



AGENDA
Plan Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

May 6, 2026	Council Chambers	6:30 PM
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1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **APPROVAL OF MINUTES**

A. Plan Commission 04-15-2026

4. **CHAIRPERSON'S REPORT**

5. **NEW BUSINESS**

A. Special Use for a Planned Development & Preliminary and Final Plat of Subdivision for
Prairie Stone Apartments located at 5555 Prairie Stone Parkway
Plat of Easement for the property located at 5435 Prairie Stone Parkway

6. **STAFF DISCUSSION**

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

The next regular Plan Commission meeting is scheduled for **Wednesday, May 20, 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

April 15, 2026

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: Excused: Daniel Lee

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Planner II; Daisy Dose-Adamzadeh, Planner II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 03-18-2026

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the January 07, 2026, regular meeting minutes. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the Master Sign Plan Amendment for the Poplar Creek Crossing Shopping Center located at 4585-4613 W. Higgins Road was approved by the Village Board on April 06, 2026.

5. NEW BUSINESS

A. Public Hearings

1. Special Use to FCPT Holdings LLC for an animal hospital located at 2370 W Higgins 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.

Kristen Vanzant (Barrington Square Animal Hospital)

The petitioner presented an overview of the project.

Daisy Dose-Adamzadeh presented an overview of the staff report.

Commissioner Alexander had no questions.

Commissioner Trieb had no questions.

Commissioner Harner stated he had read this same entity recently purchased a similar veterinary office in another state and asked if the landlord would be local. Ms. Vanzant stated yes, the primary vet would remain part of the operations at the Hoffman Estates location. There would be no absentee owner.

Commissioner Henderson had no questions.

Commissioner Milford had no questions.

Commissioner Wise had no questions.

Vice Chairperson Bauske asked the petitioner if they agreed with the conditions of approval in the staff report. Ms. Vanzant 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 stated in the April 15, 2026, 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 FCPT Holdings LLC for an animal hospital located at 2370 W Higgins Road subject to the conditions stated in the April 15, 2026, 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, April 20, 2026, at 07:00 PM.

6. **STAFF DISCUSSION**

Daisy Dose-Adamzadeh stated there are items scheduled for both the May 06, 2026, and May 20, 2026, regular Plan Commission meetings.

7. **PUBLIC COMMENT**

None.

8. **ADJOURNMENT**

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:41 PM. 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: 5/6/2026

From: James Donahue, Senior Planner

PLN25-0047

Public Hearing

Special Use for a Planned Development & Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway Plat of Easement for the property located at 5435 Prairie Stone Parkway

REQUEST SUMMARY

WB Hoffman Estates GP LLC (Willow Bridge), applicant and contractor purchaser, is seeking approvals for a multiphase Class A apartment development known as Prairie Stone Apartments, located at the southeast corner of Bevely Road and Prairie Stone Parkway.

Phase 1 consists of 280 apartment units situated on the southern portion of the subject property. Development plans for Phase 1 are included for review and approval as part of this request.

Phase 2 is planned to include 300 apartment units in a wrap-style building at the northeast corner of the subject property. Final development plans for Phase 2 have not yet been completed. Prior to commencement of Phase 2, the applicant will be required to obtain an amendment to the Planned Development approval, subject to review by the Plan Commission and Village Board.

Location:	5555 Prairie Stone Parkway
Property Owner / Applicant:	Gompers-Lewis II LLC / WB Hoffman Estates GP LLC
Property Size:	22 Acres
Zoning / Land Use:	B-3 Business District / Vacant
Adjacent Properties:	North: O-5 Office - Salvation Army Headquarters West: O-3 Office - Life Changers Church South: Jane Adams Tollway (I-90) East: B-3 Business - Vacant

BACKGROUND / ANALYSIS

The subject property is a 22 acre site located at the southeast corner of Beverly Road and Prairie Stone Parkway. The property is zoned B-3 Business District and is currently vacant.

In 2021, the Village Board adapted the Western Area Plan (encompassing the area west of Bartlett Road and north of I-90), which established a conceptual framework for a

diverse mix of uses — with an emphasis on multi-family residential, retail, entertainment and recreation uses centered on the Arena and Village Green properties. Central to achieving a vibrant, sustainable activity node will be the introduction of high-density, Class A multi-family apartments with walkable connectivity to surrounding uses. The subject property occupies a strategic location directly across from the Village Green and west of the Arena.

In 2023, Gompers-Lewis II, LLC acquired the property and entered into a Pre-Development Agreement with the Village, memorializing the shared intent to develop the site as a multiphase residential project comprising over 580 Class A apartments. This agreement was structured as a short-term instrument, set to expire upon the Village's granting of Planned Development approval. WB Hoffman Estates GP LLC (Willow Bridge), as applicant and contract purchaser, is seeking the following approvals:

1. **Special Use for a Planned Development:** Approval of a Special Use for a Planned Development authorizing the development and use of the subject property as a multiphase multi-family Planned Development, including concurrent approval of development plans for Phase 1, consisting of 280 apartment units.
2. **Preliminary and Final Plat of Subdivision:** Replatting the existing single lot into 3 new lots — Lot 1 designated for stormwater detention, Lot 2 comprising Phase 1 of the Planned Development, and Lot 3 comprising Phase 2 of the Planned Development.
3. **Plat of Easement:** Establishing of a Storm Sewer Easement over and across the property immediately east of the subject property at 5435 Prairie Stone Parkway, through which a storm sewer will be constructed to convey a portion of the stormwater runoff westward to the Prairie Stone Central Wetlands serving the broader Prairie Stone development.

PLANNED DEVELOPMENT PROCESS

Planned Developments for multi-family dwellings are permitted as a Special Use in the B-3 zoning district, pursuant to Section 9-1-18A of the Municipal Code. Phase 1 development plans are included for review and consideration as part of the current request; Phase 2 approval is not being sought at this time. Prior to commencing construction on Phase 2, the applicant will be required to obtain Village approval of an amendment to the Planned Development, including review by the Plan Commission and Village Board. Per the applicant's petition, Phase 2 is anticipated to proceed in 2029.

PROJECT SUMMARY - PHASE 1

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. Phase 1 will consist of 280 units spread across 10 buildings located on the southern half of the property and will consist of a mix of efficiency units (40), 1-bedroom units (156), and 2-bedroom units (84). Phase 1 will include an outdoor pool and clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and workrooms. The buildings include a mix of brick/stone material, siding, board and batten and a shingle roof. It is anticipated

construction of Phase 1 will commence in the summer of 2026, move-ins will begin in August 2027, and construction will be completed in 2028.



SITE PLAN



Access & Traffic: The proposed plan identifies two points of access into the site via Beverly Road and Prairie Stone Parkway. Access from Beverly Road will be right-in-right-out only and align with the existing curb cut on the west side of the street, while the access on Prairie Stone Parkway will be full access and align with the existing median cut. The petitioner provided a detailed traffic study which studied capacity, new trip generation, and queuing for the existing intersections and concluded that the existing roadway system, the proposed access drives, and the proposed internal intersections have sufficient reserve capacity to accommodate the traffic that would be generated by the proposed development.

Access for future Phase 2 and for the 10 acre property immediately east of the site would be via shared access off Prairie Stone Parkway. Cross access between all properties is shown on the plat of subdivision and would be expanded to include the 10 acre property when it develops.

Pedestrian and Bike Accommodations: The plans identify significant pedestrian sidewalks internal to Phase 1 of the property connecting all buildings throughout the site as well as to Beverly Road and Prairie Stone Parkway. The plans identify a 10-foot wide multipurpose sidepath along the property's entire Prairie Stone Parkway frontage that will provide a crossing on Beverly Road to connect into the recently completed path system along Beverly Road that extends south to Beacon Pointe Drive.

Parking: Phase 1 parking will consist of 383 surface parking spaces and 64 tuck-under garage parking spaces, totaling 447 parking spaces — a ratio of 1.6 spaces per unit and 1.22 spaces per bedroom. Staff considers this ratio sufficient to meet anticipated demand based on several factors, including the Traffic and Parking Study submitted by the applicant and reviewed by Village Engineering Division, which indicates that demand for the development will be 420 spaces. Additionally, comparable apartment developments previously approved by the Village, and occupancy data collected at the Seasons apartments, where the supplied ratio of 1.9 spaces per unit (1.6 spaces per bedroom) substantially exceeded observed average demand of 0.98 spaces per unit (0.63 per bedroom). EV capable parking accommodations will be provided throughout the site in compliance with Illinois state law and the Municipal Code.

Engineering: Existing utilities near the site will be utilized for the development. The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and found that the plans are acceptable per the Planned Development requirements. As part of the final permit submittal, engineering comments from 4/3/26 shall be incorporated into the final engineering design. This has been added as a condition of approval.

Landscaping: The proposed landscape plan incorporates many trees, shrubs and perennials into the site design. Existing trees along the streetscape on Prairie Stone Parkway and Beverly Road will be preserved as part of the development with additional landscape being added throughout the site. Existing tollway plantings will not be touched and will remain in place to provide additional screening.

School and Park Donations: The proposed development is subject to school and park donation requirements as per Section 10-9-2 of the Municipal Code. Based on the size of the development, the petitioner will be paying cash-in-lieu of land for both the school and park donation requirement. The cash donation amounts are noted in the conditions of approval.

Signage: The Petitioner is proposing two monument signs (one at each main entrance) and a permanent leasing sign near the clubhouse/office building. These signs will be internally illuminated. Temporary feather signs at the main entrances and the corner of Beverly Road and Prairie Stone Parkway are proposed as per the exhibit submitted as part of the Planned Development. A building permit must be issued for each sign prior to construction.

PLAT OF SUBDIVISION

The property would be formally re-subdivided, as outlined in the attached Plat of Subdivision. The plat identifies the existing stormwater basin as a stand-alone lot and

Phase 1 and Phase 2 as separate lots. Existing utilities within previously dedicated easements will be accessed for use on the site. A blanket water main easement is being dedicated on the entire site. The plat meets the Municipal Code requirements. Cross access benefiting all properties (Lots 1–3) is shown on the plat of subdivision and would be expanded to include the 10 acre property when it develops. A condition of approval has been added that the plat shall be updated in conformance with Village Corporation Counsel review prior to Village Board consideration of this request.

PLAT OF EASEMENT

As part of the development of Phase 1, a storm sewer to serve the property will be extended across the adjacent 10-acre property, which is under the same ownership as the subject property. Because the storm sewer serves multiple properties, the Village requires it to be covered with a Storm Sewer Easement. The plat dedicates the required easements and meets the Municipal Code requirements. A condition of approval has been added that the plat shall be updated in conformance with Village Corporation Counsel review prior to Village Board consideration of this request.

PHASE 2

Phase 2 is currently planned to be a “wrap style” development and will be located on the northeast quadrant of the Subject Property. A “wrap style” development references a specific architectural design in multi-family real estate construction where residential units are built in a square or U-shape around a central, above-ground parking garage. This design makes parking more convenient for residents by allowing them to park on the same level as their unit and is popular as an efficient use of land. Like Phase 1, Phase 2 would also be nicely amenitized, including an outdoor pool and landscaped courtyard located internal to the development and a fitness center located at the complex’s main entrance.

The applicant anticipates construction of Phase 2 to commence in 2029. Development plans for Phase 2 shall require approval by the Village via an amendment to the Planned Development approval. This request would be considered by the Plan Commission with final approval required by the Village Board.

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 - PC Findings and Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use for a Planned Development for Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to conditions A-L included in Exhibit B - PC Findings & Recommendations Summary.
3. Recommend to the Village Board approval of a Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to condition A included in Exhibit B - PC Findings & Recommendations Summary.

4. Recommend to the Village Board approval of a Plat of Easement for the property located at 5435 Prairie Stone Parkway, subject to conditions A-B included in Exhibit B - PC Findings & Recommendations Summary.

ATTACHMENTS

1. PC Staff Report
2. PC Findings and Recommendations Summary - PS Apartments
3. Location Map - Prairie Stone Apartments
4. Supporting Documents - Prairie Stone Apartments

5555 & 5435 PRAIRIE STONE PKWY
PIN: 01-31-401-002-0000 & 01-32-302-047-0000



TRILLIUM BLVD

PRAIRIE STONE PKWY

BEVERLY RD

5555

5435

I-90 EXPRESSWAY

Legend

-  Subject Property
-  Parcels

N





**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 5/6/2026

Prepared By: Jim Donahue, Senior Planner

PLN25-0047

**Special Use for a Planned Development & Preliminary and Final Plat of Subdivision for
Prairie Stone Apartments at 5555 Prairie Stone Parkway
Plat of Easement for the property located at 5435 Prairie Stone Parkway**

Findings of Fact – Special Use *(draft for Plan Commission discussion)*

Sec. 9-1-18-I: 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: The proposed use will not 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 proposed use will improve vacant land which has been unoccupied for many years and will help bring new residents into the Village's Entertainment District. Property values in the neighborhood will not be diminished by the proposed use.
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 use will not impede the normal and orderly development of surrounding property for uses permitted in the district. Access and utilities have been designed and located so as to accommodate development of surrounding vacant properties.
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 to serve the use.
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: Ingress and egress have been planned so as to not negatively impact the surrounding public street system. 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 property that has been vacant for many years and in concert with the Western Area Plan adopted by the Village Board in 2021.

Recommendations

The Plan Commission shall make the following motions (total of 4 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in this Exhibit B – PC Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use for a Planned Development for Prairie Stone Apartments, located at 5555 Prairie Stone Parkway, subject to the following conditions:
 - A. The following documents and plans (“Development Documents”), all on file with the Village, are hereby approved and constitute Planned Development approval for the Development:
 - i. Preliminary Civil Engineering Plans updated through 3/13/26.
 - ii. Preliminary Landscape Plans updated through 2/4/26.
 - iii. Elevations updated through 3/13/26.
 - iv. Traffic Study updated 11/20/25.
 - v. Signage Plan updated 1/29/26 and 3/6/26
 - vi. Application and Narrative as submitted by the applicant.
 - B. The development shall comply with the Municipal Code, Village construction and development standards, and substantially conform to the Development Documents.
 - C. Applicant shall be subject to all permit, water and sewer, and other utility fees as required by the Municipal Code or ordinances or resolutions adopted by the Village Board.
 - D. The site development permit for Phase 1 shall be obtained within twelve (12) months of the Village Board approval on this request.
 - E. Sidewalks and sidepaths along Beverly Road and Prairie Stone Parkway as outlined in the Development Documents shall be constructed and accepted by the Village prior to obtaining occupancy for any portion of Phase 1.
 - F. Phase 2 development shall be reviewed and approved as a major amendment to this Planned Development approval, subject to the Planned Development amendment process required by the Municipal Code.

- G. A performance guarantee in compliance with Section 10-7-1 of 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.
 - H. The submittal for a site development permit for Phase 1 shall:
 - i. Address all staff review comments noted in the staff comments dated 4/3/26.
 - ii. Include details of construction traffic, staging, fencing, trailers and location of stockpiles.
 - iii. Address winter construction conditions with plans showing sufficient water loop and paved surfaces in place prior to building vertical on any building.
 - I. A permit from the Metropolitan Water Reclamation District (MWRD) and Illinois Environmental Protection Agency (IEPA) shall be obtained prior to site construction commencing.
 - J. 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 (School District U-46 - \$52,057, Hoffman Estates Park District - \$441,756).
 - K. Signage approved as part of this Planned Development approval shall require building permits.
 - L. 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 for Prairie Stone Apartments, located at 5555 Prairie Stone Parkway, 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.
4. Recommend to the Village Board of Trustees approval of a Plat of Easement for the property located at 5435 Prairie Stone Parkway, subject to the following conditions:
- A. The Plat of Easement shall be updated in conformance with Village Corporation Counsel review prior to Village Board consideration of this request.
 - B. A Grant of Easement document shall be executed and recorded along with the Plat of Easement.



VILLAGE OF HOFFMAN ESTATES PZE APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number: PLN25-0047

Project Name: Prairie Stone Apartments

Application Date: 11/26/2025

Staff Contact: James Donahue

PROJECT TYPE

Special Use for a Planned Development; Plats of Subdivision and Easement

SITE INFORMATION

Property Address: 5555 & 5435 PRAIRIE STONE PKWY

All included PINs: 01-31-401-002-0000; 01-32-302-047-0000

PROJECT CONTACTS

Applicant: Willow Bridge

Owner: GOMPERS LEWIS II LLC

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

PETITION TO THE VILLAGE OF HOFFMAN ESTATES FOR LAND USE
ENTITLEMENTS

THE UNDERSIGNED Petitioner, WB Hoffman Estates GP LLC (“**Petitioner**” or “**Willow Bridge**”), respectfully petitions the Village of Hoffman Estates (“**Village**”) for i) approval of a Preliminary Plat of Subdivision (“**Plat of Subdivision**”); ii) approval of a Special Use Permit for a Planned Development (“**Special Use**”); iii) approval of a Planned Development and associated deviations (“**Planned Development**”); and iv) 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 Gompers-Lewis II LLC, an Illinois limited liability company having an address at 6140 Joliet Road, Countryside, IL 60525 (“**Owner**”).
2. Petitioner is WB Hoffman Estates GP LLC, a Delaware limited liability company having an office address at 1110 Jorie Boulevard, Ste 300 Oak Brook, IL 60523.
3. Petitioner is the contract purchaser of the Subject Property.
4. The Subject Property consists of approximately 22 acres of real property located at the southeast corner of Prairie Stone Parkway and Beverly Road.

5. The Subject Property has a common address of 5555 Prairie Stone Parkway, Hoffman Estates, IL 60192.

6. The Subject Property has remained vacant and underutilized in its current configuration since its annexation to the Village in 1978.

7. Petitioner seeks to reposition and redevelop the Subject Property with a residential multi-family community to be commonly known as Prairie Stone (“**Prairie Stone**”).

8. Prairie Stone will consist of two different phases of development.

9. Phase 1 will consist of 280 “garden style” units spread across 10 buildings located on the south half of the Subject Property (“**Phase 1**”).

10. Phase 2 will consist of 302 “wrap style” units located on the northeast quadrant of the Subject Property (“**Phase 2**”).

11. The Subject Property is currently zoned “B-3” Business District.

12. Section 9-1-18A(E)(2) of Village Code authorizes special uses for planned developments in the “B-3” Business District.

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

- a. North: “O-5” Office District consisting of The Salvation Army Central Territory Headquarters.
- b. East: “B-3” Business District consisting of NOW Arena.
- c. South: Bound by I-90.
- d. West: “O-3” Office and Research Tollway District consisting of Life Changers International Church.

14. 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 developer is Willow Bridge. Since Willow Bridge's inception in 1965, Willow Bridge (previously known as Lincoln Property Company's residential division) has created, managed, and stewarded exceptional residential communities across America. Having built over 200,000 apartments to date, Petitioner is one of the nation's most respected full service residential property companies, currently operating a successful portfolio of over 220,000 units across 75 markets. 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 Prairie Stone Parkway and Beverly Road. The Subject Property has remained vacant and underutilized in its current configuration since its annexation to the Village in 1978. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with residential uses to be commonly known as Prairie Stone.

The proposed 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 "Office Retail Mixed Use," which designation was consistent with the Subject

Property's positioning 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 office corridor as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use obsolete. Since Covid-19, there have been national challenges for filling office space and developing properties zoned for office use. The Subject Property is no exception. Despite the changing market dynamics, the proposed development of Prairie Stone 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 Class A rental apartments, labeling the potential for

this housing type as “significant.” Importantly, the Residential Market Analysis finds that “in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries.” Notably, 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.”

In addition to the Village’s planning documents and market trends, Petitioner’s success in other nearby communities, where residences leased very quickly, further demonstrates the current and future demand for upscale, highly amenitized apartment living along interstate corridors close to employment opportunities. This includes Petitioner’s prior development of Domain CityGate, a 285-unit residential multi-family community located along the I-88 corridor in Naperville that was developed by Petitioner in 2022. Domain CityGate has seen tremendous success and was awarded the prestigious NAIOP award for Multifamily Development of the Year in 2023 – an award recognizing its excellence in design, amenities, and community integration. Like Domain CityGate, the proposed Prairie Stone community will offer a broad appeal to a variety of demographics, including young professionals and employees transitioning to the community.

The Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our

population. Petitioner's target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between \$70,000 per year and \$110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

It is anticipated that the Prairie Stone community will develop in two phases. Phase 1 will consist of 280 "garden style" units spread across 10 buildings located on the southern half of the Subject Property. Phase 1 will consist of a mix of efficiency units (40), 1-bedroom units (156), and 2-bedroom units (84). Parking for this phase will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 parking spaces. Phase 1 will include an outdoor pool and clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and work rooms. It is anticipated construction of Phase 1 will commence in June of 2026, move-ins will begin in August of 2027, and construction will be completed in 2028.

Phase 2 will consist of 302 "wrap style" units and will be located on the northeast quadrant of the Subject Property. A "wrap style" development references a specific architectural design in multi-family real estate construction where residential units are built in a square or U-shape around a central, above-ground parking garage. This design makes parking more convenient for residents by allowing them to park on the same level as their unit and is popular as an efficient use of land. Further, by providing elevator and parking garage access on each floor, it promotes safety within

the community. Phase 2 will consist of a mix of 1-bedroom units (40), 2-bedroom units (180), and 3-bedroom units (82). The parking garage located internal to the site will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces. Like Phase 1, Phase 2 will also be nicely amenitized, including an outdoor pool and landscaped courtyard located internal to the development and a fitness center located at the complex's main entrance. It is anticipated that construction of Phase 2 will commence in June of 2029 and will be completed in February of 2031.

The proposed Prairie Stone community will utilize architecture that is compatible with the surrounding area, helping elevate the energy and vibrancy of the I-90 corridor. 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 lap siding and board & batten.

The proposed development will logically transition between the surrounding uses, including the higher intensity office park to the north, the NOW Arena to the east, and the Life Changers International Church to the west. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. The future residents will also benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 1-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. On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and IL Route 59 interchange,

offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

Access to the development will include a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway to the north, and a future right-in/right-out driveway on Prairie Stone Parkway.

Prairie Stone's stormwater management needs will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

Landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community to screen the development from the adjacent uses and to create the feel of a residential enclave.

ZONING REQUESTS AND STANDARDS

1. Approval of a Plat of Subdivision.

Petitioner has submitted herewith a Plat of Subdivision for the Subject 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. To the contrary, the proposed development is consistent with the planning documents and reports adopted by the Village. The Village's Comprehensive Plan designates the future use of the Subject Property as "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 office corridor as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use obsolete. Since Covid-19, there have been national challenges for filling office space and developing properties zoned for office use. The Subject Property is no exception. Despite the changing market dynamics, the proposed development of Prairie Stone 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 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 Class A rental apartments, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that "in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries." Notably, 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."

The Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner's target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a

concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between \$70,000 per year and \$110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

As noted, the Subject Property has remained vacant and underutilized in its current condition since its annexation in 1978. Unlike the historical vacancy 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 office park to the north, the Life Changers International Church to the west, and NOW Arena to the east. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. 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 will it substantially diminish and impair property values within the neighborhood. As previously noted, the Subject Property has remained vacant and underutilized in its current condition since its annexation in 1978. Unlike the historical vacancy of the Subject Property, the proposed development will logically transition between the surrounding uses, including the higher intensity office park to the north, the NOW

Arena to the east, and the Life Changers International Church to the west. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. 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.

In addition to the development's support of the local commercial/retail uses, Petitioner has taken care to strategically incorporate significant landscaping treatments along the perimeter of the Subject Property's to screen the development from the adjacent uses. To further enhance the visual appeal of the community, additional landscaping will be incorporated throughout Prairie Stone, including a mix of parkway trees, shade trees, and shrubs.

The proposed Prairie Stone community will also utilize architecture that is compatible with the surrounding area, helping elevate the energy and vibrancy of the I-90 corridor. 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 lap siding and board & batten.

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, vacant, and highly visible property located along an important Village corridor, and the proposed requests will facilitate development the Subject Property for its highest and best use.

- 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 Prairie Stone 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-3” Business District. However, the Subject Property has remained vacant and underutilized in this configuration and since its annexation to the Village in 1978. Petitioner now seeks Village approval to reposition the Subject Property for its highest and best use with a residential multi-family community to be commonly known as Prairie Stone.

As previously noted, the Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner’s target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a concentration in the 25 to 35 and 50 to 65 age groups. Petitioner’s residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between \$70,000 per year and \$110,000 per year. Most of Petitioner’s residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

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employment centers. Within a 1-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. On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and IL Route 59 interchange, offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

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. Prairie Stone's stormwater management needs will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

Access to the development will include a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway to the north, and a right-in/right-out driveway on Prairie Stone Parkway. A private, internal roadway network will provide circulation within the Prairie Stone community and will be owned and maintained by the HOA for its ensured maintenance.

Adequate parking will be provided throughout the community. In Phase 1, parking will

consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces in compliance with Village Code. In Phase 2, parking will consist of a central parking garage that will be located internal to the site and will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces in compliance with Village Code.

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, access to the development will include a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway to the north, and a right-in/right-out driveway on Prairie Stone Parkway. A private, internal roadway network will provide circulation within the Prairie Stone community and will be owned and maintained by the HOA for its ensured maintenance. Further, Petitioner retained V3 Companies to conduct a traffic study to ensure the proposed community does not significantly impact the existing traffic patterns in the area.

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. As mentioned, in Phase 1, parking will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces. In Phase 2, parking will consist of a central parking garage that will be located internal to the site and will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces.

- 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 will 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 "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 surrounding area as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use 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 Class A rental apartments, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that "in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries." Notably, 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."

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concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between \$70,000 per year and \$110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

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-3" Business District. Section 9-1-18A(E)(1) authorizes special uses for planned developments in the "B-3" 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 vacancy, 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 on the northwest quadrant of the development, significant landscaping treatments along the perimeter of the Subject Property to provide a buffer between the development and the adjacent uses, adequate room for on-site resident and guest parking, optimal configuration of the proposed apartment buildings, and significant amenity features in both Phase 1 and Phase 2.

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 Subject Property has remained vacant since its annexation in 1978. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with a residential multi-family community to be commonly known as Prairie Stone.

The proposed development will logically transition between the surrounding uses, including the higher intensity office park to the north, the NOW Arena to the east, and the Life Changers International Church to the west. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. The future residents will also benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 1-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. On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and IL Route 59 interchange, offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

It is anticipated that the Prairie Stone community will develop in two phases. Phase 1 will consist of 280 "garden style" units spread across 10 buildings located on the southern half of the Subject Property. Phase 1 will consist of a mix of efficiency units (40), 1-bedroom units (156),

and 2-bedroom units (84). Parking for this phase will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces in compliance with Village Code. Phase 1 will include an outdoor pool and clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and work rooms. It is anticipated construction of Phase 1 will commence in June of 2026, move-ins will begin in August of 2027, and construction will be completed in 2028.

Phase 2 will consist of 302 “wrap style” units and will be located on the northeast quadrant of the Subject Property. Phase 2 will consist of a mix of 1-bedroom units (40), 2-bedroom units (180), and 3-bedroom units (82). For Phase 2, a central parking garage will be located internal to the site and will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces in compliance with Village Code. Like Phase 1, Phase 2 will also be highly amenitized, including an outdoor pool and landscaped courtyard located internal to the development and a fitness center located at the complex’s main entrance. It is anticipated that construction of Phase 2 will commence in June of 2029 and be completed in February of 2031.

Prairie Stone’s stormwater management needs will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. Landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community 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.

Prairie Stone 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 vacant, such that there are minimal desirable topography, vegetation, or geological features located at the site. 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, Prairie Stone will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community 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. It is anticipated that the Prairie Stone community will develop in two phases. Phase 1 will consist of 280 “garden style” units spread across 10 buildings located on the southern half of the Subject Property. Phase 1 will

consist of a mix of efficiency units (40), 1-bedroom units (156), and 2-bedroom units (84). Parking for this phase will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces in compliance with Village Code. Phase 1 will include an outdoor pool and highly amenitized clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and work rooms.

Phase 2 will consist of 302 “wrap style” units and will be located on the northeast quadrant of the Subject Property. Phase 2 will consist of a mix of 1-bedroom units (40), 2-bedroom units (180), and 3-bedroom units (82). For Phase 2, a central parking garage will be located internal to the site and will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces in compliance with Village Code. Like Phase 1, Phase 2 will also be highly amenitized, including an outdoor pool and landscaped courtyard located internal to the development and a fitness center located at the complex’s main entrance.

The proposed Prairie Stone community will utilize architecture that is compatible with the surrounding area, helping elevate the energy and vibrancy of the I-90 corridor. 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 lap siding and board & batten.

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 has remained vacant. Unlike this historical vacancy of the Subject Property, Prairie Stone has been designed to incorporate open green space and

vegetative features. Specifically, Prairie Stone will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community 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. As noted, the Subject Property has remained vacant and underutilized since its annexation in 1978. Petitioner now seeks to develop the Subject Property with its highest and best use as a residential multi-family community.

The proposed development is consistent with the planning documents and reports adopted by the Village. The Village's Comprehensive Plan designates the future use of the Subject Property as "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 office corridor as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for

office/retail/mixed use obsolete. Since Covid-19, there have been national challenges for filling office space and developing properties zoned for office use. The Subject Property is no exception. Despite the changing market dynamics, the proposed development of Prairie Stone 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 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 Class A rental apartments, labeling the potential for this housing type as “significant.” Importantly, the Residential Market Analysis finds that “in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries.” Notably, 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

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- 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 "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 surrounding area as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use 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 Class A rental apartments, labeling the potential for this housing type as “significant.” Importantly, the Residential Market Analysis finds that “in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries.” Notably, 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.”

The Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner’s target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a concentration in the 25 to 35 and 50 to 65 age groups. Petitioner’s residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between \$70,000 per year and \$110,000 per year. Most of Petitioner’s residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

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 Plat of Subdivision; ii) approval of a Special Use; iii) approval of a Planned Development; and iv) 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 for the Subject Property as depicted on the development plans submitted herewith.

RESPECTFULLY SUBMITTED this 17th day of March, 2026.

PETITIONER:

WB Hoffman Estates GP LLC

Eric M. Prectel

Attorney for Petitioner

EXHIBIT "A"
Legal Description

LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

PIN: 01-31-401-002-0000

COMMON ADDRESS: 5900 Prairie Stone Parkway, Hoffman Estates, IL 60192



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



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



B1- BRICK
MANUFACTURER:
ACME BRICK

COLOR:
ASHTON ANTIQUE
OR SIMILAR

P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PEPPERCORN
SW 7674

P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW 7671

P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GAUNTLET GRAY
SW 7019

P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PURE WHITE
SW 7005

**BUILDING TRIM,
WINDOW TRIM,
DOORS,
DOOR TRIM,
RAILINGS**

SIDING

**SIDING
BOARD & BATTEN**

**SIDING
BOARD & BATTEN**



P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW 6253

P6- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
CAMELBACK
SW 6122

R1- ROOF
MANUFACTURER:
OWENS CORNING

COLOR:
PEPPERCORN

R2- METAL ROOF
MANUFACTURER:
BERRIDGE

COLOR:
SHASTA WHITE

W1- WINDOWS
MANUFACTURER:
PLY-GEM

COLOR:
WHITE

D1- DOWNSPOUTS
MANUFACTURER:
SENOX

COLOR:
TUXEDO GRAY

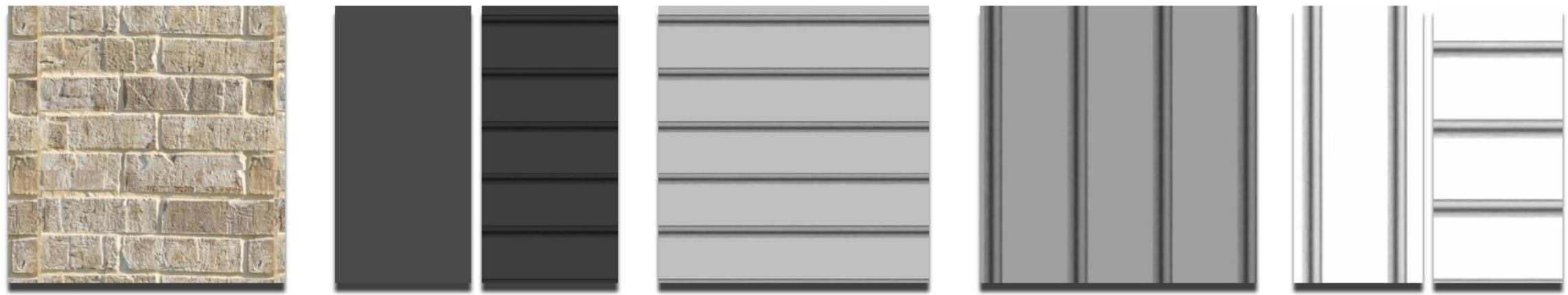
CONCRETE ROOF TILE



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



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



B1- BRICK
MANUFACTURER:
ACME BRICK

COLOR:
ASHTON ANTIQUE
OR SIMILAR

P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PEPPERCORN
SW 7674

P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW 7671

P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GAUNTLET GRAY
SW 7019

P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PURE WHITE
SW 7005

**BUILDING TRIM,
WINDOW TRIM,
DOORS,
DOOR TRIM,
RAILINGS**

SIDING

**SIDING
BOARD & BATTEN**

**SIDING
BOARD & BATTEN**



P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW 6253

P6- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
CAMELBACK
SW 6122

R1- ROOF
MANUFACTURER:
OWENS CORNING

COLOR:
PEPPERCORN

R2- METAL ROOF
MANUFACTURER:
BERRIDGE

COLOR:
SHASTA WHITE

W1- WINDOWS
MANUFACTURER:
PLY-GEM

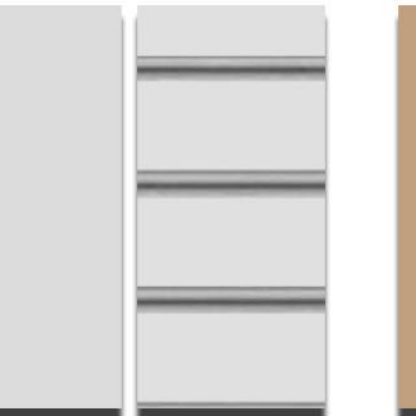
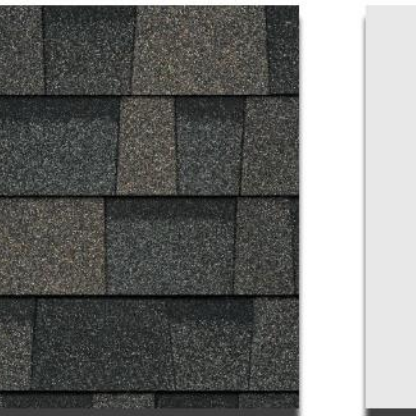
COLOR:
WHITE

D1- DOWNSPOUTS
MANUFACTURER:
SENOX

COLOR:
TUXEDO GRAY

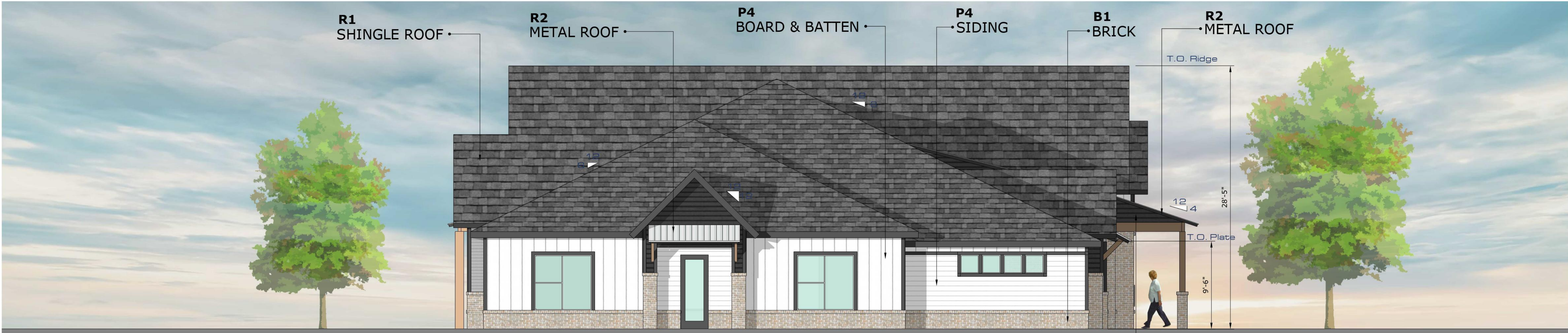
CONCRETE ROOF TILE



										
B1- BRICK MANUFACTURER: ACME BRICK	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS	P5- PAINT MANUFACTURER: SHERWIN WILLIAMS	P6- PAINT MANUFACTURER: SHERWIN WILLIAMS	R1- ROOF MANUFACTURER: OWENS CORNING	R2- METAL ROOF MANUFACTURER: BERRIDGE	W1- WINDOWS MANUFACTURER: PLY-GEM	D1- DOWNSPOUTS MANUFACTURER: SEXOX
COLOR: ASHTON ANTIQUE OR SIMILAR	COLOR: PEPPERCORN SW 7674	COLOR: ON THE ROCKS SW 7671 SIDING	COLOR: GAUNTLET GRAY SW 7019 SIDING BOARD & BATTEN	COLOR: PURE WHITE SW 7005 SIDING BOARD & BATTEN	COLOR: OLYMPUS WHITE SW 6253	COLOR: CAMELBACK SW 6122	COLOR: PEPPERCORN CONCRETE ROOF TILE	COLOR: SHASTA WHITE	COLOR: WHITE	COLOR: TUXEDO GRAY



WEST ELEVATION SCALE: 3/16" = 1'-0"



EAST ELEVATION SCALE: 3/16" = 1'-0"



B1- BRICK
MANUFACTURER:
ACME BRICK

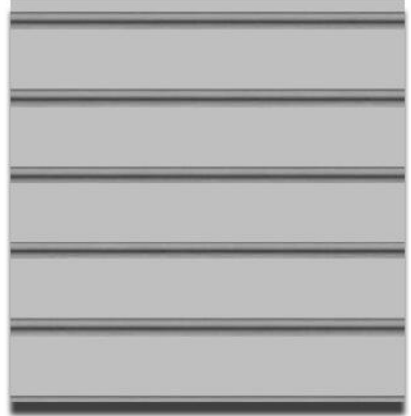
COLOR:
ASHTON ANTIQUE

OR SIMILAR



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PEPPERCORN
SW 7674



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW 7671
SIDING



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GAUNTLET GRAY
SW 7019
SIDING
BOARD & BATTEN



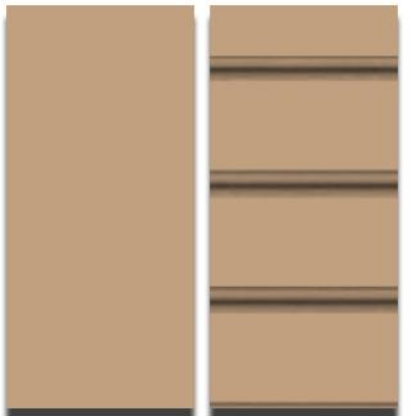
P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PURE WHITE
SW 7005
SIDING
BOARD & BATTEN



P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW 6253



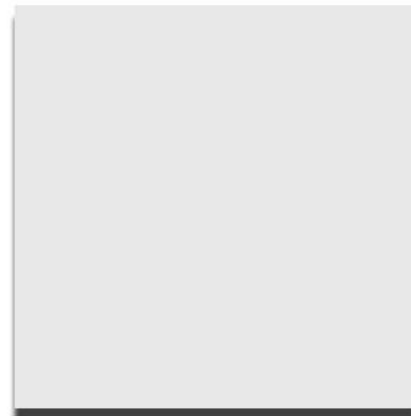
P6- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
CAMELBACK
SW 6122



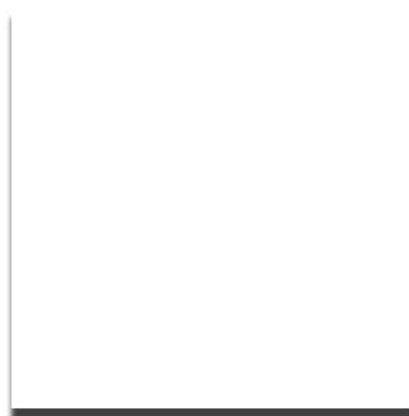
R1- ROOF
MANUFACTURER:
OWENS CORNING

COLOR:
PEPPERCORN
CONCRETE ROOF TILE



R2- METAL ROOF
MANUFACTURER:
BERRIDGE

COLOR:
SHASTA WHITE



W1- WINDOWS
MANUFACTURER:
PLY-GEM

COLOR:
WHITE

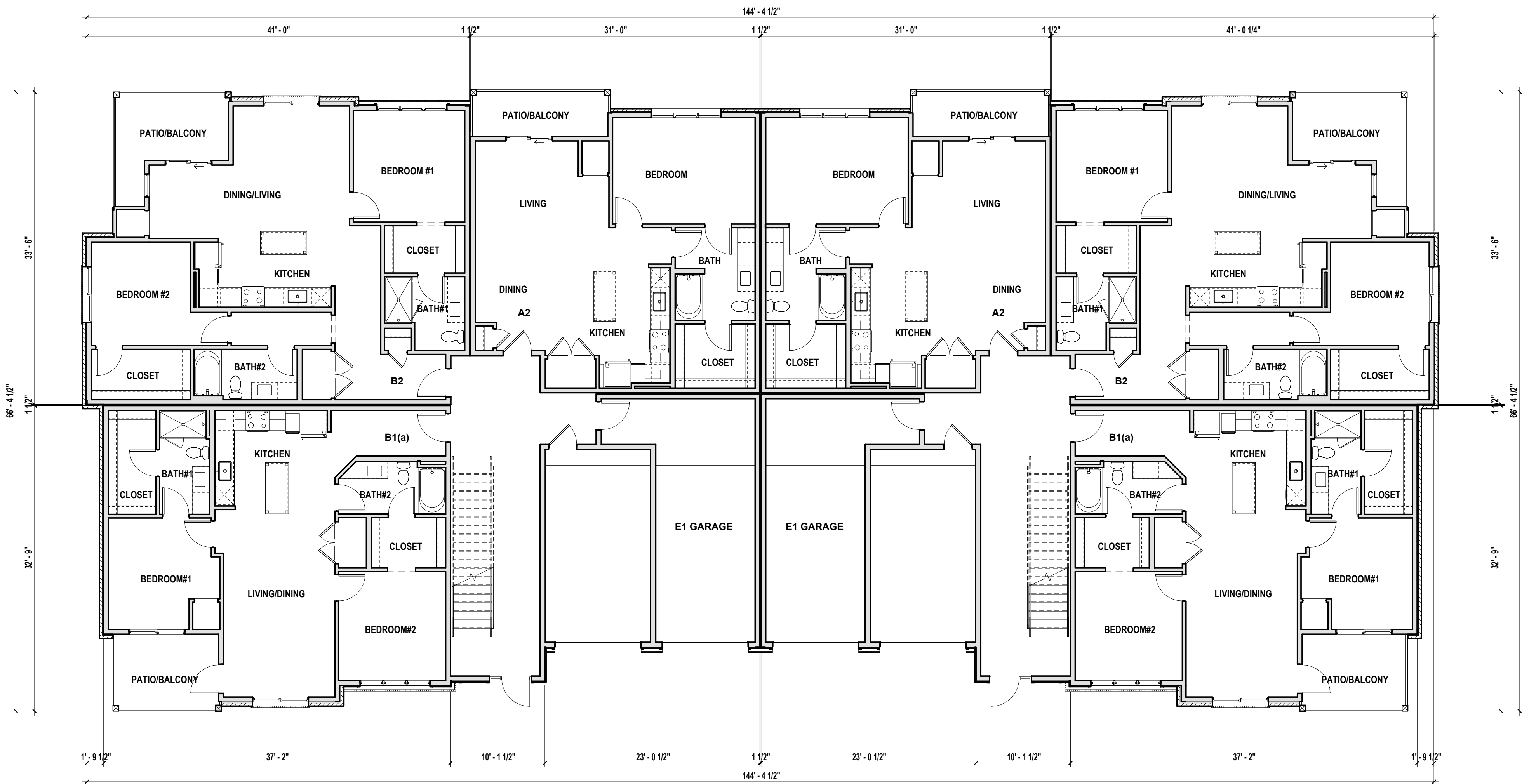


D1- DOWNSPOUTS
MANUFACTURER:
SENOX

COLOR:
TUXEDO GRAY

1 BUILDING A - LEVEL 1

1/8" = 1'-0"



PLAN LEGEND:

FE	FIRE EXTINGUISHERS	E.M.	METER LOCATIONS
X	DOOR KEY	1 HOUR FIRE BARRIER	
X	WINDOW KEY		
C.J.	CONTROL JOINT FLOOR CEILING & WALLS		
PH	PANIC HARDWARE		
	STAINED CONCRETE		
F.D.	FLOOR DRAINS MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS		
	SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS		

CORRIDOR WALL FINISH

E.S. EXTERIOR SHEATHING - REFER TO A7-11
F.C.S. FIBER CEMENT SIDING - REFER TO A 7-11

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES.
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO A6-30 FOR UNIT TABULATION

REVISIONS

PRAIRIE STONE APARTMENTS
APARTMENT UNITS IN HOFFMAN ESTATES, IL

REVIEW PRINTS NOT TO
BE USED FOR
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APPROVAL, PERMIT, OR
CONSTRUCTION

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ARCHITECTS
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214.520.8878
hedk.com

DATE
01/13/2026

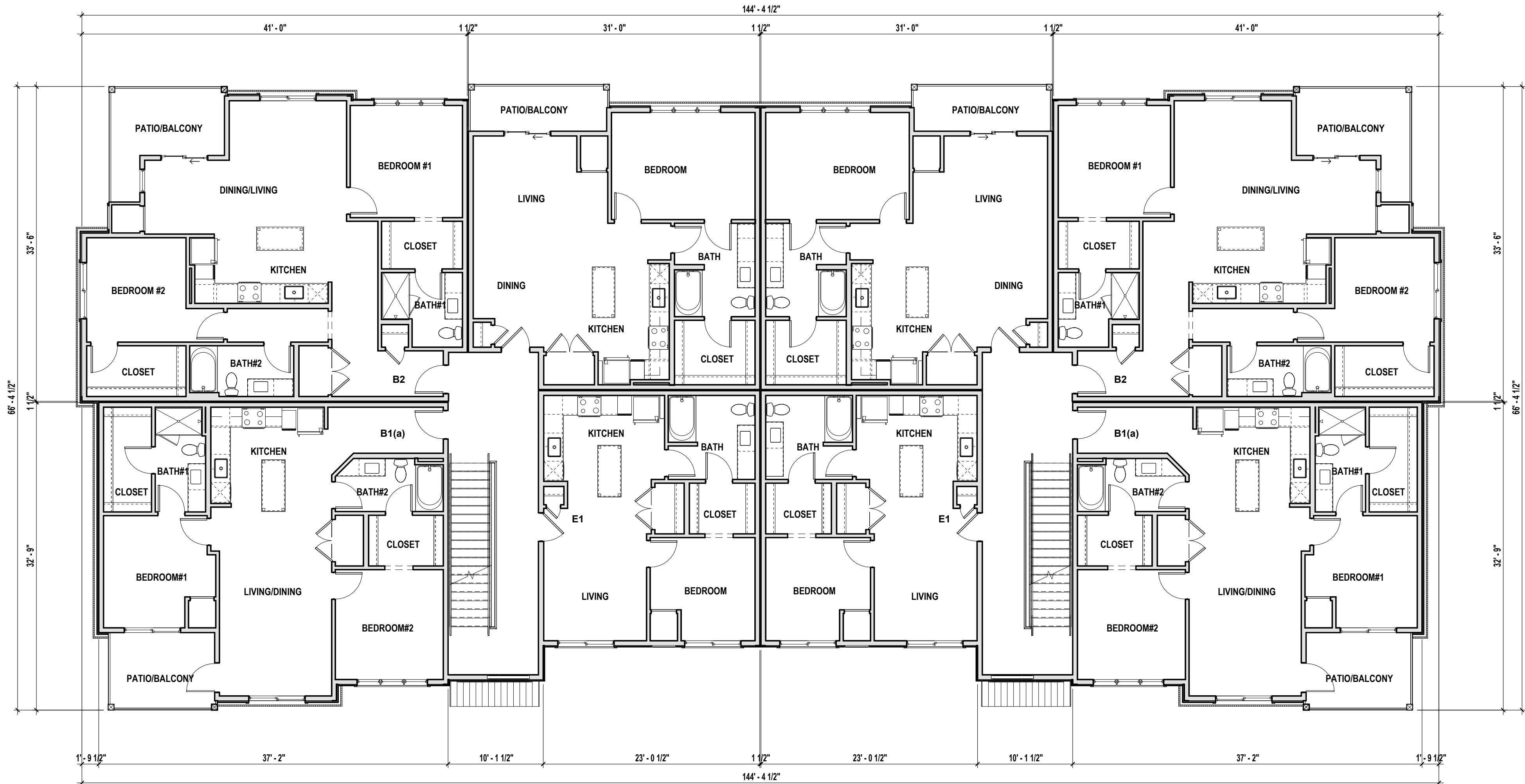
PROJECT
25117

SHEET NUMBER
A3-11
BLDG 'A' - LVL#1

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1 BUILDING A - LEVEL 2

1/8" = 1'-0"



PLAN LEGEND:

FE	FIRE EXTINGUISHERS	E.M.	METER LOCATIONS
X	DOOR KEY	1 HOUR FIRE BARRIER	
X	WINDOW KEY		
C.J.	CONTROL JOINT FLOOR CEILING & WALLS		HVAC CONDENSER UNITS REFER TO MEP
PH	PANIC HARDWARE		22" X 30" THRU ATTIC ACCESS LOCKABLE
	STAINED CONCRETE		48" X 48" THRU ATTIC ACCESS LOCKABLE
o F.D.	FLOOR DRAINS MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS		
	SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS		BUILDING ORIENTATION

CORRIDOR WALL FINISH
E.S. EXTERIOR SHEATHING - REFER TO A7-11
F.C.S. FIBER CEMENT SIDING - REFER TO A7-11

GENERAL NOTES:

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- REFER TO A6-20 FOR UNIT TABULATION.

PRAIRIE STONE APARTMENTS

APARTMENT UNITS IN HOFFMAN ESTATES, IL

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DATE
01/13/2026

PROJECT
25117

SHEET NUMBER

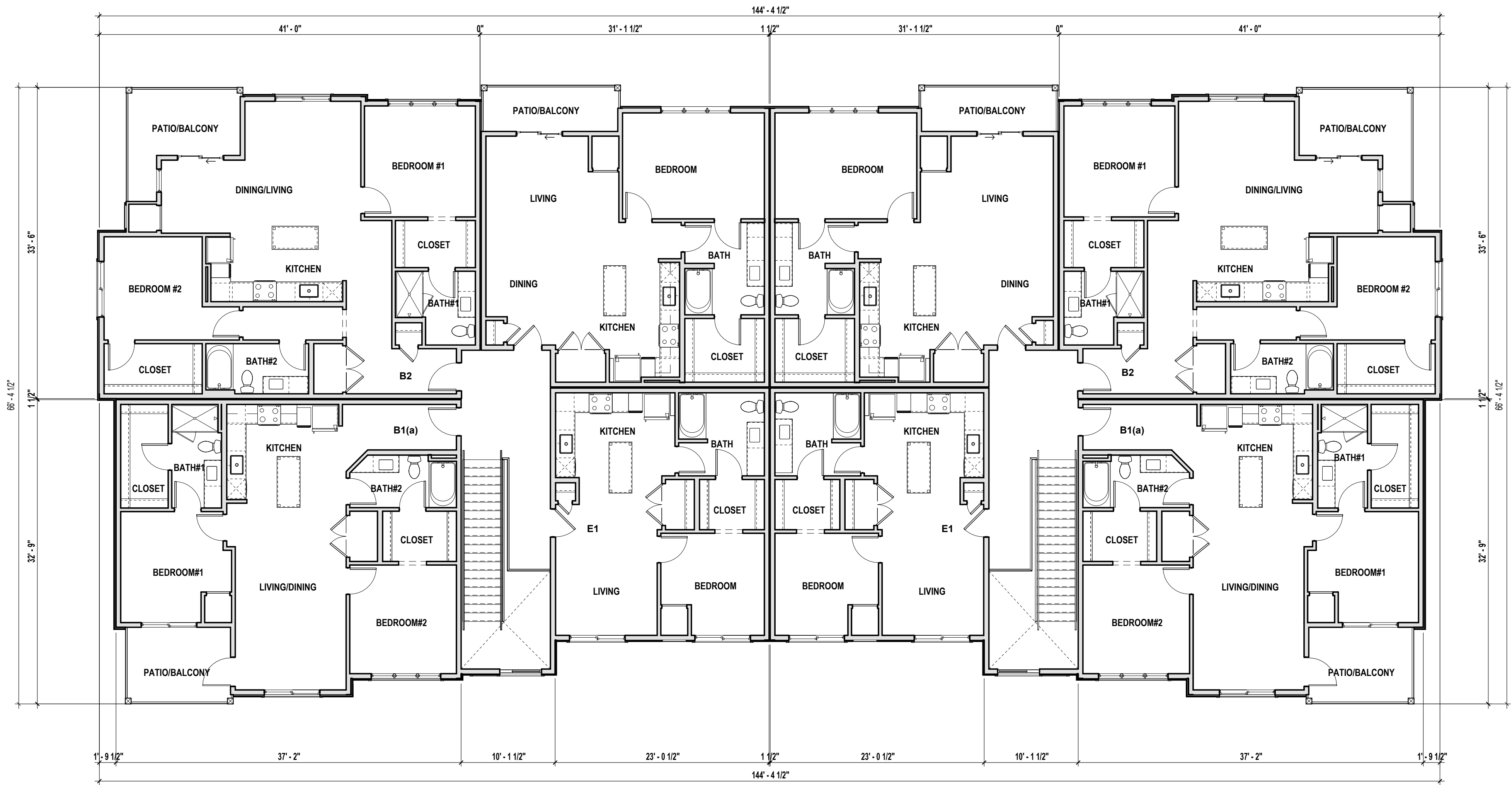
A3-12

BLDG 'A' - LVL#2

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1 BUILDING A - LEVEL 3

1/8" = 1'-0"



PLAN LEGEND:

FE	FIRE EXTINGUISHERS	E.M.	METER LOCATIONS
X	DOOR KEY	1 HOUR FIRE BARRIER	
X	WINDOW KEY		
C.J.	CONTROL JOINT FLOOR CEILING & WALLS		HVAC CONDENSER UNITS REFER TO MEP
PH	PANIC HARDWARE		22" X 30" THRU ATTIC ACCESS LOCKABLE
	STAINED CONCRETE		48" X 48" THRU ATTIC ACCESS LOCKABLE
o F.D.	FLOOR DRAINS MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS		BUILDING ORIENTATION
	SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS		

CORRIDOR WALL FINISH
E.S. EXTERIOR SHEATHING - REFER TO A7-11
F.C.S. FIBER CEMENT SIDING - REFER TO A7-11

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
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- REFER TO A3-20 FOR UNIT TABULATION.

REVISIONS

PRAIRIE STONE APARTMENTS

APARTMENT UNITS IN HOFFMAN ESTATES, IL

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DATE
01/13/2026

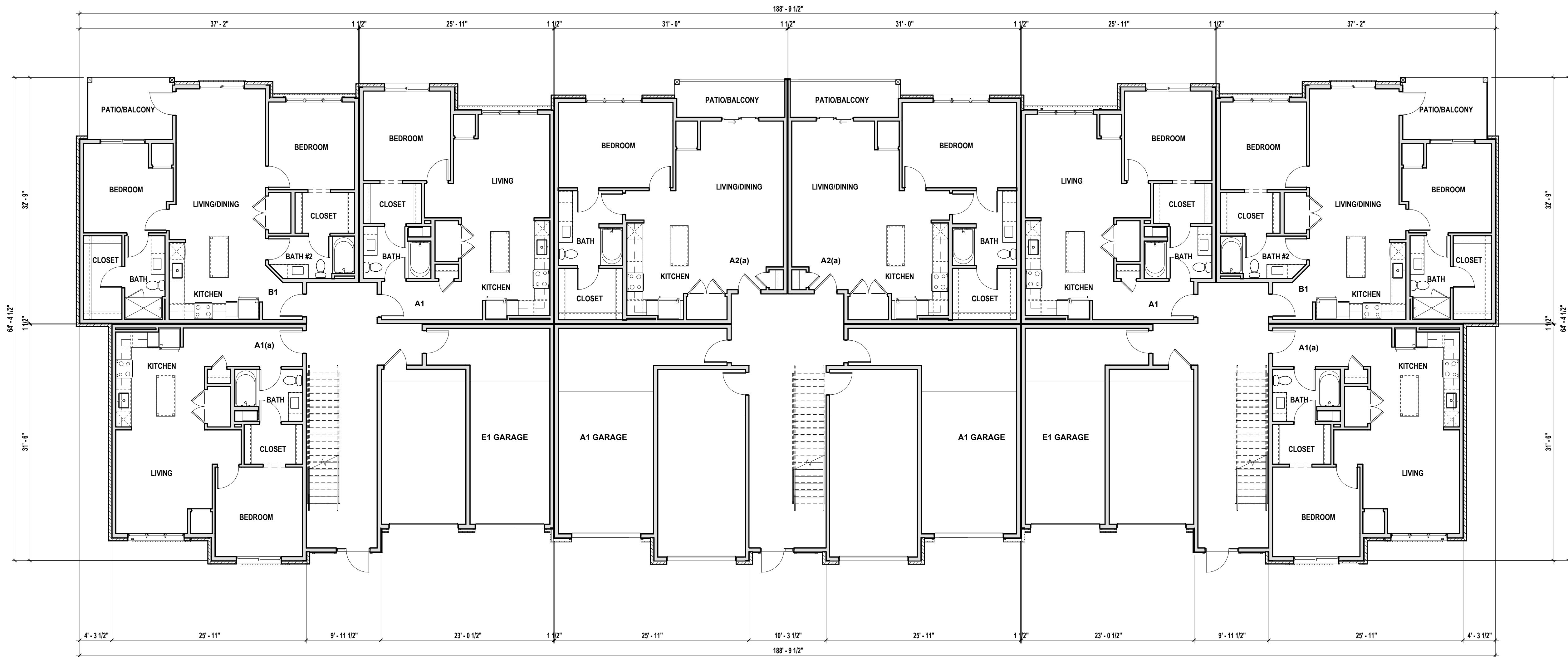
PROJECT
25117

SHEET NUMBER
A3-13

BLDG 'A' - LVL#3

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1 BUILDING B - LEVEL 1
1/8" = 1'-0"



PLAN LEGEND:

FE	FIRE EXTINGUISHERS	E.M.	METER LOCATIONS
X	DOOR KEY	1 HOUR FIRE BARRIER	
X	WINDOW KEY		
C.J.	CONTROL JOINT FLOOR CEILING & WALLS		
PH	PANIC HARDWARE		
	STAINED CONCRETE		
F.D.	FLOOR DRAINS MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS		
	SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS		

CORRIDOR WALL FINISH
E.S. EXTERIOR SHEATHING - REFER TO A7-11
F.C.S. FIBER CEMENT SIDING - REFER TO A7-11

GENERAL NOTES:

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- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES.
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO A6-30 FOR UNIT TABULATION.

