravitated north to Golf Road, rendering the historical use of the Subject Property obsolete and no longer viable. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of

multiple building code complaints and violations. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with a seventy-two (72) unit townhome community.

Unlike the historical use of the Subject Property, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road. Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be maintained by the HOA to be formed for the development to ensure its proper function and sustained aesthetic appeal.

Landscape treatments will be utilized throughout Higgins Crossing to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. In addition to foundation plantings around each building, extra care has been taken to strategically incorporate significant landscaping along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

c. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and prevention of soil erosion.

Higgins Crossing has been designed to preserve and enhance the desirable site characteristics such as natural topography, vegetation and geologic features, and prevention of soil erosion. The Subject Property has been historically used for car dealerships, such that there are minimal desirable topography, vegetation, or geological features. Regardless, the site will be developed consistent with best water quality, planning, and engineering practices and the development will incorporate natural features where feasible. Specifically, Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be maintained by the HOA to be formed for the development to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will also be utilized throughout Higgins Crossing to enhance the visual aesthetics of the community, including a mix of parkway trees, shade trees, and shrubs. Foundation plantings are planned around each building, and extra care has been taken to strategically incorporate significant landscaping along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

d. Combination and coordination of architectural styles, building forms, and building relationships.

The proposed development is consistent with current market trends. The architecture can be categorized as "timeless craftsman," blending a variety of design features to create an attractive

facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature a mix of two and a half and three-story streetscapes consistent with market trends in the area and consumer demand. All units will be rear-loaded so no garages are visible to the public eye from Higgins Road and Evanston Street. The homes will feature three 3 floor plans with no less than 2 elevations each. The standard base unit will be comprised of 2 bedrooms, 2.5-3.5 bathrooms, and a 2-car garage, with a 3rd bedroom and den option available. Square footages will range from approximately 1,650 square feet to 1,800 square feet. Architectural enhancements will include masonry, architectural shingle roofs, multiple roof peaks for added interest, a variety of window sizes, bump outs to break up the vertical plane, and a variety of siding types, including hardy board lap siding, board & batten, and shaker shingle.

e. Provisions for the preservation and beneficial use of open space.

The proposed Planned Development will provide for the preservation and beneficial use of open space. Historically, the Subject Property and the car dealerships located thereon provided little to no green space, with almost the entirety of the Subject Property consisting of buildings and surface parking. Unlike this historical use of the Subject Property, Higgins Crossing has been designed to incorporate open green space and vegetative features. Specifically, Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be maintained by the HOA to be formed for the development to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will also be utilized throughout Higgins Crossing to

enhance the visual aesthetic of the community, including a mix of parkway trees, shade trees, and shrubs. Foundation plantings are planned around each building, and extra care has been taken to strategically incorporate significant landscaping treatments along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

f. Encouragement of land uses that promote the public health, safety, and general welfare.

The proposed Planned Development will encourage land uses that promote the public health, safety, and general welfare. Historically, the Subject Property has been utilized for operation of car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses have gravitated north to Golf Road, rendering commercial use of the Subject Property obsolete and no longer viable. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of multiple building code complaints and violations. Petitioner's proposed development will facilitate demolition of the existing buildings on the Subject Property for its redevelopment, converting otherwise underperforming property for its highest and best use.

In addition, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the existing sidewalk network in the area. In addition to supporting the nearby commercial uses, the proposed development will enhance the Village's revenue streams through new property, utility, and sales taxes.

g. Support the economic development goals of the Village, as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area of strategic plans.

The special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans. The Village's Comprehensive Plan is nearly 20 years old. The Comprehensive Plan designates the future use of the Subject Property as "Commercial," which designation was consistent with the Subject Property's use at the time of the Comprehensive Plan's adoption in 2007. However, given the age of the Comprehensive Plan, it could not anticipate the subsequent 2008 market crash nor the changing trends in development for the Subject Property and the surrounding area, which changes effectively rendered use Subject Property for commercial/retail purposes obsolete. Still, the proposed development is consistent with the broader vision for the Village set forth in the Comprehensive Plan. As the Comprehensive Plan notes, "as the Village looks to the future, there will be a greater demand for a variety of housing types and price points to meet the market demand

of the current demographic trends.”

This sentiment is echoed in the Village’s Economic Development Strategic Plan and Residential Market Analysis. As the Economic Development Strategic Plan notes, development within the Village from the 1990’s through the 2010’s largely consisted of traditional suburban subdivisions with varying price points, such that “it’s time to encourage new products with new amenities that appeal to a new generation of residents.”

Most relevant to the proposed development is the 2023 Residential Market Analysis, which was prepared at the direction of the Village for the specific purpose of evaluating the potential for multifamily for rent and attached for sale housing opportunities. The Residential Market Analysis concludes that the state of the new construction home market represents a significant opportunity for the development of attached for sale housing units in the Village, labeling the potential for this housing type as “significant.” Importantly, the Residential Market Analysis finds that the Village has yet to capture its share of this residential market, stating “moderate- to larger-scale townhome developments are generating strong sales volumes at multiple locations throughout the market, yet Hoffman Estates is currently void of such development activity.” As of the date of the Residential Market Analysis, there were 1,740 apartments and less than 350 attached for sale housing units approved or under construction in the Village, and the report found that “while other projects are at concept stage or in early discussion, the total number of units in planning is still 40% lower than market capacity through 2028 – not including upside potentials.”

Higgins Crossing will assist in fulfilling the needs and gaps in the market identified in the Comprehensive Plan, the Economic Development Strategic Plan, and the Residential Market Analysis. This will be accomplished via the conversion of otherwise underutilized property to a vibrant townhome community that targets a variety of homebuyers, including some of the fastest

growing housing segments of our population – millennials, young professionals, and empty nesters.

4. Approval of a Master Sign Plan.

Petitioner has submitted plans for a permanent monument identification sign as depicted in the Final Landscape Plan, as well as a separate Marketing Signage Packet (the monument sign and marketing signage shall collectively comprise the “**Master Sign Plan**”). Pursuant to Village Code Section 9-3-8M-4-h(3), the Village Board of Trustees is authorized to approve a Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

- a. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;*

The proposed signage will result in architecture and graphics of a scale appropriate for the subject development and the surrounding area. Petitioner proposes a monument identification sign for the development to be located at the development’s entrance from Higgins Road as depicted on the Final Landscape Plan included with the submittal material. The proposed monument sign will safely and efficiently direct visitors to the development. The proposed sign has been architecturally designed to complement the area and homes in the development, featuring mounted metal sign lettering and precast sign paneling. The sign also incorporates high end materials, including brick and precast concrete.

In addition to the permanent monument identification sign to be located at the entrance from Higgins Road, Petitioner also proposes a number of temporary marketing signs as depicted on the Marketing Signage Packet included with the submittal material. The marketing signage includes billboard and flag signage, as well as model and sales center identification signs, a flag pole, and a model open banner. The proposed marketing signage will facilitate effective marketing

of the development, which benefits both the Petitioner, Village, and neighbors by properly showcasing the development to expedite its full occupancy. The marketing signage shall be removed within 30 days of the last home in the development being sold.

b. Provide signage consistent with the site plan and architecture of the project;

The proposed signage is consistent with the site plan and architecture of the project. As noted, Petitioner proposes a monument identification sign for the development to safely and efficiently direct visitors to the development. The proposed sign has been architecturally designed to complement the area and homes in the development, featuring mounted metal sign lettering and precast sign paneling. The sign also incorporates high end materials, including brick and precast concrete. In addition to the permanent monument sign, Petitioner also proposes a number of marketing signs. The proposed marketing signage will facilitate effective marketing of the development, expediting its full occupancy and ultimately helping to facilitate development of the Subject Property with its highest and best use with an additional housing option for Village residents and people looking to move to the community.

c. Avoid visual clutter;

The proposed signage will avoid visual clutter. Petitioner proposes a single monument identification sign for the development to be located at the entrance along Higgins Road. The sign is approximately 16' x 12' – an appropriate size and mass for the nature of the development and the sign's location along a principal arterial roadway like Higgins Road. Likewise, the proposed marketing signage has been designed and positioned to avoid visual clutter. The marketing signage is limited in number and has been spread across the frontage of the community, with signage proposed at the north entrance, the northwest corner, the southwest corner, and near the proposed

model home. As noted, the marketing signage will be removed within 30 days of the last home being sold in the community.

- d. Allow visitors, employees and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and*

While this is a residential subdivision and not a commercial use, the proposed signage will allow visitors to readily identify the entrance to the subdivision while providing the community with attractive and unobtrusive signage. As noted, Petitioner proposes a monument identification sign for the development to be located at the entrance from Higgins Road to safely and efficiently direct visitors to the site. The proposed sign has been architecturally designed to complement the area and homes in the development, featuring mounted metal sign lettering and precast sign paneling. The sign also incorporates high end materials, including brick and precast concrete. In addition to the permanent monument sign, Petitioner also proposes a number of marketing signs. The proposed marketing signage will facilitate effective marketing of the development, expediting its full occupancy and ultimately helping to facilitate development of the Subject Property with its highest and best use with an additional housing option for Village residents and people looking to move to the community. The proposed signage is of appropriate size and mass for the nature of the development and the development's location along a principal arterial roadway.

- e. Result in a unified theme of signage for the project.*

The proposed signage will result in a unified theme of signage for the project. As noted, the proposed monument sign has been designed to complement the homes within the subdivision and nature of the area. The monument sign features mounted metal sign lettering and precast sign paneling and incorporates high end materials, including brick and precast concrete. In addition,

the proposed marketing signage will help expedite the development's full occupancy and ultimately facilitate development of the Subject Property with its highest and best use with an additional housing option for Village residents and people looking to move to the community.

WHEREFORE, by reason of the foregoing, and based on any testimony that may be proffered at the public hearing, the undersigned Petitioner requests the Village take the necessary steps for i) approval of a Final Plat of Subdivision; ii) approval of a Special Use Permit for a Planned Development; iii) approval of a Planned Development and associated deviations; iv) approval of a Master Sign Plan; and v) approval of such other relief from the Village Code as may be deemed necessary and appropriate to develop the Subject Property pursuant to the provisions of the Village Code as depicted on the development plans submitted herewith.

RESPECTFULLY SUBMITTED this 3rd day of October, 2025.

PETITIONER:

D.R. HORTON, INC. – MIDWEST

Eric M. Prechtel

Attorney for Petitioner

EXHIBIT "A"
Legal Description

PARCEL 1:

LOT 1 IN LEXUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1989 AS DOCUMENT 86921530, IN COOK COUNTY, ILLINOIS.

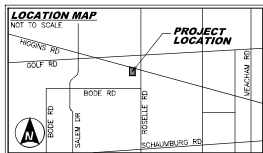
PARCEL 2:

LOT 2 IN LEXUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1989 AS DOCUMENT 86921530, IN COOK COUNTY, ILLINOIS.

PINS: 07-15-102-023-0000

07-15-102-024-0000

COMMONLY KNOWN AS: 125 & 155 W. Higgins Road, Hoffman Estates, IL 60169



NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 200010006 WITH A COMMITMENT DATE OF JANUARY 3, 2002, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND PRELIMINARY EXEMPTIONS TO TITLE. THIS SURVEY IS NOT A SURVEY MATTER. SEE DOCUMENT FOR PARTICULARS.

2. TITLE EXCEPTION 1, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

3. TITLE EXCEPTION 4, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

4. TITLE EXCEPTION 5, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

5. TITLE EXCEPTION 6, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

6. TITLE EXCEPTION 7, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

7. TITLE EXCEPTION 8, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

8. TITLE EXCEPTION 9, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

9. TITLE EXCEPTION 10, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

10. TITLE EXCEPTION 11, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

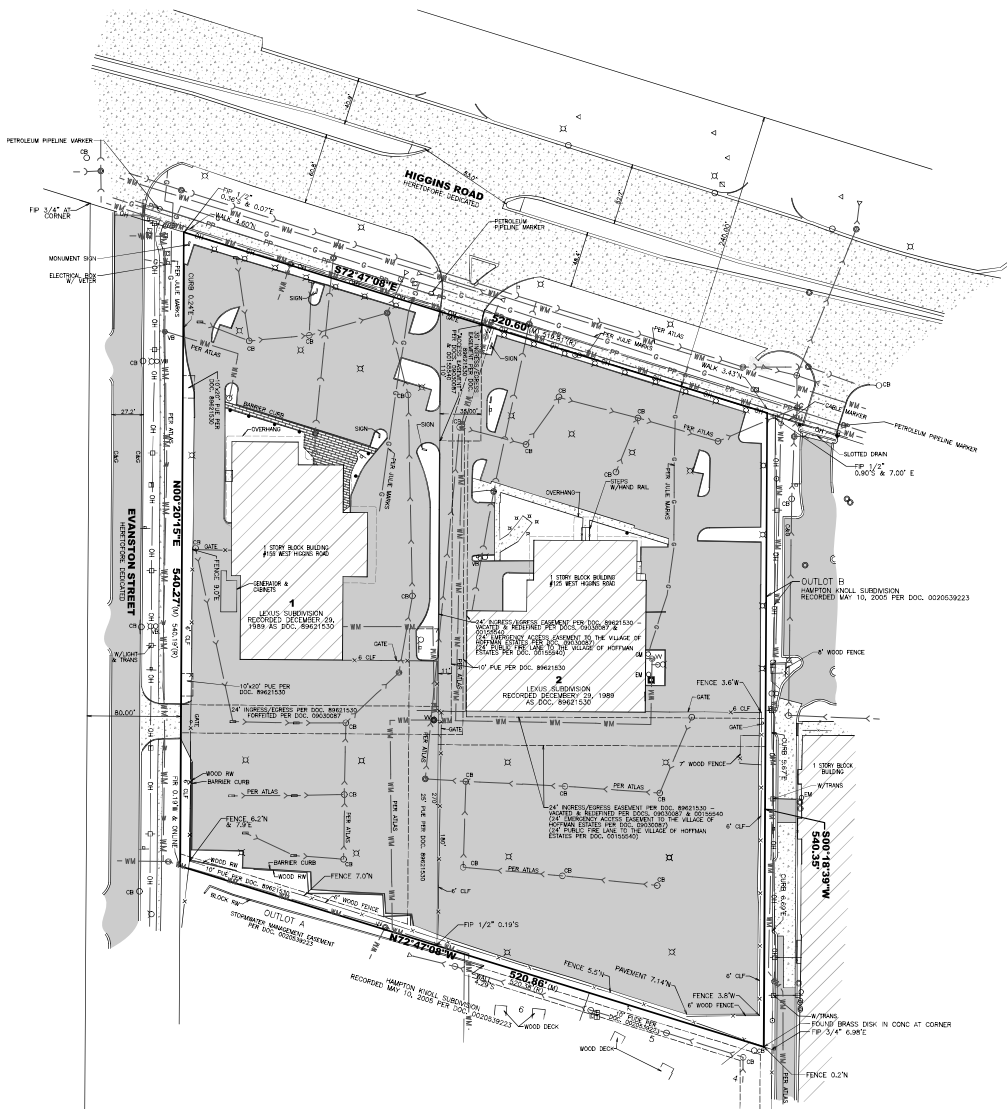
11. TITLE EXCEPTION 12, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

12. TITLE EXCEPTION 13, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

13. TITLE EXCEPTION 14, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

14. TITLE EXCEPTION 15, PROPERTY SUBJECT TO EASEMENT FOR NORTHERN AND SOUTHERN RAILROADS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400, IS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 29, 1989 AS DOCUMENT NO. 00155400. SEE TITLE EXCEPTIONS 1, (NOT 1D) AND 1, (NOT 1E).

ALTA/NSPS LAND TITLE SURVEY



AREA:
PROPERTY CONTAINS 289,217 SQUARE FEET OR 6.680 ACRES MORE OR LESS

P.L.N. #:
07-10-03-0000
07-10-03-0000

PROPERTY DESCRIPTION:

PARCEL 1:
LOT 1 IN N.E. 1/4 SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1989 AS DOCUMENT 00155400, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 2 IN N.E. 1/4 SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1989 AS DOCUMENT 00155400, IN COOK COUNTY, ILLINOIS.

LEGEND:

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- OVERHEAD WIRE
- FENCE
- SANITARY SEWER
- STORM SEWER
- PETROLEUM PIPELINE
- GAS LINE
- WATER MAIN
- MANHOLE (MH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BOLLARD (BO)
- FIRE HYDRANT (FH)
- MANHOLE (MH)
- LIGHT (LIT)
- POWER POLE
- DAY WIRE (DW)
- CABLE PEDESTAL (PCPD)
- ELECTRIC PEDESTAL (PEPD)
- TELEPHONE PEDESTAL (TEPD)
- TRANSFORMER
- CHIMNEY
- CURB AND GUTTER
- CHORD LENGTH
- CHAIN LINK FENCE
- DEED
- EM
- FOUND RAILROAD
- FOUND IRON PIPE
- GAS METER
- MEASURED
- PUBLIC UTILITIES AND DRAINAGE EASEMENT
- PUBLIC UTILITIES EASEMENT
- RECORD
- STORM
- STRUCTURE
- TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

TABLE A OPTIONS (2021 STANDARDS)

- 1. MONUMENTATION
- 2. ADDRESS
- 3. FLOOD ZONE
- 4. LAND AREA
- 5. VERTICAL ALIGNMENT
- 6. VERTICAL REPORT SETBACK REQUIREMENT TABLE
- 7. BUILDING DIMENSIONS
- 8. BUILDING AREA/OUTDOOR FOOTPRINTS
- 9. OTHER BUILDING AREAS
- 10. BUILDING REPORT
- 11. VISIBLE IMPROVEMENTS
- 12. MONUMENTATION
- 13. UTILITIES OBSERVED EVIDENCE W/PLANS
- 14. UTILITIES OBSERVED EVIDENCE W/PLANS
- 15. GOVERNMENTAL AGENCY REQUIREMENTS
- 16. VARIATION OF ADJOINING OWNERS
- 17. DISTANCE TO NEAREST INTERSECTING STREET
- 18. DISTANCE TO NEAREST INTERSECTING STREET
- 19. CHANGE IN RIGHT-OF-WAY/ADJACENT AND STREET CONSTRUCTION
- 20. CHANGE IN RIGHT-OF-WAY/ADJACENT AND STREET CONSTRUCTION
- 21. PROFESSIONAL LIABILITY INSURANCE

STATE OF ILLINOIS
COUNTY OF COOK

CHICAGO TITLE INSURANCE COMPANY
ATTN: HOFFMAN ESTATES PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
ONE N. HORTON, INC.-MIDWEST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 11(a) AND 11(b) OF TABLE A HEREOF.

THE FIELD WORK WAS COMPLETED ON 02-24-25.
DATE OF PLAT OR MAP: 02-28-25.

MAKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM
NUMBER 154-002044

RENEAL F. CONNER
EMAIL: rconner@makieconsultants.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002922
LICENSE EXPIRES: NOVEMBER 30, 2026

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 695-1400
www.mackieconsultants.com

CLIENT:
D.R. HORTON
America's Builder

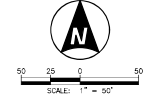
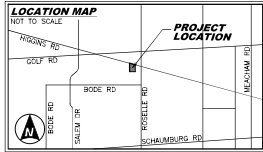
D.R. HORTON, INC.-MIDWEST
1750 EAST GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60193

DESIGNED	AJM
DRAWN	AJM
APPROVED	MFO
DATE	02-28-25
SCALE	1" = 50'
DATE	
DESCRIPTION OF REVISION	
BY	

ALTA/NSPS LAND TITLE SURVEY
NAPLETON TOWNHOME DEVELOPMENT
HOFFMAN ESTATES, ILLINOIS

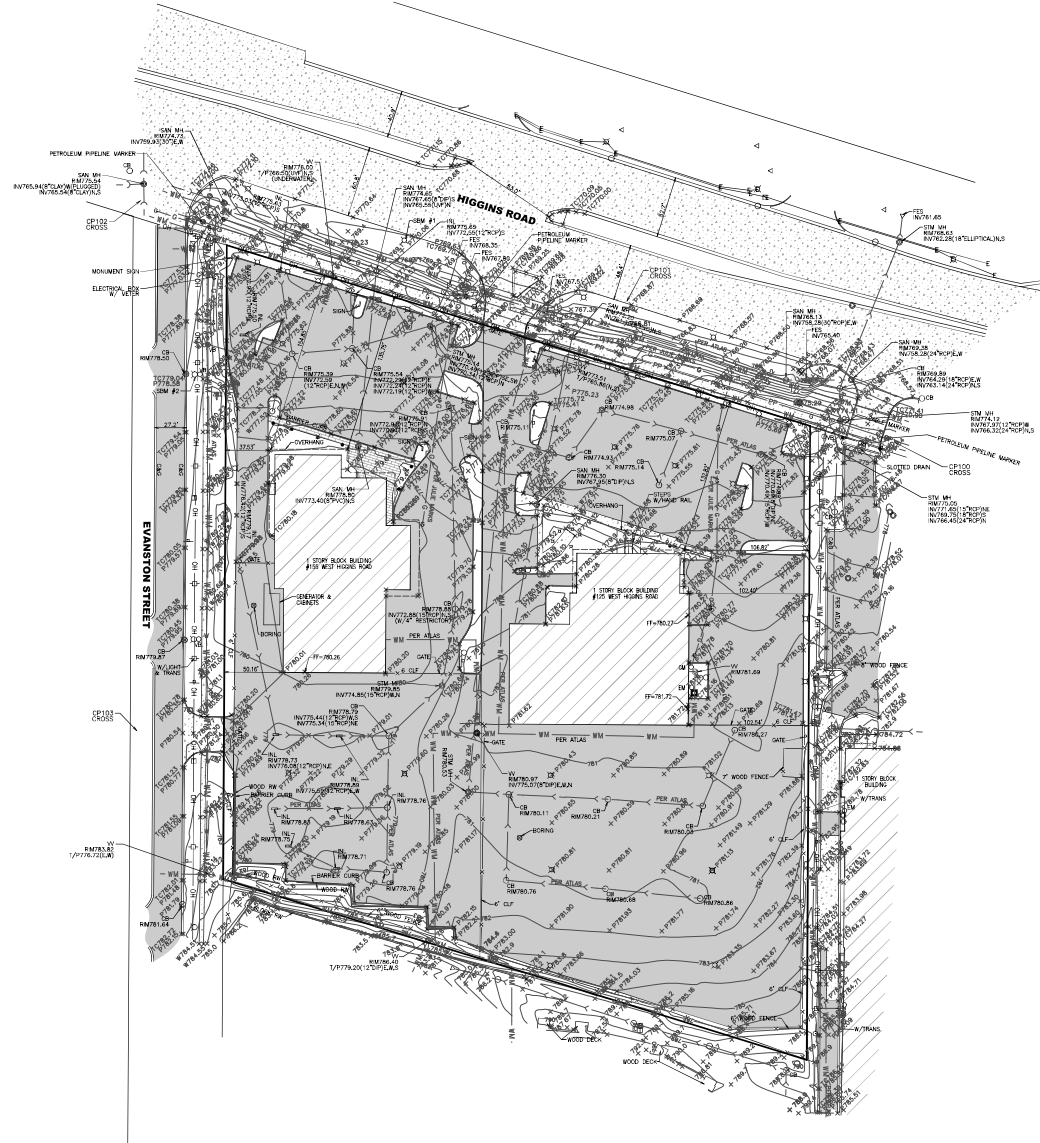
SHEET
1 OF 1
PROJECT NUMBER: 5082
© MAKIE CONSULTANTS LLC 2025
ILLINOIS FIRM LICENSE #44-002694

TOPOGRAPHIC SURVEY



LEGEND:

- BOUNDARY LINE
- BUILDING SETBACK LINE (BSL)
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- OVERHEAD WIRE
- FENCE
- PETROLEUM PIPELINE
- GAS PIPE
- WATER MAIN
- MANHOLE (MH)
- CATCH BASIN (CB)
- INLET (RL)
- FLARED END SECTION (FES)
- VALVE VALVE (VV)
- VALVE BOX (VB)
- AUXILIARY VALVE (AV)
- BOLLARD (BL)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- LIGHT (LH)
- POWER POLE
- 60V WIRE (6V)
- CABLE PEDESTAL (PCD)
- ELECTRIC PEDESTAL (PEE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER
- SIGN
- CURB AND GUTTER
- CHAIN LINK FENCE
- ELECTRIC METER
- FOUND IRON ROD
- FOUND IRON PIPE
- GAS METER
- SANITARY
- SBM
- STW
- STR
- TRANS
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB



NOTES:

1. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, THIS COVER THE AREA, THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE 1 AND UNDEVELOPED AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOODING FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0187A, WITH A MAP REVISED DATE OF AUGUST 19, 2008.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. COMPARE SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. REFER TO LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
5. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
6. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
7. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
8. SURVEY IS BASED ON FIELD WORK COMPLETED ON 02-24-25.

BENCHMARKS:

- SITE BENCHMARK #1:**
CUT SQUARE ON LIGHT POLE BASE, THE SECOND LIGHT POLE EAST OF EVANSTON STREET ON THE SOUTH SIDE OF HIGGINS ROAD, APPROXIMATELY 200 FEET SOUTHEASTLY OF THE CENTERLINE OF EVANSTON STREET, 14 (UNADJUSTED BASED ON LEICA GS15 SVANTARTEHA PERFORMANCE)
- SITE BENCHMARK #2:**
EAST BOLT ON THE FIRST FIRE HYDRANT SOUTH OF HIGGINS ROAD ON THE EAST SIDE OF EVANSTON STREET, APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF HIGGINS ROAD, ELEVATION = 781.81



STATE OF ILLINOIS
COUNTY OF COOK
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002594, HEREBY CERTIFY THAT WE HAVE PREPARED THE TOPOGRAPHY AS SHOWN HEREON AND THAT THIS PLAN REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID TOPOGRAPHY.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF FEBRUARY, 2025 IN ROSEMONT, ILLINOIS.

