



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

November 20, 2024

Council Chambers

6:30 PM

1. **CALL TO ORDER/ROLL CALL**

2. **APPROVAL OF MINUTES**

A. Planning & Zoning Commission 10-16-2024

3. **CHAIRPERSON'S REPORT**

4. **NEW BUSINESS**

A. Public Hearings

1. Site Plan Amendment and a Special Use to Clearbrook for a social service agency at 1260 W. Higgins Road

5. **STAFF DISCUSSION**

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

The next regular Planning & Zoning Commission meeting is scheduled for Wednesday, **December 04, 2024 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
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

October 16, 2024

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Adam Bauske, Lon Harner, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Lenard Henderson (arrived at 06:32 PM)

Commissioners Absent: Excused: Rajkumari Chhatwani, Eva Combs

A quorum was present.

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

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 10-02-2024

Motion by Commissioner Harner, seconded by Commissioner Trieb, to approve October 2, 2024, regular meeting minutes. Voice vote taken. Ayes - 6, Nays - 0, (Abstain: John Wise). Motion Passed.

3. CHAIRPERSON'S REPORT

Vice Chairperson Bauske did not have a report.

Staff Member Daisy Dose-Adamzadeh reported the Village Board approved the Pulte Townhomes and 1720 Highland Blvd items on Monday, October 7.

4. NEW BUSINESS

A. Public Hearings

1. Master Sign Plan for the property at 2200 W. Higgins Road
(Hoffman Estates Community Bank)

Motion by Commissioner Harner, seconded by Commissioner Trieb, to Open Public Hearing. Voice vote taken. Ayes - 8, Nays - 0, (Abstain: None) (Absent: Chhatwani, Combs). Motion Passed.

Vice Chairperson Bauske swore in the petitioners.

Leslie McCracken (Omega Sign & Lighting)

Leslie McCracken presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Vice Chairperson Bauske asked if there were any members of the audience that would like to comment on the request. There was no public comment.

Commissioner Lee had no questions. He commented that he was sad to see the roof go away since he liked the shape, but thinks the new design is very sleek.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Commissioner Wise asked if the photo depicted the exact location. Ms. McCracken stated it was.

Commissioner Wise asked what other tenants would be in the location. Ms. McCracken stated she was not aware of the tenants who would be remaining in the building.

Commissioner Trieb stated she liked that the new sign would be in brick to complement the building. She asked whether the colors represented in the photo, showing navy blue, white with black trim, would be the final color scheme. Ms. McCracken stated the colors could be changed to what the customer chooses.

Commissioner Harner had no questions.

Commissioner Henderson commented he really likes the sign and had no questions.

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

Mr. Anderson pointed out there are operational restrictions written into the Master Sign Plan that the signs are not allowed to flash, scroll, blink, scintillate. They are required to have a

static message on the sign for at least six (6) seconds at a time.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 8, Nays - 0, (Abstain: None) (Absent: Chhatwani, Combs). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Master Sign Plan, as stated in the Findings & Recommendations Summary of October 16, 2024.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Rajkumari Chhatwani, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Master Sign Plan for the property located at 2200 W. Higgins Road (Hoffman Estates Community Bank) dated October 2024, and subject to the conditions as presented in the October 16, 2024, staff report.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Rajkumari Chhatwani, Eva Combs

Motion Passed.

Vice Chairperson Bauske stated this recommendation would be presented to the Village Board at the next regular meeting on October 21, 2024, at 7:00 p.m.

5. STAFF DISCUSSION

Ms. Dose-Adamzadeh stated there was nothing on the agenda for November 6, 2024. She stated there is an agenda for the meeting to be held on Wednesday, November 20, 2024.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:42 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

Draft



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 11/20/2024

From: Kevin Anderson, Associate Planner

PLN24-0043

Public Hearing

Site Plan Amendment and a Special Use to Clearbrook for a social service agency at 1260 W. Higgins Road

REQUEST SUMMARY

Clearbrook, a social service agency for developmentally disabled adults, has the property located at 1260 W. Higgins under contract. They are seeking approval to upgrade the site and operate a social service agency out of the remodeled existing building. The facility would provide vocational training, therapy, recreational activities, and social support, and also include administrative offices, spaces for staff training, and meeting rooms for community partnerships and outreach. Site upgrades proposed include parking lot geometric modifications, new parking lot lighting and landscaping, and improved sidewalk access.

Location:	1260 W. Higgins Road
Property Owner / Applicant:	MAPT Properties LLC / Clearbrook
Property Size:	0.93 acres
Zoning / Land Use:	B-2 Community Business / unoccupied office building
Adjacent Properties:	N - Single Family Residential E - Medical Offices W - Vacant/parking lot S - Single Family Residential

BACKGROUND / ANALYSIS

The subject property is zoned B-2 Community Business and is improved with a one-story, 5,100 square foot unoccupied office building. There are two parking areas on the north and south sides of the building. The applicant is proposing to remodel the interior of the building to suit their use as a social service agency for adults with developmental disabilities and upgrade the property to address several code deficiencies.

Operations

Clearbrook is an established social service agency with 60 years experience providing services to people in the Chicago region, including Hoffman Estates. They currently operate in over 160 communities in northern Illinois. At this facility, Clearbrook will provide life skills for up to 50 adults with disabilities. Their service area for this facility generally includes the Village of Hoffman Estates and surrounding communities. Clearbrook currently operates 5 community residences within the Village with 29 total residents.

The facility would provide day services only and there would be no residents living in the building. The facility would operate from 8:00 a.m. to 5:00 p.m. daily and clients would be brought to the facility by drop off or by passenger vans operated by Clearbrook. The

renovated facility will serve as a multipurpose center offering vocational training, therapy, recreational activities, and social support. It would also include administrative offices, spaces for staff training, and meeting rooms for community partnerships and outreach. Clearbrook operates two passenger vans, one transit van and one shuttle bus for client pick-up and drop-off. These are standard sized vehicles that would be parked overnight in the northern parking lot.

Site Plan Modifications

The front parking area, which is currently paved to the Higgins Road sidewalk, would be modified to create a 10' landscaped buffer between the parking and the public sidewalk, allowing for the removal of the non-compliant parking blocks. The new two-way drive aisle width would meet the Village's requirements of 24' and new landscape islands would be installed at the end of each row of parking. The handicap parking stalls on the east side of the building would be removed and replaced to meet the current code.

The rear parking area is being modified to improve circulation and make the current parking more functional. A landscape island is being installed at the end of the current center row of parking and non-usable spaces at the northwest and northeast corners of the parking lot would be striped out. The existing dumpster on the west side of the building is in need of repair and a condition of approval has been added requiring the enclosure to be reconstructed as part of the site improvements.

Parking lot lighting would be upgraded to provide new fixture heads in compliance with the Code. Two new light poles would also be added to improve light levels throughout the parking areas. The upgraded lighting will bring the lighting levels on the site up to code.

Sidewalks abutting the parking areas adjacent to the building would be widened to 7' to comply with code and a new pedestrian connection is being installed from Higgins Road into the site. Existing cross access easements which benefit the properties to the east and west as well as the subject property would remain in place and would remain unencumbered by the improvements.

Parking

Currently, there are 72 parking spaces on the site, although some of these are not functional due to the existing geometric layout. After the proposed improvements to bring the site more closely up to code, there would be a total of 56 parking spaces, including 3 accessible stalls. The Petitioner has identified that a maximum of 30 employees would be on site at any one time. Including Clearbrook's van parking, the total parking demand at the site should not exceed 34 spaces. The petitioner noted that clients do not drive themselves.

Landscaping

The site has existing landscaping mainly along the east side. The landscape plan identifies additional landscaping being provided throughout the site via a mix of trees, shrubs and perennials to bring the site into compliance with code. The Village's planter box detail used as part of the handicap stall design requires landscaping to be included, and the landscape plan does not note any plantings. A condition of approval has been added requiring landscaping to be added as per code.

Utilities & Stormwater Management

The building is already connected to Village sewer and water services and upgrades to those services are not required with this proposal. The building currently has fire suppression sprinklers installed. Surface storage of stormwater is provided within the rear parking lot and, per MWRD, no further improvements are necessary.

Building Facade & Patio

The applicant is not proposing exterior changes to the building facades. The existing rooftop HVAC units are not screened as per current code requirements and the petitioner has requested to defer the screening of the rooftop units until those units are replaced. Clearbrook expects to replace the units within two years of occupying the building. A condition of approval has been added that screening of the HVAC units be provided within 2 years of Village Board approval.

A new patio area is proposed along the north side of the building for passive outdoor use. A retaining wall and decorative fence would be installed to create and define the patio area.

MOTIONS

The Planning & Zoning Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for Site Plan Amendment and Special Use as outlined in the Findings and Recommendations Summary.
2. Recommend to the Village Board approval of Site Plan Amendment and a Special Use to Clearbrook for a social service agency at 1260 W. Higgins Road, subject to the following conditions:
 - a. A building permit shall be obtained within six (6) months of the date of approval.
 - b. The Special Use is granted solely to Clearbrook and may not be transferred or assigned.
 - c. Landscaping shall be installed within the accessible stall planter boxes.
 - d. The garbage enclosure shall be reconstructed as part of the site improvements. Plans shall be submitted as part of the building/site development permit.
 - e. Screening of all rooftop units shall be provided within 2 years of the date of Village Board approval.

ATTACHMENTS

1. PZC Findings and Recommendations Summary - 1260 W HIGGINS RD - Clearbrook
2. Location Map - 1260 W. Higgins Rd.
3. Supporting Documents - PLN24-0043 - 1260 W HIGGINS RD - Clearbrook letter



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 11/20/2024

Prepared By: Kevin Anderson, Associate Planner

PLN24-0043

**Site Plan Amendment and a Special Use to Clearbrook for a
social service agency at 1260 W. Higgins Road**

Draft Findings of Fact – Special Use *(as drafted by staff and may be modified by the Commission)*

Sec. 9-1-18-1: Standards. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning 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 Petition is for a social service agency which actively promotes public health, safety, and welfare.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
FINDING: The proposal would repurpose an unoccupied commercially zoned property. The proposed use would not be as intense as a commercial use of the same property could be. The Petitioner would comply with the performance standards of the Zoning Code. Landscaping and lighting associated with this project are designed to minimize any impacts on adjoining residential properties.

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 proposed improvements would only impact the subject property. The Petitioner is aware of and would maintain the existing cross access easement which benefits the neighboring properties. The proposal would not impede any redevelopment or reuse of adjoining properties.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
FINDING: All utilities would be provided by existing services. Storm water would be managed on site and the Petitioner has already received approval from the MWRD for the storm sewer design.

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: Higgins Road is an IDOT right-of-way and curb cuts are restricted by them. This proposal would continue to use two existing shared curb cuts adjacent to the front parking area. The traffic generated by the proposal would be less intense than a commercial use of the

property could potentially allow. A cross-access easement also provides direct access from the subject property to Glen Lake Road.

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 Planning and Zoning Commission.

FINDING: The updated site plan is generally compliant with the Code. The proposed operations would comply with the Village's performance standards.

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 proposed facility would provide needed social services to the community.