REVISIONS

PRAIRIE STONE APARTMENTS
APARTMENT UNITS IN HOFFMAN ESTATES, IL

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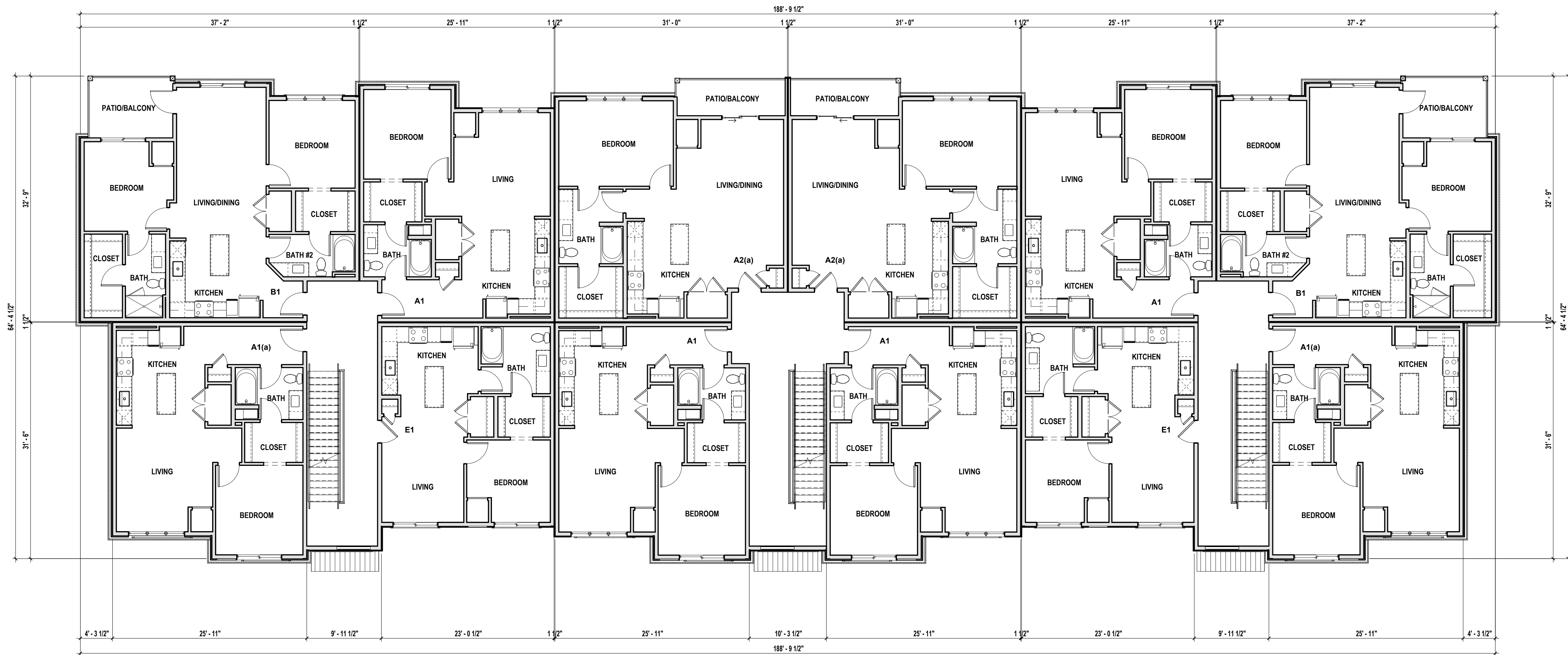
DATE
01/13/2026

PROJECT
25117

SHEET NUMBER
A3-21
BLDG 'B' - LVL#1

1 BUILDING B - LEVEL 2

1/8" = 1'-0"



PLAN LEGEND:

FE	FIRE EXTINGUISHERS	E.M.	METER LOCATIONS
X	DOOR KEY	1 HOUR FIRE BARRIER	
X	WINDOW KEY		
C.J.	CONTROL JOINT FLOOR CEILING & WALLS		HVAC CONDENSER UNITS REFER TO MEP
PH	PANIC HARDWARE		22" X 30" THRU ATTIC ACCESS LOCKABLE
	STAINED CONCRETE		48" X 48" THRU ATTIC ACCESS LOCKABLE
o F.D.	FLOOR DRAINS MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS		BUILDING ORIENTATION
	SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS		

CORRIDOR WALL FINISH
E.S. EXTERIOR SHEATHING - REFER TO A7-11
F.C.S. FIBER CEMENT SIDING - REFER TO A7-11

GENERAL NOTES:

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- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES.
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO A6-20 FOR UNIT TABULATION.

REVISIONS

PRAIRIE STONE APARTMENTS
APARTMENT UNITS IN HOFFMAN ESTATES, IL

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DATE
01/13/2026

PROJECT
25117

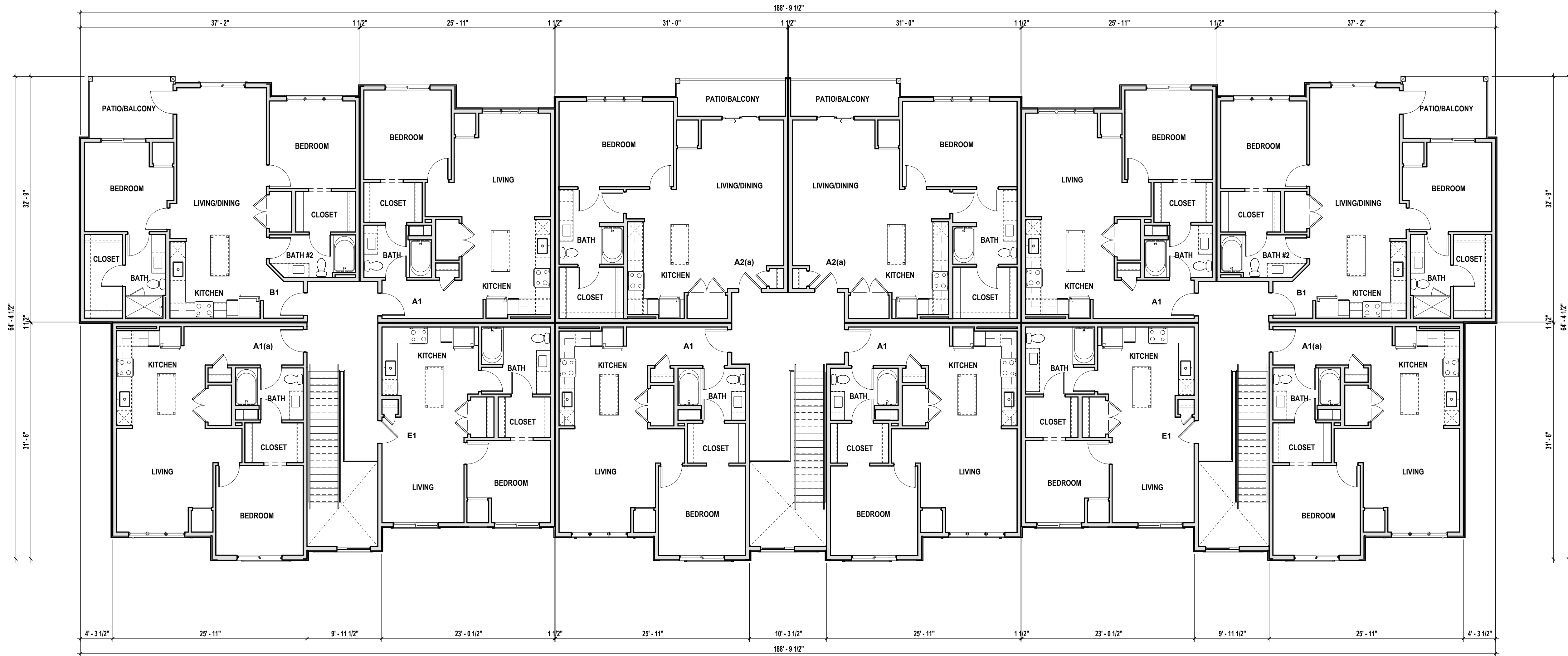
SHEET NUMBER

A3-22

BLDG 'B' - LVL#2

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1 BUILDING B - LEVEL 3
1/8" = 1'-0"



PLAN LEGEND:

FE	FIRE EXTINGUISHERS	E.M.	METER LOCATIONS
X	DOOR KEY	1 HOUR FIRE BARRIER	
X	WINDOW KEY		
C.J.	CONTROL JOINT FLOOR CEILING & WALLS		
PH	PANIC HARDWARE		
	STAINED CONCRETE		
○ F.D.	FLOOR DRAINS MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS		
	SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS		

CORRIDOR WALL FINISH
E.S. EXTERIOR SHEATHING - REFER TO A7-11
F.C.S. FIBER CEMENT SIDING - REFER TO A7-11

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES.
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO A3-20 FOR UNIT TABULATION.

REVISIONS

PRAIRIE STONE APARTMENTS

APARTMENT UNITS IN HOFFMAN ESTATES, IL

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

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214.520.8878
hedk.com

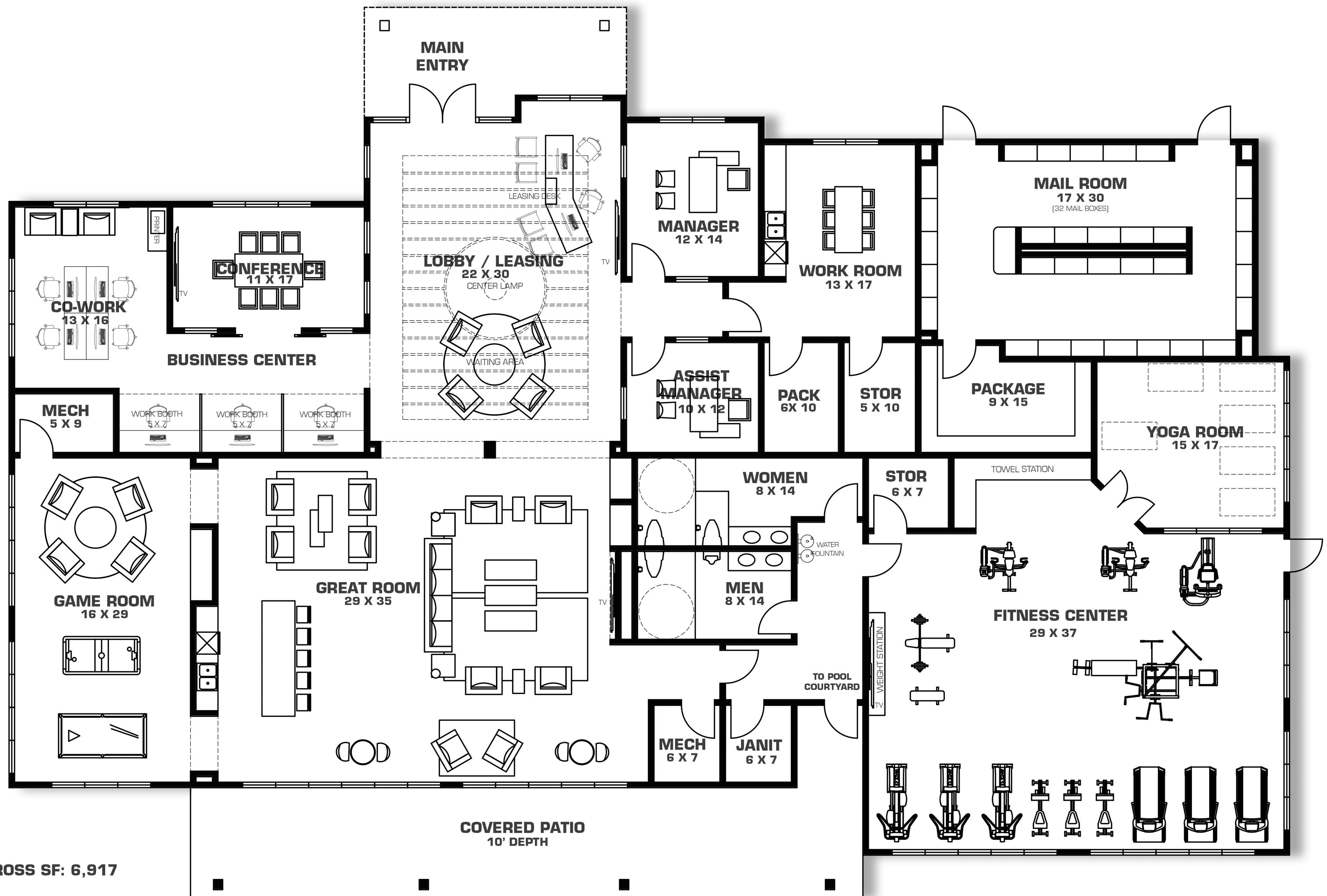
DATE
01/13/2026

PROJECT
25117

SHEET NUMBER
A3-23

BLDG 'B' - LVL#3

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TOTAL GROSS SF: 6,917



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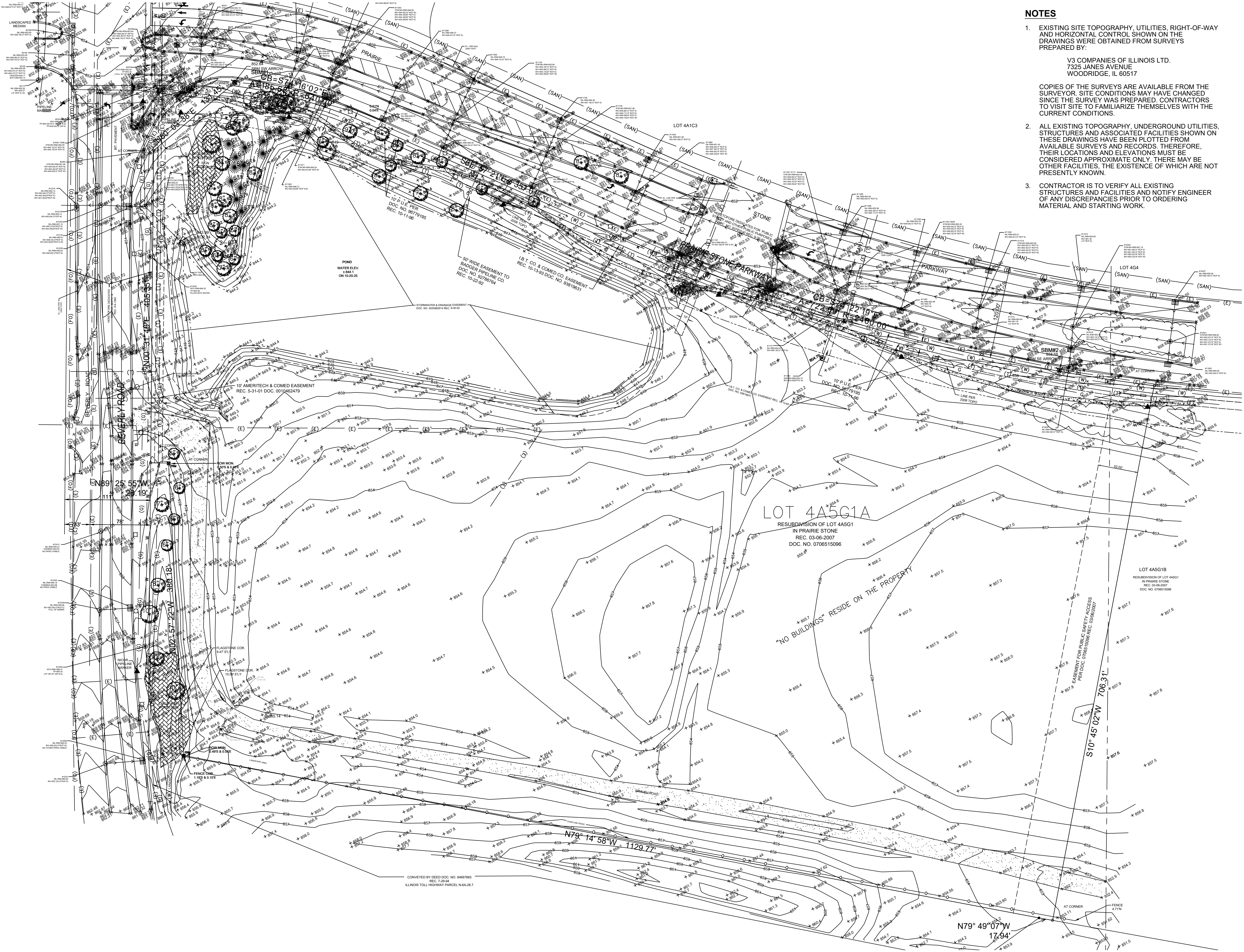
PRAIRIE STONE APARTMENTS SCHEMATIC CLUB PLAN

Hoffman Estates, Illinois

25117/ 10.01.2025
Willow Bridge

SCALE 1/4" = 1'-0"





NOTES

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM SURVEYS PREPARED BY:
V3 COMPANIES OF ILLINOIS LTD.
7325 JANES AVENUE
WOODRIDGE, IL 60517
COPIES OF THE SURVEYS ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.
- CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

PROJECT:
**PRAIRIE STONE
APARTMENT**
S04
**HOFFMAN ESTATES,
ILLINOIS**

CLIENT:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oak Brook, Illinois 60523
630 572 8661

REVISIONS

NO.	DATE	DESCRIPTION	
		REVISED PER VILLAGE COMMENTS	REVISED PER VILLAGE COMMENTS
1	02-03-26		
2	03-13-26		

ORIGINAL ISSUE DATE: 11/20/2025



V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

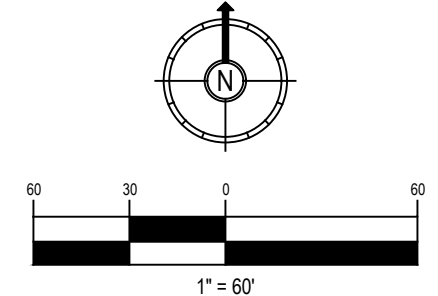
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DESIGNED BY: MG DRAWN BY: NRS

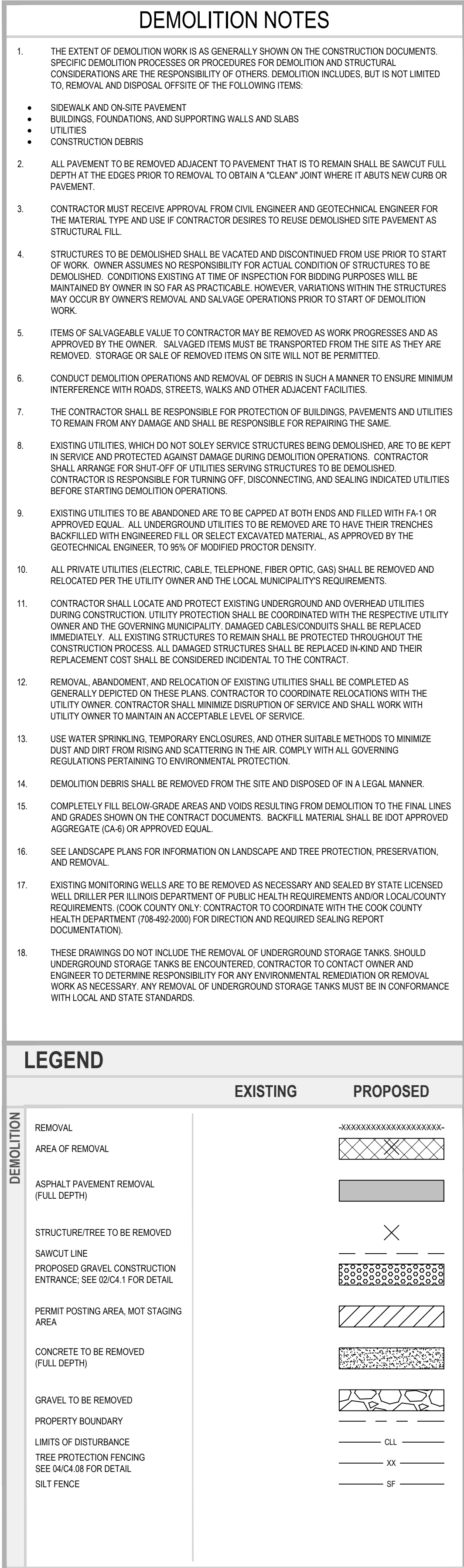
PROJECT M255P15.WB S04

SCALE/NORTH:

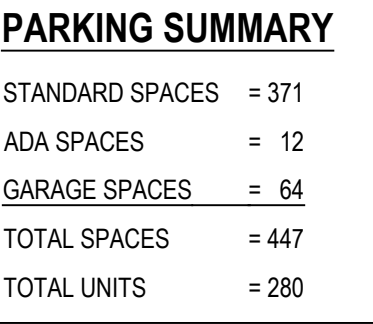


TITLE:
**EXISTING
CONDITIONS
PLAN**
DRAWING NO.

C2.0



C2.1



PROJECT:

**PRAIRIE STONE
APARTMENT**

S04

**HOFFMAN ESTATES,
ILLINOIS**

CLIENT:

WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oak Brook, Illinois 60523
630 572 6661

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Woodridge, IL 60517
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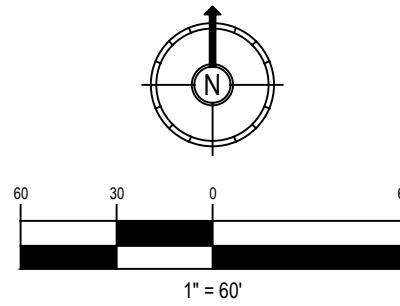
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PROJECT NO. 255P15.WB S04

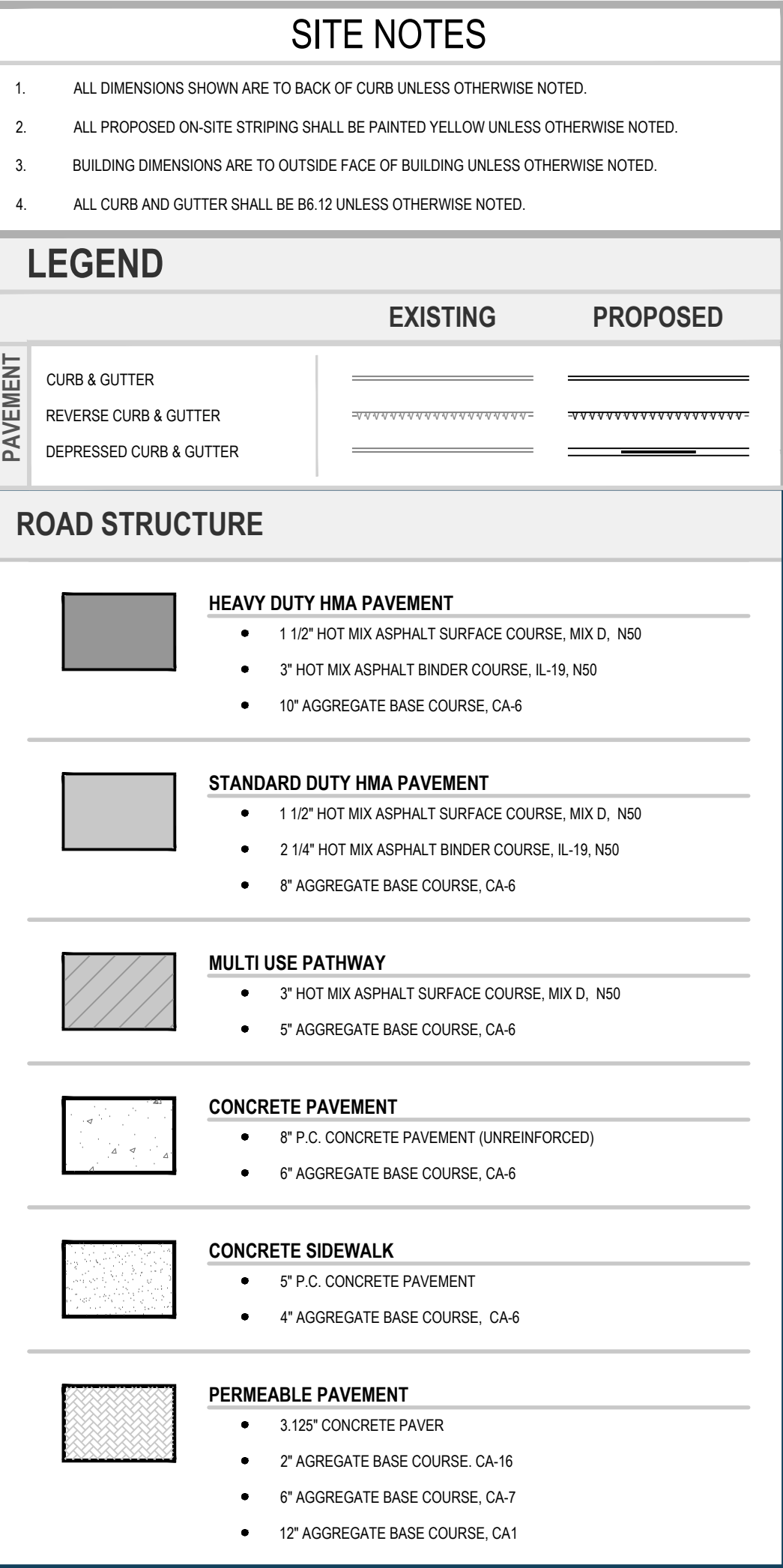
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TITLE: **OVERALL SITE PLAN**

DRAWING NO.