Michael J. O'Connor
MICHAEL J. O'CONNOR
EMAIL: mconner@mackieconsultants.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002592
LICENSE EXPIRES: NOVEMBER 30, 2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 695-1400
www.mackieconsultants.com

CLIENT:
D.R. HORTON
America's Builder

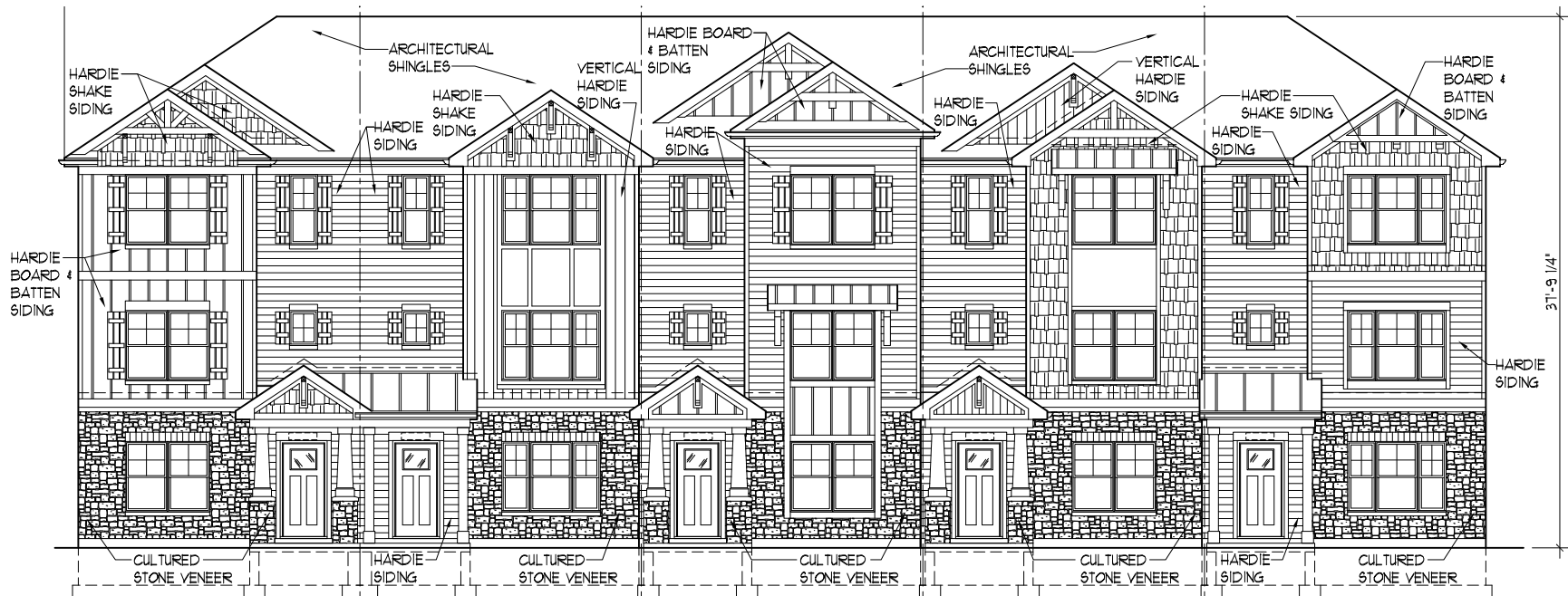
D.R. HORTON, INC.-MIDWEST
1750 EAST GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY	SCALE
			1" = 50'

TOPOGRAPHIC SURVEY
NAPLETON TOWNHOME DEVELOPMENT
HOFFMAN ESTATES, ILLINOIS

SHEET
1 OF 1
PROJECT NUMBER: 5082
© MACKIE CONSULTANTS LLC 2025
ILLINOIS FIRM LICENSE: 184-002594

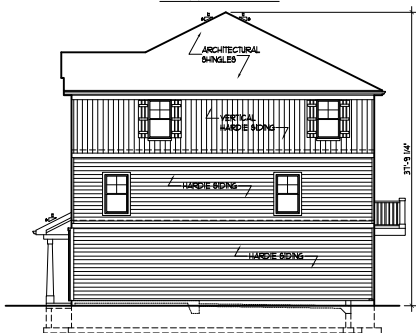




1828 PLAN ELEV 'FB3' 1828 PLAN ELEV 'FB3' 1651 PLAN ELEV 'FB3' 1828 PLAN ELEV 'FB3' 1828 PLAN ELEV 'FA3'

FRONT ELEVATION - 5 UNIT BUILDING

SCALE: 1/8"=1'-0"



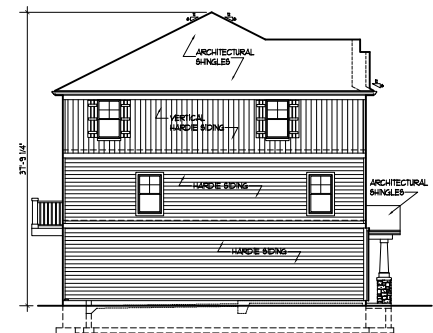
TYPICAL RIGHT ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL REAR ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL LEFT ELEVATION

SCALE: 1/16"=1'-0"

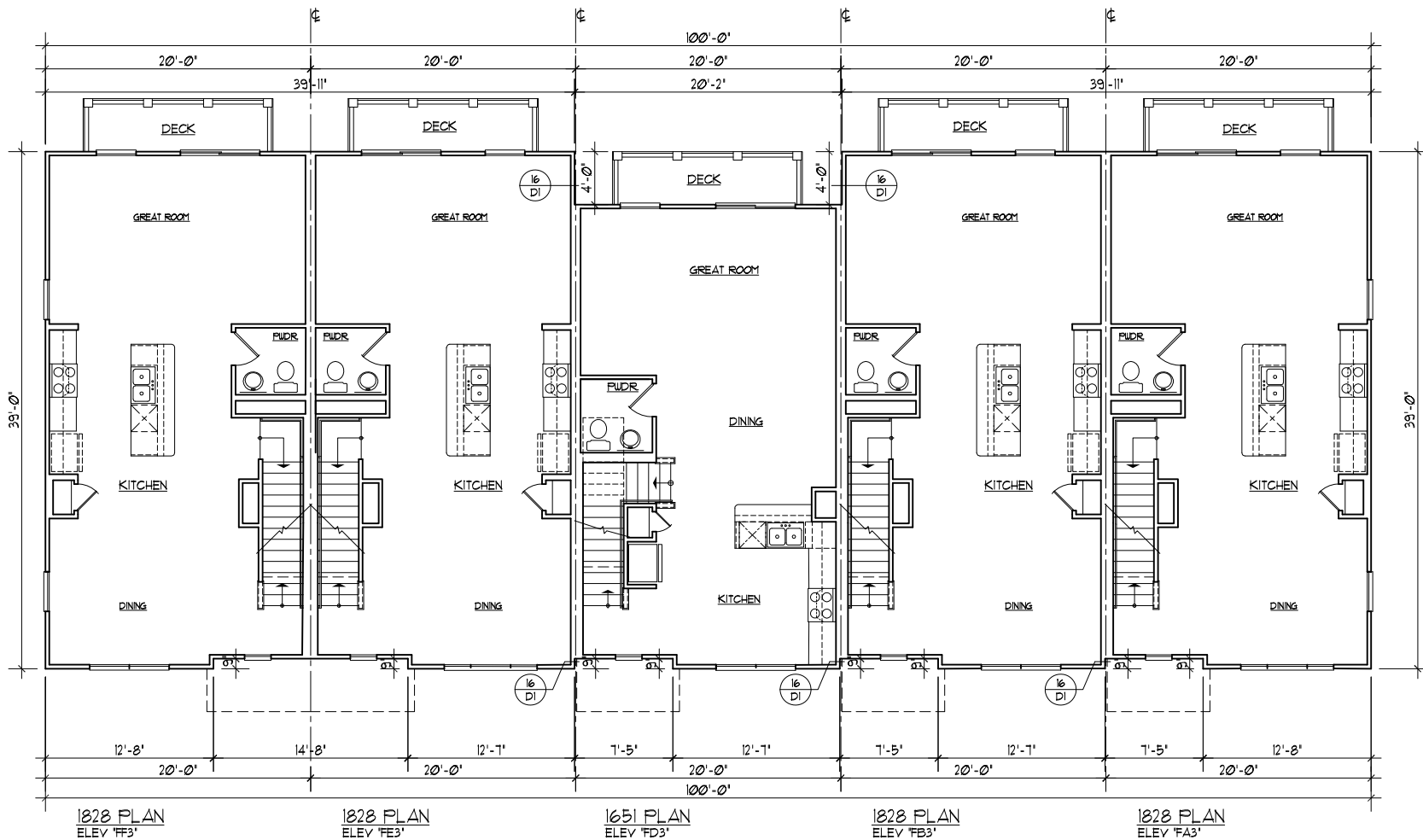
5 UNIT 3 STORY BUILDING-SEABOARD SERIES

HIGGINS CROSSING
HOFFMAN ESTATES, IL

D-R HORTON DRI
America's Builder

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (647) 877-6150

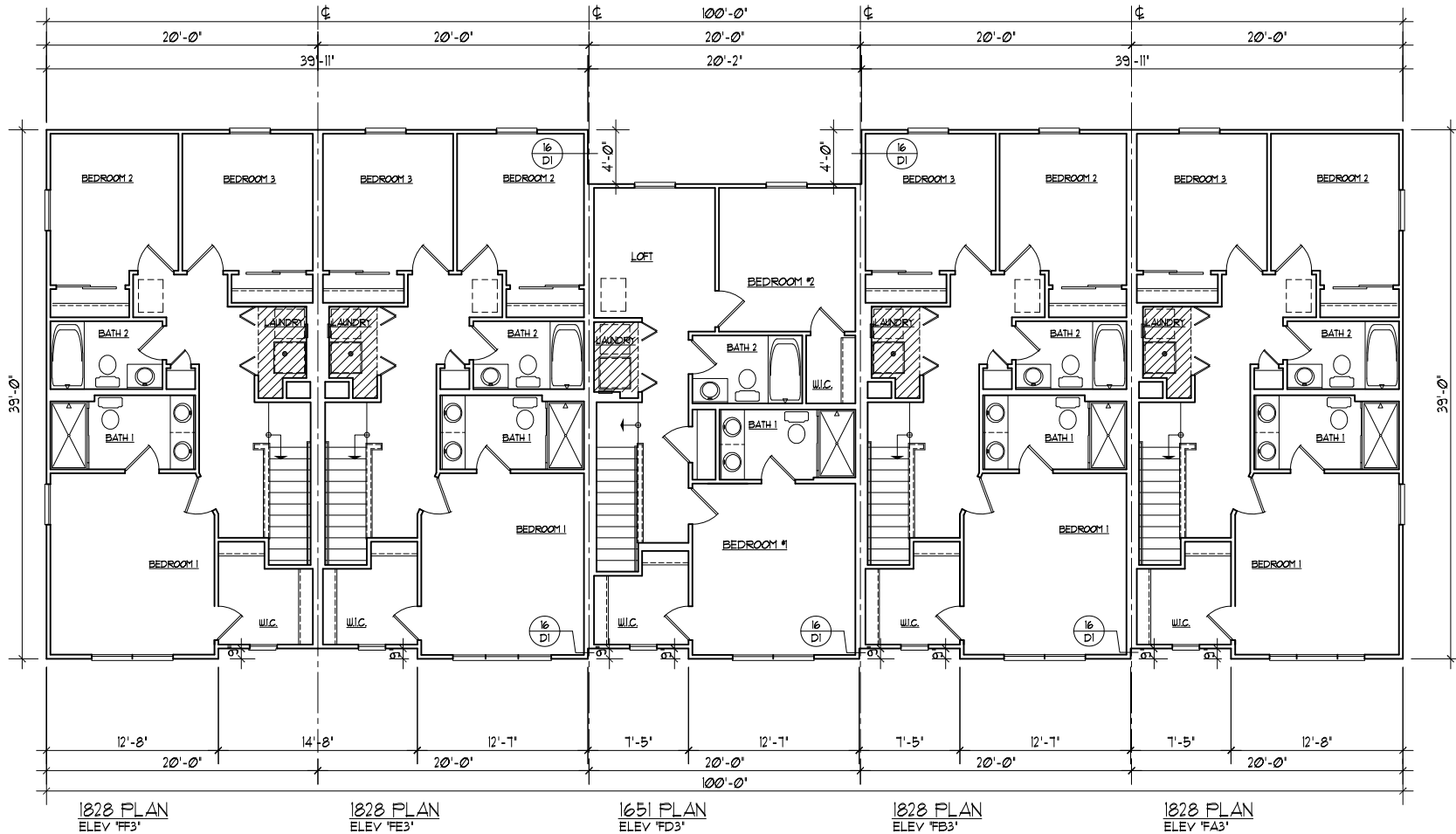
08-13-25



FIRST FLOOR PLAN

5 UNIT 3 STORY BUILDING SEABOARD SERIES

HIGGINS CROSSING
HOFFMAN ESTATES, IL



SECOND FLOOR PLAN

5 UNIT 3 STORY BUILDING SEABOARD SERIES

HIGGINS CROSSING
HOFFMAN ESTATES, IL

FINAL ENGINEERING PLANS HIGGINS CROSSING HOFFMAN ESTATES, ILLINOIS

LEGEND

EXISTING	PROPOSED
SANITARY SEWER	8" PVC
FORCE MAIN	12" RCP
STORM SEWER	12" RCP
UNDERDRAIN	
MANHOLE	
CATCH BASIN	
INLET	
CLEANOUT	
WATER MAIN	12" RCP
VALVE VAULT	
VALVE BOX	
FIRE HYDRANT	
FLARED END SECTION	
COMBINED SEWER	
STREET LIGHT/PARKING LOT LIGHT	
POWER POLE	
STREET SIGN	
FENCE	
GAS MAIN	
OVERHEAD LINE	
TELEPHONE LINE	
ELECTRIC LINE	
CABLE TV LINE	
HIGH WATER LEVEL	
NORMAL WATER LEVEL	
CONTOUR LINE	
TOP OF CURB ELEVATION	
TOP OF DEPRESSED CURB	
PAVEMENT ELEVATION	
SPOT ELEVATION	
FINISHED FLOOR ELEVATION	
TOP OF FOUNDATION	
GRADE AT FOUNDATION	
HIGH OR LOW POINT	
OVERLAND FLOOD ROUTE	
PAVEMENT FLOW DIRECTION	
SKALE FLOW DIRECTION	
DEPRESSED CURB AND GUTTER	
REVERSE CURB AND GUTTER	

ABBREVIATIONS

AC ACRE	HWL HIGH WATER ELEVATION	SAN SANITARY SEWER
BC BACK OF CURB	INL INLET	SMH SANITARY MANHOLE
BTM BOTTOM	INV INVERT	STA STATION
CB CATCH BASIN	LF LINEAL FEET/FOOT	STM STORM SEWER
CFS CUBIC FEET PER SECOND	LP LIGHT POLE	SQ SQUARE YARD
CY CUBIC YARD	LT LEFT	SWPP SWPP
DIAMETER	L/W LOWEST GRADE ADJACENT	SWPP STORMWATER POLLUTION PREVENTION PLAN
DWM DUCTILE IRON WATER MAIN	MAX MAXIMUM	TDC TOP OF DEPRESSED CURB
ELEV ELEVATION	MIN MINIMUM	TC TOP OF CURB
EP EDGE OF PAVEMENT	MM STORM MANHOLE	TF TOP OF FOUNDATION
FF FINISHED FLOOR	MN MINIMUM	T/W TOP OF RETAINING WALL
FES FLARED END SECTION	NWL NORMAL WATER ELEVATION	TYP TYPICAL
FT FOOT/FEET	OC OUTLET CONTROL STRUCTURE	VB VALVE BOX
G GUTTER ELEVATION	P PAVEMENT ELEVATION	VC VERTICAL CURVE
GF GRADE AT FOUNDATION	PVC POLYVINYL CHLORIDE PIPE	W VALVE VAULT
GR GRADE RING ELEVATION	R R/W ELEVATION	WM WATER MAIN
HDPE HIGH DENSITY POLYETHYLENE PIPE	RT RIGHT	VP1 VERTICAL POINT OF INTERSECTION
HYD FIRE HYDRANT	ROW RIGHT OF WAY	
HMA HOT MIX ASPHALT		

INDEX OF SHEETS

- COVER SHEET
- EXISTING CONDITIONS AND DEMOLITION PLAN
- OVERALL SITE PLAN
- GRADING PLAN
- GRADING DETAILS
- GRADING DETAILS
- STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
- SWPPP DETAILS
- SWPPP SPECIFICATIONS
- OVERALL UTILITY PLAN
- SANITARY SEWER PROFILES
- STREET LIGHTING, PAVEMENT, AND SIGNAGE PLAN
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- PROJECT SPECIFICATIONS
- STORMWATER MANAGEMENT PLAN
- MAINTENANCE AND MONITORING PLAN

Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.

P (708) 588-4055
E WMQjobStart@mwrdd.org



BENCHMARKS

SITE BENCHMARK #1:
OUT SQUARE ON LIGHT BOLT BASE, THE SECOND LIGHT POLE
EAST OF EVANSTON STREET ON THE SOUTH SIDE OF HIGGINS
ROAD, APPROXIMATELY 200 FEET SOUTHEASTLY OF THE
CENTERLINE OF EVANSTON STREET.
ELEVATION = 710.24 (NAVD83 BASED ON LEICA GS15
SMARTANTENNA PERFORMANCE)

SITE BENCHMARK #2:
ROAD BOLT ON THE FIRST FIRE HYDRANT SOUTH OF HIGGINS
ROAD ON THE EAST SIDE OF EVANSTON STREET.
APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF
HIGGINS ROAD.
ELEVATION = 701.01

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - ILLINOIS LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - VILLAGE OF HOFFMAN ESTATES DEVELOPMENT REQUIREMENTS AND STANDARDS MANUAL.
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

[Signature]
LICENSED ENGINEER



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 696-1400
www.mackieconsultants.com

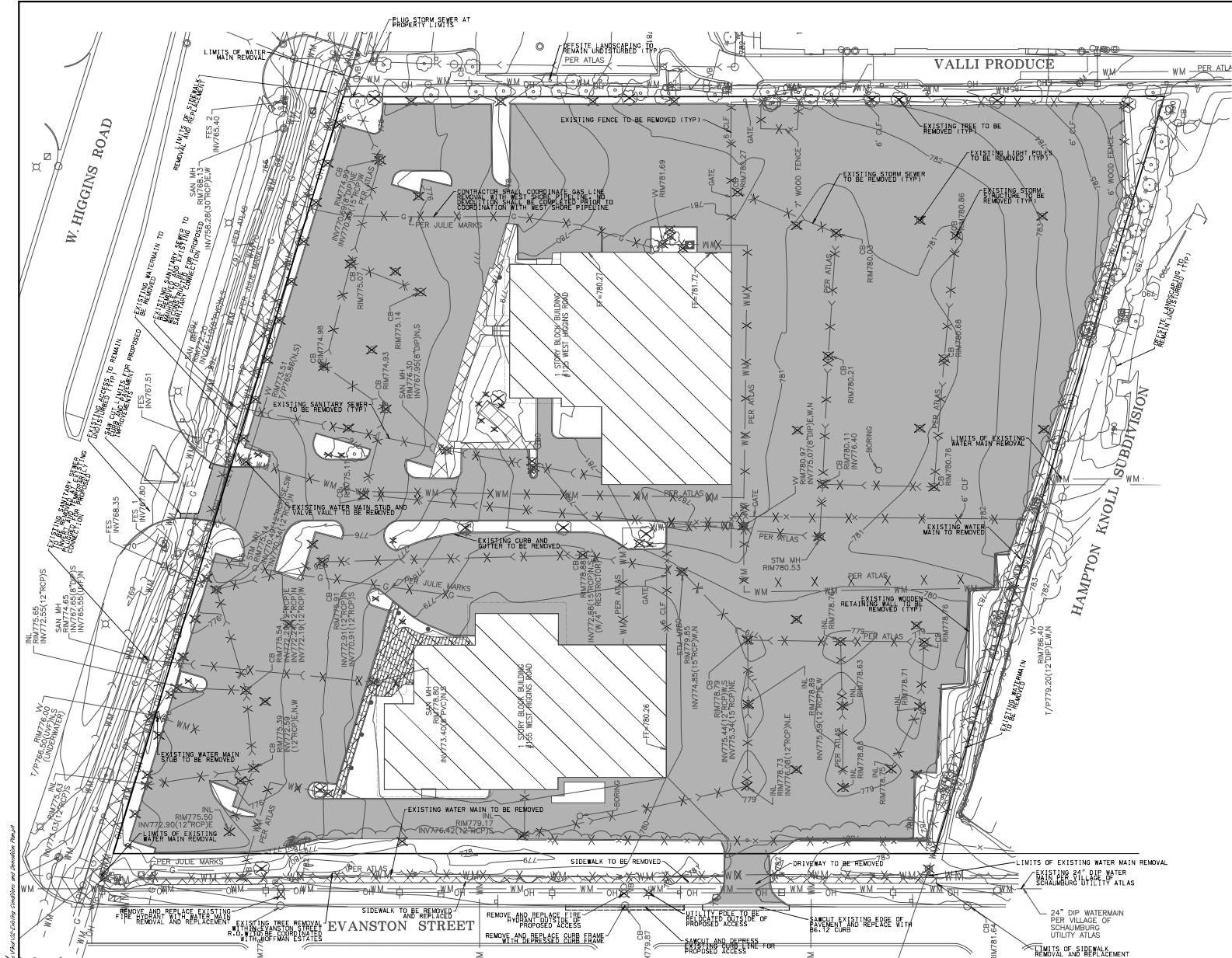
CLIENT:
D-R HORTON
America's Builder

D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2026
SCALE	N.T.S.
DATE	DESCRIPTION OF REVISION
12/03/26	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS
10/13/26	REVISED PER CLIENT REVIEW
09/26/26	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW

COVER SHEET
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET
1 OF 18
PROJECT NUMBER: 5082
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ILLINOIS PROFESSIONAL ENGINEER LICENSE #4-00294



SCALE 1" = 30'

DEMOLITION LEGEND

- EXISTING BUILDING TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING HMA PAVEMENT TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- EXISTING UTILITY TO BE REMOVED
- EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED

ALL ON SITE EXISTING DRY UTILITY SERVICES TO BE REMOVED. COORDINATION WITH GAS, TELEPHONE, AND ELECTRIC PROVIDERS TO BE COMPLETED BY CONTRACTOR. REFER TO GENERAL NOTE 9.

CONTRACTOR SHALL COORDINATE EXISTING TREE LINE REMOVAL ALONG EVANSTON STREET WITH THE VILLAGE OF HOFFMAN ESTATES

- DEMOLITION PLAN GENERAL NOTES:
1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
 3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED 02-28-2025 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL OBTAIN PERMITS FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE.
 6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES, AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
 7. ALL HMA PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ON SITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL AS APPROVED BY THE OWNER OR ENGINEER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
 8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
 9. GAS, TELEPHONE, AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
 10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
 11. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND BE FILLED WITH SAND OR PEA GRAVEL.
 12. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES SUCH AS FENCES, WALLS, STOPS, SIGNS, LIGHTS, AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
 13. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS INCLUDING ADJACENT STREETS AND DRIVEWAYS SHALL BE FREE OF DEBRIS AT ALL TIMES.
 14. PAVEMENT, CURB, GUTTER, AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
 15. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
 16. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED, AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES AND REGULATIONS.
 17. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED, AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES AND REGULATIONS.
 18. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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CLIENT:

D-R HORTON
America's Builder

D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY
12/03/25	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS	AA
10/13/25	REVISED PER CLIENT REVIEW	AA
09/26/25	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW	AA

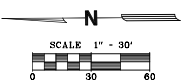
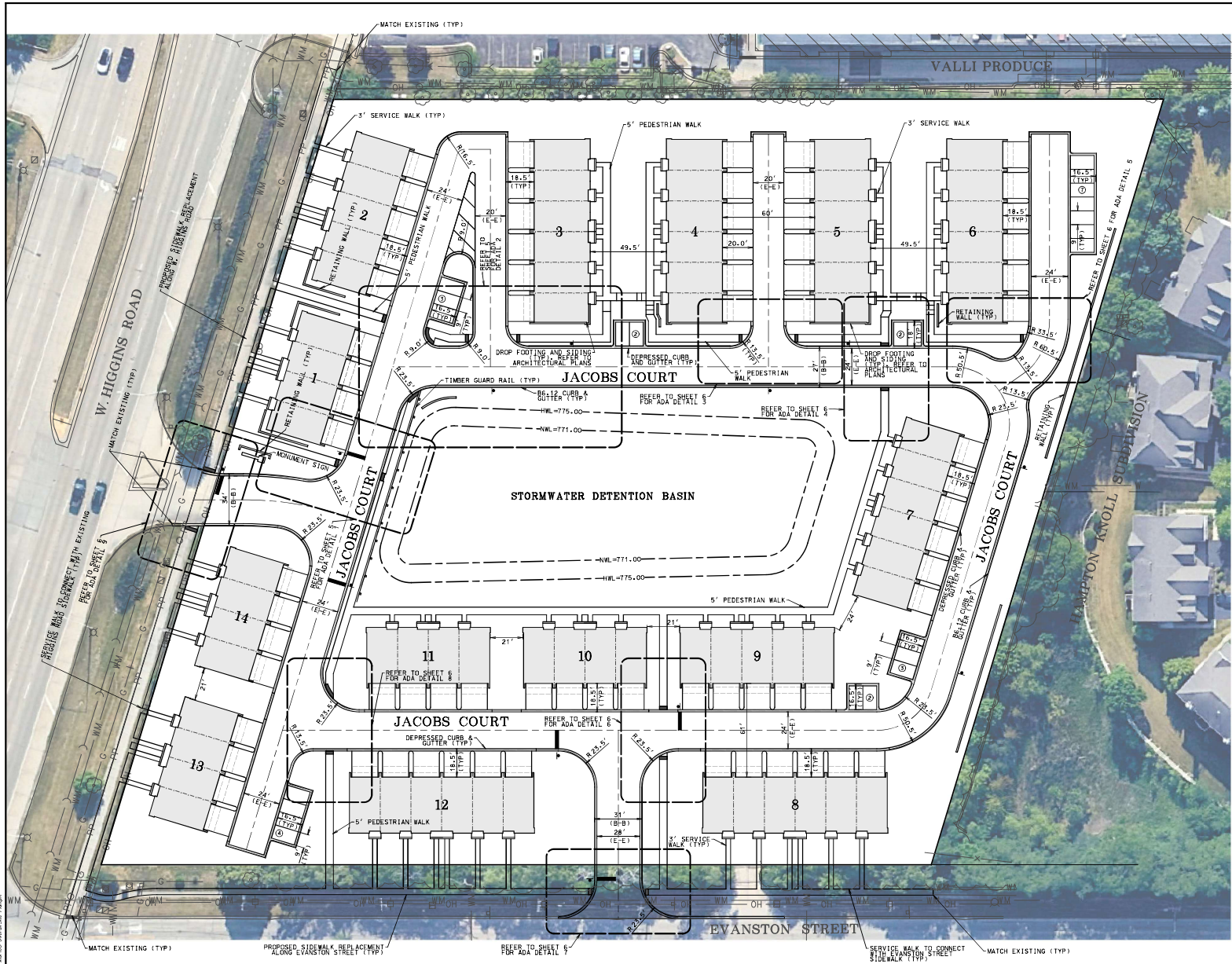
DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2025
SCALE	1" = 30'

EXISTING CONDITIONS AND DEMOLITION PLAN
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET
2 OF 18

PROJECT NUMBER: 5082
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- SITE PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 3. ALL BUILDING DIMENSIONS ARE BASED ON CONCEPT SITE PLAN DATED 05-22-2025. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
 4. ALL ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 5. ALL PROPOSED CURB AND GUTTER SHALL BE 36-12 AND SHALL BE DERESSED CURB WHERE SIDEWALK MEETS A STREET UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
 6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK, OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
 7. SEE LANDSCAPE PLANS FOR DETAILS OF RETAINING WALLS.
 8. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS UNLESS OTHERWISE SHOWN.