Draft Findings of Fact – Site Plan *(as drafted by staff and may be modified by the Commission)*

Sec. 10-2-2-H: Planning and Zoning Commission Review and Recommendation

1. The Planning and Zoning Commission recommends approval for the stated reasons.

FINDING: The proposed site plan modifications address several code deficiencies and will improve site circulation, safety and aesthetics.

Draft Recommendations

The Planning & Zoning Commission shall make the following motions *(a total of 2 motions are required)*:

1. Adopt the Findings of Fact for Site Plan and Special Use, as noted in the Findings & Recommendations Summary.

Motion by _____, seconded by _____, to adopt the findings.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].

2. Recommend to the Village Board approval of Site Plan Amendment and Special Use to Clearbrook for a social service agency at 1260 W. Higgins Road, subject to the following conditions:
 - a. A building permit shall be obtained within six (6) months of the date of approval.
 - b. The Special Use is granted solely to Clearbrook and may not be transferred or assigned.
 - c. Landscaping shall be installed within the accessible stalls' planter boxes.
 - d. The garbage enclosure shall be reconstructed as part of the site improvements. Plans shall be submitted as part of the building/site development permit.
 - e. Screening of all rooftop units shall be provided within 2 years of the date of Village Board approval.

Motion by _____, seconded by _____, to recommend approval.

Roll call vote:

Aye:

Nay:

Absent:

Motion [Passed/Failed].



Legend
— Subject Property



Planning and Transportation Division
The Village of Hoffman Estates
November 2021



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0043
Project Name:	Clearbrook Special Use and Site Plan Amendment
Project Application Date:	10/4/2024
Project Manager:	Kevin Anderson

PROJECT TYPE

Site Plan Amendment; Special Use

SITE INFORMATION

Property Address:	1260 W HIGGINS RD
All Included PINs:	07-08-409-023-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Clearbrook	1835 W. Central Rd ARLINGTON HEIGHTS, IL 600052410	8478707711	OPS@clearbrook.org
OWNER	MAPT PROPERTIES LLC	1475 S BARRINGTON RD BARRINGTON, IL 60010	7083634264	



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING
PLANNING@VOHE.ORG | 847-781-2660

OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

Furthermore, I acknowledge the following:

- Owner, applicant and primary contact may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

1260 W. Higgins Rd, Hoffman Estates, IL, 60169 07-08-409-023-0000

Property Address Property PIN

Mick austin /MAPT Properties LLC	<i>Mick Austin</i>	dotloop verified 11/13/24 11:29 AM CST FMAV-CGJR-5CCW-DEND	11/13/24
Owner's Name (Please Print)	Owner's Signature		Date

Don Frick /Clearbrook	<i>Don Frick</i> Vice President Operations		11/13/24
Applicant's Name (Please Print)	Applicant's Signature		Date

1. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger their public health, safety, morals, comfort, or general welfare, Please explain how and why you will meet this standard.

To ensure that the establishment, maintenance, and operation of our facility will positively contribute to public health, safety, morals, comfort, and general welfare, Clearbrook will implement the following strategies:

1. We will actively engage with local residents to understand their concerns and needs, allowing us to address any potential negative impacts proactively.
2. A spacious common area will be created to host recreational activities, social events, and community gatherings, fostering a sense of community and promoting social interaction.
3. We recognize the increasing demand for facilities catering to individuals with developmental disabilities, and we are committed to ensuring our services are tailored to meet this need effectively.
4. We will use durable materials in our facility's construction and establish a regular maintenance schedule to ensure a welcoming and functional environment for all.
5. Clearbrook is dedicated to adhering to all state regulations to guarantee the highest standards of safety and quality.

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 that neighborhood. Please explain how and why you meet this standard.

To demonstrate that Clearbrook will not be injurious to the use and enjoyment of surrounding properties or diminish property values, we will implement several key strategies:

1. Our facility will focus on fostering inclusion by engaging individuals in community activities. By promoting positive interactions between participants and local residents, we aim to enhance the neighborhood's vibrancy.
2. We will ensure that our facility is aesthetically pleasing and harmonizes with the surrounding architecture. Thoughtful landscaping and design will contribute to the overall appeal of the area.
3. We will maintain open lines of communication with neighboring property owners to address any concerns promptly. This proactive approach will help us mitigate any potential issues before they escalate.
4. By providing employment opportunities and attracting visitors to the area, our service will contribute positively to the local economy, potentially enhancing property values.

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. Please explain how and why you meet this standard.

Clearbrook will not impede the normal and orderly development and improvement of surrounding properties, we will focus on several key areas:

1. Our day program is designed to be compatible with existing neighborhood uses, contributing positively to the community without interfering with residential or commercial development. By fostering community engagement, we will enhance the area's overall character.
2. Clearbrook will operate during hours that minimize disruption to the surrounding community. We will ensure that activities are conducted in a manner that is respectful of the neighborhood's tranquility.
3. We plan to engage with local community leaders and property owners to discuss our program and gather feedback. This collaboration will ensure that our operations align with the community's vision for future development.
4. We will strictly adhere to all local zoning laws and regulations, ensuring that our program meets all necessary requirements for operation within the district.
5. By providing valuable services and creating a supportive environment for individuals with disabilities, our program will enhance community cohesion, encouraging further investment and improvement in the surrounding area.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.

To ensure that adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided, consider the following:

1. User-friendly design:
 - Clearly marked entrances and exits.
 - Signage in multiple languages and with symbols for those with communication challenges.
 - Easy-to-navigate pathways and corridors.
2. Safety measures:
 - Adequate lighting in parking areas, pathways, and entrances.
 - Security cameras and emergency call boxes.
 - Non-slip surfaces and handrails for all ramps and stairs.
 - Fire exits and evacuation plans clearly marked.
3. Maintainability:
 - Use durable materials that are easy to clean and maintain.
 - Implement landscaping that requires minimal upkeep.
 - Regular inspection and maintenance schedules for all facilities.
4. Parking considerations:
 - Sufficient parking spaces designated for individuals with disabilities.
 - Adequate drop-off and pick-up zones near entrances.
 - Compliance with local parking regulations and ADA requirements.
5. Integration with the community:
 - Design that fits aesthetically with the surrounding area.
 - Consideration of the facility's impact on neighboring properties.
6. The renovation will incorporate green building practices to promote energy efficiency and reduce environmental impact. Energy-efficient lighting, heating, and cooling systems will be installed, and sustainable building materials will be used where possible.

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. Please explain how and why you meet this standard.

Clearbrook will provide ingress or egress so designed as to minimize traffic congestion in public streets by implementing the following:

1. Sufficient parking spaces designated for individuals with disabilities.
2. Adequate drop-off and pick-up zones near entrances.
3. Compliance with local parking regulations and ADA requirements.
4. Design that fits aesthetically with the surrounding area.
5. Clearly marked entrances and exits.
6. The program will operate during hours that minimize disruption to the surrounding community. We will ensure that activities are conducted in a manner that is respectful of the neighborhood's tranquility.
7. Clearbrook will implement a traffic management plan to ensure that any increase in vehicle traffic does not disrupt local traffic patterns. Designated drop-off zones and encouragement of carpooling will help maintain accessibility and convenience for residents.

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 such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

To demonstrate that our day service will conform to all applicable regulations of the district, we will take the following steps:

1. Design and Operations Compliance: Our facility will be designed and operated in accordance with all relevant standards, including safety, accessibility, and environmental considerations. This includes ensuring that our building layout, parking, and landscaping align with zoning requirements.
2. Permitting Process: We will diligently follow the permitting process, submitting all required documentation and plans for review. This will ensure that our use of the property is authorized and compliant with local regulations.
3. Regular Compliance Audits: We will establish procedures for regular audits of our operations to ensure ongoing compliance with district regulations. This proactive approach will allow us to address any potential issues before they arise.

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.

Clearbrook will support the economic development goals of the Village as outlined in the Comprehensive Plan and other relevant strategic documents, we will focus on the following key aspects:

1. Our program is designed to address the growing need for services for adults with disabilities, directly supporting the Village's goal of inclusivity and accessibility for all residents.
2. By establishing our facility, we will create job opportunities within the community, both directly through our staff and indirectly through related services and businesses, such as transportation and support services.
3. We will seek to collaborate with local businesses and organizations to provide employment training and opportunities for our participants, fostering a sense of community engagement and economic integration.
4. Our day service will attract families, caregivers, and community members, increasing foot traffic to nearby businesses. This can contribute positively to the local economy and encourage further development.
5. We are committed to investing in the local community by utilizing local contractors and suppliers during the facility's construction and operation, thereby supporting local businesses.
6. We will actively participate in community events and initiatives, aligning our mission with the Village's economic development goals and enhancing community ties.
7. Our program is designed for long-term sustainability, ensuring that we continue to contribute positively to the community's economic landscape and support the Village's strategic objectives over time.

**Building Renovation for CDS (Community Day Service)
1260 W. Higgins Rd., Hoffman Estates, IL, 60169**

Clearbrook Overview

Clearbrook is a home and family to children and adults impacted by intellectual and developmental disabilities. We support them, and their families, by providing assistance across the lifespan, helping them to live the fullest lives possible. Clearbrook provides personalized children, day, employment, residential and clinical services at more than 80 locations in 160 communities throughout the Chicagoland area. Clearbrook currently has 5 CILA (Community Integrated Living Arrangement) homes in Hoffman Estates, with 29 clients living within the community. We are the largest provider of home-based services in the state. We're proud of our deep expertise that spans six decades - allowing us to care for an array of unique needs. Clearbrook is more than just a nonprofit; we are family, friends, a job, a way to give back, and a home. Clearbrook supports individuals to live self-directed lives to the greatest extent possible, including participation and involvement in their communities. All residents and program participants have Implementation Strategies (i.e., a plan) that details how their lives can be best enhanced per the individual's strengths and personal sense of meaning. Staff orient their work around each resident's plan. Strategies concentrate on specific activities and knowledge including, Independence in daily living, community integration, economic self-sufficiency, and self-administration of medicine. Each program provided by Clearbrook supports the acquisition of skills and education necessary to assist the individuals in achieving their goals.

Project Overview

This project involves the renovation of a 5,100-square-foot building to create a welcoming, accessible, and supportive environment for individuals with intellectual and developmental disabilities (IDD). The goal is to provide an inclusive space that fosters personal growth, independence, and community engagement. The renovated facility will serve as a multipurpose center offering vocational training, therapy, recreational activities, and social support for individuals with IDD. It will also include administrative offices, spaces for staff training, and meeting rooms for community partnerships and outreach. Below are a few details:

Hours of Operation: 08:00AM - 05:00PM

Number of Employees: 30- at any given time

Number of employee vehicles during work hours: 20

Number of Clients: 50- at any given time

Number of Clearbrook Vehicles parking on site: 10

Transporting clients to and from CDS: Shuttling

Deliveries: No

Outdoor activities: No

Special events: No

Background and Need

Individuals with IDD face significant challenges in accessing services that meet their specific needs. Many existing facilities are outdated or not adequately designed to support the full inclusion of these individuals in society. This project addresses the critical need for a dedicated, modern space that prioritizes accessibility, safety, and comfort. By creating an inclusive environment, this renovation will contribute to improved quality of life and greater opportunities for individuals with IDD to lead fulfilling and independent lives.