C3.0



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Oak Brook, Illinois 60523
630 572 6661

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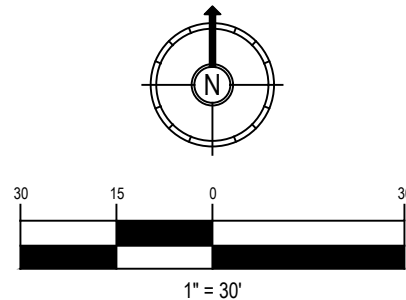
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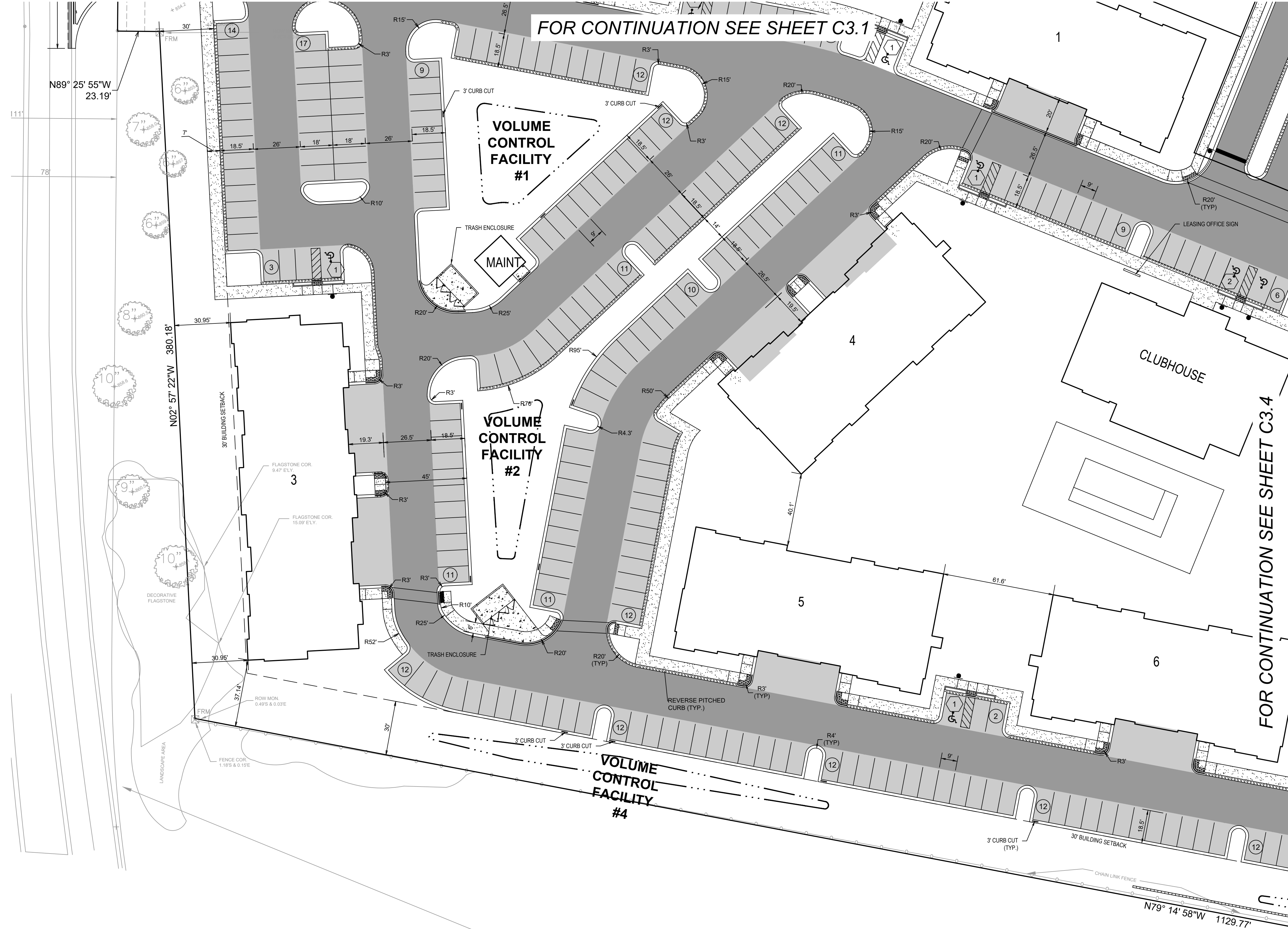
DATE:	PM: SAK
DESIGNED BY: MG	DRAWN BY: NRS

PROJECT N9255P15.WB S04

SCALE/NORTH



C3.1



SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

LEGEND

	EXISTING	PROPOSED
CURB & GUTTER		
REVERSE CURB & GUTTER		
DEPRESSED CURB & GUTTER		

ROAD STRUCTURE

HEAVY DUTY HMA PAVEMENT

- 1 1/2" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
- 3" HOT MIX ASPHALT BINDER COURSE, IL-19, N50
- 10" AGGREGATE BASE COURSE, CA-6

STANDARD DUTY HMA PAVEMENT

- 1 1/2" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
- 2 1/4" HOT MIX ASPHALT BINDER COURSE, IL-19, N50
- 8" AGGREGATE BASE COURSE, CA-6

MULTI USE PATHWAY

- 3" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
- 5" AGGREGATE BASE COURSE, CA-6

CONCRETE PAVEMENT

- 8" P.C. CONCRETE PAVEMENT (UNREINFORCED)
- 6" AGGREGATE BASE COURSE, CA-6

CONCRETE SIDEWALK

- 5" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE, CA-6

PERMEABLE PAVEMENT

- 3.125" CONCRETE PAVER
- 2" AGGREGATE BASE COURSE, CA-16
- 6" AGGREGATE BASE COURSE, CA-7
- 12" AGGREGATE BASE COURSE, CA1

PRAIRIE STONE APARTMENT

S04

HOFFMAN ESTATES, ILLINOIS

WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oak Brook, Illinois 60523
630 572 8661

REVISIONS		DESCRIPTION
NO.	DATE	
1	02-03-26	REVISED PER VILLAGE COMMENTS
2	03-13-26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 11/20/2025

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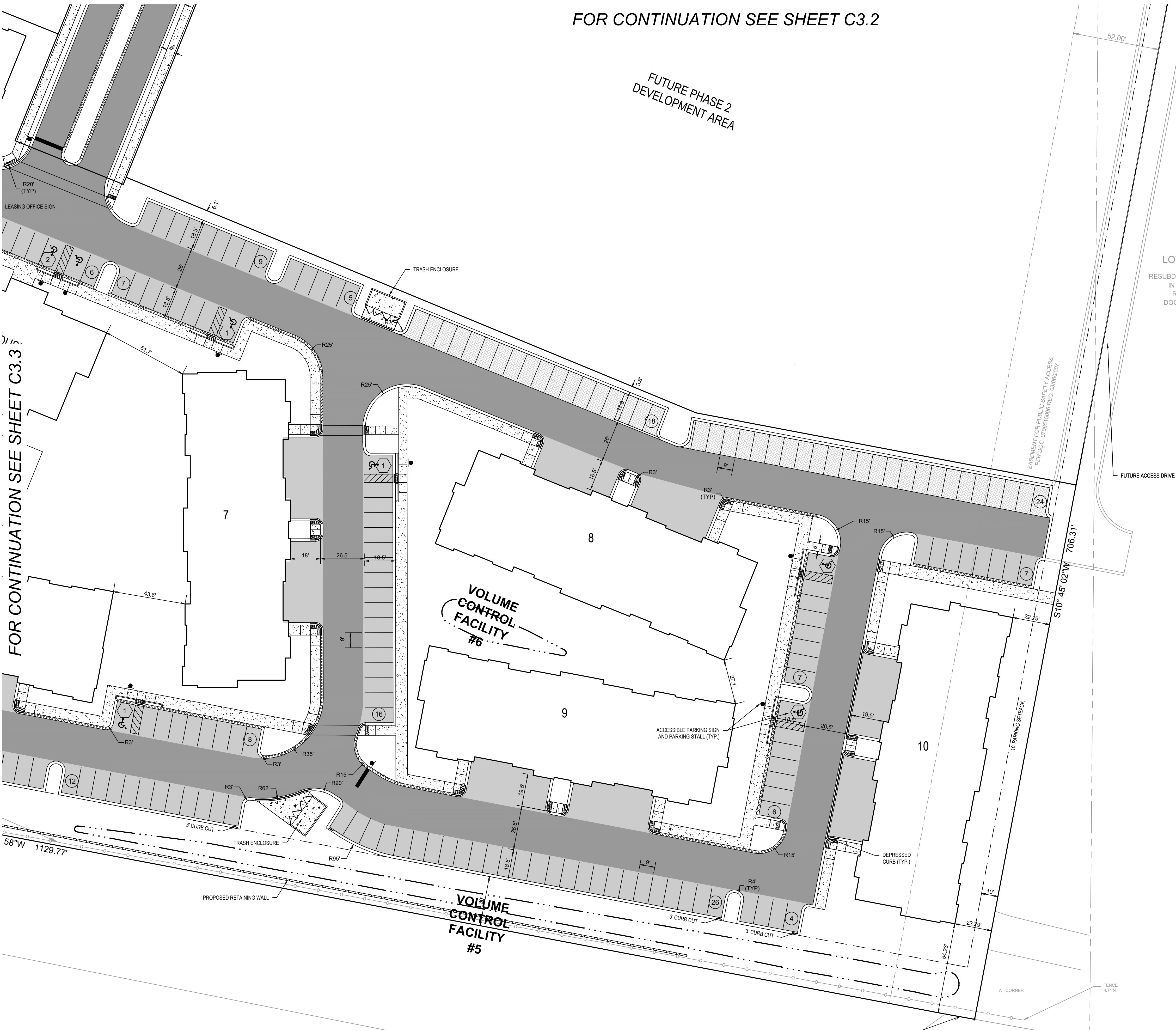
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FOR CONTINUATION SEE SHEET C3.2

FUTURE PHASE 2
DEVELOPMENT AREA

FOR CONTINUATION SEE SHEET C3.3



SITE NOTES

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LEGEND

	EXISTING	PROPOSED
PAVEMENT		
CURB & GUTTER		
REVERSE CURB & GUTTER		
DEPRESSED CURB & GUTTER		

ROAD STRUCTURE

- HEAVY DUTY HMA PAVEMENT**
- 1 1/2" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
 - 3" HOT MIX ASPHALT BINDER COURSE, IL-19, N50
 - 10" AGGREGATE BASE COURSE, CA-6
- STANDARD DUTY HMA PAVEMENT**
- 1 1/2" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
 - 2 1/4" HOT MIX ASPHALT BINDER COURSE, IL-19, N50
 - 8" AGGREGATE BASE COURSE, CA-6
- MULTI USE PATHWAY**
- 3" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
 - 5" AGGREGATE BASE COURSE, CA-6
- CONCRETE PAVEMENT**
- 8" P.C. CONCRETE PAVEMENT (UNREINFORCED)
 - 6" AGGREGATE BASE COURSE, CA-6
- CONCRETE SIDEWALK**
- 5" P.C. CONCRETE PAVEMENT
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PRAIRIE STONE
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S04
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WB Hoffman Estates GP LLC
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REVISIONS

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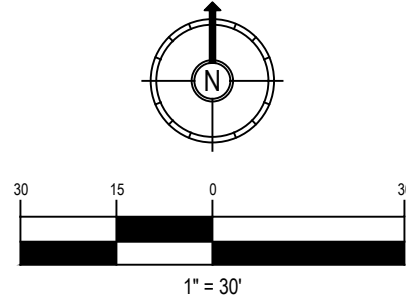
V3 COMPANIES
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Woodridge, IL 60517
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DESIGNED BY: MG DRAWN BY: NRS

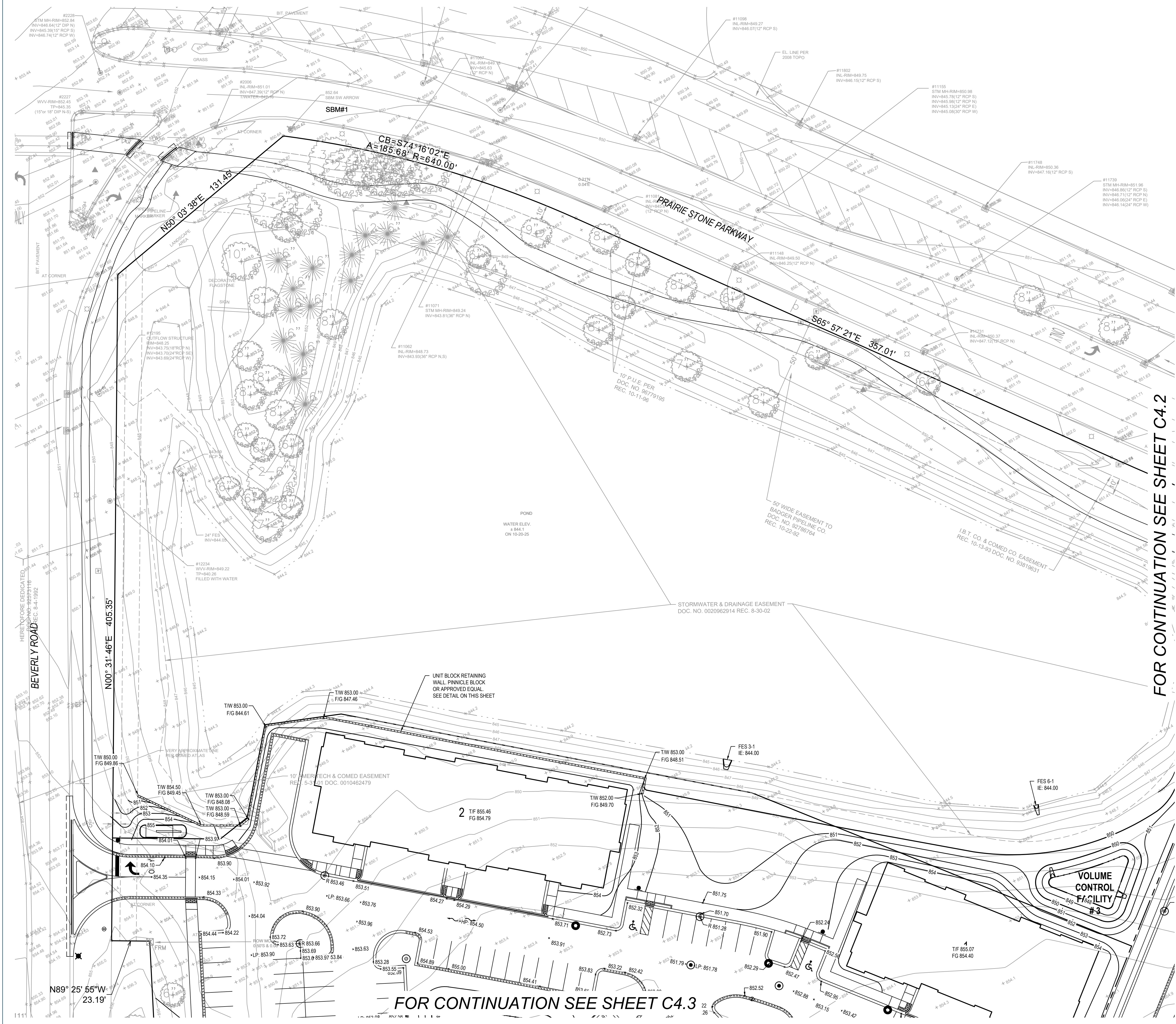
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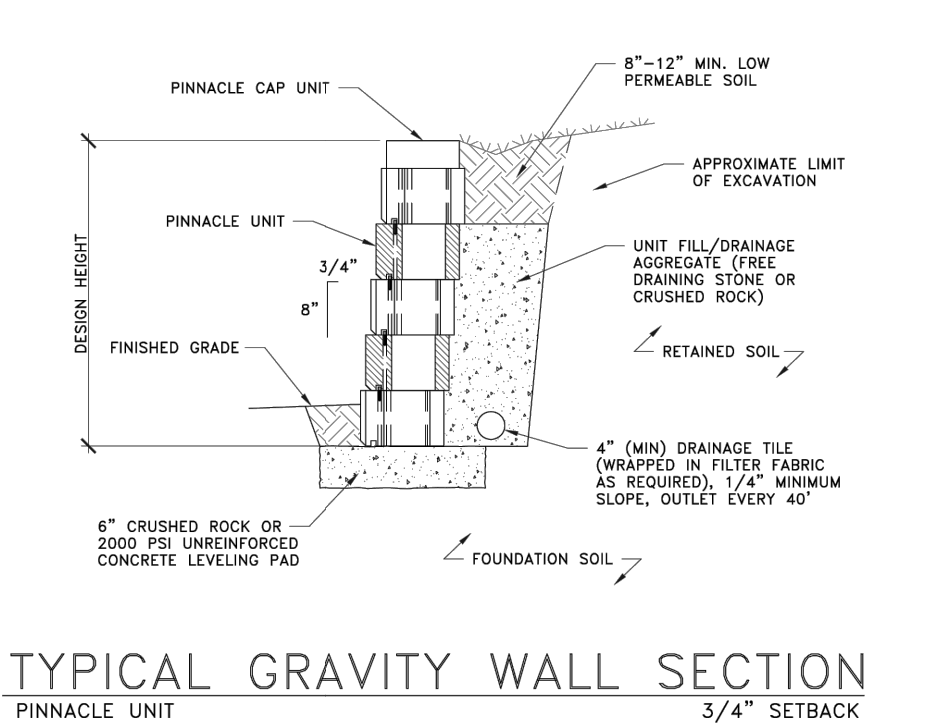
LAYOUT AND
PAVING PLAN -
AREA 4

C3.4



GRADING NOTES

- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
- PROVIDE 1.5% CROSS SLOPE AND 4.0% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVIS FOR CITY OF CHICAGO PROJECTS)



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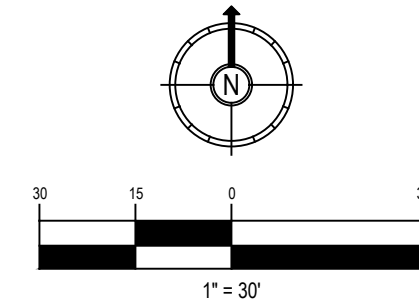
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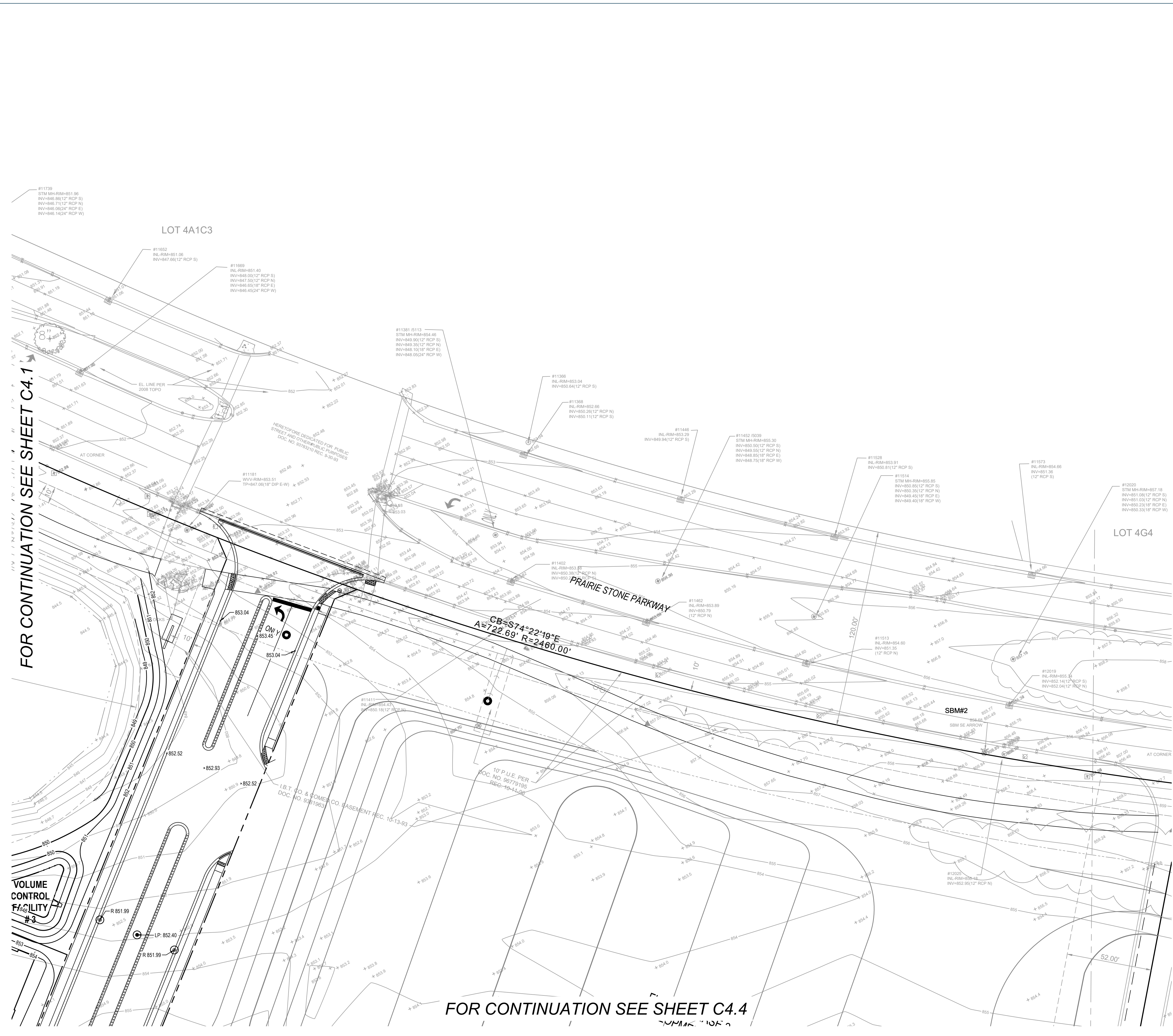
PROJECT N225P15.WB S04

SCALE:NORTH:



GRADING PLAN -
AREA 1

C4.1



GRADING NOTES

- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
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PRAIRIE STONE APARTMENT

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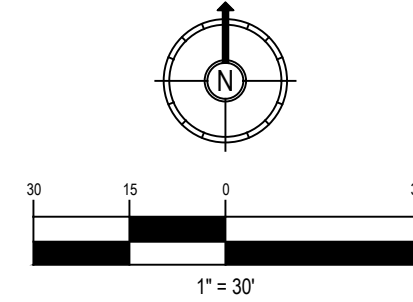
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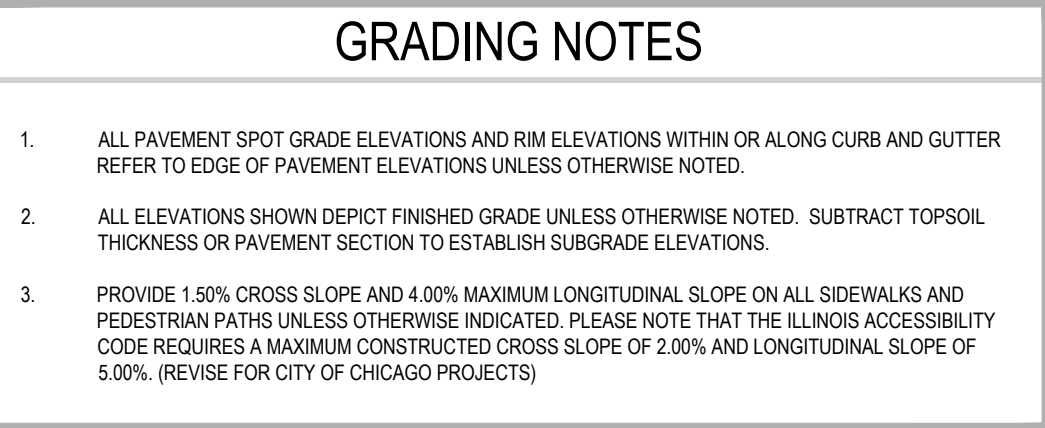
PROJECT M255P15.WB S04

SCALE:NORTH:



GRADING PLAN -
AREA 2

C4.2



FOR CONTINUATION SEE SHEET C4.2

FUTURE PHASE 2
DEVELOPMENT AREA

GRADING NOTES

- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
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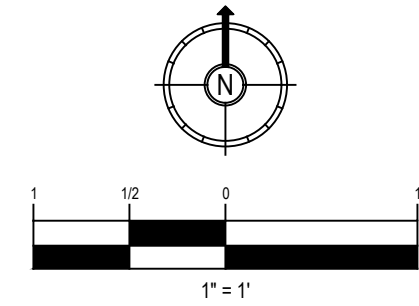
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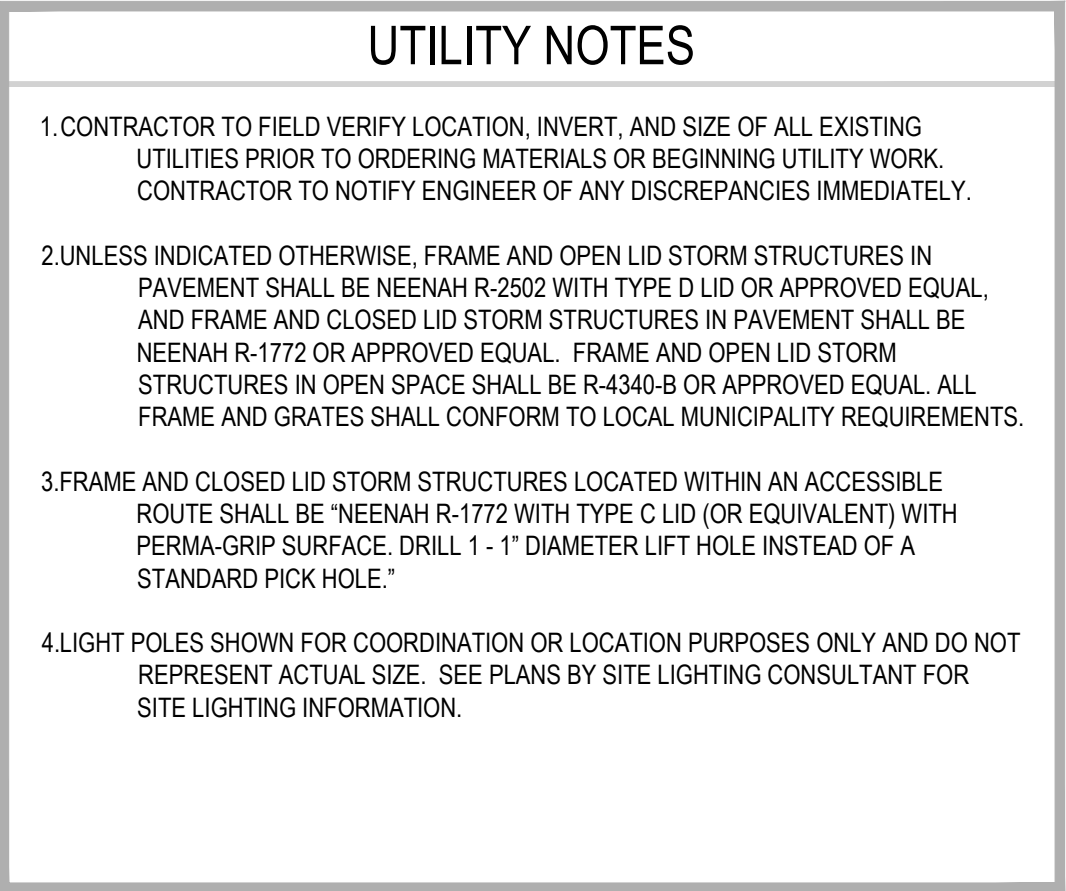
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SCALE/NORTH:



GRADING PLAN -
AREA 4

C4.4



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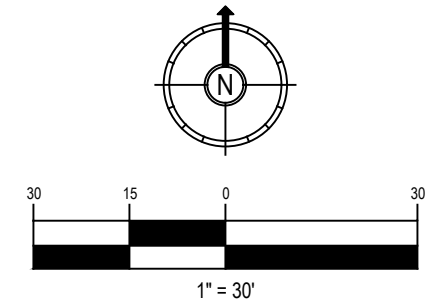
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SCALE/NORTH:



UTILITY PLAN - AREA 1

C5.1

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
3. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
4. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

S04
HOFFMAN ESTATES,
ILLINOIS

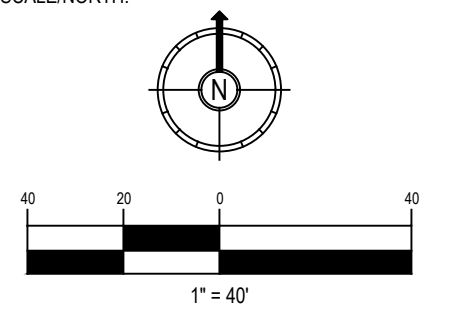
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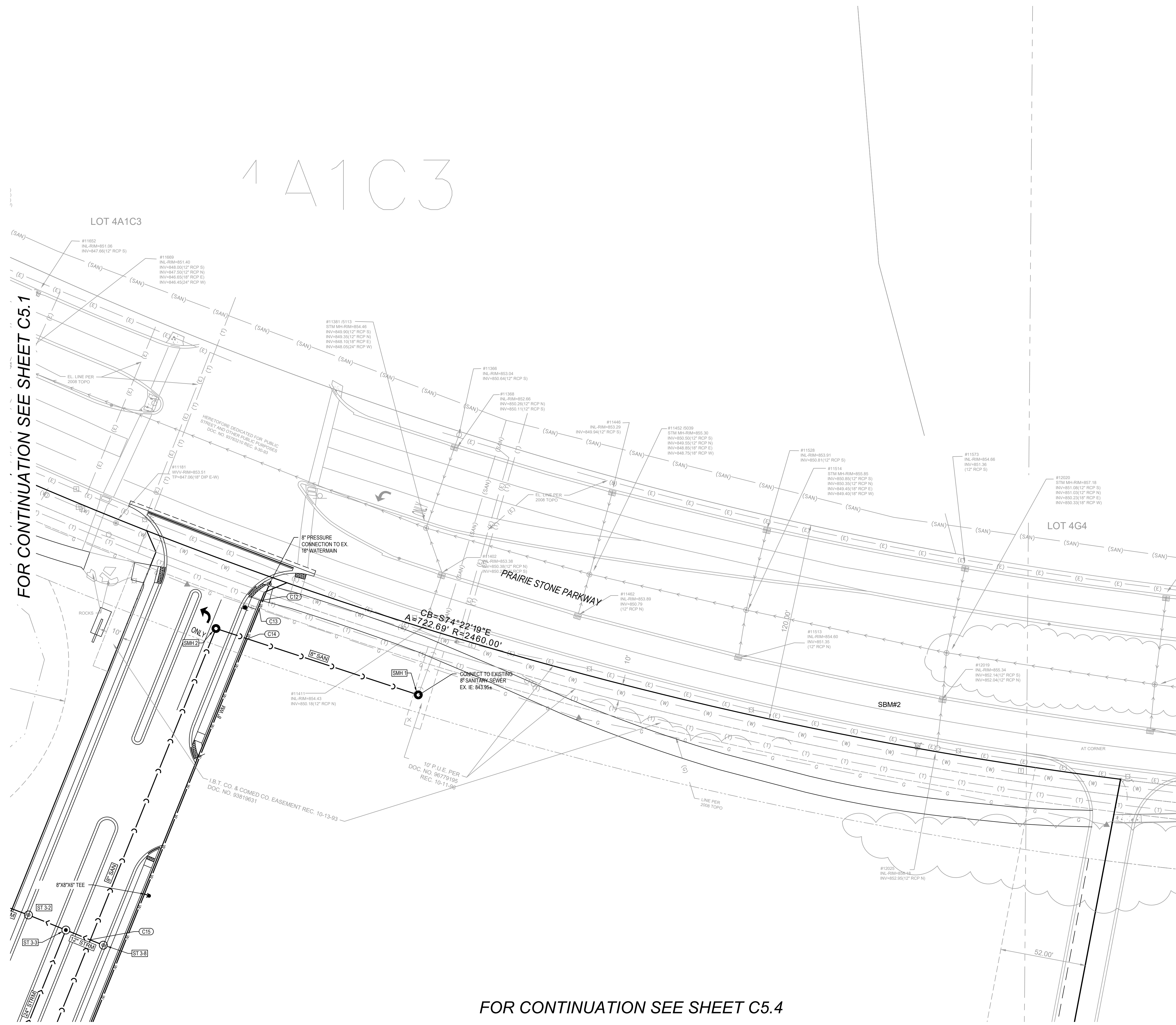
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PROJECT NO: 255P15.WB S04	
SCALE/NORTH:	