**REFER TO SHEETS 15
FOR TYPICAL ROADWAY
CROSS SECTIONS
AND DETAILS**

PARKING STALLS STANDARD OFF-STREET PERPENDICULAR PARKING STALLS SHALL BE 9-FOOT WIDE AND 30-FOOT DEEP	COUNT
23	
DRIVEWAY STALLS SHALL BE 14-FOOT DEEP BY 17-FOOT WIDE	COUNT
72	

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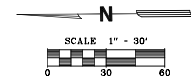
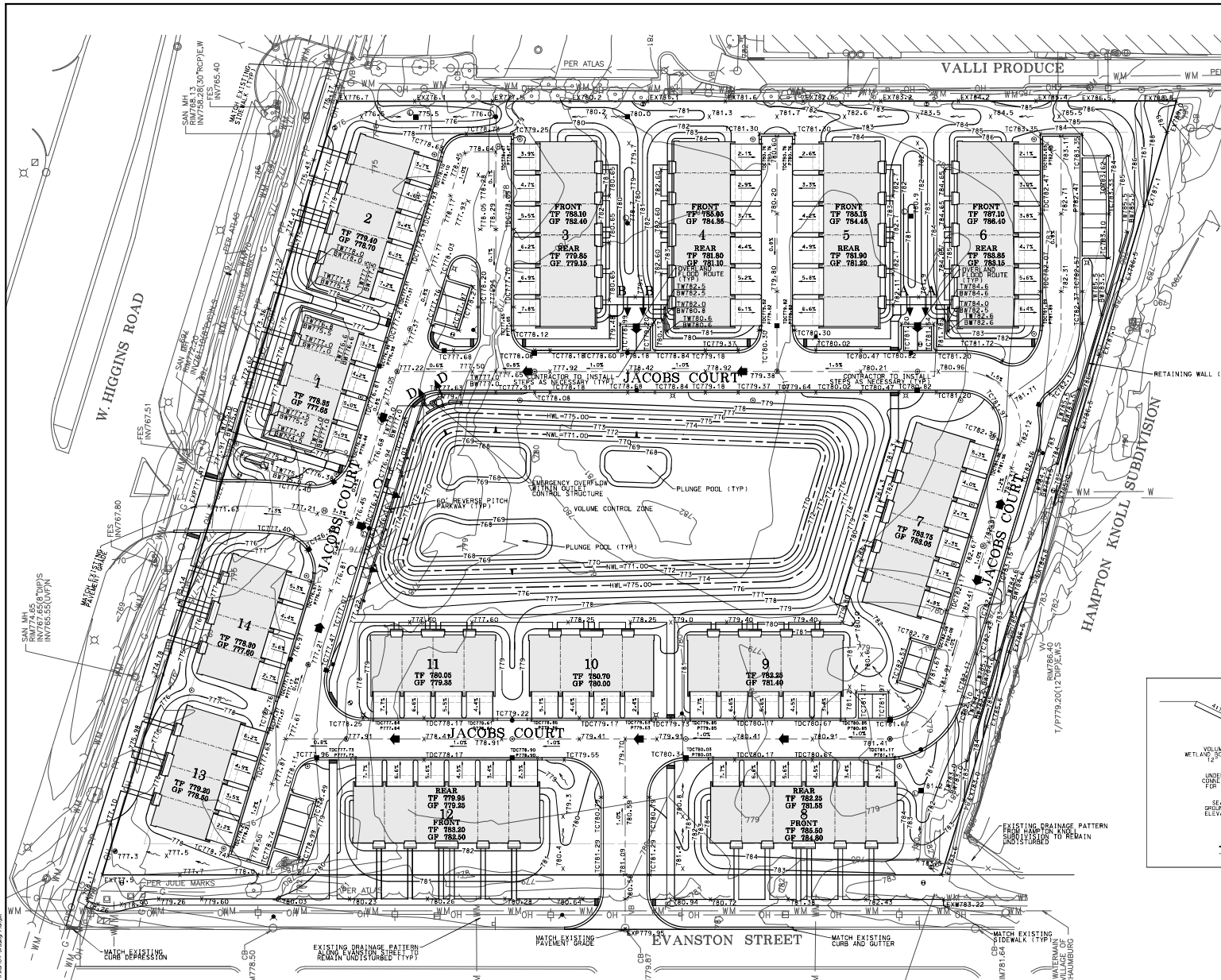
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SCHAUMBURG, ILLINOIS 60173

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09/26/25	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW	AA	

DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2025
SCALE	1" = 30'

**OVERALL SITE PLAN
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS**

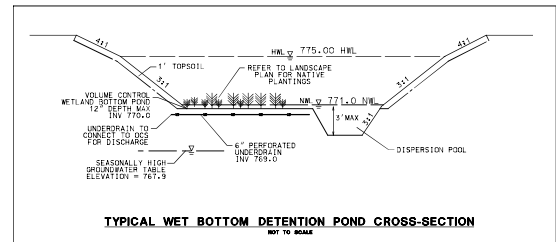
SHEET	3 OF 18
PROJECT NUMBER	5082
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- GRADING PLAN GENERAL NOTES**
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 02-24-2025. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
 - ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDING.
 - EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
 - DRIVEWAY SLOPES SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
 - GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
 - BUILDING AREA INDICATED IS APPROXIMATE AND REPRESENTS ONE POSSIBLE OPTION OF HOME. GRADING MAY NEED TO BE ADJUSTED AS OTHER HOMES ARE SOLD.
 - OVERFLOW DRAINAGE ROUTES AND SLOPES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 - DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
 - CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

**REFER TO SHEET 5 FOR
TYPICAL TOWNHOME MASS
GRADING DETAIL**

DETENTION BASIN INFORMATION	
	100-YEAR
STORMWATER VOLUME REQUIRED	-2.21 AC-FT
STORMWATER VOLUME PROVIDED	-2.30 AC-FT
NORMAL WATER ELEVATION	-771.00 FT
HIGH WATER ELEVATION REQUIRED	-774.87 FT
HIGH WATER ELEVATION PROVIDED	-775.00 FT
OVERFLOW WEIR ELEVATION (IN OCS)	-779.90 FT
ALLOWABLE RELEASE RATE (100-YEAR)	-0.90 CFS
ACTUAL RELEASE RATE (100-YEAR)	-0.69 CFS
VOLUME CONTROL REQUIRED	-0.31 AC-FT
VOLUME CONTROL PROVIDED	-0.46 AC-FT



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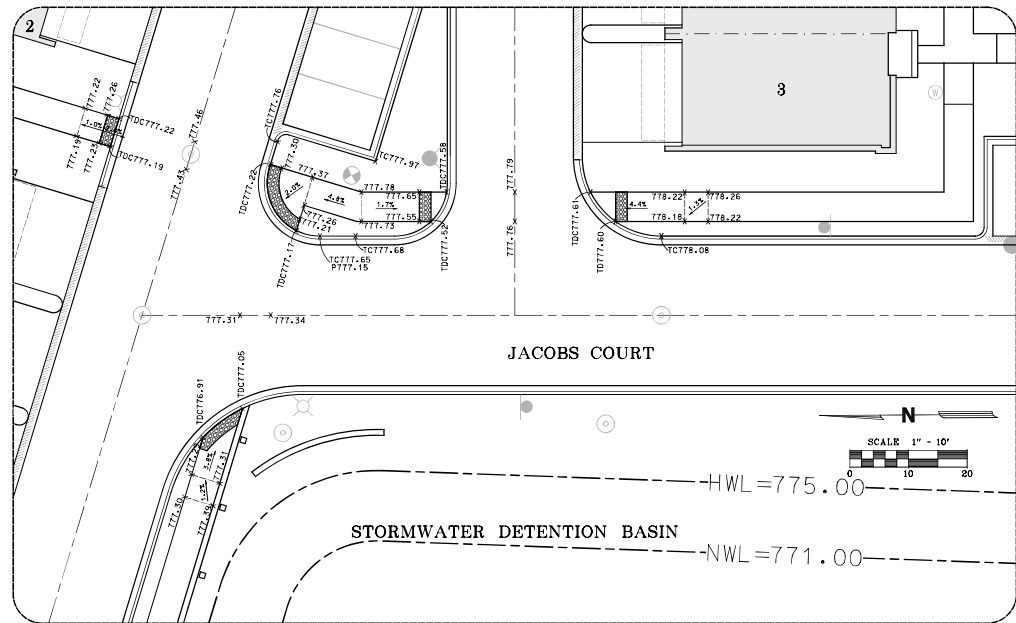
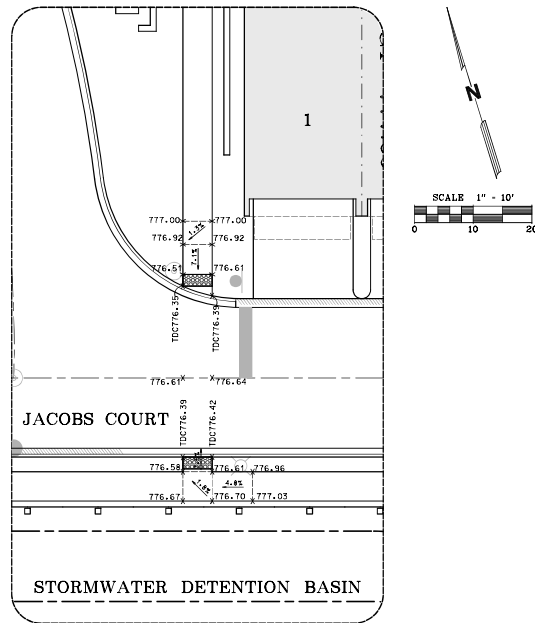
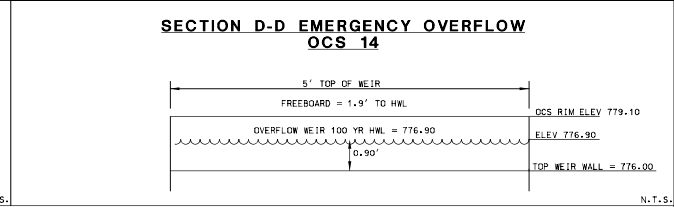
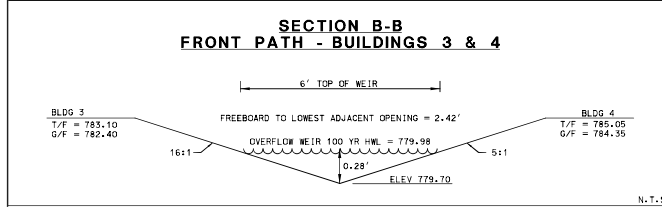
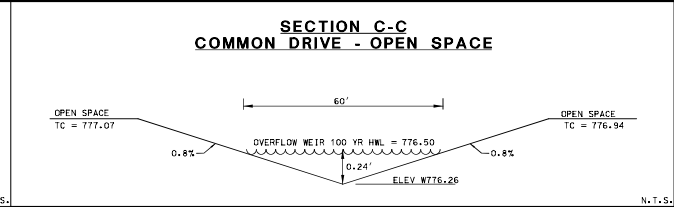
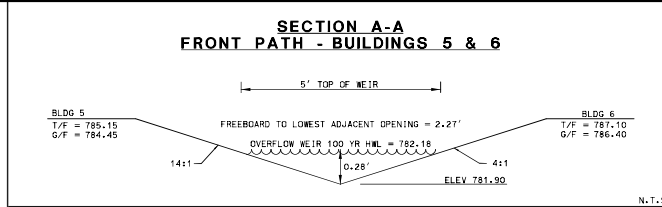
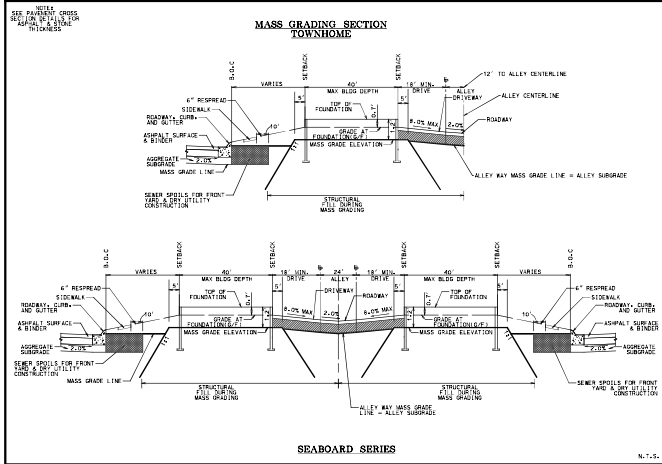
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SCHAUMBURG, ILLINOIS 60173

DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2025
SCALE	1" = 30'

**OVERALL GRADING PLAN
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS**

SHEET
4 OF 18
PROJECT NUMBER: 5082
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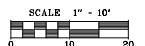
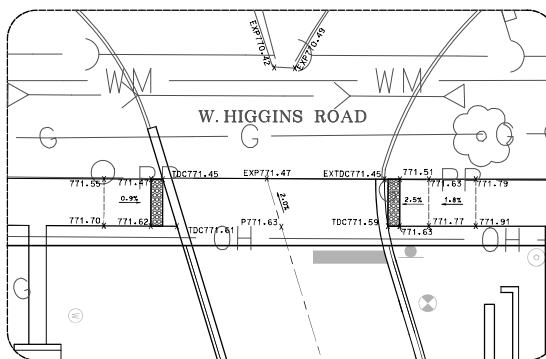
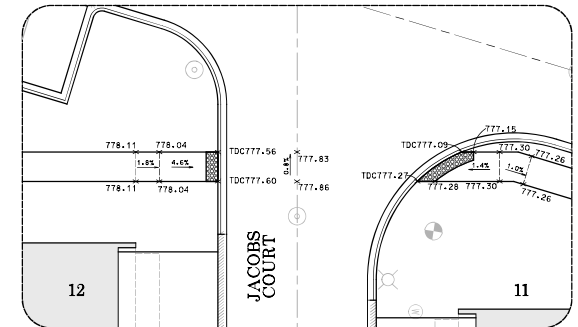
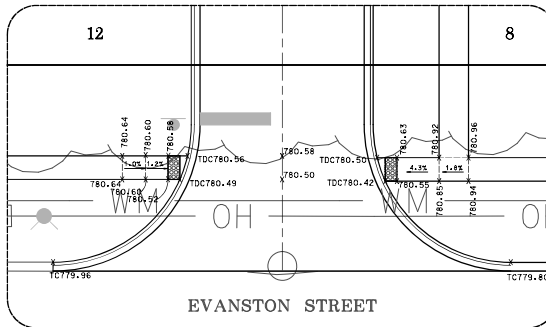
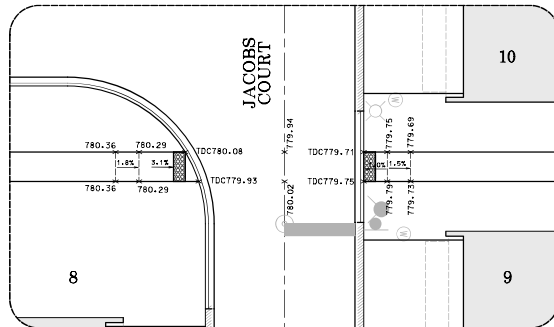
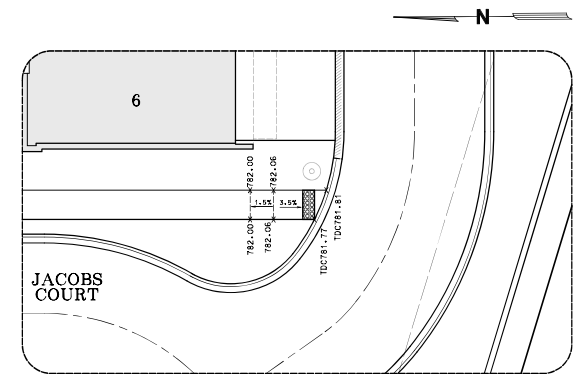
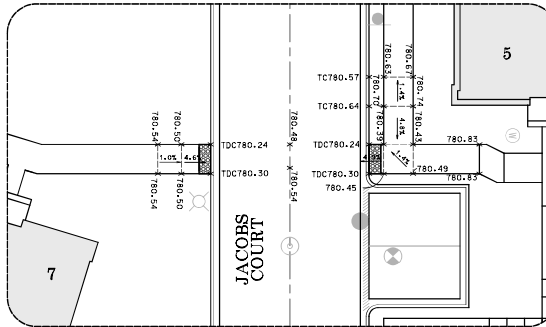
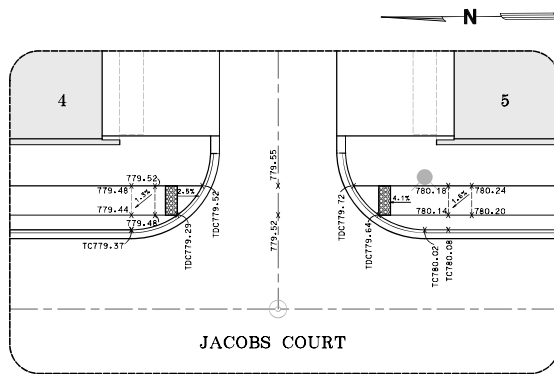
D.R. HORTON
America's Builder

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SCHAUMBURG, ILLINOIS 60173

DATE	REVISION	BY	SCALE	DATE	SCALE
12/03/26	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS	AA	APPROVED	AA/JD	
10/13/25	REVISED PER CLIENT REVIEW	AA	DATE	08/15/2025	
09/26/25	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW	AA	DATE	08/15/2025	
			SCALE	N.T.S.	

**GRADING DETAILS
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS**

SHEET
5 OF 18
PROJECT NUMBER: 5082
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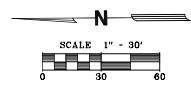
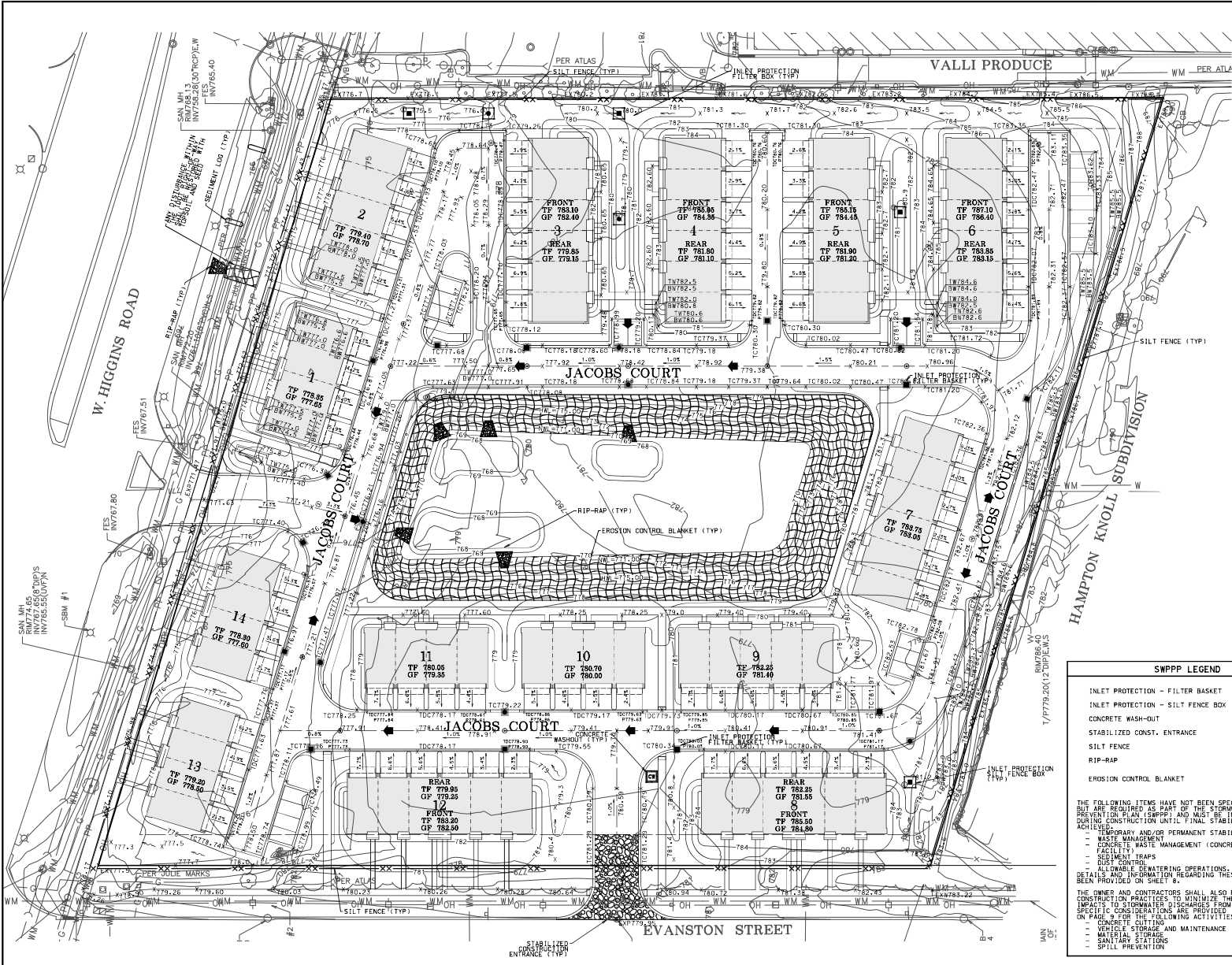


D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2025
SCALE	1" = 10'
DATE	12/03/25
REVISION	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS
DATE	10/13/25
REVISION	REVISED PER CLIENT REVIEW
DATE	09/26/25
REVISION	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW
DATE	
REVISION	

GRADING DETAILS
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET	6 OF 18
PROJECT NUMBER	5082
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GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILRTO FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILRTO FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILRTO GENERAL NPDES PERMIT, MODIFIED DATE SEPTEMBER 22, 2023.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL".

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY
THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS
THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILRTO NOTICE OF TERMINATION GUIDANCE
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILRTO PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.1.7.1.6 (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT
THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- DEEP WATER DETENTION PONDS WITH NATIVE VEGETATION PLANTED ON SLOPE SLOPES
- DRY BOTTOM DETENTION PONDS WITH NATIVE PLANTINGS
- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS
- PERMANENT LEVEL SPREADERS
- VEGETATED SLOPES WITH NATIVE PLANTINGS
- VEGETATED SLOPES WITH NATIVE PLANTINGS AND UNDERPLANTS
- VEGETATED SLOPES WITH TURF GRASSES
- FILTER STRIPS, 25-FOOT MINIMUM, WITH NATIVE GRASSES
- FILTER STRIPS, 25-FOOT MINIMUM WITH TURF GRASSES
- INFILTRATION BASINS
- INFILTRATION TRENCHING
- PERMEABLE PAVEMENTS/PERMEABLE PAVEMENTS
- CDS OR CDS MANUFACTURED STORMWATER TREATMENT SYSTEMS
- RAIN BARRELS
- DRY WELLS
- RIP RAP AT STORMWATER DISCHARGE POINTS
- HOUSE COMPOSTS POSITIONED TO DISCHARGE ON GRADE VEGETATED/PERVIOUS GROUND COVER.

SWPPP LEGEND

INLET PROTECTION - FILTER BASKET	[Symbol]
INLET PROTECTION - SILT FENCE BOX	[Symbol]
CONCRETE WASH-OUT	[Symbol]
STABILIZED CONST. ENTRANCE	[Symbol]
SILT FENCE	[Symbol]
RIIP-RAP	[Symbol]
EROSION CONTROL BLANKET	[Symbol]

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED:

- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT)
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS
- DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 8.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSTRUCTION ACTIVITIES ARE PROVIDED ON PAGE 9 FOR THE FOLLOWING ACTIVITIES:

- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
EVANSTON PLACE
HOFFMAN ESTATES, ILLINOIS**

SHEET
7 OF 18

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CLIENT:
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America's Builder

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SCHAUMBURG, ILLINOIS 60173

			DESIGNED	AA	
			DRAWN	AA/JD	
			APPROVED	KJM	
12/03/26	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS	AA			
10/13/25	REVISED PER CLIENT REVIEW	AA	DATE	08/15/2026	
09/26/26	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW	AA			
DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 30'	

Final Landscape Plan

HIGGINS CROSSING

Hoffman Estates, Illinois

December 05, 2025

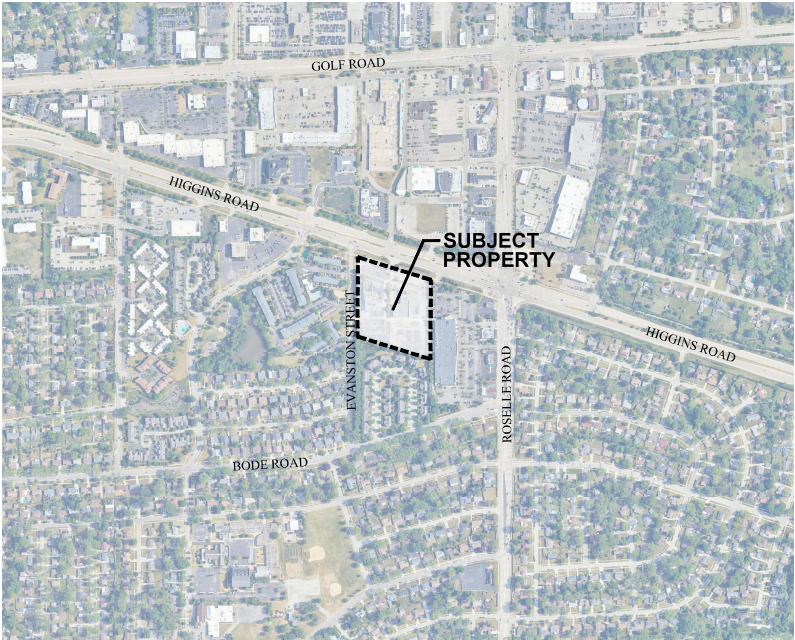
CONSULTANTS:



LANDSCAPE ARCHITECT:
 GARY R. WEBER ASSOCIATES, INC
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
 MACKIE CONSULTANTS, L.L.C.
 9575 W. HIGGINS ROAD, SUITE 500
 ROSEMONT, ILLINOIS 60018



LOCATION MAP

SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	LANDSCAPE DETAILS
L1.4	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.7	MONUMENT DETAILS
L1.8	MONUMENT SPECIFICATIONS
L1.9	TREE PRESERVATION PLAN
L1.10	TREE INVENTORY
L1.11	LANDSCAPE SPECIFICATIONS



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	8	Acer x Freemanii 'Mormo' MORNO FREEMAN MAPLE	2 1/2' Cal.	
AM	8	Acer myriodol 'Morton' STATE STREET MAPLE	2 1/2' Cal.	
AS	2	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2' Cal.	
GT	2	Gleditsia triacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST	2 1/2' Cal.	
GB	16	Quercus bicolor SWAMP WHITE OAK	2 1/2' Cal.	
GR	7	Quercus rubra RED OAK	2 1/2' Cal.	
TC	6	Thuja occidentalis 'Greenstair' GREENSPIRE LITTLELEAF LINDEN	2 1/2' Cal.	
UM	6	Ulmus 'Morton Glassy' TRIUMPH SLIT	2 1/2' Cal.	
ORNAMENTAL TREES				
OK	3	Cornus kousa KOUSA DOGWOOD	6' Ht.	Cume Form
MS	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
EVERGREEN TREES				
PA	34	Picea abies NORWAY SPRUCE	8' Ht.	
PA10	8	Picea abies NORWAY SPRUCE	10' Ht.	
PG	30	Picea canadensis BLACK HILLS SPRUCE	8' Ht.	
TO	42	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	6' Ht.	4' O.C.
DECIDUOUS SHRUBS				
VJ	7	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
BG	6	Buxus 'Glenn's' CHICAGO GREEN BOXWOOD	24" Wide	4' O.C.
JK	36	Juniperus x pfitzeriana 'Katalpa's Compact' KATALPA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CA	28	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SA	10	Scallop autumnalis AUTUMN MOON GRASS	#1	18" O.C.
SH	36	Sporobolus heterostachys PRAIRIE DROPSIEED	#1	24" O.C.
PERENNIALS				
AB	70	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
MISC. MATERIALS				
36		SHREDDED HARDWOOD MULCH	C.Y.	
6,505		SOD	S.Y.	
0.5		TURF SEED & EROSION CONTROL BLANKET	AC.	