Design Philosophy

The renovation will focus on creating a barrier-free environment tailored to the needs of persons with IDD. The design will incorporate universal design principles to ensure accessibility for individuals with varying levels of mobility and cognitive ability. Key design elements include:

Sensory-Friendly Spaces: Design features such as soundproofing, soft lighting, and soothing colors will be integrated to reduce sensory overload and create calm environments.

Accessible Layouts: The building will have wide corridors, and ramps to ensure ease of movement for individuals with mobility challenges. Bathrooms, kitchens, and common areas will be designed for full accessibility, including wheelchair access.

Safety Features: Specialized safety measures such as non-slip flooring, clear signage with visual aids, and emergency communication systems will be installed to ensure the safety of residents and visitors.

Flexible Spaces: Multi-functional rooms will be created for group activities, therapy sessions, and vocational training, allowing for adaptability to various programs and services.

Key Components of the Renovation:

Therapy and Treatment Rooms: Dedicated spaces for physical therapy, occupational therapy, and behavioral support will be included. These spaces will provide individualized treatment and care in a setting designed for ease of access and privacy.

Vocational Training Center: To promote employment and life skills, the facility will include a vocational training center where individuals with IDD can learn skills such as woodworking, culinary arts, gardening, and office tasks.

Recreation and Socialization Areas: A large common area will be created to host recreational activities, social events, and community gatherings. Outdoor spaces, such as sensory gardens and a playground, will be designed to encourage physical activity and relaxation in a safe, accessible environment.

Staff Offices and Training Areas: The renovation will also include modernized administrative offices and spaces for staff training. These areas will support the delivery of high-quality services by ensuring that staff have the necessary resources and professional development opportunities.

Sustainability and Energy Efficiency:

The renovation will incorporate green building practices to promote energy efficiency and reduce environmental impact. Energy-efficient lighting, heating, and cooling systems will be installed, and sustainable building materials will be used where possible.

Community Impact:

This project is expected to have a lasting positive impact on the community. It will provide individuals with IDD the opportunity to participate in activities that enhance their skills, foster friendships, and encourage independence. The facility will also serve as a community hub, offering resources and support for families, caregivers, and professionals working in the field of intellectual and developmental disabilities.

By creating a state-of-the-art facility that addresses the unique needs of individuals with IDD, this project will help break down barriers and ensure that every person has the opportunity to thrive in an inclusive environment.



CLEARBROOK

Enrich Lives. Embrace Potential.

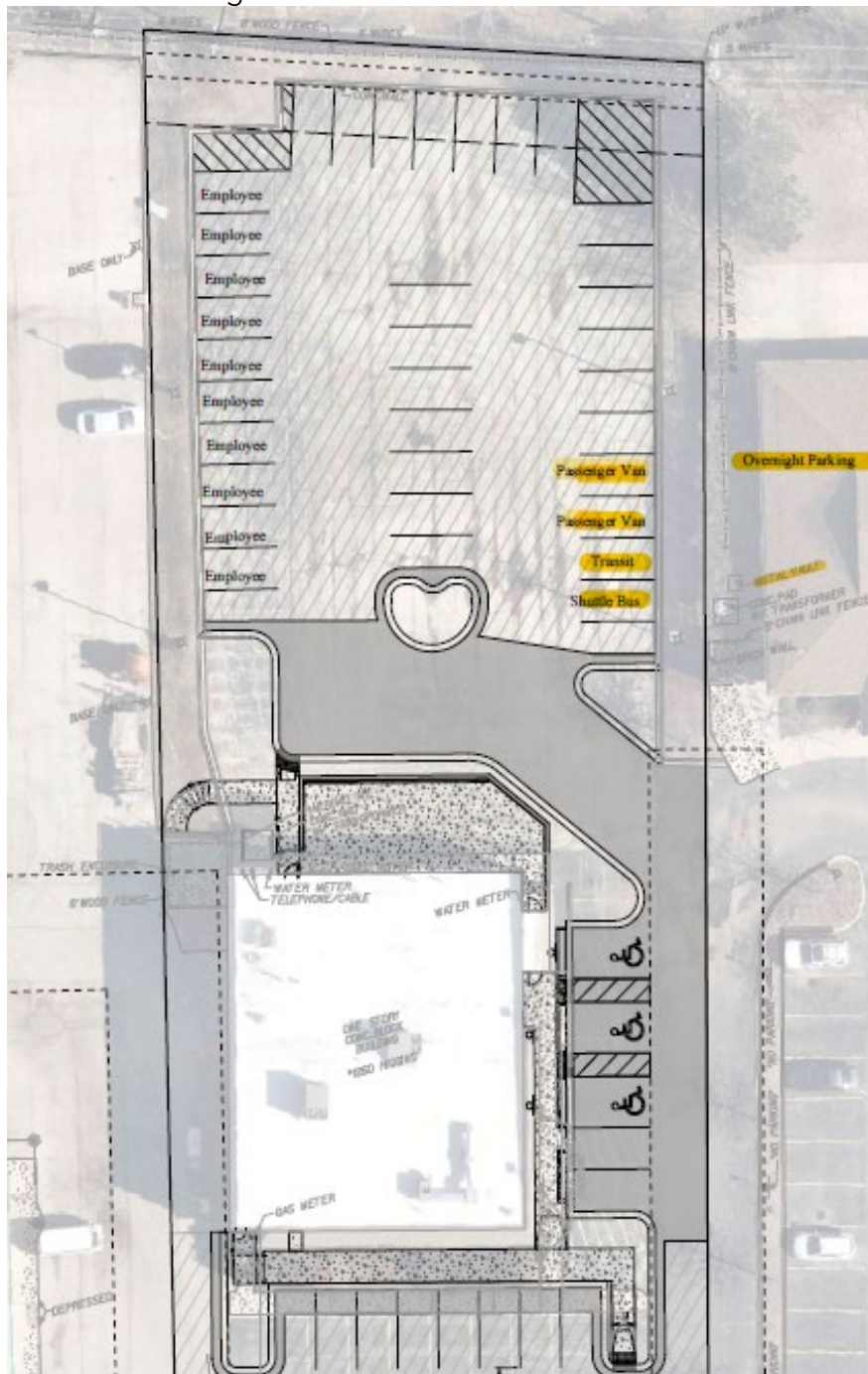
For Individuals with Intellectual and Developmental Disabilities.

Planning #2

10 employees will be parked during business hours.

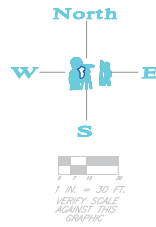
4 Clearbrook vehicles will be parked overnight.

1. 1 Shuttle bus
2. 1 Transit Van
3. 2 Passenger Vans



Planning #5

The RTUs are scheduled for replacement in Spring 2025. Upon replacement, they will be screened and will comply with the regulations set forth by the Village of Hoffman Estates



PLAT OF SURVEY
ALTA/NSPS LAND TITLE SURVEY
 by
Michael J. Emmert Surveys, Inc.

AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016 ITEM 7 CERTIFICATION THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.8:

TO: MICKEY O. AUSTIN AND PAUL D. TAMRAZ
 CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2019.

DATED THIS 12TH DAY OF MARCH, 2019

BY: MICHAEL J. EMMERT SURVEYS, INC.
 MICHAEL J. EMMERT PRESIDENT
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



mike@jesurveys.com

Michael J. Emmert Surveys, Inc.
 135 East Vallonia Street
 Elmhurst, Illinois 60126
 Office 630-516-0383
 Fax 630-516-0387

FLOOD ZONE

MICHAEL J. EMMERT SURVEY'S INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
 PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER 170107
 CURRENT EFFECTIVE MAP DATE - AUGUST 19, 2008
 ON MAP NUMBER 1703101861
 AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD)

BEARING BASIS

THE NORTHERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 71 DEGREES 58 MINUTES 52 SECONDS EAST

PARKING

AS BUILT PARKING SUMMARY
 REGULAR SPACES - 68
 HANDICAP SPACES - 4
 TOTAL SPACES - 72

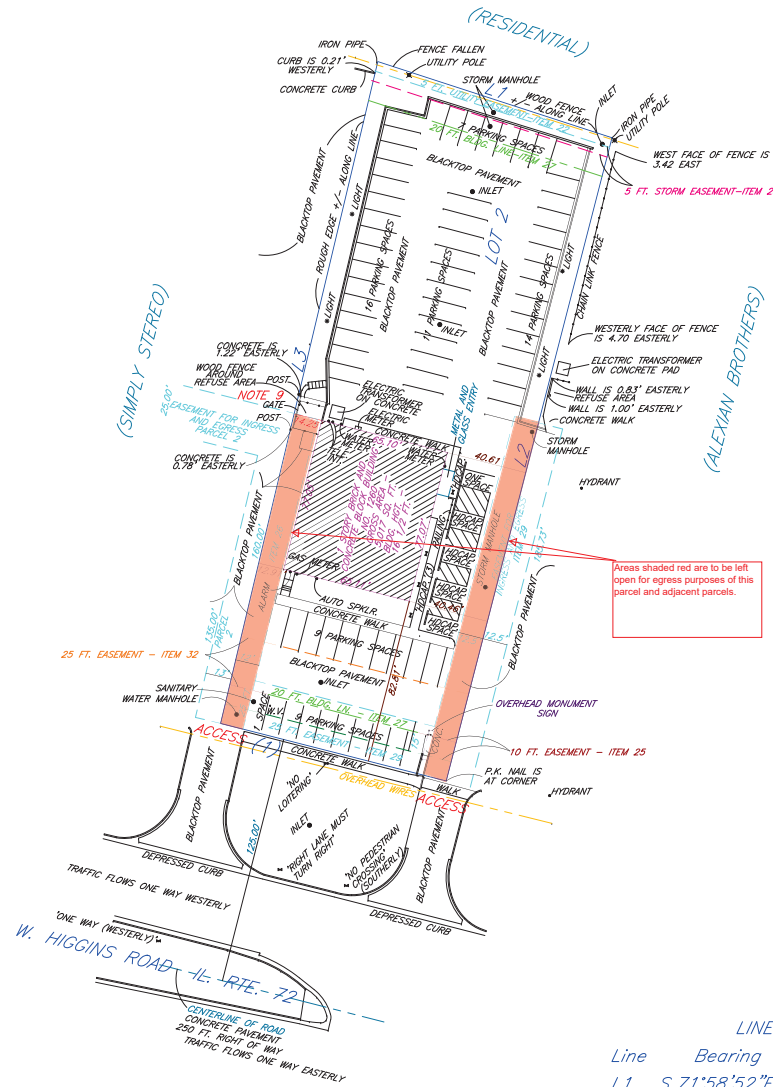
LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 2 IN SOCIAL DYNAMICS HOFFMAN ESTATES SUBDIVISION OF PART OF LOT 13 IN BLOCK 182 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS RECORDED OCTOBER 7, 1975 AS DOCUMENT 23247962 OVER THE NORTHERLY 25 FEET OF THE SOUTHERLY 160 FEET OF THE EASTERLY 85 FEET AND OVER THE EASTERLY 13 FEET OF THE SOUTHERLY 135 FEET OF THAT PART OF LOT 13, IN BLOCK 182 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A PART OF A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF SAID LOT 13, WHICH IS 245 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 13 TO A POINT ON THE NORTHERLY LINE OF SAID LOT 13 WHICH IS 257.83 FEET EASTERLY OF THE NORTHWEST CORNER OF LOT 13.