UTILITY PLAN - AREA 2

C5.2

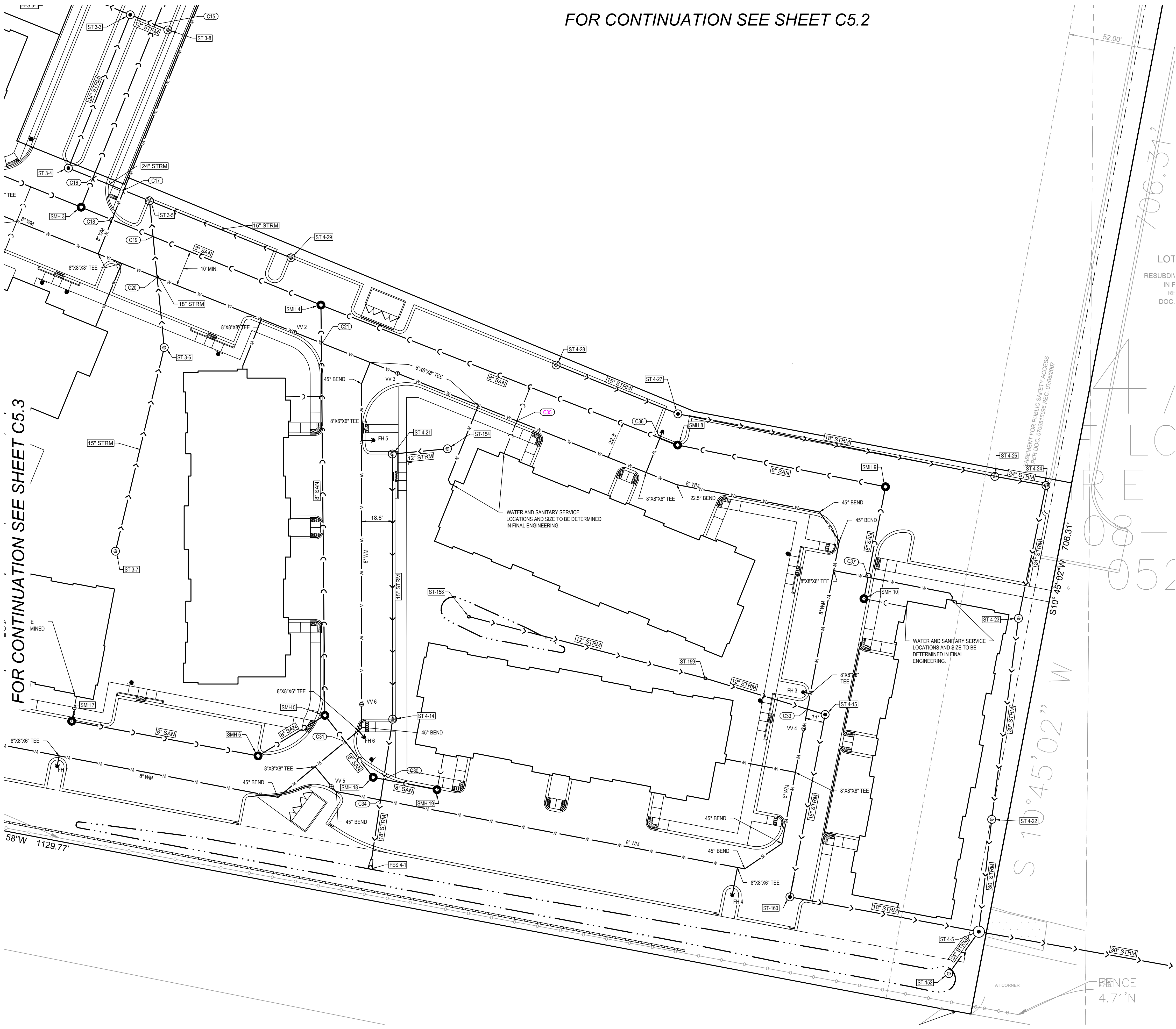


FOR CONTINUATION SEE SHEET C5.4



FOR CONTINUATION SEE SHEET C5.2

FOR CONTINUATION SEE SHEET C5.3



UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
3. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE, DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
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630 572 8661

REVISIONS

NO.	DATE	DESCRIPTION
1	02-03-26	REVISED PER VILLAGE COMMENTS
2	02-13-26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 11/20/2025



V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

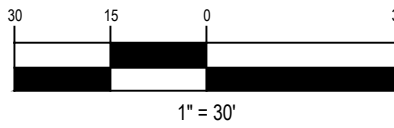
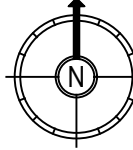
FOR REVIEW
ONLY

DATE: PM: SAK

DESIGNED BY: MG DRAWN BY: NRS

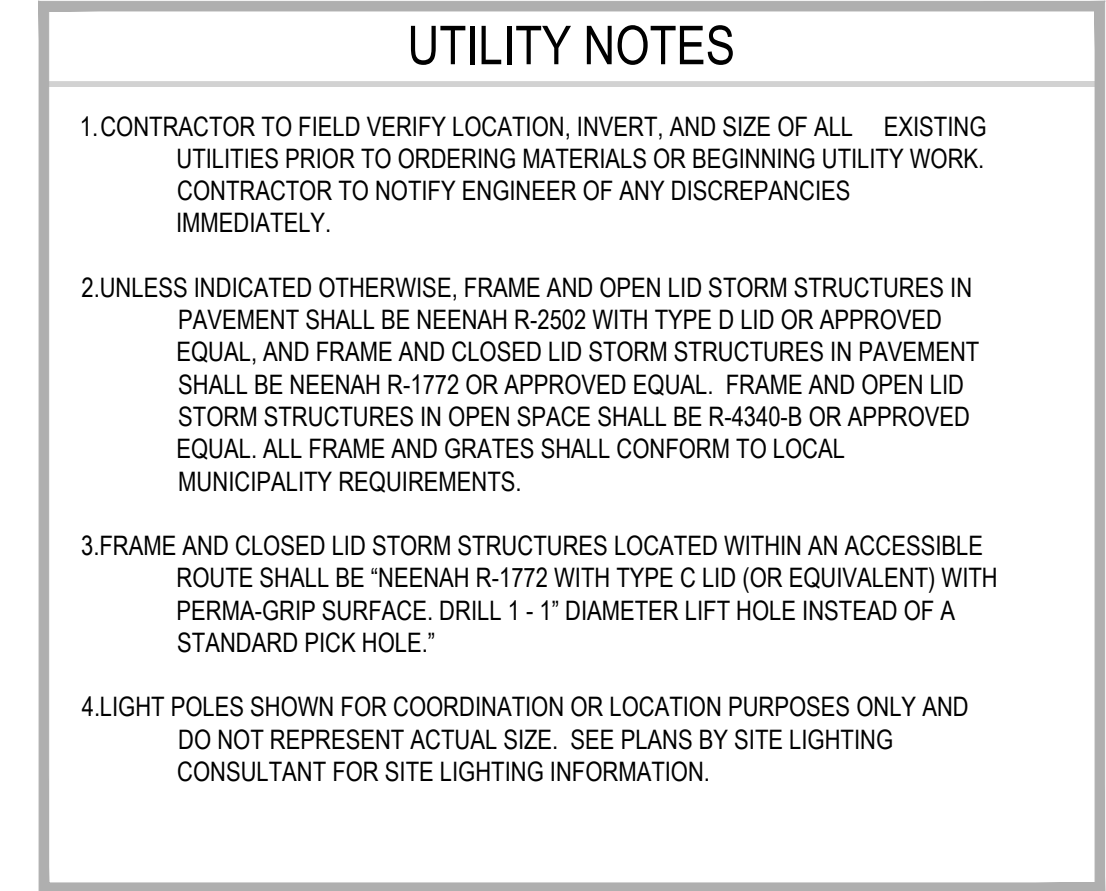
PROJECT N255P15.WB S04

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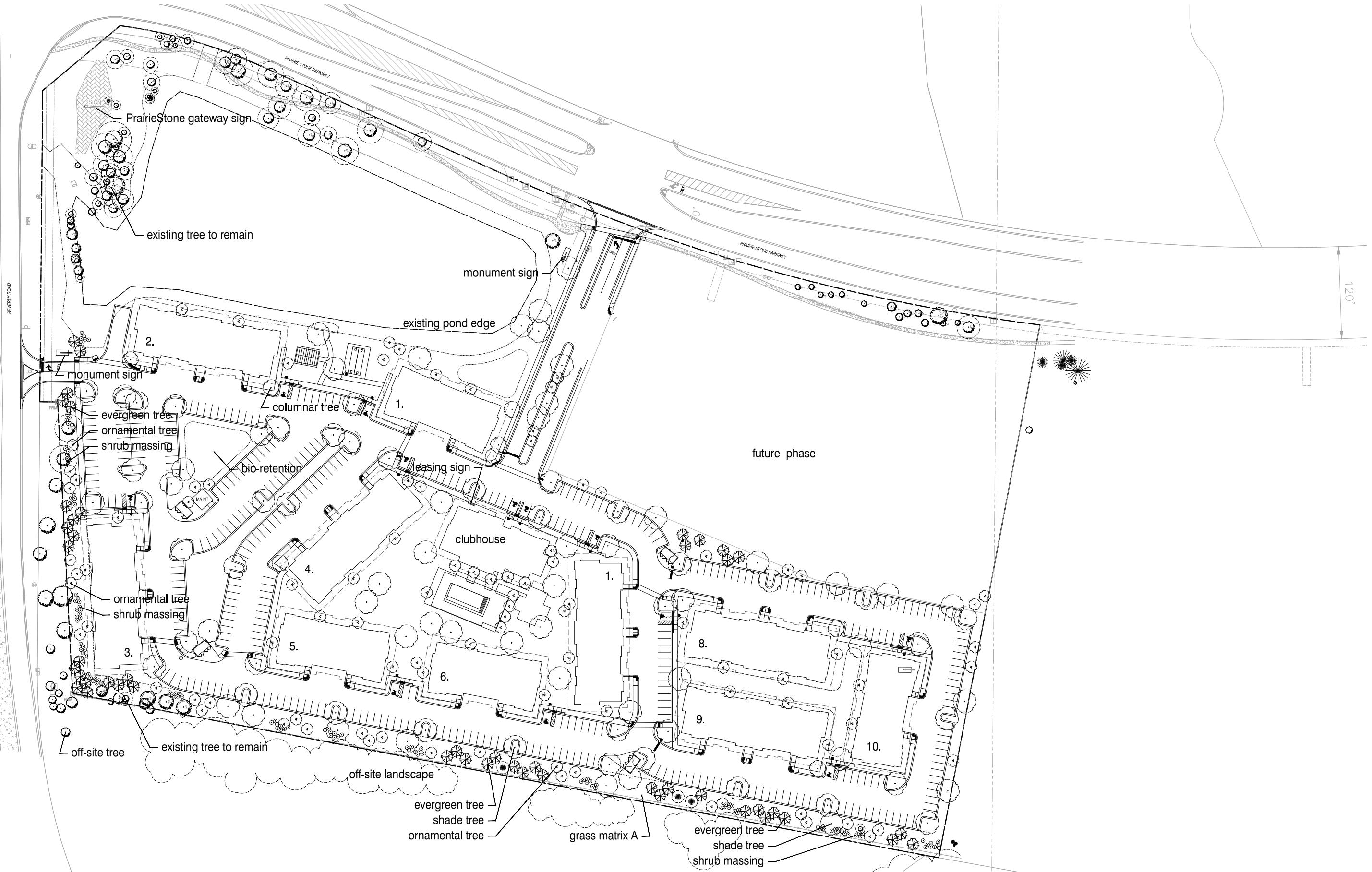


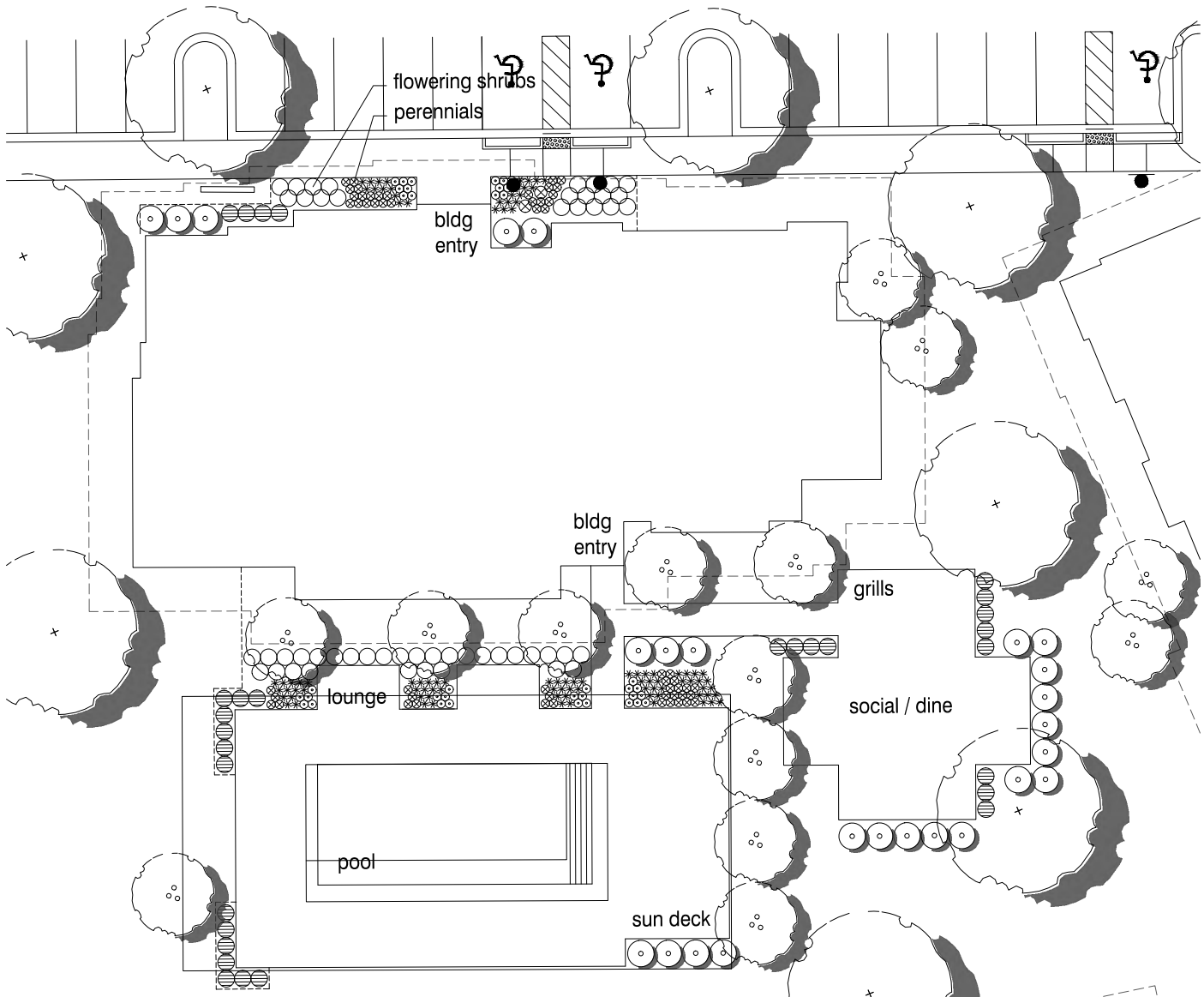
UTILITY PLAN -
AREA 4

C5.4

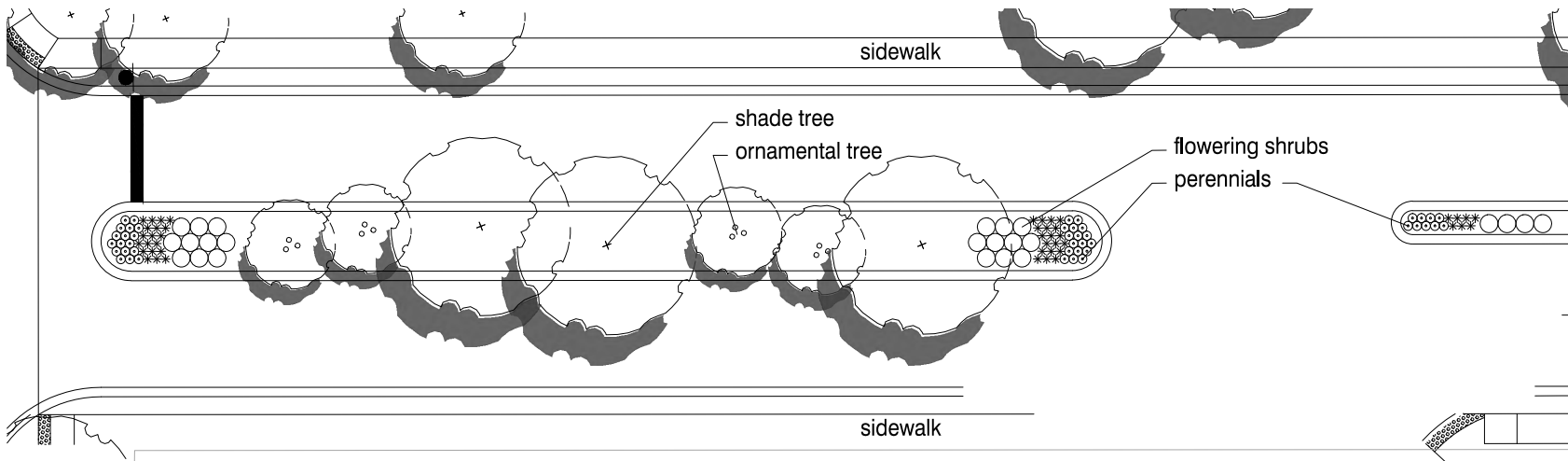
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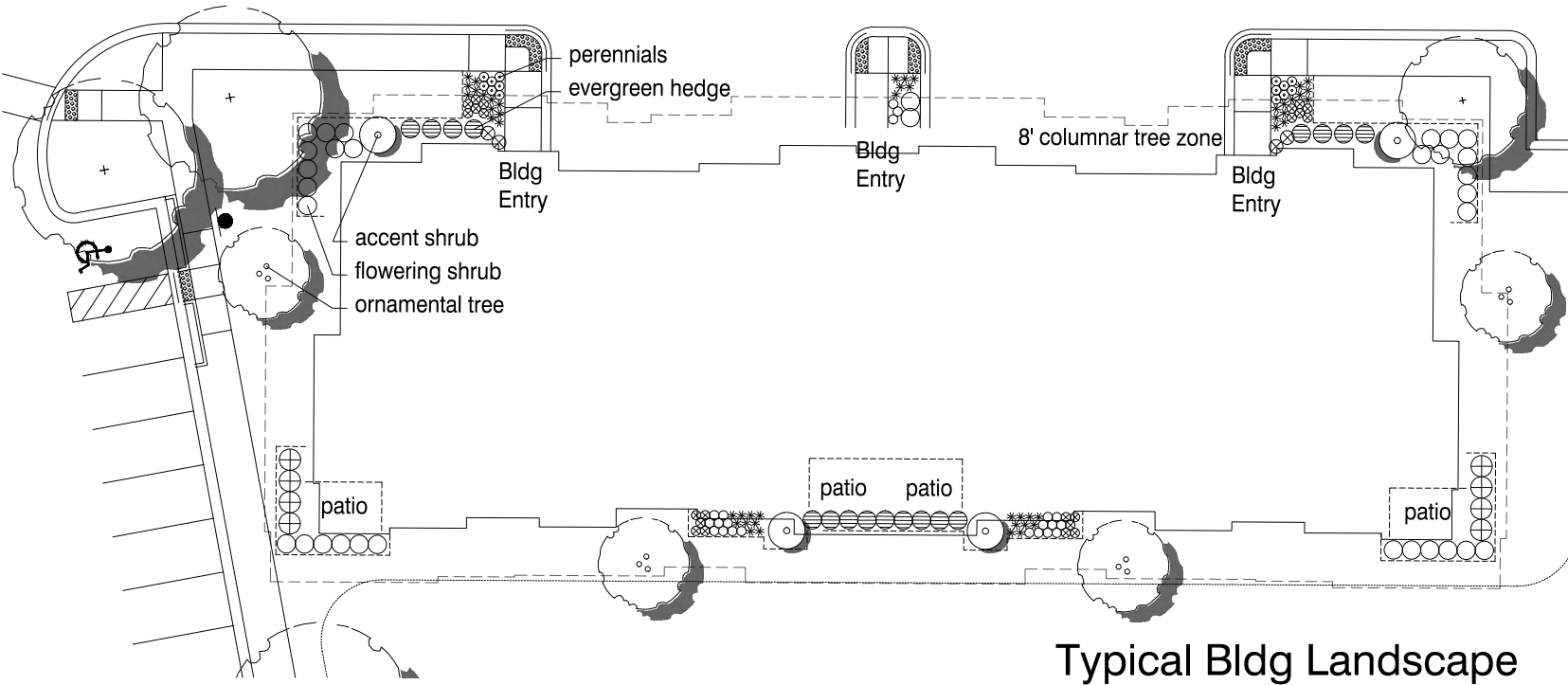




Clubhouse Landscape



Prairie Stone Pkwy Entry Drive



Typical Bldg Landscape

Preliminary Plant Material List

Trees sym	Botanic Name	Common Name	Size	Perennials sym	Botanic Name	Common Name	Size
AM	Acer x freemanii 'Marmo'	Marmo Maple	3" BB	amd	Astilbe 'Maggie Daley'	Maggie Daley Astilbe	#1 Cont.
AP	Aesculus pavia	Red Buckeye	3" BB	asb	Allium 'Summer Beauty'	Summer Beauty Onion	#1 Cont.
AC	Amelanchier canadensis	Shadblow Serviceberry	MS 10' ht. BB	bap	Baptisia australis	Blue Wild Indigo	#2 Cont.
CC	Crataegus virdis 'Winter King'	Winter King Hawthorn	MS 8-10' ht. BB	cak	Calamagrostis x acutiflora 'K.Foerster'	Karl Foerster F. Reed Grass	#2 Cont.
CO	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3" BB	cvz	Coreopsis verticillata 'Zagreb'	Zagreb Tickseed	#1 Cont.
CM	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	5' ht. BB	epm	Echinacea PP#18546	Pixie Meadowbrite Coneflower	#1 Cont.
GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3" BB	ewh	Echinacea purpurea 'PW White'	PowWow White Coneflower	#1 Cont.
GB	Ginkgo biloba 'Maygar'	Columnar Ginkgo	3" BB	eup	Euphorbia polychroma 'Bonfire'	Bonfire Cushion Spurge	#1 Cont.
LS	Liquidambar styraciflua 'Moraine'	Moraine Sweet-gum	3" BB	gao	Galium oderatum	Sweet Woodruff	#1 Cont.
MR	Malus 'Red Jewel'	Red Jewel Crabapple	MS 8' ht. BB	gmf	Geranium sanguineum 'Max Frei'	Max Frei Bloody Crainsbill	#1 Cont.
MD	Malus 'Donald Wyman'	Donald Wyman Crabapple	MS 8' ht. BB	hhr	Hemerocallis 'Happy Returns'	Repeating Yellow Daylilly	#1 Cont.
PA	Picea abies	Norway Spruce	8-12' Ht. BB	hse	Hosta siebolda 'Elegans'	Elegans Hosta	#2 Cont.
PG	Picea glauca 'Densata'	Black Hills Spruce	8-12' Ht. BB	lis	Liriope spicata	Lilyturf	#1 Cont.
QB	Quercus bicolor	Swamp White Oak	2.5" BB	mas	Matteuccia struthiopteris	Ostrich Fern	#1 Cont.
QC	Quercus 'Crimschmidt'	Columnar Hybrid Oak	2.5" BB	nsc	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	#1 Cont.
QI	Quercus imbricaria	Shingle Oak	2.5" BB	pad	Perovskia atriplicifolia 'Denim 'n Lace'	Russian Sage	#2 Cont.
UM	Ulmus davidiana 'Morton'	Morton Elm	3" BB	ptg	Pachysandra terminalis 'Green Carpet'	Japanese Spurge	#4 pots
Shrubs sym	Botanic Name	Common Name	Size	rud	Rudbeckia x American Gold Rush	A. Gold Rush Black-eyed Susan	#1 Cont.
AA	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24" BB	sea	Seslaria autumnalis	Autumn Moor Grass	#1 Cont.
BG	Buxus 'Glencoe'	Chicagoland Green Boxwood	18" BB	srf	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	#1 Cont.
CO	Cornus sericea 'Bergeson's Compact'	Peking Cotoneaster	30" BB	ssc	Schizachyrium s. 'Standing Ovation'	Standing Ovation L. Bluestem	#2 Cont.
CA	Cotoneaster acutifolius	Peking Cotoneaster	30" BB	sca	Sedum 'Carl'	Carl Autumn Stonecrop	#1 Cont.
DS	Diervilla sessilifolia 'Butterfly'	Southern Bush-honeysuckle	24" BB	Matrix A - Non mow Fescue (8 - 10 lbs per 1000 sf) 100%			
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	18" BB	Aruba Slender Red Fescue .20			
HT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	3" BB	Audubon Creeping Red Fescue .20			
IV	Itea virginica 'Morton'	Morton Sweetspire	18" BB	Marco Polo Sheep Fescue .15			
RA	Rhus aromatica 'Gro Low'	Gro Low Sumac	18" BB	J5 Chewings Fescue .15			
RG	Rhus glabra	Smooth Sumac	36" BB	K2 Chewings Fescue .10			
SG	Spiraea japonica 'Gold Flame'	Gold Flame Spirea	18" BB	Rescue 911 Hard Fescue .10			
SK	Syringa pubescens 'Miss Kim'	Miss Kim Lilac	30" BB	Reliant IV Hard Fescue .10			
TT	Taxus x media 'Densiformis'	Dense Yew	30" BB				
VA	Viburnum trilobum 'JN Select'	Redwing Cranberrybush Vib.	3" BB				
VD	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	3" BB				
VJ	Viburnum x 'Juddii'	Judd Viburnum	3" BB				

79	122	18	18	<i>Fraxinus pennsylvanica</i>	Green Ash	4	No	C
80	123	18	18	<i>Acer X freemanii</i>	Freeman's Maple	2	No	B
81	139	6x4	6	<i>Morus alba</i>	White Mulberry	3	No	C
82	140	4	4	<i>Prunus serotina</i>	Black Cherry	4	No	C
83	142	6x2	6	<i>Morus alba</i>	White Mulberry	3	No	C Remove
84	143	6x2	6	<i>Morus alba</i>	White Mulberry	3	No	C
85	144	9	9	<i>Alnus glutinosa</i>	European Alder	3	No	C
86	145	6x2	6	<i>Alnus glutinosa</i>	European Alder	3	No	C
87	146	8x2	8	<i>Morus alba</i>	White Mulberry	3	No	C
88	148	8x4	8	<i>Alnus glutinosa</i>	European Alder	2	No	C
89	149	14	14	<i>Morus alba</i>	White Mulberry	3	No	C Remove
90	150	8x2	8	<i>Alnus glutinosa</i>	European Alder	3	No	C
91	152	22	22	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
92	153	23	23	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
93	154	14x2	14	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
94	155	9	9	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
95	156	13	13	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
96	157	6	6	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
97	158	12	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
98	159	9	9	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
99	160	11	11	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
100	161	15	15	<i>Populus deltoides</i>	Eastern Cottonwood	2	No	C Remove
101	162	9	9	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
102	163	3	3	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
103	164	12x2	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
104	165	4	4	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
105	166	14	14	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
106	167	8	8	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
107	168	7	7	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
108	169	4	4	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
109	170	4	4	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
110	171	11	11	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
111	172	8	8	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
112	173	11x2	11	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
113	174	6	6	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
114	175	9	9	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
115	176	5	5	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
116	177	10	10	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
117	178	11	11	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
118	179	10	10	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
119	180	6x2	6	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
120	181	12	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
121	182	6x2	6	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
122	183	9	9	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
123	184	14	14	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
124	185	6	6	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
125	186	3x2	3	<i>Pyrus calleryana</i>	Ornamental Pear	3	No	B Remove
126	187	12x2	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
127	188	4x2	4	<i>Acer negundo</i>	Ash-Leaf Maple	4	No	C Remove
128	189	12	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
129	190	11x2	11	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
130	191	10x2	10	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
131	192	12	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
132	193	9x2	9	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
133	194	12	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
134	195	12	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove
135	196	8	8	<i>Populus deltoides</i>	Eastern Cottonwood	3	No	C Remove