NATIVE AREA QUANTITIES

Key	Qty.	Description
	0.05 AC	WET MEADOW SEED & EROSION CONTROL BLANKET
	0.05 AC	EMERGENT SEED MIX AND PLUGS
	4	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

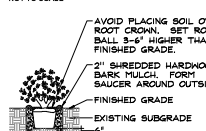
GENERAL LANDSCAPE NOTES

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

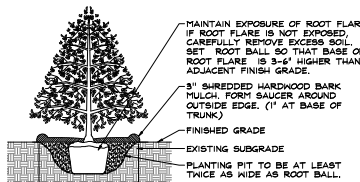
PLANT DETAILS



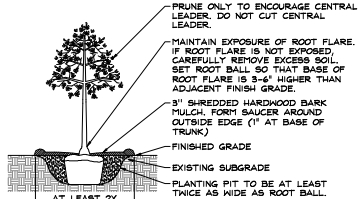
PERENNIALS AND GROUNDCOVERS



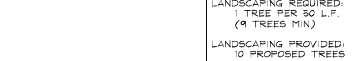
DECIDUOUS AND EVERGREEN SHRUBS



EVERGREEN TREES



DECIDUOUS TREES



NORTHWEST CORNER LANDSCAPE

SEE DETAIL SHEET L1.3

PARKWAY TREES: 1425 L.F.
LANDSCAPING REQUIRED:
1 TREE PER 50 L.F.
(9 TREES MIN.)
LANDSCAPING PROVIDED:
4 PROPOSED TREES

NORTH ENTRANCE LANDSCAPE

SEE DETAIL SHEET L1.2

NORTHEAST PARKING LANDSCAPE

SEE DETAIL SHEET L1.3

SOUTHEAST PARKING LANDSCAPE

SEE DETAIL SHEET L1.3

SOUTHWEST PARKING LANDSCAPE

SEE DETAIL SHEET L1.2

10-5-4.D.4 TOWNHOME OPEN SPACE: 65 UNITS
LANDSCAPING REQUIRED:
1 FRONT YARD SHADE TREE / UNIT =
65 SHADE TREES
LANDSCAPING PROVIDED:
65 SHADE TREES
13 EVERGREEN TREES
5 ORNAMENTAL TREES

NATIVE SEED MIXTURES

8/15/2025

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Cover Crop		
<i>Avena sativa</i>	Seed Oats	40,000

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
<i>Carex bicknellii</i>	Bicknell's Sedge	1,250
<i>Carex bicknellii</i>	Bicknell's Sedge	1,125
<i>Carex bicknellii</i>	Bicknell's Sedge	1,250
<i>Carex cristatella</i>	Crested Oval Sedge	1,000
<i>Carex rostrata</i>	Field Oval Sedge	1,250
<i>Carex normalis</i>	Spreading Oval Sedge	1,015
<i>Carex scoparia</i>	Pointed Broom Sedge	1,100
<i>Carex spicata</i>	Common Fox Sedge	1,000
<i>Carex virginica</i>	Brown Fox Sedge	1,250
<i>Elymus argenteus</i>	Virginia Wild Rye	3,000
<i>Glyceria striata</i>	Fowl Manna Grass	1,100
<i>Juncus dudleyi</i>	Dudley's Rush	1,000
<i>Juncus tenuis</i>	Tenney's Rush	1,011
<i>Panicum virgatum</i>	Switch Grass	3,000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	1,000
<i>Scirpus cyperinus</i>	Wool Grass	1,000
Total Grasses / Sedges		7,721

Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	1,125
<i>Bidens cernua</i>	Nodding Bur Marigold	1,100
<i>Botanilla asteroides</i>	False Aster	1,031
<i>Eupatorium perfoliatum</i>	Common Boneset	1,015
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	1,300
<i>Helenium autumnale</i>	Sneezeweed	1,003
<i>Hibiscus laevis</i>	Herb-leaved Rose Nallow	1,300
<i>Iris virginica strepera</i>	Blue Flag Iris	1,000
<i>Lobelia siphilitica</i>	Great Blue Lobelia	1,031
<i>Monarda virginica</i>	Monkey Flower	1,031
<i>Physostegia virginiana</i>	Obelisk Plant	1,031
<i>Pycnanthemum virginicum</i>	Common Mountain Mint	1,003
<i>Solidago rigida</i>	Stiff Goldenrod	1,125
<i>Symphoricarpos novae-angliae</i>	New England Aster	1,250
<i>Veronica fasciculata</i>	Common Ironweed	1,300
<i>Verbena hastata</i>	Blue Vervain	1,300
<i>Zizia aurea</i>	Golden Alexanders	1,500
Total Forbs		1,895
Total Wet Meadow Seed Mix		1,616

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	1,000
<i>Panicum virgatum</i>	Prairie Switch Grass	1,125
<i>Elymus canadensis</i>	Prairie Wild Rye	1,000
<i>Schizachyrium scoparium</i>	Little Bluestem	1,000
Total Grasses		11,125

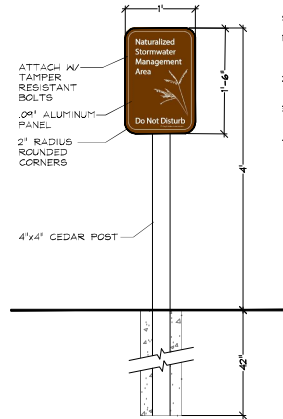
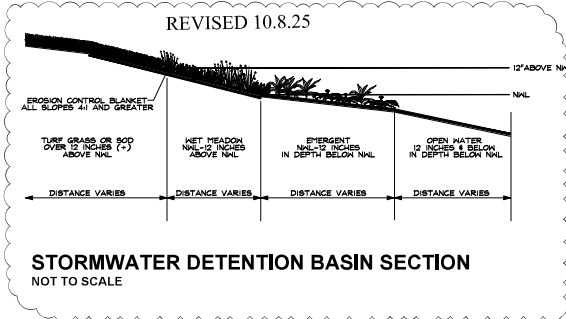
Wildflowers/Broadleaves

<i>Allium canadense</i>	Nodding Wild Onion	1,100
<i>Anemone canadensis</i>	Lead Plant	1,125
<i>Asclepias tuberosa</i>	Butterflyweed	1,500
<i>Astragalus canadensis</i>	Canada Milk Vetch	1,003
<i>Coreopsis palmata</i>	Prairie Coreopsis	1,025
<i>Chamaeneris fasciculata</i>	Pettridge pea	1,198
<i>Dalea purpurea</i>	Purple Prairie Clover	1,500
<i>Echinacea pallida</i>	Pale Purple Coneflower	1,000
<i>Echinacea purpurea</i>	Purple Coneflower	1,500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	1,125
<i>Heliopsis scabra</i>	False Sunflower	1,000
<i>Lespedeza bicolor</i>	Round-Headed Bush Clover	1,125
<i>Liatris aspera</i>	Rough Blazing Star	1,250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	1,198
<i>Monarda mollis</i>	Prairie Bergamot	1,003
<i>Parthenium integrifolium</i>	Wild Quinine	1,019
<i>Penstemon digitalis</i>	Forgive Me Beard Tongue	1,125
<i>Petalostemum candidum</i>	White Prairie Clover	1,125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	1,198
<i>Potentilla arguta</i>	Prairie Cinquefoil	1,011
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	1,031
<i>Ratibida pinnata</i>	Yellow Coneflower	1,125
<i>Rudbeckia hirta</i>	Black-Eyed Susan	1,500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1,003
<i>Rudbeckia triloba</i>	Brown-eyed Susan	1,500
<i>Solidago rigida</i>	Stiff Goldenrod	1,250
<i>Symphoricarpos laevis</i>	Smooth Blue Aster	1,003
<i>Symphoricarpos novae-angliae</i>	New England Aster	1,250
<i>Tradescantia virginiana</i>	Common Spiderwort	1,003
<i>Verbena stricta</i>	Hoary Vervain	1,125
<i>Zizia aurea</i>	Golden Alexanders	1,500
Total Forbs		7,825
Total Low Profile Prairie Seed Mix		21,950

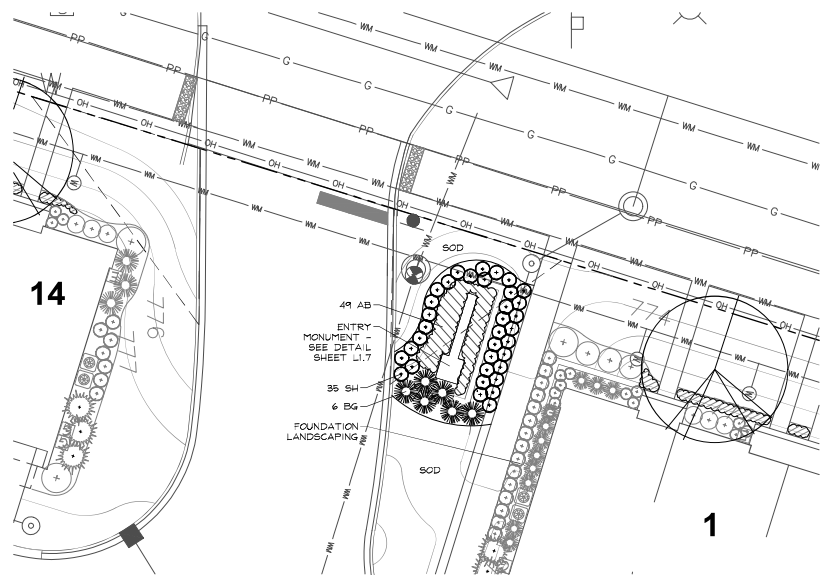
Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

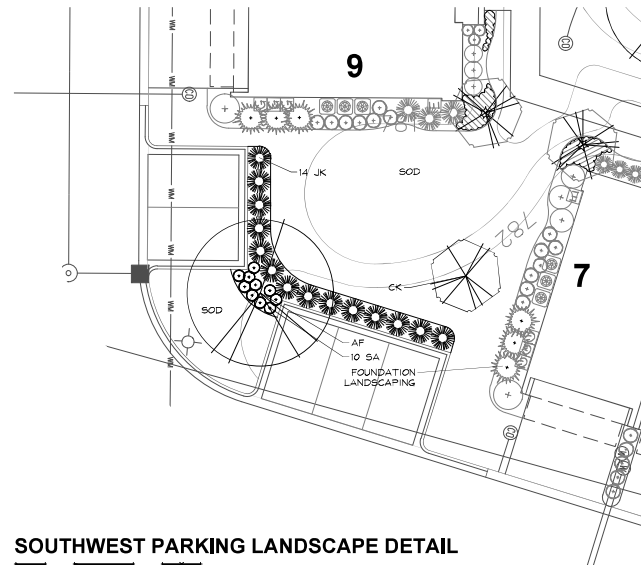
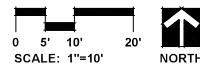
Botanical Name	Common Name	lbs / AC	Plugs / AC
<i>Accorus americanus</i>	Sweet Flag	0,500	494
<i>Alisma subcordatum</i>	Water Plantain	1,250	
<i>Carex stricta</i>	Tussock Sedge	0,060	
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0,250	
<i>Iris virginica strepera</i>	Blue Flag	0,500	988
<i>Juncus effusus</i>	Common Rush	0,500	494
<i>Leersia oryzoides</i>	Rice Cut Grass	1,250	
<i>Portulaca oleracea</i>	Pickweed	0,250	988
<i>Sagittaria latifolia</i>	Common Arrowhead	1,250	494
<i>Scirpus fluviatilis</i>	River Bulrush	0,500	988
<i>Scirpus cyperinus</i>	Wool Grass	0,250	494
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	0,500	988
<i>Sparganium eurycarpum</i>	Bur Reed	1,000	988
Total Emergent Wetland Mix		8,060	7410



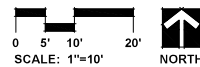
- SIGN NOTES:
1. SIGN BACKGROUND COLOR: G=40, M=70, Y=100, K=20
 2. FONT: STYLE: MYRIAD PRO FONT SIZE: 1 1/2 PT.
 3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
 4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



NORTH ENTRANCE LANDSCAPE DETAIL



SOUTHWEST PARKING LANDSCAPE DETAIL



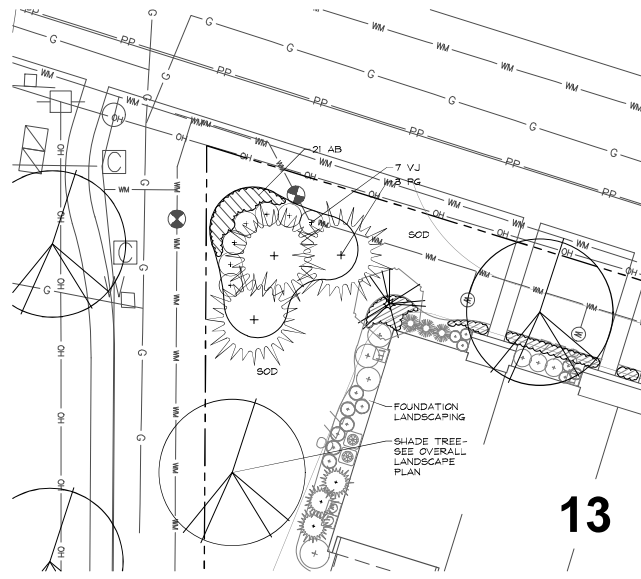
GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.658.7197
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D.R. HORTON
America's Builder
1750 E. GOLF ROAD
SUITE 525
SCHUMBERG, IL 60173
CIVIL ENGINEER
MACKE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

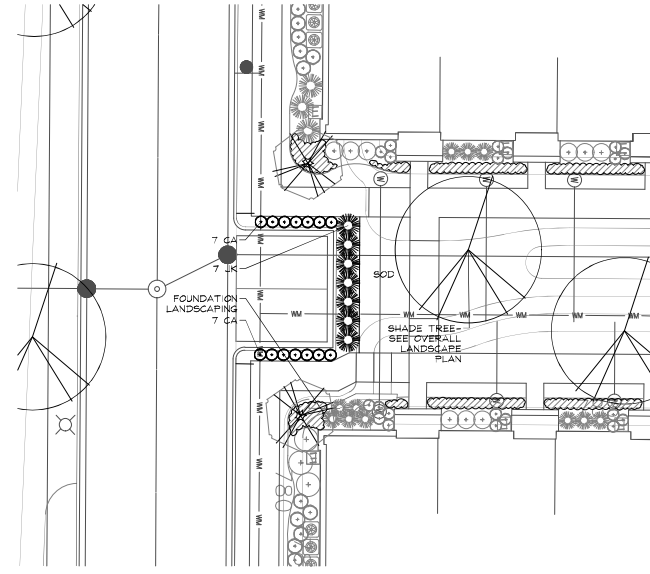
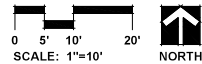
HIGGINS CROSSING FINAL LANDSCAPE PLAN HOFFMAN ESTATES, ILLINOIS LANDSCAPE DETAILS

DATE	09.26.2025
PROJECT NO.	DR024169
DRAWN	AUG / SMR
CHECKED	SJR
SHEET NO.	

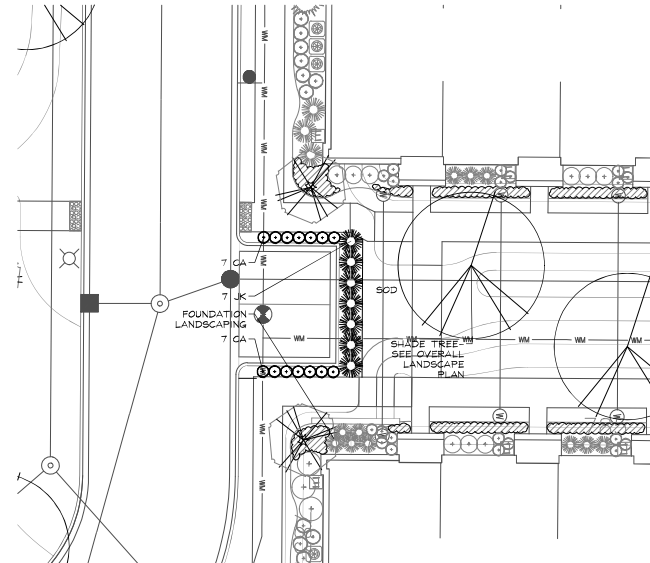
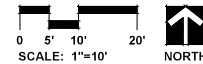
L1.2



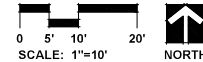
NORTHWEST CORNER LANDSCAPE DETAIL



NORTHEAST PARKING LANDSCAPE DETAIL



SOUTHEAST PARKING LANDSCAPE DETAIL



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
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D.R. HORTON
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SCHAUMBURG, IL 60173

CIVIL ENGINEER
MACKE CONSULTANTS
9575 W. HOGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

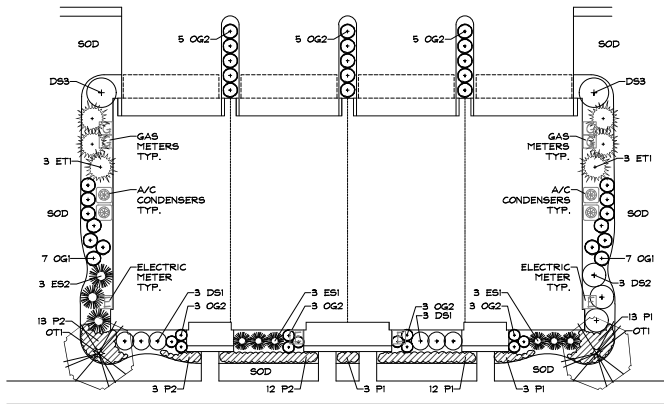
HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE DETAILS

REV	NO.	DATE
3		12.06.2025
2		10.08.2025
1		10.07.2025

DATE: 09.26.2025
PROJECT NO.: DRG24189
DRAWN: AJG / SMR
CHECKED: SJR
SHEET NO.



L1.3



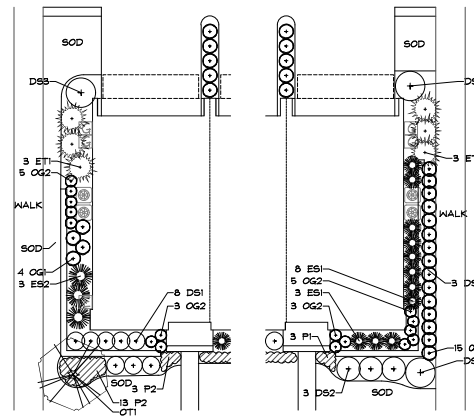
TYPICAL 4-UNIT TOWNHOME FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

4-UNIT TOWNHOME PLANT LIST - A
(BLDGs. 10, 13)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OTI	2	Hopsea stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ETI	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Hydrangea paniculata 'Limelight' / LITTLE LIME HYDRANGEA	24" Tall	3' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	2	Viburnum x Juddii / JUD'S VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	6	Taxus x media 'Densiformis' / DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Andropogon gerardii 'Blackhawk' / BLACKHAWK BIG BLUESTEM	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Allium 'Summer Beauty' / SUMMER BEAUTY ONION	#	18" O.C.
P2	28	Colanthia napaea ssp. napaea / LESSER CALAMINT	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	

4-UNIT TOWNHOME PLANT LIST - B
(BLDGs. 11)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OTI	2	Hopsea stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ETI	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Hydrangea paniculata 'Limelight' / LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	2	Viburnum x Juddii / JUD'S VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	6	Taxus x media 'Densiformis' / DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Andropogon gerardii 'Blackhawk' / BLACKHAWK BIG BLUESTEM	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Allium 'Summer Beauty' / SUMMER BEAUTY ONION	#	18" O.C.
P2	28	Colanthia napaea ssp. napaea / LESSER CALAMINT	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	



BUILDING 1: 4-UNIT TOWNHOME ALTERNATE END CONDITIONS FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

4-UNIT TOWNHOME ALTERNATE END PLANT LIST
(BLDGs. 1)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OTI	1	Hopsea stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ETI	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	11	Hydrangea paniculata 'Limelight' / LITTLE LIME HYDRANGEA	24" Tall	3' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	3	Viburnum x Juddii / JUD'S VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	14	Taxus x media 'Densiformis' / DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Andropogon gerardii 'Blackhawk' / BLACKHAWK BIG BLUESTEM	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Allium 'Summer Beauty' / SUMMER BEAUTY ONION	#	18" O.C.
P2	28	Colanthia napaea ssp. napaea / LESSER CALAMINT	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	

BUILDING 14: 4-UNIT TOWNHOME ALTERNATE END FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

4-UNIT TOWNHOME ALTERNATE END PLANT LIST
(BLDGs. 14)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OTI	1	Hopsea stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ETI	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Hydrangea paniculata 'Limelight' / LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	3	Viburnum x Juddii / JUD'S VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	6	Taxus x media 'Densiformis' / DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Andropogon gerardii 'Blackhawk' / BLACKHAWK BIG BLUESTEM	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Allium 'Summer Beauty' / SUMMER BEAUTY ONION	#	18" O.C.
P2	28	Colanthia napaea ssp. napaea / LESSER CALAMINT	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	



5-UNIT TOWNHOME PLANT LIST (BLDGS. 9)

**BUILDING 2: 5-UNIT TOWNHOME
ALTERNATE END FOUNDATION
LANDSCAPE PLAN**
SCALE: 1"=10'

5-UNIT TOWNHOME PLANT LIST (BLDGS. 2)



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HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS

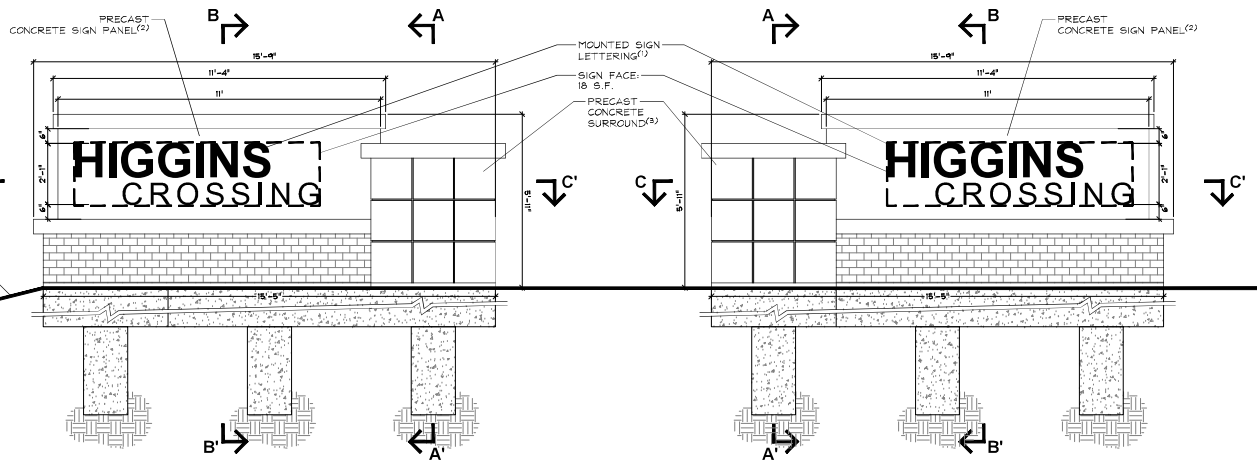
3	12.05.2025
2	10.08.2025
1	10.07.2025
REVISION	DATE

DATE	09.26.2025
PROJECT NO.	DR24169
DRAWN	AJG / SMR
CHECKED	SJR
SHEET NO.	