NOTES:

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.



CONTAINING 40,540 SQ. FT. OR 0.9306 ACRES

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 19GNW638085RM BEARING AN EFFECTIVE DATE OF FEBRUARY 6, 2019 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

THE SUBJECT PROPERTY ADJOINS HIGGINS ROAD (A PUBLIC STREET) ON THE SOUTHWEST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREET.

SCHEDULE B SPECIAL EXCEPTIONS

- ITEMS 1 THROUGH 7 - NOT SURVEY RELATED
- 8. PERMANENT INDEX NUMBER: 07-08-409-023-0000
- ITEMS 9 THROUGH 21 - NOT SURVEY RELATED
- 22. 5 FT. UTILITY EASEMENT DOCUMENT 19463901 RECORDED MAY 14, 1965 - PLOTTED
- ITEMS 23 AND 24 - NOT SURVEY RELATED
- 25. EASEMENT DOCUMENT 23815386 RECORDED AUGUST 14, 1974 - PLOTTED
- 26. EASEMENT DOCUMENT 23247962 RECORDED OCTOBER 7, 1968 - PLOTTED
- 27. 20 FT. BUILDING LINE DOCUMENT 27301430 - PLOTTED
- 28. 5 FT. STORM EASEMENT DOCUMENT 27301430 RECORDED OCTOBER 18, 1984 - PLOTTED
- 29. EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS - PLOTTED - AFFECTS EASTERLY 12.5 FEET OF THE SOUTHERLY 185.73 FEET OF LOT 2 AND THE SOUTHERLY 25 FEET OF LOT 2.
- 30. EASEMENT PROVISIONS DOCUMENT 27301430 - BLANKET IN NATURE
- 31. PUBLIC UTILITY EASEMENTS WITHIN AREAS SHOWN BY DOTTED LINES AND DEFINED "EASEMENTS FOR PUBLIC UTILITIES" - NONE SHOWN OR DEFINED ON SAID PLAT.
- 32. 25 FT. EASEMENT DOCUMENT 85022663 RECORDED MAY 16, 1985 - PLOTTED
- 33. NOT SURVEY RELATED
- ITEMS 34 AND 35 - REFERENCES THIS PRIOR DATED SURVEY
- ITEMS 36 AND 37 - NOT SURVEY RELATED
- END OF SCHEDULE B

SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- MANHOLE
- SIGN
- LIGHT
- G.L. GROUND LIGHT
- UTILITY POLE
- ==== CONCRETE CURB
- ==== CONCRETE CURB AND GUTTER
- ==== CONCRETE

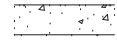
A.C. - AIR CONDITIONER
 W.M. - WATER METER
 G.M. - GAS METER
 T.I. - TELEPHONE INTERFACE
 C.S. - CABLE SERVICE
 E.M. - ELECTRIC METER

LINE TABLE

Line	Bearing	Distance	Measure
L1	S. 71° 58' 52" E.	123.67'	123.67'
L2	S. 14° 27' 32" W.	333.54'	333.54'
L3	N. 13° 21' 39" E.	341.58'	341.58'

CURVE TABLE

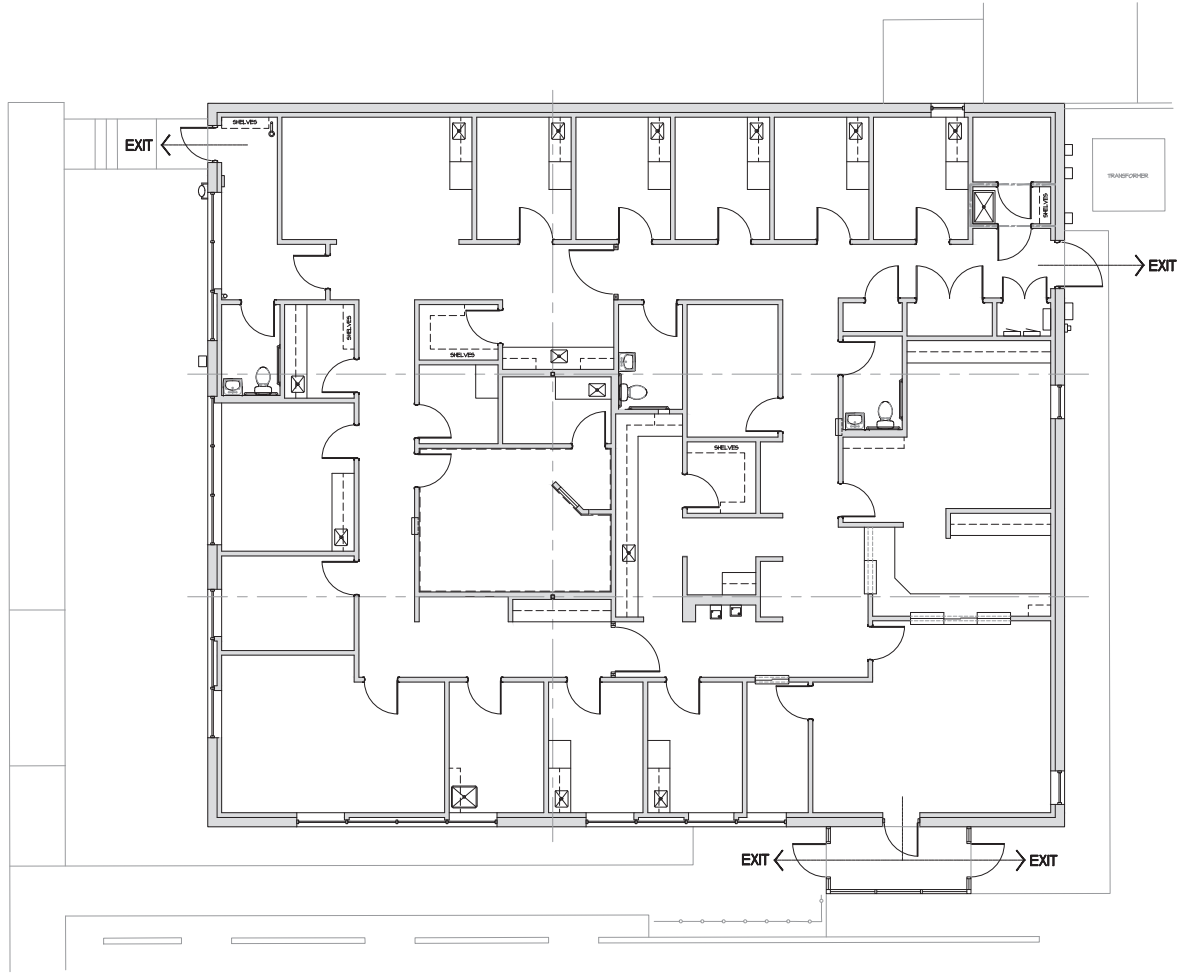
NO.	RADIUS	ARC	CHORD	CHORD BEARING
(1)	21579.94'	116.89'	116.89'	N. 75° 41' 06" W.



1260 W. HIGGINS ROAD
HOFFMAN ESTATES, IL

SCALE: 1" = 30'	CHKD. / AP'VD:
DATE: MARCH 12, 2019	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	

 **EXISTING FLOOR PLAN**
SCALE: 3/32" = 1'-0"

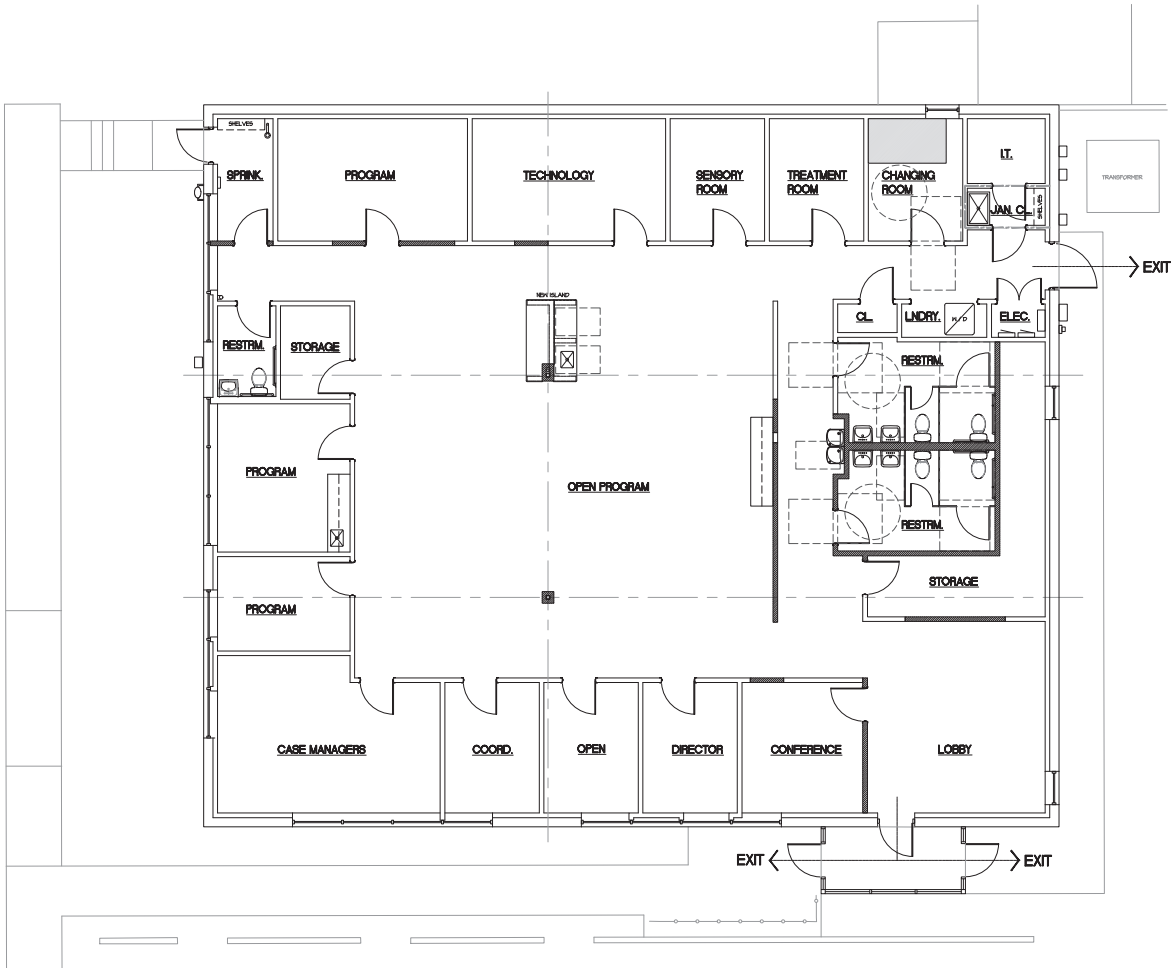


CLEARBROOK
PROPOSED DAY PROGRAM
1260 W. HIGGINS ROAD
HOFFMAN ESTATES, IL 60169

DATE: 09-20-2024



**WARREN JOHNSON
ARCHITECTS, INC.**

19 N. Greeley St., Palatine, IL 60067
T (847) 359-9616




PROPOSED FLOOR PLAN
 SCALE: 3/32" = 1'-0"