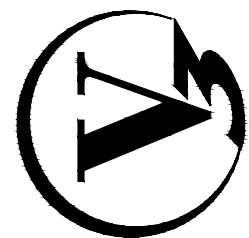
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250	315	7	7	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
251	316	6x2	6	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
252	317	6	6	Populus deltoides	Eastern Cottonwood	4	No	C	Remove
253	318	6x2	6	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
254	319	7x7	7	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
255	320	12	12	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
256	321	12	12	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
257	322	9x3	9	Salix fragilis	Crack Willow	3	No	C	Remove
258	323	4	4	Salix matsudana	Corkscrew Willow	3	No	C	Remove
259	324	4x2	4	Salix matsudana	Corkscrew Willow	3	No	C	Remove
260	332	13	13	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
261	333	14	14	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
262	334	15	15	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
263	335	10	10	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
264	336	12	12	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
265	337	15	15	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
266	338	16	16	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
267	339	15	15	Pseudotsuga menziesii	Douglas Fir	4	No	B	Remove Lot 3
268	340	13	13	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
269	341	14	14	Pseudotsuga menziesii	Douglas Fir	3	No	B	Remove Lot 3
270	342	8x5	8	Tilia americana	American Basswood	2	No	B	Remove Lot 3
271	343	4	4	Pyrus calleryana	Ornamental Pear	3	No	B	Remove Lot 3
272	344	6x5	6	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
273	345	3	3	Pyrus calleryana	Ornamental Pear	3	No	B	Remove Lot 3
274	346	4x4	4	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
275	348	10x3	10	Populus deltoides	Eastern Cottonwood	3	No	C	Remove Lot 3
276	349	15x2	15	Populus deltoides	Eastern Cottonwood	2	No	C	Remove Lot 3
277	350	5	5	Populus deltoides	Eastern Cottonwood	3	No	C	Remove Lot 3
278	351	11x2	11	Populus deltoides	Eastern Cottonwood	3	No	C	Remove Lot 3
279	352	14	14	Populus deltoides	Eastern Cottonwood	3	No	C	Remove Lot 3
280	353	4x9	4	Crataegus spp.	Hawthorn Cultivar	2	No	B	Remove Lot 3
281	354	4	4	Crataegus spp.	Hawthorn Cultivar	2	No	B	Remove Lot 3
282	355	6	6	Malus spp.	Apple Cultivar	2	No	B	Remove Lot 3
283	356	19	19	Populus deltoides	Eastern Cottonwood	3	No	C	Remove Lot 3
284	357	7	7	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
285	358	3x2	3	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
286	359	3x6	3	Crataegus spp.	Hawthorn Cultivar	3	No	B	Remove Lot 3
287	360	4x5	4	Crataegus spp.	Hawthorn Cultivar	3	No	B	Remove Lot 3
288	361	4	4	Ulmus pumila	Siberian Elm	3	No	C	Remove Lot 3
289	362	3x6	3	Crataegus spp.	Hawthorn Cultivar	3	No	B	Remove Lot 3
290	363	4x5	4	Crataegus spp.	Hawthorn Cultivar	3	No	B	Remove Lot 3
291	364	4x6	4	Crataegus spp.	Hawthorn Cultivar	3	No	B	Remove Lot 3
292	365	5x4	5	Crataegus spp.	Hawthorn Cultivar	3	No	B	Remove Lot 3
293	366	5x4	5	Crataegus spp.	Hawthorn Cultivar	3	No	B	Remove Lot 3
294	367	5x2	5	Malus spp.	Apple Cultivar	2	No	B	Remove Lot 3
295	368	3	3	Ulmus pumila	Siberian Elm	3	No	C	Remove Lot 3
296	369	5	5	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
297	370	5x2	5	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
298	371	3	3	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
299	372	5	5	Ulmus pumila	Siberian Elm	3	No	C	Remove Lot 3
300	373	6	6	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
301	374	8	8	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
302	375	5x2	5	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
303	376	11	11	Populus deltoides	Eastern Cottonwood	2	No	C	Remove Lot 3
304	377	5	5	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
305	378	3x2	3	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
306	379	3x2	3	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
307	380	5x3	5	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
308	381	15	15	Populus deltoides	Eastern Cottonwood	3	No	C	Remove Lot 3
309	382	7x2	7	Morus alba	White Mulberry	3	No	B	Remove Lot 3
310	383	10x2	10	Malus spp.	Apple Cultivar	3	No	B	Remove Lot 3
311	384	9	9	Populus deltoides	Eastern Cottonwood	2	No	C	Remove Lot 3
312	385	10	10	Populus deltoides	Eastern Cottonwood	2	No	C	Remove Lot 3
313	386	12	12	Populus deltoides	Eastern Cottonwood	3	No	C	Remove Lot 3
314	387	9	9	Juniperus virginiana	Eastern Red-Cedar	2	No	B	Remove Lot 3
315	388	8x2	8	Acer negundo	Ash-Leaf Maple	3	No	C	Remove
316	389	5x2	5	Gleditsia triacanthos	Honey-Locust	3	No	B	Remove
317	390	5	5	Pyrus calleryana	Ornamental Pear	3	No	B	Remove
318	391	4x2	4	Malus spp.	Apple Cultivar	3	No	B	Remove
319	392	5	5	Juniperus virginiana	Eastern Red-Cedar	3	No	B	Remove
320	393	3x2	3	Pyrus calleryana	Ornamental Pear	3	No	B	Remove
321	394	3x3	3	Pyrus calleryana	Ornamental Pear	3	No	B	Remove
322	395	13x2	13	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
323	396	11x2	11	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
324	397	8	8	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
325	398	10x2	10	Populus deltoides	Eastern Cottonwood	3	No	C	Remove
326	399	8x2	8	Acer saccharinum	Silver Maple	2	No	C	

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SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1 	COOPER LIGHTING, GALLEON II, LUMINAIRE PACKAGE SA3B, TYPE IV WIDE DISTRIBUTION	6	0.90	3000K	27'-0" POLE, 27'-3" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	GLAN-SA3B-730-U-T4W
SL-2 	COOPER LIGHTING, GALLEON II, LUMINAIRE PACKAGE SA5B, TYPE IV WIDE DISTRIBUTION WITH HOUSESIDE SHIELD	23	0.90	3000K	27'-0" POLE, 27'-3" MOUNTING HEIGHT	1 FIXTURE	GLAN-SA5B-730-U-T4W-HSS

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. THE PHOTOMETRIC PLAN WAS PREPARED CONSIDERING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.



P1.0

PHOTOMETRIC PLAN - AREA 1

PRAIRIE STONE APARTMENTS

HOFFMAN ESTATES

ILL/NOIS

HOFFMAN ESTATES

PROJECT NO.: 9255P15 WB		ORIGINAL ISSUE DATE: 10/XX/2025		REVISIONS			
PROJECT MANAGER:	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
DESIGNED BY: MJR							
DESIGNED BY: AM							
DRAWN BY: AM							

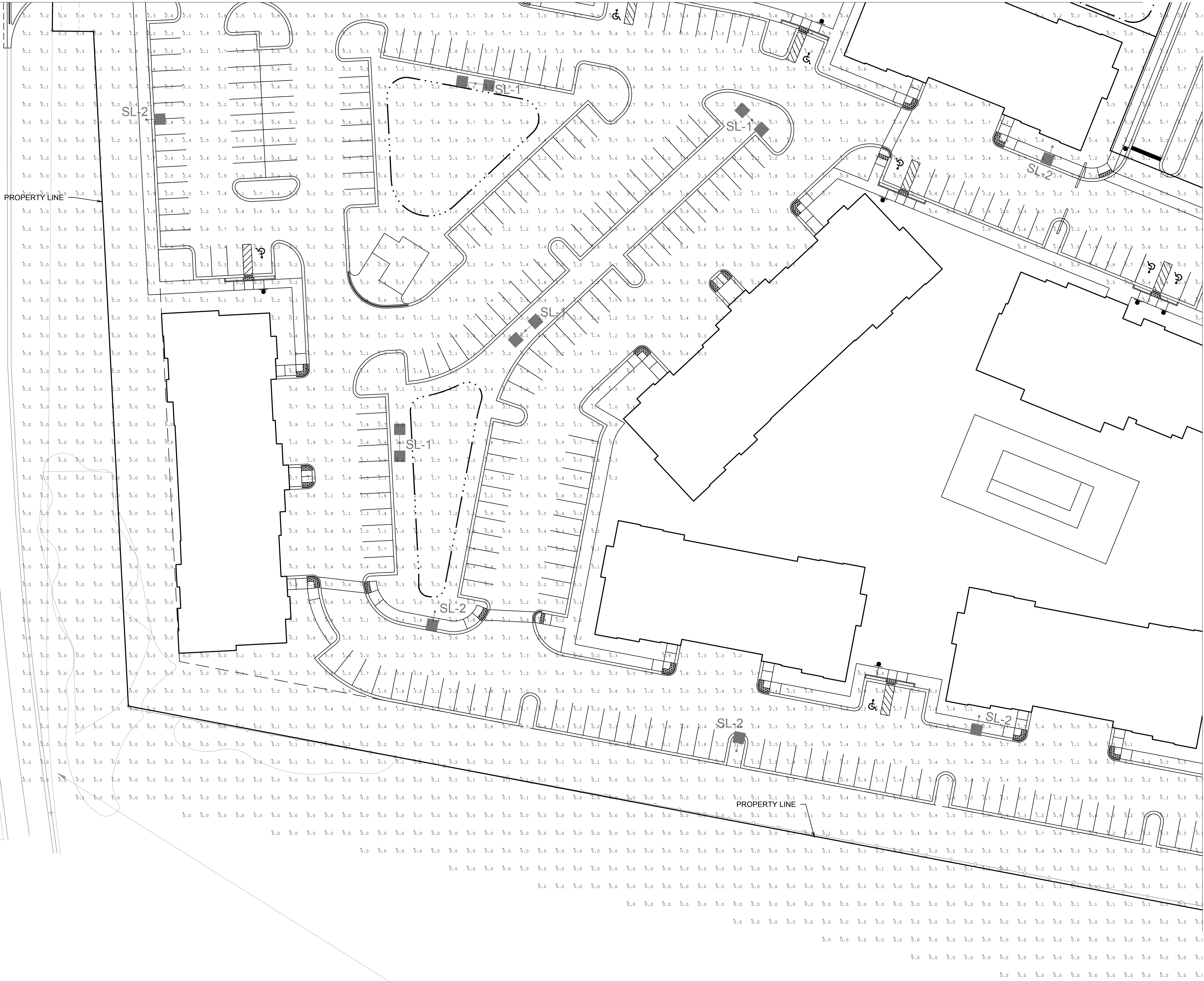
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com



DRAWING NO.

P1.1

FOR CONTINUATION SEE SHEET P1.0



FOR CONTINUATION SEE SHEET P1.3

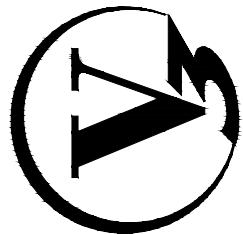
- NOTES:
1. SEE SHEET P1.0 FOR LEGENDS AND NOTES

PHOTOMETRIC PLAN - AREA 3

PRAIRIE STONE APARTMENTS

HOFFMAN ESTATES

7325 Jans Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com



DRAWING NO.

P1.2

PROJECT NO.:

9255P15.WB

PROJECT MANAGER:

MJR

DESIGNED BY:

AM

DRAWN BY:

AM

ORIGINAL ISSUE DATE: 10/XX/2025

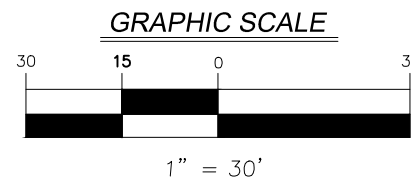
REVISIONS

DESCRIPTION

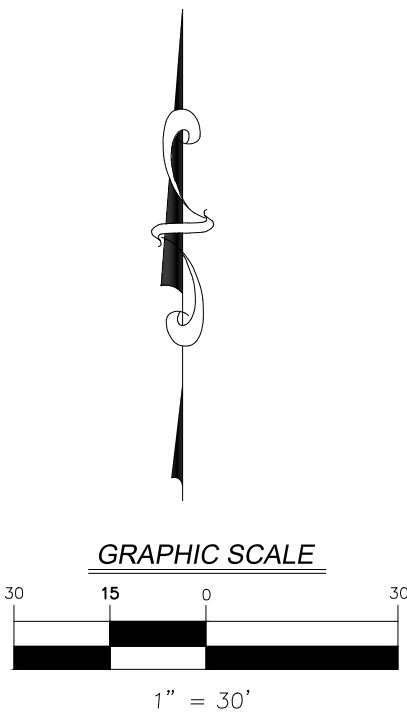
NO.

DATE

DESCRIPTION



FOR CONTINUATION SEE SHEET P1.2



NOTES:

1. SEE SHEET P1.0 FOR LEGENDS AND NOTES

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com



ILLUMINATED MONUMENT SIGN, DOUBLE SIDED - QTY. 1 SIGN TYPE MON-01

Quantity: 1
Total Sq. Ft.: 48 sq. ft. per side
Cabinet: Routed Aluminum, painted TBD
Push Thru Letters: 3/4" Clear Acrylic (1/2" proud of face)
Push Thru Color: White faces, clear edges
Illumination: White LED's
Base: Stone to match building, TBD



ACTUAL
NAME/GRAPHICS TBD



630.237.4397

OMEGASIGNCHICAGO.COM

Prairie Stone
Apartments

Hoffman Estates, IL

Date 1/29/26

Acct. Executive Dan Schumann

Page No. A_MON-01_001

Revision Number Date

(Rev. 1) .

(Rev. 2)

(Rev. 3)

(Rev. 4)

(Rev. 5)

Drawn By P. Kossow

Drawing Scale 3/4" = 1'-0"

****For Design Intent Only****

SQC # 251251-05

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle
Switch w/Rubber Boot

Signature mm/dd/yy

Cust. Approval Date

Signature mm/dd/yy

Landlord Approval Date

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ELECTRICAL NOTES

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Each Sign Must Have:

1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.



ILLUMINATED MONUMENT SIGN, DOUBLE SIDED - QTY. 1 SIGN TYPE MON-02

Quantity: 1
Total Sq. Ft.: 11.25 sq. ft. per side
Cabinet: Routed Aluminum, painted TBD
Push Thru Letters: 3/4" Clear Acrylic (1/2" proud of face)
Push Thru Color: Vinyl on faces TBD, clear edges
Illumination: White LED's
Base Cap: Aluminum, painted TBD
Base: Aluminum, Thin Brick veneer to match Clubhouse Brick, TBD



ACTUAL
NAME/GRAPHICS TBD



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Prairie Stone
Apartments

Hoffman Estates, IL

Date 1/29/26

Acct. Executive Dan Schumann

Page No. A_MON-02_001

Revision Number Date

(Rev. 1)

(Rev. 2)

(Rev. 3)

(Rev. 4)

(Rev. 5)

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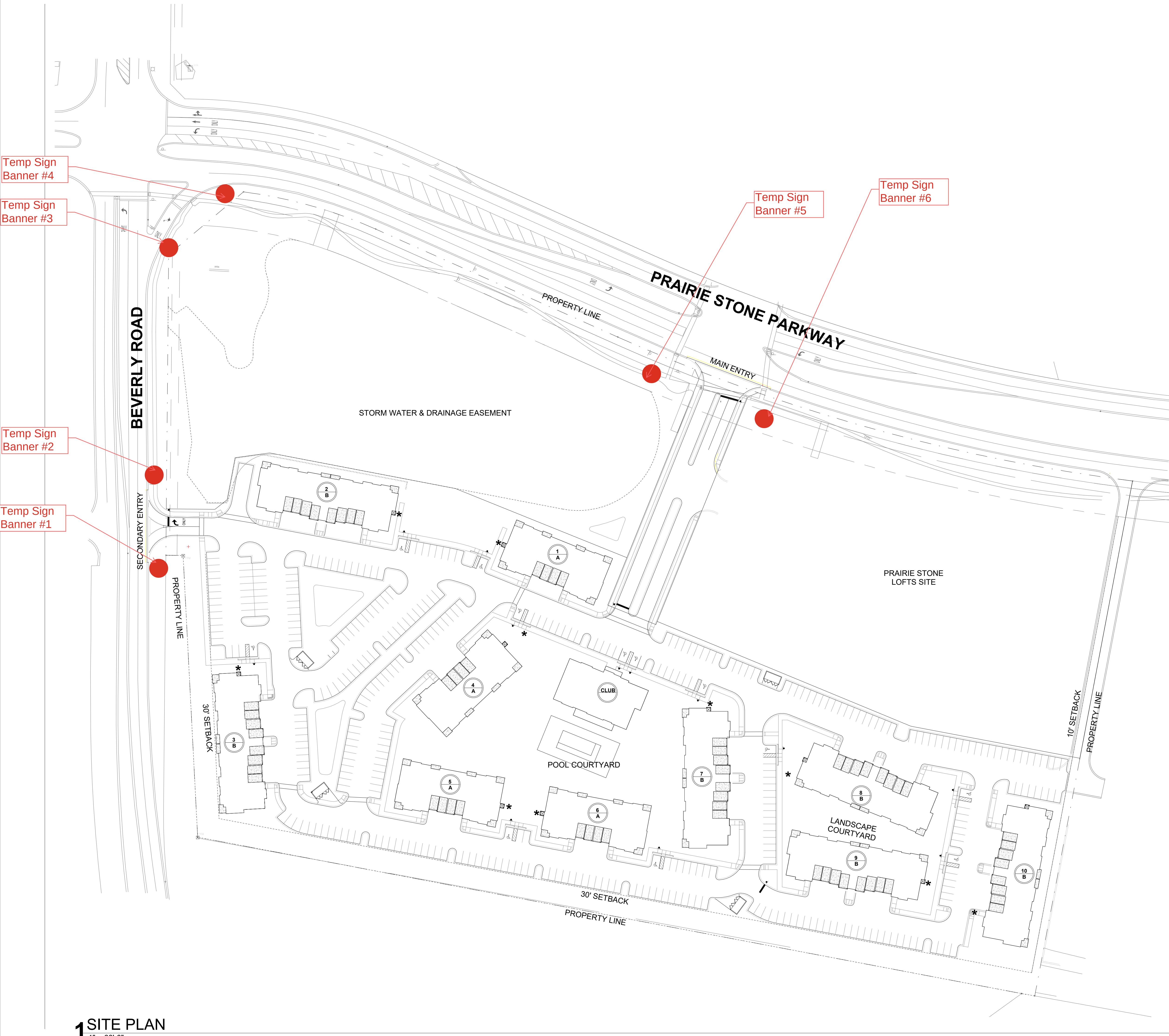


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2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.



SITE LEGEND:

PROVIDED PARKING TABULATION		SITE ORIENTATION
SURFACE PARKING	371	
ACCESSIBLE PARKING	12	
GARAGE	64	
TOTAL PARKING:	447	

SITE NOTES

1. LEGAL DESCRIPTION: _____ ACRES

2. SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.

3. SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL TRANSFORMERS AND HVAC COMPRESSOR LOCATIONS.

4. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACES DESIGN.

5. THE ARCHITECTS SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

PLEASE ENSURE THE FOLLOWING IS INCORPORATED INTO THE PAVED ACCESSIBLE PARKING SPACES:

(A) PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:

(1) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISAA) MUST BE PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS WITH THE

(2) THE WORDS (NO PARKING) PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE

(A) IN ALL CAPITAL LETTERS.

(B) WITH A LETTER HEIGHT OF AT LEAST 12", AND A STROKE WIDTH OF AT LEAST 2".

(C) CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACES

(3) A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:

(A) AT A MINIMUM STATE (VIOLATORS SUBJECT TO FINE AND TOWING) IN A LETTER HEIGHT OF AT LEAST ONE INCH

(B) BE MOUNTED ON A POLE, POST, WALL, OR FREESTANDING BOARD.

(C) BE NO MORE THAN 80" BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND

(D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN AND NO HIGHER THAN 80" ABOVE GROUND LEVEL.

(B) A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS, 502.6, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION (A)(3)(A) SATISFIES SUBSECTION (A)(3).

18.0'

9.0'

18.0'

9.0'

TYPICAL PARKING SPACE

18.0'

9.0'

18.0'

9.0'

HANDICAP ACCESSIBLE PARKING SPACE

18.0'

9.0'

18.0'

9.0'

VAN ACCESSIBLE HANDICAP PARKING SPACE

16" MINIMUM

16" MINIMUM

16" MINIMUM

16" MINIMUM

PLANTING OR OTHER NON-WALKING SURFACE

IF X IS LESS THAN 4' THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12

1:12 MAX. SLOPE

FLARED SIDE

10:1

FLARED SIDES

RETURNED CURB

10:1

BUILDING NUMBER

X BUILDING TYPE

EM ELECTRICAL METER

* FSRR FIRE SPRINKLER ROOM LOCATION

--- ACCESSIBLE ROUTE

HANDICAP ACCESSIBLE

BUILDING ORIENTATION

TRASH

TRANSFORMER LOCATION (REF. TO MEP)

DENOTES ENTRY LOCATION

HVAC CONDENSER LOCATION

1 SITE PLAN
1" = 60'-0"

REVISIONS

PRAIRIE STONE APARTMENTS

APARTMENT UNITS IN HOFFMAN ESTATES, IL

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS

4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE

03/06/2026

PROJECT

25117

SHEET NUMBER

A1- 01a

SITE PLAN

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Page 83 of 113

Signage shown is for reference to illustrate proposed size and dimensions. Final colors and sign content will be determined prior to production.

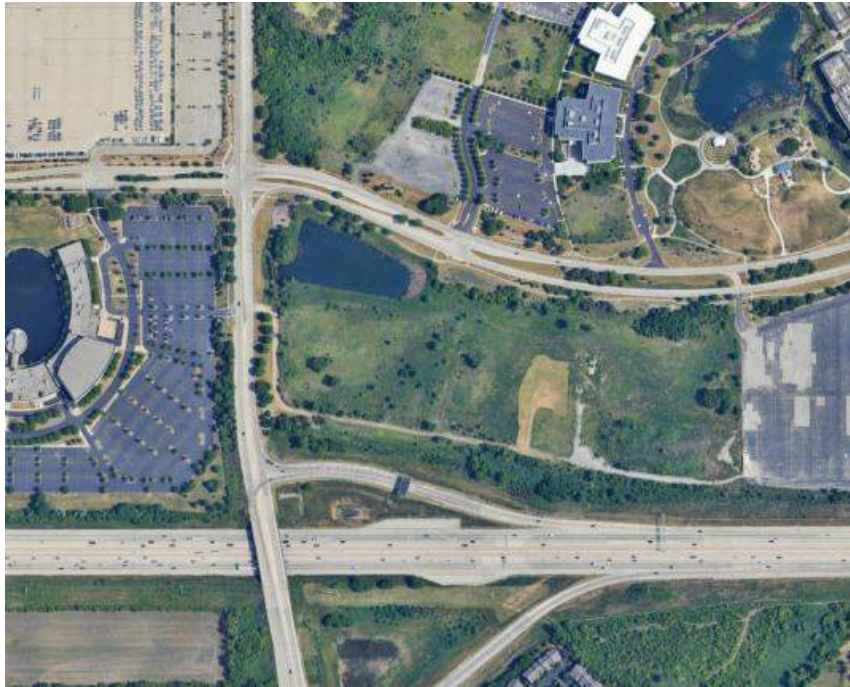


COLORS:			SIGN CROSS SECTION:	
PMS 7477 C PMS 7747 C PMS 7498 C				
	PROJECT MANAGER:	SUBMITTED TO:	AGREEMENT:	
	Elevate Sign Group 1120 N. Ridge Avenue Lombard, IL 60148 www.elevatesigngroup.com	City Gate Apartments	 UNDERWRITERS LABORATORIES UNITED ELECTRIC SIGN  MEMBER The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing, fabrication, painting, substrates and finishes, the final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may not be to exact scale, color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager. Accepted: By signing this document you, the customer, accept that the above proposed signage specifications, colors, spelling and conditions are satisfactory and authorize Elevate Sign Group Ltd to do the work as specified.	
	ACCEPTED BY:		Name and Title:	
			Signature:	
		Date		
		Landlord Signature:		

TRAFFIC IMPACT STUDY

REPORT FOR:

Prairie Stone Apartments and Lofts



BEVERLY ROAD AND PRAIRIE STONE PARKWAY HOFFMAN ESTATES, ILLINOIS

PREPARED BY:



V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

V3 Project No. 9255P15.WB

November 20, 2025

TABLE OF CONTENTS

I. INTRODUCTION.....

1

II. PROJECT CONDITIONS

4

Land Uses

4

Roadway System.....

4

Roadway Descriptions

4

Intersection Descriptions.....

4

Traffic Volumes

8

Proposed Development.....

8

Land Use Development

8

Roadway Development.....

8

III. TRAFFIC FORECASTS

10

Project Traffic Volumes.....

10

Trip Generation.....

10

Trip Distribution and Assignment.....

11

Background Traffic Volumes

12

Future Traffic Volumes.....

13

IV. TRAFFIC ANALYSIS

17

Auxiliary Lane Analysis

17

Capacity Analysis

17

Existing Scenario

19

Background Scenario

19

Future with Project Scenario

19

Queue Length Analysis.....

20

Proposed Lane Configuration

21

VI. CONCLUSIONS

23

FIGURES

Figure 1: Site Location Map	2
Figure 2: Conceptual Site Plan.....	3
Figure 3: Land Use Map.....	6
Figure 4: Existing Lane Configuration	7
Figure 5: Existing Traffic Volumes.....	9
Figure 6: New Project Traffic Volume.....	14
Figure 7: Background Traffic Volume	15
Figure 8: Future with Project Traffic Volume	16
Figure 9: Proposed Lane Configuration	22

TABLES

Table 1: Trip Generation	11
Table 2: Trip Distribution	12
Table 3: CMAP Growth Rates	12
Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections	18
Table 5: Capacity Analysis of Signalized Intersections	18
Table 6: Capacity Analysis of Unsignalized Intersections	19
Table 7: 95 th Percentile Queue Lengths	21

APPENDICES

Appendix A	Existing Traffic Counts
Appendix B	CMAP Correspondence
Appendix C	Auxiliary Lane Analysis
Appendix D	Capacity Analysis Worksheets – 2025 Existing
Appendix E	Capacity Analysis Worksheets – 2032 Background
Appendix F	Capacity Analysis Worksheets – 2032 Future with Project
Appendix G	ITE Trip Generation Manual Excerpts



I. INTRODUCTION

V3 Companies has been retained by Willow Bridge to conduct a traffic impact study for a proposed multifamily residential development located at the southeast corner of Beverly Road and Prairie Stone Parkway in the Village of Hoffman Estates, Illinois. The site is generally bounded by Prairie Stone Parkway to the north, Beverly Road to the west, Interstate 90 to the south, and a vacant lot and the NOW Arena to the east. A location map is included as Figure 1.

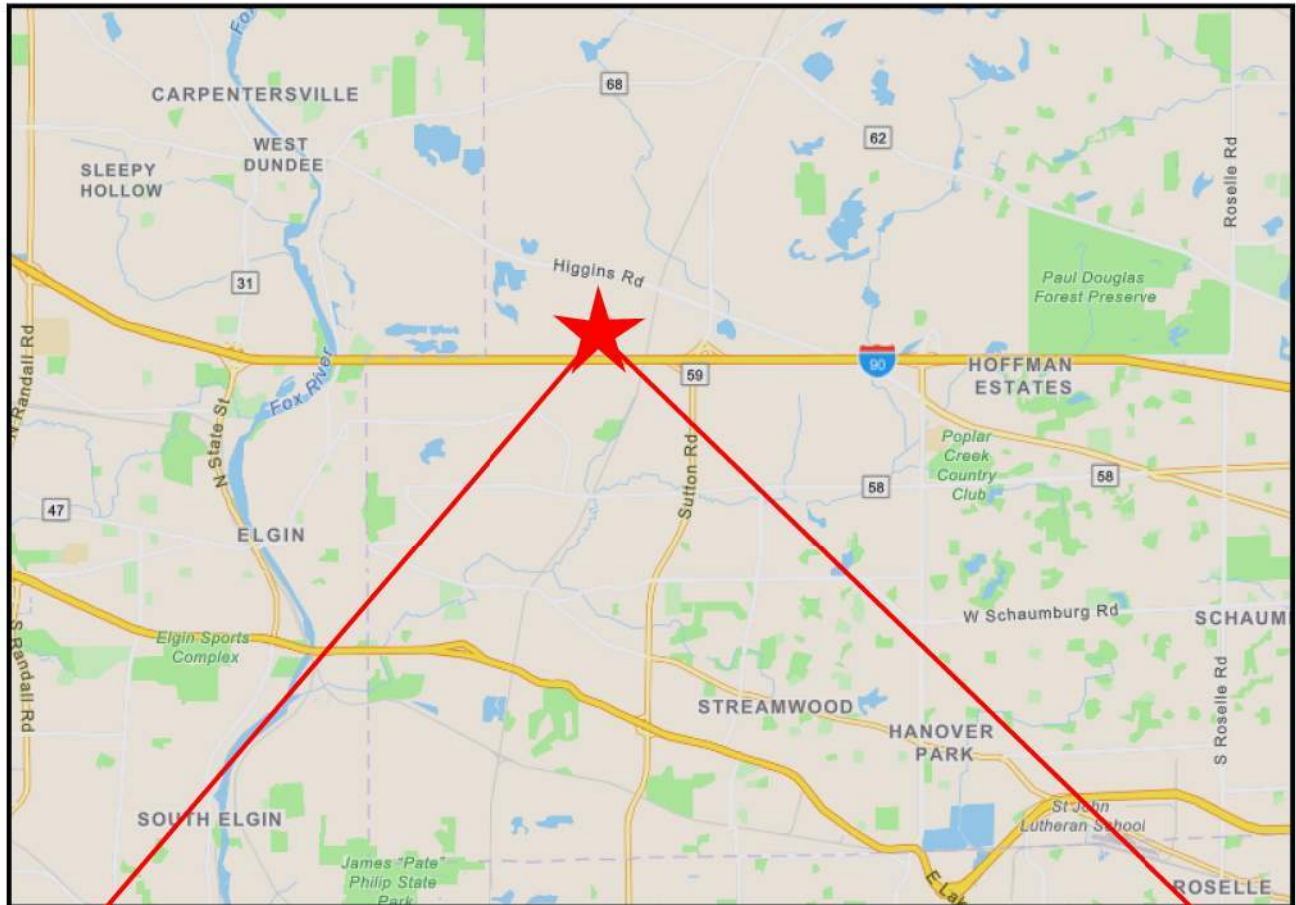
The proposed development consists of ten three-story apartment buildings and a four-story apartment building offering a total of 582 dwelling units. The three-story buildings will feature studio, one bedroom, and two bedroom apartments, while the four-story building will provide a mix of studio and up to four bedroom apartments. The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway, and a right-in/right-out driveway on Prairie Stone Parkway. Figure 2 illustrates the proposed site plan with driveway locations and distances between driveways and intersections.