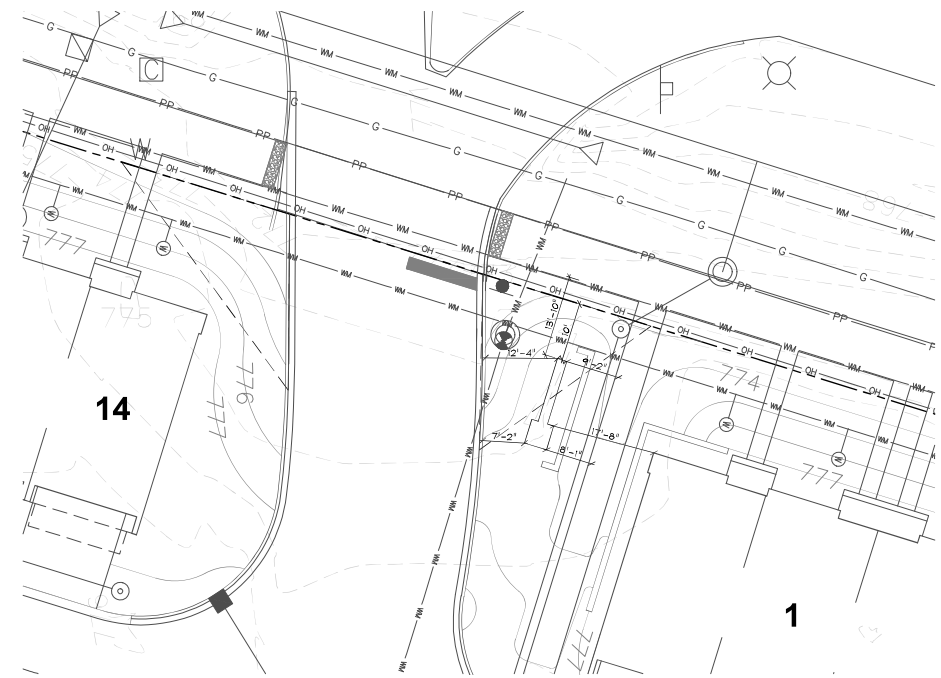
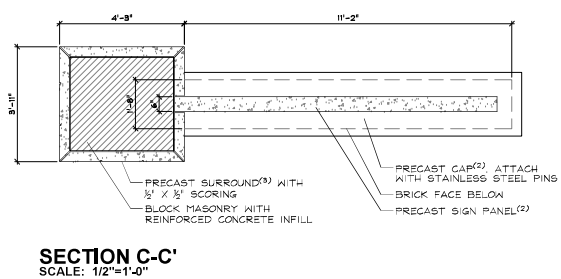
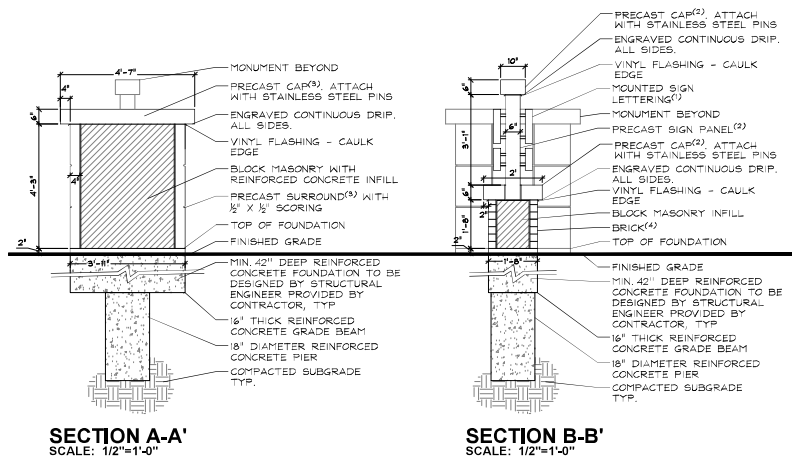
L1.5



Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cornus lancea KOUA DOGWOOD	6' HL	POUL-STEM
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Daneborg' EMERALD GREEN ARBORVITAE	8' HL	4 O.C.
DECIDUOUS SHRUBS				
DS1	4	Hydrangea paniculata 'Lime' LITTLE LIME HYDRANGEA	36" Tall	4 O.C.
DS2	3	Cornus amomum 'Lace' BALLETS REED DOGWOOD	36" Tall	5 O.C.
DS3	2	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	5 O.C.
EVERGREEN SHRUBS				
ES1	11	Buxus 'Succinea' CHICAGO-LAND GREEN BOXWOOD	24" Wide	4 O.C.
ES2	3	Juniperus x affinis 'Blue Chip' KALATE'S COMPACT JEFFERSON JUNIPER	24" Wide	4 O.C.
ORNAMENTAL GRASSES				
OG1	14	Panicum ergatum 'Natchez' NATION DOWNS SWITCHGRASS	#1	30' O.C.
OG2	46	Calamagrostis x acutiflora 'Puritan' FEATHER REED GRASS	#1	30' O.C.
PERENNIALS				
P1	48	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18' O.C.
P2	40	Salvia x sylvestris 'Mystic' MAY NIGHT SALVIA	#1	18' O.C.
MISC. MATERIALS				
#		SHREDED HARDWOOD MULCH		C.Y.



- MONUMENT NOTES:**
- (1) SIGN LETTERING: SURFACE APPLIED, METAL WITH WEATHERED FINISH
"HIGGINS" -
SIZE: 14" HEIGHT
LIGHTING: NONE
FONT: ARIAL BOLD
"CROSSING"
SIZE: 9" HEIGHT
LIGHTING: NONE
FONT: ARIAL
 - (2) PRE-CAST SIGN PANEL AND CAP
COLOR: LIMESTONE BY CUSTOM STONE WORKS, INC
OR APPROVED EQUAL
FINISH: SMOOTH FINISH
 - (3) PRE-CAST SURROUND AND CAP
COLOR: CHARCOAL BY CUSTOM STONE WORKS, INC
OR APPROVED EQUAL
FINISH: SLATE TEXTURE
 - (4) BRICK: MISTY HOLLOW BY GENERAL SHALE OR APPROVED EQUAL
 - (5) SUBMIT SHOP DRAWINGS AND COLOR SAMPLES OF ALL MATERIALS TO OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL



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HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
MONUMENT DETAILS

3	12.06.2025
2	10.08.2025
1	10.07.2025
REVISION	DATE
DATE	09.26.2025
PROJECT NO.	DR024169
DRAWN	AUG / SMR
CHECKED	SJR
SHEET NO.	

L1.7

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

- A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
- 1. Submission of color and material samples
- 2. Submission of shop drawings
- 3. Submission of construction schedule
- 4. Verification of existing conditions and underground utilities
- 5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locales.
- 6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

- A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry, BIA, latest edition.
- B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
- C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
- D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
- E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

- A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. All streets and curbs must be cleaned at the end of each working day.
- D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

- A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
- B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

- A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
- 1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.
- B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
- C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
- D. Provide certificate of insurance per the owner's requirements.
- E. Provide names and contact information for any subcontractors and suppliers.
- F. Shop Drawings:
- 1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work.
- 2. Submit one (1) set prints with following items in detail:
 - a) Sizes
 - b) Sections
 - c) Dimensions and numbering of stone and brick.
 - d) Arrangements of joints and bond.
- 3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
- 4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Loading and Shipment:
- 1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit; all brick, and limestone to be used for the work.
- 2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
- B. Unloading and Storage:
- 1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
- 2. Stone brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
- 3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

- A. Mortar:
- 1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
- 2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
- 3. Lime: Hydrated, conforming to ASTM-C207, Type S.
- 4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
- B. Bond:
- 1. Typical Bond: Running Bond with vertical joints located at center of masonry units in alternate course below, except where shown otherwise.
- 2. Do not install cracked, broken, or chipped masonry units exceeding ASTM C226 allowances.
- 3. Report any masonry range of color or texture discrepancies to the owner before installation. Lay masonry with same percentages of light, medium, and dark colored brick, matching the design reviewed sample. Do not install brick in localized areas that is not within range of adjacent brick or is not within the range of the design reviewed sample.
- 4. Use masonry saws to cut and fit exposed units.
- 5. Lay brick plumb, true to line, and with level courses accurately spaced with allowable tolerances.
- 6. Do not deeply furrow bed joints.
- 7. Adjust units to final position while mortar is soft and plastic.
- 8. When units are displaced after mortar has stiffened, remove, clean joints and units of mortar, and re-lay with fresh mortar.
- 9. When joining fresh masonry to set or partially wet masonry:
 - a) Remove loose brick mortar.
 - b) Clean and lightly wet exposed surface of set masonry prior to laying fresh masonry.
- 10. Work shall be installed in accordance with the recommendations of the BIA (Brick Institute of America), except where exceeded herein or per details.
- C. Foundation
- Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
- D. Mortar Beds:
- 1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
- 2. Provide sufficient mortar on ends of brick to completely fill head joints.
- 3. Rack closure into place with head joints thrown against two adjacent bricks in place.
- E. Mortar Joints: Horizontal and vertical face joints:
- 1. Nominal thickness: 3/8 inch.
- 2. Construct uniform joints.
- 3. Shove vertical joints tight.
- 4. Tool concave joints in exposed surfaces when thumbprint hard.
- 5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
- 6. Movement joints: Keep clean of all mortar and debris.
- F. Flashing:
- 1. Install complete and continuous under stone copings and other projections.
- 2. Lap joints 6". Seal entire contact surface with mastic.
- 3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
- 4. Cover flashing with mortar.
- G. Weepholes
- 1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
- 2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintel above openings.
- 3. Keep weepholes and area above flashing free of mortar droppings.
- 8.0 CLEAN UP AND PROTECTION
- A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
- B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
- C. During work, store materials and equipment as directed by the owner.
- D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.
- 9.0 INSPECTION AND ACCEPTANCE
- A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
- B. Notify the Owner's representative when completed, for final design conformance review.

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HOFFMAN ESTATES, ILLINOIS
MONUMENT SPECIFICATIONS

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PROJECT NO.	DR24169
DRAWN	AJC / SMR
CHECKED	SJR
SHEET NO.	

L1.8

RATING AND SURVEY CRITERIA

- 1) Trees measured at 4.5 ft. above the ground - DBH (diameter Breast Height)
- 2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/decay
6	Dead	Less than 10% living wood, greater than 50% missing bark, arborescent growth only, decay

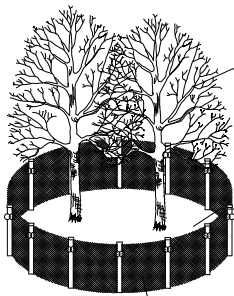
TOTAL TREE COUNT: 135

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
1	<i>Nyssa alba</i>	Norway Spruce	6.35	2 - Good		20% dead wood	PRESERVE
2	<i>Nyssa alba</i>	Norway Spruce	12.7	2 - Good			PRESERVE
3	<i>Amorpha fruticosa</i>	European Alder	6.7	5 - Poor	V-shaped joint, Multi-Leader, Split Risk		PRESERVE
4	<i>Nyssa alba</i>	Norway Spruce	12.49	2 - Good			PRESERVE
5	<i>Prunus virginiana</i>	Blackberry	10.5	2 - Fair			REMOVE
6	<i>Ulmus pumila</i>	Siberian Elm	6.13	2 - Fair	Crowded	10% dead wood	REMOVE
7	<i>Ulmus pumila</i>	Siberian Elm	16.3	2 - Fair	Unbalanced, Crown Lean, Crowded	10% dead wood, Dead Limbs	REMOVE
8	<i>Ulmus pumila</i>	Siberian Elm	8.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded	20% dead wood	REMOVE
9	<i>Ulmus pumila</i>	Siberian Elm	6.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded	20% dead wood	REMOVE
10	<i>Fraxinus pennsylvanica</i>	Ash	6.4	5 - Poor	V-shaped joint, Double Leader, Split Risk	10% dead wood, Dead Limbs	REMOVE
11	<i>Fraxinus pennsylvanica</i>	Ash	8.3	2 - Fair	Unbalanced	20% dead wood	REMOVE
12	<i>Ulmus pumila</i>	Siberian Elm	10.6	5 - Poor	V-shaped joint, Multi-Leader, Split Risk		REMOVE
13	<i>Ulmus pumila</i>	Siberian Elm	12.12	2 - Poor	V-shaped joint, Double Leader, Split Risk	20% dead wood	REMOVE
14	<i>Ulmus pumila</i>	Siberian Elm	14.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded	20% dead wood, Dead Limbs	REMOVE
15	<i>Ulmus pumila</i>	Siberian Elm	24.5	2 - Fair	Unbalanced	10% dead wood	REMOVE
16	<i>Nyssa alba</i>	Norway Spruce	10.40	2 - Good			PRESERVE
17	<i>Nyssa alba</i>	Norway Spruce	14.49	2 - Good			PRESERVE
18	<i>Ulmus pumila</i>	Siberian Elm	8.1	2 - Fair			REMOVE
19	<i>Ulmus pumila</i>	Siberian Elm	6.13	2 - Fair	V-shaped joint, Double Leader, Split Risk		REMOVE
20	<i>Ulmus pumila</i>	Siberian Elm	12.8	5 - Poor	Poor Form, Crown Lean, Crowded		REMOVE
21	<i>Ulmus pumila</i>	Siberian Elm	8.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded		REMOVE
22	<i>Acer negundo</i>	Boxelder	10.5	2 - Poor	Lean	10% dead wood	REMOVE
23	<i>Acer negundo</i>	Boxelder	8.2	2 - Good			REMOVE
24	<i>Acer negundo</i>	Boxelder	10.12	2 - Good			REMOVE
25	<i>Acer negundo</i>	Boxelder	25.2	2 - Good			REMOVE
26	<i>Picea canadensis</i>	Colorado Spruce	14.40	2 - Good			REMOVE
27	<i>Picea canadensis</i>	Colorado Spruce	14.40	2 - Good			REMOVE
28	<i>Fagus sylvatica</i>	European Beech	16.3	2 - Good			PRESERVE
29	<i>Picea canadensis</i>	Colorado Spruce	14.40	2 - Good			PRESERVE
201	<i>Celtis occidentalis</i>	Hackberry	5.4	5 - Poor	V-shaped joint, Multi-Leader, Split Risk, Crowded		REMOVE
202	<i>Morus alba</i>	White Mulberry	11.10	5 - Poor	V-shaped joint, Multi-Leader, Split Risk, Poor		REMOVE
203	<i>Lilium cordata</i>	Lilium Linden	18.4	2 - Fair/Poor	Unbalanced, Crown Lean	Trunk Scar	REMOVE
204	<i>Lilium cordata</i>	Lilium Linden	10.6	2 - Fair/Poor	V-shaped joint, Multi-Leader, Split Risk	Cavity, Trunk Scar	REMOVE
205	<i>Lilium cordata</i>	Lilium Linden	15.3	2 - Fair	Unbalanced, Crown Lean	Trunk Scar	REMOVE
206	<i>Lilium cordata</i>	Lilium Linden	15.4	2 - Fair/Poor	V-shaped joint, Double Leader, Unbalanced, Crown Lean		PRESERVE
207	<i>Lilium cordata</i>	Lilium Linden	10.5	2 - Poor	Unbalanced	Wood rot, Cavity, Trunk Damage	PRESERVE
208	<i>Lilium cordata</i>	Lilium Linden	11.5	2 - Poor	Unbalanced, Crown Lean	Wood rot, Cavity, Trunk Damage	PRESERVE
209	<i>Lilium cordata</i>	Lilium Linden	8.4	2 - Fair/Poor	Unbalanced, Crown Lean	Dead Limbs	REMOVE
210	<i>Morus alba</i>	White Mulberry	8.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded		REMOVE
211	<i>Lilium cordata</i>	Lilium Linden	10.6	5 - Poor	Lean, Crown Lean, Crowded		REMOVE
212	<i>Morus alba</i>	White Mulberry	7.4	2 - Fair/Poor	Crown Lean	Trunk Scar	REMOVE
213	<i>Lilium cordata</i>	Lilium Linden	12.10	2 - Fair/Poor	V-shaped joint, Double Leader, Unbalanced, Crown Lean		PRESERVE
214	<i>Lilium cordata</i>	Lilium Linden	12.3	2 - Fair	Crown Lean		PRESERVE
215	<i>Lilium cordata</i>	Lilium Linden	13.3	2 - Fair	Crown Lean		PRESERVE
216	<i>Robinia pseudoacacia</i>	Black Locust	9.7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean		REMOVE
217	<i>Lilium cordata</i>	Lilium Linden	6.5	2 - Fair	V-shaped joint, Multi-Leader, Crown Lean		PRESERVE
218	<i>Robinia pseudoacacia</i>	Black Locust	9.4	2 - Fair/Poor	Unbalanced, Poor Form, Crown Lean		REMOVE
219	<i>Robinia pseudoacacia</i>	Black Locust	4.5	2 - Poor	V-shaped joint, Double Leader, Split Risk		PRESERVE
220	<i>Robinia pseudoacacia</i>	Black Locust	7.4	2 - Fair/Poor	Unbalanced, Poor Form, Crown Lean		REMOVE
221	<i>Catalpa bignonioides</i>	Honeylocust	5.5	2 - Poor	Poor Form, Insignificant		REMOVE
222	<i>Ulmus pumila</i>	Siberian Elm	7.4	2 - Fair/Poor	Unbalanced, Poor Form	10% dead wood	REMOVE
223	<i>Acer saccharinum</i>	Silver Maple	13.3	2 - Fair	Unbalanced, Poor Form, Crown Lean, Insignificant		PRESERVE
224	<i>Ulmus pumila</i>	Siberian Elm	9.5	2 - Poor	V-shaped joint, Double Leader, Split Risk, Insignificant		REMOVE
225	<i>Robinia pseudoacacia</i>	Black Locust	7.7	5 - Poor	Poor Form, Crowded, Insignificant		REMOVE
226	<i>Ulmus americana</i>	American Elm	4.5	2 - Poor	Lean, Unbalanced, Crowded		REMOVE
227	<i>Ulmus americana</i>	American Elm	10.7	2 - Fair/Poor	V-shaped joint, Multi-Leader, Unbalanced		REMOVE
228	<i>Lilium cordata</i>	Lilium Linden	17.11	5 - Fair	V-shaped joint, Double Leader, Split Risk, Unbalanced		REMOVE
229	<i>Ulmus pumila</i>	Siberian Elm	6.3	5 - Poor	V-shaped joint, Double Leader, Split Risk, Unbalanced		REMOVE
230	<i>Pyrus calleryana</i>	Pear	12.7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Unbalanced	Trunk Scar	REMOVE

LEGEND

1234 EXISTING TREE

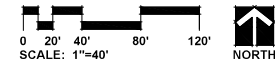
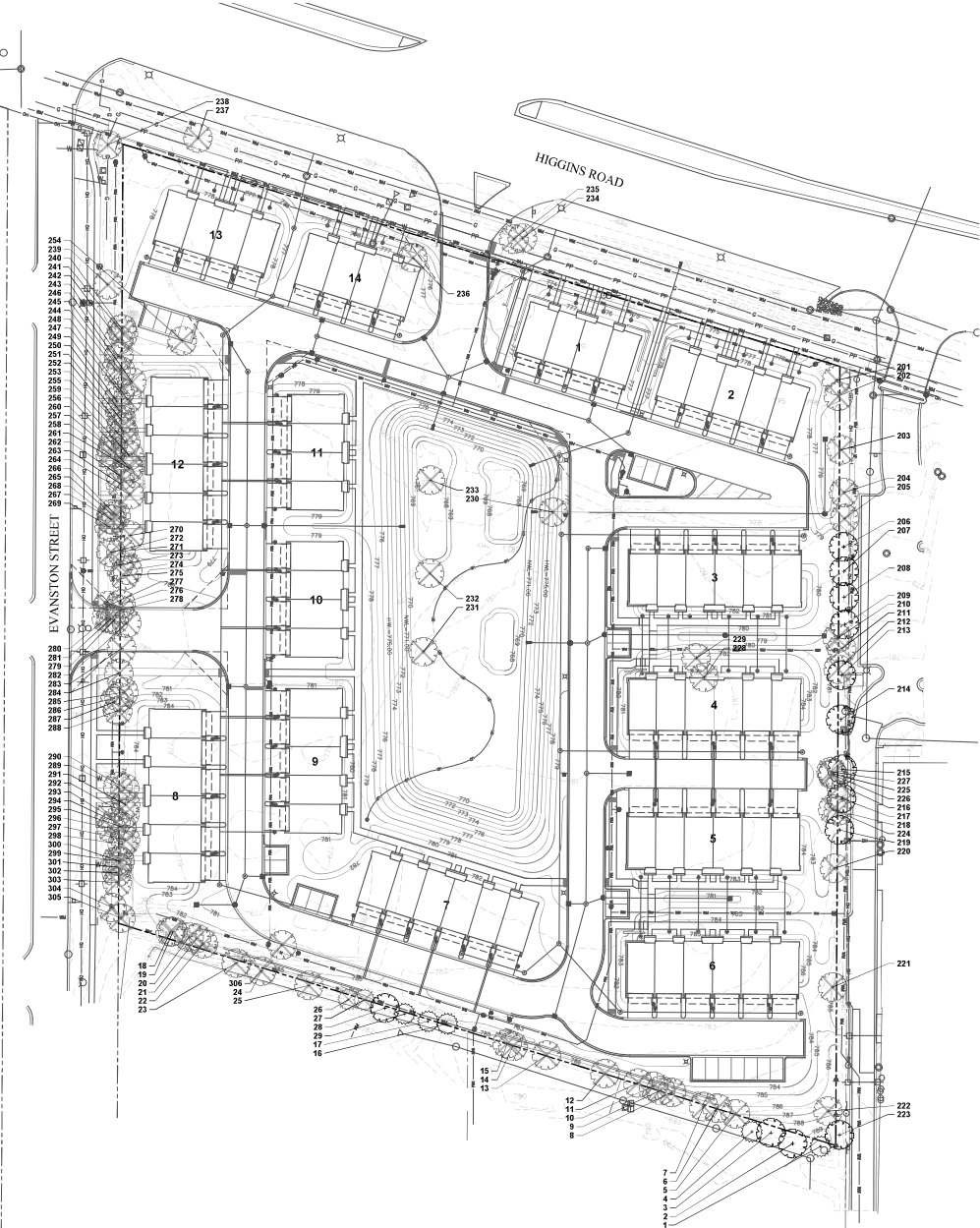
1234 EXISTING TREE TO BE REMOVED



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. Property line shall be located and staked by a professional land surveyor prior to tree removal.
2. Tree locations are shown utilizing a Trimble Catalyst GPS which does not constitute a professionally licensed survey. If survey-grade location and elevation of tagged trees is desired, a professional surveyor should be engaged.
3. 40' high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
4. Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborist, Landscape Architect or Horticulturist.
5. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
6. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
7. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
8. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
9. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



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HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
TREE PRESERVATION PLAN

3 12.06.2025
2 10.08.2025
1 10.07.2025
REVISION DATE

DATE 09.26.2025
PROJECT NO. DR24169
DRAWN AJG / SMR
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HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
TREE INVENTORY

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
231	Tilia cordata	Lilteleaf Lincon	20.3	Fair	Vkaged joint Mult Leader		REMOVE
232	Tilia cordata	Lilteleaf Lincon	14.4	Fair/Poor	Dead Leader	20% dead wood, Dead Limbs,	REMOVE
233	Tilia cordata	Lilteleaf Lincon	16.1	Poor	Vkaged joint Mult Leader, Split Risk	Cavity	REMOVE
234	Fraxinus pennsylvanica	Ash	6.4	Fair/Poor	Lean, Crowded	10% dead wood	REMOVE
235	Fraxinus pennsylvanica	Ash	6.5	Poor	Vkaged joint Mult Leader, Split Risk, Crowded		REMOVE
236	Alnus spp.	Crisbapple	16.3	Fair	Poor Form		REMOVE
237	Fraxinus pennsylvanica	Ash	6.4, 4.3, 3.5	Poor	Vkaged joint Mult Leader, Split Risk, Poor Form		REMOVE
238	Abies alba	White Muberry	4.4	Fair/Poor	Unbalanced, Poor Form, Crowded		REMOVE
239	Tilia cordata	Lilteleaf Lincon	24.3	Fair	Vkaged joint Mult Leader		REMOVE
240	Ulmus pumila	Siberian Elm	28.5	Poor	Unbalanced, Broken Leader	Dead Leader, Peeling Bark	REMOVE
241	Celtis occidentalis	Hackberry	8.6	Poor	Vkaged joint Double Leader, Split Risk, Crowded		REMOVE
242	Prunus serotina	Black Cherry	12.6	Poor	U-shaped joint, Double Leader, Crown Lean, Crowded	Hollow, Trunk Scar	REMOVE
243	Prunus serotina	Black Cherry	11.5	Poor	U-shaped joint, Double Leader, Poor Form, Crown Lean, Broken Lean	Dead Leader	REMOVE
244	Celtis occidentalis	Hackberry	5.4	Fair/Poor	Unbalanced, Crown Lean, Crowded		REMOVE
245	Ulmus pumila	Siberian Elm	24.4	Fair/Poor	Poor Form, Crown Lean, Crowded	30% dead wood, Dead Limbs, Tip die-back	REMOVE
246	Ulmus pumila	Siberian Elm	12.4	Fair/Poor	Poor Form, Crown Lean, Crowded	Dead Limbs	REMOVE
247	Prunus serotina	Black Cherry	14.5	Poor	Poor Form, Broken Leader	>50% dead wood, Dead Limbs, Cavity	REMOVE
248	Prunus serotina	Black Cherry	6.4	Fair/Poor	Vkaged joint Double Leader, Split Risk, Crown Lean, Crowded		REMOVE
249	Prunus serotina	Black Cherry	7.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
250	Prunus serotina	Black Cherry	7.4	Fair/Poor	Poor Form, Crown Lean, Crowded	20% dead wood	REMOVE
251	Rhamnus cathartica	European Buckhorn	9.0, 7.4, 5.5	Poor	Vkaged joint Mult Leader, Split Risk, Crowded		REMOVE
252	Abies alba	White Muberry	11.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
253	Abies alba	White Muberry	10.10, 5.5	Poor	Vkaged joint Mult Leader, Split Risk, Crowded		REMOVE
254	Gleditsia pinnatifida	Honey Locust	11.2	Dead	Lean, Crown Lean, Crowded		REMOVE
255	Abies alba	White Muberry	3.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
256	Ulmus pumila	Siberian Elm	20.4	Fair/Poor	Poor Form, Crown Lean, Crowded	50% dead wood, Dead Leader, Trunk Scar	REMOVE
257	Celtis occidentalis	Hackberry	7.4	Fair/Poor	Poor Form, Crown Lean, Crowded	10% dead wood	REMOVE
258	Gleditsia pinnatifida	Honey Locust	8.4	Fair/Poor	Unbalanced, Crown Lean, Crowded	10% dead wood	REMOVE
259	Celtis occidentalis	Hackberry	5.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
260	Ulmus pumila	Siberian Elm	12.5	Poor	Dead Leader, Wood rot, Cavity		REMOVE
261	Abies alba	White Muberry	5.4	Poor	Vkaged joint Double Leader, Split Risk, Crowded	20% dead wood	REMOVE
262	Gleditsia pinnatifida	Honey Locust	7.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
263	Ulmus pumila	Siberian Elm	22.8	Dead	Lean, Crown Lean, Crowded		REMOVE
264	Ulmus pumila	Siberian Elm	6.5	Poor	Lean, Crown Lean, Crowded	Wood rot, Cavity	REMOVE
265	Ulmus pumila	Siberian Elm	14.4	Fair/Poor	Lean, Crown Lean, Crowded, Unbalanced, Poor Form, Crowded		REMOVE
266	Ulmus pumila	Siberian Elm	11.4	Fair/Poor	Poor Form, Crowded	Dead Limbs, Peeling Bark	REMOVE
267	Ulmus pumila	Siberian Elm	7.5	Poor	Crown Lean, Crowded	Hollow, Cavity	REMOVE
268	Ulmus pumila	Siberian Elm	10.5	Dead			REMOVE
269	Ulmus pumila	Siberian Elm	12.5	Poor	Poor Form	Wood rot, Hollow, Cavity	REMOVE
270	Abies alba	White Muberry	5.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
271	Ulmus pumila	Siberian Elm	18.5	Poor	Crown Lean	Hollow, Cavity	REMOVE
272	Ulmus pumila	Siberian Elm	10.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
273	Celtis occidentalis	Hackberry	16.3	Fair	Poor Form, Crown Lean, Crowded		REMOVE
274	Abies alba	White Muberry	4.5	Poor	Crown Lean, Crowded, Ingrown Fence	Trunk Scar	REMOVE
275	Ulmus pumila	Siberian Elm	8.5	Poor	Poor Form, Crown Lean, Crowded	Hollow, Cavity	REMOVE
276	Celtis occidentalis	Hackberry	5.4	Fair/Poor	Crown Lean, Crowded	10% dead wood	REMOVE
277	Ulmus pumila	Siberian Elm	8.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
278	Ulmus pumila	Siberian Elm	7.5	Poor	Poor Form, Crown Lean	20% dead wood, Hollow, Cavity	REMOVE
279	Ulmus pumila	Siberian Elm	12.5	Poor	Unbalanced, Poor Form	20% dead wood, Cavity	REMOVE
280	Celtis occidentalis	Hackberry	5.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
281	Ulmus pumila	Siberian Elm	54.8	Dead			REMOVE
282	Abies alba	White Muberry	6.5	Poor	Crown Lean, Crowded, Ingrown Fence		REMOVE
283	Ulmus pumila	Siberian Elm	64.3, 3.5	Poor	Vkaged joint Mult Leader	Dead Leader, Cavity, Adrextious Growth	REMOVE
284	Celtis occidentalis	Hackberry	5.3	Fair		20% dead wood, Vines	REMOVE
285	Ulmus pumila	Siberian Elm	20.3	Fair		20% dead wood, Trunk Scar	REMOVE
286	Abies alba	White Muberry	5.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
287	Abies alba	White Muberry	4.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
288	Ulmus pumila	Siberian Elm	20.5	Poor	Unbalanced, Poor Form	50% dead wood, Dead Limbs, Dead Leader	REMOVE
289	Celtis occidentalis	Hackberry	4.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
290	Abies alba	White Muberry	14.10, 5.5	Poor	Vkaged joint Double Leader, Split Risk	20% dead wood, Dead Limbs, Hollow, Cavity	REMOVE
291	Abies alba	White Muberry	7.4	Poor	Vkaged joint Double Leader, Split Risk, Crown Lean, Crowded		REMOVE
292	Abies alba	White Muberry	1.8, 7.5	Poor	Vkaged joint Mult Leader, Split Risk	Hollow, Cavity	REMOVE
293	Ulmus pumila	Unknown	6.5, 6.8	Dead			REMOVE
294	Ulmus pumila	Siberian Elm	7.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
295	-	Unknown	12.8	Dead			REMOVE
296	Fraxinus pennsylvanica	Ash	7.5	Poor	Poor Form, Crown Lean, Crowded, Broken Leader		REMOVE
297	Abies alba	White Muberry	5.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
298	Abies alba	White Muberry	10.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
299	Prunus serotina	Black Cherry	12.5	Poor	Horizontal Growth	Hollow, Cavity, Adrextious Growth	REMOVE
300	Ulmus pumila	Siberian Elm	10.5	Poor	Poor Form, Crowded	Dead Leader, Hollow, Cavity	REMOVE
301	Ulmus pumila	Siberian Elm	6.5	Poor	Poor Form, Crowded	Wood rot, Hollow, Cavity	REMOVE
302	Ulmus pumila	Siberian Elm	6.4	Fair/Poor	Poor Form, Crown Lean, Crowded	30% dead wood, Dead Limbs	REMOVE
303	Celtis occidentalis	Hackberry	10.9, 5.5	Poor	Vkaged joint Double Leader, Split Risk, Crown Lean		REMOVE
304	Ulmus pumila	Siberian Elm	28.3	Fair	Poor Form	10% dead wood, Dead Limbs	REMOVE
305	Acer spp.	Rugle Sultive	9.3	Fair	Lean	10% dead wood	REMOVE
306	Ulmus pumila	Siberian Elm	4.4, 5.5	Poor	U-shaped joint, Double Leader	Trunk Scar	REMOVE