WALL TYPES

-  EXISTING INTERIOR GYP. BD. WALL TO REMAIN (NO CHANGE)
-  NEW INTERIOR PARTITION WALL

NOTES:

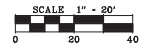
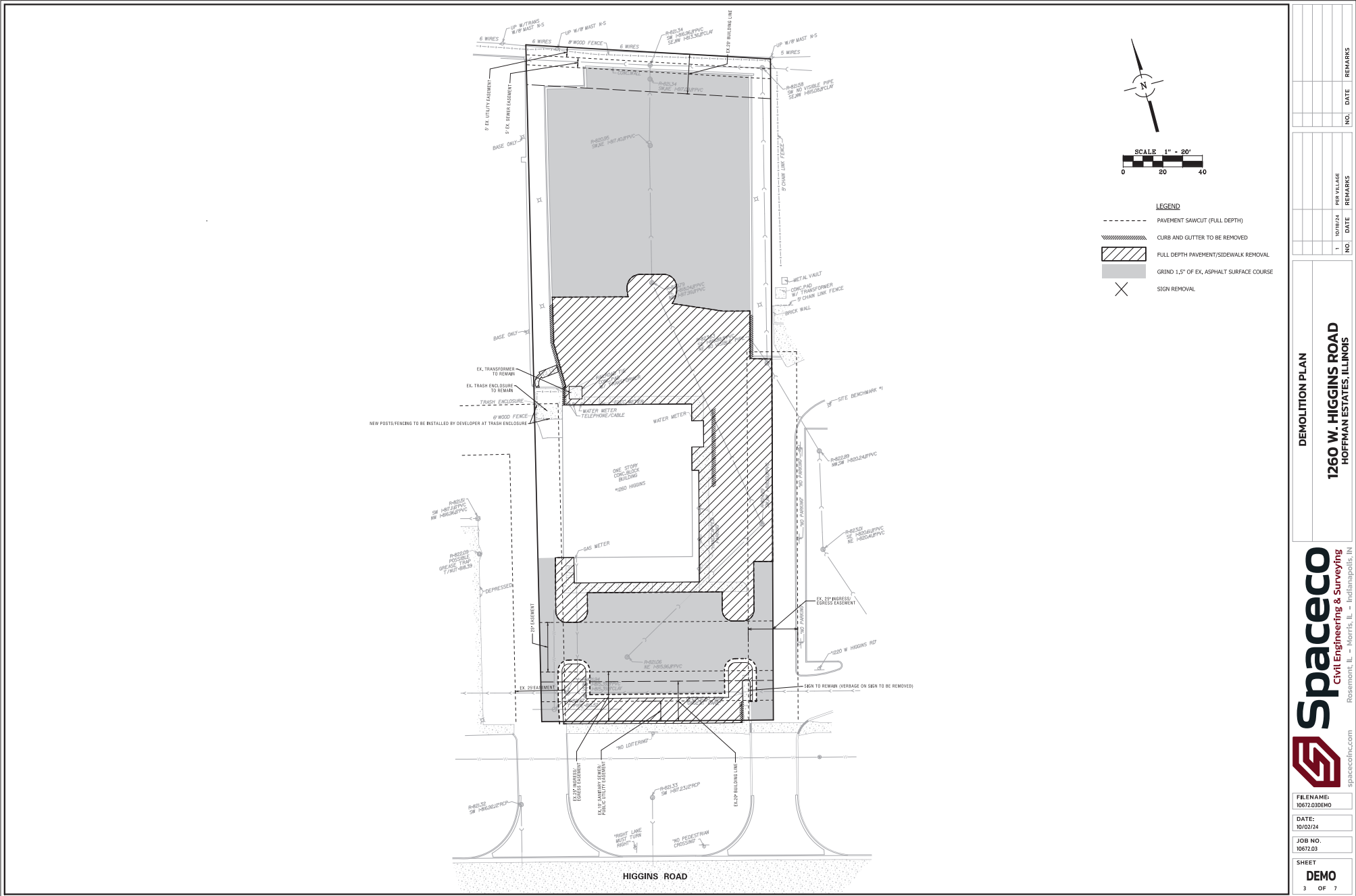
- 5,083 SQ. FT. (GROSS AREA)
- MAXIMUM OCCUPANCY = 33 PEOPLE
- EXISTING SPRINKLER SYSTEM
- EXISTING FIRE ALARM SYSTEM
- 1 EXISTING SINGLE-USER RR TO REMAIN
- 2 NEW MULTI-USER RR ADDED

WARREN JOHNSON ARCHITECTS, INC

19 N. Greeley St., Palatine, IL 60067
T (847) 359-9616

DATE: 10-4-2024

CLEARBROOK
 PROPOSED DAY PROGRAM
 1260 W. HIGGINS ROAD
 HOFFMAN ESTATES, IL 60169



- LEGEND**
- - - - - PAVEMENT SAWCUT (FULL DEPTH)
 - ▨ CURB AND GUTTER TO BE REMOVED
 - ▩ FULL DEPTH PAVEMENT/SIDEWALK REMOVAL
 - GRIND 1.5\"/>

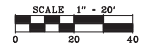
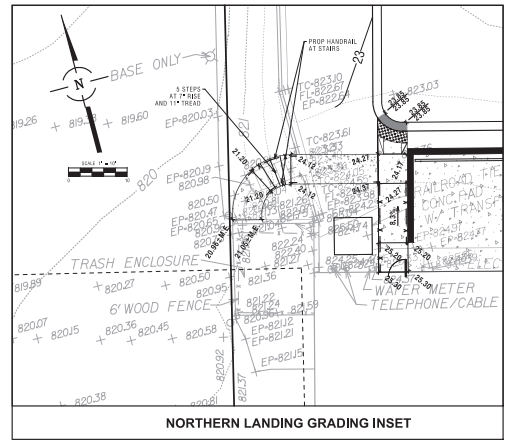
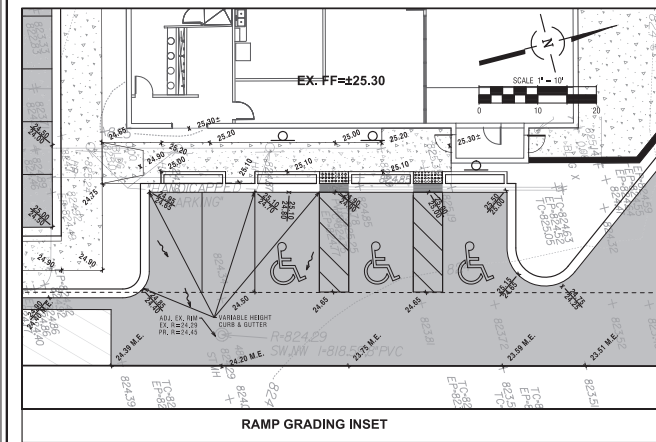
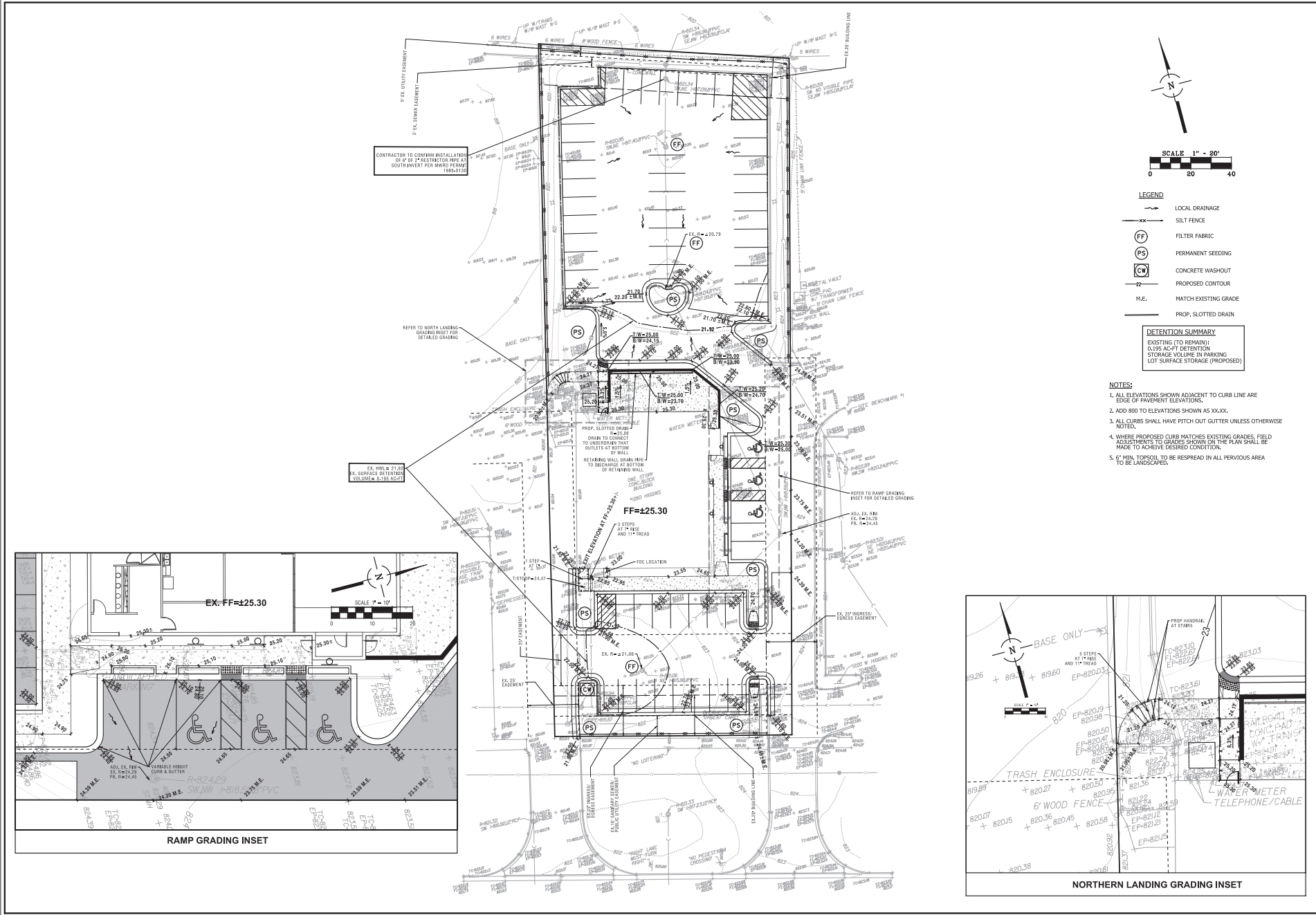
NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN
1260 W. HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS



FILENAME: 10672.03DEM0
DATE: 10/01/24
JOB NO. 10672.03
SHEET DEMO 3 OF 7



LEGEND

- LOCAL DRAINAGE
- SILT FENCE
- FILTER FABRIC
- PERMANENT SEEDING
- CONCRETE WASHOUT
- PROPOSED CONTOUR
- M.E. MATCH EXISTING GRADE
- PROP. SLOTTED DRAIN

DETENTION SUMMARY
 EXISTING (TO REMAIN):
 0.15 ACFT DETENTION STORAGE VOLUME IN PARKING LOT SURFACE STORAGE (PROPOSED)