The purpose of this study is to evaluate the potential traffic impacts of the proposed multifamily development. Traffic estimates are projected to 2032, which is five years beyond the potential build out in 2027, based on traffic projections from CMAP.

The study area includes the following intersections as well as the proposed driveways to the site.

- Beverly Road and Prairie Stone Parkway (signalized)
- Prairie Stone Parkway and Main Entrance Driveway (unsignalized)
- Beverly Road and Beverly RIRO Driveway (unsignalized)
- Prairie Stone Parkway and Prairie Stone RIRO Driveway (unsignalized)

This report includes a description of existing conditions, data collection and capacity analysis, evaluation of data, turn lane warrant analysis, and conclusions.



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 1 SITE LOCATION MAP

HOFFMAN ESTATES

ILLINOIS





II. PROJECT CONDITIONS

Land Uses

The land uses near the project site primarily consist of corporate offices, retail uses, the NOW Arena, and undeveloped land. The surrounding land uses are illustrated in Figure 3.

Roadway System

The characteristics of the roadways in the vicinity of the site are presented below. The existing lane configurations in the study area are illustrated in Figure 4.

Roadway Descriptions

Beverly Road is a north/south roadway classified as a minor arterial with a posted speed limit of 40 mph adjacent to the proposed development. Beverly Road provides two travel lanes in each direction with left turn lanes accessing nearby driveways and roadways. A raised median separates travel lanes south of the proposed development while the median north of the development is striped. Beverly Road is under the jurisdiction of the Village of Hoffman Estates. The average daily traffic (ADT) volume on Beverly Road was 6,700 vehicles per day in 2022 based on the IDOT database. Pedestrian facilities exist on the west side of Beverly Road while none are provided on the east side.

Prairie Stone Parkway is an east/west roadway classified as a minor collector with a posted speed of 35 mph adjacent to the proposed development. Prairie Stone Parkway consists of a five-lane boulevard section that includes left turn lanes at intersections and driveways. A large, landscaped median separates eastbound and westbound traffic with pedestrian crossings provided at intersections. Prairie Stone Parkway is under the jurisdiction of the Village of Hoffman Estates. The average daily traffic (ADT) volume on Prairie Stone Parkway was 2,600 vehicles per day in 2022 based on the IDOT database. A sidewalk is provided along the entire site frontage on the south side of Prairie Stone Parkway and on the north side east of the Salvation Army office driveway.

Intersection Descriptions

Beverly Road and Prairie Stone Parkway is an uncoordinated, fully-actuated signalized intersection. The northbound approach of Beverly Road consists of one left turn lane, two through lanes, and a channelized right turn lane while the southbound approach consists of one left turn lane, one through lane, and one through/right turn lane. The eastbound approach of Prairie Stone Parkway consists of one left turn lane, one through lane, and one right turn lane while the westbound approach consists of one left turn lane, one through lane, and one through/right turn lane. All approaches operate with a protected/permitted left turn movement. Pedestrian crosswalks with APS buttons are available at the south and west legs of the intersection.

Prairie Stone Parkway and Salvation Army Driveway is a minor leg stop-controlled t-intersection with the southbound approach of the Salvation Army Driveway signed as the stop approach. The eastbound approach of Prairie Stone Parkway consists of one left turn lane and two through lanes while the westbound approach consists of one left turn lane, one through lane, and one shared through/right turn lane. The westbound left turn is currently



Traffic Impact Study

Prairie Stone Apartments and Lofts, Hoffman Estates, Illinois

used for westbound-to-eastbound U-turns. Both the eastbound and westbound approaches of Prairie Stone Parkway have channelized left turn lanes due to the large, landscaped median separating traffic. The southbound approach of the Salvation Army Driveway consists of one left turn lane and one right turn lane. As part of the site plan, the existing driveway stub on the south leg of the t-intersection will be extended to access the site.



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 3 LAND USE MAP

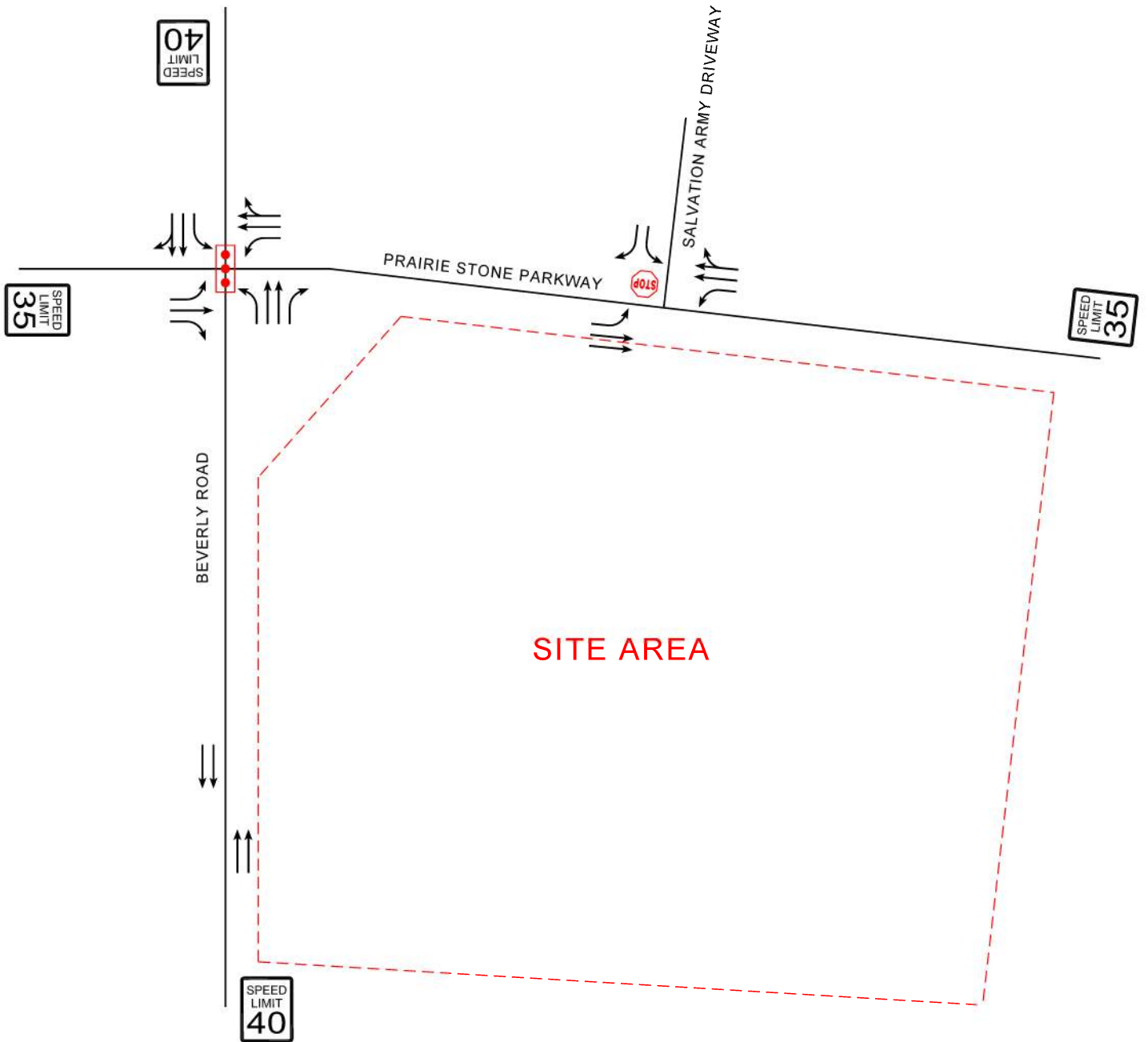
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LEGEND

-  - EXISTING TRAFFIC SIGNAL
-  - EXISTING STOP SIGN



**PRAIRIE STONE
APARTMENTS AND LOFTS**

**FIGURE 4
EXISTING LANE CONFIGURATION**

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ILLINOIS





Traffic Impact Study

Prairie Stone Apartments and Lofts, Hoffman Estates, Illinois

Traffic Volumes

To assist in the evaluation of the traffic impact on the roadway system resulting from the proposed development, existing vehicular volumes were collected at the study area intersections.

Existing traffic counts were collected on Wednesday, October 29th, 2025. The weekday am peak period traffic counts were collected from 7:00 am to 9:00 am and the weekday pm peak period traffic counts were collected from 4:00 pm to 6:00 pm. The time periods of the traffic counts were selected to coincide with the typical peak hours of the arterial/collector roadways like Beverly Road and Prairie Stone Parkway, as well as the typical peak hours when residents would travel to and from work. It should be noted that there was no event specifically scheduled on October 29 at the adjacent NOW Arena.

The weekday am peak hour occurs between 7:30 am – 8:30 am and the weekday pm peak hour occurs between 4:30 pm – 5:30 pm. The existing peak hour volumes at the study area intersections are illustrated in Figure 5. A summary of the traffic volumes collected in fifteen-minute increments is provided in Appendix A.

Proposed Development

Land Use Development

It is our understating that there are no known development plans within the immediate study area that are likely to alter traffic patterns in the near future. It should be noted that the property to the east of the proposed apartment complex may be developed in the future, along with other vacant lots in the Prairie Stone complex. Currently, there are no specific development plans for these sites.

Roadway Development

It is our understanding that there are no other known planned roadway developments that will impact traffic patterns in the study area.

The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with the existing Salvation Army driveway, and a right-in/right-out driveway on Prairie Stone Parkway to the east of the full access driveway.

LEGEND

- AM PEAK HOUR
(##) - PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM

PM PEAK HOUR: 4:30 PM - 5:30 PM



**PRAIRIE STONE
APARTMENTS AND LOFTS**

**FIGURE 5
EXISTING TRAFFIC VOLUMES**

HOFFMAN ESTATES

ILLINOIS





III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

The proposed site plan consists of ten three-story apartment buildings and one four-story apartment building. The three-story apartment buildings will provide 280 dwelling units and the four-story building will provide 302 dwelling units, for a total of 582 dwelling units. Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The following land use categories are used to determine project traffic:

Multifamily Housing (Low-Rise) (ITE Land Use Code 220) – Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily Housing (Mid-Rise) (ITE Land Use Code 221) – Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Both the Multifamily Housing (Low-Rise) and Multifamily Housing (Mid-Rise) land use categories include subcategories relating to proximity to rail transit. Since the proposed apartment complex is not within a half-mile of a rail transit station, the “Not Close to Rail Transit” subcategory is selected.

The *Trip Generation Manual, 11th Edition* assigns trip generation estimates based on a regression equation for each peak period and an independent variable. In this case, the number of dwelling units is the applicable independent variable for both multifamily housing land use codes. The weekday am and weekday pm peak hour trip generation equations are selected for weekday, peak hour of adjacent street traffic for one hour from 7 am to 9 am and 4 pm to 6 pm.

Trip generation is estimated based on the operational areas, which are summarized in Table 1.

Table 1: Trip Generation

LUC	LAND USE	SIZE		Weekday AM Peak			Weekday PM Peak		
				In	Out	Total	In	Out	Total
220	Multifamily Housing (Low-Rise)	280	Dwelling Units	26	84	110	89	52	141
221	Multifamily Housing (Mid-Rise)	302	Dwelling Units	28	93	121	72	46	118
TOTAL:				54	177	231	161	98	259

Overall, 231 and 259 total new trips are estimated to be generated during the weekday am and weekday pm peak hours, respectively.

Pages from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* are included in Appendix G for reference.

Trip Distribution and Assignment

The direction from which traffic approaches and departs a site is a function of numerous variables, including location of residences, location of employment centers, location of commercial/retail centers, available roadway systems, location and number of access points, and level of congestion on adjacent road systems.

The new trips generated by the apartment complex will be assigned to the site driveways and local roadway network based on a trip distribution of these trips. The assignment of traffic to the driveways will likely follow a similar distribution to the existing condition, with adjustments made to account for access to local and interstate roadway networks.

Traffic is primarily assigned to Beverly Road due to it being an arterial street accessing the I-90 interstate and other local roadways. To the south, Beverly Road has a partial interchange with an on-ramp to eastbound I-90 and an off-ramp from westbound I-90. With I-90 providing access to Chicago and O'Hare Airport to the east, it is assumed that a majority of traffic will be using I-90 for commuting. Southbound Beverly Road can also be used to access Elgin and the surrounding area via Shoe Factory Road. To the north, Beverly Road accesses Higgins Road, a Strategic Regional Arterial roadway which provides access to employment and retail areas to the west in the Dundee/Carpentersville region. Lower volumes are assigned to Prairie Stone Parkway east of the proposed development which provides access to eastbound Hoffman Boulevard and Higgins Road, which in turn provides access to retail and employment centers in Hoffman Estates and Schaumburg. Prairie Stone Parkway can also be

used to access a full interchange east of the site at I-90 and Sutton Road. The overall trip distribution is summarized in Table 2 and illustrated in Figure 6.

Table 2: Trip Distribution

Cordon Location	Distribution
Beverly Road - South of Prairie Stone Parkway	50%
Beverly Road - North of Prairie Stone Parkway	25%
Prairie Stone Parkway - East of Salvation Army Driveway	25%

The assignment of traffic to the driveways was determined based on each driveway's ease of access to local and interstate roadways. The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full-access driveway on Prairie Stone Parkway aligned with the existing Salvation Army Driveway, and a right-in/right-out driveway on Prairie Stone Parkway east of the full-access driveway. It is assumed that most traffic exiting westbound I-90 will access the site via the Beverly Road right-in/right-out driveway, with a smaller portion using the full-access driveway on Prairie Stone Parkway. The majority of traffic from the north and east of the site is expected to use the full-access driveway due to the landscaped median separating Prairie Stone Parkway. A small portion of residents in the four-story building may use the right-in/right-out driveway on Prairie Stone Parkway to access the site instead of the full-access driveway. It is projected that 75 percent of site traffic exiting the site will use the full-access driveway on Prairie Stone Parkway. The full-access driveway is the only site driveway that permits left turns, which can be used to access I-90. The remaining portion of outbound traffic will use the right-in/right-out driveways to access local and regional roadways. The distribution and assignment of proposed trips is illustrated in Figure 6.

2032 Background Traffic Volumes

Background traffic volumes are estimated for the year 2032 which is five years beyond the anticipated build out in 2027. These volumes account for future non-project-related growth in the area. The AADT for the study area roadways were obtained from the IDOT database. A summary of the CMAP growth rates is provided in Table 3. CMAP correspondence is provided in Appendix B.

Table 3: CMAP Growth Rates

Street	AADT		Total Growth from Count Year to 2050	Compounded Yearly Rate	Total Growth from 2025 to 2032	Total Growth from 2025 to 2050
	Existing AADT (Year)	2050 Proj.				
Beverly Road north of Interstate 90	6,700 (2022)	7,100	6.0%	0.2%	1.5%	5.3%
Prairie Stone Parkway east of Beverly Road	2,600 (2022)	2,750	5.8%	0.2%	1.4%	5.1%



Overall, the CMAP projections indicate that there will be minimal overall growth in traffic along the study area roadways around the proposed development. For the purpose of this study, a uniform total growth factor of 1.5 percent is applied to all movements throughout the study area to accommodate non-project related growth.

The 2032 background traffic volumes are illustrated in Figure 7.

2032 Future with Project Traffic Volumes

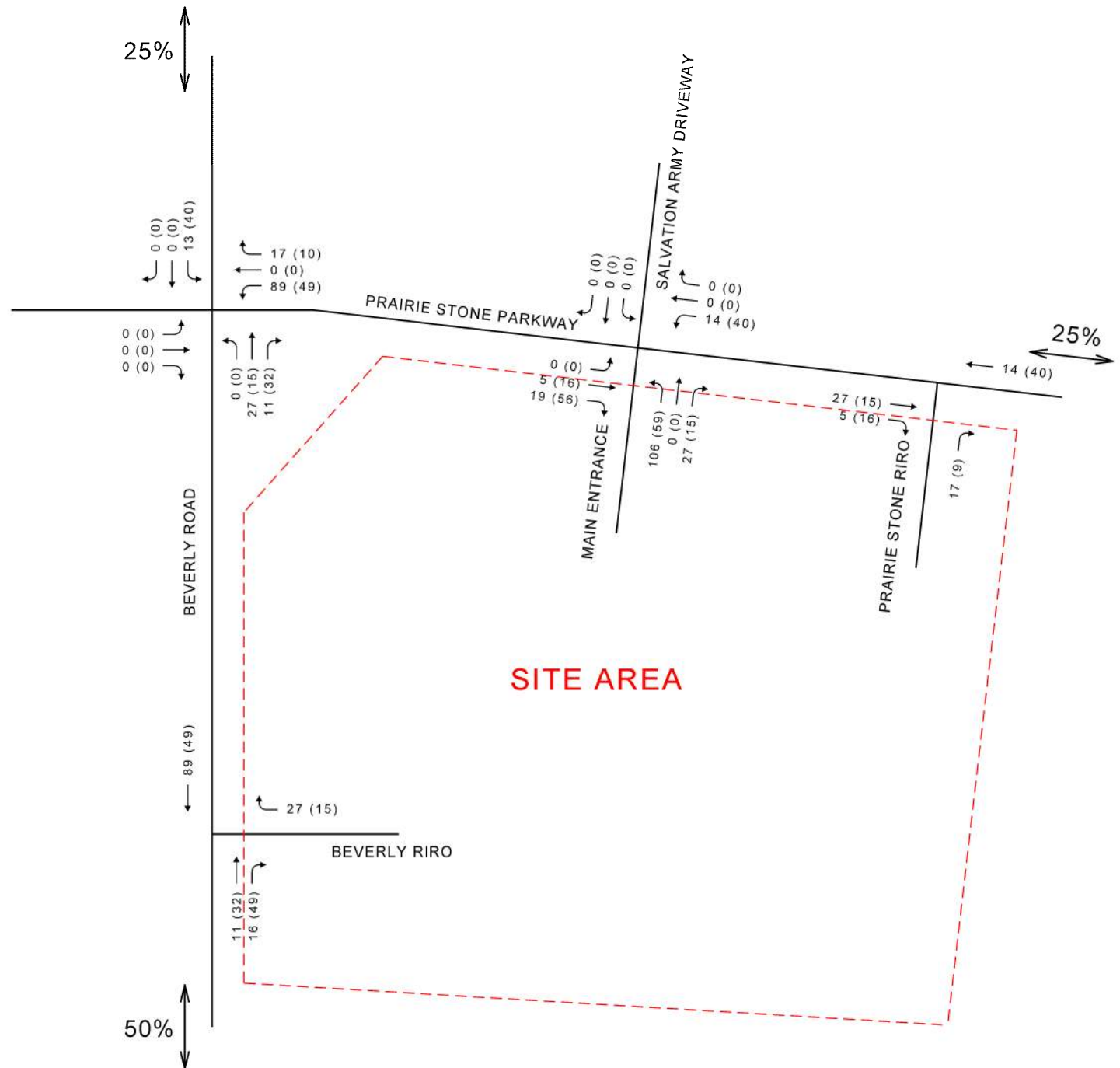
The total project trips are added to the background volume to obtain the future with project traffic volumes for the study area intersections. Future with project traffic volumes are depicted in Figure 8.

LEGEND

- AM PEAK HOUR
(##) - PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM

PM PEAK HOUR: 4:30 PM - 5:30 PM



**PRAIRIE STONE
APARTMENTS AND LOFTS**

**FIGURE 6
NEW PROJECT
TRAFFIC VOLUMES**

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LEGEND

- AM PEAK HOUR
(##) - PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM

NOTE:

2032 BACKGROUND = EXISTING + CMAP GROWTH
TRAFFIC VOLUME TRAFFIC VOLUME PROJECTIONS
TO 2032
(FIGURE 5)



**PRAIRIE STONE
APARTMENTS AND LOFTS**

**FIGURE 7
BACKGROUND
TRAFFIC VOLUMES**

HOFFMAN ESTATES

ILLINOIS



LEGEND

- AM PEAK HOUR
(##) - PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM

NOTE:

2032 FUTURE WITH PROJECT TRAFFIC VOLUME = 2032 BACKGROUND TRAFFIC VOLUME (FIGURE 7) + PROJECT TRAFFIC VOLUME (FIGURE 6)



**PRAIRIE STONE
APARTMENTS AND LOFTS**

**FIGURE 8
FUTURE WITH PROJECT
TRAFFIC VOLUMES**

HOFFMAN ESTATES

ILLINOIS



IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

This study evaluated whether additional auxiliary lanes are warranted at the study area intersections. The warrant analysis follows the methodology detailed in IDOT's *Bureau of Design and Environmental Manual (BDE)*. Warrants are determined based on factors such as through volume, opposing volume, and percentage of turning vehicles. Different warrants are used for left and right turn lanes and include factors such as design speed. For this study, no left turn lane warrants were conducted since the only driveway allowing left turns is the full access on Prairie Stone Parkway which already has a westbound left turn lane. Worksheets displaying all right turn lane warrants are included in Appendix C.

Overall, it is found that none of the site driveways meet the warrants defined by IDOT for a right turn lane. The proposed site driveways do not have right-turning volumes exceeding 150 vehicles per hour. BDE Figure 36-3.B is not met due to the low right-turning volumes in comparison to the design hourly volumes on the roadways near the site. No dedicated right turn lanes exist at any of the other unsignalized driveways or intersections near the site.

Capacity Analysis

The operation of a facility is evaluated based on level of service (LOS) calculations obtained by analytical methods defined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 7th Edition. The concept of LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst. There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst. These letter grades represent the quality of traffic flow and operational conditions on the roadway. LOS A indicates free-flow traffic with minimal delays and optimal driving conditions, while LOS F reflects congested conditions characterized by significant delays and breakdowns in traffic flow. Each level provides a standardized way to evaluate and communicate roadway performance. LOS A through LOS D are below capacity and typically acceptable operations for most jurisdictions while LOS E signifies near saturation and capacity and LOS F is oversaturated and over capacity.

The LOS of an intersection is based on the average control delay per vehicle. For a signalized intersection, the delay is calculated for each lane group and then aggregated for each approach and for the intersection as a whole. Generally, the LOS is reported for the intersection as a whole. For an unsignalized intersection, the delay is only calculated and reported for each minor movement. An overall intersection LOS is not calculated.

There are different LOS criteria for signalized and unsignalized intersections primarily due to driver perceptions of transportation facilities. The perception is that a signalized intersection is expected to carry higher traffic volumes

and experience a greater average delay than an unsignalized intersection. The LOS criteria for signalized and unsignalized intersections are provided in Table 4.

Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections

Level of Service	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	> 80.0	> 50.0

Source: National Academies of Sciences, Engineering, and Medicine. 2022. *Highway Capacity Manual 7th Edition: A Guide for Multimodal Mobility Analysis*. Washington, DC: The National Academies Press.

The study area includes the existing signalized intersection of Beverly Road and Prairie Stone Parkway and proposed connections on Beverly Road and Prairie Stone Parkway. Capacity analysis was performed with Synchro 12. Models were created for the weekday am, weekday pm, and Saturday midday peak hours for the existing, 2031 background, and 2031 future with project scenarios.

The capacity analysis results at the signalized intersections are summarized in Table 5 and at the unsignalized intersections in Table 6. The traffic signal timing plans were obtained from videos captured during the traffic counts and utilized for this analysis. Supporting capacity analysis worksheets are provided in Appendices E, F, and G, respectively.

Table 5: Capacity Analysis of Signalized Intersections

Intersection	Peak Hour	Scenario	Eastbound		Westbound		Northbound		Southbound		Intersection	
			Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
Beverly Road & Prairie Stone Parkway	Weekday AM	Existing (2025)	23.7	C	28.3	C	3.5	A	7.2	A	7.2	A
		Background (2032)	23.7	C	28.4	C	3.6	A	7.3	A	7.2	A
		Future with Project (2032)	26.5	C	28.4	C	6.2	A	10.3	B	11.3	B
	Weekday PM	Existing (2025)	6.6	A	19.8	B	6.8	A	8.7	A	10.4	B
		Background (2032)	6.6	A	20.0	C	6.8	A	8.8	A	10.5	B
		Future with Project (2032)	6.6	A	21.8	C	8.2	A	8.5	A	11.8	B



Traffic Impact Study

Prairie Stone Apartments and Lofts, Hoffman Estates, Illinois

Table 6: Capacity Analysis of Unsignalized Intersections

Intersection / Approach	Weekday AM						Weekday PM					
	Existing		Background		Future w/ Project		Existing		Background		Future w/ Project	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Prairie Stone Parkway & Salvation Army Driveway/Main Entrance (Two-Way Stop Controlled)												
EB Left	7.6	A	7.6	A	7.6	A	7.7	A	7.7	A	7.7	A
WB Left	8.5	A	8.5	A	7.9	A	8.2	A	8.2	A	7.9	A
SB Left	11.4	B	11.5	B	12.9	B	10.9	B	11.0	B	13.1	B
SB Right	8.7	A	8.7	A	8.7	A	9.1	A	9.1	A	9.1	A
NB Left	-	-	-	-	17.1	C	-	-	-	-	14.2	B
NB Thru/Right	-	-	-	-	9.2	A	-	-	-	-	9.1	A
Beverly Road & Beverly RIRO Driveway (One-Way Stop Controlled)												
WB Right	-	-	-	-	10.8	B	-	-	-	-	10.3	B
Prairie Stone Parkway & Prairie Stone RIRO Driveway (One-Way Stop Controlled)												
NB Right	-	-	-	-	9.6	A	-	-	-	-	9.5	A

Existing Scenario

Based on the analysis results at the signalized intersection of Beverly Road and Prairie Stone Parkway, all approaches operate at an LOS C or better during both the weekday am and weekday pm peak hours. The overall intersection operates at an LOS A during the weekday am peak hour and an LOS B during the weekday pm peak hour.

All movements at the unsignalized intersection of Prairie Stone Parkway and the Salvation Army Driveway operate adequately with an LOS B or better.

Background Scenario

For the 2032 background scenario, delays tend to increase minimally at the signalized intersection of Beverly Road and Prairie Stone Parkway. The addition of background traffic results in similar delay times for each approach and the overall intersection across both peak hours.

All movements at the unsignalized intersection of Prairie Stone Parkway and the Salvation Army Driveway continue to operate adequately.

Future with Project Scenario

Delays again tend to slightly increase with the addition of project-related traffic for the weekday am and weekday pm peak hours. Based on the projected analysis, all approaches at the signalized intersection of Beverly Road and Prairie Stone Parkway continue to operate at an LOS C or better during both the weekday am and weekday pm peak hours. The overall intersection continues to operate at an LOS B or better across both peak hours.

All movements at the existing and proposed unsignalized intersections are projected to operate adequately during both the weekday am and weekday pm peak hours. All approaches at the Main Entrance driveway for the site operate at an LOS C or better across both peak hours, and all approaches at the two proposed right-in/right-out driveways operate at an LOS B or better across both peak hours.

Queue Length Analysis

A queue length analysis was conducted at each of the study area intersections. A summary of this analysis is provided in Table 7. This data is comprised of the 95th percentile queue output from the Synchro analysis.

For the existing, background, and future with project scenarios, all left and right turning queue lengths do not exceed the provided storage lengths. Most queues are limited to approximately one to three vehicles (25 to 75 feet). With the addition of project-related traffic, the westbound left turn lane at Beverly Road and Prairie Stone Parkway experiences queue lengths of 121 feet and 168 feet during the weekday am and weekday pm peak hours which can be adequately accommodated in the existing 195 feet of storage.

No queuing issues are anticipated at any of the unsignalized intersections.

Proposed storage and taper lengths are included in Table 7. It should be noted that the storage lane lengths for the proposed site driveways were estimated from the proposed site plan and are based on the distance to the nearest site drive lane.

It is concluded that no additional queue storage mitigation is required at any of the intersections and site driveways.

Proposed Lane Configuration

Based on the auxiliary lane, capacity, and queue length analysis, it is recommended that no geometric changes are needed at any of the existing study area intersections. The proposed lane configuration is illustrated in Figure 9.