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SHEET NO.

L1.10

LANDSCAPE WORK PART 1 - GENERAL

1. DESCRIPTION OF WORK

- The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:
1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan.
 2. The provision of post-planting management as specified herein.
 3. Any remedial operations necessary in conformance with the plans as specified in this document.
 4. The design, furnishing and installation of a complete underground sprinkler system and.
 5. Permits which may be required.

2. QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturers certified analysis.
 - C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicide applications such as Natulor or Vectox PG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

3. SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typeset/print instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance period.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming/grooving. Instructions for watering, fertilizing and pruning shall be provided to the Owner prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when submitted.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

4. JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; monitor the placement of utility locations and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

5. GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, grasses and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape installer's control.
- C. Native Planting Area Performance Criteria

- 1st/ Full Grounding Season: 80% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 20% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
- 2nd/ Full Grounding Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
- 3rd/ Full Grounding Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative areal coverage of the planted area. Invasive species for this project shall include the following: *Ammannia artemisiifolia* & *trifida* (Common Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Cirsium leucanthemum* (Garden Thistle), *Cirsium sylvaticum* (Common Thistle), *Lythrum scariosa* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris amurensis* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Fallopia japonica* (Japanese Knotweed), *Rhynchospora frangula* (Common & Glossy Buckhorn), *Typa* sp. (Brazilian), *Norouzadi*, and Hybrid Catgrass.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

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

2.2 LAWN SEED MIXTURE

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

- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass (98/05)
 - 10% Cutler Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Broadleaf Perennial Ryegrass
 - 5% Perennial Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass (98/05)
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass

- C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
- 25% Discovery Hard Fescue
 - 25% Tuffy Chequame Fescue
 - 25% Florentine Creeping Red Fescue
 - 25% Blenheim Sheeps Fescue
- D. Detention Seed Mixture - 7 lbs. / 1,000 sq. ft.
- 70% Kentucky 91 Tall Fescue
 - 30% Perennial Ryegrass

2.3 NATIVE PLANTING MIXTURES

- Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sources from outside this ecoregion must be approved by the Landscape Architect prior to installation.

- For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.
- It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

- Provide plants established and well-rooted in removable containers or integral pot pots and with not less than the minimum number and length of runners required by ANSI 260.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI 260.1 Standards for Nursery Stock and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed on shown and with branching configuration recommended by ANSI 260.1 for type and species required. Provide single stem trees except where special forms and shown or listed. Provide balled and burlapped (BBB) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI 260.1 for the type and height of shrub required. Provide balled and burlapped (BBB) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading types evergreens and height for columnar types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (BBB) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site on during the progress of the work for size and condition of bolls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

- Provide planting soil mixture consisting of clean, uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 13.C.

2.7 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green D975, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWS.
- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
- E. Hydrated Mulch: Canuse 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

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

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

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

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture; remove lumps, clods, stones over 1" diameter, roots and other extraneous material. Dispose of such material legally off-site.
 3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
 4. Lay sod within 24 hours from time of striping.
 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips do not overlap. Stagger strips to offset joints in adjacent courses. Walk from boards to avoid damage to sod or sod. Temp or walk lightly to ensure contact with subgrade. Work strips soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low soil pressure ground contact shall be utilized within the planting area.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskling.
4. Prior to seeding, planting areas shall have at least twelve inches of clean or uncompacted soil, stones over 2" in diameter roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lb/acre. Inoculant can be banded under seed, worked into seed or added into sowing lanes. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatment and stratification requirements. The Owner shall have no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Tillage seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seeding shall be accomplished using hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to seed rates of the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/finishing shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet areas and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Planted within groupings shall be spaced at 2-3 foot intervals.

13. Emergent plugs shall not be placed less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

- C. Groundcover and Perennial Beds
- Groundcover, perennial, and annual shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (BBB) stock plants and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and height for drainage burlap from top and sides of ball; retain on bottom. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids or air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat, watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent final grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of trees during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for ensuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, raking/grading, replanting and implementing erosion control as required to establish vegetation free of erosion or bare areas.
- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS

CONTINUED MONITORING & MAINTENANCE

- A. Monitoring
- The Owner shall notify Cook County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide Cook County with a copy of the planting locations, species, and quantities for verification by Cook County.

- The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 13.C. Guarantees). A monitoring report will be provided to Cook County by January 31st following each inspection.

B. Maintenance

- First Season
- With the exception of the emergent area, native seedling areas shall be mowed to a height of 6" to control the growth of native and invasive species early in the growing season. Mowing, including seed whirling, should be conducted during prior to weed seed production and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and non-native herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

- Second Season
- Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and seed whirling shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent weed seed production from germinating seeds. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

- Third, Fourth, and Fifth Years:
- Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the be properly prepared before seeding begins. Equipment having low soil pressure ground contact shall be utilized within the planting area.

- State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professional experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing the burn plan detailing the seed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

- The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring including species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

- A. Final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any Landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by Cook County upon inspection of the site to verify compliance.

- The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicides, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GRWA
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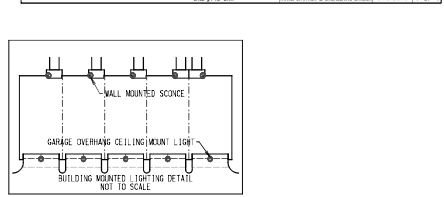
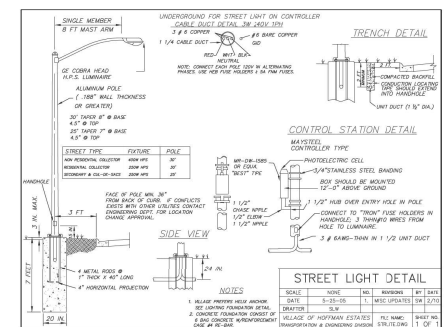
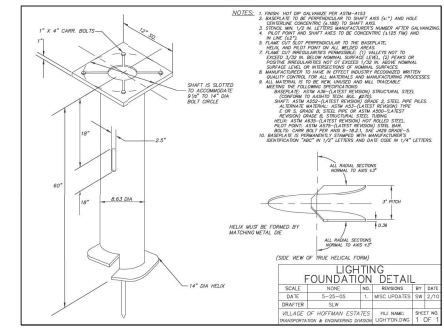
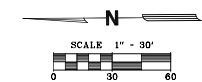
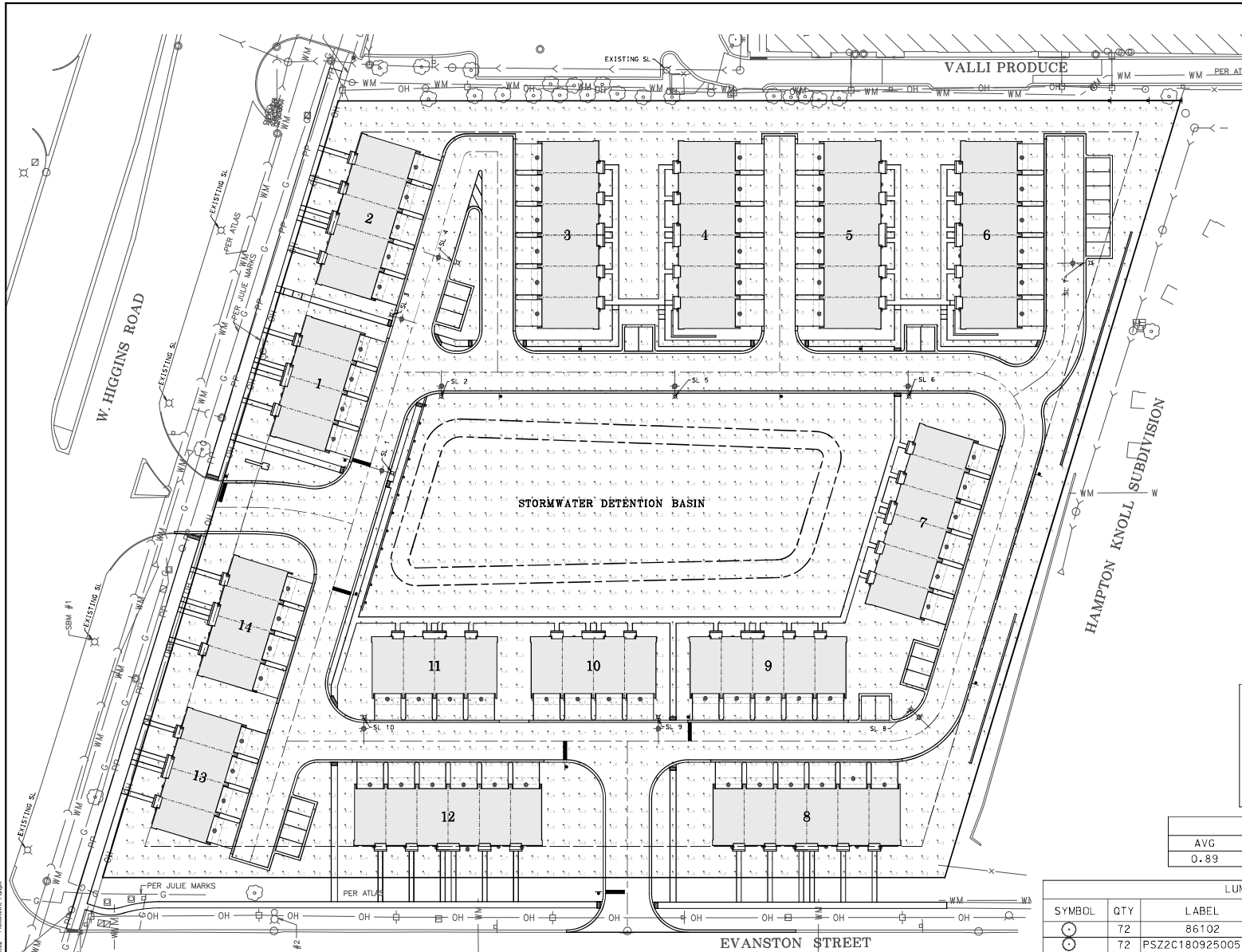
CIVIL ENGINEER
MACKIE CONSULTANTS
9575 W. HOOBINS ROAD
SUITE 500
ROSEMONT, IL 60018

HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE SPECIFICATIONS

3	12.06.2025
2	10.08.2025
1	10.07.2025
REVISION	DATE

DATE	09.26.2025
PROJECT NO.	DR24169
DRAWN	AJG/SBR
CHECKED	SJR
SHEET NO.	

CS
CROSSING
CONSTRUCTION
CONSULTANTS



CALCULATION SUMMARY

AVG	MAX	MIN	#PTS
0.89	12.1	0.0	2702

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGMENT	LLF	LUMINAIRE LUMES	LUMINAIRE WATTS	TOTAL WATTS
○	72	86102	SINGLE	1.0	812	0	0
○	72	PSZ2C180925005-10	SINGLE	1.0	724	12.4	892.8
○	10	ATBM P30 R3 3K	SINGLE	1.0	14631	118	1180

**PHOTOMETRIC PLAN
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS**

SHEET
1 OF 1
PROJECT NUMBER: 5082
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ILLINOIS FIRM LICENSE: 044-000894

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Rosemont, IL 60018
(847) 695-1400
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CLIENT:
D.R. HORTON
America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	PG
DRAWN	PG/JD
APPROVED	KJM
DATE	09/26/2025
SCALE	1" = 30'

4/21/2025 3:52:24 PM In: 030825 Engineering Design Lighting 030825 - Photometric Plan.dwg





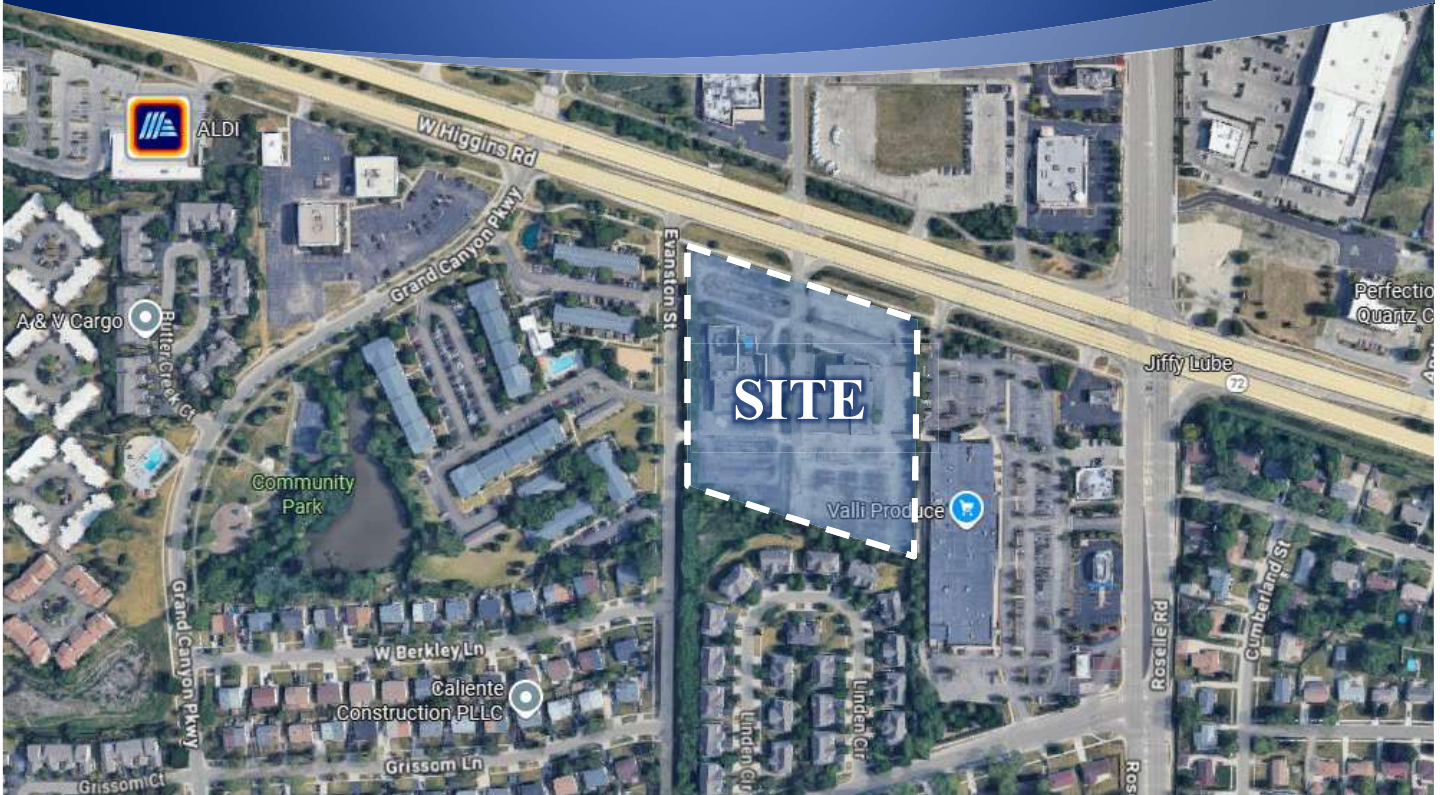






Traffic Impact Study Proposed Residential Development

Hoffman Estates, Illinois



Prepared For:

D·R·HORTON®
America's Builder

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

November 19, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located in Hoffman Estates, Illinois.

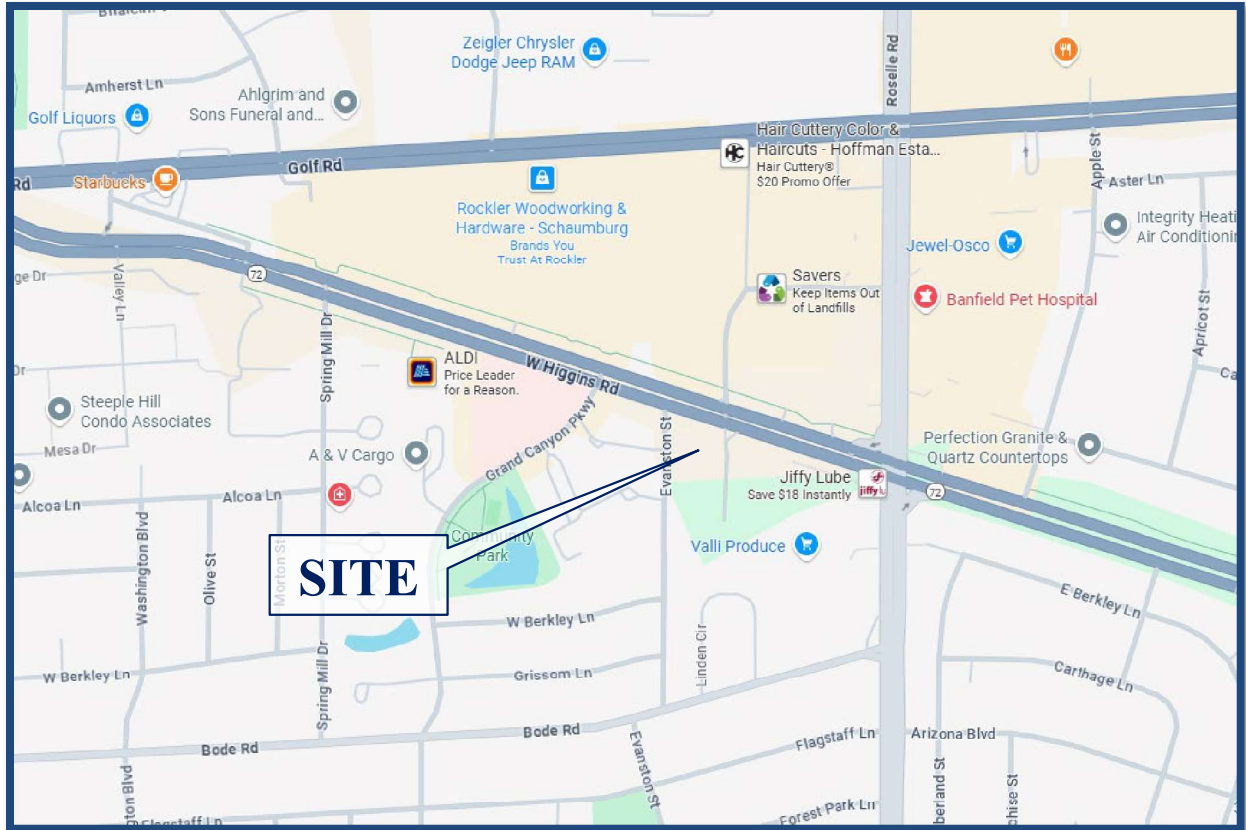
This site, which is currently occupied by two former car dealership buildings, is located in the southeast quadrant of the intersection of Higgins Road with Evanston Street and is proposed to contain 72 townhomes, each having two-car garages and two-car driveway spaces, and 23 guest parking spaces. Access to the site is proposed off Higgins Road via the existing three-quarter access drive and off Evanston Street via a proposed full-movement access drive.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

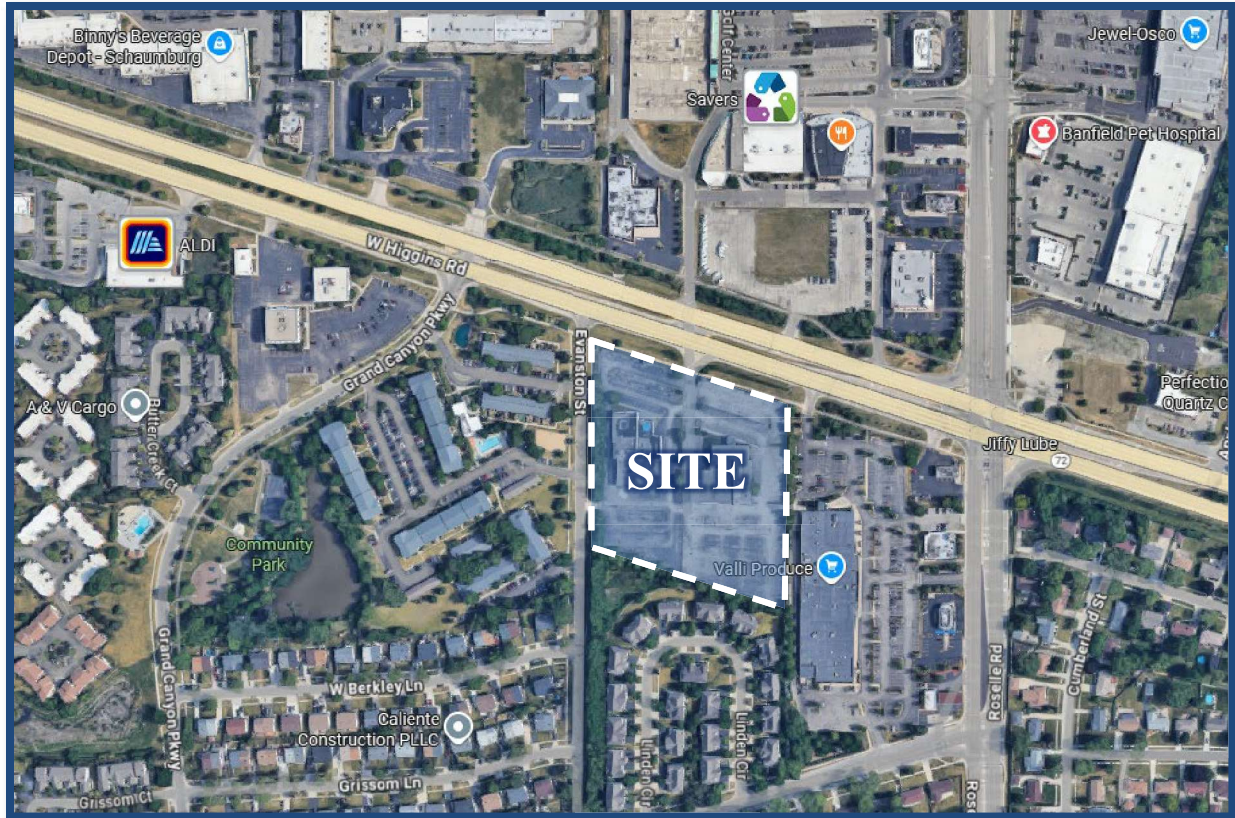
Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area conducted in 2025.
2. No-Build Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes increased by a regional growth factor (growth not attributable to any particular development).
3. Future Conditions – Analyzes the projected traffic volumes which include the existing traffic volumes increased by an ambient area growth factor (growth not attributable to any particular development) and the traffic estimated to be generated by the proposed subject development.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