- NOTES:**
1. ALL ELEVATIONS SHOWN ADJACENT TO CURB LINE ARE EDGE OF PARADEY ELEVATIONS.
 2. ADD 800 TO ELEVATIONS SHOWN AS XX.XX.
 3. ALL CURBS SHALL HAVE PITCH OUT GUTTER UNLESS OTHERWISE NOTED.
 4. WHERE PROPOSED CURB MATCHES EXISTING GRADES, FIELD ADJUSTMENTS TO GRADES SHOWN ON THE PLAN SHALL BE MADE TO ACHIEVE DESIRED CONDITION.
 5. 6" MIN. TOPSOIL TO BE RESPIRED IN ALL PERVIOUS AREA TO BE LANDSCAPED.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING AND EROSION CONTROL PLAN
1260 W. HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS



FILENAME:	10672.0368
DATE:	10/01/24
JOB NO.:	10672.03
SHEET:	GR

GENERAL NOTES
1. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, AND ALL OTHER EXISTING UTILITIES AND FACILITIES. ALL NEW CURBS OR CURBED STREETS, WALLS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL BE CONSIDERED AS UNDESIRABLE AND/OR SHEET IN A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE OBTAINING AGENCY. RESOLVE CHANGES TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL PROVIDE COST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AGENCIES.
3. ALL STREET SURFACES, DRIVEWAYS, COLLECTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR REMOVED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
4. UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE VILLAGE OF HOFFMAN ESTATES ORDINANCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, AND LICENSE FEES, UNLESS NOTED OTHERWISE.
6. ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
7. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY OR REGULATORY AGENCY. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE ANY UTILITY RELOCATION.
8. NO DISTURBANCE MAY BE MADE, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
9. EXISTING UTILITY LOCATIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF EXISTING STRUCTURES AND PLANN COMPUTATIONS.
10. EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY J.W. HANK & ASSOCIATES.
11. FINISHED SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SURFACE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY MINORLY BETWEEN FINISHED ELEVATIONS. FINISHED SURFACES SHALL BE GRADUED TO ALLOW FOR PROPER DRAINAGE TOWARD PAVING AND IN A MANNER THAT WILL PREVENT EROSION.
12. SEE GEOTECHNICAL REPORTS PREPARED BY ATC ASSOCIATES, INC. DATED DECEMBER 1, 2000 FOR SPECIFIC GEOTECHNICAL RECOMMENDATIONS.

EARTHWORK NOTES
1. GENERAL
A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS BEFORE THE PROJECT. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.
B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL THE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECONSIDERED UNLESS PROVIDED IN WRITING BY THE OWNER.
C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT FINISHED GRADE, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT EROSION FROM RUNNING INTO OR CHANNELING IN EXCAVATED AREAS. THE FILLING TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADVERSE CONSEQUENCES OF THE EXCAVATION. ALL EXCAVATED MATERIALS CREATED AS A RESULT OF CONSTRUCTION SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.
E. PLANS FOR THE SITE DRAINAGE, IF COMPLETED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL CONSTRUCTION SHALL BE MADE FOR DRAINAGE DURING CONSTRUCTION.
F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF ALL EROSION CONTROL MEASURES TO PROTECT ADJACENT PROPERTY, SHALL OCCUR BEFORE GRADING BEGINS.
G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CHAIN FENCE AROUND ANY TREE RECONSIDERED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE OFF TOP OF EXISTING EXTERIOR BRANCHES SHALL BE DISTURBED.
H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OFF-SITE BY THE CONTRACTOR.
2. EARTH EXCAVATION INCLUDES:
A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE ELEVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SURFACE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVED AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS INDICATED ON THE PLANS. THE FILL SHALL BE PLACED IN LIFTES TO 12 INCHES THAT SHALL NOT EXCEED TWELVE (12) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.
C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE AT AT LEAST 92% OF THE MODIFIED PROCTOR DRY DENSITY BELOW 3 FEET WITHIN PROPOSED PAVEMENT AREAS, SIDEWALKS, ETC. CONTRACTOR SHALL BE AT LEAST 90% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS AND THE TOP 5 FEET WITHIN PAVEMENT AREAS, AND AT 90% OF MODIFIED PROCTOR IN OTHER BUILT AREAS.
3. UNSUITABLE MATERIAL
UNUSABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS FOUND TO BE BELOW THE PROPOSED SURFACE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT SHALL BE MADE BY A SOILS ENGINEER WITH THE CONFORMANCE OF THE OWNER.
4. MISCELLANEOUS THE CONTRACTOR SHALL:
A. SPREAD AND COMPACT UNIFORMITY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
B. SCARIFY, DISC, HERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SURFACE MATERIAL, AND IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIED TO CUT AREAS AS WELL AS FILL AREAS.
C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
5. TESTING AND FINAL ACCEPTANCE
A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED 311-WHEEL TANDUM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE PERFORMED BY VILLAGE OF HOFFMAN ESTATES' ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.
B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED AS APPROVED BY THE OWNER AND/OR GEOTECHNICAL ENGINEER.

PAVING NOTES
6. GENERAL
A. PAVING WORK INCLUDES FINAL SURFACE SHAPING, PREPARATION AND COMPACTION OF SUBGRADE, PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS, SPREADING AND FINISHING WEARING COURSE, FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALLS AND FINAL CLEANUP AND ALL RELATED WORK.
B. COMPACTION REQUIREMENTS: (REFERENCE ASTM D-1557 (MODIFIED PROCTOR)) SUB-GRADE - 92% HOMOGENEOUS DRY DENSITY BELOW 3 FEET; BASE COURSE - 92% HOMOGENEOUS DRY DENSITY PER 1557 (MODIFIED PROCTOR) AT ALL DEPTHS.
C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, TRAFFIC CONTROL, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH ACTIVITIES AND THE INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND THE VILLAGE OF HOFFMAN ESTATES' CODE.
D. SUB-GRADE PREPARATION
A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SURFACE ELEVATION HAS BEEN GRADUED WITHIN TOLERANCES ALLOWED BY THE SPECIFICATIONS. THIS IS THE CONTRACTOR'S RESPONSIBILITY. THE OWNER AND ENGINEER WILLING PRIOR TO THE STARTING OF BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOISTURE. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) SCARIFY, DISC, AND HERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.
C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINISHED TO WITHIN 0.1 FEET AS TO SHARP THE PROPER THICKNESS OF PAVEMENT COURSES, NO CLAIMS FOR EXCESS MATERIALS SHALL BE MADE UNLESS APPROVED BY THE OWNER.
D. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE VILLAGE OF HOFFMAN ESTATES' ENGINEER, AND/OR HIS REPRESENTATIVE.
7. CONCRETE WORK
A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CONFORMING TO ASTM C-804. CONCRETE SHALL DEVELOP A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH OF TWENTY EIGHT (28) DAYS AND SLUMP BETWEEN 3" AND 4". ALL CONCRETE SHALL BE BROWN TOP FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
B. CONCRETE CURB SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE APPROPRIATE BASE COURSE TO DETERMINE THE CURB HEIGHT, FINISH THICKNESS AND THE APPROPRIATE BASE COURSE TO BE USED. THE CURB SHALL BE INSTALLED AT ONE NUMBER 1000 FOOT INTERVALS AND AT ALL P.O.T'S, P.T'S AND CURB ENDINGS. A MINIMUM EDGE OF THE CURB SHALL BE CREATED AND FITTED WITH METAL EXPANSION TUBES. NO HOPEWORKING OF THE CURB AND GUTTER WILL BE ACCEPTED.
C. CURBS SHALL BE RECESSED AT LOCATIONS WHERE SIDEWALKS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED. FOR THE PURPOSE OF PROVIDING ACCESSIBILITY (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE RECESSED AT DIVERGENT LOCATIONS.
D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDER SCORED JOINTS AT 5 FOOT INTERVALS AND PRELUBRICATED FIBER EXPANSION JOINTS AT 100 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.
F. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE SPECIFICATIONS. SPACES OF FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS NOTED IN THE SPECIFICATIONS.
G. CONCRETE CURBS AND PROTECTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
H. THE COST OF AGGREGATE BASE OR SUB-GRADE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
8. ASPHALT PAVEMENT
A. ALL TRUCKS SHALL BE KEPT OFF THE COMPACTED AGGREGATE BASE COURSE UNTIL THE FINISH COURSE IS LAID.
B. PRIOR TO PLACEMENT OF THE WEARING COURSE, THE LEVELING COURSE SHALL BE CLEANED, AND THE CURB AND GUTTER AREAS IN THE PAVEMENT, BASE OR CURB SHALL BE RECESSED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE WEARING COURSE. THE CONTRACTOR SHALL PROVIDE WATER, EQUIPMENT AND WORKMANSHIP NECESSARY INCLUDING USE OF POWER BRIDGES, AS REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE WEARING COURSE. THE TOP CURB SHALL BE UNIFORMLY APPLIED TO THE LEVELING COURSE AT A RATE OF 0.10 GALLONS PER SQUARE YARD.
C. SEAMS SHALL BE STAGGERED A MINIMUM OF 4'.
10. TESTING AND FINAL ACCEPTANCE
A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER.
B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, LEVELING COURSE, AND/OR WEARING COURSE, SHALL BE SUBMITTED FOR VERIFICATION.
C. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS OF THE OWNER.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES
1. GENERAL
A. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE VILLAGE OF HOFFMAN ESTATES' CODE, THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND BEST MANAGEMENT PRACTICES.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
C. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAID IS OTHERWISE DISTURBED ON THE SITE.
2. IMPLEMENTATION
A. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT TRAP SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF DIRECTED BY THE VILLAGE OF HOFFMAN ESTATES' ENGINEER, THE CONTRACTOR SHALL INSTALL ADDITIONAL SILT TRAP FEEDS WHERE NECESSARY.
B. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR SILT OBTAINED TO COLLECT DIRT WHICH COULD LEAK THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
C. OVERHEAD LINES, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES, IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADS. NO SOIL SHALL BE DEPOSITED ON A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
D. ANY PUBLIC AND/OR PRIVATE ROADS THAT ARE ADJACENT TO THE SITE AND USED FOR INGRESS AND EGRESS SHALL BE MONITORED AND KEPT OPEN DURING THE CONSTRUCTION OF THE VILLAGE OF HOFFMAN ESTATES' ENGINEER.
E. STATED STORM BASES SHALL BE INSTALLED AND MAINTAINED AROUND INTAKE STRUCTURES (I.E., SLEETS, CATCH BASINS) AS SHOWN ON THE PLAN. THE CONTRACTOR, AT HIS OPTION, MAY USE SILT FENCES INSTEAD OF STORM BASES.
F. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 10 DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED AROUND SUCH STOCKPILE. IF MORE THAN 2 MONTHS, THEN IT IS REQUIRED THAT THE STOCKPILE BE COVERED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
G. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNCOVERED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
H. WATER PUMPS OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DRAINAGE SHALL BE FILTERED.
3. INSPECTION AND MAINTENANCE
A. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
B. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY TYPICAL EVENT IN EXCESS OF 2". ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
C. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DEBRIS AND DEPOSITS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE CONSTRUCTION AREA.