Traffic Impact Study

Prairie Stone Apartments and Lofts, Hoffman Estates, Illinois

Table 7: 95th Percentile Queue Lengths

Intersection	Peak Hour	Scenario	Eastbound		Westbound		Northbound		Southbound	
			Left	Right	Left	Right	Left	Right	Left	Right
Beverly Road & Prairie Stone Parkway	Weekday AM	Existing (2025)	36	0	50	11	30	30	9	75
		Background (2032)	36	0	51	11	30	30	9	77
		Future with Project (2032)	36	0	121	15	32	31	15	81
	Weekday PM	Existing (2025)	10	0	136	0	5	31	4	80
		Background (2032)	10	0	138	0	5	32	4	81
		Future with Project (2032)	10	0	168	0	5	39	23	81
	Storage		135	135	195	-	285	90	135	-
	Taper		130	*	140	-	160	-	195	-
Prairie Stone Parkway & Salvation Army Driveway/Main Entrance	Weekday AM	Existing (2025)	5	-	0	-	-	-	0	0
		Background (2032)	5	-	0	-	-	-	0	0
		Future with Project (2032)	5	-	0	-	33	3	0	0
	Weekday PM	Existing (2025)	0	-	0	-	-	-	5	5
		Background (2032)	0	-	0	-	-	-	5	5
		Future with Project (2032)	0	-	25	-	13	3	5	5
	Storage		275	-	200	-	150	150	200	200
	Taper		125	-	140	-	*	*	*	*
Beverly Road & Beverly RIRO Driveway	Weekday AM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	3	-	-	-	-
	Weekday PM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	3	-	-	-	-
	Storage		-	-	-	150	-	-	-	-
	Taper		-	-	-	*	-	-	-	-
Prairie Stone Parkway & Prairie Stone RIRO Driveway	Weekday AM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	-	-	3	-	-
	Weekday PM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	-	-	0	-	-
	Storage							150		
	Taper							*		

Notes:

1. All values in feet
2. * Denotes trap right turn lane.

LEGEND

-  - EXISTING TRAFFIC SIGNAL
-  - EXISTING STOP SIGN
-  - PROPOSED TRAFFIC SIGNAL
-  - PROPOSED STOP SIGN



**PRAIRIE STONE
APARTMENTS AND LOFTS**

**FIGURE 9
PROPOSED LANE
CONFIGURATION**

HOFFMAN ESTATES

ILLINOIS





VI. CONCLUSIONS

The purpose of this study is to evaluate the potential traffic impacts of a proposed multifamily residential development located at the southeast corner of Beverly Road and Prairie Stone Parkway in Hoffman Estates, Illinois. The proposed development consists of ten three-story apartment buildings and a four-story apartment building, offering a total of 582 dwelling units.

The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway, and a right-in/right-out driveway on Prairie Stone Parkway.

Traffic estimates are projected to 2032, which is five years beyond the anticipated build out in 2027, utilizing growth rates from CMAP that projected traffic volumes to 2050. The study area includes the existing signalized intersection of Beverly Road and Prairie Stone Parkway and the existing unsignalized intersection of Prairie Stone Parkway and the Salvation Army driveway. The study area also includes the two proposed right-in/right-out driveways on Beverly Road and on Prairie Stone Parkway.

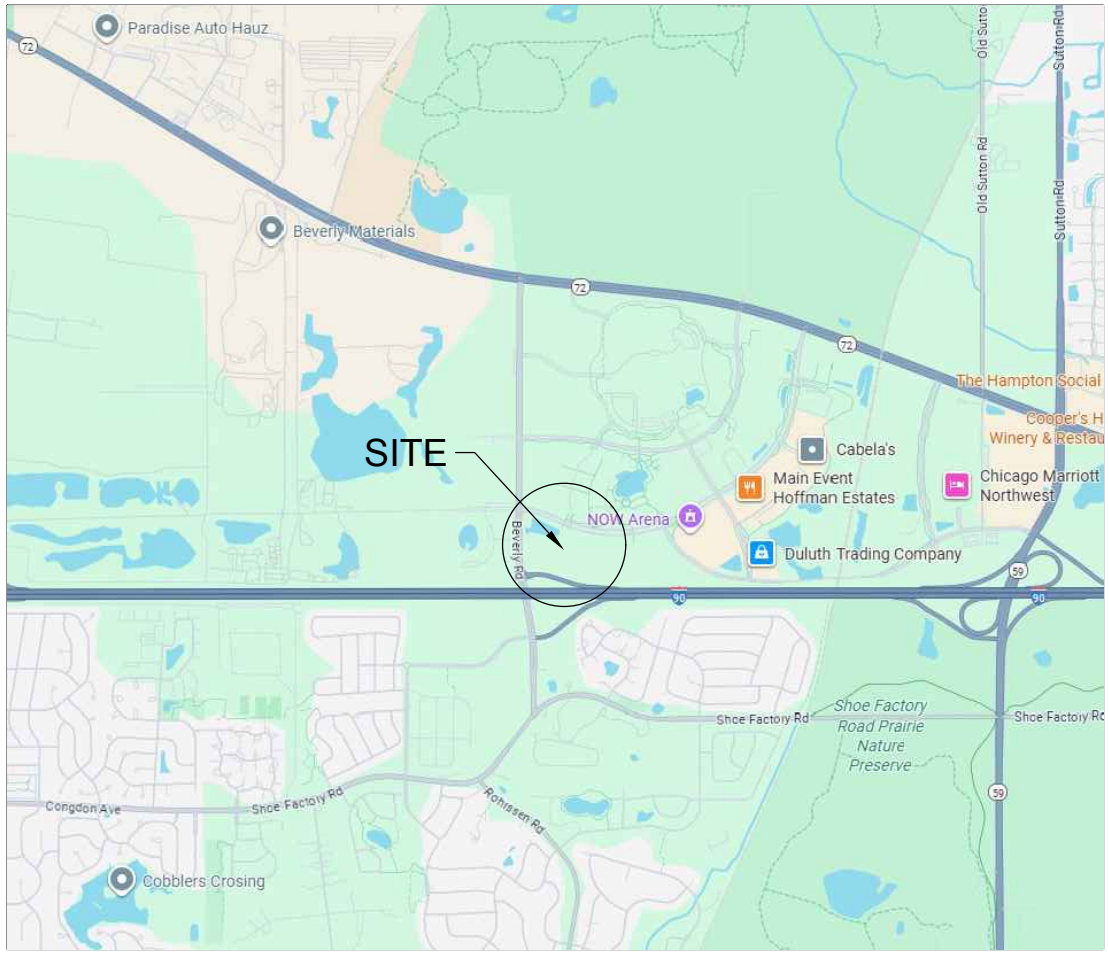
It is estimated that the proposed residential development will generate 231 new trips during the weekday am peak hour and 259 new trips during the weekday pm peak hour.

This study evaluated whether additional auxiliary right turn lanes are warranted at the study area intersections. Auxiliary left turn lanes were not evaluated since the only driveway allowing left turns is the full access on Prairie Stone Parkway which already has a westbound left turn lane. Overall, it is found that none of the site driveways meet the warrants defined by IDOT for a right turn lane due to the relatively low amount of right turns into the site.

Based on the capacity analysis results at the signalized intersection of Beverly Road and Prairie Stone Parkway, the overall intersection is projected to operate at LOS B or better during both the weekday am and weekday pm peak hours for the existing, 2032 background, and 2032 future with project scenarios. Additionally, all approaches are projected to operate at LOS C or better for all analysis scenarios.

The results of the capacity analysis for the unsignalized intersections during the existing, 2032 background, and 2032 future with project scenarios are projected to operate with low delays during the weekday peak hours with all movements operating at LOS C or better.

Additionally, a 95th percentile queue analysis was conducted at each of the study area intersections. For the existing, background, and future with project scenarios, all left and right turning queue lengths do not exceed the provided storage lengths. With the addition of project-related traffic, the westbound left turn lane at Beverly Road and Prairie Stone Parkway experiences queue lengths of 121 feet and 168 feet during the weekday am and weekday pm peak hours which can be adequately stored in the existing 195 feet of storage.



VICINITY MAP
NOT TO SCALE

PIN:
01-31-401-002-0000

LEGAL DESCRIPTION:

LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

OWNER

Gompers-Lewis II LLC
6140 Joliet Road
Countryside, IL 60525

DEVELOPER

WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oakbrook, IL 60523
630-572-6661
Contact: Joe Segobiano

SURVEYOR

V3 Companies, Ltd. 7325 Janes
Avenue Woodridge, Illinois 60517
630 724 9200
Project Manager: Edward Murray
emurray@v3co.com

AREA

958,322 SQ. FT.
22.0000 ACRES

NOTES

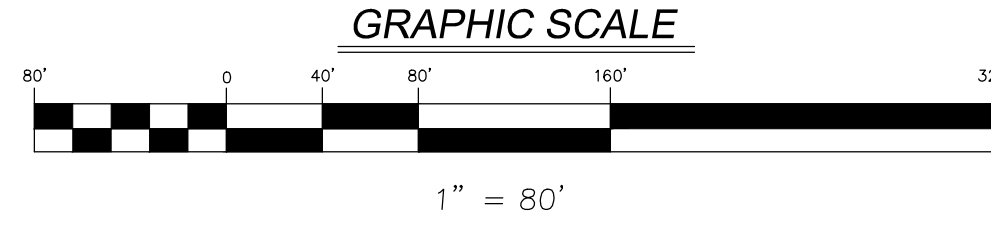
- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- PLAT CONFORMS TO ALL REQUIREMENTS OF SECTION 10-6-3 OF THE HOFFMAN ESTATES MUNICIPAL CODE.

FINAL PLAT OF SUBDIVISION
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TO:
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD,
HOFFMAN ESTATES, IL 60195
847-882-9100

TAX BILLS SHALL
BE SENT TO:
GOMPERS-LEWIS II LLC
6140 JOLIET ROAD
COUNTRYSIDE, IL 60525



BASIS OF BEARINGS

ASSUMED THE EAST LINE OF BEVERLY ROAD
TO BE: N 00° 31' 46" E

CURVE TABLE			
CURVE	CHORD BEARING	RADIUS	LENGTH
C1	S 80°43'29" E	35.50	10.84
C2	S 84°21'53" E	226.50	40.37
C3	S 73°38'53" E	226.50	44.36
C4	N 66°57'47" E	20.50	32.20
C5	N 00°53'41" W	35.50	28.32
C6	S 69°37'17" E	2460.00	71.89
C7	S 44°10'43" W	35.50	27.53
C8	S 23°02'13" E	20.50	32.20
C9	S 73°38'47" E	198.50	38.87
C10	N 55°44'50" E	25.50	40.05
C11	N 17°16'12" W	35.50	34.72
C12	S 82°27'13" E	2460.00	28.71
C13	N 73°38'47" W	224.50	43.96
C14	N 73°38'53" W	200.50	39.27
C15	N 84°21'53" W	200.50	35.73
C16	S 80°44'47" W	35.50	12.12

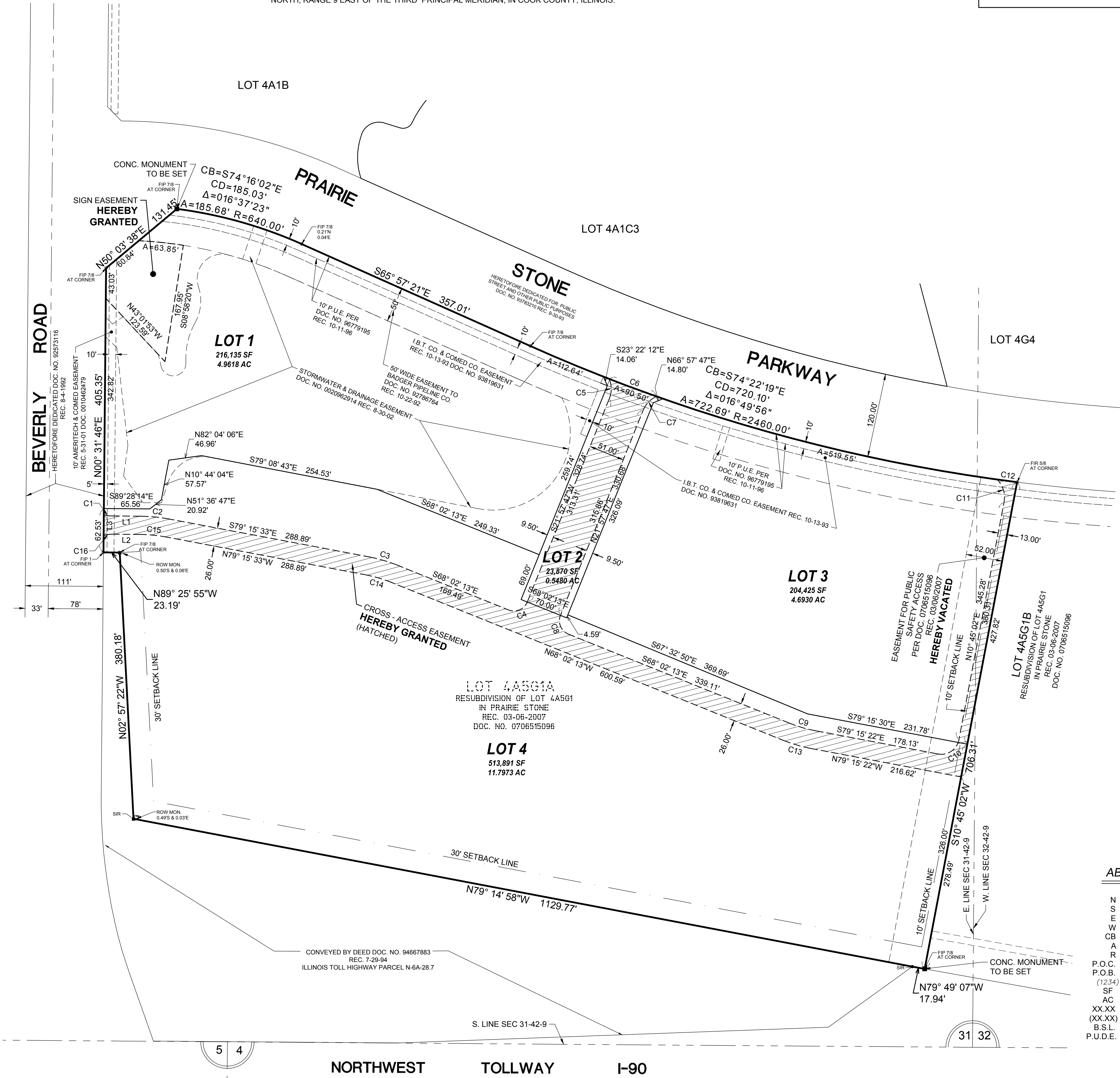
LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 89° 28' 14" E	42.52
L2	N 89° 28' 14" W	41.30
L3	N 00° 31' 46" E	29.69

LEGEND

	SECTION CORNER
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	FUTURE LOT LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
	QUARTER SECTION LINE
	FOUND BRASS DISC
	FOUND IRON ROD
	FOUND RAILROAD SPIKE
	FOUND PK NAIL
	FOUND IRON PIPE
	FOUND IRON BAR
	FOUND BRASS MONUMENT
	SET TRAVERSE POINT
	SET CONCRETE MONUMENT
	SET PK NAIL
	SET IRON PIPE

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(1234) ADDRESS
SF SQUARE FEET
AC ACRES
XX.XX MEASURED DATUM
(XX.XX) INFORMATION TAKEN FROM DEED
B.S.L. BUILDING SETBACK LINE
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

NO.			REVISIONS		
1.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
	03/18/26	REVISED PER CLIENT COMMENT			

FINAL PLAT OF SUBDIVISION				Project No:	9255P15.WB
PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES				Group No:	VP04.2
DRAFTING COMPLETED:	03/11/26	DRAWN BY: EJM/SPK	PROJECT MANAGER: SAK	SHEET NO.	
FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = 80'	1	of 2

FINAL PLAT OF SUBDIVISION
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT GOMPERS-LEWIS II LLC, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE HEREIN ABOVE DESCRIBED OWNER ALSO CERTIFIES THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT U-46 AND ELGIN COMMUNITY COLLEGE DISTRICT 509.

DATED AT _____, THIS ____ DAY OF _____, A.D., 20 ____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

_____, (TITLE) _____

AND

_____, (TITLE) _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS,

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

SIGNED _____
CHAIRMAN

ATTEST _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS,

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

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK AND KANE COUNTIES, IL

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

VILLAGE TREASURER

CROSS - ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE CROSS-ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS ONLY IS HEREBY GRANTED OVER AND ACROSS THOSE PORTIONS OF LOT 2 AND LOT 4 MARKED AND IDENTIFIED AS "CROSS-ACCESS EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION. IN CONNECTION WITH THOSE PORTIONS OF THE CROSS-ACCESS EASEMENT LOCATED ON LOT 2, THE CROSS-ACCESS EASEMENT GRANTED HEREBY SHALL RUN ONLY TO THE BENEFIT OF LOT 1, LOT 3, AND LOT 4 AS DEPICTED ON THIS FINAL PLAT OF SUBDIVISION AND TO THE PROPERTY KNOWN AS LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS (PIN # 01-32-302-047) ("LOT 2 GRANTEES"); IN CONNECTION WITH THOSE PORTIONS OF THE CROSS-ACCESS EASEMENT LOCATED ON LOT 4, THE CROSS-ACCESS EASEMENT GRANTED HEREBY SHALL RUN ONLY TO THE BENEFIT OF LOT 1, LOT 2, AND LOT 3 AS DEPICTED ON THIS FINAL PLAT OF SUBDIVISION AND TO THE PROPERTY KNOWN AS LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS (PIN # 01-32-302-047) ("LOT 4 GRANTEES"); ALONG WITH LOT 2 GRANTEES' AND LOT 4 GRANTEES' LESSEES, EMPLOYEES, AGENTS, INVITEES, VISITORS AND GUESTS (HEREINAFTER CUMULATIVELY REFERENCED AS "GRANTEE"), NOTWITHSTANDING THE FOREGOING, THIS GRANT IS NOT INTENDED IN ANY WAY AS A PUBLIC DEDICATION.

GRANTEE ACKNOWLEDGES THE PROPERTY DEPICTED ON THIS FINAL PLAT OF SUBDIVISION MAY BE DEVELOPED IN PHASES. AT THE TIME OF DEVELOPMENT FOR EACH PHASE, GRANTOR SHALL KEEP AND MAINTAIN THE CROSS-ACCESS EASEMENT IDENTIFIED ON THIS FINAL PLAT OF SUBDIVISION IN GOOD ORDER AND REPAIR AND IMPROVED WITH AN ASPHALT, CONCRETE, OR SIMILAR HARD SURFACE OF SUFFICIENT LOAD BEARING STRENGTH SO AS TO ACCOMMODATE VEHICULAR TRAFFIC AT GRANTOR'S SOLE COST AND EXPENSE. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT THE CROSS-ACCESS EASEMENT, EXCEPT AS MAY BE REQUIRED WITH RESPECT TO THE PERIODIC MAINTENANCE, REPAIR OR REPLACEMENT OF THE SURFACE THEREOF WITHIN GRANTOR'S SOLE DISCRETION.

GRANTEE SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS GRANTOR, ITS LENDER, MANAGERS, MEMBERS, AGENTS, AND LESSEES FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, DAMAGES, LIABILITIES, LOSSES, JUDGMENTS, COSTS AND EXPENSES ARISING OUT OF GRANTEE'S USE OF THE CROSS ACCESS EASEMENT ON THE GRANTOR PROPERTY, OR ANY OF ITS RESPECTIVE EMPLOYEES, AGENTS, LESSEES, LICENSEES, GUESTS, OR INVITEES, EXCEPT AS TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE GRANTOR OR ITS EMPLOYEES, AGENTS, LESSEES, LICENSEES, GUESTS OR INVITEES.

THE CROSS-ACCESS EASEMENT SHALL BECOME EFFECTIVE SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT OF SUBDIVISION.

SIGN EASEMENT PROVISIONS

A PERMANENT AND NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS ("GRANTEE"), AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THIS PLAT AND MARKED "SIGN EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND AND ABOVE GROUND FACILITIES RELATED TO THE EXISTING SIGNAGE OR FUTURE SIGNAGE TO BE LOCATED ON THE EASEMENT AREA, AND LINES IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE SIGN EASEMENT INCLUDING WITHOUT LIMITATION SIGNAGE STRUCTURE, ELECTRICAL CONDUIT, ELECTRICAL CONTROLS AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF THE EASEMENT AREA TO SERVE IMPROVEMENTS THEREON, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE EASEMENT AREA FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACE IN CONFLICT OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SAID EASEMENT MAY BE USED BY THE GRANTEE FOR LANDSCAPING AND SUPPORTING EQUIPMENT, GARDENS, WALKWAYS, AND SCREENING EXCEPT AS OTHERWISE DESIGNATED ON THIS PLAT. IN CONNECTION WITH THE OPERATION OF, MAINTENANCE, AND REPAIR OF THE EXISTING OR FUTURE SIGNAGE LOCATED ON THE EASEMENT AREA, GRANTEE SHALL, AT ITS SOLE COST AND EXPENSE, BE RESPONSIBLE FOR MAINTAINING THE SIGNAGE IN A FIRST-CLASS CONDITION. THE FOREGOING OBLIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, GRANTEE'S PERFORMANCE OF ALL MAINTENANCE, REPAIR, STAINING, PAINTING, REMOVAL OR REPLACEMENT OF SIGNAGE AND ANY COMPONENT THERETO, INCLUDING LIGHTING, IN CONNECTION WITH THE MAINTENANCE OF THE EASEMENT AREA, NOT INCLUDING SIGNAGE, GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL, AT ITS SOLE COST AND EXPENSE, BE RESPONSIBLE FOR INSTALLING, MAINTAINING, PLANTING, INSPECTING, REMOVING AND REPLACING ANY MULCH, STONE, TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS AND OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. THE PROVISIONS AND RIGHTS GRANTED HEREIN ARE EXPLICITLY CONDITIONED UP AND SUBJECT TO THOSE RIGHTS AND REQUIREMENTS SET FORTH IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON MARCH 8, 1991 AS DOCUMENT NO. 91105432, AS AMENDED.

BLANKET WATER MAIN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES OVER LOTS 1, 2, 3, AND 4 OF THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WATER MAINS, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE AND THE RIGHT TO ENTER UPON THE LOT AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER VALVES AND OTHER EQUIPMENT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, _____ COUNTY, ILLINOIS THIS ____ DAY OF _____, A.D., 20 ____.

BY: _____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. THIS

____ DAY OF _____, A.D., ____ AT _____ O'CLOCK ____M. AND RECORDED

AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE 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 SUBDIVISION.

DATED THIS ____ DAY OF _____, 20 ____.

IL REGISTERED PROFESSIONAL ENGINEER _____ OWNER _____

STATE REGISTRATION NUMBER _____ BY: _____

REGISTRATION EXPIRATION DATE _____ ITS: _____

BY: _____ ITS: _____

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

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

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

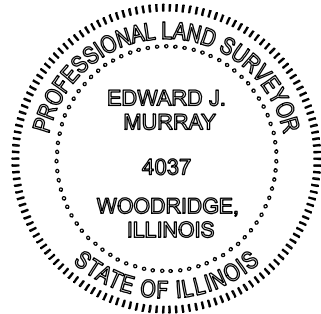
I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXEROSING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

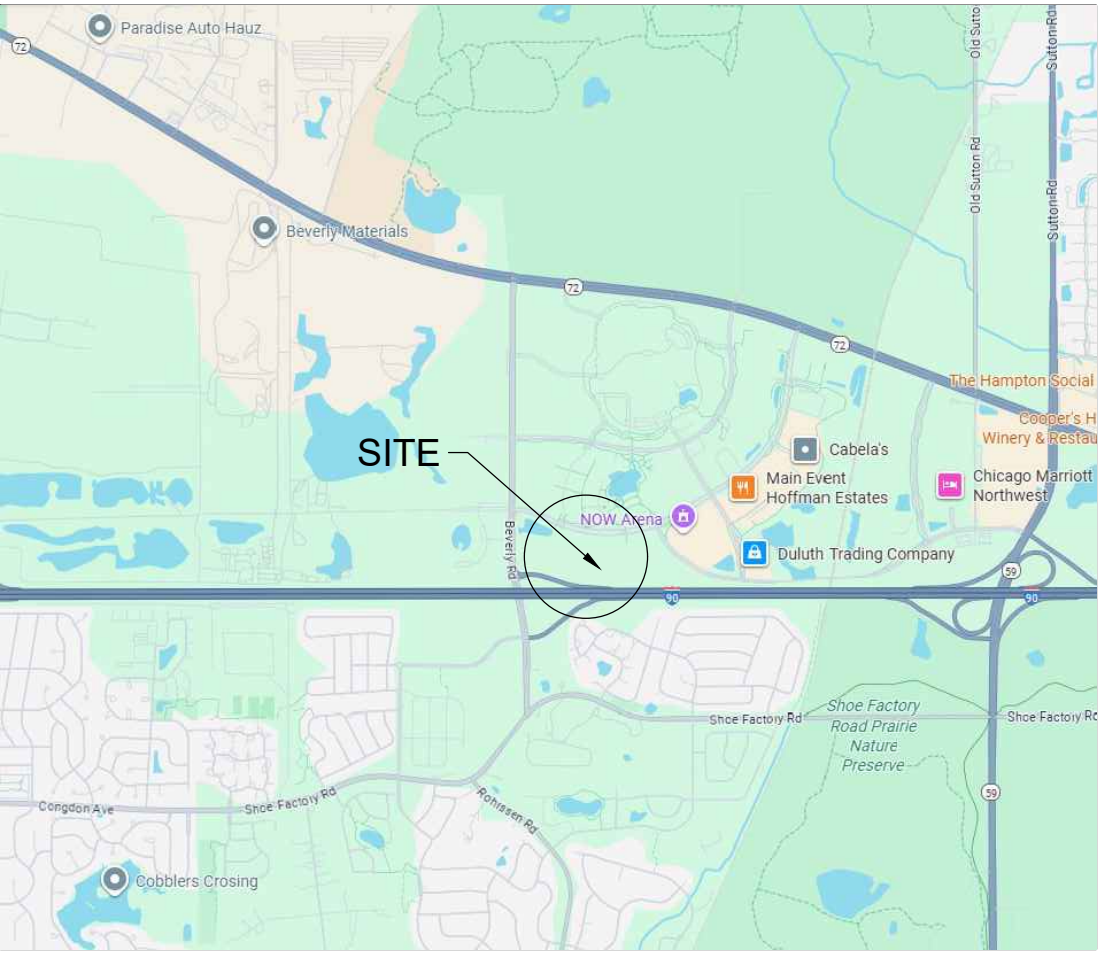
I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17031C0155J) EFFECTIVE DATE 08/19/2008.

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

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com



	Engineers Scientists Surveyors	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	WB Hoffman Estates GP LLC 1110 Jorie Boulevard - Suite 300 Oak Brook, IL 60523 630-230-5602	REVISIONS			FINAL PLAT OF SUBDIVISION			Project No:	9255P15.WB			
				NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES			Group No:	VP04.2
				1.	03/18/26	REVISED PER CLIENT COMMENT								



VICINITY MAP
NOT TO SCALE

PIN:
01-32-302-047-0000

LEGAL DESCRIPTION:
LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

THIS IS TO CERTIFY THAT _____ IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE SAME UNDER THE STYLE AND TITLE THEREON NOTED.

DATED AT _____, THIS ____ DAY OF _____ A.D., 20 ____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

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

_____, (TITLE) _____

AND _____

_____, (TITLE) _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS,

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

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.

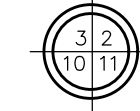
PLAT OF EASEMENT FOR PRAIRIE STONE APARTMENTS HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(1234) ADDRESS
SF SQUARE FEET
AC ACRES
XX.XX MEASURED DATUM
(XX.XX) INFORMATION TAKEN FROM DEED
B.S.L. BUILDING SETBACK LINE
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

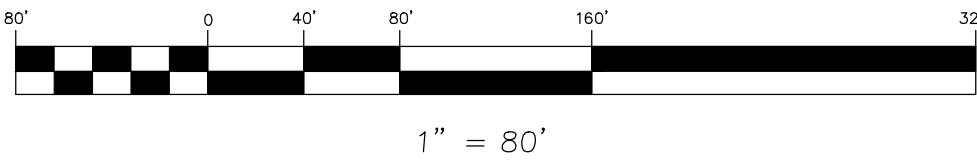


SECTION CORNER
PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
FUTURE LOT LINE
CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE
QUARTER SECTION LINE
FBD FOUND BRASS DISC
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
SET CONCRETE MONUMENT
SPK SET PK NAIL
SIP SET IRON PIPE

BASIS OF BEARINGS

ASSUMED THE EAST LINE OF BEVERLY ROAD
TO BE: N 00° 31' 46" E

GRAPHIC SCALE



PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND TO UTILITY SERVICE PROVIDERS AND THEIR SUCCESSORS THAT HOLD A LICENSE OR FRANCHISE UPON THE DATE OF THIS DOCUMENT WITHIN THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS, WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA DEFINED "EASEMENTS FOR PUBLIC UTILITIES" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES AND WIRES, STORM AND SANITARY SEWER AND WATER MAINS AND DRAINAGE SWALES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, TELEVISION, SEWER AND WATER SERVICE, AND DRAINAGE PURPOSES, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT, AND FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PERFORMED BY THE VILLAGE ONLY IN THE EVENT OF OWNER DEFAULT IN THE OWNER'S MAINTENANCE OBLIGATIONS, AND WILL BE DONE AT THE OWNER'S EXPENSE IN ACCORDANCE WITH THE ACCOMPANYING EASEMENT AGREEMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY OWNER OR OWNERS IN THIS SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR SUCH A FENCE INSTALLATION MUST BE OBTAINED FROM SAID VILLAGE.

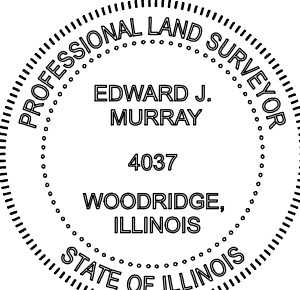
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF MARCH, A.D., 2026.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com



VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK AND KANE COUNTIES, IL

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

VILLAGE TREASURER

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. THIS ____ DAY OF _____, A.D., ____ AT ____ O'CLOCK

AS DOCUMENT NO. _____

BY: _____
COUNTY RECORDER

PREPARED FOR:

WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF EASEMENT

PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES

DRAFTING COMPLETED: 03/11/26
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: EJM
PROJECT MANAGER: SAK
SCALE: 1" = 80'

Project No: 9255P15.WB

Group No: VP10.1

SHEET NO.
1 of 1



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com