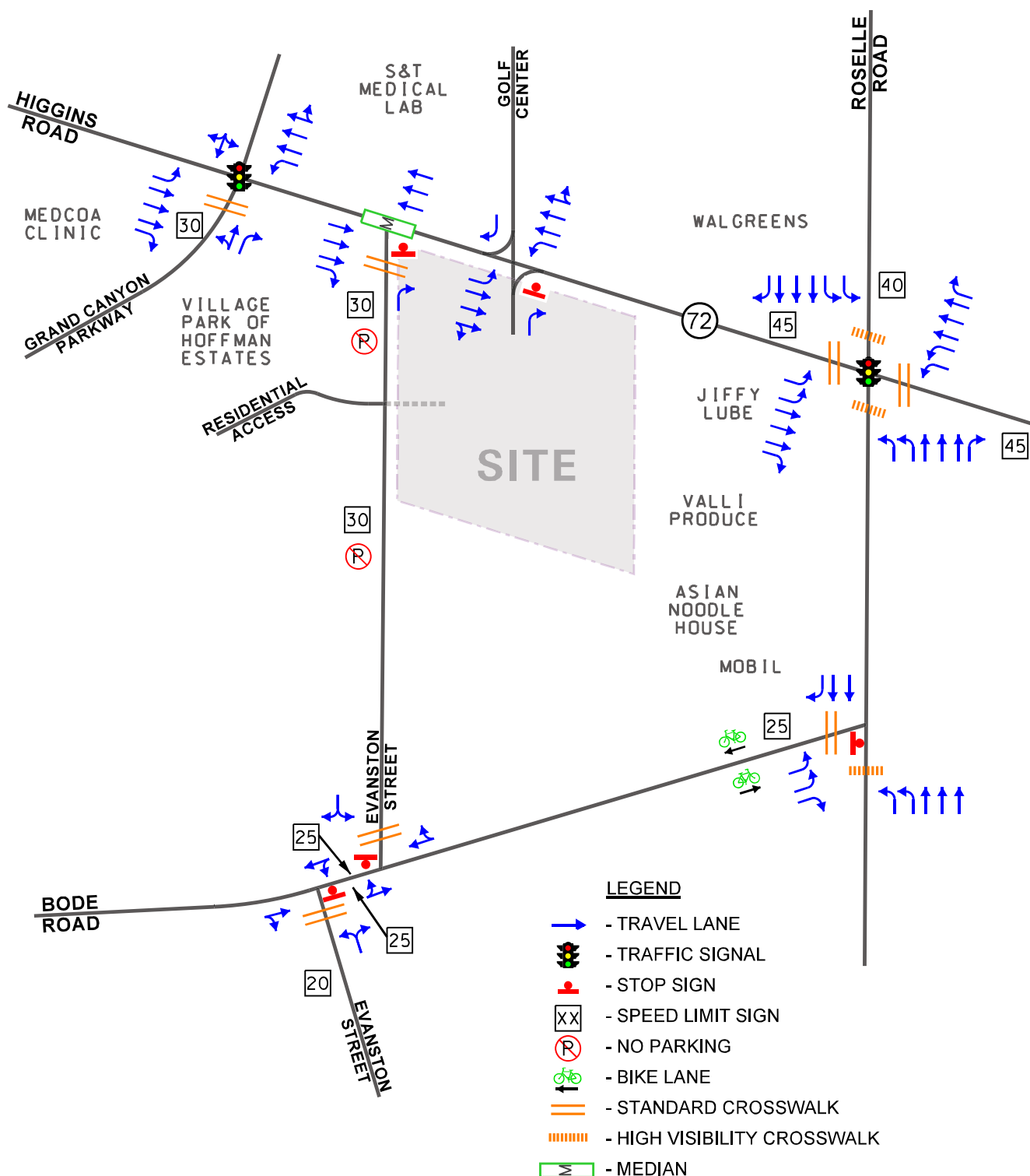
Site Location

This site, which is currently occupied by two former car dealership buildings, is located in the southeast quadrant of the intersection of Higgins Road with Evanston Street. Land uses in the vicinity of the site are a mixture of residential and commercial uses. Commercial uses include Valli Produce located to the east of the site and Golf Center to the north of the site. The Village Park of Hoffman Estates apartment complex is located to the west of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

Higgins Road (IL 72) is an east-west other principal arterial roadway that generally provides three lanes in each direction separated by a landscaped median. At its signalized intersection with Roselle Road, Higgins Road provides dual left-turn lanes, three through lanes, and one exclusive right-turn lane on both approaches. Pedestrian signals are provided on all four legs of this intersection. High-visibility crosswalks are provided on the north and south legs of the intersection and standard style crosswalks on the east and west legs of the intersection. At its unsignalized intersections with the Golf Center access road/site existing access drive, Higgins Road provides an exclusive left-turn lane, two through lanes, and a shared through/right-turn lane on the eastbound and westbound approaches. At its signalized intersection with Grand Canyon Parkway, Higgins Road provides an exclusive left-turn lane, two through lanes, and a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane, three through lanes, and an exclusive right-turn lane on the southbound approach. At its unsignalized “T” intersection with Evanston Street, Higgins Road provides three through lanes and an exclusive right-turn lane on the eastbound approach and three through lanes on the westbound approach. A standard style crosswalk is provided on the south leg of this intersection. Higgins Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as an SRA, carries an Annual Average Daily Traffic (AADT) volume of 26,100 vehicles (IDOT 2023) west of Roselle Road and 44,600 vehicles (IDOT 2023) east of Roselle Road, and has a speed limit of 45 miles per hour.



Roselle Road is a north-south other principal arterial roadway that provides three travel lanes in each direction in the vicinity of the site. At its signalized intersection with Higgins Road, Roselle Road provides dual left-turn lanes, three through lanes and one exclusive right-turn lane on both approaches. At its signalized intersection with Bode Road, Roselle Road provides dual left-turns and three through lanes on the northbound approach and two through lanes and an exclusive right-turn lane on the southbound approach. High visibility crosswalk and pedestrian signal are provided on the south leg of this intersection. A standard style crosswalk and a pedestrian signal are provided on the west leg of this intersection. Roselle Road is under the jurisdiction of Cook County Department of Transportation and Highways (CCDOH), is classified as an SRA, carries an AADT of 35,800 vehicles (IDOT 2018) north of Higgins Road and 27,300 vehicles (IDOT 2018) south of Higgins Road, and has a speed limit of 40 miles per hour.

Bode Road is an east-west major collector roadway that provides one travel lane in each direction. At its signalized intersection with Roselle Road, Bode Road provides dual left-turn lanes and an exclusive right-turn lane on the eastbound approach. At its unsignalized east and west intersections with Evanston Street, Bode Road does not provide any exclusive lanes. Bode Road is under the jurisdiction of the Village of Hoffman Estates, carries an AADT of 4,750 vehicles (IDOT 2022), and has a posted speed limit of 25 miles per hour.

Grand Canyon Parkway is a north-south local roadway that provides one travel lane in each direction. At its signalized intersection with Higgins Road, Grand Canyon Parkway provides a shared left-turn/through lane and an exclusive right-turn lane on the northbound approach and a wide shared left-turn/through/right-turn lane on the southbound approach. A standard style crosswalk is provided on the south leg of this intersection. Grand Canyon Parkway is under the jurisdiction of the Village of Hoffman Estates and has a posted speed limit of 30 miles per hour.

Evanston Street is a north-south local roadway that provides one travel lane in each direction. At its unsignalized right-in/right-out intersection with Higgins Road, Evanston Street provides an exclusive right-turn lane and a standard style crosswalk on the northbound approach. At its unsignalized intersection with Bode Road, Evanston Street does not provide any exclusive lanes. Evanston Street is under the jurisdiction of the Village of Hoffman Estates and has a posted speed limit of 30 miles per hour.

Golf Center Access Drive is a north-south access road that provides one travel lane in each direction. At its unsignalized intersection with Higgins Road/site existing access drive, the Golf Center access drive and the site access drive provide one inbound lane and one outbound lane. The outbound left-turn movements are prohibited from both access roads.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Video Collection Units during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

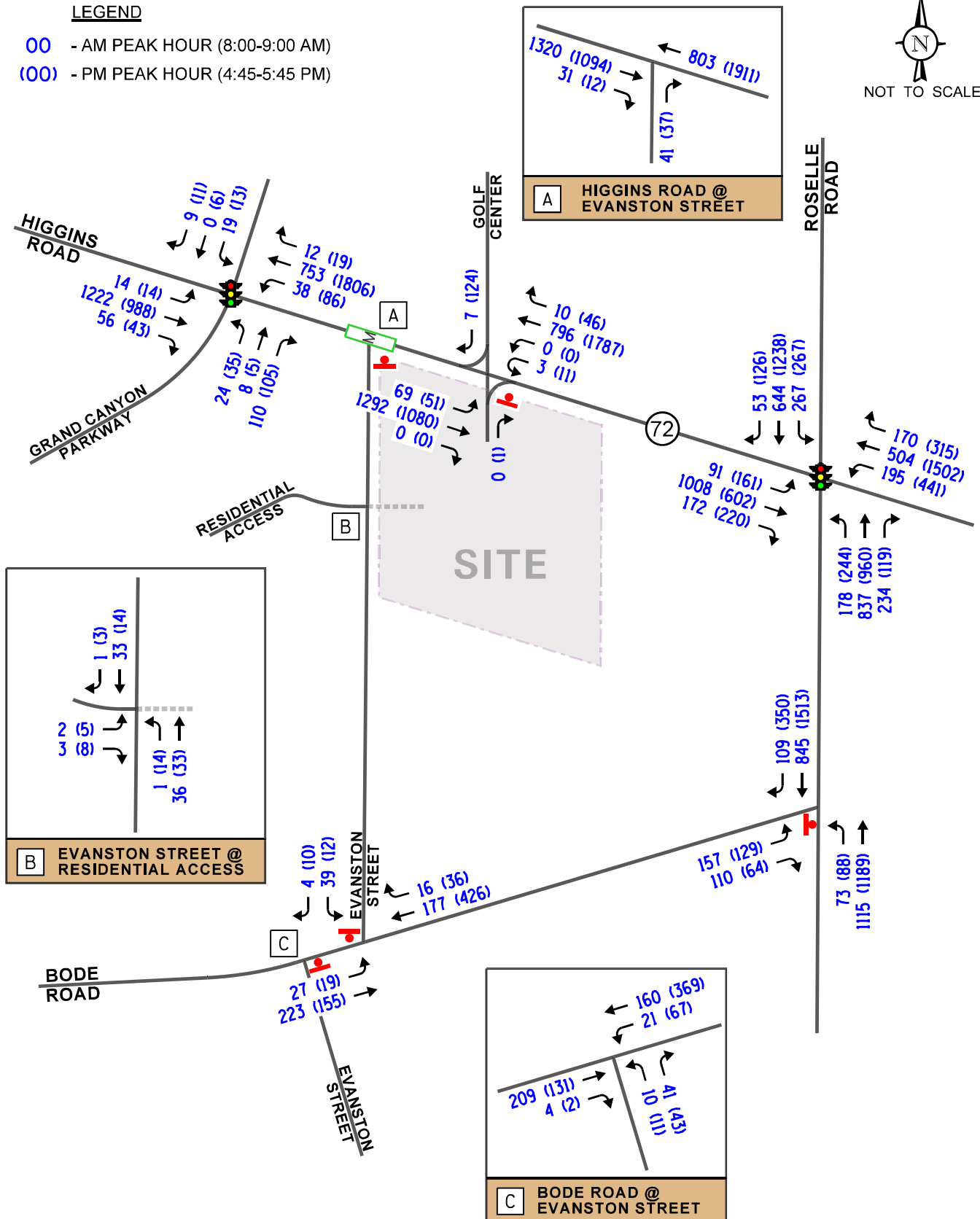
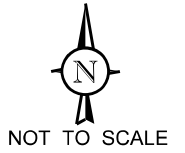
- Higgins Road with Roselle Road
- Higgins Road with Evanston Street
- Higgins Road with Grand Canyon Parkway
- Higgins Road with Golf Center Access Road/Site Existing Access Drive
- Roselle Road with Bode Road
- Bode Road with Evanston Street (West Intersection)
- Bode Road with Evanston Street (East Intersection)
- Evanston Street with Village Park of Hoffman States Apartment Complex Access Drive

The counts were conducted on Thursday, July 24, 2025 and the results of the traffic counts showed that the weekday morning peak hour of traffic generally occurs from 8:00 A.M. to 9:00 A.M. and the weekday evening peak hour of traffic generally occurs from 4:45 P.M. to 5:45 P.M.

It should be noted that counts were compared to old counts conducted in the area in January 2023 when the schools were in session; the comparison indicated that the new data are consistent. **Figure 4** illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
 (00) - PM PEAK HOUR (4:45-5:45 PM)



Residential Development
 Hoffman Estates, Illinois

Existing Traffic Volumes



Job No: 25-190

Figure: 4

Crash Data Summary

KLOA, Inc. obtained crash data¹ from IDOT for the most recent available five years (2019 to 2023) for all of the intersections in the study area. The crash data for the intersections are summarized in **Tables 1** through **5**. A review of the crash data indicated that no fatalities were reported at the study area intersections between 2019 and 2023.

Table 1
HIGGINS ROAD WITH ROSELLE ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	3	0	1	0	4
2020	0	0	0	3	0	0	0	3
2021	0	0	0	0	0	2	0	2
2022	0	0	0	2	2	2	0	6
2023	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>11</u>
Total	0	0	0	14	3	8	1	26
Average	--	--	--	2.8	<1.0	1.6	<1.0	5.2

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 2

HIGGINS ROAD WITH EVANSTON STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	4	0	0	0	4
2020	0	0	0	2	0	1	0	3
2021	0	0	0	1	0	1	0	2
2022	0	0	1	1	0	3	0	5
2023	<u>1</u>	<u>0</u>	<u>1</u>	<u>5</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>8</u>
Total	1	0	2	13	0	6	0	22
Average	<1.0	--	<1.0	2.6	--	1.2	--	4.4

Table 3

HIGGINS ROAD WITH GRAND CANYON PARKWAY – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	2	0	0	0	2
2020	0	0	0	2	0	1	0	3
2021	0	0	0	0	0	1	0	1
2022	0	0	1	1	0	3	0	5
2023	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>6</u>
Total	1	0	1	9	0	6	0	17
Average	<1.0	--	<1.0	1.8	--	1.2	--	3.4

Table 4

BODE ROAD WITH EVANSTON STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	1	0	0	0	0	0	0	1
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0
Total	1	0	0	0	0	0	0	1
Average	<1.0	--	--	--	--	--	--	<1.0

Table 5

HIGGINS ROAD WITH GOLD CENTER ACCESS ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	0	0	2	0	2
2020	0	0	0	1	0	0	0	1
2021	0	0	0	1	0	0	0	1
2022	0	0	0	0	0	0	0	0
2023	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	0	0	0	3	0	2		5
Average	--	--	--	<1.0	--	<1.0	--	1.0

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the site will be redeveloped with a residential development containing 72 townhomes, each having two-car garages and two-car driveway spaces, and 23 guest parking spaces. Access to the site will be provided via the following:

- An existing three-quarter access drive located approximately 805 feet west of Roselle Road and aligned with the Golf Center access road. This access drive provides one inbound lane and one outbound lane. The outbound movement from this access drive is limited to right-turns only and is under stop sign control.
- A proposed full-movement access drive to be located approximately 480 feet south of Higgins Road and will provide one inbound lane and one outbound lane with the outbound movements under stop sign control. This access drive will be aligned with the Village Park of Hoffman Estates apartment complex access drive located on the west side of Evanston Street.

A copy of the site plan is included in the Appendix.

Directional Distribution

The directions from which residents of the proposed development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts and the location of the access drives. **Figure 5** illustrates the directional distribution of the development-generated traffic.

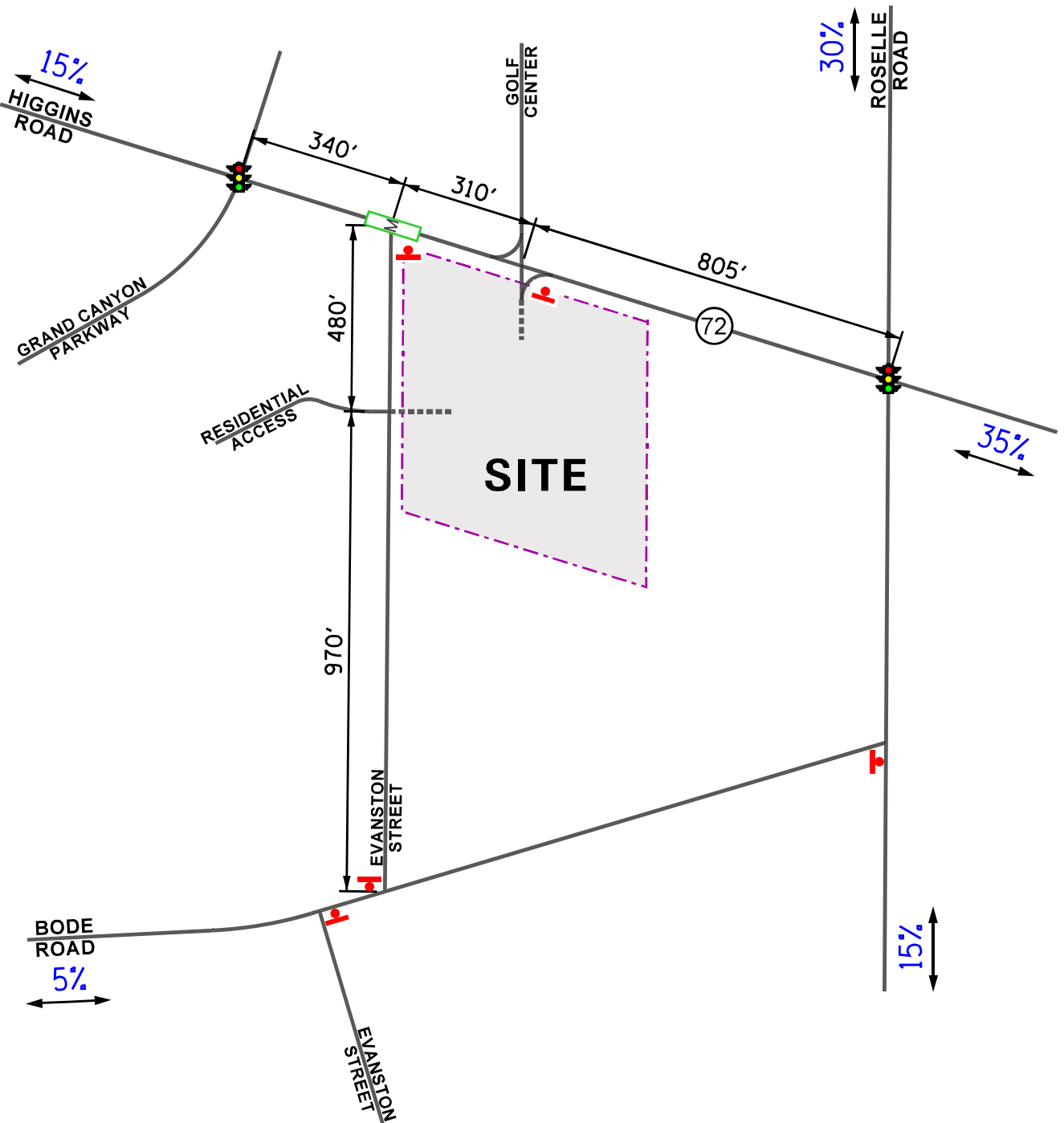
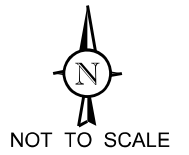
Estimated Site Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). Land-Use Code 215 (Single Family Housing - Attached) rates were utilized. **Table 6** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours and on a daily basis.

LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET



Residential
Development
Hoffman Estates, Illinois

Directional Distribution



Job No: 25-190

Figure: 5

Table 6
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Traffic
		In	Out	Total	In	Out	Total	
215	Single Family Housing (Attached) – 72 units	8	24	32	23	16	39	498

Trip Generation Comparison

It should be noted that the site was previously occupied by two car dealership buildings. The number of peak hour vehicle trips estimated to be generated by the previous land use was estimated based on vehicle trip generation rates contained in ITE *Trip Generation Manual* and are summarized in **Table 7**. As can be seen from Table 7, the proposed development is projected to generate approximately 60 percent less trips during the weekday morning peak hour and approximately 73 percent less trips during the evening peak hour than the previous land use. Additionally, on a daily basis, the proposed development will generate approximately 50 percent fewer trips.

Table 7
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
841	Car Dealership (39,580 s.f.)	62	20	82	68	77	145	522	522	1,044
215	Single Family - Attached (72 Units)	8	24	32	23	16	39	249	249	498
	Difference	-54	+4	-50	-45	-61	-106	-273	-273	-546

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The total new traffic assignment for the residential development is illustrated in **Figure 6**.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter, the existing traffic volumes were increased by an annually compounded growth rate of 0.46 percent per year for six years totaling approximately three percent to represent Year 2031 no-build conditions. It should be noted that the background traffic includes the traffic estimated to be generated by a proposed commercial development to be located at 80 W. Higgins Road.

A copy of the CMAP 2050 projections letter is included in the Appendix.

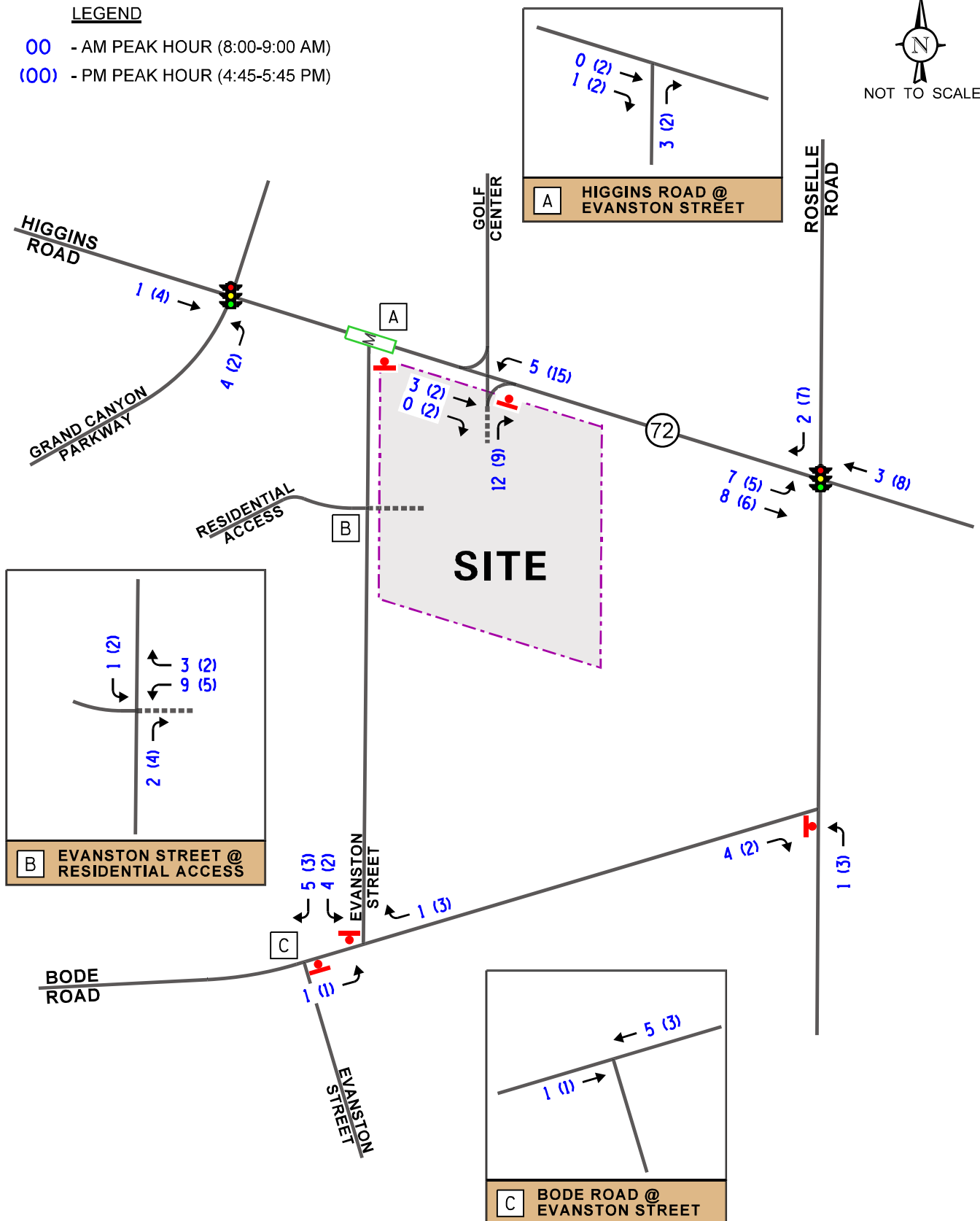
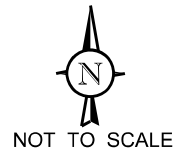
Figure 7 illustrates the Year 2031 no-build traffic volumes.

Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the existing traffic volumes increased by a regional growth factor to determine the Year 2031 total projected traffic volumes, as illustrated in **Figure 8**. It should be noted that the traffic volumes that are currently being generated by the existing site were removed from the roadway system.