SIGNING AND PAVEMENT MARKING
1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSPC), AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. STONE AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE SPECIFICATIONS AND TIGHT STANDARD POSTS EXCEPT AS MODIFIED BY THE PLANS.
4. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE TO (SSPC) SECTION 700, EXCEPT AS MODIFIED BY THE SPECIFICATIONS. REFLECTIVE BEADS ARE NOT REQUIRED.
5. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE SPECIFICATIONS.

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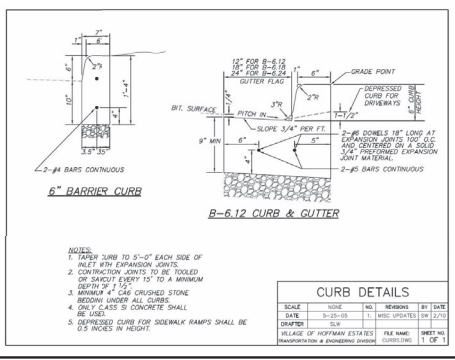
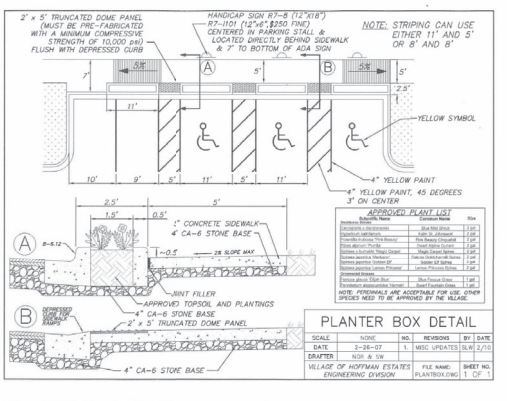
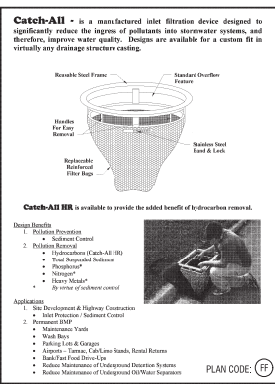
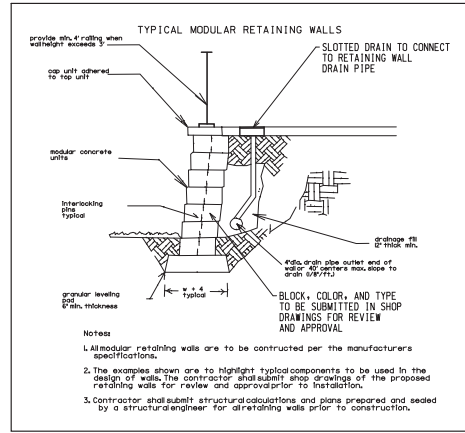
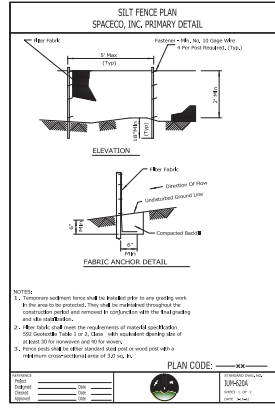
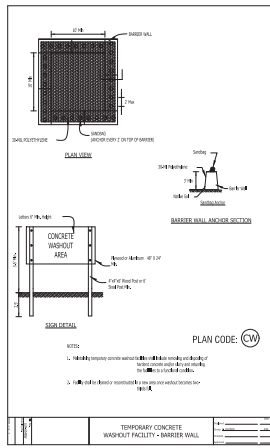
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SPECIFICATIONS

1260 W. HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
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FILENAME:	10672.035P
DATE:	10/01/24
JOB NO.	10672.03
SHEET	6 OF 7

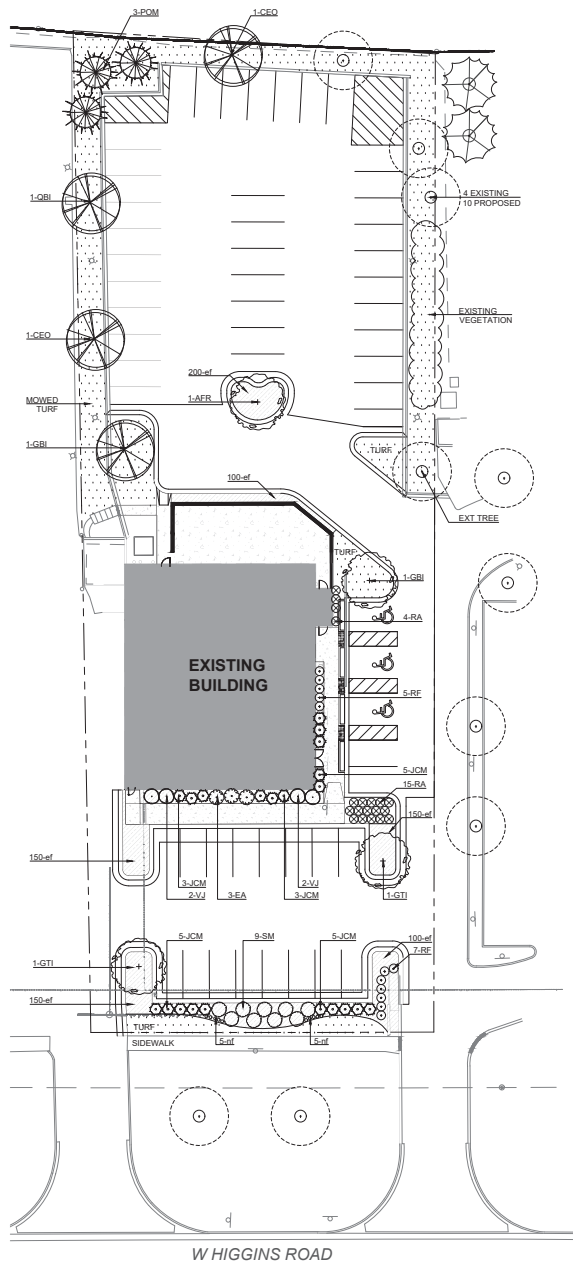


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 DATE: 10/01/24
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 7 OF 7

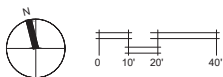
DETAILS - 1
 1260 W. HIGGINS ROAD
 HOFFMAN ESTATES, ILLINOIS

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 Rosemont, IL - Morris, IL - Indianapolis, IN
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OVERALL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Master Plant List						
Shade Trees						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
AFR	1	ACER X FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	MOIST	
CEO	2	CELTIS OCCIDENTALIS	HICKBERRY	3" BB	URBAN MOIST	
GBI	2	QUERCUS BILDBA	QUINCKO	3" BB	URBAN MALE SPEC. OR	
GTI	1	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB	URBAN MOIST	
QBI	1	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
Evergreen Trees						
POM	3	PICEA OMORICA	SERBIAN SPRUCE	8" BB	URBAN	
Evergreen Shrubs						
JCM	21	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
Deciduous Shrubs						
EA	3	ELONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB		
RA	19	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	NATIVE	
RF	12	ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL		DOUBLE PINK
SM	8	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB		
VJ	4	VIBURNUM X JUDO	JUDO VIBURNUM	36" BB		
Groundcover						
ef	850	ELONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
Perennials						
rf	10	NEPETA X FAASSENII	FAASSENS CATMINT	1 GAL		12" LAVENDER

Village of Hoffman Estates Landscape Ordinance			
Landscape requirement Summary			
	Required	Proposed/Existing	
Parkway Planting (LF)	117LF		
Required Trees	1.50LF	2	2
Site Perimeter Planting (LF)	439LF		
Shade, Ornamental, Evergreen Trees	1.40LF	11	11
Parking Lot Interior			
Parking spaces proposed	57		
Shade Trees	1.15 spaces	4	4

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRI-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND).
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (80% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MOWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDDED WITH STANDARD TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
landscape architecture
1806 Waukegan Road | Suite 340
Clermont, Illinois 60025
e 847.623.5354 | www.ktaltyn.com



no.	revision	description	initial	date
		ISSUED FOR REVIEW		

1260 HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
PLANTING NOTES
MASTER PLANT LIST

date	drawn	checked	date	job no.	sheet no.
				24410	L1.0

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT. LANDSCAPING, THE CONTRACTOR SHALL BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS
 ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS
 ALL WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
 ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING
 THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS TO AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	14-26%	9-25%
MANGANESE (MG)	100-180 LBS/ACRE	100-180 LBS/ACRE
PHOSPHORUS (PPM)	150-185 LBS/ACRE	150-185 LBS/ACRE
POTASSIUM (K2O)	120-185 LBS/ACRE	120-185 LBS/ACRE
SOILABLE SALTS	NOT TO EXCEED 400PPM 1 MMS/CMC IN SOIL, NOT TO EXCEED 1400 PPM@2.5	NOT TO EXCEED 70PPM@1.5 MMS/CMC IN SOIL, NOT TO EXCEED 2000 PPM@2.0
	MMS/CMC IN HIGH ORGANIC MIX	MMS/CMC IN HIGH ORGANIC MIX

FOR UNSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	400 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP
 DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE. UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES, ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR PAVEMENT CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP
 PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING
 TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC. SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. MOWING THROUGH TREES OR BURNING SHOULD BE AVOIDED. MOWING SHOULD BE PERFORMED AT LEAST TWICE PER WEEK.

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, REMOVING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM CURBS, CURBS AND PARKING AREAS. CAUTION MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING
 EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SHEET CLEAN. CAUTION SHALL BE USED TO AVOID AVOID MOWING DEBRIS.

FERTILIZING
 SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL - HERBICIDES
 SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL - PEST TREATMENT
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S RECOMMENDATION FOR TURF. FOR CONTROL, THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

PRUNING

TREES, SHRUBS, & GROUND COVER
 ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPE, DO NOT BRUSH TREES OR SHRUBS, IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO BRUSH AND BAIL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

- PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING-BLOOMING) IMMEDIATELY AFTER FLOWERING. FLORIST BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WILL REMOVE THE SPRING FLOWERING DISPLAY.
 - PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN-BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS. SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
 - DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COYNEASTERS AND VIBURNUMS.
 - BRIARIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
 - BRADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
 - HERBICIDAL SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
 - CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
- A. TREES, SHRUBS, BRADLEAFS AND JERONIMES MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
- B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BRUSH NEVER CUT CENTRAL LEADER.
- C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
- GROUND COVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
8. TRIMMING REMOVE BRANCHES AND WATER SPOUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAP APPLES, LILACS, VIBURNUMS, ETC.
9. PERENNIAL PRUNING REMOVE OLDEST BRANCHES OF SHRUBS AT GROUND, LEAVING THE YOUNGER, MORE WOODRIG BRANCHES. ALSO REMOVE WEAK STEMS, ON OVERGROWN PLANTS. THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPINEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP
 PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGHOUT WINTER. ORGANICAL GRASSES, REMOVED AUTUMN JURY.

FERTILIZING
 FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES. TREE WOOD, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM TREATMENT EVERY 3 TO 4 YEARS. YOUNGER TREES WILL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET. FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 1/4-6 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 1000 SQUARE FEET OF BED AREA.

ORGANIC MATERIAL SHALL BE FERTILIZED WITH AN ORGANIC FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS & GROUND COVER (CONT.)