LEGEND

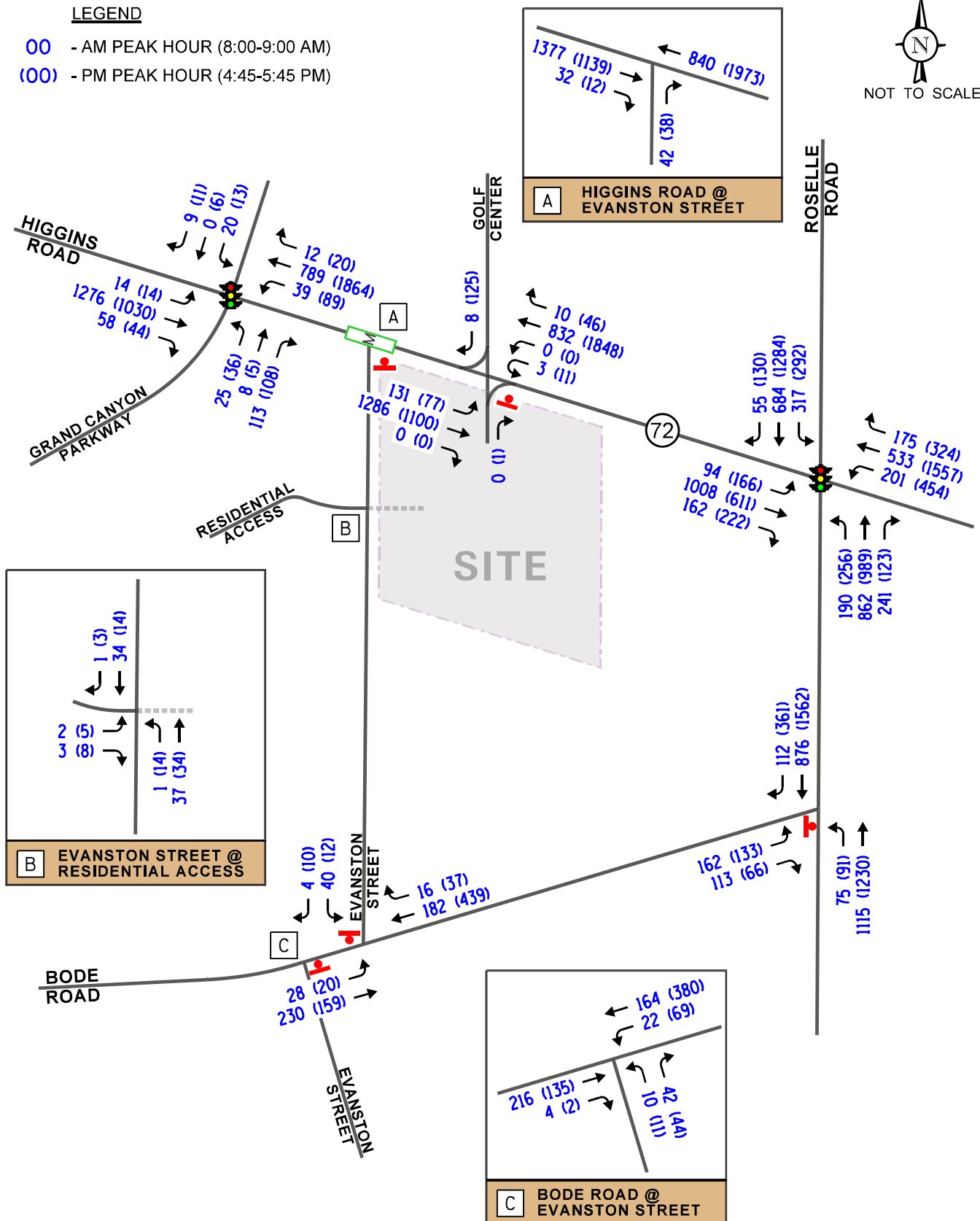
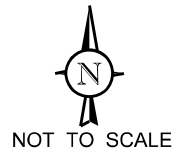
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Residential Development
 Hoffman Estates, Illinois

Site-Generated Traffic Volumes

- LEGEND**
- 00 - AM PEAK HOUR (8:00-9:00 AM)
 - (00) - PM PEAK HOUR (4:45-5:45 PM)



Residential
Development
Hoffman Estates, Illinois

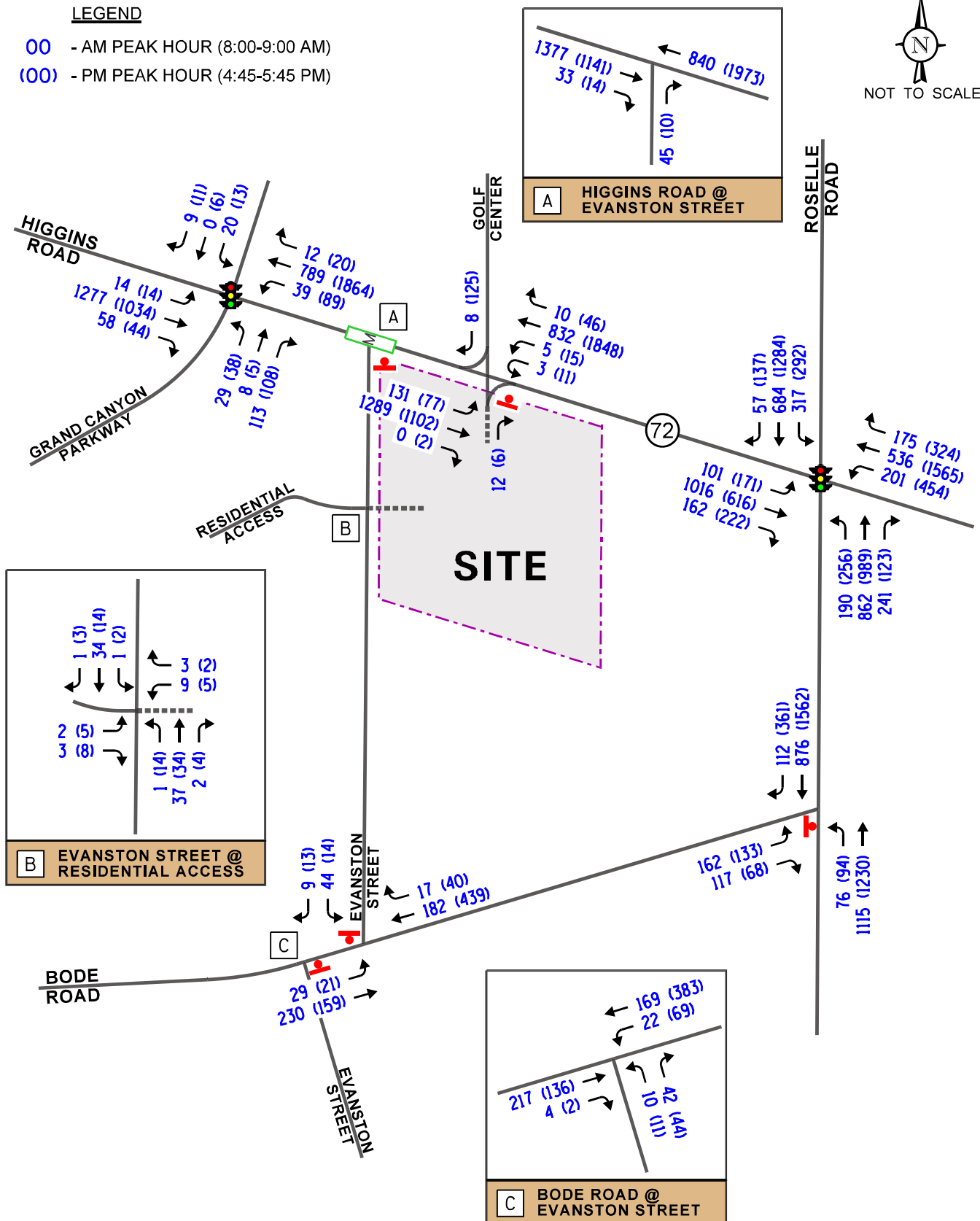
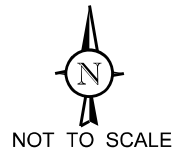
Year 2031 No-Build Traffic Volumes



Job No: 25-190

Figure: 7

- LEGEND**
- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (4:45-5:45 PM)



Residential
Development
Hoffman Estates, Illinois

Year 2031 Total Traffic Volumes



Job No: 25-190

Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2031 no-build, and future projected (Year 2031) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 7th Edition and analyzed using Synchro/SimTraffic 12 computer software. The analysis for the signalized intersections of Higgins Road with Roselle Road and Grand Canyon Parkway were accomplished utilizing actual cycle lengths, phasings, and offsets. The analysis for the signalized intersection of Roselle Road with Bode Road were accomplished utilizing field measured cycle lengths, phasings, and offsets.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 8** through **13**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 8

CAPACITY ANALYSIS RESULTS – HIGGINS ROAD WITH ROSELLE ROAD – SIGNALIZED

Existing Conditions	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
	Weekday Morning	F 81.4	C 27.1	B 14.8	E 71.4	C 28.4	B 17.3	E 77.9	D 40.3	C 28.2	E 79.8	D 51.4	B 14.2	D 40.8
		C – 29.3			D – 35.9			D – 43.4			E – 57.2			
	Weekday Evening	E 74.7	C 29.0	B 19.5	E 59.2	D 35.6	B 17.5	F 82.2	D 47.9	B 18.1	E 67.7	E 72.9	D 44.2	D 48.6
C – 34.4			D – 37.7			D – 51.5			E – 69.9					
No-Build Conditions	Weekday Morning	F 82.6	C 27.4	B 14.8	E 73.1	C 29.4	B 17.7	F 82.1	D 39.9	C 28.0	F 88.7	D 47.4	B 14.1	D 41.9
		C – 29.9			D – 36.8			D – 43.9			E – 58.1			
	Weekday Evening	E 75.1	C 29.4	B 19.8	E 58.7	D 36.5	B 17.5	F 85.7	D 52.2	B 17.9	E 70.1	E 74.8	D 43.4	D 50.2
		C – 34.9			D – 38.2			E – 55.4			E – 71.6			
Projected Conditions	Weekday Morning	F 82.9	C 27.5	B 14.8	E 73.1	C 29.7	B 17.9	F 82.1	D 39.9	C 28.0	F 88.7	D 47.3	B 13.9	D 41.9
		C – 30.3			D – 37.0			D – 43.9			E – 57.9			
	Weekday Evening	E 75.7	C 29.6	B 19.8	E 58.7	D 36.7	B 17.6	F 85.7	D 52.4	B 17.9	E 70.1	E 74.7	D 43.5	D 50.3
		D – 35.2			D – 38.3			E – 55.5			E – 71.4			
Letter denotes Level of Service L – Left Turn R – Right Turn Delay is measured in seconds. T – Through														

Table 9

CAPACITY ANALYSIS RESULTS – HIGGINS ROAD WITH GRAND CANYON PARKWAY – SIGNALIZED

Existing Conditions	Peak Hour	Eastbound			Westbound		Northbound		Southbound	Overall	
		L	T	R	L	T/R	L/T	R	L/T/R		
	Weekday Morning	E 62.5	A 9.8	A 8.7	E 60.0	A 6.4	D 50.4	E 63.7	D – 49.0	B 13.5	
		B – 10.4			A – 9.0		E – 60.7				
	Weekday Evening	E 62.2	B 10.1	A 9.7	E 68.4	A 5.2	D 53.5	E 63.4	D – 50.4	B 11.8	
		B – 10.8			A – 8.1		E – 60.7				
	No-Build Conditions	Weekday Morning	E 62.5	B 10.2	A 8.8	E 58.8	A 6.7	D 50.2	E 63.7	D – 48.9	B 13.7
			B – 10.7			A – 9.1		E – 60.6			
		Weekday Evening	E 62.2	B 10.5	A 9.9	E 67.8	A 5.3	D 53.3	E 63.4	D – 50.1	B 11.9
			B – 11.1			A – 8.1		E – 60.6			
Projected Conditions	Weekday Morning	E 62.5	B 10.2	A 8.8	E 58.6	A 6.7	D 51.1	E 63.7	D – 48.9	B 13.7	
		B – 10.7			A – 9.1		E – 60.5				
	Weekday Evening	E 62.2	B 10.5	A 9.9	E 67.6	A 5.3	D 53.7	E 63.4	D – 50.1	B 12.0	
		B – 11.1			A – 8.1		E – 60.6				
Letter denotes Level of Service L – Left Turn R – Right Turn Delay is measured in seconds. T – Through											

Table 10

CAPACITY ANALYSIS RESULTS – ROSELLE ROAD AND BODE ROAD – SIGNALIZED

Existing Conditions	Peak Hour	Eastbound		Northbound		Southbound		Overall	
		L	R	L	T	T	R		
	Weekday Morning	E 63.1	A 8.4	E 62.5	A 3.2	A 5.3	A 0.1	A 9.8	
		D – 40.5		A – 6.9		A – 4.7			
	Weekday Evening	E 62.2	C 21.6	E 62.4	A 2.9	B 11.9	A 2.3	B 11.1	
		D – 48.8		A – 7.0		B – 10.1			
	No-Build Conditions	Weekday Morning	E 63.1	A 8.3	E 62.5	A 3.3	A 5.1	A 0.	A 9.8
			D – 40.6		A – 7.0		A – 4.5		
		Weekday Evening	E 62.3	C 24.0	E 62.5	A 2.9	B 14.8	A 2.5	B 12.5
			D – 49.6		A – 7.1		B – 12.5		
Projected Conditions	Weekday Morning	E 63.1	A 8.3	E 62.5	A 3.3	A 5.1	A 0.1	A 9.8	
		D – 40.1		A – 7.1		A – 4.5			
	Weekday Evening	E 62.3	C 24.6	E 62.5	A 2.9	B 15.0	A 2.6	B 12.7	
		D – 49.5		A – 7.2		B – 12.6			
Letter denotes Level of Service Delay is measured in seconds.		L – Left Turn T – Through		R – Right Turn					

Table 11

CAPACITY ANALYSIS RESULTS – YEAR EXISTING CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Higgins Road with Evanston Street¹				
• Northbound Approach	A	10.0	A	9.7
Higgins Road with Golf Center Access Road/Existing Access Drive²				
• Northbound Approach	A	0.1	A	9.8
• Southbound Approach	A	9.5	B	12.0
• Eastbound Left Turn	B	10.5	C	17.8
• Westbound Left Turn	A	8.9	A	7.9
Bode Road with Evanston Street (West Intersection)¹				
• Northbound Approach	B	10.9	B	10.6
• Westbound Left Turn	A	7.9	A	7.6
Bode Road with Evanston Street (East Intersection)¹				
• Southbound Approach	B	14.7	B	13.1
• Eastbound Left Turn	A	7.9	A	8.4
Evanston Street with Village Park Access Drive¹				
• Eastbound Approach	A	8.9	A	8.7
• Northbound Left Turn	A	7.3	A	7.3
LOS = Level of Service		1 – All-way stop control		
Delay is measured in seconds.		2 – Two-way stop control		

Table 12

CAPACITY ANALYSIS RESULTS – YEAR 2031 NO-BUILD CONDITIONS -
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Higgins Road with Evanston Street¹				
• Northbound Approach	A	10.0	A	9.8
Higgins Road with Golf Center Access Road/Existing Access Drive²				
• Northbound Approach	A	0.1	A	9.8
• Southbound Approach	A	9.6	B	12.2
• Eastbound Left Turn	B	10.9	C	19.8
• Westbound Left Turn	A	8.8	A	8.0
Bode Road with Evanston Street (West Intersection)¹				
• Northbound Approach	B	11.0	B	10.6
• Westbound Left Turn	A	7.9	A	7.6
Bode Road with Evanston Street (East Intersection)¹				
• Southbound Approach	C	15.0	B	13.4
• Eastbound Left Turn	A	7.9	A	8.5
Evanston Street with Village Park Access Drive¹				
• Eastbound Approach	A	8.9	A	8.7
• Northbound Left Turn	A	7.3	A	7.3
LOS = Level of Service Delay is measured in seconds.				
1 – All-way stop control 2 – Two-way stop control				

Table 13
CAPACITY ANALYSIS RESULTS
YEAR 2031 PROJECTED CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Higgins Road with Evanston Street¹				
• Northbound Approach	A	10.0	A	9.8
Higgins Road with Golf Center Access Road/Existing Access Drive²				
• Northbound Approach	B	10.0	A	9.8
• Southbound Approach	A	9.6	B	12.2
• Eastbound Left Turn	B	10.9	C	19.8
• Westbound Left Turn	B	10.6	A	9.9
Bode Road with Evanston Street (West Intersection)¹				
• Northbound Approach	B	11.0	B	10.6
• Westbound Left Turn	A	7.9	A	7.6
Bode Road with Evanston Street (East Intersection)¹				
• Southbound Approach	B	15.0	B	13.4
• Eastbound Left Turn	A	7.9	A	8.5
Evanston Street with Village Park Access Drive/Proposed Access Drive²				
• Eastbound Approach	A	9.0	A	8.7
• Westbound Approach	A	9.4	A	9.0
• Northbound Left Turn	A	7.3	A	7.3
• Southbound Left Turn	A	7.4	A	7.3
LOS = Level of Service Delay is measured in seconds.		1 – All-way stop control 2 – Two-way stop control		

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

Higgins Road with Roselle Road

The results of the capacity analysis indicate that overall, this signalized intersection currently operates at Level of Service (LOS) D during the weekday morning and weekday evening peak hours. All approaches operate at LOS D or better during the peak hours except for the southbound approach that operates at LOS E during both peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at LOS D during the weekday morning and weekday evening peak hours with increases in delay of less than two seconds over existing conditions. All approaches are projected to operate at LOS E or better during the peak hours. It should be noted that the proposed development will increase the traffic traversing this intersection by less than one percent during the peak hours. It should also be noted that the maximum 95th percentile queue for the eastbound through movement is projected to be approximately 185 feet during the weekday morning peak hour and will not extend to the location of the site access drive. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Higgins Road with Grand Canyon Parkway

The results of the capacity analysis indicate that overall, this signalized intersection currently operates at LOS B during the weekday morning and weekday evening peak hours. All approaches operate at LOS D or better during the peak hours except for the northbound approach which operates at LOS E during both peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at LOS B during the weekday morning and weekday evening peak hours with increases in delay of less than one second over existing conditions. All approaches are projected to continue operating at the same existing level of service. It should be noted that the proposed development will increase the traffic traversing this intersection by less than one percent during the peak hours. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Roselle Road with Bode Road

The results of the capacity analysis indicate that overall, this signalized intersection currently operates at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. All approaches operate at LOS D or better during the peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than two seconds over existing conditions. All approaches are projected to continue operating at the existing same level of service. It should be noted that the proposed development will increase the traffic traversing this intersection by less than one percent during the peak hours. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Higgins Road with Evanston Street

The results of the capacity analysis indicate that currently the northbound approach currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2031 no-build and total projected conditions with minimal increases in delay. It should be noted that the 95th percentile queue for the northbound approach is projected to be one to two vehicles during both peak hours and will not extend to the location of the proposed access drive. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

Higgins Road with Golf Center Access Road/Site Access Drive

The results of the capacity analysis indicate that currently the northbound and southbound approaches operate at LOS B or better during the weekday morning and weekday evening peak hours while the westbound and eastbound left-turn movements operate at LOS C or better during both peak hours.

Under Year 2031 no-build conditions, all approaches and their critical movements are projected to continue operating at the same existing level of service during both peak hours with increases in delay of less than two seconds over existing conditions.

Under Year 2031 total projected conditions, the northbound and southbound approaches are projected to operate at LOS B or better during the weekday morning and weekday evening peak hours. The eastbound and westbound left-turn movements are projected to operate at LOS C or better during both peak hours with 95th percentile queues of one to two vehicles during both peak hours which will be accommodated via the existing left-turn lanes along Higgins Road. The total projected traffic volumes were compared to the right-turn lane warrant criteria summarized in Chapter 36 of the IDOT *Bureau of Design and Environment* (BDE) manual. The comparison indicated that an exclusive right-turn lane will not be warranted along Higgins Road to serve this access drive. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site is provided.

Bode Road with Evanston Street (West Intersection)

The results of the capacity analysis indicate that currently the northbound approach operates at LOS B during the weekday morning and weekday evening peak hours while the westbound left-turn movement operates at LOS A during both peak hours.

Under Year 2031 no-build and total projected conditions, the northbound approach and the westbound left-turn movement are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than one second over existing conditions. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

Bode Road with Evanston Street (East Intersection)

The results of the capacity analysis indicate that currently the southbound approach operates at LOS B during the weekday morning and weekday evening peak hours while the eastbound left-turn movement operates at LOS A during both peak hours.

Under Year 2031 no-build and total projected conditions, the southbound approach is projected to operate at LOS B/C during the weekday morning peak hour and LOS B during the weekday evening peak hour while the eastbound left-turn movement is projected to operate at LOS A during both peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

Evanston Street with Village Park Access Drive/Site Proposed Access Drive

The results of the capacity analysis indicate that currently the eastbound approach and the northbound left-turn movement operate at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2031 no-build conditions.

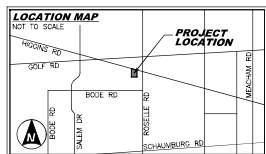
Under Year 2031 total projected conditions and with the full buildout of the proposed development, a proposed full-movement access drive will become the fourth leg of this intersection and will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.

The results of the capacity analysis indicate that all the approaches and their critical movements are projected to operate at LOS A during the weekday morning and weekday evening peak hours. The 95th percentile queues for the northbound and southbound left-turn movements are projected to be one to two vehicles during both peak hours and will not interrupt the traffic flow along Evanston Street. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site is provided.

6. Conclusion

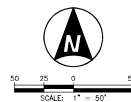
Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the existing site, which contains two former car dealership buildings, will be redeveloped to provide 72 townhomes units.
- The traffic that will be generated by the proposed development will be less than the previous use on site.
- The traffic that will be generated by the proposed residential development can be accommodated by the existing area roadway system.
- Access to the proposed development will be provided via the following:
 - An existing three-quarter access drive located approximately 805 feet west of Roselle Road and aligned with the Golf Center access road. This access drive provides one inbound lane and one outbound lane. The outbound movement from this access drive is limited to right-turns only and is under stop sign control.
 - A proposed full-movement access drive located approximately 480 feet south of Higgins Road that will provide one inbound lane and one outbound lane with the outbound movements under stop sign control. This access drive will be aligned with the Village Park of Hoffman Estates apartment complex located on the west side of Evanston Street.
- The access system will be adequate in accommodating the traffic projected to be generated by the proposed residential development and will ensure efficient and flexible access to the site.



FINAL PLAT OF RESUBDIVISION HIGGINS CROSSING

BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



EXISTING LOTS & EASEMENT VACATION

EXISTING CONDITIONS AS SHOWN ON THE LEXUS SUBDIVISION RECORDED DECEMBER 29, 1989 AS
DOC. 89621530, TOGETHER WITH EXISTING EASEMENTS RECORDED BY SEPARATE DOCUMENTS
AS HEREBY VACATED

P.I.N.'s:
07-15-102-023-0000
07-15-102-024-0000

LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT HEREBY VACATED
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- MEASUREMENT LINE
- CONCRETE
- FIR FOUND IRON ROD
- FIR FOUND IRON PIPE
- PUE PUBLIC UTILITY AND DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- MEASURED
- RECORD

LOT AREA TABLE		
BUILDING	LOT NUMBER	AREA (SQ.FT.)
1	3001	1,250
	3002	1,250
	3003	1,250
	3004	1,250
2	3005	1,250
	3006	1,250
	3007	1,250
	3008	1,250
3	3009	1,250
	3010	1,250
	3011	1,000
	3012	1,000
4	3013	1,000
	3014	1,000
	3015	1,250
	3016	1,250
5	3017	1,000
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47	3185	1,250
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53	3209	1,250
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	3211	1,250
	3212	1,250
54	3213	1,250
	3214	1,250
	3215	1,250
	3216	1,250
55	3217	1,250
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99	3393	1,250
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	3396	1,250
100	3397	1,250
	3398	1,250
	3399	1,250
	3400	1,250
OUT OF TOTAL		130,370
TOTAL		3,042 6.186 ACRES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

NOTICE OF "STATEMENT OF AWARENESS"

THE VILLAGE OF HOFFMAN ESTATES, a municipal corporation, Cook County, State of Illinois, hereby files a Statement of Awareness as approved by the Hoffman Estates Village Board on 12/19/2026 as a condition of approval of a plat of subdivision described below pursuant to Section 10-2-2-O of the Hoffman Estates Municipal Code.

Property Index Number(s): 07-15-102-023-0000 AND 07-15-102-024-0000
Higgins Crossing Subdivision

Statement of Awareness

INFORMATION REGARDING HIGGINS CROSSING TOWNHOMES AND THE SURROUNDING AREA

Listed below are several items which the Village of Hoffman Estates would like you to be aware of as a potential purchaser of property within the Higgins Crossing Townhomes Subdivision. This notice is required to be signed by all prospective buyers in the Higgins Crossing Townhomes Subdivision, prior to committing to any funds for purchase of property. Please note that this information is intended to make you aware of certain conditions of interest on the property and in the surrounding areas. This is not intended to be a comprehensive list of existing or potential conditions on the property or in the surrounding areas. Land use, development and transportation policies are subject to change. In addition to the Village, several area governmental jurisdictions affect conditions in the area, including Illinois Department of Transportation, Cook County Highway Department, Hoffman Estates Park District, Schaumburg Township, etc.

1. *ADJACENT PROPERTY TO THE NORTH* – The property to the north is zoned B-2 Community Business District. It is currently part of the Golf Center Shopping Center.
2. *ADJACENT PROPERTY TO THE SOUTH* - The property to the south is zoned R-8 Two Family Residential. It is currently Hampton Knoll Subdivision.
3. *ADJACENT PROPERTY TO THE EAST* – The property to the east is zoned B-2 Community Business District. It is currently part of the Valli Produce Shopping Center.
4. *ADJACENT PROPERTY TO THE WEST* – The property to the west is zoned for A-1 (Apartments). It is currently Village Park Apartments.
5. *HOMEOWNERS ASSOCIATION* – Please note that the Higgins Crossing Townhome Homeowners Association has been established with this development. The Association is to maintain all common areas as defined in the Declaration for Higgins Crossing Townhomes, including the landscaping throughout the subdivision, ponds, driveways and the subdivision identification signs.
6. *CONSTRUCTION PERMITS* - Prior to commencing with the construction of any accessory structures, patios, and room additions it is necessary to obtain a Village building permit. Interior buildouts also require a Village permit and plan approval. Please contact the Village's Code Enforcement Division at (847) 781-2631 for any additional information.
7. *CONSTRUCTION GRADING PERMITS* – Please contact the Village's Engineering Division at (847) 252-5800 prior to making changes to the existing grades in the yard or adding to the existing driveway. These changes require a Village permit and may be

prohibited due to Homeowners Association rules.

9. *RIGHT OF WAY OBSTRUCTIONS* - The placement of boulders or other rock or brick adornment, yard lights, fencing, basketball hoops, or edging is also not permitted in the right of way. Landscaping in the right of way should be limited to annual or perennial flowers and grasses that will remain lower than 2.5' in height. Please contact the Department of Public Works at (847) 490-6800 for additional information.
10. *LANDSCAPE MAINTENANCE* - The landscape buffers throughout the site are owned and maintained by the Higgins Crossing Homeowners Association. All landscaping within buffers and throughout the subdivision must remain in place, unless approval to alter it is obtained from the Village.
11. *UTILITY LOCATIONS* - Exterior construction of any kind is prohibited prior to having utilities located by the Joint Utility Locating Information for Excavators (J.U.L.I.E.) at 8-1-1. This is a free service and requires an advance notice of 48 hours.
12. *SCHOOLS* - Homes within the subdivision are located within Schaumburg Community Consolidated District 54 (K-8) and Township High School District 211 (9-12). Information on specific schools which children may attend please contact the School District at 847-357-5000 (K-8) or 847-755-6600 (9-12).
13. *PARKS* - This subdivision is located within the Hoffman Estates Park District, which is a separate agency from the Village. For more information, please contact the Park District at (847) 885-7500.
14. *CABLE SERVICES* - Cable television services are provided to this subdivision by Comcast Corporation. For more information, please contact Comcast Corporation at (866) 594-1234.
15. *BUILDING PLANS* - The blueprints for the home are only available for viewing at the Village Hall. If you wish your own copy of the blueprints for your home, you should make arrangements with the builder.

PROSPECTIVE PURCHASER:

(Signature)

Building and Unit Number (if known)

Name (Please Print)

Date

Current Address (Please Print)

Current City, State, Zip (Please Print)

Current Phone Number