MULCHING
 ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED TO A MINIMUM DEPTH OF 1" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP BAD SEED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM PREVIOUS MULCHING OPERATIONS SHALL BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL DAMAGE THE BED. BED SPECIES SHOULD BE IDENTIFIED IN MULCHING OPERATION NOT TO OVERMULCH OR EXCEED THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING
 ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOUR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL - TREES, SHRUBS & GROUND COVER
 THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED BY INSECTS THAT FEED ON TREES AND SHRUBS BY GARDEN AND HOME COMPOST PUBLISHING ASSOCIATES FOR PLANT PATHOGENIC DISEASES. TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SIMILAR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL
 THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT.

LEAF REMOVAL
 ALL FALLER LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP
 THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:
 • CLEANING CURBS AND PARKING AREAS
 • REMOVING ALL TRASH AND UNWANTED DEBRIS
 • TURNING MULCH WHERE NECESSARY
 • INSPECTION OF GROUNDS

SEASONAL COLOR, PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE
 PERENNIALIZATION OF BULBS

- AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
- ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
- ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
- APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH "0" COMPOST IS OPTIMAL.

FLORIST NOTATION:

- BULBS: REMOVE THE ENTIRE PLANT AND BULBS AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
- SUMMER ANNUALS OR FALL PLANTS:
 - DEAD HEADING PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
 - FERTILIZING SUMMER ANNUALS. FERTILIZE USING ONE OR TWO METHODS. APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING PERENNIALS. FERTILIZE SUMMER ANNUALS SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS. NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER. ANNUALS OR MULCH WITH COMPOST 1" DEEP.
 - REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

- AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEEDS BE APPLIED THE FIRST GROWING SEASON.
- THE FOLLOWING YEAR:
 - FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
 - CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1. IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
 - MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARRED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
 - INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL BULBS ON HOSTS AND LIQUIDARIL POWDERY MILDEW ON PHALOX, MONARDS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
 - WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
 - PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
- THE FOLLOWING FALL, CUT BACK OVERGROWN PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
- LONG-TERM CARE
 - DIVIDE PLANTS THAT OVERGROW THE SPACING PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND VARIETY EVERY TWO YEARS. OTHER RARELY, IF EVER, E.G. PINELIN, HOLK AND ASTILE.
 - FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO PERENNIALS NOW TO SELECT, GROW AND ENJOY BY FAMELA HARPER AND FREDERICK KOGODNY, HP BOOKS PUBLISHER, HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STEPS PUB. LLC

SUMMARY OF MAINTENANCE

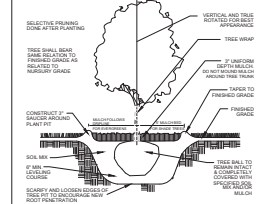
- SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
- MAINTAIN MOISTURE FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR LAWN GRASSES.
- MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE MOORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
- ACRISTE WINTER SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
- APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
- APPLY POST-EMERGENT AS NEEDED TO CONTROL WEEDS.
- MECHANICALLY EDGE CURBS AND WALKS.
- APPLY NON-SELECTIVE HERBICIDE TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.
- EDGE ALL MULCHED BEDS.
- REMOVE ALL LITTER AND DEBRIS.

TREE, SHRUB, AND BULB BED MAINTENANCE

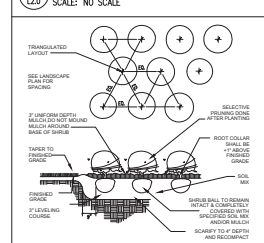
- PRUNE SHRUBS, TREES AND GROUND COVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
- MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
- APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
- MULCH WEEDS CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
- APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
- ORNAMENTAL SHRUBS, TREES AND GROUND COVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER).
- EDGE ALL MULCHED BEDS.
- REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

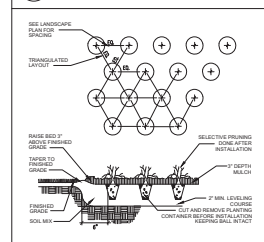
- REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
- INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH MONTH OPERATOR.



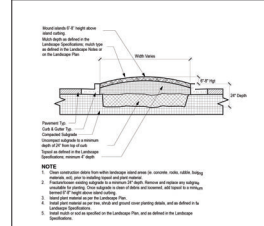
1 TREE PLANTING DETAIL
 U2/0 SCALE: NO SCALE



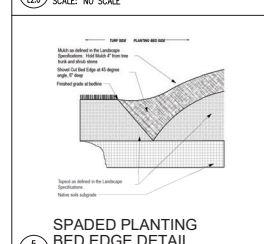
2 SHRUB PLANTING DETAIL
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3 GROUND COVER DETAIL
 U2/0 SCALE: NO SCALE



4 PARKING ISLAND DETAIL
 U2/0 SCALE: NO SCALE



5 SPADED PLANTING BED EDGE DETAIL
 U2/0 SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

1. REMOVE LANDSCAPE MATERIAL, SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK. BEFORE STARTING OPERATIONS, THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERRECTED AROUND THE DRP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND).
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2\"/>

Kathryn Talty
 landscape architect
 1926 West Logan Blvd | Suite 340
 Glenview, Illinois 60025
 e: 847.925.2554 | www.kathryntalty.com



no.	revision	description	date
	1	ISSUED FOR REVIEW	02-24-24

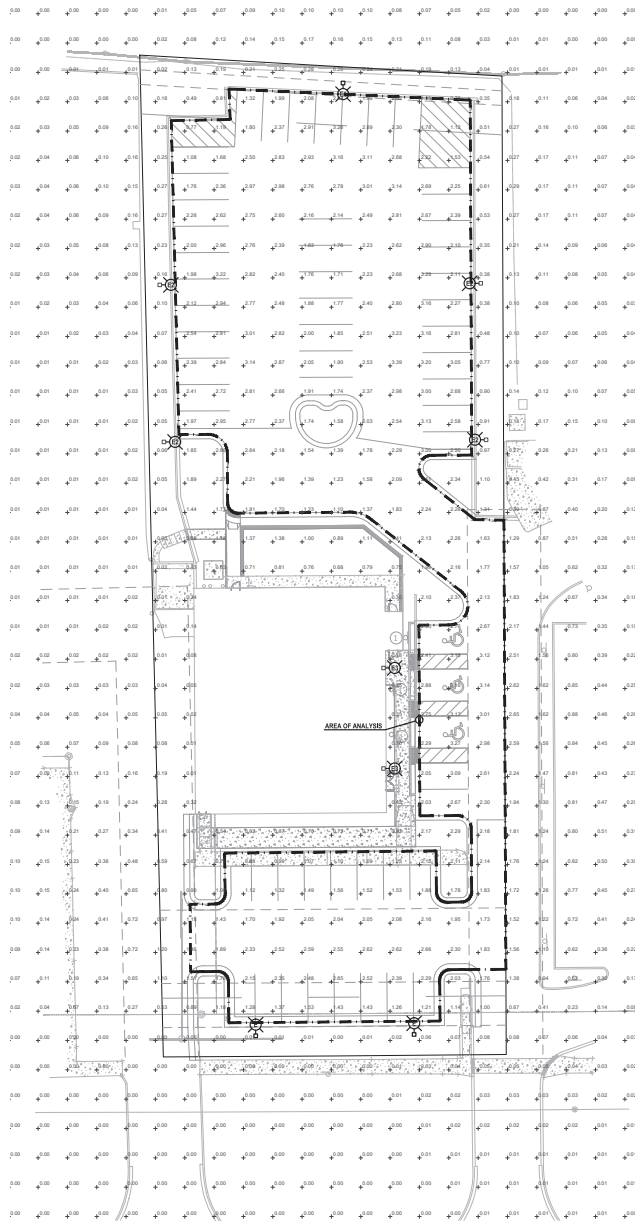
1260 HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS

PLANTING DETAILS
LANDSCAPE INSTALLATION

date	drawn	checked	scale

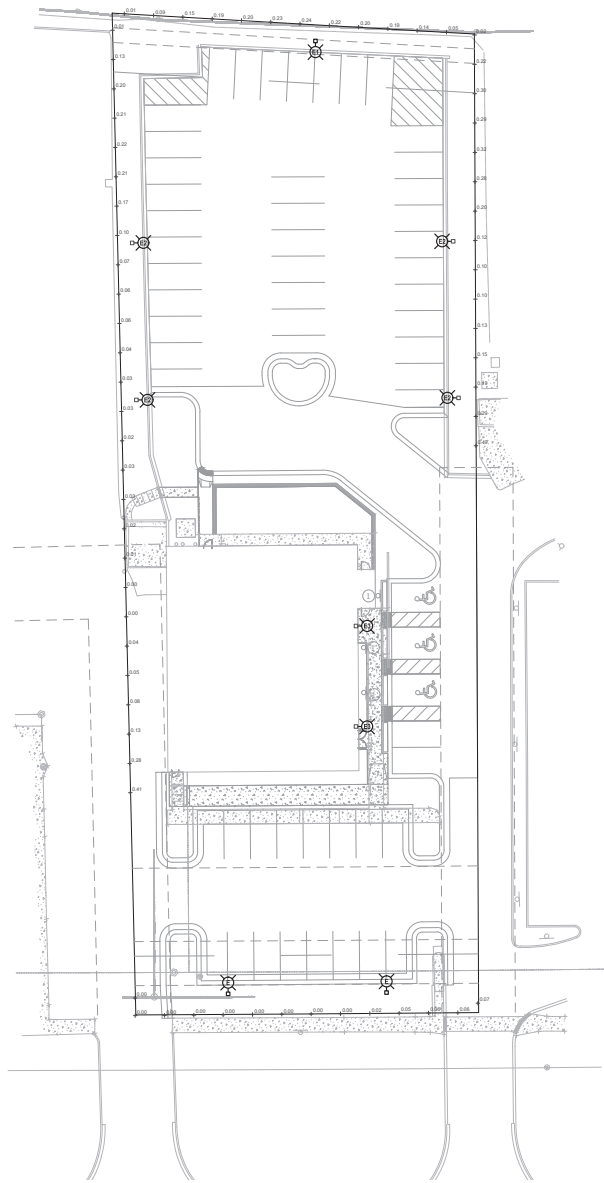
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sheet no. **L.2.0**



PHOTOMETRIC SITE PLAN
SCALE: 1"=20'0"

- LIGHTING ANALYSIS NOTES:**
(PAVED AREAS ONLY)
1. AVERAGE FOOTCANDLES: 2.24
 2. MAXIMUM FOOTCANDLES: 3.39
 3. MINIMUM FOOTCANDLES: 0.77
 4. MAXIMUM/MINIMUM RATIO: 4.41
 5. AVERAGE/MINIMUM RATIO: 2.81



PROPERTY LINE PHOTOMETRIC SITE PLAN
SCALE: 1"=20'0"

- LIGHTING ANALYSIS NOTES:**
(PROPERTY LINE)
1. ALL LIGHTING AT PROPERTY LINE IS LESS THAN 1/2 FOOTCANDLES EXCEPT AT SHARED PARKING LOT DRIVEWAYS.



David B. Kornacki
Date: 10/09/24
Lic. Exp.: 11/30/25

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PHOTOMETRIC SITE PLANS
1260 W. HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS

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KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
282-784-3323
2828 S. Meacham Ave., Naperville, IL 60563

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DATE:
10/09/2024

JOB NO.
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SHEET
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